City of Powder Springs, Georgia

Stormwater Management Program

National Pollutant Discharge & Elimination System (NPDES)
Phase I Large Municipal Separate Storm Sewer System (MS4) Permit 2019

Submitted to:
Environmental Protection Division
Georgia Department of Natural Resources

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RESPONSIBLE PARTY AND PLAN CERTIFICATION

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Sharing Responsibility
The City of Powder Springs does not share responsibility with any other entity for implementation of the Best Management Practices outlined in this Plan.

Certification Statement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Printed Name: Al Thurman **Title:** Mayor

Signature: Albert Thurman **Date:** 4/6/2021

ACRONYMS/DEFINITIONS

BMPs	Best Management Practices
CIP	Capital Improvement Project
DoA	Georgia Department of Agriculture
E&S	Erosion & Sedimentation
EPD	Georgia Environmental Protection Division
ERP	Enforcement Response Plan
GESA	Georgia Erosion & Sedimentation Act
GI/LID	Green Infrastructure/Low Impact Development
GIS	Geographic Information System
GSMM	Georgia Stormwater Management Manual
GSWCC	Georgia Soil & Water Conservation Commission
HazMat	Hazardous Materials
HVPS	Highly Visible Pollution Source
IDDE	Illicit Discharge Detection and Elimination
IGP	Industrial General Permit
LDA	Land Disturbing Activities
LEED	Leadership in Energy and Environmental Design
LIA	Local Issuing Authority
LID	Low Impact Development
MNGWPD	Metropolitan North Georgia Water Planning District
MS4	Municipal Separate Storm Sewer System
MSDS	Materials Safety Data Sheet
NOI	Notice of Intent
NPDES	National Pollutant Discharge & Elimination System
POC	Pollutant of Concern
ROW	Right-of-Way
SOP	Standard Operating Procedure
SWMP	Stormwater Management Program
SWP3	Stormwater Pollution Prevention Plan
TMDL	Total Maximum Daily Load

EXECUTIVE SUMMARY

The City of Powder Springs received coverage under the National Pollutant Discharge and Elimination System (NPDES) Phase I Municipal Separate Storm Sewer System (MS4) Permit (GAS000129) on May 13, 2019, as required by provisions of the Georgia Water Quality Control Act and the Federal Clean Water Act. A copy of the permit and Permit Reapplication Form are included in Appendix A. This permit requires the development of a Stormwater Management Program (SWMP), to address the following program elements, as stipulated in CFR 122.26(d)(2)(iv)(A) through 122.26(d)(2)(iv)(D):

- Structural and Source Control Measures
- Illicit Discharge Detection and Elimination Program (IDDE)
- Industrial Facility Stormwater Discharge Control
- Construction Site Management

The Georgia Environmental Protection Division (EPD) has also required the City of Powder Springs to expand its SWMP to include Best Management Practices (BMPs) to address the following required modifications:

- Highly Visible Pollutant Sources
- Enforcement Response Plan (ERP)
- Impaired Waters
- Municipal Employee Training
- Public Education
- Public Involvement
- Post-Construction Stormwater Controls

The Stormwater Management Program described within this document demonstrates the commitment of the City of Powder Springs to water resources protection.

SWMP IMPLEMENTATION RESPONSIBILITY

The City of Powder Springs shares responsibility for BMP permit implementation with one other entity – Cobb County. Cobb County performs public education activities and workshops, manages stream monitoring stations, and holds recycling/ household waste collections programs in Powder Springs in accordance with its Intergovernmental Agreement, which is included in Appendix B.

1. STRUCTURAL & SOURCE CONTROL MEASURES

Permit Section 3.3.1: Structural and Source Control Measures, Table 3.3.1

1.1. MS4 CONTROL STRUCTURE INVENTORY AND MAP

1.1.1. Description

The City of Powder Spring's MS4 is made up of the structures and facilities that are used for collecting, conveying, storing and/or treating stormwater from the source drainage area to the point of final outlet. The City's NPDES Phase I Large MS4 Permit defines the MS4 as follows:

"Municipal Separate Storm Sewer System or an MS4 means a conveyance or system of conveyances including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels or storm drains, owned or operated by a municipality or other public body, designed or used for collecting or conveying stormwater runoff and is not a combined sewer or part of a Publicly Owned Treatment Works."

The City of Powder Springs has completed a Geographic Information System (GIS) inventory and map of the MS4 control structures including catch basins, ditches, City owned detention/retention ponds, and storm drain lines. The MS4 inventory map and table are included in Appendix C. The City will continue to maintain and update this inventory on an annual basis. This will be accomplished through review of new development as-built maps as well as field inspections.

1.1.2. Measurable Goals:

- Provide an inventory and map of MS4 control structures.
- Update the inventory and map once each reporting period and provide the number of MS4 structures added during the reporting period in subsequent Annual Reports.

1.1.3. Schedule

- Annual, 2019 – 2024: Maintain and update inventory.

1.1.4. Items to be included in Annual Report:

- Updated inventory and map of the MS4.
- Number of MS4 structures added during the reporting period
- Total number of structures in the inventory

1.2. MS4 INSPECTION AND MAINTENANCE PROGRAM

1.2.1. Description

The City will inspect 100% of the MS4 system components included in the MS4 control structure inventory over the five-year period of the permit and will inspect, at a minimum, 5% of the MS4 structures each year. The City will visually inspect the MS4 in accordance with the following procedures:

- Inspections shall generally include a condition assessment of the various system elements including catch basins, storm drain lines, ditches, and publicly owned or operated stormwater controls (i.e. detention/retention ponds).
- The condition assessments of the MS4 structures will be documented through an electronic field GIS collection application and will be conducted in accordance with the Inspection, Operation & Maintenance Procedures.
- Storm drain lines will be visually inspected where they outfall into a structure or open drainage way, unless access is restricted due to obstructions.
- Upon completion of an inspection, the City will determine the need for maintenance based on the results of the inspection and the maintenance criteria.
- The condition assessment will include a visual evaluation of the structure that addresses structural condition and maintenance need. The following conditions will be noted and indicate that a structure needs maintenance:

Table 1: MS4 Inspection & Maintenance Criteria

Structure	Standard for Maintenance
Catch Basins	Sediment or debris accumulation that exceeds the depth of the invert of the lowest pipe into or out of the basin.
Ditches	1/2 filled with sediment or debris
Pipes	1/2 filled with sediment or debris
Detention Ponds	1/2 filled with sediment, debris or trash blocking the outlet

Upon completion of an inspection, the City will determine if maintenance is needed based on inspection results and the City's maintenance criteria. The City will prioritize maintenance needs based on their potential impact to the functionality of the public MS4. Maintenance shall be prioritized and performed in general accordance with the following standards:

- The City will schedule appropriate maintenance as needed and in accordance with available City resources.
- The City will respond to all citizen complaints related to MS4 structures, and will perform maintenance as needed.
- Sediment will be removed before 50% of the capacity of the structure has been lost.
- Trash and debris will be removed from structures.

- Manmade and natural objects that are causing or could potentially cause a blockage to the system will be removed.
- Excess emergent vegetation will be removed.
- Bank side vegetation and vegetation in the maintenance right-of-way will be mowed or trimmed, but not removed to protect against erosion.
- Ditches that are not draining properly will be re-graded to match existing pipe invert grades, to the extent possible.
- Materials removed from the MS4 during maintenance will be properly disposed of by the City or a contractor hired by the City.
- Maintenance activities for MS4 structures are documented through the use of a Work Order database maintained by the City.

1.2.2. Measurable Goals

- Inspect 100% of the MS4 system components included in the MS4 control structure inventory over the five-year period of the permit. Inspect, at a minimum, 5% of the MS4 structures each year.
- Conduct maintenance on MS4 structures as needed.

1.2.3. Schedule

a. *Interim Milestone Dates: N/A*
b. *Implementation Date:* 2019
c. *Frequency of Actions:* Annual
d. *Month/Year of Each Action:* 2019 - 2024

1.2.4. Items to be included in Annual Report:

- Summary of MS4 Inspections, including the number and percentage of total structures inspected during the reporting period.
- Table summarizing individual inspections with a record for each structure inspected, and the findings of that inspection.
- Copies of Work Orders created and completed related to MS4 structure maintenance.

1.3. PLANNING PROCEDURES

1.3.1. Description

1.3.1.A. Comprehensive Plan

The City of Powder Spring's Comprehensive Plan outlines goals and specific policies that are designed to protect the local quality of life and will guide the City through 2025. A short-term work plan 'Springs in Motion Comprehensive Plan' was recently updated in 2017 to make necessary updates to the 2005 plan, while building off of the momentum of the recent Springs in Motion LCI study conducted in 2016. The Plan guides future land use, provides the framework for the City's Zoning Ordinance, addresses natural resource protection and expanding its network of parks and greenways, and is consistent with the regional water plan and environmental planning criteria. The short-term work program is reviewed and updated annually as part of the City's Capital Improvement Element (CEI).

The City adopted the Springs in Motion Comprehensive Plan to meet a short-term work plan through the year 2022, and it can be viewed at the following weblink:
https://www.cityofpowdersprings.org/669/Planning

1.3.2. Measurable Goals

- Review the Comprehensive Plan each reporting period and update the plan, as needed.

1.3.3. Schedule

- Annual, 2019 – 2024: Review planning procedures.

1.3.4. Items to be included in the Annual Report

- Description of any changes made to the Comprehensive Plan or planning procedures.

1.4. STREET MAINTENANCE

1.4.1. Description

The City implements a right-of-way pickup program to reduce polluted runoff originating from streets within City limits. The current method involves litter pick up by hand performed at least once per week but may be conducted additional times, as needed. The amount of debris removed is recorded using a Sanitation Report, an example of which is located in Appendix D. The total amount of debris removed will be included in the annual report.

1.4.2. Measurable Goals:

- Conduct weekly right-of-way pickup activities for streets within the City limits.

1.4.3. Schedule

- Ongoing, 2019 – 2024.

1.4.4. Items to be included in Annual Report

Documentation of right-of-way pickup activities (Sanitation Reports) including number of bags of litter removed per reporting period.

1.5. FLOOD MANAGEMENT PROJECTS

1.5.1. Description

1.5.1.A. Flood Management Capital Improvement Project Water Quality Impact Assessment for New Structures

The City will ensure that all new flood control projects are assessed for water quality impacts. For the purposes of this BMP, the City interprets "Flood Control Projects" to refer to detention/retention ponds and other stormwater management facilities. All new developments are currently required to comply with the City's Stormwater Management Ordinance and Georgia Stormwater Management Manual (GSMM), which require that stormwater management controls address water quality as well as water quantity. The City currently reviews all development projects that include flood control structures pursuant to the Stormwater Management Ordinance and GSMM. The Stormwater Management Ordinance is included in Article 11 of the Unified Development Code located in Appendix B.

The City of Powder Springs also has Floodplain Management in place that serves to protect water quality by limiting the impacts that flood waters can have on the environment. A Floodplain Management ordinance is required by the District and for participation in the National Flood Insurance Program. The Floodplain Management is included in Article 10 of the Unified Development Code located in Appendix B.

1.5.1.B. Flood Management Capital Improvement Project Water Quality Impact Evaluation for Existing Structures

The City of Powder Springs operates a Capital Improvement Program to address structural flood management and drainage issues within public systems within the ROW. As part of this program, the City identifies the various drainage and flooding problems within the City and develops a proposed engineered solution to the problem in the form of a Capital Improvement Project (CIP). CIPs may include the installation of a new structure or the retrofit, upgrade, or replacement of an existing, inadequate structure.

The City, or a contracted consultant, will conduct a water quality impact assessment during the design phase for drainage and flooding related CIPs as funding becomes available for their implementation. This assessment will be integrated with the City's current Capital Improvement Program such that as identified CIPs are funded for implementation, an assessment will be performed during the design phase. The assessment must be completed before the design of drainage CIP has been completed. The assessment will ensure that the drainage or flood-related CIP addresses the following:

- A description of how the proposed CIP will improve water quality.
- A description of potential water quality impacts from the proposed CIP and recommendation for mitigation of any impacts.
- The feasibility and/or cost of incorporating water quality enhancements in the CIP.

- Identification of the regulatory permits needed to construct the project including, but not limited to, an NPDES construction permit and a Section 404 permit.
- A statement stating that the project adheres to the City's design criteria.

The City will use the CIP Assessment Checklist to perform this assessment, and a copy of this worksheet is included in Appendix D. This assessment for each CIP design will become a permanent part of the CIP file, and will be provided to EPD in the Annual Report.

1.5.2. Measurable Goal:

- Ensure new flood management projects are assessed for water quality impacts in accordance with the City's Stormwater Management Ordinance.
- Perform Water Quality Assessment for 100% of City-owned detention and retention ponds within the 5-year permit period, with a minimum of 5% of structures per year.
- Evaluate potential retrofitting, if applicable.

1.5.3. Schedule

- 2019 – 2024: Ensure all new Flood Management Projects are assessed for water quality impacts.
- 2019 – 2024: Review all existing flood management facilities that are retrofitted during the reporting period.

1.5.4. Items to be included in the Annual Report

- Number of plans that included new flood management projects that were reviewed during the reporting period.
- Records of any assessment and/or retrofitting activities conducted during the reporting period.
- CIP Assessment Checklist completed in the reporting period.

1.6. MUNICIPAL FACILITIES

1.6.1. Description

This program element addresses municipally-owned facilities with the potential to cause pollution, and they will be referred to collectively as "Municipal Facilities." These exclude any facilities addressed in Section 3.1. The following list constitutes the City's inventory of municipal facilities with the potential to cause pollution.

- City Hall
- Community Development
- Police Department
- Public Works

City staff will inspect municipal facilities with the potential to discharge pollutants to the MS4, and all municipal facilities sites will be inspected at least once every 5 years, with a minimum of 5% or one facility per year, until all facilities have been inspected. The Facilities Municipal Inspection Checklist, found in Appendix D, will be used for municipal site inspections, and records shall be maintained on problems found and actions taken. If sites are found to need improvements, the appropriate department will be notified of the problem. City staff will then perform a re-inspection, after the stipulated timeframe or request follow up documentation from the facility, if deemed necessary, to ensure that proper action has been taken.

1.6.2. Measurable Goals

- Update the municipal facilities inventory annually, if needed. Annually inspect the municipal facilities listed in the municipal facilities inventory such that 100% of all the facilities are inspected every 5 years.
- Document site inspections conducted during the permit period using the Stormwater Inspection Checklist.

1.6.3. Schedule

- 2019 – 2024, Inspect 100% of municipal facilities.

1.6.4. Items to be included in the Annual Report

- Updated Municipal Facility Inventory
- Copy of the completed inspection checklist for each municipal facility.
- Summary of any activities conducted to address issues found during inspection, if necessary.

1.7. PESTICIDE, HERBICIDE, & FERTILIZER APPLICATION

1.7.1. Description

1.7.1.A. Pesticide Applicator Certification Program

The City of Powder Springs relies on the Georgia Department of Agriculture (DoA) and the Cobb Cooperative Extension Service (CES) to address requirements for Pesticide Applicator Training and Certification. The DoA requires commercial applicators of restricted use pesticides (including herbicides, insecticides, fungicides, plant growth regulators, and defoliants) to obtain and retain a "Commercial Pesticide Applicators License." The DoA also requires that distributors of restricted pesticides obtain and retain a "Pesticide Dealer's License." Continuing education units are required each year to maintain the license.

Prior to issuing a business license, the City of Powder Springs will require applicants who are likely to require a commercial pesticide applicators license to provide proof that they hold the appropriate State license.

The CES provides training opportunities to homeowners, private applicators, commercial applicators and municipal applicators that desire education on the appropriate management and use of pesticides. This training (though not required for state licensing) is designed to assist persons in passing the state exam, which is required to obtain a license.

1.7.1.B. Municipal Fertilizer, Pesticide, and Herbicide Use Program

City use of pesticides, fertilizers and herbicides is limited to 10-10-10 fertilizer (or similar) for use in parks and recreational areas. "Round Up" is used to control kudzu and other weeds. To prevent accidental spillage, herbicides are mixed at the Public Works facility and then transported to locations to be treated. Crew Supervisors in charge of herbicide application are well versed in standard operating procedures (SOPs) outlined in the Pesticides, Fertilizers and Herbicides Application Protocol. Herbicide application is limited to approximately three times per year, mainly during the growing season. Insecticide, such as Fire Ant Killer, Wasp Killer and insect repellant, is purchased on an "as needed" basis. The Pesticides, Fertilizers, and Herbicides Application Protocol is included in Appendix B.

1.7.2. Measurable Goals:

- Continue to utilize DoA Program to certify commercial applicators within the City.
- Review Pesticides, Fertilizers, and Herbicides Application Protocol on an annual basis.
- 100% of City employees involved in pesticide, herbicide, and fertilizer application will receive applicable certification through the GA DoA.

1.7.3. Schedule:

- Ongoing, 2019 – 2024: Continue to require DoA Program Certification for commercial applicators within the City.
- Ongoing, 2019 – 2024: Review Pesticides, Fertilizers, and Herbicides Application Protocol on an annual basis.

- 2020: Certification of City employees involved in pesticide, herbicide, and fertilizer application through the GA DoA.

1.7.4. Items to be Included in the Annual Report:

- City Certifications from GA DoA and/or documentation of other program activities during the reporting year.

2. ILLICIT DISCHARGE DETECTION & ELIMINATION (IDDE)

Permit Section 3.3.2: Illicit Discharge Detection and Elimination Program (IDDE), Table 3.3.2

2.1. LEGAL AUTHORITY

2.1.1. Description

The City adopted the Illicit Discharge and Illegal Connection Ordinance of the Metropolitan North Georgia Water Planning District (MNGWPD) as part of the Stormwater Quality Management Ordinance. This existing ordinance prohibits non-stormwater discharges into the storm sewer system and establishes appropriate enforcement procedures associated with the City's Illicit Discharge Detection & Elimination (IDDE) Program. This ordinance prohibits illicit discharges to the public MS4, grants the City the authority to enter private property to investigate suspected illicit discharges, and provides the City with the means to enforce violations of this ordinance. The Illicit Discharge and Illegal Connection Ordinance is included in Article 19 of the Unified Development Code located in Appendix B.

2.1.2. Measurable Goal

a. Enforce 100% of violations of the Illicit Discharge Ordinance.
b. Annually evaluate the Illicit Discharge and Illegal Connection Ordinance to determine if revisions are required.

2.1.3. Schedule

- Annual, 2019 – 2024: Review & enforce Illicit Discharge Ordinance.

2.1.4. Items to be included in the Annual Report

If the ordinance is revised during the reporting period, a copy of the revised ordinance will be submitted to Georgia EPD.

2.2. OUTFALL INVENTORY & MAP

2.2.1. Description

The NPDES Phase I MS4 permit defines an "MS4 Outfall" to be *"the most downstream point (i.e. final discharge point) on an MS4 where it discharges to waters of the State."* The City maintains an inventory of MS4 Outfalls that discharge from the City MS4 to waters of the State. The map and inventory of the MS4 Outfalls are available in Appendix C.

Each year, the City will update the map to reflect the addition of outfalls from new infrastructure projects or developments and remove from the inventory any outfalls that have been reclassified or removed. The updated outfall inventory and map will be included with the Annual Report.

2.2.2. Measurable Goals

- Maintain and update a database inventory of all outfalls from the MS4 within the City Limits, including those MS4 outfalls added or identified during each reporting period.

2.2.3. Schedule

- Annual, 2019 – 2024: Update MS4 Outfall Map and Inventory.

2.2.4. Items to be included in the Annual Report

- Updated inventory and map of the MS4 outfalls, identifying the names and locations of all waters of the State that receive discharges from those outfalls.
- Summary of outfalls added during the reporting period and the total number of outfalls in the inventory.

2.3. IDDE PLAN

2.3.1. Description

The City will perform dry weather screening (DWS) of 100% of its MS4 outfalls within this 5-year permit cycle, and will screen no less than 5% of MS4 outfalls in any given year. Outfalls will be screened utilizing the IDDE Plan and associated "Dry Weather Screening Checklist" or within a GIS database that includes the same information as shown on the form, which are included in Appendix E. The City will investigate any potential illicit discharges in accordance with the EPD approved IDDE Plan. Should the City positively identify any illicit discharges, the City will conduct source tracing activities and enforce the provisions of its Stormwater Quality Management Ordinance for 100% of positively identified illicit discharges.

The City has developed an IDDE Plan to formalize the City's procedures for dry weather screening of outfalls, the procedures for investigating potential illicit discharges via source tracing activities, and the procedures for enforcement of the Stormwater Quality Management Ordinance. The IDDE Plan, which was approved by EPD on March 3, 2021, is included in Appendix E.

2.3.2. Measurable Goals

- Implement the IDDE plan outlined in the SWMP
- Dry weather screen 100% of all MS4 outfalls over a five-year period.
- Dry weather screen at least 5% of MS4 outfalls each year.
- Investigate and perform source tracing for 100% of suspected illicit discharges.
- Enforce the Illicit Discharge Ordinance and ERP for 100% of positively identified illicit discharges.

2.3.3. Schedule

- Ongoing, 2019 – 2024: Dry weather screen MS4 outfalls annually
- Ongoing, 2019 – 2024: Perform source tracing as needed.
- Ongoing 2019 – 2024: Enforce Illicit Discharge Ordinance.

2.3.4. Items to be Included in the Annual Report

- Provide the number and percentage of MS4 outfalls screened during the reporting period.
- Provide a map and completed dry weather screening forms (Dry Weather Outfall Screening Checklist) for all MS4 Outfalls screened within the reporting period.
- Records of any source tracing or enforcement activities conducted as a result of the dry weather screening activities, including copies of Source Tracing Forms.

2.4. SPILL RESPONSE PROCEDURES

2.4.1. Description

The Powder Springs Public Works and public safety departments will respond to all spills that occur within the City limits. Documentation on spill occurrences during the reporting period will be provided with the annual report. Generally, spills of known, nonhazardous substances less than 55 gallons or 300 pounds (dry volume) can be contained on an impervious surface using in-house spill equipment. All spills of unknown substances, spills larger than 55 gallons (liquid volume) or 300 pounds (dry volume), and/or those that enter the storm sewer and/or waterway require that the Cobb County Fire & Emergency Services personnel be notified immediately to handle the cleanup. A hazardous materials incident requires more caution and deliberation in size-up than most fire situations. The City will exercise size-up tactics which do not expose the response crew to risk and rely upon Cobb County Fire & Emergency Services to take the lead on significant spills.

Cobb County Fire & Emergency Services responds to spills according to the Cobb County Operational Guidelines for Incidents Other than Structural Fires, included in Appendix B. Records of spills attended by Cobb County Fire & Emergency Services personnel are held by the Cobb County Fire Department and are stored within a computer database.

2.4.2. Measurable Goal

- Respond to 100% of spills within 24 hours of finding.
- Maintain documentation on any spill occurrences and cleanup performed by City staff.

2.4.3. Schedule

- Annual, 2019 – 2024

2.4.4. Items to be included in the Annual Report

- Documentation on any spill occurrences and cleanup performed by City staff.
- Documentation on any notification of spill occurrences to Cobb County (ie emails, log sheet, etc.)

2.5. PUBLIC REPORTING PROCEDURES

2.5.1. Description

The City of Powder Springs has established procedures for encouraging and addressing citizen complaints about water quality and reports of illicit discharges/illegal dumping. Complaints can be made through the City's official stormwater website that allows for citizens and visitors to report concerns, including illicit discharges and illegal dumping. The link to this page can be found on the City's homepage at:
https://www.cityofpowdersprings.org/522/Report-Drainage-Problems-or-Illicit-Disc

This website also provides a link and a phone number (770) 943-8010 for City residents to contact the City for any purpose, including to report illicit discharges or illegal dumping in the storm sewer system as well as an after-hours phone number (770) 943-8010 for reporting illicit discharges outside of City hours. A copy of the City's Stormwater Complaint form is included in Appendix E. Information received through the website will be referred to the appropriate department. The City promotes this website as a part of other public education initiatives (City sanitation bill and Stormwater website).

City administrative staff are responsible for receiving citizen complaint calls, and using the caller's information to generate a work order. The work order is then passed to the Public Works Department, which is responsible for taking action to address calls that relate to water quality within three (3) business days. The Public Works staff will record actions taken to address the complaint in the work order and maintain a database of all finished work orders related to potential illicit discharges, illegal dumping, and other water quality violations. The Public Works Department maintains a database of all finished work orders and provides monthly reports to Council.

2.5.2. Measurable Goals

- Promote phone number and City of Powder Spring's website to encourage the public to report illicit discharges/illegal dumping in the storm sewer system.
- Perform at least one notification per reporting period to inform the public on methods to report an observed illicit discharge.
- Investigate 100% of all water quality complaints received within three (3) business days and take appropriate action for 100% of complaints requiring action.
- Record IDDE complaints and actions taken in the City's Work Order Database.

2.5.3. Schedule

- Annual, 2019 – 2024: Perform at least one notification per reporting period to inform the public on methods to report an observed illicit discharge.
- Ongoing, 2019 – 2024: Update Work Order Database as calls are received and record/take action for complaints received, as appropriate.

2.5.4. Items to be included in the Annual Report

- Copy of formal notification used to inform the public on methods to report an observed illicit discharge or illegal dumping in the storm sewer system

- Summary from the Work Order Database, including documentation of citizen complaints, investigations, and actions taken during the reporting period.

2.6. PROPER MANAGEMENT & DISPOSAL OF USED OIL & TOXIC MATERIALS

2.6.1. Description

2.6.1.A. Hazardous Material Public Education

The City will maintain a display of proper management and disposal related informational materials (i.e. brochures, pamphlets, etc.) at City Hall and refill the display on a regular basis. These brochures will address such topics as the following: The Management of Household Hazardous Materials.

- Proper Handling and Disposal of Hazardous Waste
- Good Housekeeping for Commercial Establishments
- Stormwater Pollution Prevention
- Picking Up After Your Pet
- Septic System Maintenance
- Promotion of Public Involvement Activities

The City will also work with Keep Powder Springs Beautiful to identify local vendors that will accept used waste oil from local residents. The current list along with links to other resource websites such as the Clean Water Campaign (CWC), Cobb County Stormwater, and Gwinnett Clean and Beautiful will be included electronically on the city's stormwater website that provide additional information on hazardous materials management.

2.6.2. Measurable Goals:

- Maintain educational information and materials related to proper management and disposal of used oil and toxic materials on the City's webpage. The webpage will be reviewed for updates once each reporting period.
- Restock brochures distributed at City Hall once each reporting period.

2.6.3. Schedule

- Ongoing, 2019 – 2024: Maintain links to applicable webpages on City's website.
- Ongoing, 2019 – 2024: Operate curbside recycling program.
- 2019-2024: Display Brochures at City Hall

2.6.4. Items to be included in the Annual Report

- Copy of City's website promoting proper management and disposal of used oil and toxic materials.
- Amount of brochures distributed and restocked during the reporting period.

2.7. SANITARY SEWER INFILTRATION CONTROLS

2.7.1. Description

The City of Powder Springs does not own or operate the sanitary sewer system within its jurisdiction; The city relinquished this responsibility to Cobb County on June 25, 2019. A copy of the Interagency agreement is included in Appendix B.

Where the dry weather screening program returns results that could indicate infiltration of sewage into the MS4, the City will investigate the matter in accordance with procedures described in the IDDE Plan included in Appendix E of this SWMP. Confirmed or suspected sewage spills from the sanitary sewer system will immediately be reported to Cobb County Water System at (770) 419-6201. The City will follow up with the County to confirm that suspected and confirmed sewage spills were appropriately addressed. The actions taken to address the spill will be recorded in a log that will be included in the Annual Report.

2.7.2. Measurable Goal:

- Notify Cobb County within 24 hours of finding.
- Log of all confirmed or suspected sewage spills from the sanitary sewer system reported to Cobb County Water System.

2.7.3. Schedule

- Ongoing, 2019 – 2024: Investigate and Report Suspected Sewer Overflows or Discharges to Cobb County

2.7.4. Items to be Included in the Annual Report

- Details on activities performed during the reporting period as recorded in the sanitary sewer spill log, included in Appendix D.

3. INDUSTRIAL FACILITIES STORMWATER DISCHARGE CONTROL

Permit Section 3.3.3: Industrial Facility Stormwater Discharge Control, Table 3.3.3

3.1. INDUSTRIAL FACILITY INVENTORY

3.1.1. Description

The City of Powder Springs currently maintains an inventory of industrial facilities that discharge to the City's MS4. This list is based on the EPD's Industrial Storm Water General Permit (IGP), Notice of Intent (NOI), No Exposure Exclusion (NEE) online listings. According to the Permittee List for NPDES Industrial Stormwater IGP and GEOS system on the EPD website, there are eight (8) facilities located in the City of Powder Springs as of November 8, 2019.

The City of Powder Springs will continue to modify and update this list on an annual basis in accordance with the informational sources listed above. The City will include any changes to the inventory in the Annual Report.

3.1.2. Measurable Goals

- Annual update of Industrial Facility Inventory

3.1.3. Schedule

- Annual, 2019 – 2024: Update Industrial Facility Inventory

3.1.4. Items to be Included in the Annual Report

- Updated Industrial Facility Inventory

3.2. INDUSTRIAL STORMWATER INSPECTION PROGRAM

3.2.1. Description

The City of Powder Springs will conduct on-site stormwater inspections for 100% facilities on the industrial inventory over the five-year period of the permit and will inspect, at a minimum, 5% of the facilities each year.

- City staff will first determine whether the industrial facility discharges to the City MS4. If the facility does not discharge to the City MS4, it shall be removed from the Industrial Facility Inventory.
- City staff will check to ensure that the facility has submitted a NOI to be covered under the NPDES IGP, if it is required.
- City staff will perform a cursory review of the implementation status of the facility's associated SWP3.
- The City will perform an inspection of the facility utilizing the Industrial Facilities Inspection Checklist included in Appendix D.
- Should an inspection reveal a potential threat to water quality in the MS4, City staff will notify the industry or business, provide them with a copy of the inspection checklist, and perform a re-inspection to ensure that all necessary corrections were made.
- Investigation and enforcement of any identified illicit discharges will be handled in accordance with the City's Illicit Discharge Ordinance and ERP.
- If the violation is still not corrected, EPD will be notified of the problem. The City will also notify the EPD if assistance is needed for enforcement of the NPDES IGP or if there is a threat to Waters of the State. If EPD intervention does not ensure a resolution to the problem, the City of Powder Springs may elect to perform water quality monitoring at the facility outfall. In addition, the City may, during the investigation of a violation of the City's Illicit Discharge Ordinance, complete or require monitoring of a suspected industrial facility, in order to secure evidence to support the alleged violation.
- The City shall maintain records of inspections results, problems found, and actions taken. Documentation of these inspections will be submitted each year with the Annual Report.

As required by Section 3.3.3.2.b of the MS4 Permit, the City has implemented a monitoring program for stormwater runoff from industrial facilities, waste facilities, and hazardous waste treatment, storage and disposal facilities that the City determines are contributing a substantial pollutant load to the MS4. In order to determine if an industrial facility has the potential to contribute a substantial pollutant load to the MS4, the City will perform the following steps:

a) Identify all industrial facilities that are listed on the City's most current Industrial Facility Inventory, as described above, and have a discharge that drains to and is located within one (1) mile of an impaired waterbody listed on Georgia's latest approved 305(b)/303(d) List of Waters.

b) If an industrial facility planned for inspection during the current reporting period discharges to and is located within one (1) mile of a listed impaired waterbody, the City will verify that the industrial facility discharges stormwater to the MS4 during the site inspection and evaluate whether the industrial facility may be contributing a substantial pollutant load to the impaired stream. This evaluation may include any or all of the following: 1) a visual inspection of the outfall to identify possible evidence of pollutant discharges including discoloration, foam, floatables, odor, etc.; 2) a review of hazardous waste manifests; 3) a review of the facility's existing stormwater pollution prevention plan (SWP3); 4) a review of material safety data sheets for materials located onsite; and/or review monitoring data maintained by the industrial facility to determine if the facility may be discharging a pollutant(s) that are contributing to the impairment or for which a Total Maximum Daily Load (TMDL) has been established for the impaired stream.

If the City determines that the industrial facility may be discharging a substantial pollutant load to the MS4 and has conducted the monitoring required by the IGP, the City will provide the results of the monitoring conducted by the facility during the current reporting period in the Annual Report. If the City has evidence that the industrial facility is discharging a substantial pollutant load to the MS4 and has not conducted any water quality monitoring, the City may elect to conduct water quality monitoring (or retain the services of a third party contractor) for the listed impairment and will submit the results of monitoring activities it conducts or oversees for the industrial facility in the Annual Report.

3.2.2. Measurable Goals

- Inspect 100% of industrial facilities in the City's inventory over the 5-year permit period, and at a minimum, 5% of the facilities each year.

Implement water quality monitoring program for industrial sites if the industrial facility is determined to discharge a substantial pollutant load to the MS4. This may include reviewing water quality monitoring results provided by the industrial site or, in some circumstances, conducting water quality monitoring.

3.2.3. Schedule

- 2019 – 2024: Inspect 100% of industrial facilities.

3.2.4. Items to be Included in the Annual Report

- Copy of completed inspection checklist for each industrial facility inspected during the reporting period.
- Total number and percentage of facilities inspected during the reporting period.
- Summary of water quality monitoring results, if applicable

3.3. ENFORCEMENT PROCEDURES

3.3.1. Description

If upon inspection, an industrial site is found to have issues that would be considered an illicit discharge, then the City will take enforcement action(s) as outlined in the ERP. If an illicit discharge has not taken place but practices on-site indicate a high probability that such a discharge could occur, then the City will discuss with the property owner and/or the operator of the site the issues uncovered by the inspection. The City will also make the operator aware of Volume 3 of the GSMM that discusses pollution prevention and good housekeeping.

3.3.2. Measurable Goals:

- Implement enforcement procedures when violations are discovered during inspections of industrial facilities.
- Ensure enforcement is taken for 100% of noted violations.
- Document enforcement actions taken in violation/enforcement action log.

3.3.3. Schedule

- Ongoing, 2019 – 2024: Document enforcement actions in violation/enforcement log.

3.3.4. Items to be Included in Annual Report

- Documentation of enforcement actions taken during the reporting period

3.4. EDUCATIONAL ACTIVIITIES

3.4.1. Description

The City will distribute the EPD's informational handout on the requirements of the NPDES IGP or other industrial stormwater best practices educational information to industrial facilities during industrial stormwater site inspections. These brochures may address topics that include, but are not limited to, the following:

- The Management of Household Hazardous Materials.
- Proper Handling and Disposal of Hazardous Waste
- Good Housekeeping for Commercial Establishments
- Stormwater Pollution Prevention

3.4.2. Measurable Goals

- Provide educational information to facilities listed on the City's Industrial Facility Inventory during inspections.

3.4.3. Schedule

- Annual, 2019 – 2024: Provide education information to industrial facilities during inspections.

3.4.4. Items to be included in the Annual Report

- Copy of educational information distributed to industrial facilities.
- Copy of Inspection Compliance Forms completed during the reporting period.

4. CONSTRUCTION SITE MANAGEMENT

Permit Section 3.3.4: Construction Site Management, Table 3.3.4

4.1. LEGAL AUTHORITY

The City of Powder Springs is currently a Local Issuing Authority (LIA) for LDA Permits as defined by the Georgia Erosion & Sedimentation Act (GESA). An updated version of the model Erosion, Sediment Control and Pollution Prevention ordinance was adopted on January 22, 2019 and can be located in Article 9 of the Unified Development Code located in Appendix B.

Accordingly, the City administers the programs described below in accordance with the responsibilities related to being an issuing authority. EPD has taken the position that any program in compliance with the regulations of GESA will also be considered in compliance with those requirements of the NPDES MS4 program that relate to E&S.

4.1.1. Measurable Goals

- Annually evaluate the Erosion and Sedimentation ordinance for compliance with the NPDES Phase I permit.

4.1.2. Schedule

- Annual, 2019 – 2024: Annual Review of ordinance.

4.1.3. Items to be Included in the Annual Report

- A copy of the E&S Ordinance, if updated, during the reporting period.

4.2. SITE PLAN REVIEW PROCEDURES

4.2.1. Description

Powder Springs has been designated as a Local Issuing Authority (LIA) and remains in compliance with Georgia Erosion and Sediment Control Act (GESA) of 1975 as amended. Accordingly, all developers are required to comply with the local E&S Ordinance and obtain a land disturbance permit prior to the start of any land disturbing activities that will disturb one (1) or more acres of land or are part of a larger common development that disturb more than one (1) acre of land. In addition to review of plans for compliance with the City's Erosion and Sediment Control Ordinance, construction plans are reviewed for compliance with numerous other City regulations including: the Unified Development Code; Post-development Stormwater Management Ordinance; Stream Buffer Ordinance; and Floodplain Management Ordinance.

The City of Powder Springs requires submittal of Erosion, Sedimentation and Pollution Control Plans (ESPCP). This ensures the proposed sedimentation and erosion plan and post-construction stormwater control measures will comply with the City's E&S Ordinance and effectively reduce pollutants entering the MS4. The City administers the programs described below in accordance with the responsibilities related to being an issuing authority:

Both the plan preparers and plan reviewers are required to utilize ESPC Plan Review Checklists to ensure compliance with City regulations. A copy of the checklist is included in Appendix D.

The Community Development Department oversees plan review, permitting and enforcement of City development codes, ordinances and other applicable regulations governing land disturbance and land use. A preliminary plat or site plan should be submitted to Community Development for approval along with 4 sets of civil construction plans. The applicant is required to pay the plan review fees, application fees, and land disturbance fees. The permits coordinator will submit the application and plans to public works, stormwater and zoning for review. Following city approval, the permits coordinator will submit the plans to Georgia Soil & Water Conservation Commission for approval of the Erosion & Sediment Control and Pollution Prevention Plans. The ESPCP must be approved prior to the City issuing a LDA permit.

4.2.2. Measurable Goals

- All qualifying developments within Powder Springs will have their ES&PC plans reviewed for compliance with the City's Erosion and Sediment Control Ordinance.

4.2.3. Schedule

- Ongoing, 2019 – 2024: As ES&PC Plans are submitted

4.2.4. Items to be Included in the Annual Report

- List of the development projects that had ES&PC plans in the reporting year.
- Number of plans that were reviewed, approved or denied in the reporting year.
- Number of LDA permits issued in the reporting year.

4.3. INSPECTION PROCEDURES

4.3.1. Description

The City of Powder Springs is responsible for inspecting construction projects located within the city limits. The inspections include checking E&S control measures for compliance with the approved E&S plans and LDA permit. The authority for such inspections follows the City's E&S Ordinance. A copy of the completed NOI, sent to the EPD, will be provided from each developer to the City. The City meets with each developer prior to land disturbance activities to review erosion and sediment control requirements. Each developer must sign an Erosion and Sediment Control affidavit prior to issuance of the LDA permit. A copy of the Plan Review checklist is included in Appendix D.

The City conducts comprehensive site inspection(s) after land disturbing activities commence to verify compliance with applicable E&S requirements. Active construction sites with an LDA permit will be inspected at least once during each reporting period as required by the City's MS4 permit. The City will conduct additional site inspections as/if needed until the site is stabilized.

Subsequent inspections during the construction process will be prioritized as follows:

- Evidence of poor housekeeping
- History of poor compliance
- Evidence of absent or malfunctioning controls
- Proximity to local waterways

Additionally, follow-up inspections by City representatives will take place to verify that corrective measures have been taken for previously documented deficiencies. A final inspection will be conducted at LDA Permit sites after land disturbing activities have ceased to ensure that the site has been adequately stabilized and that excess materials have been removed.

An E&S Inspection Checklist will be completed during inspections. This checklist is important to document the inspection history and the record of compliance. The E&S Inspector will issue a Notice of Violation and/or Stop Work Order (depending upon the severity of the problem) if the site is found in non-compliance. A database of inspections, violations and enforcement actions are maintained by City staff. A copy of the Plan Review checklist is included in Appendix D.

4.3.2. Measurable Goals

- Inspect 100% of active development sites with ongoing land disturbance activities at a minimum of one time per permit period.
- Document inspection history and the records of compliance after land disturbing activities commence.
- Maintain database of inspections, violations and enforcement actions taken.

4.3.3. Schedule

- Ongoing, 2019 – 2024

4.3.4. Items to be Included in Annual Report

- A list of active construction sites in the reporting period.
- Summary of inspection history and the records of compliance after land disturbing activities commence in the reporting period.

4.4. ENFORCEMENT PROCEDURES

4.4.1. Description

The City will implement enforcement procedures for E&S violations documented at construction sites in accordance with the E&S Ordinance included in Article 9 of the Unified Development Code located in Appendix B. The City's E&S Ordinance specifically includes an escalating series of enforcement mechanisms available to the City staff, which are outlined in the City's ERP located in Appendix G.

4.4.2. Measurable Goals

- Enforcement will be taken on 100% of noted violations.

4.4.3. Schedule

- Ongoing, 2019 -2024

4.4.4. Items to be Included in the Annual Report

- Documentation of any notifications made to EPD regarding potential violations.
- Summary of inspections, violations and enforcement actions maintained by the City staff.

4.5. EDUCATIONAL/TRAINING ACTIVITIES

4.5.1. Description

GESA requires all local government employees involved with plan review, site inspections, or E&S Ordinance enforcement, as well as construction site operators to undergo the applicable training seminars developed by the GSWCC. The City staff are required to receive this training and certification. The City also requires construction site operators to maintain documentation on-site that they have received the appropriate certification.

4.5.2. Measurable Goals

- Train and certify MS4 staff involved in construction activities subject to the Construction General Permits (CGPs) though the training seminars offered by the Georgia Soil and Water Conservation Commission.
- Ensure 100% of construction site operators will have applicable E&S certifications.

4.5.3. Schedule

- Ongoing 2019 - 2024

4.5.4. Items to be Included in the Annual Report

- Summary of the training attended during the reporting period.
- Copies of certification cards, printouts from the GSWCC, or copies of training certificates, etc.

5. HIGHLY VISIBLE POLLUTION SOURCES (HVPS)

Permit Section 3.3.5: Highly Visible Pollution Sources, Table 3.3.5

5.1. HVPS FACILITY INVENTORY

5.1.1. Description

The City maintains an inventory of commercial businesses and facilities that are considered to be highly visible pollutant sources (HVPS). A copy of the HVPS inventory is included in Appendix C. Based on the types of facilities and results of HVPS inspections conducted over the previous permit cycle, the City considers the following types of businesses to be HVPS:

- Landscape and Garden Related Businesses
- Automotive Repair and Car Washes
- Building Contractors with Construction Yards
- Gas Stations
- Pet Grooming/Kennels

The inventory is updated annually based on changes to the business license database, and will be included in each annual report. The City reserves the right to add additional facilities that do not fall within any of the "HVPS categories" above that demonstrate the potential to pollute stormwater.

5.1.2. Measurable Goals

- Update the HVPS Inventory on an annual basis.

5.1.3. Schedule

- Annual, 2019 – 2024: Update HVPS Inventory.

5.1.4. Items to be Included in Annual Report

- Updated HVPS Inventory.

5.2. HVPS STORMWATER INSPECTION PROGRAM

5.2.1. Description

The City will conduct stormwater inspections at facilities listed on the most updated HVPS inventory list such that 100% of facilities are inspected over the permit period (2019 – 2024), with a minimum of 5% of the facilities inspected annually.

A City inspector, or qualified authority designated by the City, will visit the HVPS site and assess the condition and presence of pollutants at the site. An HVPS Inspection Program Checklist, included in Appendix D, will be used to record the inspection results. City staff will inspect the site for evidence of stormwater pollution in the following areas, if applicable, and this information will be noted:

- Areas around machinery and/or equipment
- Areas prone to leaks and spills
- Outdoor storage and handling areas
- Waste generation, storage, treatment and disposal areas
- Vehicle wash-down areas
- Fueling areas
- Loading and unloading areas

Documentation shall be maintained on all inspections, violations and enforcement actions taken.

5.2.2. Measurable Goals

- Inspect 100% of HVPS sites within the permit period, with at least 5% inspected in any given year.
- Maintain database of inspections, violations and enforcement actions taken.

5.2.3. Schedule

- 2019 – 2024: Inspect 100% of HVPS sites, with a minimum of 5% of the facilities inspected annually.

5.2.4. Items to be Included in the Annual Report

- Provide the total number of HVPS facilities and the number and percentage of inspections conducted during the reporting period.
- Provide a completed checklist and follow-up documentation, if applicable, for each inspected HVPS site conducted that reporting period.

5.3. ENFORCEMENT PROCEDURES

5.3.1. Description

If upon inspection, an HVPS site is found to have issues that would be considered an illicit discharge, then the City will initiate investigative and enforcement actions as outlined in the IDDE Plan and/or the ERP. If an illicit discharge has not taken place but practices onsite indicate a high probability that such a discharge could occur, then the City will discuss with the property owner and/or the operator of the site the issues uncovered by the inspection and provide them with a copy of the inspection checklist. Generally, the City will attempt to notify property owners / operators within 10 business days of the initial inspection, if not sooner, if issues are discovered. The City may re-inspect the site within 1 year to determine if corrective actions have been taken, depending on the severity of the identified issues and whether the City determines a re-inspection is necessary.

For violations that continue unabated, the City will implement the enforcement provisions of the IDDE Plan and the ERP, including issuing violations, sending notifications, and taking enforcing measures necessary to abate the violation and/or restore the property.

5.3.2. Measurable Goal(s)

- Implement enforcement procedures for violations noted during HVPS inspections, as specified in the ERP.
- Notify property owners / operators within 10 business days of the initial inspection if issues are discovered.

5.3.3. Schedule

- Ongoing, 2019 – 2024: Take enforcement actions, as needed and appropriate.

5.3.4. Items to be included in Annual Report

- Documentation of enforcement actions taken on HVPS sites during the reporting period.

5.4. EDUCATIONAL ACTIVITIES

5.4.1. Description

City staff will have a face-to-face meeting, when possible, with the manager or employee during or immediately following the inspection to provide information and tips on pollution prevention control measures at their facility. The City staff will also distribute educational materials during HVPS inspections, as appropriate. An HVPS Inspection Program Checklist, included in Appendix D, will be used to record the inspection results. This checklist contains an area for City staff to document education materials distributed.

5.4.2. Measurable Goal(s)

- Review HVPS brochures on an annual basis.
- Provide annual training sessions for employees who are involved with SWMP implementation.
- Distribute HVPS educational material during facility inspections, as appropriate.

5.4.3. Schedule

- Annual, 2019 – 2024: Meet with manager of facility during HVPS inspections and distribute educational materials.

5.4.4. Items to be included in Annual Report

- Copy of HVPS educational materials distributed during HVPS inspections.
- Copy of Inspection Compliance Forms completed during the reporting period.

6. PUBLIC EDUCATION

Permit Section 3.3.9: Public Education

6.1. STORMWATER WEBSITE

6.1.1. Description

The City of Powder Springs will continue to maintain a Stormwater website that is linked through the City's homepage (https://www.cityofpowdersprings.org/) The City's stormwater webpage is located at:
https://www.cityofpowdersprings.org/394/Stormwater

The City's stormwater webpage includes information on stormwater runoff, proper stormwater management practices and how to prevent stormwater pollution, public education and participation, a complaint or concern link and telephone number to report illegal dumping, illicit discharges, and other stormwater problems; and proper waste management and disposal practices. Copies of the SWMP and Annual Reports will be posted to the Stormwater website after they are approved by EPD.

The City will promote this website as a part of other public education initiatives. Website updates are conducted annually as more information becomes available about innovative design methodologies, including low impact development, green infrastructure and LEED for New Construction Sustainable Sites. The City will add a "counter" to the website so that it can determine how many visits or "hits" there have been for the stormwater webpage.

6.1.2. Measurable Goals

- Maintain and update website to include applicable and relevant educational materials once per reporting period.
- Update the stormwater website to include a counter to record the number of visits by June 15, 2021.
- Once implemented, the City will track the number of visits recorded by website counter.

6.1.3. Schedule

- Annual, 2019 – 2024: Review and update website educational material as necessary.
- June 15, 2021: Add a counter on the website to record the number of visits.

6.1.4. Items to be Included in Annual Report

- Link to educational information on City's website.
- Screenshot of Stormwater website.
- Number of visits recorded by the website counter, once the City has added the counter

6.2. PUBLIC INFORMATION BROCHURES

6.2.1. Description

The City will distribute brochures designed to educate the public about stormwater pollution prevention and other water resources-related topics at City Hall and during City Events. These brochures may include, but are not limited to, the following topics:

- Stormwater Pollution Prevention
- Public Education and Awareness
- Picking Up After Your Pet
- Proper Handling and Disposal of Hazardous Waste
- Construction BMPs
- Septic System Maintenance
- Flood Information

Brochures will be reviewed on an annual basis and new brochures may be chosen and distributed. Brochures will be restocked as they run out. If available, electronic versions of the brochures will be posted on the website.

6.2.2. Measurable Goals

- Review brochures on an annual basis and update/replace as needed.
- Display brochures and restock as they run out.

6.2.3. Schedule

- Annual, 2019 – 2024: Review brochures and restock brochure distribution points.

6.2.4. Items to be included in Annual Report

- Copies of any brochures distributed during the reporting period. Alternatively, the City may provide a screenshot and/or webpage link to the brochure in the Annual Report.
- Record log of distributed brochures during the year.

6.3. UTILITY BILL INSERT

6.3.1. Description

The City of Powder Springs produces an insert to be included in utility bills that promotes good stormwater practices and advertises the City's website for public complaints. One insert per quarter will provide information on stormwater and water resource issues, such as advertising local educational and outreach related opportunities and events, methods for reporting illicit discharges to the City, or other stormwater-relevant messages. The utility bills are directly mailed to City residents.

6.3.2. Measurable Goals

- Produce and distribute utility bill insert that includes stormwater and water resources related topics at least once/reporting period.

6.3.3. Schedule

- Annual, 2019 – 2024: Distribute insert with monthly utility bill that includes stormwater and water resources related topics.

6.3.4. Items to be included in Annual Report

- Copy of utility bill insert with a stormwater-relevant topic distributed during the reporting period.

6.4. SOCIAL MEDIA PROGRAM

6.4.1. Description

The City of Powder Springs manages a social media account that addresses and educates the public about issues within Powder Springs such as proper household garbage and recycling efforts, zoning issues, current and future Public Works projects, and advertisements for public education events. Each year, the City will post a stormwater educational message that will include information related to stormwater and water resource issues and prevention practices. The social media posting may also advertise local stormwater educational and outreach related opportunities and events or educate the community about other relevant issues and stormwater pollution prevention techniquest that the City feels should be addressed within its community. The City's Social Media platforms include:

Facebook: https://www.facebook.com/cityofpowdersprings/
Twitter: https://twitter.com/powdersprings01?lang=en
Instagram: https://www.instagram.com/powder_springs/

Example topics that will be addressed within the post may include:

- Link to the City's stormwater webpage
- Proper disposal of household hazardous waste
- Reporting mechanisms for citizens to report water quality violations and illicit discharges
- Proper application, storage, and disposal of landscape chemicals
- Impacts of stormwater pollution
- Tips for stormwater pollution prevention.
- Picking Up After Your Pet
- Septic System Maintenance
- Promotion of Public Involvement Activities

6.4.2. Measurable Goals

- Produce Social Media post at least once/reporting year that includes a stormwater and water resources related topic.

6.4.3. Schedule

- Annual, 2019 – 2024: Post a stormwater and water resources related topics, once per year on one of the City's Social Media accounts.

6.4.4. Items to be included in Annual Report

- Summary of and/or copy of stormwater and water resources topic posted on social media during the reporting period.
- Date of the stormwater-related posting to social media.

7. PUBLIC INVOLVEMENT

Permit Section 3.3.10: Public Involvement

7.1. PUBLIC INPUT ON SWMP

7.1.1. Description

The City of Powder Springs will invite the public to provide input on the SWMP and engage as community stakeholders by posting this document as well as the Annual Report on the City's Stormwater website.
https://www.cityofpowdersprings.org/397/NPDES

The City will invite the public to provide input on the SWMP by posting a copy of the draft document (before finalization and transmittal to the EPD) as well as the City's most recent MS4 Annual Report transmitted to the EPD on the City's website. The website will contain a link that will allow the public to submit comments to the City on the proposed best management practices included within the SWMP as well as on the activities summarized in the Annual Report. The City will incorporate any needed revisions to the SWMP, and address any comments provided on the Annual Report in the next Annual Report submitted to the EPD, or within the SWMP, if applicable.

7.1.2. Measurable Goals

- Post the City's most recent SWMP update on the website after its approval by EPD.
- Post each Annual Report on the website after its approval by EPD.

7.1.3. Schedule

- Annual, 2019 – 2024: Post Annual Report and most recent SWMP Update.

7.1.4. Items to be Included in Annual Report

- Copy of or summary of comments received by the City on the SWMP or Annual Report and a description of how they were addressed.

7.2. PUBLIC COMPLAINT AND REPORTING PROCEDURES

7.2.1. Description

The City of Powder Springs has established procedures for encouraging and addressing citizen complaints about water quality and reports of illicit discharges/illegal dumping. Complaints can be made through the City's official stormwater website that allows for citizens and visitors to report concerns, including illicit discharges and illegal dumping. The link to this page can be found on the City's homepage at:
https://www.cityofpowdersprings.org/522/Report-Drainage-Problems-or-Illicit-Disc

This website also provides a link and a phone number (770) 943-8010 for City residents to contact the City for any purpose, including to report illicit discharges or illegal dumping in the storm sewer system as well as an after-hours phone number (770) 943-8010 for reporting illicit discharges outside of City hours. Information received through the website will be referred to the appropriate department. The City promotes this website as a part of other public education initiatives (City sanitation bill and Stormwater website).

City administrative staff are responsible for receiving citizen complaint calls, and using the caller's information to generate a work order. The work order is then passed to the Public Works Department, which is responsible for taking action to address calls that relate to water quality within three (3) business days. The Public Works staff will record actions taken to address the complaint in the work order and maintain a database of all finished work orders related to potential illicit discharges, illegal dumping, and other water quality violations. The Public Works Department maintains a database of all finished work orders and provides monthly reports to Council.

7.2.2. Measurable Goals

- Promote phone number and City of Powder Spring's website to encourage the public to report illicit discharges/illegal dumping in the storm sewer system.
- Perform at least one notification per reporting period to inform the public on methods to report an observed illicit discharge.
- Investigate 100% of all water quality complaints received within three (3) business days and take appropriate action for 100% of complaints requiring action.
- Record IDDE complaints and actions taken in the City's Work Order Database.

7.2.3. Schedule

- Annual, 2019 – 2024: Perform at least one notification per reporting period to inform the public on methods to report an observed illicit discharge.
- Ongoing, 2019 – 2024: Update Work Order Database as calls are received and record/take action for complaints received, as appropriate.

7.2.4. Items to be included in the Annual Report

- Copy of formal notification used to inform the public on methods to report an observed illicit discharge or illegal dumping in the storm sewer system

Summary from the Work Order Database, including documentation of citizen complaints, investigations, and actions taken during the reporting period.

7.3. RESIDE WITH PRIDE CLEANUP EVENT IN POWDER SPRINGS

7.3.1. Description

The City of Powder Springs will work with the Publics Works Department to conduct one clean-up event (Reside with Pride) each year within the City to remove trash left near the curb. The city will collect extra trash and bulk items on regular trash collection days during the Reside with Pride week at no additional cost to prevent littering and disposal into the MS4 system. The event is advertised through flyers that are attached to residential garbage carts 1-2 weeks prior to the event. All debris and trash will be properly recycled and/or disposed of and the City will keep documentation of trash disposal.

7.3.2. Measurable Goals

- Hold one clean-up event per year within the City of Powder Springs.

7.3.3. Schedule

- Annual, 2019 – 2024: Hold one clean-up event per year.

7.3.4. Items to be Included in Annual Report

- Flyers adverting the event dates.
- Documentation of waste disposal collection or disposal activities. This may include information such as the number of bags of trash collected, landfill receipts, or other relevant documentation.

7.4. TRASH PICK-UP EVENT IN POWDER SPRINGS

7.4.1. Description

The City of Powder Springs will work with the Sanitation Department to conduct one clean-up event each year (Pick it Up Powder Springs) within the City to remove trash and litter from the City ROW. The event will be advertised, such as on the City social media account and/or with promotional kiosk signs or other appropriate advertisement methods. The City will keep records of the number of volunteers that participate in the event as well as documentation of waste disposal activities.

7.4.2. Measurable Goals

- Hold one clean-up event per year within the City of Powder Springs.
- Record number of volunteers
- Document waste collection and disposal activities.

7.4.3. Schedule

- Annual, 2019 – 2024: Hold one clean-up event per year.

7.4.4. Items to be Included in Annual Report

- Sign in sheet of volunteers that participated.
- Number of bags of trash collected

8. POST CONSTRUCTION

Permit Section 3.3.11: Post-Construction

8.1. POST-CONSTRUCTION STORMWATER CONTROLS

8.1.1. Description

The City of Powder Springs has adopted stormwater runoff controls for new development in Article 11 of the Stormwater Management Ordinance. The performance standards within this ordinance are consistent with the GSMM and the City's NPDES Phase I MS4 Permit. The Stormwater Management Ordinance details the rules and regulations governing post-development stormwater management practices for new development and redevelopment. The regulations require performance standards consistent with Section 3.3.11(a)(2) of the Permit for all developments and redevelopments adding or replacing more than 5,000 square feet of impervious surface. This ordinance also requires developments to utilize the standards, criteria, and information presented in the latest edition of the GSMM, and any relevant local addenda, for the proper implementation of this ordinance.

The City will apply their adopted performance standards during the design of City-construction projects, with the possible exception of linear projects. If the City designs a linear construction project, for which it would be impossible to apply the performance standards, the City will develop a feasibility program which sets reasonable criteria for determining when implementing performance standards for linear projects is infeasible. This will be submitted to EPD, and applied to future linear construction projects only upon approval.

The Atlanta Regional Commission has updated the GSMM to better address stormwater runoff volume as well as quality and rate through the use of infiltration and green infrastructure techniques. These performance standards must be considered during the site plan preparation and/or review process. Currently, the City has the option to capture and treat stormwater by removing 80% of the average annual post-development total suspended solid (TSS) load or equivalent. By December 10, 2020, the City will need to revise the Stormwater Management Ordinance by adopting performance standards that require stormwater management systems to retain the first 1.0 inch of rainfall on the site, to the maximum extent practicable. If the City determines this is infeasible, this must be documented in plan review documents and the remaining runoff from a 1.2 inch rainfall event must be treated to remove at least 80% of the average TSS load or equivalent. The City adopted this performance standard and amended its Stormwater Management Ordinance in October 2020. A signed ordinance can be located in Appendix B.

8.1.2. Measurable Goal

- Annually evaluate the Stormwater Management Ordinance for post construction stormwater runoff requirements to determine if revisions are required and update the Ordinance accordingly.

- Enforce the use of the Stormwater Management Ordinance, related to post construction stormwater management, for development that meets the standards above.
- If needed, develop linear project feasibility program to apply to future linear projects.
- Revise the Stormwater Management Ordinance to adopt the required performance standard designed to treat and retain stormwater onsite in accordance with Permit Section 3.3.11(a)(2) by December 10, 2020.

8.1.3. Schedule

- December 10, 2020: Update the Stormwater Management Ordinance and adopt the required performance standard.
- Ongoing, 2019 – 2024: Enforce the use of the Stormwater Management Ordinance during plan review.
- Annual, 2021 – 2024: Review of Stormwater Management Ordinance, related to post construction stormwater management.
- If needed, develop linear project feasibility program, and submit to EPD for approval.

8.1.4. Items to be included in Annual Report

- Number of post construction stormwater runoff plans reviewed and approved during the reporting period.
- A copy of the Stormwater Management Ordinance, if revised during the reporting period.
- If developed, linear project feasibility program.

8.2. GREEN INFRASTRUCTURE/LOW IMPACT DEVELOPMENT (GI/LID)

Permit Section 3.3.11: Post-Construction, Table 3.3.11(b)(2)

8.2.1. Legal Authority and Ordinance Review

8.2.1.A. Description

The City has completed an evaluation of the City's development regulations (such as transportation design specifications, plumbing codes, landscaping requirements, and other standards) that might prohibit the use of LID practices. A copy of the ordinance evaluation is included in Appendix B. The results of this review were considered and recommendations were included in the Powder Springs Unified Development Ordinance (UDO), which was adopted in December 2015. Sec. 5-35 of the UDO "Drainage and Low Impact Development" requires the following:

Land developers shall utilize, to the maximum extent practicable, stormwater better site design practices as described in the Georgia Stormwater Management Manual. During the land development permitting process, a stormwater management plan is required (see article 11 of this development code). As specified in article 11, the city will require the land development applicant to examine and where feasible implement stormwater management methods broadly referred to as "low-impact development" and as specifically referred to in the Georgia Stormwater Management Manual as stormwater better site design practices and limited application structural stormwater controls (i.e., filter strips, grassed channels, and porous concrete, among others (reference: GSMM, Vol. 2, Sec. 3.3).

The City will continue to review and revise, where necessary, building codes, ordinances, and other regulations to ensure they do not prohibit or impeded the use of GI/LID practices, including infiltration, reuse, and evapotranspiration. The City will assess those regulations governing residential and commercial development, road design, land use, and parking requirements. During the regulatory review, the City may consider the inclusion of incentives for use of GI/LID practices into the ordinances.

The District updated the GSMM in 2016 to better address stormwater runoff volume as well as quality and rate through the use of infiltration and green infrastructure techniques. These performance standards must be considered during the site plan preparation and/or review process. Currently, the City has the option to capture and treat stormwater by removing 80% of the average annual post-development total suspended solid (TSS) load or equivalent. By December 10, 2020, the City will revise the City's ordinances by adopting performance standards that require stormwater management systems to retain the first 1.0 inch of rainfall on the site, to the maximum extent practicable. If infiltration of this volume is not feasible on a particular site, it must be documented in the site plan, and plan review documents and the remaining runoff from a 1.2 inch rainfall event must be treated to remove at least 80% of the average TSS load or equivalent.

8.2.1.B. Measurable Goals

- Review City ordinances, building codes, and other regulations annually to ensure they do not impede GI/LID approaches.
- Update the City's ordinances to include the infiltration standard of 1.0" presented in the 2016 GSMM.

8.2.1.C. Schedule

- Annual, 2019 – 2024: Review City ordinances, building codes, and other regulations related to impeding GI/LID approaches.
- December 2020: Adopt the 1.0" infiltration standard.

8.2.1.D. Items to be Included in Annual Report

- If updates to the City's ordinances, building codes, or other regulations are made to facilitate GI/LID practices during the reporting period, copies of the updated ordinance and/or code(s) will be included.

8.2.2. GI/LID Program

8.2.2.A. Description

The City of Powder Springs has developed and implemented a GI/LID Plan to address the following elements of the City's GI/LID program:

1. Legal Authority
2. GI/LID Program
    a. New Development and Redevelopment
    b. Criteria to Determine Site Feasibility and Applicability
    c. Stormwater Management Plan Requirements and Site Plan Review
3. GI/LID Structure Inventory
4. GI/LID Structure Inspection and Maintenance Program

The City revised the GI/LID plan in 2019 and the EPD approved the revised Plan on July 22, 2020. A copy of the approved GI/LID Program is included in Appendix F. The City will annually review the GI/LID Program and make changes as needed.

8.2.2.B. Measurable Goals

- Review the GI/LID Plan annually and make updates as needed.

8.2.2.C. Schedule

- Annual, 2019 – 2024: Review GI/LID Plan, and update as needed.

8.2.2.D. Items to be Included in Annual Report

- A copy of the GI/LID Program, if updated, or a copy of the relevant plan updates.

8.2.3. GI/LID Structure Inventory

8.2.3.A. Description

The City maintains an inventory of privately-owned non-residential and publicly-owned water quality-related Green Infrastructure (GI) / Low Impact Development (LID) structures located within the City of Powder Springs. The GI/LID map and inventory are included in Appendix C. The inventory will include at a minimum: bioswales, permeable pavement, rain gardens, bioretention, cisterns, green roofs, and any other structure deemed appropriate by the City. The inventory will be reported in a table format that will include the following information:

- Type of Structure
- Location of Structure (Latitude & Longitude)
- Number of Structures
- Ownership

New GI/LID structures will be identified through the plan review process and added to the inventory. An updated inventory will be included with each annual report.

8.2.3.B. Measurable Goals

- Update the inventory with new GI/LID structures and submit the updated inventory in each annual report.

8.2.3.C. Schedule

- Annual, 2019 – 2024: Update GI/LID structure inventory.

8.2.3.D. Items to be included in Annual Report

- Most recent GI/LID Inventory.

8.2.4. Inspection and Maintenance Program

8.2.4.A. Description

The City has developed a program to ensure that inspections are conducted on 100% of the privately-owned non-residential and publicly-owned GI/LID structures within a 5-year period in accordance with the inspection schedule set forth in the City's GI/LID Program, included in Appendix F.

Maintenance will be conducted as needed on City-owned structures, and the City will implement maintenance procedures for inventoried structures that are not owned by the City in accordance with the GI/LID Program.

The City requires developers of privately-owned non-residential GI/LID structures to complete an Inspection & Maintenance Agreement with the City, prior to the issuance of a permit for any land development activity. During routine inspections, if the City staff determine that the owner is not properly maintaining their non-residential GI/LID structures, they will notify property owners and enforce the provisions of the Inspection & Maintenance Agreement and the Stormwater Management Ordinance and maintain documentation. The ordinance states:

Upon determination that a violation of this article has occurred, the director or his designee shall give notice to the accused violator within ten (10) days. This notice shall specify the nature and evidence of the violation, the potential penalty involved, and the amount of time in which to correct deficiencies if appropriate.

8.2.4.B. Measurable Goals

- Inspect 100% of the privately-owned non-residential and publicly-owned GI/LID structures within a five-year period. Provide the number and/or percentage of the total structures inspected during the reporting period in each annual report.
- Ensure that private owners are maintaining privately-owned non-residential GI/LID structures in accordance with their Inspection & Maintenance Agreements.
- Notify owners of the accused violations within ten (10) days and maintain documentation of the notification.
- Conduct maintenance on all publicly owned GI/LID structures, in accordance with the procedures included in the GI/LID Program.

8.2.4.C. Schedule

- 2019 – 2024: Inspect 100% of non-residential GI/LID structures, with a minimum of 5% of the structures inspected annually.
- 2019 – 2024: Inspect and maintain 100% of publicly-owned GI/LID structures, with a minimum of 5% of the structures inspected and maintained annually.

8.2.4.D. Items to be Included in Annual Report

- Number and percentage of GI/LID structures inspected during the reporting period.

- Number and percentage of publicly-owned GI/LID structures inspected and maintained during the reporting period.
- Copies of any Inspection & Maintenance Agreements executed during the permit period.
- Copies of work orders and inspections forms executed during the reporting period.
- Copies of any documents (site inspection letter, completed checklist, etc.) used to notify private property owners of maintenance needs for GI/LID structures.

9. ENFORCEMENT RESPONSE PLAN (ERP)

Permit Section 3.3.6: Enforcement Response Plan (ERP)

9.1. ERP IMPLEMENTATION

9.1.1. Description

The City of Powder Springs has developed an Enforcement Response Plan (ERP) to describe the actions to be taken for violations of the City's Storm Water Management Program. A revised ERP was submitted to the EPD in December 2020 and was approved on March 3, 2021.

The City's ERP, which is included in Appendix G, includes the ordinances providing legal authority, types of enforcement mechanisms available, escalation of enforcement, timeframes for investigation, and the method to be used to track instances of non-compliance. The City will review the ERP each reporting period and revise it as necessary. If the ERP is revised, the City will submit it to EPD for review.

9.1.2. Measurable Goal(s)

- Review the ERP each reporting period.

9.1.3. Schedule

- Ongoing, 2019 – 2024: Take enforcement actions, as needed and appropriate.
- Annual, 2019 – 2024: Update ERP, if necessary.

9.1.4. Items to be included in Annual Report

- The revised ERP, if updates were completed during the reporting period.

10. IMPAIRED WATERS PLAN (IWP)

Permit Section 3.3.7: Impaired Waterbodies

10.1. IWP IMPLEMENTATION

10.1.1. Description

The City currently has no MS4 outfalls discharging to any waterways listed on the most recent 305 (b)/303(d) list and is therefore not currently required to develop submit an Impaired Waters Plan (IWP). However, should any of the waterways within the City be listed, or if the City adds MS4 outfalls that discharge to listed waterways, then the City will develop and implement an IWP and include a copy in Appendix H.

The IWP will be developed and submitted to EPD in the first annual report following the listing or the addition of an applicable MS4 outfall. After the initial IWP is developed and approved, the City will review the 303(d) list annually, and add any new impaired waters to the Plan.

Measurable Goal(s)

a. Annually review the latest 305(b)/303(d) list and MS4 outfalls to determine if the City is required to develop and implement an Impaired Waters Plan, and submit the Plan to EPD for approval.

Schedule

- Annual, 2019 – 2024: Annually review the latest 305(b)/303(d) list.

Items to be included in Annual Report

b. None at this time.

11. MUNICIPAL EMPLOYEE TRAINING

Permit Section 3.3.8: Employee Municipal Training

11.1. TRAINING SUMMARY

11.1.1. Description

The City of Powder Springs will conduct annual employee training for those employees who work in any municipal facility or function that has the potential to contribute pollutants to the MS4. Alternatively, the City may send employees to an applicable training course. City employees will be trained during each permit period on stormwater topics that are necessary for that employee to do their job, including good housekeeping practices at municipal facilities, IDDE, industrial and HVPS inspections, inspection and maintenance of MS4, green infrastructure/low impact development (GI/LID), pollution prevention procedures, and runoff reduction/quality. The City shall keep records of the training, including topic(s), training date(s), as well as a list of attendees for inclusion in the Annual Report.

The City has not developed a written training protocol and is not required to do so; however, should the City develop a written training protocol, a copy will be included in Appendix I.

11.1.2. Measurable Goals

- Ensure that appropriate City staff obtain the appropriate stormwater education and training annually.

11.1.3. Schedule

- Annual, 2019 – 2024: Conduct/obtain employee training annually.

11.1.4. Items to be included in the Annual Report

- Summary of training conducted or attended during the reporting period; documentation to include topic(s), date(s), and a list of attendees (sign in sheets, etc.

Appendix A

NPDES Phase I MS4 Permit

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Watershed Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1152, East Tower
Atlanta, Georgia 30334
404-463-1511

Phase I Large Municipal Separate Storm Sewer System (MS4) NPDES Permit Reapplication Form

Part I. General Information

A. Name of Permittee: City of Powder Springs

B. Mailing Address (if providing a post office box, also provide a street address):
PO Box 46
4484 Marietta Street
Powder Springs, GA 30127

C. Name of responsible official: Al Thurman
Title: Mayor
Mailing Address: PO Box 46
City: Powder Springs State: GA Zip Code: 30127
Telephone Number: 770-943-1666

D. Designated stormwater management program contact:
Name: Tina Garver
Title: Community Development Director
Mailing Address: PO Box 46
City: Powder Springs State: GA Zip Code: 30127
Telephone Number: 770-943-1666
Email Address: tgarver@cityofpowdersprings.org

E. NPDES Phase I MS4 Permit Number: GAS000129

F. Provide the river basin(s) to which your MS4 discharges: Chattahoochee

G. Provide the latitude and longitude of the MS4 center (e.g. City Hall, County offices, MS4 mailing address) using Global Positioning System (GPS) - WGS 84:
Latitude: 33 51.613 Longitude: -84 41.096

Part II. Storm Water Management Program (SWMP) Changes

A. Are you proposing any significant changes to your SWMP? Yes ____ No X
If no, skip to Part III.

Original sent to EPD

B. Please describe any proposed changes to your municipality's SWMP:
The City will update the SWMP in 2020 to be in compliance with the new permit.

Part III. Sharing Responsibility

A. Has another entity agreed to implement a SWMP activity on your behalf?
Yes X No ____ (If No, skip to Part IV)

B. Describe any activities being performed by another entity on your behalf, including the activity and the name of the entity. Attach additional pages if necessary to list activities. **It is mandatory that you attach a copy of a written agreement (e.g. Memorandum of Understanding) between your MS4 and the other entity demonstrating acceptance of responsibility.** Public Education and workshops, Stream monitoring Stations, Recycling and Household waste collections programs, "Amnesty Day" household waste collections, I&I sewer line inspections and sewer easement maintenance programs that cross jurisdictional boundaries. Data Collection from county-funded network of 14 USGA streamflow, stage and precipitation gaging stations, County wide floodplain map updates, Keep Cobb Beautiful.

Part IV. Certification Statement

I certify under penalty of law that this document and all attachments were prepared with direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature: Albert Thurman

Printed Name: Albert Thurman

Title: Mayor Date: 4/3/19

(Version 8/18)

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

EPD Director's Office
2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

MAY 13 2019

Honorable Al Thurman, Mayor
City of Powder Springs
4484 Marietta Street
Powder Springs, Georgia 30127

RE: Municipal Separate Storm Sewer System
Phase I Large MS4 Permit
NPDES Permit No. GAS000129

Dear Mayor Thurman:

Pursuant to the Georgia Water Quality Control Act, as amended, the Federal Clean Water Act, as amended, and the Rules and Regulations promulgated thereunder, we have issued the attached National Pollutant Discharge Elimination System Permit (Permit) for your Municipal Separate Storm Sewer System.

On February 20, 2019, the Georgia Environmental Protection Division (EPD) transmitted a proposed draft Permit to you. The public comment period ended on April 3, 2019. We received some comments from three stakeholders. We have addressed the comments received and made minor Permit revisions. Attached please find EPD's response to comments.

Please be advised that on or after the effective date indicated in the attached NPDES Permit, the permittee must comply with all terms and conditions of this Permit.

Sincerely,

Richard E. Dunn
Director

RED/mag

Attachments
Phase I Large MS4 NPDES Permit
Public Comments and Response

Phase I Large MS4
NPDES Permit No. GAS000129

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

Discharges From The

City of Powder Springs

Municipal Separate Storm Sewer System

In compliance with the provisions of the Georgia Water Quality Control Act (Georgia Laws 1964, p. 416, as amended), hereinafter called the "State Act", the Federal Clean Water Act, as amended (33 U.S.C. 1251 et seq.), hereinafter called the "Clean Water Act", and the Rules and Regulations promulgated pursuant to each of these Acts, all new and existing stormwater point sources covered under this permit are authorized to discharge stormwater from this municipal separate storm sewer system to the waters of the State of Georgia in accordance with the limitations, monitoring requirements and other conditions set forth in Parts I through 5 and Appendix B hereof.

This permit shall become effective on June 11, 2019.

This permit and the authorization to discharge shall expire at midnight, June 10, 2024.

Signed this 13th **day of** May **2019.**

Director,
Environmental Protection Division

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PART 1. COVERAGE UNDER THIS PERMIT

1.1 Coverage

1.1.1 This permit covers all new and existing point source discharges of stormwater from the authorized municipal separate storm sewer system (MS4) to waters of the State of Georgia.

1.1.2 The permittee is liable for permit compliance and the implementation of the Storm Water Management Program (SWMP) for all point source discharges from the MS4 for which it is owner or operator.

1.1.3 Stormwater discharges regulated by other National Pollutant Discharge Elimination System (NPDES) permits that do not discharge to the MS4 are not covered by this permit (e.g., Publicly Owned Treatment Works and Combined Sewer Overflows).

1.1.4 Discharges which are subject to regulation by other NPDES permits that discharge to waters of the State through the MS4 are still subject to those other NPDES permit requirements.

1.1.5 In order to continue coverage, the permittee must submit a permit application at least 180 days prior to the expiration date of the existing permit on a form provided by the Georgia Environmental Protection Division (EPD).

1.2 Definitions – See Appendix A

All terms used in this permit shall be interpreted in accordance with the definitions as set forth in the Georgia Water Quality Control Act, as amended, and the Federal Clean Water Act (CWA), as amended, unless otherwise defined in Appendix A.

PART 2. CRITERIA FOR RECEIVING WATERS

2.1 Receiving Water Standards

The permittee shall implement controls to reduce pollutants to the maximum extent practicable (MEP) in discharges from the MS4 to the waters of the State so as to not cause the general criteria to be exceeded in the receiving waters per Rules 391-3-6-.03(5).

PART 3. STORM WATER MANAGEMENT PROGRAM

The permittee shall update, implement, and enforce a SWMP designed to reduce the discharge of pollutants from the MS4 to the MEP, in order to protect water quality and to satisfy the appropriate water quality requirements of the State Act and Rules (391-3-6-.16). The SWMP must include management practices, control techniques and system design and engineering methods, and other provisions appropriate for the control of such pollutants. Regardless if the permittee's SWMP has been approved by EPD, the permittee must comply with the requirements of this Permit. The SWMP shall be considered as a supplement to the Permit containing the standard operating procedures, schedules, inspection forms, and other documents needed to support the implementation of Permit requirements. EPD will review and approve the SWMP. The permittee must utilize the procedures and other supplemental documents contained in the SWMP during the activities performed to attain Permit compliance. The SWMP shall be submitted for approval to EPD within 180 days of the effective date of this permit. The SWMP and its amendments, upon approval by EPD, shall become a part of this permit.

3.1 Legal Authority

The permittee must have adequate legal authority to control pollutant discharges into and from its MS4, and to meet the legal requirements of this permit.

3.2 Sharing Responsibility

The permittee may share implementation of one or more of the SWMP components with another entity, or the entity may assume full responsibility for that component. However, the permittee may rely on another entity only if:

3.2.1 The other entity is either implementing or will be implementing the SWMP component;

3.2.2 The particular component is at least as stringent as the corresponding permit requirement; and

3.2.3 The other entity agrees to implement the component on the permittee's behalf through a written agreement, memorandum of understanding, memorandum of agreement, contract, or other signed document that establishes the obligations of each party.

Written acceptance of this obligation is mandatory and must be maintained as a part of the SWMP. Conducting maintenance on a structure does not imply that the entity conducting the maintenance is the owner or operator of that structure. Even though the permittee may contract with another entity for component implementation, it is the permittee's responsibility to submit all Permit Applications, Annual Reports, Certification Statements, or any other information requested by EPD.

If the other entity fails to implement the component on the permittee's behalf, the permittee remains liable for any enforcement actions due to the failure to implement and/or report.

3.3 SWMP Components

The following information is to be used in developing and implementing the permittee's SWMP. The specific requirements can be found in Title 40 of the Code of Federal Regulations (CFR), Part 122.26. Each SWMP component must include a description of the activity, a measurable goal and how it will be measured and tracked, and a description of the documentation to be submitted in each annual report. A detailed description of the activities related to each requirement must be reported on the Annual Report form provided by EPD.

3.3.1 Structural and Source Control Measures

The permittee must implement a program which incorporates structural and source control measures to reduce pollutants from runoff from commercial and residential areas that are discharged from the MS4 and includes a schedule for implementing the controls. At a minimum, the program must include the elements listed in Table 3.3.1 below and descriptions of how they are implemented:

Table 3.3.1

SWMP Component	**Measurable Goals**
1. MS4 Control Structure Inventory and Map	1.a. Each reporting period, update the inventory and map of MS4 control structures. At a minimum, the inventory and map must include catch basins, ditches (miles or linear feet), detention/retention ponds, and storm drain lines (miles or linear feet). 1.b. Provide the updated inventory and map, the number of MS4 structures added during the reporting period, and the total number of structures in the inventory, in each annual report.
2. MS4 Inspection and Maintenance Program	2.a. Conduct inspections of the MS4 structures so that 100% of the structures are inspected within the 5-year permit term. At a minimum, the permittee must conduct inspections on 5% of the total structures so that some inspections are performed during each reporting period, or if inspections are done by geographical area, then one entire area or sector must be inspected each reporting period. If a low percentage of inspections is conducted during one reporting period, then the permittee must increase the inspection frequency in subsequent reporting periods to ensure that 100% of the structures are inspected within a 5-year permit term. The

	MS4 inspections shall be executed in accordance with the schedule contained in the SWMP. Provide the number and percentage of the total structures inspected during the reporting period and documentation in each annual report. 2.b. Conduct maintenance on the MS4 structures as needed. Provide the number of the total structures maintained during the reporting period and documentation of the maintenance performed in each annual report.
3. Planning Procedures	3.a. Develop or update, as needed, a comprehensive planning document which addresses, in part, areas of new development and redevelopment to reduce pollutants in discharges from the MS4. Describe any changes made to the stormwater portion of the document during the reporting period in each annual report.
4. Street Maintenance	4. Conduct street cleaning using either of the following methods: 4.a. Conduct street maintenance and cleaning at a frequency of at least one mile per reporting period. Develop procedures and include the procedures in the SWMP. Provide documentation of any street sweeping activities conducted during the reporting period in each annual report. 4.b. If the permittee does not engage in street sweeping, then implement an alternate method of street cleaning, such as trash/litter removal. This activity must be conducted at least once each reporting period. Describe the procedures in the SWMP. Provide documentation of the litter removal activities conducted during the reporting period in each annual report.
5. Flood Management Projects	5.a. Ensure proposed flood management projects (e.g., detention and retention ponds) are assessed for water quality impacts during the design phase. Describe the assessment procedures in the SWMP. Provide the number of plans reviewed where flood management projects are assessed for water quality impacts during the reporting period in each annual report. 5.b. Conduct an assessment, using the procedures described in the SWMP, of existing permittee-owned flood management projects (e.g., detention and retention ponds) for potential retrofitting to address water quality impacts and conduct any feasible retrofitting activities. If the permittee has more than five structures, then assess 100%

	within a 5-year permit term, with at least one structure assessed annually. If the permittee has fewer than five structures, then assess 100% within a 5-year permit term. Provide information on any assessment and/or retrofitting activities conducted during the reporting period in each annual report.
6. Municipal Facilities Excluding Any Facilities Addressed in Section 3.3.3	6.a. Each reporting period, update the inventory of municipal facilities with the potential to cause pollution (e.g. drinking water treatment plants, wastewater plants <1.0 MGD, recycling facilities, waste transfer facilities, materials recovery facilities (MRFs)) and provide in each annual report. 6.b. Implement the program to control runoff from municipal facilities with the potential to cause pollution. The program shall include the facility inspection prioritization, inspection frequency, and inspection documentation protocol as described in the SWMP. Conduct an inspection on 100% of the inventoried facilities within the 5-year permit term. For permittees with five or more municipal facilities included on the inventory, at a minimum, the permittee must conduct inspections on 5% of the municipal facilities each reporting period, or if inspections are done by geographical area, then one entire area or sector must be inspected in each reporting period, so that inspections are conducted each reporting period. If a low percentage of inspections is conducted during one reporting period, then the permittee must increase the inspection frequency in subsequent reporting periods to ensure that 100% of the municipal facilities are inspected within the 5-year permit term. Provide documentation of inspections and documentation of follow-up actions taken to address noncompliance issues in each annual report.
7. Pesticide, Fertilizer, and Herbicide Application	7.a. Utilize a program to reduce pollution by the application of pesticides, fertilizer, and herbicides by commercial applicators and distributors in accordance with the Georgia Department of Agriculture requirements. 7.b. Implement the program to reduce pollution caused by the municipal use of pesticides, fertilizers, and herbicides, as described in the SWMP. If municipal staff performs the application of pesticides, fertilizers, and herbicides, ensure that they are certified by the Georgia Department of Agriculture. Provide documentation of program activities in each annual report.

3.3.2 Illicit Discharge Detection and Elimination Program (IDDE)

The permittee must implement and enforce a program to detect and eliminate illicit discharges and improper disposal of pollutants into the MS4. At a minimum, the program, described in the SWMP, must include the elements listed in Table 3.3.2 below and descriptions of how they are implemented:

Table 3.3.2

SWMP Component	**Measurable Goals**
1. Legal Authority	1.a. Re-evaluate and modify the existing IDDE ordinance when necessary for compliance with this permit. The permittee must ensure that the ordinance provides the authority to conduct inspections and monitoring, control illicit discharges and connections, and control illegal dumping and spills into the MS4. The ordinance must include the permittee's authority to take legal action to eliminate illicit discharges or connections. If the ordinance is revised during the reporting period, submit a copy of the adopted ordinance with the annual report.
2. Outfall Inventory and Map	2.a. Each reporting period, update the inventory and map showing the location of all outfalls from the MS4 and the names and location of all waters of the State that receive discharges from those outfalls with each annual report. 2.b. Provide the number of outfalls added during the reporting period, and the total number of outfalls in the inventory in each annual report.
3. IDDE Plan	3. Implement the IDDE Plan below, following procedures described in the SWMP, to detect and address non-stormwater discharges to the MS4. The components of the IDDE Plan are as follows: 3.a. Conduct dry weather screening (DWS) inspections on 100% of total outfalls within the 5-year permit term, or use an alternate method approved by EPD. At a minimum, the permittee must conduct DWS or approved alternate method inspections on 5% of the outfalls in each reporting period, or if inspections are done by a geographical area, then one area or sector must be inspected each reporting period so that some inspections are performed each reporting period. If a low percentage of inspections is conducted during one reporting period, then the permittee must increase the inspection frequency in subsequent reporting periods to ensure that 100% of the outfalls are inspected within a 5-

	year permit term. If the permittee conducts stream walks of intermittent and perennial streams in conjunction with the DWS inspection, then 100% of the stream miles containing or downstream of an MS4 outfall must be inspected within the 5-year permit term. At a minimum, the permittee must conduct stream walks on 5% of the stream miles in each reporting period, or if walks are done by a geographical area, then streams within one area or sector must be walked each reporting period so that some stream miles are walked during each reporting period. If the permittee conducts stream walks for a reason other than DWS, then the permittee does not need to walk a specific number of miles. The permittee must document and report the number of stream miles walked, as well as the number of outfalls screened using each method (i.e., DWS, stream walks, approved alternate method). In addition, the permittee may conduct both standard DWS of its outfalls and perform DWS of outfalls during stream walks. Provide the number and percentage of outfall inspections conducted during the reporting period and documentation of the inspections in each annual report. 3.b. Implement investigative and follow-up procedures when the results of the screening indicate a potential illicit discharge, including the sampling and/or inspection procedures described in the SWMP. If the source of the illicit discharge is identified as deriving from an adjacent MS4, the permittee must notify that MS4. Provide information on illicit discharge detection activities performed to identify any illicit discharges identified during the reporting period in each annual report. 3.c. Ensure any identified illicit discharges are eliminated. If necessary, implement the enforcement procedures described in the SWMP and in accordance with the Enforcement Response Plan (ERP) in Part 3.3.6 of this Permit. Provide information, using a spreadsheet or table, on any eliminated discharges or on any enforcement actions taken for illicit discharges during the reporting period in each annual report.
4. Spill Response Procedures	4.a. Implement the procedures described in the SWMP to prevent, contain, and respond to spills that may discharge to the MS4. Provide documentation on spill occurrences during the reporting period in each annual report.

5. Public Reporting Procedures	5.a. Implement the procedures described in the SWMP to promote, publicize, and facilitate public reporting of illicit discharges. The permittee must perform at least one formal notification to the public of methods available to report an observed illicit discharge (e.g. website posting, newsletter, bill insert) at least once each reporting period. Provide documentation on any activities conducted during the reporting period in each annual report. 5.b. Implement the procedures for receiving and responding to complaints related to illicit discharges described in the SWMP. Provide information on each complaint related to IDDE that was received and investigated during the reporting period in each annual report, including its status.
6. Proper Management and Disposal of Used Oil and Toxic Materials	6.a. Implement the activities to facilitate the proper management and disposal of used oil and toxic materials, including educational activities, household waste collection programs, etc., described in the SWMP. The permittee must perform at least one activity to facilitate the proper management and disposal of used oil and toxic materials at least once each reporting period. Provide details on any activities performed during the reporting period in each annual report.
7. Sanitary Sewer Infiltration Controls	7.a. If the permittee owns or operates the sanitary sewer system within its jurisdiction, implement the activities to detect and eliminate seepage and spillage from municipal sanitary sewers to the MS4 described in the SWMP. The permittee must perform at least one activity to detect and eliminate seepage and spillage from municipal sanitary sewers to the MS4 at least once each reporting period. Provide details on any activities performed during the reporting period in each annual report.

The following categories of non-stormwater discharges or flows must be addressed only if they are identified as significant contributors of pollutants to the MS4:

- water line flushing;
- landscape irrigation;
- diverted stream flows;
- rising ground waters;
- uncontaminated ground water infiltration (as defined in 40 CFR Part 35.2005(20));
- uncontaminated pumped ground water;
- discharges from potable water sources;
- foundation drains;

- air conditioning condensation;
- irrigation water;
- springs;
- water from crawl space pumps;
- footing drains;
- lawn watering;
- individual residential car washing;
- flows from riparian habitats and wetlands;
- swimming pool discharges;
- street wash water; and
- flows from fire fighting activities.

3.3.3 Industrial Facility Stormwater Discharge Control

The permittee must implement and enforce a program to monitor and control pollutants in stormwater discharges from industrial facilities into the MS4. At a minimum, the program must contain the elements listed in Table 3.3.3 below and descriptions of how they are implemented:

Table 3.3.3

SWMP Component	Measurable Goals
1. Industrial Facility Inventory	1.a. Each reporting period, update the inventory of facilities with industrial activities that potentially discharge to the MS4. At a minimum, this shall include facilities listed on EPD's Industrial Stormwater General Permit (IGP) Notice of Intent (NOI) and No Exposure Exclusion (NEE) online listings. Provide an updated inventory in each annual report.
2. Inspection Program	2.a. Implement the industrial facility inspection program which includes the facility inspection prioritization, inspection frequency, and inspection documentation protocol described in the SWMP. Conduct inspections on 100% of the inventoried facilities that discharge to the MS4 within the 5-year permit term. For permittees with five or more industrial facilities included on the inventory, at a minimum, the permittee must conduct inspections on 5% of the industrial facilities on the inventory each reporting period, or if inspections are done by geographical area, then one area or sector must be inspected each reporting period so that some inspections are performed during each reporting period. If a low percentage of inspections is conducted during one reporting period, then the permittee must increase the inspection frequency in subsequent reporting periods to ensure that 100% of the facilities are inspected within the 5-year permit term. Provide the total number of facilities, the number and percentage of

	inspections conducted during the reporting period, and documentation of the inspections in each annual report. 2.b. Implement a monitoring program for stormwater runoff from industrial facilities, waste facilities and hazardous waste treatment, storage and disposal facilities, as defined in the SWMP. Provide the results of any monitoring conducted during the reporting period in each annual report. The permittee may use monitoring results provided by the industrial facility. This shall include all facilities that the permittee determines are contributing a substantial pollutant loading to the MS4.
3. Enforcement Procedures	3.a. Implement enforcement procedures described in the SWMP and in accordance with the ERP in Part 3.3.6 of this permit if a stormwater violation is noted at an industrial facility that discharges to the MS4. Provide documentation on any enforcement actions taken during the reporting period in each annual report.
4. Educational Activities	4.a. Implement educational activities for industrial facilities (e.g., brochure distribution, website posting) during the reporting period. Conduct an educational activity related to industrial facilities at least once each reporting period. Provide documentation of any educational activities performed during the reporting period in each annual report.

3.3.4 Construction Site Management

The permittee must implement and enforce a program to maintain structural and/or non-structural BMPs to reduce pollutants in stormwater runoff from construction sites to the MS4 as defined in the SWMP. At a minimum, the program must contain the elements listed in Table 3.3.4 below and descriptions of how they are implemented:

Table 3.3.4

SWMP Component	Measurable Goals
1. Legal Authority	1.a. Re-evaluate and modify the existing Erosion and Sedimentation (E&S) ordinance when necessary for compliance with this permit. The permittee must ensure that the E&S ordinance provides the authority to issue land disturbing activity permits; require BMPs to prevent and minimize E&S; require erosion, sedimentation and pollution control plan submission and review prior to commencing construction, conduct inspections and enforcement, including stop work orders, bond forfeiture, and monetary penalties; and require education and certification for persons

	involved in land development, design, review permitting, construction, monitoring, inspection and other land disturbing activities. If the E&S ordinance is revised during the reporting period, submit a copy of the adopted ordinance in the annual report.
2. Site Plan Review Procedures	2.a. Ensure that 100% of the site plans are reviewed in accordance with the site plan review procedures described in the SWMP. 2.b. Provide a list of the site plans received and the number of plans reviewed, approved, or denied during the reporting period in each annual report. 2.c. Provide the number of Land Disturbance Activity (LDA) permits issued during the reporting period in each annual report.
3. Inspection Program	3.a. Implement the construction site inspection program. The purpose of the inspections is to ensure that structural and non-structural BMPs at construction sites are properly designed and maintained as specified in the Construction General Permits (CGPs). 3.b. The construction site inspection program shall include the facility inspection prioritization, inspection frequency, and inspection documentation protocol described in the SWMP or in accordance with the Manual for Erosion and Sediment Control in Georgia. At a minimum, the permittee must conduct at least one inspection at each active construction site during the reporting period. 3.c. Provide the number of active sites and the number of inspections conducted by the permittee during the previous reporting period in each annual report.
4. Enforcement Procedures	4.a. Implement enforcement procedures for 100% of the E&S violations documented at construction sites as described in the SWMP and in accordance with the ERP in Part 3.3.6 of this permit. Provide documentation on any enforcement actions taken by the permittee during the reporting period in each annual report, including the number and type (Notice of Violation, Stop Work Order, etc.).
5. Certification	5.a. All builders, developers, contractors, and other entities involved in construction activities subject to the CGPs shall comply with the certification requirements of the Georgia Erosion and Sedimentation Act and the rules adopted by the GSWCC.

	5.b. Ensure that MS4 staff involved in construction activities subject to the CGPs are trained and certified in accordance with the rules adopted by the Georgia Soil and Water Conservation Commission. Provide the number and type of current certifications in each annual report.

3.3.5 Highly Visible Pollutant Sources (HVPS)

The permittee must implement and enforce a program to control pollutants in stormwater runoff from HVPS facilities into the MS4. At a minimum, the program must contain the elements listed in Table 3.3.5 below and descriptions of how they are implemented:

Table 3.3.5

SWMP Component	**Measurable Goals**
1. HVPS Facility Inventory	1.a. Each reporting period, update the inventory of HVPS facilities that discharge to the MS4. Provide an updated inventory in each annual report.
2. Inspection Program	2.a. Implement the HVPS facility inspection program which includes the facility inspection prioritization, inspection frequency, and inspection documentation protocol described in the SWMP. Conduct inspections on 100% of inventoried facilities that discharge to the MS4 during the 5-year permit term. For permittees with five or more HVPS facilities included on the inventory, at a minimum, the permittee must conduct inspections on 5% of the structures each reporting period, or if inspections are done by a geographical area, then one area or sector must be inspected each reporting period so that some HVPS facilities are inspected each reporting period. If a low percentage of inspections is conducted during one reporting period, then the permittee must increase the inspection frequency in subsequent reporting periods to ensure that 100% of the HVPS facilities are inspected within the 5-year permit term. Provide the total number of facilities, the number and percentage of inspections conducted during the reporting period, and documentation in each annual report.
3. Enforcement Procedures	3.a. Implement enforcement procedures to be utilized if a stormwater violation is noted at an HVPS facility that discharges to the MS4 as described in the SWMP and in accordance with the ERP in Part 3.3.6 of this permit. Provide documentation on any enforcement actions taken at HVPS facilities during the reporting period in each annual report.

4. Educational Activities	4.a. Implement educational activities for HVPS facilities (e.g., brochure distribution, website posting) during the reporting period. Conduct an educational activity related to HVPS facilities at least once each reporting period. Provide documentation of any educational activities performed during the reporting period in each annual report.

3.3.6 Enforcement Response Plan (ERP)

The permittee must develop and implement an ERP that describes the action to be taken for violations associated with the IDDE, construction, industrial, HVPS, and other SWMP programs. The ERP will detail the permittee's responses to any noted stormwater violations, including escalating enforcement responses to address repeat and continuing violations. The ERP must detail:

- Names of ordinances providing the legal authority to undertake enforcement, including citation of specific ordinance sections;
- Types of enforcement mechanisms available, for each area (IDDE, construction, industrial, HVPS, etc.). The ERP must list the enforcement actions that the permittee has the authority to use, including such actions as:
    - verbal warnings;
    - written notice of violations;
    - citations (with fines);
    - stop work orders;
    - withholding plan approval or other authorizations;
    - order of cessation or elimination of discharge;
    - referral for judicial action/enforcement; and
    - any other available enforcement mechanisms.
- Description of when each enforcement mechanism will be employed, including the path of escalation;
- Time frames for each step, including investigation of noncompliance, sequence and use of enforcement mechanisms, corrective action by responsible party, re-inspection of site, etc.
- Description of the methods to be used to track, either manually or electronically, instances of noncompliance, including such items as:
    - name of owner/operator of facility and/or the location or address;
    - type of site (IDDE, construction, industrial, HVPS, etc);
    - description of noncompliance;
    - description of enforcement action(s) used;
    - time frames for each step (e.g. investigation, corrective action, re-inspection);
    - documentation of inspection and enforcement actions taken;
    - documentation of referral to other departments or agencies; and
    - date of violation resolution.

The ERP must be reviewed each reporting period and revised as necessary. If revised during the reporting period, submit the ERP to EPD for review. The ERP must be implemented within six (6) months of EPD approval. Once approved, the ERP will become an addendum to the permittee's SWMP.

3.3.7 Impaired Waters

The permittee must identify any impaired waters located within its jurisdictional area, using the latest approved Georgia 305(b)/303(d) List of Waters (http:// www.epd.georgia.gov/georgia-305b303d-list-documents), which contain MS4 outfalls or are within one linear mile downstream of MS4 outfalls and within the same watershed. Also, the pollutant of concern must be identified. For those impaired waters, the permittee shall propose an Impaired Waters Plan (IWP) addressing each pollutant of concern. The permittee must check annually whether an impaired water, within its jurisdiction, has been added to the latest 305(b)/303(d) list. Newly listed waters must be addressed in the IWP and the SWMP must be revised accordingly. The permittee must report on all monitoring activities in subsequent annual reports. If a Total Maximum Daily Load (TMDL) containing a wasteload allocation specific to one or more of the permittee's outfalls is approved, then the wasteload allocation must be incorporated into the SWMP. All previous and newly approved TMDLs within the jurisdictional areas must be included in either the proposed IWP or a revision to the existing IWP. For those waters currently non-supporting for fecal coliform bacteria, in the event that EPA approves the *E. coli* standard, then the permittee will be required to revise the IWP and begin sampling for *E. coli* in place of fecal coliform bacteria.

The IWP shall include:

- Sample location, whether samples are collected instream (i.e., upstream and downstream), from outfalls during wet weather events, or a combination of both locations. Bacteriological samples must be collected instream. If the permittee chooses to conduct outfall sampling and there are multiple outfalls located on an impaired waterbody, then the permittee may choose representative outfalls for sampling in place of sampling all outfalls;
- Sample type, frequency, and any seasonal considerations;
- Implementation schedule to start monitoring for each pollutant of concern;
- Map showing the location of the impaired waters, the monitoring location, and all identified MS4 outfalls located on the impaired waters or occurring within one linear mile upstream of the waters, or a schedule for confirming the location of these outfalls; and
- Description of proposed BMPs to be used to control and reduce the pollutants of concern and a schedule for implementation of these BMPs.

Waters requiring bacteriological monitoring:
Permittees with a population less than 10,000 at the time of permit issuance are exempt from this requirement. For those permittees with a population equal to or exceeding 10,000 at the time of this permit issuance (see Appendix B), the permittee must comply with the following:

- For those waters impaired for fecal coliform bacteria, the permittee must collect four geometric means during the reporting period (16 samples total). Each geometric mean

must consist of four grab samples collected during a 30-day period, without regards to weather. Two of the geometric means must be collected during May-October and two must be collected during November-April.

- The samples must be collected and the four geometric means calculated each year for the permit term. In the event that two years of data demonstrate that the level of fecal coliform bacteria is consistently below numeric criteria, then the permittee must prepare a Sampling Quality and Assurance Plan (SQAP). The SQAP must be submitted to EPD for approval.
- In the event the monitoring is performed in accordance with an EPD-approved SQAP, then the results must be submitted in the annual report, but also submitted separately to EPD's Watershed Monitoring Program. EPD will use the permittee's data, along with data obtained from other sources to evaluate the possible removal of the waterbody from the 303(d) list.

A permittee can voluntarily prepare a SQAP at any time, regardless of population. Sampling conducted in accordance with a SQAP may result in a water being removed from the 303(d) list of impaired waters. If the water is delisted, then monitoring conducted under the IWP may cease.

Following review and comment on the IWP by EPD, the permittee will incorporate necessary changes into the IWP. For those waters where the permittee is conducting monitoring, the data must be made available to other MS4 permittees upon request.

Each Annual Report shall include:

- All monitoring data collected during the reporting period;
- An assessment of the data trends over time for each pollutant of concern. The assessment shall initially include a characterization of baseline conditions. The data assessment shall include a written evaluation of whether water quality is improving, declining, fluctuating, or remaining constant. This assessment can be provided in the method chosen by the permittee (e.g., line graph, narrative). If monitoring identifies that an upstream MS4 is the source of the pollutant of concern, then the permittee must notify the adjacent MS4.
- An assessment to determine the effectiveness of the BMPs employed and what, if any, additional adaptive BMP measures may be necessary to return the water to compliance with State water quality standards. If BMP revisions and/or additional BMPs are necessary, then the revised IWP must be submitted to EPD for review.

3.3.8 Municipal Employee Training

The permittee must obtain stormwater-related training for its employees at least once each reporting period. The training must address such stormwater topics as are necessary for the employee to do his/her job and may include topics such as the inspection and maintenance of the MS4, good housekeeping practices at municipal facilities, illicit discharge detection and elimination, industrial facility inspections, construction site inspections, highly visible pollutant source inspections, green infrastructure and low impact development (GI/LID) training, and

runoff reduction/quality training. Documentation of the training activity, including the topic(s), date(s), and attendees must be provided in each annual report.

3.3.9 Public Education

Conduct a public education program that addresses water quality issues and the protection of water resources and encourages the use of GI/LID. The program shall consider such things as litter control, illicit discharges, household hazardous waste disposal, and residential pesticide, fertilizer and herbicide application, pet waste, fats, oils, and grease, and GI/LID techniques. If the permittee participates in an existing regional program in addition to its own program, then the annual report must summarize the specific activities performed during the reporting period.

For those permittees with a population less than 10,000 at the time of the permit issuance, the public education program must contain a minimum of **two** activities. For those permittees with a population greater than 10,000 at the time of this permit issuance, the public education program must contain a minimum of **four** activities.

SWMP Component	Measurable Goal
1. Public Education Program	1.a. Evaluate your existing program to ensure that it meets the needs of your community. Implement, and revise, if necessary, the stormwater education program described in the SWMP. The Public Education Program must include activities chosen from the following list, or other activities proposed for EPD approval: • School presentations; • Brochures placed in public places; • Municipal website; • Presentations to government officials; • Newsletter; • Utility bill insert; • Ongoing social media program; • Promotional items/giveaways; • Booth at community event; • Local access channel educational postings. 1.b. The measurable goal must be specified for each type of activity. Each type of activity must be executed at least once during the reporting period. 1.c. Details and documentation of each type of

	activity implementation must be provided in each annual report.

Public education materials are available on numerous websites, including these suggested sites: U.S. EPA (www.epa.gov), Clean Water Campaign (www.cleanwatercampaign.org) and Center for Watershed Protection (www.cwp.org).

3.3.10 Public Involvement

Conduct a public involvement program that creates opportunities for citizens to participate in the SWMP. This can include involving the public in planning and implementation of activities.

For those permittees with a population less than 10,000 at the time of the permit issuance, the public involvement program must contain a minimum of **two** activities. For those permittees with a population greater than 10,000 at the time of this permit issuance, the public involvement program must contain a minimum of **four** activities.

SWMP Component	Measurable Goals
1. Public Involvement Program	1.a Evaluate your existing program to ensure that it meets the needs of your community. Implement, and revise, if necessary, the public involvement program described in the SWMP. The Public Involvement Program must include activities chosen from the following list, or other activities proposed for EPD approval: • Stream cleanup (e.g. Rivers Alive); • Great American Cleanup; • Citizen hotline; • Citizen science/volunteer monitoring (e.g. Adopt-A-Stream); • Adopt-A-Road; • Storm drain marking; • Household hazardous waste disposal event; • Recycling event; • Local stormwater management panel; • Comprehensive planning committees; • Stakeholder Advisory committees; • Pet waste stations. 1.b. The measurable goal must be specified for each type of activity. Each type of activity must be executed at least once during the reporting period.

	1.c. Details and documentation of each type of activity implementation must be provided in each annual report.

If the permittee has a website, the SWMP, as well as any updates, must be posted on the website.

3.3.11 Post-Construction

3.3.11(a) Post-Construction Stormwater Controls

3.3.11(a)(1) Ordinance Review

The permittee must adopt ordinances, or update existing ordinances, when necessary for compliance with this permit, to address development and redevelopment, and enforcement of post-construction controls. The ordinance must provide the authority to conduct plan reviews, conduct inspections, enter into inspection and maintenance agreements, and pursue enforcement. If the ordinance is revised during the reporting period, submit a copy of the adopted ordinance with the annual report.

The ordinance revisions must include the adoption and implementation of the appropriate parts of either the latest edition of the Georgia Stormwater Management Manual (GSMM) or an equivalent or more stringent local design manual, which must meet or exceed the performance standards listed in the GSMM. All permittees must implement the GSMM to the MEP.

3.3.11(a)(2) Performance Standards

At a minimum, the permittee shall apply the standards for new development and redevelopment to any site that meets one or more of the following criteria:

- New development that creates or adds 5,000 square feet or greater of new impervious surface area, or that involves land disturbing activity of one acre of land or greater.

- Redevelopment that creates or adds or replaces 5,000 square feet or greater of impervious surface area, or that involves land disturbing activity of one acre or more, including projects less than one acre if they are part of a larger common plan of development or sale.

For sites meeting the above criteria, the permittee shall ensure that the following minimum performance standards are considered during the site plan preparation and/or review process. The performance standards must be implemented to the MEP.

The performance standards to be implemented are as follows:

Stormwater Runoff Quality/Reduction

Stormwater runoff shall be retained onsite or adequately treated prior to discharge. From the effective date of the Permit until December 10, 2020, the permittee must address stormwater runoff using either Option (a) or Option (b) below:

a) The stormwater management system shall be designed to retain the first 1.0 inch of rainfall on the site, to the maximum extent practicable. The determination by the MS4 that it is infeasible to apply the stormwater runoff quality/reduction standard, on part or all of a project, must be documented with the site plan review documents. If the first 1.0 inch of rainfall can be retained onsite using runoff reduction methods, then additional water quality treatment is not required. If the 1.0 inch cannot be retained onsite, the remaining runoff from a 1.2 inch rainfall event must be treated to remove at least 80% of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM or in the equivalent manual.

b) The stormwater management system shall be designed to remove 80% of the average annual post-development TSS load or equivalent as defined in the GSMM or in the equivalent manual. Compliance with this performance standard is presumed to be met if the stormwater management system is sized to capture and treat the water quality treatment volume, which is defined as the runoff volume resulting from the first 1.2 inches of rainfall from a site.

No later than December 10, 2020, all permittees must be using Option (a) to achieve compliance with this performance standard. This timeframe is to allow sufficient study, training, and planning on the part of the municipality. All site plan reviewers, construction site inspectors, and other personnel whose duties involve post-construction stormwater runoff are encouraged to receive training in the new GSMM and the runoff quality/reduction standard during the implementation phase. Pilot projects, advisory committees, and other programs intended to study and implement the runoff quality/reduction requirement are recommended.

Stream Channel/Aquatic Resource Protection

Stream channel and/or aquatic resource protection shall be provided by using the following approaches: 1) 24-hour extended detention storage of the 1-year, 24-hour return frequency storm event; 2) erosion prevention measures such as energy dissipation and velocity control; and 3) preservation of the applicable stream buffer.

Overbank Flood Protection

Downstream overbank flood protection shall be provided by controlling the post-development peak discharge rate to the predevelopment rate for the 25-year, 24-hour storm event.

Extreme Flood Protection
Extreme flood protection shall be provided by controlling the 100-year, 24-hour storm event such that flooding is not exacerbated.

Trout Stream Protection
For receiving waters with trout stream designation, which contain outfalls from the permittee's MS4, the permittee's SWMP must address the protection of the trout waters from impacts from the MS4 outfalls due to elevated temperature.

3.3.11(a)(3) Linear Transportation Projects

The permittee must apply the performance standards listed in Part 3.3.11(a)(2) during the design of all construction projects. However, the performance standards may be infeasible to apply, all or in part, for linear transportation projects being constructed by the permittee, local governments, or authorities. The permittee may develop a feasibility program which sets reasonable criteria for determining when implementing the performance standards in linear projects is infeasible. The permittee may develop this feasibility program and submit it to EPD for review. Upon submittal to EPD, the permittee, local governments, and authorities may begin implementation of this feasibility program for linear transportation projects only.

3.3.11 (b) Green Infrastructure/Low Impact Development (GI/LID)

The permittee must implement a program to address post-construction runoff. At a minimum, the program must contain the elements listed in Table 3.3.11(b)(2) below and descriptions of how they are implemented:

Table 3.3.11(b)(2)

GI/LID Program Elements	**Measurable Goals**
1. Legal Authority	1.a. The permittee shall continue to review and revise, where necessary, building codes, ordinances, and other regulations to ensure they do not prohibit or impede the use of GI/LID practices, including infiltration, reuse, and evapotranspiration. At a minimum, the permittee shall assess those regulations governing residential and commercial development, road design, land use, and parking requirements. During the regulatory review, the permittee should consider the inclusion of incentives for use of GI/LID practices into the ordinance. If the ordinance(s) are revised during the reporting period, submit a copy of the adopted ordinance(s) with the annual report.
2. GI/LID Program	2.a. Implement the GI/LID program approved by EPD. The GI/LID program shall include procedures for evaluating the feasibility and site applicability of different GI/LID

	techniques and practices, and various structures and practices to be considered. If the GI/LID Program is revised during the reporting period, submit the revised program to EPD for review with the annual report.
3. GI/LID Structure Inventory	3.a. Each reporting period, update the inventory of water quality-related GI/LID structures located within the permittee's jurisdiction and at a minimum, constructed after June 11, 2014, (e.g., bioswales, pervious pavement, rain gardens, cisterns, and green roofs). The inventory must, at a minimum, include permittee-owned GI/LID structures, those publicly-owned GI/LID structures owned by other entities, and privately-owned non-residential GI/LID structures. Track the addition of new water quality-related GI/LID structures through the plan review process and ensure that the structures are added to the inventory. 3.b. Provide an updated inventory, including the type and total number of structures, in each annual report.
4. Inspection and Maintenance Program	4.a. Conduct inspections on 100% of the total privately owned non-residential (e.g., mixed use development, commercial, etc.) and permittee-owned GI/LID structures, included in the inventory created in 3 above, within the 5-year permit term. For permittees with five or more GI/LID structures included on the inventory, at a minimum, the permittee must conduct inspections on 5% of the structures each reporting period, or if inspections are done by geographical area, then one entire area or sector must be inspected each reporting period. If a low percentage of inspections is conducted during one reporting period, then the permittee must increase the inspection frequency in subsequent reporting periods to ensure that 100% of the GI/LID structures are inspected within the 5-year permit term. Provide the number and/or percentage of the total structures inspected and documentation of the inspections conducted during the reporting period in each annual report. 4.b. Conduct maintenance on the permittee owned GI/LID structures, as needed. Provide the number of the total structures maintained and documentation of the maintenance performed during the reporting period in each annual report. 4.c. Implement procedures for ensuring privately-owned non-residential GI/LID structures are maintained as needed. Provide documentation of these activities in each annual report.

Design information on GI/LID practices can be found on the Atlanta Regional Commission's website (http://www.atlantaregional.com) for the GSMM and the CSS to the GSMM. Additional information on green infrastructure and better site design can be found on numerous websites, including these suggested sites: U.S. EPA (www.epa.gov), Center for Watershed Protection (www.cwp.org), Georgia Coastal Resource Division's "Georgia's Green Growth Guidelines" (http://coastalgadnr.org/cm/green.guide), and Green Infrastructure Center (www.gicinc.org). In addition, you may want to consult the following webpage on EPA's website: www.epa.gov/nps/lid.

3.4 Program Amendments

EPD may require a revision of the SWMP at any time it is deemed necessary by the Director to comply with the goals and requirements of the State Act, but specifically for any of the following reasons:

3.4.1 A change has occurred which will significantly impact the potential for the discharge of pollutants to the waters of the State of Georgia;

3.4.2 The permittee's program proves ineffective in controlling pollutants from the MS4 to the MEP;

3.4.3 An adverse impact to water quality has been documented as a result of discharges from the MS4; or

3.4.4 To include more stringent requirements necessary to comply with new State or Federal statutory or regulatory requirements.

The Director shall notify the permittee of the required modifications in writing and set forth a schedule for the permittee to develop and implement the modified SWMP. The permittee may propose alternative SWMP modifications to EPD.

3.5 Program Approval

The SWMP may be modified by the permittee at any time. Written notification of proposed SWMP modifications must be submitted to EPD at least 30 days prior to implementation of the modification. EPD reserves the right to disapprove the SWMP modification.

PART 4. MONITORING AND REPORTING REQUIREMENTS

4.1 Annual Report

The permittee shall prepare an annual system-wide report covering the reporting period May 1 through April 30. The report shall be submitted by June 15th following the reporting period. EPD is preparing an electronic method of reporting (eReporting), and EPD will notify the permittee when the system is available for use. Upon notification, the

permittee will be required to submit the annual report electronically. The report shall be submitted using the form provided by EPD. The Phase I Large Annual Report form is available on EPD's website at epd.georgia.gov. All applicable information required to complete the annual report shall be filled out and the certification statement shall be signed prior to submittal. A summary of the annual report requirements is as follows:

4.1.1 The status of implementing the components of the SWMP that are established as permit conditions;

4.1.2 Proposed changes to the SWMP;

4.1.3 Revisions, if necessary, to the assessments of controls;

4.1.4 A summary of data, including monitoring data that was accumulated throughout the reporting period;

4.1.5 Annual expenditures for the reporting period and the annual fiscal analysis for the upcoming reporting period. The permittee must submit its budget, including the necessary capital and operation and maintenance expenditures associated with MS4 permit compliance, including the funding source as supporting documentation with its annual report;

4.1.6 A summary describing the number and nature of enforcement actions, inspections, and public education programs; and

4.1.7 Identification of water quality improvements or degradation.

The permittee must conduct inspections on 100% of all MS4 structures and inventoried facilities within the 5-year permit term. In the final annual report prepared under this permit iteration, the permittee must demonstrate that they have complied with this measurable goal. The permittee shall be responsible for the content of the report or the failure to provide information for the report relating to the MS4 for which it is the owner or operator. The permittee shall sign and certify the annual report as required under Part 5.10 of this permit.

4.2 Monitoring Procedures

4.2.1 The permittee must perform all monitoring described in the SWMP per Table 3.3.2, Table 3.3.3, and Table 3.3.7. The purpose of the monitoring is to identify potential sources of pollution, determine the best method to address water quality issues, and allow evaluation of the effectiveness of the SWMP. Implement additional monitoring if needed to identify pollution sources. If monitoring is being conducted for another reason (e.g., watershed assessment, watershed protection plan), then the data may be used to conduct the evaluation described above.

4.2.2 Monitoring must be conducted according to approved test procedures set forth in 40 CFR Part 136, unless other approved test procedures have been specified, excluding IDDE field screening procedures.

4.2.3 Parameters shall be analyzed to the detection limits specified by EPD. If a parameter is not detected at or above the detection limit, a value of "NOT DETECTED" will be reported for that sample and the detection limit will also be reported.

4.2.4 If the permittee monitors any parameter at the designated location(s) more frequently than required by this permit, the permittee shall analyze all samples using approved analytical methods specified in Part 4.2.2 of this permit. EPD may require more frequent monitoring or the monitoring of other parameters not specified in this permit or the SWMP by written notification to the permittee.

4.2.5 Laboratory and Analyst Accreditation. All monitoring data not prepared in situ shall be prepared by a laboratory accredited by the State of Georgia in accordance with EPD Rules for Commercial Environmental Laboratories 391-3-26, or, where the permittee does their own analysis with their own personnel, by a Laboratory Analyst certified in compliance with the Georgia State Board of Examiners for Certification of Water and Wastewater Treatment Plant Operators and Laboratory Analysts Act. In situ means that the sample is analyzed at the point of collection and has not been transported any distance.

4.3 Retention of Records

4.3.1 The permittee shall retain copies of all reports required by this permit, all monitoring information and records of all other data required by or used to demonstrate compliance with this permit, including any additional monitoring performed which is not required by this permit, for a period of at least three years. After EPD's approval, the permittee will implement the latest revision of the SWMP, while retaining on file the previous version of the program for a period of at least three years. These periods may be modified by the Director by written notification at any time.

4.3.2 Records of monitoring information shall include:

- The date, exact place, time of sampling, or measurements;
- The individual(s) who performed the sampling or measurements;
- The date(s) analyses were performed;
- The individual(s) who performed the analyses;
- The analytical techniques or methods used; and
- The results of the analyses.

4.3.3 The permittee must submit its records to EPD upon written request. The permittee must make its records, including the SWMP, available to the public as required by open records requirements.

PART 5. STANDARD PERMIT CONDITIONS

5.1 Duty to Comply

5.1.1 The permittee must comply with all conditions of this permit. Any permit noncompliance constitutes a violation of the Clean Water Act and/or the State Act and is grounds for:

- Enforcement action;
- Permit termination, revocation and reissuance, or modification; or
- Denial of a permit renewal application.

5.1.2 The Clean Water Act and the State Act both provide that any person who falsifies or tampers with, or knowingly renders inaccurate any monitoring device or method required under this permit, or who makes any false statement, representation, or certification in any record submitted or required by this permit, including monitoring reports or reports of compliance or noncompliance, shall, if convicted, be punished by a fine or by imprisonment, or by both. Both Acts include procedures for imposing civil penalties for violations or for negligent or intentional failure or refusal to comply with any final or emergency order of the Director.

5.1.3 If, for any reason, the permittee does not comply with, or will be unable to comply with any condition specified in this permit, the permittee shall provide EPD with an oral report within 24 hours from the time the permittee becomes aware of the circumstances, followed by a written report within five days. The written submission shall contain:

- Description of the noncompliance and its cause;
- Exact dates and times of noncompliance or, if not corrected, the anticipated time the noncompliance is expected to continue; and
- Steps being taken to reduce, eliminate and prevent recurrence of the noncompliance.

5.1.4 The permittee shall give written notice to EPD at least ten days before any planned changes in the permitted activity, which may result in noncompliance with permit requirements.

5.2 Need to Halt or Reduce Activity Not a Defense

It shall not be a defense for the permittee, in an enforcement action, that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit.

5.3 Duty to Reapply

If the permittee wishes to continue an activity regulated by this permit after the expiration date of the permit, the permittee must apply for and obtain a new permit.

5.4 Duty to Mitigate

The permittee shall take all reasonable steps to minimize or prevent any discharge in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

5.5 Proper Operation and Maintenance

The permittee shall at all times, properly operate and maintain all facilities and systems of treatment and control (and related appurtenances), owned or operated by the permittee to achieve compliance with the terms and conditions of this permit and with the requirements of the SWMP. Proper operation and maintenance also includes adequate laboratory controls and appropriate quality assurance procedures. This provision requires the operation of adequate backup or auxiliary facilities or similar systems which are installed by a permittee only when the operation is necessary to achieve compliance with the conditions of this permit.

5.6 Permit Actions

This permit may be modified, revoked and reissued, or terminated for cause. The filing of a request by the permittee for permit modification, revocation, reissuance, or termination, or a notification of planned changes or anticipated noncompliance does not stay any permit condition.

5.7 Property Rights

The issuance of this permit does not convey any property rights of either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property, any invasion of personal rights, or any infringement of Federal, State, or local laws and regulations.

5.8 Duty to Provide Information

The permittee shall provide to EPD, within a reasonable time frame, any information which the Director may request to determine compliance with this permit. The permittee shall also provide EPD with any requested copies of records required by this permit.

5.9 Inspection and Entry

The permittee shall allow the Director, the Regional Administrator of USEPA, and their authorized representatives, agents, or employees, after presentation of credentials to:

5.9.1 Enter the permittee's premises where a regulated facility or activity is located or conducted, or where records are kept under the terms and conditions of this permit;

5.9.2 Have access to and copy at reasonable times, any records required under the terms and conditions of this permit;

5.9.3 Inspect at reasonable times any facilities, equipment, (including monitoring and control equipment) practices, or operations regulated or required under this permit; and

5.9.4 Sample or monitor at reasonable times, for the purpose of assuring permit compliance or as otherwise authorized by the CWA, any substances or parameters at any location.

5.10 Signatory Requirements

5.10.1 All information submitted to EPD or that this permit requires the permittee to maintain shall be signed by either a principal executive officer or ranking elected official, or by a duly authorized representative of that person. A person is a duly authorized representative only if:

5.10.1(a) The authorization is made in writing by the official person described above and submitted to EPD.

5.10.1(b) The authorization specifies either an individual or a position having responsibility for the overall operation of the municipality's SWMP such as the position of manager, operator, superintendent, or position of equivalent responsibility.

5.10.1(c) If an authorization is no longer accurate because of a different individual or position having been authorized, then a new authorization must be submitted to EPD prior to or together with

any report, information, or application signed by the authorized representative.

5.10.2 Any person signing documents under this section shall make the following certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

5.11 Other Information

If the permittee becomes aware of a failure to submit any relevant facts or of submission of incorrect information in the SWMP, Annual Report, or any report to EPD, the permittee shall promptly submit the relevant facts or information.

5.12 Availability of Reports

Except for data determined by EPD to be confidential under Section 16 of the State Act or by the Regional Administrator of the USEPA under 40 CFR Part 2, all reports prepared according to the terms of this permit shall be available for public inspection at an office of EPD under the Georgia Open Records Act. All monitoring data, permit applications, permittees' names and addresses, and permits shall not be considered confidential.

5.13 Severability

The provisions of this permit are severable. If any permit provision or the application of any permit provision to any circumstance is held invalid, the provision does not affect other circumstances or the remainder of this permit.

5.14 Contested Hearings

Any person who is aggrieved or adversely affected by any action of the Director shall petition the Director for a hearing within 30 days of notice of this action.

5.15 Civil and Criminal Liability

The permittee is liable for civil and criminal penalties for noncompliance with this permit and must comply with applicable State and Federal laws. The permit cannot be interpreted to relieve the permittee of this liability even if it has not been modified to incorporate new requirements.

5.16 Transfer of Ownership

This permit is not transferable to any person except after notice to the Director. The Director may require modification or revocation and reissuance of the permit to change the name of the permittee and incorporate such other requirements as may be necessary under the Clean Water Act.

5.17 Previous Permits

All previous State water quality permits issued to this permittee are hereby revoked by the issuance of this permit. The permit governs discharges from this MS4 under the NPDES.

Appendix A
Definitions

Annual Report – the document submitted by the permittee on an annual basis summarizing the SWMP activities conducted during the previous reporting period, in accordance with Part 4.1 of this permit.

Best Management Practice (BMP) – both structural devices to store or treat stormwater runoff and non-structural programs or practices which are designed to prevent or reduce the pollution of the waters of the State of Georgia.

Construction Activity – the disturbance of soils associated with clearing, grading, excavating, filling of land, or other similar activities which may result in soil erosion.

Construction General Permits (CGPs) – the Georgia NPDES Permit for Stormwater Discharges Associated with Construction Activity Nos. GAR100001, GAR100002 and GAR100003, which identify the Manual for Erosion and Sediment Control in Georgia (Green Book) and stream buffer requirements.

Clean Water Act (CWA) – the Federal Clean Water Act (formerly known as the Federal Water Pollution Control Act or the Federal Water Pollution Control Act Amendments of 1972), as amended.

Director – the Director of the Environmental Protection Division of the Department of Natural Resources, State of Georgia.

EPA or **USEPA** – the United States Environmental Protection Agency.

EPD – the Environmental Protection Division of the Department of Natural Resources, State of Georgia.

Highly Visible Pollutant Source (HVPS) – a land use or activity that produces higher than normally found levels of pollutants in stormwater runoff. These facilities may include, but are not limited to, gasoline stations, auto repair shops, commercial car washes, home improvement stores, nurseries, kennels, veterinarian offices, etc. These facilities may also include industries that are not required to be covered under the IGP.

Illicit Connection – any man-made conveyance connecting a non-stormwater discharge directly to an MS4.

Illicit Discharge – any direct or indirect non-stormwater discharge to the separate storm sewer system, including but not limited to, sewage, process wastewater, and washwater. The discharge may be continuous or intermittent in occurrence.

Industrial Activity – the activities related to manufacturing, processing, or raw materials storage areas of an industrial plant.

Industrial Facility – a facility that is eligible to be permitted under the IGP because it has an industrial activity listed.

Industrial Storm Water General Permit (IGP) – the Georgia NPDES Permit(s) for Storm Water Discharges Associated with Industrial Activity.

Linear Transportation Projects – construction projects on traveled ways including but not limited to roads, sidewalks, multi-use paths and trails, and airport runways and taxiways.

Maximum Extent Practicable (MEP) – the controls necessary for the reduction of pollutants discharged from an MS4. These controls may consist of a combination of BMPs, control techniques, system design and engineering methods, and such other provisions for the reduction of pollutants discharged from a MS4 as described in the SWMP.

Municipal Separate Storm Sewer System (MS4) – a conveyance or system of conveyances including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels or storm drains, owned or operated by a municipality or other public body, designed or used for collecting or conveying stormwater runoff and is not a combined sewer or part of a Publicly Owned Treatment Works.

National Pollutant Discharge Elimination System (NPDES) – the program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits under the CWA.

New Development – land disturbing activities, structural development (construction, installation, or expansion of a building or other structure), and/or creation of impervious surfaces on a previously undeveloped site.

Operator – the entity that has the primary day-to-day operational control of the activities necessary to ensure compliance with the SWMP requirements and the MS4 permit conditions.

Outfall – the most downstream point (i.e., final discharge point) on an MS4 where it discharges to the receiving waters of the State.

Owner – the legal title holder to the real property on which is located the facility or site where an SWMP activity takes place.

Point Source – any discernible, confined and discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel or other floating craft from which pollutants are or may be discharged into the waters of the State of

Georgia. This term does not include return flows from irrigated agriculture or agricultural stormwater runoff.

Pollutant – dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials (except those regulated under the Atomic Energy Act of 1954, as amended), heat, wrecked or discarded equipment, rock, sand, cellar dirt and industrial, municipal and agricultural waste discharged into water.

POTW – Publicly Owned Treatment Works

Redevelopment – the structural development (construction, installation, or expansion of a building or other structure), creation or addition of impervious surfaces, replacement of impervious surface not part of routine maintenance, and land disturbing activities associated with structural or impervious development on a previously developed site. Redevelopment does not include such activities as exterior remodeling.

State Act – the Georgia Water Quality Control Act, as amended.

State Rules or **Rules** – the Georgia Rules and Regulations for Water Quality Control.

Stormwater – stormwater runoff, snowmelt runoff, and surface runoff and drainage.

SWMP or **Program** – the Stormwater Management Program required to be developed and implemented under the terms and conditions of this permit and refers to a comprehensive program to manage the quality of stormwater discharged from a MS4.

Waters of the State – any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, wetlands, and all other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the State which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

Appendix B
Phase I Large MS4s by Population

Population less than 10,000:

Austell	Doraville	Lithonia	Pine Lake
Avondale Estates	Grayson	Lovejoy	Stone Mountain
Berkeley Lake	Hapeville	Morrow	
Clarkston	Jonesboro	Norcross	
Dacula	Lake City	Palmetto	

Population greater than 10,000:

Acworth	College Park	Fulton County	Riverdale
Alpharetta	Decatur	Gwinnett County	Roswell
Atlanta	DeKalb County	Kennesaw	Smyrna
Buford	Duluth	Lawrenceville	Snellville
Chamblee	East Point	Lilburn	Sugar Hill
Clayton County	Fairburn	Marietta	Suwanee
Cobb County	Forest Park	Powder Springs	Union City

Response to Public Notice Comments
Draft NPDES Stormwater Permit No. GAS000XXX
Phase I Large MS4

Permit Section	Comment Received	EPD Response
Table 3.3.3 (4)(a)	Commenter supports the addition of specific educational activities for industrial facilities that permittees can implement and the addition of frequency (i.e., once each reporting period).	Comment noted.
Part 3.3.7	Commenter requests clarification on what is needed for the Impaired Waters Plan (IWP) (i.e., Is one plan sufficient if it includes all pollutants and all streams or does it have to be a separate plan for each pollutant and each stream ?).	Per the Permit, the permittee must develop an IWP addressing each pollutant of concern (POC). If the permittee has several impaired waterbodies with the same POC (i.e., fecal coliform bacteria), the permittee may submit one IWP and list all of the impaired waterbodies. The permit may also choose to develop an IWP for each impaired stream segment.
Part 3.3.8	The consolidation of the annual municipal employee training requirements and the addition of training requirements specific to the runoff reduction methodology and GI/LID practices is welcomed and will assist in the implementation of the permit.	Comment noted.
Part 3.3.9 (1)(b)	Recommend changing "activity" to "type of activity" as measuring each individual activity may prove to be difficult.	The requested modification has been made in the measurable goals for 1.b and 1.c.
Part 3.3.11 (a)(2)	Commenter recommends the State provide the criteria/process for evaluating the feasibility or infeasibility of the onsite retention requirements in the permit so that it is uniformly applied across Georgia.	Feasibility must be evaluated on a project by project basis based on the project specifications, unique site conditions, and local zoning and development requirements. By providing MS4s with the flexibility to develop their own feasibility criteria, the permit allows the development of a program that is responsive to local development code and unique local conditions. Per Table 3.3.11(b)(2)2.a., EPD will review the permittee's feasibility analysis and site applicability of different GI/LID techniques and practices. EPD has developed a rubric as guidance to assist permittees with this process. No change made.
Part 3.3.11(b)(2)	Commenter states that the minimum inspection requirement included within	The permit includes an annual minimum inspection frequency. Permittees may benefit

	the Permit for permittees' green infrastructure/low impact development (GI/LID) structures could lead to the improper functioning of the structures.	from adhering to the recommended inspection and maintenance schedule for each specific GI/LID structure type as recommended in the GSMM or equivalent manual. Permittees may conduct inspections more frequently if preferred or as detailed for a specific GI/LID structure. Additional maintenance information for individual BMPs, including a schedule for specific maintenance activities, can be found in the GSMM, Appendix E, Operations & Maintenance Guidance Document. No change made.

Appendix B

Ordinances & Legal Documents

PROTECT NATURAL RESOURCES (INCLUDING TREES) AND OPEN SPACE

1.A.1

Sensitive Natural Lands/ Critical Area Protection

QUESTIONS: Are development policies, regulations, and incentives in place to protect natural resource areas and critical habitat?

GOAL: Protect natural resource areas (e.g., forests, prairies) and critical habitat (e.g., conservation corridors, buffer zones, wildlife preserves) from future development.

WHY: Protection of significant tracts of critical lands and wildlife habitat will aid in protecting and improving water quality by increasing infiltration and groundwater recharge, preventing erosion and contamination of ground water and surface water resources, and protecting sources of drinking water.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Identify and map critical natural resource areas (e.g., steep slopes, wildlife habitat, forests, drinking water source areas).	1	0.5	The Comprehensive Plan defines steep slope as greater than 25%. There are no areas in the city with this slope. There are few areas identified as having slopes between 15% and 25%. Section 9-13 outlines the requirements for conservation and open space developments. If someone chooses to develop this type of development any slope areas greater than 25% of at least a 5000 SF area must be included in the conservation areas (9-13d(2)), unless it is demonstrated that it is counter to the purposes of the code section. The community assessment does contain maps for the critical areas listed except for wildlife habitat, which is only described by text. The assessment states "none of the Part V water supply watershed criteria apply directly to the city"; " there are no groundwater recharge areas, no protected mountains, no protected river corridors and no scenic sites".
The local comprehensive plan contains a natural resource protection element with goals calling for preservation of identified critical natural resource areas.	1	0.5	The Comprehensive Plan contains goals and policies concerning Natural and Cultural Resources. There is a goal of "Protect natual resources and sensitive environmental features from encroachment by development." This portion of the comprehensive plan could be strengthened to include additional goals and policies. Natural resource protection in the Comp Plan is geared toward conservation for greenways, recreation and floodplains; conservation for other resources (wildlife, forest, drinking water sources areas) are not mentioned.
Identify key natural resource areas for protection in jurisdiction's parks and open space plan.	1	1	Comprehensive Plan Assessment - Appendix A. Figure 8 identifies all parks and conservation lands owned by the City. This map can be expanded to show conservation easements on private property. The City has provided this information to the Atlanta Regional Commission who has included it in their regional parks and greenspace mapping. Additionally, the future land use map shows some private properties located in the floodplain as parks/recreation/conservation. The city does not have a traditional written parks and open space plan, but it has adopted and implemented or is in the process of implementing the Silver Comet Linear Park plan and the Community Enhancement Master Plan, both of which contain park and open space features (and historical info as well - i.e. the historic seven springs) The Community Agenda has as Goal 16 "provide for community open space, parks and recreational opportunities'.
Assist landowners in identifying sensitive natural areas and laying out developments to avoid such areas.	1	1	Using GIS we are able to identify wetlands and floodplains on a property. We provide this information to developers when requested. Landowners are provided this information relative to their specific property when they inquire. We provide or address this data with developers in plan review meetings.
Local plans establish and enforce areas which are available for development and which lands are a priority for preservation.	1	1	The Future Land Use Map in the Comprehensive Plan identifies the floodplain other areas for parks/recreation/conservation. The Unified Development Code has a number of restrictions found in Article 5 and 9 concerning development in greenways, streambuffers, floodplains, etc. Section 5-5 of the UDC adopts the U.S. Fish and Wildlife Sevice Map covering the City of Powder Springs. The City's short term work program includes a greenspace masterplan.
REMOVE BARRIERS:			
Protection of sensitive natural areas and wildlife habitat qualifies for credit towards local open space dedication and set-aside requirements.	1	1	Section 5-17 of the UDC requires that 10% of each residential lot in a subdivision and 10% of any commercial/industrial project of the tree canopy be retained. Trees in these areas, as long as they are not in SFHA, greenways, buffers, utility easement or wetlands can be counted toward tree unit requirements. Section 4-15(j) requires all residential developments to maintain 20% of the site for open space and be preserved in perpetuity. Protection of sensitive areas can be used to meet this requirement. Clustered lot subdivisions, 3-3, allow floodplains, wetlands, lakes and stream greenways within a development to be included within the open space requirement. This similar 'credit' is not found in the open space requirement in article 4.
ADOPT INCENTIVES:			
Provide financial support to or collaborate with land trusts to acquire critical natural areas.	1	0	No funding available at this time for this type of endeavor.
Establish a dedicated source of funding for open space acquisition and management (e.g., bond proceeds, sales tax).	2	0	Cobb County has a fund for acquisition of open space. The City should continue its communication with the County about land acquisitions in the City. There are several land acquisition processes available through the USDA, Fish and Wildlife, Forestry Service, and through ARC. These are specific to large/regional tracts of land.
Adopt a transferable developments rights program to provide an incentive for landowners to preserve sensitive natural lands and wildlife habitat.	1	0	Probably not workable in the City.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
Land use regulations provide for the creation of cluster and conservation subdivision on the periphery of urban growth areas to encourage preservation of intact blocks of sensitive natural areas.	1	0.5	Section 4-11 of the UDC outlines requirements for clustered lot subdivisions. This option is available after special use approval in any single-family detached subdivision in any zoning district. Section 9-13 outlines requirements for Conservation Subdivision and Open Space Development. These are allowed by right in R15, R20, R30 , MDR and MXU zoning districts. Per a previous analysis: "The conservation subdivision is not necessarily the best development type for all circumstances. It is most appropriate in low- to moderate-density residential communities where the zoning density is low enough to allow sufficient clustering and open space preservation. In urban areas and development nodes, the better option may be a mixed-use development incorporating both residential and commercial uses in a design reminiscent of a village or neighborhood." (Powder Springs would be a good area for these type developments). While 3-3 states that open space is not required to be contiguous, it does require that 40% be set aside and that areas cannot be less than 1 acre in size. However, this section is inconsistent with 4-11 and 9-13 and all 3 sections should be reviewed for appropriate amendment or deletion. Given that 9-13 was adopted after 3-3 and 4-11 and is more restrictive (and more flexible), that is the section that would control over the others, but the inconsistencies need to be removed or fixed.
ENACT REGULATIONS			
Adopt regulations to protect steep slope, hillsides, and other sensitive natural lands (e.g., by limiting development on slopes > 30% or requiring larger lot sizes in sensitive areas).	2	1	Section 9-9 of the UDC limits devlopment in stream buffers. Section 9-10 limits development in the flood plain. Section 5-5 states that projects within 50 feet of a wetland must seek a permit from the Army Corps of Engineers. Stream buffers with adjacent wetlands should also be expanded to include the wetlands. Buffers are recommended as 30-100 feet for sediment and phosphorus removal, 100-160 ft for nitrogen removal, and 100-300 ft for wildlife protection.
Adopt wildlife habitat protection regulations aimed at preserving large contiguous blocks of habitat areas.	2	1	There are no regulations specifically aimed at wildlife habitat protection. However, Section 9-13 outlines the requirements for conservation and open space developments. One purpose of this section is to preserve in perpetuity unique or sensitive natural areas, one of which is specified as wildlife habitat. If someone chooses to develop this type of development populations of endangered or threatened species or habitat for such species must be included in the open space area, unless it is demonstrated that it is counter to the purposes of the code section (9-13d(2)). In order to meet the definition of Conservation Subdivision or Open Space Development at least 40% of the site must be open space, of that, at least 75% must be contiguous.
Create agriculture/natural resource zoning districts (e.g., minimum lot size of 80 acres and larger) to preserve agricultural areas and forests.	2	0	The City does not have land available for these types of zoning districts. Parcel sizes in PS are too small.
Subject Total	**17**	**7.5**	

1.A.2.a

Protection of Water Bodies/Aquifers

QUESTIONS: Are no-development buffer zones and other protective tools in place around wetlands, riparian areas, and floodplains that improve/protect water quality?
GOAL: Protect critical areas such as wetlands, floodplains, lakes, rivers, and estuaries with a mandatory no-development buffer.
WHY: The use of these practices will reduce pollutant loads and hydrologic alterations to water bodies.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Identify and map critical water resource areas.	1	1	Appendix A of the Community Assessment of the Comprehensive Plan includes a map (Figure 2) identifying the water supply watersheds of Powder Springs. Figure 5 identifies the floodplains in the City. The map in the comprehensive plan shows the floodplains adopted in 1992. The current SFHA adopted in December 2008 are available through the City GIS department. The City uses this updated data. Additional education could be considered for potential developers/property owner by using FEMA's mapping feature and the creation of Firmettes. This may assist these individuals to view properties in a smaller scale than the overall FIRM panels. Firmettes lack definition on a parcel by parcel view, but could be utilized for large developments.
The local comprehensive plan contains a water quality protection element with goals calling for protection of identified water bodies and other water resource areas such as wetlands.	1	1	The Comprehensive Plan contains goals and policies concerning Natural and Cultural Resources. There is a goal of "Protect natual resources and sensitive environmental features from encroachment by development. This portion of the comprehensive plan should be strengthened to include additional goals and policies directly related to water quality. Comp Plan Goal 18: Policy 18.3 Enforce water supply watershed protection standards in order to protect community water supplies from potential sources of pollution - AND - Policy 18.6 Continue working with the Metropolitan North Georgia Water District to ensure adequate water capacity and maintain water quality.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
Identify key critical water resource areas for protection in jurisdiction's parks and open space plan.	1	0.5	The City has a map of existing public facilities, but does not have one identifying critical areas for protection. The Future Land Use map does identify properties within the floodplain as having a FLU designation of Parks/Recreation/Conservation. Comp Plan Goal 15: Policy 15.2 Target environmentally sensitive areas such as floodplains and wetlands along Noses Creek and Powder Springs Creek for greenspace acquisition and explore funding opportunities through the Georgia Land Conservation Program and through Cobb County's bond issue to help fund the acquisition. AND Policy 15.3 Encourage use of conservation subdivision designation in appropriate areas for the protection of sensitive natural resources and provision of community open space. We have no traditional parks and open space plan but have the Linear Park, CEMP and LCI plans - all of which, along with Comp Plan, call for protecting water resource areas.
Cooperate in developing regional approaches to watershed protection and stormwater management.	1	1	The Metropolitan North Georgia Water Planning District encourages a coordinated regional approach in dealing with watershed issues. Comp Plan Goal 18: Policy 18.6 Continue working with the Metropolitan North Georgia Water District to ensure adequate water capacity and maintain water quality. The city has adopted the MNGWP ordinances and we are required to participate in this regional approach.
REMOVE BARRIERS:			
Wetlands and other water bodies and buffer areas qualify for credit against local open space dedication/set-aside regulations.	1	1	Section 3-3 states requirements for Clustered Lot Subdivisions. Section 3-3(a)3 states that floodplains, wetlands, lakes and stream greenways withing the develoment may be included withing the community open space requirements. UDC 9-13(d)(2)a. The minimum restricted Open Space shall comprise at least 40% of the gross tract area. AND (d)(3) Permitted Uses of Open Space b. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas.
ADOPT INCENTIVES:			
Protected water bodies and buffer areas qualify for twice the credit (or more) against open space requirements set by the municipality.	1	0	
Restoration of degraded riparian/wetland areas qualifies for additional open space credit within the local municipal system.	1	0	
Transfer of density from protected riparian areas/buffers to upland portions of development sites.	1	0	
ENACT REGULATIONS			
Riparian and wetland buffer areas required by local land use regulations ·Buffer is at least 50 feet (as measured from the top of bank) = 1 point · Buffer is at least 100 feet (as measured from the top of bank) = 2 points · Buffer is greater than 100 feet (as measured from the top of bank) = 3 points	1 to 3	1	Section 9-9(d)(1) requires a 50 ft buffer from the top of the bank and an additional 25 feet of limited impervious area. Wetland buffers are not required.
Critical water resource areas cannot be counted in calculating allowable density on a site (e.g., on a 200-acre site with 50 acres of wetlands, only 150 acres can be used to calculate density under zone district regulations, and only those 150 acres may be developed).	1	1	Section 9-13(b)(3) does not allow wetlands, the 100 year floodplain, or bodies of open water over 5000 sf in contiguous area to be included in density calculations. However, it is not clear if the provision would apply unless they were developing it as a conservation subdivision. Article 4 establishes a maximum density. It could be a policy decision to only allow the density based on net acre and thereby preserving the conservation area/natural sites/wetlands during the zoning/development process.
Development in floodplains is prohibited or must demonstrate no adverse impacts upstream and downstream (See resources below for details on "no adverse impact" approach to floodplain management).	2	1	Section 9-10(k)(3) states standards for development in the floodplain. These regulations do not meet all "No Adverse Impact requirements". One element of our ordinance, the 3-foot freeboard requirement, is a No Adverse Impact best management practice. "No Adverse Impact floodplain management is an approach that insures that the action of one property owner does not adversely impact the properties and rights of other property owners, as measured by increased flood peaks, flood stage, flood velocity, and erosion and sedimentation."
Stormwater quality and quantity performance standards exist for development sites (e.g., restrictions on sedimentation levels, pre/post development flows).	1	1	Section 9-11(i) states post development standards. Code requires concept meeting and plan that addresses existing conditions and existing natural resources followed by a management plan that details how post development runoff will be controlled or managed. Must include pre and post development downstream analysis and include an erosion and sediment control plan and a landscape and open space plan and operation and maintenance plan. All runoff must be treated before discharge. Steam channels must be protected and downstream overbank flood and property protection must be provided by controlling the post flood discharge rate to the pre develpment rate for the 25 year, 24-hour storm event. Quantity and quality are addressed. Controls and facilities need to follow the state manual. City can impose additional requirements.
Local regulations require restoration of degraded riparian/wetland areas on a development site.	1	1	Section 9-11(i)2 requires restoration of stream buffer if applicable.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
Compensation for damage to riparian/wetland areas must be on a minimum 2:1 basis on- or off-site.	1	0.5	Section 404 of the federal Clean Water Act addresses compensatory mitigation.
Performance standards exist and are well enforced for stormwater discharges to wetlands that protect the hydrologic regimes and limit pollutant loads.	1	0.5	Illicit discharge is not permitted in the wetlands, but there is no similar prohibition for stormwater. UDC 9-11 Stormwater Runoff Control for New Development and Redevelopment requires that new development and redevelopment maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to re-duce flooding, streambank erosion, nonpoint source pollution and increases in stream temperature, and maintain the integrity of stream channels and aquatic habitats. The section also details the permitting process and requires amond other things to provide a stormwater management plan along with Hydrology study and other criterias to establish the impact the project has on the system.
Subject Total	**15**	**10.5**	

1.A.2b

Protection of Water Bodies/Aquifers

QUESTION: Does the community have protection measures for source water protection areas through land use controls and stewardship activities?
GOAL: Protect source water areas from current or potential sources of contamination.
WHY: These practices will help safeguard community health, reduce the risk of water supply contamination, and potentially reduce water treatment costs. Pts. Pts. Implementation Tools and P

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Local land use plans identify aquifer recharge/source water areas and recommend protective measures.	0	0	N/A
Require that all stormwater inlets carry a notice regarding discharge to receiving waters.	1	0.5	Some catch basins have been stenciled with a notice. This activity is ongoing.
Map and publish wellhead and aquifer recharge areas to alert developers to potential restrictions.	0	0	N/A
ADOPT INCENTIVES:			
Identification of drinking water source protection and aquifer recharge areas with a dedicated funding source in place to purchase and protect such areas.	0	0	NA
Protection of critical water source areas qualifies for additional credit towards local open space requirements.	0	0	NA
ENACT REGULATIONS:			
Adopt well-head protection regulations/zones to prevent incompatible development and uses.	0	0	NA
Adopt aquifer protection regulations/zones to prevent incompatible development and uses.	0	0	NA
Subject Total	**1**	**0.5**	

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References

1.B

OPEN SPACE PROTECTION

1.B.1

Open Space Protection

QUESTION: Does the jurisdiction have adequate open space in both developed and greenfield areas of the community?
GOAL: Create open space networks throughout a community that serve a dual function of providing recreational areas and assisting in the management of stormwater runoff.
WHY: In addition to providing open space throughout a community as an amenity, such a network can provide large areas that contribute little to stormwater loads and can provide large areas for the infiltration and purification of stormwater.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Adopt a community-wide open space and parks plan.	1	1	The Comprehensive Plan contains goals and policies concerning Natural and Cultural Resources. The City should include some of these goals, as well as information concerning parks in the assessment and LOS discussion to complete a open space and parks plan. Park plans are also addressed in separate plans - CEMP, LCI, Park, Greenspace. Traditional parks plans are addressed by the county.
The local comprehensive plan contains an open space/parks element that recognizes the role of open space in sustainable stormwater management.	1	0.5	The Comprehensive Plan contains a goal for parks. This goal should be expanded and it should recognize the importance of stormwater management. The Unified Development Code does contain provisions regarding open space and stormwater management.
REMOVE BARRIERS:			
Green infrastructure practices count towards local open space set aside requirements up to 50% of total.	1	0	Green infrastructure is not mentioned.
Allow and encourage retrofits of abandoned or underutilized public lands to serve as permanent or temporary open space and green infrastructure sites.	1	1	Linear Park project includes ROW no longer needed. A portion of this project will be utilized for stormwater management. The city could consider accepting donations of lands that cannot be developed for open space.
ADOPT INCENTIVES:			
Additional open space credits are eligible for green stormwater management facilities improved/designed for public recreational purposes.	1	0	
Provide credit against open space impact fees for green roofs.	1	0	
ENACT REGULATIONS:			
Adopt neighborhood policies and ordinances that work to create neighborhood—not development site—open space amenities that are within ¼ to ½ mile walking distance from every residence.	1	0.5	Code calls for amenity areas in residential developments
Adopt an open space impact fee to purchase passive open space that can assist in stormwater management.	1	0.5	The City has a parks and recreation impact fee. The Capital Improvement Element includes the linear park project that has open space and stormwater areas. The fee is for the development of that park, which happens to include a stormwater area but those impact fees cannot be used to purchase other open space to be used in stormwater managment.
Adopt open space dedication and/or set aside requirements based on the demand generated by the development. As a baseline, use the average open space requirements adopted by the National Recreation and Park Assn. (e.g., 10 acres of community and neighborhood parks for every 1,000 persons in a development or fraction thereof).	1	1	Section 4-15 "General Standards for Residential Development requires that each development provide a minimum of 20% open space". The comprehensive plan has adopted a level of service standard for parks and recreation that is equivalent to 7.5 acres per 1000 population. The LOS also includes a standard that all residents should be within a 2 mile radius of an active recreation park. The LOS analysis of the comprehensive needs to be updated. Requirement based on demand exists (7.5 acres per 1000 people), but at a lower standard than baseline mentioned (10 acres for every 1000 people). We have a 20% open space requirement for all residential development; it may need to be expanded to capture commmercial developments where critical natural areas exist.
Subject Total	**9**	**3**	

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References

1.C. **TREE PROTECTION**

1.C.1

Tree Protection

QUESTION: Does the local government have a comprehensive public urban forestry program?
GOAL: Protect and maintain trees on public property and rights-of-way and plant additional trees to enhance the urban tree canopy.
WHY: Mature trees provide multiple community benefits, reduce overall stormwater runoff, and improve stormwater quality.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Survey and inventory existing trees on public lands and street rights-of-way. Document the characteristics and location of street trees and urban tree canopy to inform public tree planting, adoption, and maintenance programs.	1	0	Not complete at this time. A limited inventory has been completed for diseased and dying trees. The city has tried to acquire funding for this activity, but does not have the available matching funds for the project.
Select tree species based on known performance for managing stormwater runoff. Publish list and make widely available for homeowners/others that plant street trees.	1	0.5	Section 5-25 creates a Tree Commission. The tree commission shall assist in the development and maintenance of technical specifications and guidelines and may produce and maintain in the appendices of this Development Code a list of kinds and species of trees recommended for planting. List has not been created.
Conduct education and outreach about tree protection, proper maintenance, and replanting opportunities through printed materials, workshops, events, and signage.	1	0.5	The City has developed and printed a tree preservation on residential property brochure. The brochure should be available on line and in our materials in the lobby. City also uses local paper from time to time to place notices or informational material in the city section.
Adopt a policy to protect existing trees on local government development sites (e.g., municipal parking lots, municipal buildings).	1	1	Section 5-17(b) states that public entities doing work in ROW or easements to ensure continuous utility or government services are exempt from tree conservation regulations, but all other public land is subject to the same standards for tree conservation and replanting as private land.
Maintain an active tree maintenance program for public trees, including pest control, pruning, watering, and similar measures.	1	0.5	Periodic review of diseased trees. Critical condition trees are trimmed or removed. There are no newly planted trees in the City. Trees have recently been installed as part of road projects, and the City is responsible for their maintenance. Every year volunteer groups intall landscape materials at city facilities but regular and dedicated maintenance appears lacking due to lack of resources, although we have an established plant maintenance plan for 17 publicly landscaped sites.
REMOVE BARRIERS:			
Acknowledge trees as part of community infrastructure and develop a coordinated design for locating public utilities to provide enough space for mature tree canopy and root development.	1	0.5	Clearing only allowed in phases so that existing trees will not be impact with utilities. There are no policies or codes in place to limit conflicts with infrastructure and newly planted trees. However, City would prefer large trees not be planted by water/sewer lines or sidewalks because of damage caused by trees.
ADOPT INCENTIVES:			
Provide free or reduced-price trees to homeowners to be used as street trees.	1	0	The City does not have funding available. The following Federal programs may provide some financial assistance - Federal: Environmental Quality Incentives Program; Wildlife Habitat Improvement Program; Wetlands Reserve Program (WRP-limited). The Arbor Day Foundation offers 10 free trees with every new membership ($10). City could promote membership and tree planting? Also, if you turn your Christmas Tree into the "Chipper" you get a seedling to plant.
ENACT REGULATIONS:			
Require any public trees removed or damaged during construction associated with private development to be replaced on- or off-site with an equivalent amount of tree caliper (e.g., remove a 24-inch diameter tree/replace with 6 four-inch diameter trees).	1	1	All development is required to maintain a certain percent of tree canopy (Sec. 5-18) and a minimum number of tree units based on acreage and land use (Sec. 5-19). Any tree that is damaged in the construction process that was identified as being saved is required to replaced with the equivalent number of tree units. Additionally, any specimen tree that is damaged during construction must be replaced with trees equivalent to 8 times the tree units (Sec 5-19(c)(2)c.)
Adopt construction protection rules for all public trees (e.g., fencing, no storage of hazardous materials, avoid cutting into root zones).	1	1	Section 5-20 outlines standards for tree protection for all trees saved during construction.
Subject Total	**9**	**5**	

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
1.C.2			

Tree Protection

QUESTION: Has the community taken steps to protect trees on private property?

GOAL: Preserve trees on private property and require replacement when trees are removed or damaged during development.

WHY: Mature trees provide multiple environmental, economic, and community benefits, including improved water and air quality, reduced heat island effects, lowered energy costs, and improved community aesthetics. Pts.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Community plans specifically include tree preservation and replacement as community goals.	1	1	Tree preservation policies are inlcluded under goals for economic development and sense of place. Goal 25 includes "review, revise and strengthen the city's tree ordinance; enhance right of way with appropriate landscaping and streetscaping. More outreach with the public about our ordinance would be helpful. Also not allowing speculative clearing would be helpful. The CEMP has a 'landscape and gateway plan' that includes major transportation corridors and recommended trees along those corridors (page 28). The City also has an approved Greenspace Plan in place.
Conduct educational sessions for builders and developers regarding appropriate tree protection techniques and/or publish a technical tree protection manual.	1	0.5	UDC 5-20 Protection of Existing Trees" gives detailed information about construction standards, location and types of tree preservation devices and materials….. However, no education sessions or published manuals have been offered in the City, but we do have the tree brochure.
Follow maintenance and inspection timelines and meet canopy goals and milestones by ensuring old trees survive, replacing dead or diseased trees, and planting new trees.	1	0.5	
REMOVE BARRIERS:			
Set up maintenance and inspection agreements for private properties meeting stormwater requirements or receiving stormwater fee credit for trees.	1	0.5	Section 9-11(h)(3)k. Requires that all on site stormwater facility or practice, unless dedicated to and accepted by the City, grant an execute an easement and an inspection and maintenance agreement binding on all subsequent owners of land served by the stormwater facility or use. Stormwater utility ordinance and associated manuals and credits will address maintenance of private facilities.
Set up long-term maintenance and inspection schedules for trees on public lands.	1	0.5	Public works has an informal maintenance schedule.
ADOPT INCENTIVES:			
Support local non-profits that plant trees and provide educational services.	1	0.5	City participated with CobbTrees in replanting open space area on Hopkins Road. City works with "Keep Powder Springs Beautiful". We have in the past supplied some of the landscape materials used by churches who have landscaped different areas.
Provide financial incentives for tree purchases and planting.	1	0	
A tree fund has been established to receive in-lieu payments when trees must be removed from a development site to accommodate permitted projects.	1	1	Section 5-21 adopts a tree fund for alternate compliance.
Trees of a specified minimum size count towards a percentage of stormwater management requirements (e.g., partial credit given for each mature tree exceeding a specified height or canopy size).	1	0	Sec. 5-3 defines how tree units are calculated. Larger trees saved earn higher tree unit calculations. The document, City Trees Sustainability Guiding and Best Practices, provides some guidance concerning granting stormwater credit for tree preservation. But there is no provision at this time for stormwater requirement credits for tree plantings; but it could be addressed in the utility credit manual.
Trees over a specified minimum size (e.g., 3-inch caliper) protected during development are credited towards landscaping requirements. ·meeting the established landscape requirement = 1 point ·exceeding the established landscape requirement = 2 points	1 to 2	2	Sec. 5-3 defines how tree units are calculated. Trees located anywhere except for excluded areas can be used to meet tree unit or landscaping requirements (Sec. 5-19). The code does not specifically state that retained trees can be used to meet landscape requirements (ie. one tree unit per every 40 feet of frontage), but it is implied. We may need to add language to the UDC. UDC 5-19(c) Specimen trees. (1) Preservation. a. The City of Powder Springs strongly advocates the preservation of specimen trees. In order to encourage the preservation of specimen trees and the incorporation of these trees into the design of projects, additional density credit will be given for specimen trees that are successfully saved by a design feature specifically designated for such purpose. Credit for any specimen tree thus saved would be 2 times the assigned unit value shown in Table 5-1 when using the extraordinary measures associated with protecting and assuring the survival of such trees. Density credit is given. Existing trees count toward landscaping requirement depending on location.
ENACT REGULATIONS:			
Require permits before removing trees on proposed development or redevelopment sites. Provide fines and/or stop-work authority for permit violations.	1	1	Sec. 11-5(f) requires that landscaping, buffering, and tree conservation plans must be reviewed during the development plan review process, and prior to a LDP being issued. Section 12-4(c) outlines inspection, violation and stop work procedures relating to land development activity. Section 11-6 requires a land development permit for development activity, including clearing.
Set minimum tree preservation standards for new development sites.	1	1	All development is required to maintain a certain percent of tree canopy (Sec. 5-18) and a minimum number of tree units based on acreage and land use (Sec. 5-19). The American Forests organization recommends an average tree canopy of 40%. The City should look at its entire tree canopy to see if it meets this recommendation.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
Require site plans or stormwater plans to include tree preservation.	1	1	Under Article 9, no land development activities can occur without a stormwater concept plan that includes a natural resources inventory (including forest cover and native vegetative areas). Also, the stormwater management system concept plan must include the City's and the County's greenspace plan, and the stormwater management plan must include a detailed landscaping and vegetative plan as well as a description of who will be responsible for ongoing maintenance of vegetation for stormwater management and what practices will be used to ensure that adequate vegetative cover is preserved. Protection of stream channles from erosion shall be provided with preservation, restoration or reforestation of the buffer. And the applicant may take credit for water quality treatment volume requirements for use of stormwater better site design practices if minimum criteria in the state manual are followed.
Require/allow tree replacement off-site for infill sites.	1	1	The City allows payment into a tree fund and tree replacement off site.
Subject Total	**13**	**10.5**	

1.C.3

Tree Protection

QUESTION: Are street trees encouraged or required as part of road and public right-of-way capital improvement projects?
GOAL: Leverage existing capital funds to plant more street trees and add multiple benefits to the public right-of-way.
WHY: Street trees can help manage and reduce stormwater runoff while providing multiple public and environmental benefits.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Local comprehensive and transportation plans support the planting of street trees by all private and public development projects.	1	1	The 1996 Community Enhancement Master Plan includes street trees in all its proposed projects. Language should be added to the Comprehensive Plan placing an emphasis on street trees. Comp Plan includes under Natural and Cultural Resouces Opportunities "Future planning efforts could be focused on transportation enhancements throughout the downtown corridor. Enhancements could include improved street and sidewalk connectivity, allocation of additional parking, additional street trees, lighting and other landscape improvements compatible with the area's historic character."
Capital improvement plans include tree planning as part of project budgets.	1	1	Recent street improvements include the addition of street trees when budget is available. We do provide trees when the budget (or space) allows.
ADOPT INCENTIVES:			
Offer incentives, such as reduced setbacks or increased building densities, in exchange for additional tree preservation beyond ordinance requirements.	1	0	Code should be reviewed to see if incentives can be added.
ENACT REGULATIONS:			
All private and public developments are required to plant street trees in accordance with size, spacing, and other local government requirements.	1	0.5	Section 5-7 exempts single-family and two family subdivisions from planting street trees. Trees for meeting requirement for frontage landscape strips may not be located in the ROW. We could consider amending the code so that all development provide street trees. This would help toward defining the roadway and providing a sense of place.
New street designs and redesigns of existing streets take into account space for tree development and require necessary surface area and volume of soil dependent on type of tree species selected (this includes lateral root growth as well as direct downward growth to accommodate mature tree canopy and roots without adversely affecting other utilities).	1	0.5	UDC requires that landscape strips for commercial development be at least 8 feet wide. The City of Powder Springs does not have any landscape requirements or standards for street projects. However, it has been the city's policy, following adoption of the CEMP, to include street trees and landscaping in our projects where space allows and where budget allows.
Street specifications require permeable paving for sidewalks and other surfaces to reduce stormwater runoff and allow street trees to benefit from the available water.	1	0	
Subject Total	**6**	**3**	

Natural Resources Total	**70**	**40**
Percent of Points	**100%**	**48.78%**

PROMOTE EFFICIENT, COMPACT DEVELOPMENT PATTERNS AND INFILL

2.A

Support Infill and Redevelopment

2.A.1

QUESTION: Are policy incentives in place to direct development to previously developed areas?
GOAL: Municipalities implement a range of policies and tools to direct development to specific areas.
WHY: Municipalities can realize a significant reduction in regional runoff if they take advantage of underused properties, such as infill, brownfield, or greyfield sites. Redeveloping already degraded sites such as abandoned shopping centers or underutilized parking lots rather than paving greenfield sites for new development can dramatically reduce total impervious area while allowing communities to experience the benefits and opportunities associated with growth.

Implementation Tools and Policies	Pts. avail.	Points rc	Notes and local References
ADOPT PLANS/EDUCATE:			
Local Plans identify potential Brownfield and greyfield sites and support their redevelopment.	1	1	The Comprehensive Plan and Livable Centers Initiative Plan do not specifically call out 'Brownfield' or 'Greyfield' but do support the policy of redevelopment or development of these types of properties. The community assessment identifies commercial redevelopment areas and declining neighborhoods as locations for improvements and developments. "The city is encouraging development trends to include renovation and adaptive reuse of historic buildings for office and/or retail space as well as encouraging compatible new infill developments designed to complement and enhance the mix of uses in the downtown core." Also, current commercial areas in decline and "available for redevelopment" include New Macland at Macedonia, Austell Powder Springs Road, Powder Springs Road at Sailors Parkway and Forest Hill, and CHJames at Brownsville Road. Neighborhood "redevelopment areas" include the area north of the town square.
Capital improvement plans include infrastructure improvements for identified Brownfield and Greyfield sites.	1	0.5	Again, these areas are not specifically identified as such, but our Comp Plan, LCI plan and SPLOST program call for infrastructure improvements in the Town Center redevelopment area, Austell Powder Springs Road, South Town Square.
Educate lending and financial institutions about benefits and local priorities of directing development to existing areas.	1	0.5	We provide some feedback to potential builders/developers and have worked with Bank owned properties in the past.
Conduct outreach to community to ensure support for local forms and patterns of development.	1	0.5	The Mayor and Council meet the first Saturday of each month with the public to hear the suggestions and concerns of the attendees. It would be a good idea to expand to include a 'presentation' of sorts about plans and projects from the Comprehensive Plan and receive continued feedback.
REMOVE BARRIERS:			
Establish a Brownfield program to remove uncertainty regarding cleanup and liability issues.	1	0	Monetary requirements would be an issue; other than one potential area, unaware of brownfield sites in the city
ADOPT INCENTIVES:			
Provide incentives such as density bonuses and accelerated permitting for Brownfield and Greyfield sites.	1	0.5	Our comprehensive plan and LCI plan do differentiate in broad policies but probably not as effectively or directly as it could; the UDC does not differentiate except that the mixed-use is more strongly encouraged or achievable in areas where infill is appropriate or recommended. Also in the commercial overlay, the FAR is 2 [see 2-6(m)]
Adopt funding mechanisms for remediating/redevelopment Brownfield and greyfield sites.	1	1	Used bond monies to redevelop the ACE site for the public safety facility; used bonds and grant monies to redevelop the old elementary school for the library and community center; used HUD monies for redevelopment of the Ron Anderson Rec Center; researching other funding option to supplement general fund for renovations to the old barbershop and lawnmower repair; underground storage tanks removed from old lawnmower repair shop. Comprehensive Plan makes recommendations for expanding the reinvestment incentives and in establishing a revolving loan fund.
Streamline permitting procedures to facilitate infill and Brownfield redevelopment plan review.	1	0.5	We already have a quick turnaround in plan review; we should examine the procedures of a place that is regarded as development friendly to determine if there are changes we can make. The comprehensive plan recommends in Goal 7 to inventory and assess potential and existing industrial and commercial properties (inventory done; assessment?); create an electronic database of sites (done); created printed and electronic site information packets (printed incomplete); create a roster of economic development tools and incentives (incentives ordinance); develop a handbook detailing permit process step by step (checklist done; should it be expanded to include greater detail?) create a collection and distribution system for commercial real estate agents (information provided to brokers) – this is essentially complete and only a few minor detail would be required to finish; however, it is not limited to specific sites but to all available sites. TO checklist developed and easy to follow; meet with FM and Building official to see if can stream line any further.
Establish TIF districts to encourage redevelopment.	1	0.5	We have identified a location for a TAD and have prepared a draft redevelopment plan; we should pursue its completion but that depends in large part on political support, public support, available developers interested in the site, etc. Comprehensive Plan recommends that an analysis be conducted (updated) to determine if the downtown and APS corridor have the required depressed economic and social conditions.
ENACT REGULATIONS:			
In local codes, ordinances and policies, the municipality differentiates between Greenfield and infill development.	1	0.5	Our comprehensive plan and LCI plan do differentiate in broad policies but probably not as effectively or directly as it could; the UDC does not differentiate except that the mixed-use is more strongly encouraged or achievable in areas where infill is appropriate or recommended. Also in the commercial overlay, the FAR is 2 [see 2-6(m)]

Implementation Tools and Policies	Pts. avail.	Points rc	Notes and local References
Subject Total	**10**	**5.5**	

2.B.1

QUESTION: Does the municipality direct growth to areas with existing infrastructure, such as sewer, water, and roads?
GOAL: Adopt policies, incentives, and regulations to direct new development to areas that have infrastructure, such as water and sewer. However, in situations where development is in areas with no sewer infrastructure, permitting alternative treatment options that can allow for higher density development or clustering of houses will reduce the overall water quality impact.
WHY: Sewer and water authorities can play a major role in directing a region's growth by determining when and where new infrastructure investment will occur. Well-drafted facility planning areas can direct growth by providing sewer service in areas least likely to impact water resources.

Implementation Tools and Policies	Pts. avail.	Points rc	Notes and local References
ADOPT PLANS/EDUCATE:			
Local plans recommend urban growth areas/boundaries. Development is encouraged within urban grwoth boundaries and discouraged outside of them.	1	0.5	No boundaries exist. However, mixed use in a CAC and the central business district allow 12 upa and these locations are in the center of the city or at major nodes – away from the fringes. Growth boundary/mechanism to preserve wetlands/ecological sites?
Analyze which areas are appropriate for higher density development based on existing infrastructure capacity, cost of providing services and access.	2	1	The comprehensive plan and UDC do identify areas recommended for mixed use, and thus, higher density development, but those recommendations are not based on any cost benefit analysis of assessment of capacities.
Capital improvement plans for public infrastructure target funding inside urban growth boundary.	2	1	We do not have a capital improvement plan other than the CIE for parks and public safety, and the SPLOST program, and we do not have an urban growth boundary. But the use of the SPLOST funds and the impact fees for CIE are, in practice, targeted in the 'town center' or established areas and not in Greenfield areas (except arguably Lewis Road, which is inside the LCI study area).
Local sewer/water authority capital improvement plans follow development policies established in local comprehensive plans and target areas with existing development/infrastructure.	1	0	
REMOVE BARRIERS:			
Development standards addressing landscaping, buffering, parking, and open space are tailored for infill areas to avoid creating unnecessary hurdles to development.	2	1	5-8 and 5-9(a) requires front or side lot line landscaping in all districts except the CBD. This lesser requirement may encourage development in the downtown. Parking requirements in downtown can be modified.
Remove prohibitions on accessory dwelling units in infill areas to increase density of development.	2	0.5	We do allow accessory apartments under limited circumstances with council approval [3-4(b)] but this may be inside the primary structure instead of a stand alone. Also, guest houses, which are allowed, specifically may not be rented [3-24] so perhaps reconsider?
Off-site regional water retention/detention is encouraged to avoid costly on site retention in densely developed infill areas and to provide benefit to priority retrofit sites, such as schools.	2	1	This is not 'encouraged' per se, but is allowed under 9-11(h)(8): "the stormwater mgmt plan for each land development project shall provide for stormwater mgmt measures located on the site of the project, unless provisions are made to manage stormwater by an off-site or regional facility….a plan must be submitted showing the adequacy of such facility and that it will not result in certain impacts".
Package plants and other wastewater treatment trains are encouraged for development in limited circumstances where growth is appropriate but sewers/treatment capacity does not exist.	1	0	Cobb County has water on Finch, Angham and Story Roads so they were able to loop the water system to serve Cameron Springs. However, the developer installed a sewer trunk line across Finch Road and paralleled the Railroad to Powder Springs Creek to tap into the county trunk line at the creek.
Technical information and analysis on the effectiveness of various treatment systems are readily available to developers. Local governments have determined which systems work best for their soil conditions and topography and have made this information available to the development community.	0	0	Not currently applicable at our scale. Treatment facilities are handled by Cobb County-Marietta Water Authority.
Allow a wide variety of housing types and sizes within infill areas and reduced minimum lot sizes.	1	0.5	We do allow some variety of housing types as well as reduced lots sizes in the MXU and CBD. [See 2-6 (e) and (f) and Table 4-1]. Also the UDC does permit an applicant to apply for a variance from the density requirements.
ADOPT INCENTIVES:			
Increased development incentives and allowable height in infill areas.	1	0.5	Density of 12 upa allowed in mixed use districts if in CAC, DAC and CBD; also height can be established on a project by project basis during site plan review this may need to be reviewed so that it can be modified during the design review process as the above provision appears to relate to the time when a zoning approval is sought. [See 2-6 and table 4-5; although table 4-5 seems to conflict with 2-6]
Reduce impact fees for infill development based on less demand for new infrastructure.	1	0	
Create development incentives for green roofs (increased FAR, additional building height, etc).	1	0	

Implementation Tools and Policies	Pts. avail.	Points rc	Notes and local References
Include provision in storm water management requirement that reduces on site management requirements for projects that decrease total imperviousness on previously developed sites.	1	0.5	BMP available to mitigate adverse impacts on storm water quantity & quality; code could be amended to be more specific.
ENACT REGULATIONS:			
Zoning and land development regulations implement urban service areas/urban growth boundary policies by restricting development in outlying areas.	1	0.5	Development is not restricted beyond the future land use recommendations in the comprehensive plan. There are no established urban growth boundaries, and the least intense zoning is R30. Comp Plan further limits development based on compatibility of adjoining uses and infrastructure availability. Comp plan encourages development in town center or at nodes aay from outlying areas.
Adopt adequate public facility and concurrency ordinances that require adequate public infrastructure to be available when development comes on line (e.g. water, sewer, roads).	1	0.5	The DRI provisions provide a limited concurrency tool but the provisions only apply when the proposal meets or exceeds a certain threshold. It is noted however that for zoning and special use approvals, if the development is > 500,000 SF of nonresidential floor area or 350 dwelling units, a traffic study and a hydrology study is required. If less than this threshold, a traffic study and hydrology study and other studies of the development's impact may be required if deemed necessary to render a decision [11-2; 11-3]. Additionally, consideration of the comprehensive plan is required for zoning and special use approvals, and the comprehensive plan did establish Level of Service (LOS) standards for public facilities and services. (see page 65 of the Community Agenda of the Comprehensive Plan).
Adopt large lot/ag zoning (1 unit/160 acres) on fringe of city to restrict inappropriate greenfield development.	1	0	
Enact transitional compatibility standards to ensure that new denser infill development is compatible with existing neighborhood/adjacent development.	1	1	Current Design standards require that 'buildings or other improvements shall be compatible with the orientation, shape, volume, massing, proportion, rhythm, scale and materials of the context, setting and streetscape of the site" [8-18]. Language could be more direct and other ordinances should be examined for helpful language.
Subject Total	**22**	**8.5**	

	Implementation Tools and Policies	Pts. avail.	Points rc	Notes and local References
2.C	ENCOURAGE MIXED USE DEVELOPMENTS			
2.C.1	QUESTION: Are mixed-use and transit-oriented developments allowed or encouraged? GOAL: Revise codes and ordinances to allow for the "by right" building of mixed-use and transit-oriented developments. WHY: Mixed-use developments allow for the co-locating of land uses, which decreases impervious surfaces associated with parking and decreases vehicle miles traveled—resulting in a reduction of hydrocarbons left on roadways and reduced air deposition. Transit-oriented development (TOD) produces water quality benefits by reducing: (1) land consumption due to smaller site footprints; (2) parking spaces and the impervious cover associated with them; and (3) average vehicle miles traveled, which, in turn, reduces deposition of air pollution into water bodies.			
	Implementation Tools and Policies	**Pts. avail.**	**Points rc**	**Notes and local References**
	ADOPT PLANS/EDUCATE:			
	Comprehensive plans identify appropriate areas for higher density mixed use developments and recommend policies to encourage their development.	1	1	See policies 1.1, 1.2, 2.1, 3.1, 10.1, 13.1, 13.2, 13.3, 14.1, 14.2, 14.4, 15.4, 15.5, 19.2, 19.5, 19.6, 19.7, 19.8, 23.1, 23.4, 23.5, 23.6, 24.5, 24.6, 26.1, 26.2 of the Comprehensive Plan, Community Agenda. The Community Agenda also recommends the following initiatives and implementation measures: LCI study that recommended town center redevelopment; complete urban redevelopment plan; south town square redevelopment; key parcel database for development (completed but a problem with our database is that it identifies all areas rather than targeting recommended areas);strategies encouraging mixed use development (however some of the strategies have yet to be developed and adopted such as density or FAR bonuses); commercial overlay and improvement districts; TAD creation; and reinvestment incentives. See pages 65-76 in Comprehensive Plan, Community Agenda.
	Local capital improvement plans and funding are targeted to areas appropriate for mixed use development.	2	1	Lewis Road is in the LCI study area (even though a Greenfield site), where a mix of uses is recommended; funding sought and obtained to improve this road to facilitate a mixed use development/environment for employment development and housing choices. Also, splost funds targeted for redevelopment area infrastructure improvements.
	REMOVE BARRIERS:			
	Zoning ordinances can create by right mixed use and TOD districts or overlays through amendments.	1	0.5	The MXU districts that exist were created through property owner rezoning applications rather than city initiated actions; however, the overlay exists and the FAR of 2 in the overlay is allowed by right. Staff prepared a draft Lewis Road overlay district to target mixed use development. The amendment included detailed text and map amendment.
	Initiate map amendments to designate mixed use and TOD areas, eliminating the need for developers to secure zoning amendments	1	0	
	ADOPT INCENTIVES:			
	Parking requirements are reduced to reflect decreased automobile use.	1	1	Maximum and minimum [6-2]. The maximum cap limits the amount of parking (and is further limited in the overlay); while there is a minimum, the minimum can be waived upon a determination by public works that adequate parking is otherwise available.
	Credit given for adjacent on street parking, which can count for local parking requirements.	1	0	On street parking is not allowed
	Shared parking and alternative parking arrangements encouraged	1	1	This is shown in Article 6 and Article 8 of the UDC.
	Mixed use districts feature increased densities and height.	1	1	MXU and CBD districts in certain areas allow increased densities (12 upa) and height as established on a project by project basis. Section Article 2. We have low lot coverage standards; a higher coverage and a greater FAR may achieve more density.
	Accessory parking structures are not counted against maximum FAR on a site.	1	0	4-4 appears to suggest that the accessory structure is included in the FAR for a site.
	ENACT REGULATIONS:			
	Zoning code requires a minimum mix of uses and minimum density in designated mixed use and TOD areas.	1	0.5	See Table 2-2. Revision may be necessary because its application has not resulted in true mixed use developments.
	Auto oriented uses and drive throughs are restricted or prohibited in mixed use and TOD areas.	1	0	See Table 2-4; Restaurants, limited service, WITH drive through is not allowed in MXU. However, a multitude of auto oriented uses are allowed, which seems to outweigh any benefit of restricting a drive through restaurant. And unless there is significant density of housing in that MXU district where people can actually walk from home to a service or use, it really would be impractical in the COPS to restrict auto oriented uses and drive throughs (unless we have widespread, established public transit here). Key is having both density & mixed use.
	Subject Total	**12**	**6**	

Compact Development Patterns and Infill	**44**	**20**
Percent of Points	**100%**	**45%**

DESIGN COMPLETE, SMART STREETS THAT REDUCE OVERALL IMPERVIOUSNESS

3.A

Street Design

3.A.1

QUESTION: Do local street design standards and engineering practices encourage streets to be no wider than necessary to move traffic effectively? Do street designs vary according to: street type (arterial streets, collector streets, neighborhood streets) and ·urban context (urban core, transit station area, suburban center, general suburban, rural)? Do policies allow narrow neighborhood streets designed to slow traffic and create safer conditions for pedestrians and bicyclists?
GOAL: Appropriate street widths allow narrower lanes for certain street types, thereby reducing overall imperviousness.
WHY: The width of travel lanes, parking lanes and sidewalks should be tailored to the urban setting. Where appropriate, narrowing travel lane width to 10-11 feet, rather than the standard 12-13 feet, can significantly reduce the total amount of impervious surfaces. Such streets can also substantially improve conditions for walking, biking, and using transit, which reduces automobile use and overall demand for parking spaces.

Implementation Tools and Policies	Pts. avail.	Pts. Rec.	Notes and local References
Adopt Plans/Educate			
Comp plan emphasizes alternative modes of transportation (walking, biking and transit) to reduce vehicle miles traveled and width and prominence of roads/streets.	1	1	Comp plan vision statement emphasizes that we will work towards expansion of these activities as an amenity and refuge from automotive traffic. 28.1,2,4,7,9 Continue trans planning to address congestion, transit, land use; concentrate development in areas with existing infrastructure; provide more transit; traffic analysis plan to promote multimodal travel. Comp Plan Update Appendix B - Transportation Element, Opportunities: Support opportunities and transportation alternatives which reduce the need of the private automobile to get to places, thereby reducing traffic congestion. Comp plan identifies an opportunity of creating greater connectivity and operational effective by mixing travel modes with respect to pedestrian, bicycle, transit.
Comp plan calls for distributing traffic across several parallel streets, reducing the need for high capacity streets with wide rights-of-way.	1	0.5	The Comp Plan and UDC require interparcel access. UDC Section 4-15 instructs that cul-de-sac shall be subject to approval by City Engineer and and shall be permitted only where environmentally sensitive conditions mandate its use. Additionally, Transportation element requires connectivity, but shows approx 65% of City does not have connectivity.
Comp plan planning process brings emergency response & other local govt dept to table early in the process to discuss street design:	1	0.5	Policy 29.1 indicates the City should work with Cobb County in providing vital emergency services. We advise the Fire Marshal's office on all zonng and site plan review phases of development. However, there is no poractive approach in street design alternatives; we only seek their input when a proposal is submitted but we don't ask them to vary any standard.
Adopt formal bicycle/pedestrian master plan.	1	1	City has a bike/ped master plan. The plan is contained in the community enhancement master plan, which has governed all of our transportation and splost funded projects, but we do not have a formal bike/ped plan.
Create "safe routes to school" programs or other pedestrian/bike safety initiatives.	1	0.5	Comp Plan under Transportation Opportunities indicates to continue working with various agencies to promote safe routes to schools. Currently being implemented as a pilot program at select schools. (none in Powder Springs).
Make consistent improvements to walking/biking conditions to develop a formal bicycle/pedestrian master plan.	1	1	Sidewalk and capital improvement projects contemplate multi-use on the facilities. Citywide plan has been considered and inventory taken of existing facilities in order to develop needed projects and close gaps.
Remove Barriers			
Comprehensive plan endorses context-sensitive street design with narrower streets in appropriate locations.	1	0.5	(1) Suburban Residential encourages traditional neighborhood development (minimizing setback, pedestrian oriented deisng, and public open space), sidewalks and pedestrian linkages to trail system, roadway safety improvements, and traffic calming. (2) Village Center supports "main street" retail center and pedestrian freindly development. Policy 28.3: Roadway designs should be contemplated in a Context Sensitive Design manner, where the roadway design factors the existing community conditions in the final design of the corridor. Context Sensitive Design is a program developed by the Federal Highway Administration (FHWA) in an effort to ensure that new transportation facilities are being developed and implemented in a way that provides positive results for connectivity, capacity, and the aesthetics of the local area. Should consider an amendment to place this as a policy rather than just an opportunity and improve the code/comp plan so that this is encouraged rather than just mentioned.
Improve pedestrian crossing to encourage walking.	1	0.5	Certain intersections have been improved to provide tactile feel for handicap access and have added decorative materials to provide aesthetic beauty to otherwise blank concerete sidewalks. Policy 28.5 of the Comprehensive Plan says that Design better pedestrian facilities such as sidewalks, traffic calming measures and crossing in high traffic areas as recommended in the LCI study and which will allow for better connectivity to the Silver Comet Trail and make the town more pedestrian friendly. The high traffic volumes of CH James and RD Sailors are listed as an issue for pedestrian safety. Railroad pedestrian crossing project identified in the LCI Study.Recommended block length of 300 feet for walkability; Section 8-3(d) has requirements for blocks greater than 1000 feet and may need to change.

Implementation Tools and Policies	Pts. avail.	Pts. Rec.	Notes and local References
Consolidate utilities in the street right-of-way to improve sidewalk design and function.	1	1	Utility locations are required to be within the right-of-way. Standards details show where these improvements need to be located. The sidewalk detail could be amended. Because our adopted detail does not have a conflict between sidewalk and utility, code meets this requirement. However, a different detail that allowed combined utilities or utilities under sidewalk would result in smaller right-of-way and more compact design.
Negotiate with state department of transportation or county transportation department to allow different design standards for regional roads passing through downtowns or other key areas.	1	0.5	Lewis Road provides bike lanes on either side and also provides ample walkway/multi use trail. Curent DOT policy issue limits access on CH James. Comp Plan encourages Cobb DOT to open additional access points to further diversify the City's tax base and encourage usability of this high-volume roadway. SR6 access and design also requested/negotiated.
Promote street standards for fire safety that include attributes of narrow streets (20 feet widths) while identifying factors relevant to local government departments involved with streets such as public works, engineering, and utilities.	2	1	Cobb County code requires minimum 24' pavement. PW asked if there is a new design criteria for local streets including alleys as one way streets. Fire Marshal said that the IFO required 20 feet; have not had any discussions with FM about alternate design. Reluctance by PW because of impacts to its responsibilities.
Take formal control of state or county roads within city boundaries to ensure power over design and operations.	2	1	Other than CH James Pkwy, all roads are maintained by the City. However, still subject to county or state requirements on all roads at intersection because the traffic signal belongs to a different entity; accordingly always need that jurisdiction's approval for operational issues. Cost is a factor in taking over control.
Adopt Incentives:			
Developments that provide comprehensive pedestrian/bicycle circulation systems allowed reducing number of vehicle parking spaces. (See parking section below for greater detail.)	1	0.5	UDC requires development review and emphasizes usable pedestrian areas. The City could contemplate an amendment requiring larger sidewalks/pavement marking for bicycles. While not allowed by right, one could seek a variance to reduce parking and it would likely be approved. Have not ever been presented a development with a comprehensive circulation system and rarely (if ever) receive a request to reduce parking.
Developments with approved comprehensive mobility/transportation plans allowed building narrower, less costly streets and alleys.	1	0.5	Street design details do not provide flexibility. The standards are common throughout Cobb County. We could encourage adding onstreet parking and design cued streets to mitigate traffic issue, but have to be wary since Fire Marshal and other emergency responders have specific roadway width requirements. Several developments approved for rear entry alleys and narrower streets.
Enact Regulations:			
Revamp local government technical street specifications to allow context-sensitive, innovative street design with narrower travel lanes, without curb and gutter, etc., in appropriate circumstances (See Institute of Transportation Engineers Recommended Practice document below).	2	0.5	Design criteria needs to be reviewed and update to require narrower streets for certain types of developments. Use of rollover curbs at intersections to allow tighter turnaround for Fire and Emergency vehicles. Street design in MXU district cluster style development in other residential districts can be reviewed during zoning/site plan process. However, our requirements do not address context sensitive design at all; we follow AASHTO and MUTCD - (see 8-2).
Emergency response professionals and other local government departments involved with streets (e.g. public works, engineering, utilities) have endorsed or adopted design standards for narrower neighborhood streets.	1	0	Following Cobb County's ordinance. New Mableton Ordinance does not provide widths for road design. Cobb Development Ordinance dictates roadway width which are followed by Cobb Fire Marshal's office.
Development review process involves emergency response early on to reach consensus on appropriate project street design and access.	1	0.5	Development process requires plans to be reviewed. Issues arising from site plan review are usually presented during zoning and plat review phases of development. We do submit to FM for review and feedback. Again, City uses AASHTO standards for road design. FM is not involved in decision about appropriate street design, other than to verify that streets are wide enough for emergency vehicle travel.
Development review process requires submittal of project pedestrian/bicycle circulation plans with safe street routes and other pedestrian/bicycle-friendly features in addition to traffic circulation plans for larger developments.	1	0	Comp Plan provides this language. Currently no new development has been approved. UDC does not require submittal, but could be a stipulations at time of zoning.
Apply formal connectivity index or other measures to ensure adequate internal street and pedestrian/bicycle connections.	2	0.5	Splost currently being utilized to connect gaps in the sidewalks network. Some sidewalks are expanded to allow multi-use. UDC 4-15 limits use of cul-de-sacs. City is currently at 65% unconnected streets. Formal connectivity is not addressed in our code.
Zoning/subdivision regulations require minimum number of connections between new project and surrounding developments and neighborhoods.	2	0.5	UDC requires a minimum number of connections to local roads, but not defined to existing neighborhoods. No new connections are allowed on CH James per DOT. UDC does not require connections between neighboring developments.
Subject Total	25	10	

3.A.2

Implementation Tools and Policies	Pts. avail.	Pts. Rec.	Notes and local References
QUESTION: Are shared driveways, reduced driveway widths, two-track driveways, and rear garages and alleys encouraged for all single-family developments? **GOAL:** Encourage alternative forms and decreased dimensions of residential driveways and parking areas. **WHY:** Off-street parking and driveways contribute significantly to the impervious areas on a residential lot. Reducing such dimensions can minimize the amount of stormwater runoff from a site.			
Implementation Tools and Policies	Pts. avail.	Pts. Rec.	Notes and local References
Remove Barriers:			
Allow developments that utilize shared driveways and rear-loaded garages to permit overnight parking in driveways and on-street.	1	0	Comp Plan encourages TND design, but UDC does not require. No on street parking detail is available. Code of ordinances prohibits on street parking; also 6-5(d) driveway width cannot exceed 10 feet. However, a development has been approved for rear loaded garages to allow parking in the driveways.
Development code prohibits homeowner covenants forbidding overnight parking in driveways, on-street overnight parking, and shared driveways.	1	0	
Adopt Incentives:			
Allow developments with narrow driveways and rear-loaded garages to reduce number of parking spaces for guests.	1	0	
Zoning/subdivision regulations require minimum number of connections between new project and surrounding developments and neighborhoods.	2	0.5	
Enact Regulations:			
Shared driveways are permitted or required for single-family residential developments.	1	1	
Minimum widths for single-family driveways reduced to 9 feet.	1	0	Current design standards require two car garages. Driveways are required to accommodate a maximum of four vehicles per home. And a minimum of 2; driveway width not allowed to exceed 10 feet; 9 feet is not prohibited.
Two-track driveways are allowed by technical street/subdivision specifications.	1	0	Current single family residential parking design is on a concrete slab.
Single-family residential developments encouraged/required to be designed with minimum percentage of alley-accessible, rear-loading garages. * Alleys/garages encouraged =1 * Alleys/garages required=2	1 to 2	0.5	The UDC requires rear loaded garages in the mixed use zoning district and as part of the Comp plan for several land use districts. Commercial development overlay requires parking on the side or rear of a commercial space.UDC 4-15 requires 50% side or rear entry garage for new development.
Subject Total	9	2	

3.B

GREEN INFRASTRUCTURE ELEMENTS AND STREET DESIGN

3.B.1

Implementation Tools and Policies	Pts. avail.	Pts. Rec.	Notes and local References
QUESTIONS: Are major street projects required to integrate green infrastructure practices as a standard part of construction, maintenance, and improvement plans? **GOAL:** Formally integrate green infrastructure into standard roadway construction and retrofit practice. **WHY:** Consistent projects to improve or repair streets provide opportunities to include green infrastructure retrofits as part of larger project budget, design, and construction.			
Implementation Tools and Policies	Pts. avail.	Pts. Rec.	Notes and local References
Adopt Plans/Educate:			
Comprehensive/transportation plans promote green infrastructure practices in street design.	1	0	
Street projects costs estimates include green infrastructure designs and asses cost savings from reduced hard infrastructure.	1	0	
Remove Barriers:			
Technical street specifications allow/require integration of green infrastructure elements into street projects construction.	1	0	
Allow street-side swales to replace conventional curb and gutter for managing stormwater and for separating sidewalks from street traffic in appropirate circumstances.	1	0	Section 4-15 requires curb and gutter in new subdivisions. Retrofit of existing streets has included sidewalks. Section 8-4 also requires curb and gutter

Implementation Tools and Policies	Pts. avail.	Pts. Rec.	Notes and local References
Adopt Incentives:			
Undertake consistent effort to secure state and federal funds (e.g., transportation enhancements) to pay for green infrastructure elementes.	1	0	
Streets with green infrastructure count towards stormwater requirements.	1	0	
Enact Regulations:			
Adopt green infrastructure retrofit standards for major street projects.	1	0	
Adopt technical specifications and design templates for green infrastructure in private and public right-of-way.	1	0	
All local road projects required to allocate a minimum of the total project cost to green infrastructure elements.	1	0	
Subject Total	9	0	

3.B.2

QUESTION: Do regulations and policies promote use of pervious materials for all paving areas, including alleys, streets, sidewalks, crosswalks, driveways, and parking lots?
GOAL: Build and retrofit these surfaces with pervious materials to reduce stormwater runoff and its negative impacts.
Note: While eliminating sidewalks or placing sidewalks on only one side of the road can reduce impervious cover, this strategy is most typically appropriate for rural areas. However, other effective strategies can achieve the same runoff reductions that will not limit residents' options for recreation and transportation.
WHY: Streets, sidewalks, and other hard surfaces contribute a large portion to a municipality's total imperviousness. Making these surfaces more permeable protects water quality, reduces flooding, and can recharge groundwater.

Implementation Tools and Policies	Pts. avail.	Pts. Rec.	Notes and local References
Adopt Plans/Educate:			
Sponsor/approve pilot programs to determine appropriate pervious materials for different paving areas (e.g., permeable concrete for sidewalks, permeable pavers for driveways), as well as process for installation and maintenance.	1	0.5	UDC Section 6-6, gravel parking is permitted either through SUA or via administrative approval for additional parking. Pavers located in City trail head for Lucille trail. Additional provisions are subject to review by the Mayor and City Council. No pilot program current exists.
Pilot project results incorporated into standard practice for all new paved areas and retrofits of existing paved surfaces.	1	0	
Adopt policy to replace impervious materials with pervious materials where practical.	1	0	
Remove Barriers:			
Technical street specifications allow pervious paving materials in appropriate circumstances (e.g., not allowed over aquifer recharge areas).	1	0	
Adopt Incentives:			
Create formal program offering incentives (e.g., cost sharing, reduction in street widths/parking requirements, assistance with maintenance) to property owners who utilize pervious pavement elements.	1	0	
Enact Regulations:			
Adopt requirement that some percentage of parking lots, alleys, or roads in a development utilize pervious materials.	1	0	

Implementation Tools and Policies	Pts. avail.	Pts. Rec.	Notes and local References
Development approvals that allow/require use of pervious materials include requirements for continuing maintenance/cleaning of pervious surfaces.	1	0	
Subject Total	7	0.5	

Design Streets that Reduce Imperviousness Total	**50**	**12.5**
Percent of Points	**100%**	**25%**

ENCOURAGE EFFICIENT PARKING

4.A

REDUCED PARKING REQUIREMENTS

4.A.1

QUESTION: Does your local government provide flexibility regarding alternative parking requirements (e.g., shared parking, off-site parking) and discourage over-parking of developments? Do parking requirements vary by zone to reflect places where more trips are on foot or by transit?
GOAL: Match parking requirements to the level of demand and allow flexible arrangements to meet parking standards.
WHY: Inflexible parking requirements that do not allow for alternative approaches, as well as standards that require too much parking for specific uses increase the amount of impervious surface in a development. Over-parking a development also encourages greater vehicle use and detracts from the overall pedestrian environment.

Implementation Tools and Policies	Pts. avail.	Pts. Recd.	Notes and local References
Adopt Plans/Educate:			
The comprehensive plan recognizes the advantages to reduced parking requirements generally and specifically for mixed-use and transit-oriented developments.	1	1	Comp Plan Policy 23.3 promotes shared parking as does Article 6 of UDC for mixed use and commercial areas.
The comprehensive plan recommends alternative, flexible approaches to meeting parking demands (e.g., shared parking, counting on-street spaces towards site parking requirements).	1	1	Comp Plan Policy 23.3 promotes shared parking as does Article 6 of UDC for mixed use and commercial areas. LCI study further added shared parking between public and private users.
Comprehensive/bicycle plans recommend provision of bicycle parking spaces/storage lockers and concomitant reduction in vehicle parking space requirements.	1	0.5	Comp Plan in the Business and Commercial Improvement District language suggest bicycle and pedestrian facilities. GRTA park-n-ride has bike parking. Additionally, usability of the Silver Comet trail to promote more bike friendly activity and alternative transportation systems. The provision of bike parking, which is not highlighted in the plans, is not tied to any reduction in vehicle parking space.
Remove Barriers:			
Allow flexibility in meeting parking space requirements through shared parking, off-site parking, and similar approaches.	1	1	Article 6 provides for shared parking. Off site parking must be within a set distance and on a parcel with identical zoning as the subject property. Recommend evaluation of current minimum distance requirement for offsite parking.
Permit businesses with different peak demand periods to share their required parking spaces.	1	1	Shared parking agreement required.
Adopt Incentives:			
Permit reduction in vehicle parking spaces through the provision of a minimum number of bicycle parking spaces.	1	0.5	UDC under 6-2 provides a maximum number of parking spaces (and a minimum, which is 80% of the max). PW director can waive parking requirements in CBD if determined the adequate parking already exists. No relation is made between bike parking and vehicular parking.
Allow by-right reduction in required parking spaces (e.g., 25%) in mixed-use and transit-oriented developments and districts.	1	1	Parking ratios are established in the MXU district as shown in Article 3 of the UDC.
Permit developers to undertake parking studies to establish that specific developments (e.g., senior housing, affordable housing) require fewer parking spaces than typical projects.	1	1	UDC requires for large scale projects (DRI). Council has ability to request parking and traffic studies as part of the zoning process. Would probably allow a developer to submit such a study if they were proposing a variance to provide parking at a rate less than the minimum.
Create parking districts to finance/construct centralized parking lots/structures as shared parking facilities to reduce on-site parking.	1	0.5	DA can utilize bonds for the construction of a downtown parking garage. Design has been preliminarily created, but not implemented.
Enact Regulations:			
Revise parking regulations to reduce minimum below standard ITE (Institute of Transportation Engineers) requirements based on analysis of local develoments and actual parking demand/experience.	1	0.5	UDC contemplates maximum number of parking spaces.
Charge developers for every space beyond parking minimums to offset environmental impacts.	1	0	Parking maximum is established. A Variance is necessary prior to approving more spaces than permited. Fee would have to be set by the Mayor and City Council.

Implementation Tools and Policies	Pts. avail.	Pts. Recd.	Notes and local References
Enact parking standards that allow credit for adjacent on-street parking.	1	0	Credit would have to be set by the Mayor and City Council. Off-site parking is permitted with restriction provided in Article 6 of the UDC. But on street parking is prohibited.
Allow by-right reduction in required parking spaces (e.g., 25%) in mixed-use and transit-oriented developments and districts.	1	0.5	UDC allows a maximum number of parking spaces. Minimum number is established as 80% of the max. Shared parking can also be reviewed to further reduce the number of parking spaces. Use of the property can further limit the number of parking spaces. No by-right reduction standards exist.
Subject Total	**13**	**8.5**	

4.B. TRANPORTATION DEMAND MANAGEMENT ALTERNATIVES

4.B.1

QUESTIONS: Can developers use alternative measures such as transportation demand management or in-lieu payments to reduce required parking?
GOAL: Provide flexibility to reduce parking in exchange for specific actions that reduce parking demands on site.
WHY: Incentives such as transit passes, vanpool arrangements, flexible work schedules, market-priced facilities, and separate leasing for spaces in apartments and condominiums have quantifiable impacts on parking demand. Incorporating them into parking requirements creates the opportunity to meet demand with less impervious cover.

Implementation Tools and Policies	Pts. avail.	Pts. Recd.	Notes and local References
Adopt Plans/Educate:			
Comprehensive/transportation plans recognize transportation demand management as an approach to reducing vehicle miles traveled and parking requirements.	1	1	Vision statement and other section of Comp Plan address transportation as a vital way to manage vehicle trips, encourage redevelopment, and efficiently use existing parking facilities. Transportation element of the Comp Plan relied on 2005 & 2010 ARC TDM Models.
Remove Barriers:			
Rather than include parking spaces with an apartment lease, allow tenants to opt-out by treating parking as a separate optional lease agreement.	1	0	
Adopt Incentives:			
Allow businesses that offer employee transit passes, provide vans for employee commuting, allow flexible working arrangements, or charge market rates for parking to 1) provide fewer parking spaces or 2) pay less into a parking district fund for required parking spaces.	1	0	
Allow developers to make in-lieu fee payments for parking. Fees utilized by local government/parking authority to provide off-site parking lots/structures.	1	0	
Provide mechanisms for car sharing in transit-oriented development. Where done, area parking requirements are reduced.	0	0	N/A
Enact Regulations:			
Create a parking district and allow/require businesses to support public garages rather than provide their own on-site parking.	1	0	
Require large developments to adopt transportation demand management techniques to lower vehicle use and parking demand.	1	0	Developments are considered at time of zoning. Transportation plans are required based on size of Development. Parking count reductions can be considered at time of application. (Article 11 and Article 6). We do not require this; we do require certain studies for DRI's to 'mitigate' but not to lower. Transportation demand management not addressed.
Subject Total	**6**	**1**	

Implementation Tools and Policies	Pts. avail.	Pts. Recd.	Notes and local References
4.C. MINIMIZE STORMWATER FROM PARKING LOTS			
4.C.1 **QUESTION:** Are there requirements for landscaping designed to minimize stormwater in parking lots? **GOAL:** Require substantial landscaping to help reduce runoff. **WHY:** Parking lots generate a large amount of impervious cover. Requiring landscaping reduces the environmental impact of parking and can provide additional community benefits by providing shade and, if appropriately placed, creating natural barriers between pedestrians and cars.			
Implementation Tools and Policies	Pts. avail.	Pts. Recd.	Notes and local References
Adopt Plans/Educate:			
Comprehensive plans calls for landscaping in parking lots to help reduce stormwater runoff.	1	0.5	UDC requires landscape islands. UDC calls for implementing CIDs for stormwater among other things. The landscape island is not tied to the runoff issue; could be modified to address. Landscaping practices specific to reduction of stormwater runoff in parking areas include: Swales, Filter strips/vegetated buffer strips,
Remove Barriers:			
Allow alternative or innovative landscaping solutions that provide stormwater management functions to count towards perimeter or other landscaping requirements.	1	0.5	All new development and certain development in the Commercial Development Overlay are required to submit a landscape plan for the property. Alternative landscape ideas must be reviewed by City landscape architect/engineer.
Adopt Incentives:			
Parking lot landscaping and green roofs on parking structures credited towards meeting local stormwater management requirements.	1	0	
Give additional landscaping credit for preservation of large, mature trees within parking lots.	1	1	Speciman size trees are required to be maintained or strict number of trees required to replace a speciman tree. (Article 5) Tree units count required per zoning district. Tree units are assigned based on size (caliper) of tree. No additional landscape credit given for trees based on size.
Do not count parking structures with green roofs against allowable floor area ratio of a site.	1	0	
Enact Regulations:			
Adopt parking lot landscape regulations that require provisions of trees, minimum percent of parking lot interior area to be landscaped (e.g., 10%), and minimum sized landscaping areas (e.g., minimum of 25 square feet for island planting areas).	1	1	UDC provides specific parameters for parking lot islands and amount of landscape area/materials in Article 5. Article 5 does require 10% of parking area to be landscaped, but does not use a percentage for islands.
In parking lot landscaping regulations, specify the types and sizes of shrubs and strees most appropriate for controlling/reducing stormwater runoff.	1	0.5	Landscape is reviewed by City landscape architect. Their recommendation could be asked to address this issues. Policy could be changed to required additional consideration to address this issue. Landscape requirement not related to stormwater runoff.
Adopt standards requiring a minimum area of the parking lots to drain into landscape areas.	1	0	
Require the management of runoff from parking lots through green infrastructure practices, including trees, vegetated islands, swales, rain garden, or other approaches.	1	0.5	For infill/redevelopment, vegetated islands and rain gardens adopted to reduce runoff.
Enact specific alternative landscaping and parking regulations to support infill development (parking requirements, parking lot landscaping options that focus on perimeter landscaping to encourage smaller lots, etc.).	1	0.5	Reduced requirements for landscape strips and buffers in CBD.

Implementation Tools and Policies	Pts. avail.	Pts. Recd.	Notes and local References
Require parking structures to incorporate green roofs to reduce stormwater runoff.	1	0	
Reduce drive aisle width in parking lots to decrease the amount of pervious surface. For multi-family developments, drive aisles can be shared. In commercial developments, typical drive aisles can be reduced 5-10%.	1	0	
Subject Total	**12**	**4.5**	

Encourage Efficient Parking Total	**31**	**14**
Percent of Points	**100%**	**45%**

ADOPT GREEN INFRASTRUCTURE STORMWATER MANAGEMENT PROVISIONS

5.A **GREEN INFRASTRUCTURE PRACTICES**

5.A.1 QUESTION: Are green infrastructure practices encouraged as legal and preferred for managing stormwater runoff?
GOAL: Make all types of green infrastructure allowed and legal and remove all impediments to using green infrastructure (including for stormwater requirements), such as limits on infiltration in rights-of-way, permit challenges for green roofs, safety issues with permeable pavements, restrictions on the use of cisterns and rain barrels, and other such unnecessary barriers.
WHY: Green infrastructure approaches are more effective and cost efficient than conventional stormwater management practices in many instances, and provide other substantial community benefits.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Inform the public, through education and outreach programs, that green infrastructure practices can manage stormwater runoff on their property.	1	0.5	Public information available on web site. Brochures distributed at City Hall and at town hall meetings. No public information regarding green infrastructure available from the City. The City should work to create a brochure showing some easy things homeonwers can do on their property - rain barrels, downspout disconnects, rain gardens, etc. Cobb County Water System has a flyer illustrating how to build a rain barrel, the City should consider displaying this flyer at the water department. The Community Agenda of the Comprehensive Plan identies the issue "Continued public education is necessary to protect the city's natural resources. Education is specifically valuable in the areas of wetlands and floodplain protection, storm water management, and erosion and sedimentation control."
Create a green infrastructure workshop or training program for internal and external reviewers to ensure that the stakeholders who use this tool will have the ability to understand and use it effectively.	1	0.5	The city has purchased a training video that is available for use by the public
REMOVE BARRIERS:			
Development and other codes encourage and allow property owners to adopt home-based green infrastructure practices, such as rain gardens, rain barrels, and other rainwater harvesting practices.	1	0.5	The Unified Development Code does not specifically address home based green infrastructure. However the state amendment to the plumbing code, applicable to development in the City, addresses rain water recycling. The city's code could be amended to specifically list rain barrels and other similar infrastructure in the customary accessory uses. Code of Ordinances does contain the county's health regulations permitting the use of greywater.
Review and change, where necessary, building codes or other local regulations to ensure that all local government departments/agencies have coordinated with one another to ensure that green infrastructure implementation is legal, e.g. remove restrictions on downspout disconnection.	1	0.5	Building code and plumbing code supports the reuse of stormwater. City standard specifications could be amended to address green infrastructre more directly.
ADOPT INCENTIVES:			
Credit green infrastructure practices towards required controls for stormwater runoff.	1	1	Section 9-11(a) describes the purpose of the section and includes the statement "Encourage the use of nonstructural stormwater management and stormwater better site design practices" Better site design practices are referenced in the Georgia Stormwater Manual and include green infrastructure practices such as conservation, siting, minimizing impervious areas. Section 9-11(i) states that the use of site design measures may allow for a reduction; minimum criteria under which credit may apply set forth in manual.
Establish a "Green Tape" expedited review program for applications that include green infrastructure practices.	1	0.5	All development is already streamlined. Practice is to give preference to green development but no written policy in place
Reduce stormwater utility rates based on the use of green infrastructure practices.	1	0.5	Stormwater utility ordinance has received first reading; 2nd reading and adoption anticipated June 2011; ordinance provides for credits or reductions to stormwater utilility rates. When the credit manual is adopted, it could include credit for green infrastructure.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ENACT REGULATIONS			
Zoning and subdivision regulations specifically permit green infrastructure facilities, including but not limited to: (1 point for each technique to a maximum of 4 points) · Green roofs; Infiltration approaches, such as rain gardens, curb extensions, planter· gardens, permeable and porous pavements, and other designs where the intent is to capture and manage stormwater using soils and plants; · Water harvesting devices, such as rain barrels and cisterns; and · Downspout disconnection.	1 to 4	1	Unified Development Code does not specifically permit green infrastructure. Gravel parking areas are defined as semipervious, and are only permitted after special use application. An amendment could be considered allowing pervious pavements by right. 2009 Georgia State Amendments to the ICC plumbing code permits rain barrels. During plan review staff requested applicant to install rain garden to offset runoff.
Developers are required to meet stormwater requirements using green infrastructure practices where site conditions allow. Developers must provide documentation for sites that do not allow on-site infiltration, reuse, or evapotranspiration to meet locally determined performance stormwater management standards.	1 to 2	1	Developers are not required to use green infrastructure. However, they are required to provide documentation for all sites showing site conditions and compliance with performance management standards, which may include better design practices.
Subject Total	**13**	**5.5**	

5.A.2

QUESTION: Do stormwater management plan reviews take place early in the development review process?
GOAL: Incorporate stormwater plan comments and review into the early stages of development review/site plan review and approval, preferably at pre-application meetings with developers.
WHY: Pre-site plan review is an effective tool for discussing with developers alternative approaches for meeting stormwater requirements. This will incorporate green infrastructure techniques into new projects at early design stages, well before construction begins.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Encourage/require a pre-site plan meeting with developers to discuss stormwater management and green infrastructure approaches. · Voluntary = 1 point ·Mandatory = 2 points	1 to 2	2	At pre-site plan meeting, stormwater management and green infrastructure is discussed. Section 9-11 requires a concept plan and consultation meeting.
Include landscape architects in design and review of stormwater management plans.	1	1	
ADOPT INCENTIVES:			
Provide accelerated review of projects where developer attended a pre-application meeting.	1	0.5	All development is already streamlined. Could create a written policy giving preference to first review to green development.
ENACT REGULATIONS			
Preliminary stormwater plan review occurs contemporaneously with preliminary site plan review and before any development approvals.	1	1	Stormwater plan review should but does not usually occur at preliminary site plan review (Section 9-11 requires concept plan and consultation meeting). Stormwater review is completed prior to any development approvals.
Development applications must include preliminary/conceptual stormwater management plans that incorporate green infrastructure elements and describe how stormwater management standards will be met.	1	0.5	Development plans must include stormwater plans, but there is not a requirement for green infrastructure elements.
Subject Total	**6**	**4.5**	

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References

5.A.3

QUESTION: Do local building and plumbing codes allow harvested rainwater for exterior uses, such as irrigation, and non-potable interior uses, such as toilet flushing?
GOAL: Ensure that the municipality allows and encourages stormwater reuse for non-potable uses.
WHY: Stormwater reuse is important for dense, urban areas with limited spaces for vegetated green infrastructure practices.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Local government provides information brochures/manual for homeowners describing acceptable rainwater harvesting techniques.	1	0.5	No rainwater harvesting techniques brochures available to public at this time but stormwater management is addressed on the web site. The City could develop additional brochures or at least make the Cobb Water System flyers available to the public.
REMOVE BARRIERS			
Local development, building, and plumbing codes updated to allow reuse of stormwater for non-potable purposes.	1	0.5	Building code and plumbing code supports the reuse of stormwater.
ADOPT INCENTIVES:			
Reduce stormwater management facility requirements for developments employing comprehensive rainwater harvesting.	1	0	This should be considered in the development of a stormwater utility credit manual.
Reduce stormwater utility rates based on the use of harvest and reuse techniques.	1	0	This should be considered in the development of a stormwater utility credit manual.
ENACT REGULATIONS:			
Require developments to adopt rainwater harvesting techniques as elements of stormwater management plans.	1	0	Rainwater harvesting is not required at this time.
Subject Total	**5**	**1**	

5.A.4

QUESTION: Are provisions available to meet stormwater requirements in other ways, such as off-site management within the same sewershed or "payment in lieu" of programs, to the extent that on-site alternatives are not technically feasible?
GOAL: Allow off-site management of runoff while still holding developers responsible for meeting stormwater management goals.
WHY: In some cases, it is impracticable or infeasible to treat all or even some of the stormwater runoff on site. In such instances, alternative means should be provided through contribution to off-site mitigation projects or off-site stormwater management facilities (preferably green infrastructure facilities).

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
For infill and redevelopment areas, off-site green stormwater management plans should be developed in cooperation between local government and landowners/developers. Allowing off-site management of stormwater runoff requires sewershed designation within the local government to ensure that true mitigation is possible and realize the equal stormwater management and water quality benefits through off-site management.	2	1	To allow off-site SWM requires "sewershed designation", which we currently do not have; however offsite management is allowed.
Retrofit projects that will utilize green infrastructure stormwater management techniques should be identified and prioritized within the sewershed.	1	0.5	Section 9-11 allows reduction in stormwater quality treatment volume for use of stormwater better site design practices. Staff has begun to require rain gardens, rain collection and similar ideas for redevelopment and expansion projects (Shell Station).
Amend stormwater management regulations and development codes as necessary to allow off-site stormwater management, especially for infill and redevelopment areas.	1	1	Off-site stormwater management is allowed under Section 9-11. Offsite stormwater management is permitted as long as the area is dedicated to the use.
Establish system that allows/requires payment-in-lieu fees for off-site stormwater management facilities. Fees should be set sufficiently high as to cover the true cost of off-site management. Consider limitations on amount of off-site management allowed (more for infill areas, less for greenfield sites).	1	0	No payment-in-lieu is offered at this time.
Subject Total	**5**	**2.5**	

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References

5.B.1

QUESTION: Does your stormwater ordinance include monitoring, tracking, and maintenance requirements for stormwater management practices?
GOAL: Incorporate monitoring, tracking, and maintenance requirements for stormwater management practices into your municipal stormwater ordinance.
WHY: These measures will help ensure that the successful tracking and monitoring of green infrastructure practices remain in proper working condition to provide the performance required by the stormwater ordinance.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Develop a system to monitor and track stormwater management practices deployed at greenfield and redevelopment sites. Tracking of management practices should begin during the plan review and approval process with a database or geographic information system (GIS). The database should include both public and private projects.	1	0.5	No stormwater management practices database tracking system in place at this time. However, a database/GIS exists for a large percentage of stormwater infrastructure that aids in inspection and monitoring. Staff currently conducting field verifications of structures/systems and attributes, which will need to be included in database. A database of the tracking results should be created.
Provide model checklist for maintenance protocols for ease of inspection, tracking, and enforcement.	1	1	Public Works has checklist which they use for inspections, but checklist is not given out to the public.
Sponsor demonstration projects for green infrastructure management best practices.	1	0	
REMOVE BARRIERS:			
Ensure that proper local agencies have authority to enforce maintenance requirements.	1	1	Authority to enforce is in place. Section 9-11 requires an easement and a maintenance and inspection agreement for all facilities not dedicated to the City. This is binding on all subsequent owners of the property.
ADOPT INCENTIVES:			
Create self-inspection maintenance certification program that allows developers/landowners to train/retain private inspectors to certify compliance with stormwater management plans and long-term maintenance.	1	0	
ENACT REGULATIONS:			
Require long-term maintenance agreements that allow for public inspections of the management practices and account for transfer of responsibility in leases and/or deed transfers.	1	1	Section 9-11 requires an easement and a maintenance and inspection agreement for all facilities not dedicated to the City. This is binding on all subsequent owners of the property.
Conduct inspections every 3 to 5 years, prioritizing properties that pose the highest risk to water quality, inspecting at least 20% of approved facilities annually.	1	1	
Develop a plan approval and post-construction verification process to ensure compliance with stormwater standards, including enforceable procedures for bringing noncompliant projects into compliance.	1	1	
Inspections of construction sites occur at for at least 25% of permitted projects to ensure proper installation of approved practices.	1	1	
Require conservation/green infrastructure bond/escrow in zoning/subdivision ordinances to ensure installation/maintenance of green infrastructure storm water management facilities.	1	0.5	Section 9-11 does require as builts of installed stormwater management plans, certified by a PE as in compliance with approved plans, prior to releasing performance securities.
Subject Total	**10**	**7**	

Adopt Green Infrastructure Stormwater Management Total	**39**	**20.5**
Percentage of Points Earned	**100%**	**53%**

ADOPT GREEN INFRASTRUCTURE STORMWATER MANAGEMENT PROVISIONS

5.A **GREEN INFRASTRUCTURE PRACTICES**

5.A.1 QUESTION: Are green infrastructure practices encouraged as legal and preferred for managing stormwater runoff?
GOAL: Make all types of green infrastructure allowed and legal and remove all impediments to using green infrastructure (including for stormwater requirements), such as limits on infiltration in rights-of-way, permit challenges for green roofs, safety issues with permeable pavements, restrictions on the use of cisterns and rain barrels, and other such unnecessary barriers.
WHY: Green infrastructure approaches are more effective and cost efficient than conventional stormwater management practices in many instances, and provide other substantial community benefits.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Inform the public, through education and outreach programs, that green infrastructure practices can manage stormwater runoff on their property.	1	0.5	Public information available on web site. Brochures distributed at City Hall and at town hall meetings. No public information regarding green infrastructure available from the City. The City should work to create a brochure showing some easy things homeonwers can do on their property - rain barrels, downspout disconnects, rain gardens, etc. Cobb County Water System has a flyer illustrating how to build a rain barrel, the City should consider displaying this flyer at the water department. The Community Agenda of the Comprehensive Plan identies the issue "Continued public education is necessary to protect the city's natural resources. Education is specifically valuable in the areas of wetlands and floodplain protection, storm water management, and erosion and sedimentation control."
Create a green infrastructure workshop or training program for internal and external reviewers to ensure that the stakeholders who use this tool will have the ability to understand and use it effectively.	1	0.5	The city has purchased a training video that is available for use by the public
REMOVE BARRIERS:			
Development and other codes encourage and allow property owners to adopt home-based green infrastructure practices, such as rain gardens, rain barrels, and other rainwater harvesting practices.	1	0.5	The Unified Development Code does not specifically address home based green infrastructure. However the state amendment to the plumbing code, applicable to development in the City, addresses rain water recycling. The city's code could be amended to specifically list rain barrels and other similar infrastructure in the customary accessory uses. Code of Ordinances does contain the county's health regulations permitting the use of greywater.
Review and change, where necessary, building codes or other local regulations to ensure that all local government departments/agencies have coordinated with one another to ensure that green infrastructure implementation is legal, e.g. remove restrictions on downspout disconnection.	1	0.5	Building code and plumbing code supports the reuse of stormwater. City standard specifications could be amended to address green infrastructre more directly.
ADOPT INCENTIVES:			
Credit green infrastructure practices towards required controls for stormwater runoff.	1	1	Section 9-11(a) describes the purpose of the section and includes the statement "Encourage the use of nonstructural stormwater management and stormwater better site design practices" Better site design practices are referenced in the Georgia Stormwater Manual and include green infrastructure practices such as conservation, siting, minimizing impervious areas. Section 9-11(i) states that the use of site design measures may allow for a reduction; minimum criteria under which credit may apply set forth in manual.
Establish a "Green Tape" expedited review program for applications that include green infrastructure practices.	1	0.5	All development is already streamlined. Practice is to give preference to green development but no written policy in place
Reduce stormwater utility rates based on the use of green infrastructure practices.	1	0.5	Stormwater utility ordinance has received first reading; 2nd reading and adoption anticipated June 2011; ordinance provides for credits or reductions to stormwater utilility rates. When the credit manual is adopted, it could include credit for green infrastructure.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ENACT REGULATIONS			
Zoning and subdivision regulations specifically permit green infrastructure facilities, including but not limited to: (1 point for each technique to a maximum of 4 points) · Green roofs; Infiltration approaches, such as rain gardens, curb extensions, planter· gardens, permeable and porous pavements, and other designs where the intent is to capture and manage stormwater using soils and plants; · Water harvesting devices, such as rain barrels and cisterns; and · Downspout disconnection.	1 to 4	1	Unified Development Code does not specifically permit green infrastructure. Gravel parking areas are defined as semipervious, and are only permitted after special use application. An amendment could be considered allowing pervious pavements by right. 2009 Georgia State Amendments to the ICC plumbing code permits rain barrels. During plan review staff requested applicant to install rain garden to offset runoff.
Developers are required to meet stormwater requirements using green infrastructure practices where site conditions allow. Developers must provide documentation for sites that do not allow on-site infiltration, reuse, or evapotranspiration to meet locally determined performance stormwater management standards.	1 to 2	1	Developers are not required to use green infrastructure. However, they are required to provide documentation for all sites showing site conditions and compliance with performance management standards, which may include better design practices.
Subject Total	**13**	**5.5**	

5.A.2

QUESTION: Do stormwater management plan reviews take place early in the development review process?
GOAL: Incorporate stormwater plan comments and review into the early stages of development review/site plan review and approval, preferably at pre-application meetings with developers.
WHY: Pre-site plan review is an effective tool for discussing with developers alternative approaches for meeting stormwater requirements. This will incorporate green infrastructure techniques into new projects at early design stages, well before construction begins.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Encourage/require a pre-site plan meeting with developers to discuss stormwater management and green infrastructure approaches. · Voluntary = 1 point ·Mandatory = 2 points	1 to 2	2	At pre-site plan meeting, stormwater management and green infrastructure is discussed. Section 9-11 requires a concept plan and consultation meeting.
Include landscape architects in design and review of stormwater management plans.	1	1	
ADOPT INCENTIVES:			
Provide accelerated review of projects where developer attended a pre-application meeting.	1	0.5	All development is already streamlined. Could create a written policy giving preference to first review to green development.
ENACT REGULATIONS			
Preliminary stormwater plan review occurs contemporaneously with preliminary site plan review and before any development approvals.	1	1	Stormwater plan review should but does not usually occur at preliminary site plan review (Section 9-11 requires concept plan and consultation meeting). Stormwater review is completed prior to any development approvals.
Development applications must include preliminary/conceptual stormwater management plans that incorporate green infrastructure elements and describe how stormwater management standards will be met.	1	0.5	Development plans must include stormwater plans, but there is not a requirement for green infrastructure elements.
Subject Total	**6**	**4.5**	

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References

5.A.3

QUESTION: Do local building and plumbing codes allow harvested rainwater for exterior uses, such as irrigation, and non-potable interior uses, such as toilet flushing?
GOAL: Ensure that the municipality allows and encourages stormwater reuse for non-potable uses.
WHY: Stormwater reuse is important for dense, urban areas with limited spaces for vegetated green infrastructure practices.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Local government provides information brochures/manual for homeowners describing acceptable rainwater harvesting techniques.	1	0.5	No rainwater harvesting techniques brochures available to public at this time but stormwater management is addressed on the web site. The City could develop additional brochures or at least make the Cobb Water System flyers available to the public.
REMOVE BARRIERS			
Local development, building, and plumbing codes updated to allow reuse of stormwater for non-potable purposes.	1	0.5	Building code and plumbing code supports the reuse of stormwater.
ADOPT INCENTIVES:			
Reduce stormwater management facility requirements for developments employing comprehensive rainwater harvesting.	1	0	This should be considered in the development of a stormwater utility credit manual.
Reduce stormwater utility rates based on the use of harvest and reuse techniques.	1	0	This should be considered in the development of a stormwater utility credit manual.
ENACT REGULATIONS:			
Require developments to adopt rainwater harvesting techniques as elements of stormwater management plans.	1	0	Rainwater harvesting is not required at this time.
Subject Total	**5**	**1**	

5.A.4

QUESTION: Are provisions available to meet stormwater requirements in other ways, such as off-site management within the same sewershed or "payment in lieu" of programs, to the extent that on-site alternatives are not technically feasible?
GOAL: Allow off-site management of runoff while still holding developers responsible for meeting stormwater management goals.
WHY: In some cases, it is impracticable or infeasible to treat all or even some of the stormwater runoff on site. In such instances, alternative means should be provided through contribution to off-site mitigation projects or off-site stormwater management facilities (preferably green infrastructure facilities).

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
For infill and redevelopment areas, off-site green stormwater management plans should be developed in cooperation between local government and landowners/developers. Allowing off-site management of stormwater runoff requires sewershed designation within the local government to ensure that true mitigation is possible and realize the equal stormwater management and water quality benefits through off-site management.	2	1	To allow off-site SWM requires "sewershed designation", which we currently do not have; however offsite management is allowed.
Retrofit projects that will utilize green infrastructure stormwater management techniques should be identified and prioritized within the sewershed.	1	0.5	Section 9-11 allows reduction in stormwater quality treatment volume for use of stormwater better site design practices. Staff has begun to require rain gardens, rain collection and similar ideas for redevelopment and expansion projects (Shell Station).
Amend stormwater management regulations and development codes as necessary to allow off-site stormwater management, especially for infill and redevelopment areas.	1	1	Off-site stormwater management is allowed under Section 9-11. Offsite stormwater management is permitted as long as the area is dedicated to the use.
Establish system that allows/requires payment-in-lieu fees for off-site stormwater management facilities. Fees should be set sufficiently high as to cover the true cost of off-site management. Consider limitations on amount of off-site management allowed (more for infill areas, less for greenfield sites).	1	0	No payment-in-lieu is offered at this time.
Subject Total	**5**	**2.5**	

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References

5.B.1

QUESTION: Does your stormwater ordinance include monitoring, tracking, and maintenance requirements for stormwater management practices?
GOAL: Incorporate monitoring, tracking, and maintenance requirements for stormwater management practices into your municipal stormwater ordinance.
WHY: These measures will help ensure that the successful tracking and monitoring of green infrastructure practices remain in proper working condition to provide the performance required by the stormwater ordinance.

Implementation Tools and Policies	Pts. avail.	Points rcd	Notes and local References
ADOPT PLANS/EDUCATE:			
Develop a system to monitor and track stormwater management practices deployed at greenfield and redevelopment sites. Tracking of management practices should begin during the plan review and approval process with a database or geographic information system (GIS). The database should include both public and private projects.	1	0.5	No stormwater management practices database tracking system in place at this time. However, a database/GIS exists for a large percentage of stormwater infrastructure that aids in inspection and monitoring. Staff currently conducting field verifications of structures/systems and attributes, which will need to be included in database. A database of the tracking results should be created.
Provide model checklist for maintenance protocols for ease of inspection, tracking, and enforcement.	1	1	Public Works has checklist which they use for inspections, but checklist is not given out to the public.
Sponsor demonstration projects for green infrastructure management best practices.	1	0	
REMOVE BARRIERS:			
Ensure that proper local agencies have authority to enforce maintenance requirements.	1	1	Authority to enforce is in place. Section 9-11 requires an easement and a maintenance and inspection agreement for all facilities not dedicated to the City. This is binding on all subsequent owners of the property.
ADOPT INCENTIVES:			
Create self-inspection maintenance certification program that allows developers/landowners to train/retain private inspectors to certify compliance with stormwater management plans and long-term maintenance.	1	0	
ENACT REGULATIONS:			
Require long-term maintenance agreements that allow for public inspections of the management practices and account for transfer of responsibility in leases and/or deed transfers.	1	1	Section 9-11 requires an easement and a maintenance and inspection agreement for all facilities not dedicated to the City. This is binding on all subsequent owners of the property.
Conduct inspections every 3 to 5 years, prioritizing properties that pose the highest risk to water quality, inspecting at least 20% of approved facilities annually.	1	1	
Develop a plan approval and post-construction verification process to ensure compliance with stormwater standards, including enforceable procedures for bringing noncompliant projects into compliance.	1	1	
Inspections of construction sites occur at for at least 25% of permitted projects to ensure proper installation of approved practices.	1	1	
Require conservation/green infrastructure bond/escrow in zoning/subdivision ordinances to ensure installation/maintenance of green infrastructure storm water management facilities.	1	0.5	Section 9-11 does require as builts of installed stormwater management plans, certified by a PE as in compliance with approved plans, prior to releasing performance securities.
Subject Total	**10**	**7**	

Adopt Green Infrastructure Stormwater Management Total	**39**	**20.5**
Percentage of Points Earned	**100%**	**53%**

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TECHNICAL MEMORANDUM

Date: February 16, 2015

To: David Braswell, WK Dickson

From: Kevin Nunnery and Sara McGarity, Biohabitats, Inc.

RE: City of Powder Springs Stormwater Management Plan Revision
Subject: Municipal Code Review to Identify Green Infrastructure Opportunities and Constraints

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Biohabitats was retained by WK Dickson and tasked with reviewing existing and relevant City of Powder Springs Unified Development Code Articles (3-6, 8-9, and 11), Chapters 5 and 11 of the Code of Ordinances, and the Comprehensive Plan-Community Agenda, to identify areas for enhancement and areas for constraint removal, so that green infrastructure opportunities are more broadly and consistently supported.

Review Process
Biohabitats utilized past experience with similar projects, guidance documents produced by the U.S. Environmental Protection Agency (EPA), the Center for Watershed Protection, the Atlanta Regional Commission and the State of Georgia, along with model ordinances from other jurisdictions, to frame the review and analysis of the Powder Springs documents. Table 1 lists the documents reviewed to inform our recommendations.

Table 1: Code Review Reference Documents

Document Title	Authoring Entity
EPA Water Quality Scorecard for Powder Springs, Georgia	Environmental Protection Agency completed by Powder Springs
Georgia Storwmater Management Manual	Atlanta Regional Commission
Better Site Design: A Handbook for Changing Development Rules in Your Community	Center for Watershed Protection
Code and Ordinance Worksheet from Better Site Design Handbook	Center for Watershed Protection
Recommended Model Development Principles for James City County, Virginia - Consensus of the Local Site Planning Roundtable	Builders for the Bay
Recommended Model Development Principles for Harford County, Maryland - Consensus of the Local Site Planning Roundtable	Builders for the Bay
Recommended Model Development Principles for Baltimore County, Virginia - Consensus of the Local Site Planning Roundtable	Builders for the Bay
Montgomery County, Maryland Code Review - Memos, Presentations, and Findings	Biohabitats
Quality Community Objectives Local Assessment	Georgia Department of Community Affairs

The steps of the review process were as follows:

- The completed EPA Water Quality Scorecard for Powder Springs was reviewed and criteria and comments relevant to the code review were highlighted and categorized as direct code comments and opportunities for code improvement.
- The Community Agenda was reviewed and sections relevant to the review were noted. Noted sections were then closely read and recommendations developed and recorded into the spreadsheet.
- Each Article and Chapter identified for review was read and text in the code pertaining to topics within green infrastructure practice, environmental site design and stormwater management were highlighted. Recommendations were developed addressing the highlighted text and added to the review spreadsheet.
- Direct code comments from the EPA Water Quality Scorecard were added to top of the spreadsheets of the corresponding Article or Chapter. Improvement opportunities from the EPA Water Quality Scorecard criteria were then added within the body of the spreadsheets. Direct comments were included at the top to distinguish them as important recommendations expressly suggested by the completed scorecard.

Recommendations Excel Workbook Description
The recommendations Excel workbook was developed to organize the results of the code review into an easily readable format that would also help facilitate further review and the revision process.

The recommendations workbook contains a total of 10 spreadsheets or worksheets, a single worksheet is provided for each Article of the Unified Development Code, Chapter of the Code of Ordinances and the Comprehensive Plan-Community Agenda. Each worksheet contains columns described in Table 2.

Table 2: Worksheet Columns Description

Column Heading	Description
Section Number	Provides the location within the code relating to the recommendation.
Addition, Deletion, Change	Categorizes the type of code revision that would be required. Distinguishes the recommendation as an addition, deletion or change to the code. The rows are color coded according to this column. Additions are color coded green, deletions color coded red and changes color coded yellow.
Preliminary Recommendation	Provides the preliminary recommendation.
Relevant Other Code	If the recommendation pertains to other sections of the code those sections are noted in this column.
Notes	Column where additional information relevant to the recommendation is included.

A “Source” column is also included in the Community Agenda worksheet to include the reference document supporting the recommendation.

The recommendations are presented in the order they appear in the code with the exception of the EPA Water Quality Scorecard direct comments which are at the top of each worksheet and separated by a bold line. The workbook is formatted to print as a 8.5”x11” landscape oriented document.

Summary of Recommendations

The code review resulted in 202 individual recommendations broken down by Article or Chapter as shown in Table 3.

Table 3: Number of Recommendations by Article or Chapter

Article or Chapter	Number of Recommendations
Unified Development Code: Article 3 – Restrictions on Particular Uses	24
Unified Development Code: Article 4 – Lot and Building Standards	29
Unified Development Code: Article 5 – Landscaping, Buffers, Tree Conservation	23
Unified Development Code: Article 6 – Parking and Loading Requirements	14
Unified Development Code: Article 8 – Project Design Standards	25
Unified Development Code: Article 9 – Land Development Activities	30
Unified Development Code: Article 9 – Procedures and Permits	18
Code of Ordinances Chapter 5 - Buildings, Construction and Related Activities	2
Code of Ordinances Chapter 11 - Municipal Utilities and Services	3
Powder Springs Comprehensive Plan Community Agenda	34

The recommendations address design standard barriers, process barriers, terminology and section requirement inconsistencies, code that is currently not restrictive enough, code that is currently too restrictive, and opportunities to improve code to encourage and improve desired practices. The review recommendations were broken down into the following eight categories. The key findings are summarized by category and presented in order of importance and potential beneficial impact from revisions. While recommendations from a specific category may be found throughout the code, the articles where the recommendations are concentrated are noted.

1. Stormwater terminology and BMPs - Stormwater management is addressed in multiple sections within the code resulting in inconsistency in requirements and terminology. The sections should be brought into agreement referencing the most recent code while not losing still relevant features of the older code. There are many barriers to implementing stormwater BMPs due to design standards that do not provide exemptions for BMPs. Design standards for features such as curbs, parking lot islands and landscsape buffers for visual screening that would restrict implementation of BMPs should be revised. Creating consistency across articles and design standards that easily allow for BMPs to be incorporated into designs would have a significant positive impact on stormwater management. (Articles 5, 6, 8, 9, 11)

2. Impervious Cover – The current code has many barriers to implementing porous/permeable pavement. Design standards for driveways, sidewalks, parking lots and other features that could benefit from porous pavement should be revised to allow for porous/permeable pavement. Also, development requirements for parking and street design could result in excess impervious cover. These requirements should be revised to ensure development results in the smallest area of impervious cover possible. There are many opportunities within the code to reduce stormwater runoff by minimizing impervious cover and promoting porous/permeable pavement that will benefit the city. (Articles 4, 6, 8)

3. Buffer – Stream buffers or stream greenways are addressed in multiple sections within the code resulting in inconsistency in requirements and terminology. The sections should be brought into agreement referencing the most recent code while not losing still relevant features of the older code. Based on scientific research, current stream buffer width requirements could be widened. Stream buffers should also be expanded to include adjacent floodplains, wetlands, and steep slopes all of which are

critical to maintaining stream quality. Moreover, current exemptions in the code could result in unnecessary damages to buffers and should be revised. Finally, requirements for rezoning and plan approval could be revised to incorporate consideration of the buffer and other natural resources. Enhancing stream buffers results in higher quality streams that improve overall stormwater management. (Articles 5, 9, 11)

4. Cluster development – Cluster development/open space development/conservation subdivisions are addressed in multiple sections within the code resulting in inconsistency in requirements and terminology. The sections should be brought into agreement referencing the most recent code while not losing still relevant features of the older code. The code is lacking exemptions for cluster development in the design standards creating a barrier for cluster development designs. Also, there are additional process steps required for cluster development approval that are disincentives to implementation. Strong efforts should be made to ensure the approval process for cluster development is no more stringent than conventional development approval. Finally, there are many opportunities to strengthen the current cluster development requirements to bolster beneficial impacts from such development. (Articles 3, 4, 8, 9, 11, and Chapter 5)

5. Trees – While there are few barriers, there are many opportunities to improve tree conservation practices within the code. Creating a list of recommended trees that include native species would have an immediate positive impact. Opportunities to improve tree conservation practices include encouraging preservation of native trees in addition to specimen trees and strengthening tree canopy requirements. Additionally, there are some tree conservation plan and speculative clearing exemptions that could cause avoidable negative impacts, that should be revised. (Articles 5, 9)

6. Vegetation – There are many opportunities within the code to encourage use of native vegetation. Including native plant species in landscaping requirements would be an effective way to begin encouraging this practice. Additionally, there are requirements in the code for landscaping vegetation that are too restrictive, such as the requirement to use sod for all front, side and rear yards of residences. These requirements should be revised to allow for native vegetation as well as implementing low water use/water efficient landscaping practices. (Articles 4, 5, 11)

7. Open Space Open space needs to be clearly addressed within the code. There are several exemptions and code sections that should be revised, because language is not restrictive enough, and could negatively impact open space. There are also opportunities to improve and enhance open space requirements and management practices to create greater positive impacts. (Articles 3, 4, 9)

8. Other – There are code requirements that prohibit implementation of certain green innovations such as green roofs, living/green walls, and alternative wastewater technologies. Rain barrels should also be expressly allowed as an accessory structure and exempt from outdoor watering restrictions. These requirements should be revised such that these practices can begin to be implemented. (Articles 3, 8, and Chapter 11)

Key findings from recommendations for the Community Agenda address the Future Development Areas, Issues and Opportunities, and Goals and Policies sections. In the Future Development Areas section there are opportunities to include several additional Quality Community Objectives such as open space preservation, environmental protection, and transportation alternatives within specific development types. In the Issues and Opportunities section, additional opportunities are suggested that support and promote green infrastructure and stormwater management practices for the topics of Natural Cultural Resources, Community Facilities & Services and Transportation. In the Goals and Policies section there are many opportuntities to add specific goals and policies that would encourage desirable development and stormwater management practices. Recommendations for new policies are suggested for Goals 15, 16, 18, 23, 25 and 28 that address topic areas of Natural and Cultural Resources, Landuse and Transportation.

Based on the results of the code review, the following stormwater and landscape management practices have good applicability for Powder Springs in the context of the potential code changes.

- Locating stormwater BMPs in buffers (landscape buffers for visual screening, not stream buffers), setbacks, and parking lot islands
- Reducing impervious cover and allowing for and encouraging permeable pavement
- Small scale green infrastructure such as rain barrels, green roofs, micro-bioretention, stormwater planters, and stormwater curb extensions
- Expanding stream buffers
- Developing a diverse list of native tree species
- Specifying native species requirements for landscaping plans

CITY OF POWDER SPRINGS, GEORGIA

UNIFIED DEVELOPMENT CODE

December 7, 2015

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Division I. Title, Authority, Purposes and Applicability.

Sec. 1-1. Title.

This ordinance shall be known as and may be cited as "the unified development code of Powder Springs, Georgia."

Sec. 1-2. Authority.

(a) This unified development code is adopted under authority of article 9, section 2, paragraphs 3 and 4 of the Constitution of the State of Georgia, and pursuant to the Zoning Procedures Law (O.C.G.A. 36-66-1 *et seq.*) and other applicable laws enacted by the General Assembly, as well as the Charter of the City of Powder Springs, Georgia.

(b) The Georgia General Assembly has enacted the Georgia Planning Act of 1989, (Georgia Laws, 1989, pp. 1317-1391, Act 634) which among other things provides for local governments to adopt plans and regulations to implement plans for the protection and preservation of natural resources, the environment, vital areas, and land use.

(c) The Georgia Department of Community Affairs has promulgated Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-3-2 of Rules of the Georgia

Department of Community Affairs) to implement the Georgia Planning Act of 1989, said standards and procedures were ratified by the Georgia General Assembly, and have since been amended, and said rules require local governments to describe regulatory measures and land development regulations needed to implement local Comprehensive Plans.

(d) The Georgia Department of Natural Resources has promulgated Rules for Environmental Planning Criteria, commonly known as the "Part V" Standards, said rules were ratified by the Georgia General Assembly, and said rules require local governments to plan for the protection of the natural resources, the environment, and vital areas of the State.

(e) The Metropolitan North Georgia Water Planning District is authorized to develop and has developed regional and watershed-specific plans for storm-water management, waste-water treatment, water supply, water conservation, and the general protection of water quality, and such plans are required pursuant to Georgia Code Section 12-5-572 to be implemented by local governments in the district. Local governments are required to implement said plans by Georgia Code Sections 12-5-582 and 12-5-583, and failure to do so means that the local government shall be ineligible for state grants or loans for water supply and conservation projects determined by the Director of the Environmental Protection Division to be inconsistent with such plans. Said district pursuant to state law has prepared model ordinances for local governments to follow.

(f) Pursuant to the Municipal Home Rule Act of 1965 (Georgia Code Section 36-35-3) the governing authority of each municipal corporation shall have legislative power to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto.

(g) Pursuant to Georgia Code Section 36-65-1, it is declared by the General Assembly of Georgia that in the exercise of powers specifically granted to them by law, local governing authorities of cities and counties are acting pursuant to state policy.

Sec. 1-3. Purposes.

The city has adopted a comprehensive plan in accordance with the requirements of the Georgia Planning Act of 1989, Rules of the Georgia Department of Community Affairs, and Rules of the Georgia Department of Natural Resources, and said plan has been revised from time to time. The unified development code helps assure the implementation of the adopted comprehensive plan.

This unified development code is needed and intended to: promote the health, safety, welfare, morals, convenience, order, and prosperity of the citizens of the city; promote responsible growth, lessen congestion in the public thoroughfares, secure safety from fire and health dangers, and promote desirable living conditions; regulate the distribution and density of uses on the land to avoid both the undue concentration of population and the inappropriate dispersion of population; maintain the integrity and individual character of established communities and settlements, and promote desired character in new developments; prevent the encroachment of incompatible land uses within residential areas and preserve property values; and provide for economically sound and

stable land development by assuring the provision in land developments of adequate streets, utilities, services, traffic access and circulation, public open spaces, and maintenance continuity.

This unified development code is also intended to serve the several purposes articulated in different articles of this code.

Sec. 1-4. Jurisdiction.

This unified development code applies to all lands within the incorporated areas of the City of Powder Springs, Georgia, as now exists or as hereafter lawfully established.

Sec. 1-5. Applicability.

No building, structure, device or land or water shall hereafter be used or occupied, erected, located, extended, established, moved, converted, or structurally altered except in full compliance with the provisions of this unified development code.

Sec. 1-6. Minimum Requirements.

Within each zoning district established by this development code, the regulations set forth shall be minimum requirements and shall apply uniformly to each class or kind of building, structure or land, except as may be altered through conditions of zoning applied to specific properties.

Sec. 1-7. Definitions.

Definitions are provided throughout the articles of this development code. This section provides definitions primarily related to zoning lots and dimensional regulations for buildings.

Abutting: Having property lines in common, or having property separated by only an alley. Separation by a street right-of-way is not considered abutting.

Buildable area of lot: The portion of a lot which is not located within any minimum required yard, landscape strip, landscaped area, buffer, or natural undisturbed buffer; that portion of a lot wherein a building or structure may be lawfully placed.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

Building coverage: The horizontal area measured within the outside of the exterior walls of the ground floor (i.e., "footprint") of all principal buildings, accessory buildings, and accessory structures on the lot, not including steps, terraces, and uncovered porches.

Building coverage, maximum: The percentage of a given lot that may be lawfully occupied by all principal and accessory buildings and structures on said lot, measured within the outside of the

exterior walls of the ground floor (i.e., "footprint") of all principal and accessory buildings and structures on the lot, not including steps, terraces, and uncovered porches.

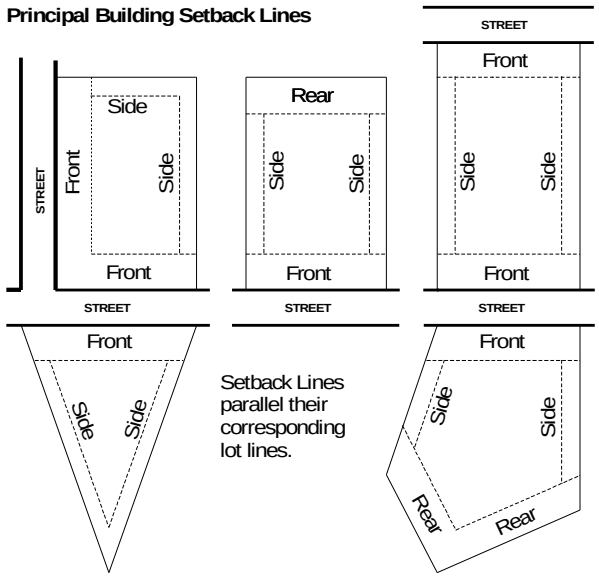
Building floor area: The total floor area of all heated spaces within a building as measured within the outside of the exterior walls, exclusive of uncovered porches, terraces, and unheated stairwells, storage areas, garages and loading docks.

Building height: The vertical distance measured to the highest point of a building from the average finished grade across those sides of a building that face a street.

Building setback line: A line delineating the minimum allowable distance between a property line or the right-of-way line of an abutting street and a building on a lot. Building setbacks established by zoning district in this development code apply to principal buildings. For purposes of this development code, a minimum required building setback line and minimum required yard shall be considered the same. Accessory buildings and accessory uses may have different setbacks established by this development code.

Building setback, front: The minimum allowable distance between the right-of-way line of any abutting street and any part of a principal building on a lot. The front setback distance is applied along the full length of the right-of-way line and is parallel to it. Corner lots and double-frontage lots have more than one front building setback per this definition.

Building setback, rear: The minimum allowable distance between a rear lot line and any part of a principal building on a lot. The rear building setback extends along and parallel to the full length of the rear lot line.



Building setback, side: The minimum allowable distance between a side lot line and any part of a principal building on a lot. The side building setback extends along and parallel to the side lot line between the front building setback and a rear building setback (if any).

Comprehensive plan: The Comprehensive Plan for the City, adopted by the Governing Body, as amended from time to time in accordance with the Georgia Planning Act of 1989 and administrative rules of the Georgia Department of Community Affairs. Comprehensive plan also broadly includes any other functional plans adopted by the Governing Body pertaining to land use, transportation, community facilities, natural and historic resources, and the environment.

Density: The quantity of building per unit of area; for example, the number of dwellings per gross square foot or per acre.

Development: (1) a land development project involving the construction of streets, utilities, buildings, or other improvements required for the habitation or use of property, such as a residential neighborhood, an apartment complex, a store, or a shopping center; (2) any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or permanent storage of materials; (3) the act of constructing or carrying out a land development project, including the alteration of land or vegetation in preparation for construction activity.

Finished grade: The final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

Floor: The top surface of an enclosed area in a building, including basement, i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles or storage, or the floor area of an attic used exclusively for storage.

Floor area: The sum of all square footages (areas) of each floor of a building, measured from the interior faces of the exterior walls or from the centerline of walls separating two buildings. The following areas are excluded from the measurement of floor area: unfinished attics, attached garages or spaces used for off-street parking and loading, breezeways, and enclosed or unenclosed decks and porches.

Frontage: The width in linear feet of a lot where it abuts the right-of-way of any street from which access may be directly gained.

Ground elevation: The original elevation of the ground surface prior to cutting or filling.

Highest adjacent grade: The highest natural elevation of the ground surface, prior to construction, next to the proposed foundation of a building.

Impermeable: Something that water cannot pass through or be absorbed by, such as a layer of rock.

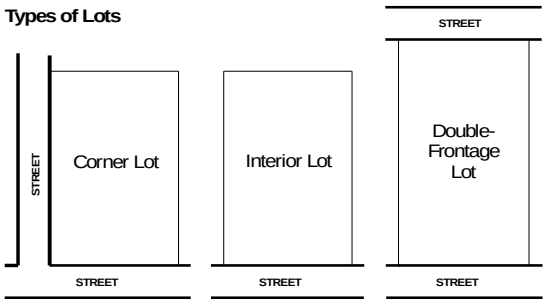
Impervious surface: A surface that rainwater cannot penetrate or be absorbed by, such as a paved parking lot, paved road, or building.

Lot: A parcel or tract of land held in single ownership.

Lot, corner: Any lot bounded by two streets at their intersection.

Lot, double frontage: A lot bounding by two or more streets which do not intersect with one another.

Lot, interior: a lot having frontage on only one street.



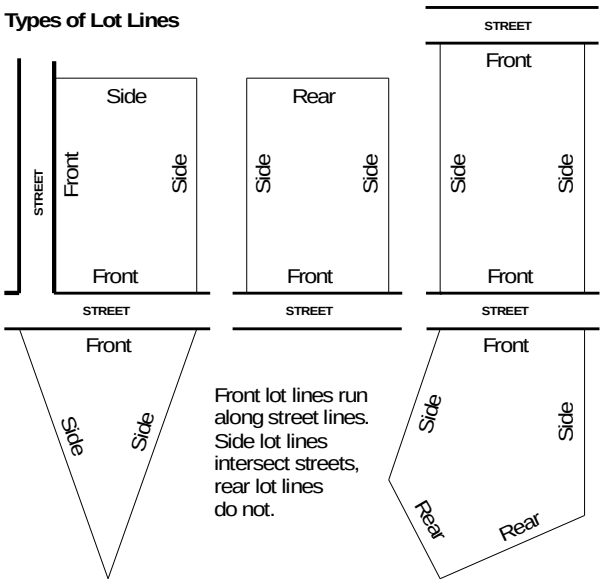
Lot area: The total horizontal area included within lot lines.

Lot line: The boundary dividing a given lot from the street or adjacent lots; the boundary defining the limit of ownership of a property.

Lot line, front: Any boundary line of a lot that abuts a public street right-of-way line. A lot adjacent to more than one street will have more than one front lot line.

Lot line, rear: Any boundary line of a lot that does not intersect with a public street right-of-way line and is not a front lot line.

Lot line, side: Any boundary line of a lot that intersects with a public street right-of-way line and is not a front lot line.



Lot of record: A lot which is part of a subdivision lawfully recorded in the plat books of the office of the Clerk of the Superior Court of Cobb County, Georgia, or a lot described by metes and bounds, the description of which has been lawfully recorded. A tax parcel is not necessarily a lot of record. A lot of record may or may not conform to the requirements of this development code, in which case it is a nonconforming lot of record. A lot shall not be considered a lot of record if it is: (1) described in a deed recorded in the county deed books with reference to an attached boundary survey or plat that has not been recorded in the plat books; (2) not described in a deed recorded prior to the original adoption of zoning regulations in the City of Powder Springs.

Lot width: The distance, in feet, measured across the lot between side lot lines. The lot width is measured parallel to the street frontage. Lot frontage may differ from lot width. Where this development Code requires a minimum lot width, the lot width is measured either at the front building setback line required by this development Code or as established on a recorded plat. In

the case of "flag" and cul-de-sac lots, a deeper minimum front building setback line may be required to meet the minimum lot width required by this development code.

Natural ground surface: The ground surface in its original state before any grading, excavation or filling.

Open space: An area of land or water that is permanently set aside through dedication, designation, or reservation to remain in a natural and unimproved state or that may be improved only for active or passive recreation or enjoyment.

Person: Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of this State, any interstate body or any other legal entity.

Setback: The shortest straight-line distance between a street right-of-way or lot line and the nearest point of a structure or building or projection therefrom (excluding roof overhangs of 18 inches or less).

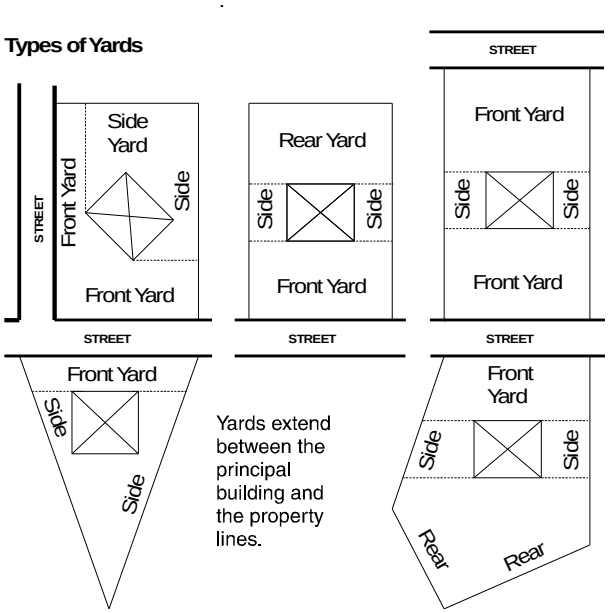
Setback, minimum: The shortest distance allowed between a street right-of-way line or any other lot line and any principal or accessory building on a lot. Minimum setback requirements for buildings are associated with the type of lot line from which the setback is taken; for instance, a "side yard setback" is measured from a side lot line.

Story: That portion of a building comprised between a floor and the floor or roof next above. The first floor of a two (2) or multi-story building shall be deemed the story that has no floor immediately below it that is designed for living quarters or for human occupancy.

Structure: Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground, and extending vertically from the ground by one foot or more. Among other things, structures include but are not limited to buildings, walls, fences, signs, and swimming pools.

Structure height: For all structures other than buildings (see "building height."), the vertical distance to the highest point of a structure, as measured from the average grade at the base of the structure or directly below a projecting structure.

Yard: A space on the same lot with a principal building and that lies between the principal building on a lot and the nearest lot line. For purposes of this development code, a minimum required building setback line and minimum required yard shall be considered the same. A yard is unoccupied and unobstructed by buildings or structures from ground to sky except where encroachments and accessory buildings are expressly permitted.



Yard, front: A yard situated along any public street right-of-way or private street easement.

Yard, rear: A yard situated along a rear lot line.

Yard, side: A yard situated along a side lot line, but not extending into a front or rear yard.

[Secs. 1-8 to 1-10 Reserved.]

Division II. Uses.

Sec. 1-11. Use, Occupancy, and Erection.

(a) No building, structure, land, or water shall hereafter be used or occupied, and no building or structure or part hereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity the use provisions for the zoning district in which it is located, as established in article 2 of this development code.

(b) For those uses that have specific restrictions associated with them, a reference is given in article 2 to the pertinent section in article 4. No building, structure, use, or activity shall commence or be established or maintained except in conformity with the provisions in article 5 as applicable for the building, structure, use, or activity.

Sec. 1-12. Use Prohibited When Not Specified.

Unless otherwise specifically provided in this development code, any use not specifically permitted as a use by right or specifically indicated as a special use in any given zoning district as provided under article 2 of this development code shall be prohibited in that zoning district.

Sec. 1-13. Every Use Must Be Upon a Lot of Record.

No building or structure shall be erected or use established unless upon a lot of record as defined by this development code unless specifically provided otherwise in this development code.

Sec. 1-14. One Principal House on a Lot.

Unless otherwise specifically provided in this development code, only one single-family detached dwelling and its customary accessory buildings and structures may be erected on any one lot.

[Secs. 1-15 to 1-20 Reserved.]

Division III. Lots.

Sec. 1-21. Lot Frontage.

(a) No lot shall hereafter be created or subdivided unless it meets or exceeds the minimum lot frontage requirement for the zoning district in which the lot is located as established by article 2 unless specifically provided otherwise by this development code.

(b) No lot shall be reduced in width below the minimum lot frontage for the zoning district in which said lot is located as established by article 2 except as otherwise specifically provided in this development ode.

Sec. 1-22. Lot Width.

(a) No lot shall hereafter be created or subdivided unless it meets or exceeds the minimum lot width established for the zoning district in which it is located by article 2 of this development code.

(b) No lot shall be reduced below the minimum lot width for the zoning district in which said lot is located as established by article 2, except as otherwise specifically provided in this development code.

Sec. 1-23. Lot Size.

(a) No lot shall hereafter be created or subdivided unless it meets or exceeds the minimum lot size for the zoning district in which the lot is located as established by article 2 of this development code, except as otherwise specifically provided in this development code.

(b) No lot shall be reduced below the minimum lot size of the zoning district in which said lot and building are located as established by article 2, except as otherwise specifically provided in this development code.

Division IV. Building Density and Intensity.

Sec. 1-31. Density and Intensity.

(a) No lot shall hereafter be developed to exceed the maximum number of dwelling units per acre for the zoning district in which the lot is located as established by article 2 of this development code, except as otherwise specifically provided.

(b) No lot shall hereafter be developed to exceed the maximum floor-area ratio for the zoning district in which the lot is located as established by article 2 of this development code, except as otherwise specifically provided in this development code.

Sec. 1-32. Impervious Surface Coverage.

No lot shall hereafter be developed to exceed the maximum impervious surface for the zoning district in which the lot is located as established by article 2 of this development code, except as otherwise specifically provided in this development code.

Sec. 1-33. Floor Area per Dwelling Unit.

(a) No new dwelling shall hereafter be constructed or occupied that fails to meet the minimum heated floor area for a dwelling unit as established by the zoning district in which the property is located as established by article 2 of this development code, except as otherwise specifically provided in this development code.

(b) No dwelling shall be reduced below the minimum heated floor area for a dwelling unit as established by the zoning district in which the property is located as established by article 2 of this development code, except as otherwise specifically provided in this development code.

Sec. 1-34. Floor Area per Establishment.

No building shall be erected or occupied that exceeds the maximum heated floor area per establishment for the zoning district in which the property is located as provided by article 2 of this development code, except as otherwise specifically provided in this development code.

[Secs. 1-35 to 1-40 Reserved.]

Division V. Building Height and Setbacks.

Sec. 1-41. Height of Buildings and Structures.

No building or structure shall hereafter be erected, constructed, reconstructed, or altered, to exceed the maximum height of buildings and structures or the number of stories established for the zoning district in which the building is located as provided by article 2, except as otherwise specifically provided in this development code.

Sec. 1-42. Exceptions to Height Regulations.

The height limitations established by this development code shall not apply to chimneys, smokestacks, church spires and steeples, domes, flag poles, public monuments, observation towers, water towers, non-commercial radio and television towers, electricity transmission towers, utility poles, and similar structures.

Sec. 1-43. Minimum Required Buffers, Yards and Building Setbacks.

(a) No building or structure shall hereafter be erected in a manner to have narrower or a smaller than minimum required buffer or front yard, side yard, or rear yard (building setback) than specified for the zoning district in which the property is located as established in article 2, or for the specific use if a minimum required buffer or yard (building setback) established for specific uses as provided in Article 4 of this development code.

(b) The buffer requirements established in article 2 and article 12 of this development code supersede these minimum required yards, when applicable.

(c) No lot shall be reduced in size so that the minimum required front, side, or rear yards (building setbacks) of the zoning district in which said lot and building are located are not maintained, except as otherwise specifically provided in this development code.

(d) No part of a yard shall be included as a part of the yard required for another building.

Sec. 1-44. Minimum Required Front Landscape Strip.

Development, as applicable, shall observe the minimum required average front landscape strip specified for the zoning district in which the property is located as established in article 2 and article 12, except as otherwise specifically provided in this development code.

Sec. 1-45. Principal Building Separation.

On lots where more than one principal building is permitted, the building separation between principal buildings shall observe the following minimum principal building separation requirements, unless another building separation requirement is approved as a part of conditions of zoning approval:

(a) 10 feet between one-story buildings;

(b) 20 feet when one or both principal buildings are two-story structures; and

(c) 30 feet when one or both are three-story or taller buildings.

[Secs. 1-46 to 1-50 Reserved.]

Division VI. Nonconformities.

Sec. 1-61. Definitions.

Nonconforming building or structure: A building or structure that does not meet one or more setbacks for the zoning district in which said building or structure is located, or a building or structure that exceeds the maximum building coverage for the zoning district in which said building or structure is located, or a principal building or accessory structure that otherwise does not comply with dimensional requirements established by this development code for the particular principal building or accessory structure or for the zoning district in which the nonconforming building or structure is located.

Nonconforming lot: A lot which does not conform to the lot requirements of the zoning district in which the lot is located as established by this development code but which was a lot of record prior to the effective date of this development code or its amendment.

Nonconforming use: Any building or use of land or building lawfully existing on or before the effective date of this development code or as a result of subsequent amendments to this development code, which does not conform to the use provisions of the zoning district in which it is located.

Sec. 1-62. Nonconforming Use – Generally.

A nonconforming use may be continued even though such use does not conform with the use provisions of the zoning district in which said use is located, except as otherwise provided in this Division. It shall be the responsibility of the owner of a nonconforming use to prove to the community development director that such use was lawfully established and existed on the effective date of adoption or amendment of this unified development code.

Sec. 1-63. Nonconforming Use – Change of Use.

A nonconforming use shall not be changed to another nonconforming use. A change in tenancy or ownership shall not be considered a change to another nonconforming use, provided that the use itself remains unchanged.

Sec. 1-64. Nonconforming Use – Abandonment.

A nonconforming use shall not be re-established after discontinuance or abandonment for 6 months. Vacancy and/or non-use of the building, regardless of the intent of the owner or tenant, shall constitute discontinuance or abandonment under this section. If a business registration is required for said nonconforming use and the business registration pertaining to said use has lapsed in excess of 6 months, said lapse of business registration shall constitute discontinuance.

Sec. 1-65. Nonconforming Use – Expansion.

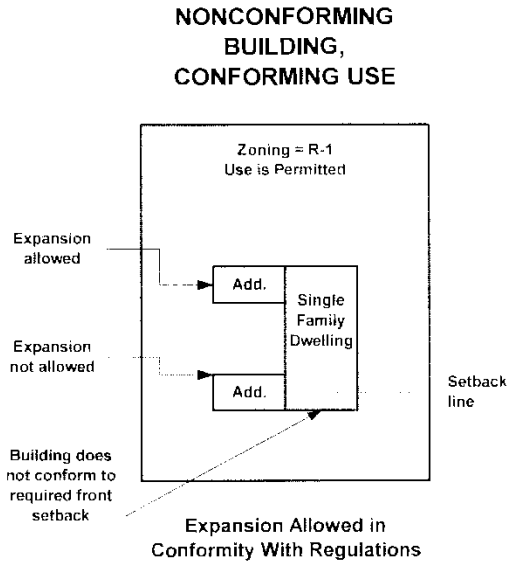
A nonconforming use shall not be expanded, enlarged or extended, in land area or in floor space or volume of space in a building or structure, except for a use which complies with the zoning district in which said use is located.

Sec. 1-66. Nonconforming Use – Repair.

A nonconforming use shall not be rebuilt, altered or repaired after damage exceeding 50 percent of its replacement cost at the time of damage as determined by the building inspector, except for a use which conforms with the zoning district in which said use is located, and provided such rebuilding, alteration or repair is completed within one year of such damage.

Sec. 1-67. Nonconforming Building or Structure.

A nonconforming building or structure may be expanded, enlarged, or extended if such expansion, enlargement, or extension is for a use that conforms to the use requirements for the zoning district in which the building or structure is located. Any such expansion, enlargement, or extension of a nonconforming building or structure shall meet the minimum yard, setback, buffer, height, bulk, and other dimensional requirements for the zoning district in which said non-conforming building or structure is located, and all other requirements of this development code.



Sec. 1-69. Nonconforming Lot.

(a) A lot of record, as defined, that does not conform to the minimum lot size or minimum lot width for the zoning district in which it is located may be used as a building site, provided that the access, height, buffer, setback, and other dimensional requirements of the zoning district in which the lot of record is located are complied with or a variance is obtained, and, provided further, that the lot meets all the current standards and requirements of the county health department.

Sec. 1-69. Nonconforming Situations.

(a) **Intent.** It is the intent of this section to require the complete correction of nonconforming situations at the time of any building addition or significant modification of a use or development on a given parcel of land, if such nonconforming situation can physically be made to comply with the requirements of this unified development code. It is the intent of this section to require the reduction in the extent of nonconforming situations at the

time of any building addition or significant modification of a use or development on a given parcel of land, if such nonconforming situation cannot be physically be made to comply entirely with the requirements of this development code. It is the intent of this section to provide authority to the community development director to administer the provisions of this section in a manner that meets these intentions, and that the community development director shall exercise that authority, subject to more specific guidance as provided in this section.

(b) **Definition.** For purposes of this section, "nonconforming situation" shall mean any development, land improvement, or activity, not otherwise included within the definition of nonconforming lot, nonconforming building or structure, or nonconforming use, which does not meet the provisions of this development code at the time of its adoption or amendment. Examples of nonconforming situations include but are not limited to, noncompliance with off-street parking regulations, access requirements, failure to adhere to landscape strip requirements, tree protection, signs not meeting height or area restrictions, and insufficient landscaping.

(c) **Determination of nonconforming situations.** For any proposed building or development, or modification of a building or development, it shall be the duty of the community development director to identify the extent to which the improvements on land on which the building or development is proposed constitutes a nonconforming situation, as defined in this section. The community development director shall conduct a review and identify such nonconforming situation(s) at the time plans for such proposed building or development are submitted for review, and at any earlier opportunity, if presented. In the event that one or more nonconforming situations are found to exist by the community development director, they shall be documented and notice of the need to correct or reduce said nonconforming situations shall be provided by the community development director to the building or development applicant.

Sec. 1-70. Correction of Nonconforming Situations.

In determining the need to completely correct or reduce the noncompliance of nonconforming situations, the community development director shall be guided by the following standards:

(a) **Strict compliance**. A standard of "strict compliance" (complete correction of all nonconforming situations) shall be applied by the community development director where physical standards can clearly be made in the subject development proposal without significant alteration of the development as proposed.

(b) **Reasonable progress toward compliance.** In lieu of strict compliance, a standard of "reasonable progress toward compliance" shall be applied by the community development director in cases where complete correction or compliance with the nonconforming situation would require undue hardship, practical difficulty, or might unreasonably reduce the size, scale, or other significant aspect of the development proposal to a point where strict compliance would jeopardize the building or development proposal. In applying a standard of reasonable progress toward compliance, the

community development director shall have authority to approve the building, development, or improvement even though it does not meet a standard of strict compliance, if the relief granted is the minimum necessary to effectuate the building, development, or improvement.

(c) **Proportionality.** Whenever something less than strict compliance is authorized by the community development director, in determining the amount or extent of compliance required, the director shall apply a standard of "proportionality," meaning that the scope, scale, extent, and cost of requirements to correct nonconforming situations are more or less the same as the scope, scale, extent and cost of the improvement or development proposed.

Determinations by the community development director pursuant to this section may be appealed as an administrative decision under the provisions of this development code relating to appeals.

[Secs. 1-71. – 1-80. Reserved].

Division VII. Additional Requirements.

Sec. 1-81. Homeowner's Association.

(a) **Required.** For any residential development containing community open space, stormwater detention facilities or other lands in common ownership, a homeowner's association, which provides for building and grounds maintenance and repair, insurance and working capital shall be required. The homeowner's association must be maintained as the responsible owner of such facilities and lands and shall not be dissolved unless another ownership entity is accepted by the city of Powder Springs.

(b) **Mandatory membership.** Membership in the homeowner's association must be mandatory for each property in the development.

(c) **Bylaws and covenants.** Such associations must also include homeowner's declaration and bylaws, including covenants, conditions and regulations applicable to each property in the development. The covenants, conditions and regulations shall, at a minimum, regulate and control the following: animals, including household pets; signs exterior items such as fences, lawn ornaments, and landscape areas and buffers; building improvements; outside storage; overnight parking of vehicles; decorations and holiday lighting, trash collection containers.

(d) **Approval.** Covenants are subject to approval by the city attorney and such approval shall be obtained prior to recording.

(e) **Reserve account.** At the time control of the association is passed from the declarant to the property owners, the association shall have a reserve account of not less than $125.00 per occupied residence. There shall be no debt incurred to the association.

(f) **Enforcement.** The declaration and bylaws shall be enforced by an association management company, which shall have the power to compel the payment of membership dues and assessments.

(g) **Condominium association.** For condominium projects, incorporation of a condominium association consistent with state law will serve in lieu of the requirements of this section.

Sec. 1-82. Business Owner's Association.

(a) For each retail, commercial or office development there shall be established a mandatory business owners association, which shall adopt a Declaration of Covenants containing architectural controls and maintenance requirements for the entire property included in the development.

(b) The mandatory business owners association shall be responsible for the upkeep and maintenance of all common areas within all non-residentially zoned areas of the development, including but not limited to, landscape areas, fences, signage, and lighting.

[Secs. 1-83 – 1-90 Reserved].

Division IX. Legal Status Provisions.

Sec. 1-91. Adoption and Effective Date.

The Mayor and City Council of the City of Powder Springs hereby ordains that the following articles and sections, which collectively constitute the City of Powder Springs unified development code, are hereby adopted. This ordinance shall take effect and be in force from and after the adoption and enactment of this ordinance, the public health, safety, and welfare demanding it.

Sec. 1-92. Conflict with Other Laws.

Whenever the regulations of this unified development code require: a greater width or size of yards; a lower height of buildings; a smaller number of stories; a greater percentage of lot to be left unoccupied; or impose other more restrictive standards than are required in or under any other statute, the requirements of this code shall govern. Whenever the provisions of any other statute require more restrictive standards than are required by this development code, the provisions of such more restrictive statute shall govern.

Sec. 1-93. Severability.

Should any article, section or provision of this unified development code be declared invalid or unconstitutional by any court of competent jurisdiction, such declarations shall not affect the validity of the unified development code as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Sec. 1-94. Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict herewith are repealed.

Sec. 1-95. Codification and Recodification.

It is the intention of the Mayor and City Council of Powder Springs, and it is hereby ordered that this ordinance shall become and be made a part of the code of ordinances of the City of Powder Springs, Georgia, and the articles, divisions, and sections of this ordinance may be renumbered if necessary to fit most appropriately into the code of ordinances of the city.

Sec. 1-96. Relationship to Private Agreements.

This ordinance is not intended to repeal, abrogate, or impair any valid easement, covenant, or deed restriction duly recorded with the Clerk of the Superior Court of Cobb County, Georgia, to the extent that such easement, covenant or deed restriction is more restrictive than the requirements imposed by this code.

Sec. 1-97. Status of Prior Zoning Approvals.

Notwithstanding the repeal of prior ordinances in conflict with this ordinance upon its adoption, if a property was zoned subject to conditions or use approved subject to certain conditions existing and in effect at the time of adoption of this ordinance by the Powder Springs Mayor and City Council, such zoning conditions or conditions of use approval shall continue to apply to said property.

Sec. 1-98. Status of Previously Issued Permits.

The provisions of this development code and any subsequent amendments shall not affect the validity of any lawfully issued and effective building permit or development permit if the development activity or building construction authorized by the permit has commenced prior to the effective date of this unified development code or the amendment or will be commenced after such effective date but within 6 months of issuance of the permit. If the permit expires, any further development or construction on that site shall occur only in conformance with the requirements of this unified development code in effect on the date of the permit expiration.

[Secs. 1-99 – 1-100 Reserved].

ARTICLE 2
ZONING DISTRICTS AND OFFICIAL ZONING MAP

Division I. Zoning Districts Generally.

Sec. 2-1. Zoning Districts Established.
Sec. 2-2. Zoning District Boundaries.
Sec. 2-3. Minimum Requirements.
Sec. 2-4. Use, Occupancy, and Construction.
[Secs. 2-5 to 2-10 Reserved].

Division II. Residential Zoning Districts.

Sec. 2-11. R-30, Single-Family Residential District.
Sec. 2-12. R-20, Single-Family Residential District.
Sec. 2-13. R-15, Single-Family Residential District.
Sec. 2-14. MDR, Medium Density Residential District.
[Secs 2-15 to 2-20 Reserved.]

Division III. Mixed-Use and Nonresidential Zoning Districts.

Sec. 2-21. MXU, Mixed-Use District.
Sec. 2-22. O-I, Office-Institutional District.
Sec. 2-23. NRC, Neighborhood Retail Commercial District.
Sec. 2-24. CRC, Community Retail Commercial District.
Sec. 2-25. CBD, Central Business District.
Sec. 2-26. BP, Business Park District.
Sec. 2-27. LI, Light Industrial District.
Sec. 2-28. HI, Heavy Industrial District.
[Secs. 2-29 to 2-30 Reserved]

Division IV. Overlay Districts.

[Secs. 2-31 to 2-40 Reserved]

Division V. Official Zoning Map.

Sec. 2-41. Adoption.
Sec. 2-42. Amendment.
Sec. 2-43. Determination of Boundaries.
Sec. 2-44. Interpretation of Boundaries.
[Secs. 2-45 to 2-50 Reserved].

Division I. Zoning Districts Generally.

Sec. 2-1. Zoning Districts Established.

The following zoning districts are hereby established:

R-30, Single-Family Residential District
R-20, Single-Family Residential District
R-15, Single-Family Residential District
MDR, Medium Density Residential District
MXU, Mixed-Use District
O-I, Office-Institutional District
NRC, Neighborhood Retail Commercial District
CRC, Community Retail Commercial District
CBD, Central Business District
LI, Light Industrial District
BP, Business Park District
HI, Heavy Industrial District

Sec. 2-2. Zoning District Boundaries.

The boundaries of the zoning districts established in this article are shown on the official zoning map, or as otherwise interpreted in strict conformity with the provisions of division V of this article.

Sec. 2-3. Minimum Requirements.

(a) **Uniformity.** Within each zoning district, the regulations set forth shall be minimum requirements and shall apply uniformly to each class or kind of building, structure or land, except as may be altered through conditions of zoning applied to specific properties.

(b) **Conditions specific to property.** All conditions of rezoning, special use, or variance approval applied to property prior to adoption or re-adoption or amendment of the official zoning map are hereby retained and reaffirmed, and shall continue in full force and effect until such time as the property is rezoned or the prior zoning action of the Mayor and City Council is amended through the applicable process established by article 11 of this development code.

Sec. 2-4. Use, Occupancy, and Construction.

No building, structure, land, or water shall hereafter be used or occupied, and no building or structure or part hereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with the use provisions and other regulations for the zoning district in which it is located, as well as all other applicable provisions of this development code, or amendments thereto.

[Secs. 2-5 to 2-10 Reserved].

Division II. Residential Zoning Districts.

Sec. 2-11. R-30, Single-Family Residential District.

(a) **Relationship to comprehensive plan.** The R-30 zoning district is intended to implement the "suburban residential" future development area established by the comprehensive plan. The R-30 zoning district is intended to implement the "low density residential" future land use category established by the comprehensive plan.

(b) **Purposes and intentions.** This zoning district is intended to establish and protect existing neighborhoods comprised primarily of detached, single-family dwellings at densities not exceeding 1.45 dwelling units per acre. Conservation subdivisions, which may be constructed at densities slightly higher than that permitted for conventional single-family residential development, are also permitted subject to compliance with the provisions of article 15, division IX of this development code. Institutional and park, recreation, and greenspace uses are also accommodated. This zoning district is generally isolated from commercial and industrial uses.

(c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-1, "Permitted and Special Uses by Residential Zoning District."

(d) **Dimensional requirements.** Minimum lot size, minimum lot width, maximum building height, minimum building setbacks and other dimensional requirements shall be as provided in Table 2-2, "Dimensional Requirements for Residential Zoning Districts." Conservation subdivisions are subject to compliance with the provisions of article 15, division IX of this development code.

(e) **Design review.** Design review shall be required as specified in article 5, "Site and Architectural Design Review," of this development code.

Sec. 2-12. R-20, Single-Family Residential District.

(a) **Relationship to comprehensive plan.** The R-20 zoning district is intended to implement the "suburban residential" future development areas established by the comprehensive plan. The R-20 zoning district is intended to implement the "low density residential" future land use category established by the comprehensive plan.

(b) **Purposes and intentions.** This zoning district is intended to establish and protect existing neighborhoods comprised primarily of detached, single-family dwellings at densities not exceeding 2.17 dwelling units per acre. Conservation subdivisions, which may be constructed at densities slightly higher than that permitted for conventional single-family residential development, are also permitted subject to compliance with the provisions of article 15, division IX of this development code. Institutional and park,

recreation, and greenspace uses are also accommodated. This zoning district is generally isolated from commercial uses and industrial.

(c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-1, "Permitted and Special Uses by Residential Zoning District."

(d) **Dimensional requirements.** Minimum lot size, minimum lot width, maximum building height, minimum building setbacks and other dimensional requirements shall be as provided in Table 2-2, "Dimensional Requirements for Residential Zoning Districts." Conservation subdivisions are subject to compliance with the provisions of article 15, division IX of this development code.

(e) **Design review.** Design review shall be required as specified in article 5, "Site and Architectural Design Review," of this development code.

Sec. 2-13. R-15, Single-Family Residential District.

(a) **Relationship to comprehensive plan.** The R-15 zoning district is intended to implement the "suburban residential" future development areas established by the comprehensive plan. The R-15 zoning district is intended to implement the "low density residential" future land use categories established by the comprehensive plan.

(b) **Purposes and intentions.** This zoning district is intended to establish and protect existing neighborhoods comprised primarily of detached, single-family dwellings at densities not exceeding 2.9 dwelling units per acre. Conservation subdivisions, which may be constructed at densities slightly higher than that permitted for conventional single-family residential development, are also permitted subject to compliance with the provisions of article 15, division IX of this code. Institutional and park, recreation, and greenspace uses are also accommodated. This zoning district is generally isolated from commercial and industrial uses.

(c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-1, "Permitted and Special Uses by Residential Zoning District."

(d) **Dimensional requirements.** Minimum lot size, minimum lot width, maximum building height, minimum building setbacks and other dimensional requirements shall be as provided in Table 2-2, "Dimensional Requirements for Residential Zoning Districts." Conservation subdivisions are subject to compliance with the provisions of article 15, division IX of this development code.

(e) **Design review.** Design review shall be required as specified in article 5, "Site and Architectural Design Review," of this development code.

Sec. 2-14. MDR, Medium Density Residential District.

(a) **Relationship to comprehensive plan.** The MDR zoning district is intended to implement the "village center residential" future development area as established by the comprehensive plan. The MDR zoning district is intended to implement the "medium density residential" future land use category established by comprehensive plan.

(b) **Purposes and intentions.** This district is intended to provide for dwellings at densities not exceeding 3.2 dwelling units per acre for single-family detached residences. Conservation subdivisions, which may be constructed at densities slightly higher than that permitted for conventional single-family residential development, are also permitted subject to compliance with the provisions of article 15, division IX of this code. This district also permits duplexes, triplexes, quadraplexes, townhouses, and condominiums by right at densities not exceeding 5 dwelling units per acre. Density increases are also permitted by special use not exceeding 8 dwelling units per acre, provided development incorporates exceptional traditional neighborhood development design and amenities into the site plan. Institutional and park, recreation, and greenspace uses are also accommodated.

(c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-1, "Permitted and Special Uses by Residential Zoning District."

(d) **Dimensional requirements.** Minimum lot size, minimum lot width, maximum building height, minimum building setbacks and other dimensional requirements shall be as provided in Table 2-2, "Dimensional Requirements for Residential Zoning Districts." Conservation subdivisions are subject to compliance with the provisions of article 15, division IX of this development code.

(e) **Design review.** Design review shall be required as specified in article 5, "Site and Architectural Design Review," of this development code.

(f) **Private open space required.** Every single-family detached and single-family attached dwelling unit zoned MDR shall have a minimum 400 square foot private yard or patio arranged for use by the occupants of the dwelling and located in the side or rear yard. The private yard or patio must be enclosed by any combination of the following: a masonry wall, wood fence, trellis or lattice with a minimum height of 6 feet; or an evergreen hedge, shrubs or trees that will achieve a height of 6 feet within 3 years of planting under normal growing conditions.

(g) **Recreation amenity.** Every single-family detached, single-family attached or multi-family development zoned MDR must contain a community recreation amenity of adequate size or variety to serve the development, such as a community pool, tennis courts, tot lot, basketball courts, or bike trails.

(h) **Design features.** Every single-family detached, single-family attached or multi-family development zoned MDR must be deemed by the Mayor and City Council to incorporate

features of exceptional architectural, landscaping or site design prior to zoning approval. Such plans upon which this determination is made shall be considered a part of the zoning approval of the project.

[Secs. 2-15 to 2-20 Reserved.]

Table 2-1
Permitted and Special Uses by Residential Zoning District

Use	See Also Sec.	R-30	R-20	R-15	MDR
ACCESSORY USES					
Accessory uses and structures not otherwise listed in this table, determined by the community development director to be normally incidental to one or more permitted principal uses	Sec. 4-05	P	P	P	P
Accessory apartment, attached	Sec. 4-10	S	S	S	S
Accessory apartment, detached	Sec. 4-10	S	S	S	S
Carport or garage		P	P	P	P
Construction field office	Sec. 4-210	P	P	P	P
Fallout shelter		P	P	P	P
Family day care home	Sec. 4-110	P	P	P	P
Fence	Sec. 4-135	See Table 4.1			
Greenhouse, private		P	P	P	P
Guest house	Sec. 4-160	P	P	P	P
Home occupation	Sec. 4-170	P	P	P	P
Intermodal container, temporary	Sec. 4-180	P	P	P	P
Junk	Sec. 4-185	X	X	X	X
Model home or subdivision sales officer, temporary	Sec. 4-285	P	P	P	P
Parking space, parking lot accessory to one or more permitted uses	Sec. 4-235	P	P	P	P
Parking of commercial vehicle or semi-trailer	Sec. 4-270	X	X	X	X
Recreation facility, private (tennis court, swimming pool)	Sec. 4-295	P	P	P	P
Roadside stand		S	X	X	X
Solar energy system, building mounted	Sec. 4-275	P	P	P	P
Solar energy system, ground mounted	Sec. 4-280	S	S	S	S
Tower, amateur radio	Sec. 4-435	P	P	P	P
Utility substation		P	P	P	P
Yard or garage sale	Sec. 4-335	P	P	P	P
AGRICULTURAL USES	**See Also Sec.**	**R-30**	**R-20**	**R-15**	**MDR**
Livestock and animal quarters	Sec. 4-200	S	X	X	X
Production of crops	Sec. 4-15	P	P	P	P
Timbering and forestry	Sec. 4-15	P	P	P	P
Agriculture, agricultural facility, or agricultural operation not otherwise specifically indicated in this table		S	S	X	X
RESIDENTIAL USES	**See Also Sec.**	**R-30**	**R-20**	**R-15**	**MDR**
Boarding house		X	X	X	X
Conservation subdivision	Art.15 Div. 9	P	P	P	P
Dwelling, detached single-family	Sec. 4-130	P	P	P	P
Dwelling, two-family (duplex)	Sec. 4-125	X	X	X	P
Dwelling, attached single-family (fee simple or condo)	Sec. 4-120	X	X	X	P
Dwelling, multiple-family		X	X	X	P
Group home		X	X	X	S
Live-work unit		X	X	X	S
Loft		X	X	X	P
Manufactured home	Sec. 4-205	X	X	X	X
Modular home (see def. industrialized building)		P	P	P	P
Model home or subdivision sales office, temporary	Sec. 4-285	P	P	P	P
Relocated residential structure		S	S	S	S
INSTITUTIONAL USES		**R-30**	**R-20**	**R-15**	**MDR**
Church, temple, synagogue, or place of worship	Sec. 4-70	S	S	S	S
Club or lodge, nonprofit (civic, fraternal, social)	Sec. 4-75	S	S	S	S
Continuing care retirement community		X	X	X	S

Use	See Also Sec.	R-30	R-20	R-15	MDR
Institutionalized residential living and care facilities, serving less than 15 persons	Sec. 4-175	X	X	X	X
Institutionalized residential living and care facilities, serving 15 or more persons	Sec. 4-175	X	X	X	X
Public use		P	P	P	P
School, private elementary, middle, or high	Sec. 4-260	S	S	S	S
RECREATIONAL USES		**R-30**	**R-20**	**R-15**	**MDR**
Common area		P	P	P	P
Community recreation	Sec. 4-100	P	P	P	P
Conservation area		P	P	P	P
Golf course as part of residential subdivision		S	S	S	S

Table 2-2
Dimensional Requirements for Residential Zoning Districts
NP = Not Permitted NA = Not Applicable

MINIMUM LOT SIZE AND MAXIMUM DENSITY BY USE	R-30	R-20	R-15	MDR
Minimum lot size, detached single-family dwelling lot (square feet)	30,000	20,000	15,000	11,000
Minimum lot size, two-family dwelling lot (square feet)	NP	NP	NP	22,000
Minimum lot size, fee simple townhouse lot	NP	NP	NP	2,000
Minimum lot size, lot for any other permitted use not otherwise specified in this table (square feet)	30,000	20,000	15,000	11,000
Maximum residential density, detached single-family dwelling (dwelling units per acre)	1.2	1.75	2.3	3.2
Maximum residential density, permitted multiple-family dwelling types (dwelling units per acre)	NP	NP	NP	5.0
Maximum residential density, multiple-family dwelling types with special use approval (dwelling units per acre)	NP	NP	NP	8.0
MINIMUM LOT WIDTH AT FRONT SETBACK				
Minimum lot width, all uses except as noted (feet)	100	90	75	60
Minimum lot width, fee simple townhouse lot (feet)	NP	NP	NP	20
Minimum lot width, fee simple townhouse lot at end of building (feet)	NP	NP	NP	30
MINIMUM LOT FRONTAGE ON STREET				
Minimum lot frontage on street, except cul-de-sac lot, all uses (feet)	100	90	75	60
Minimum lot frontage on street, cul-de-sac lot, all uses (feet)	50	45	40	35
BUILDING AND SITE REQUIREMENTS				
Maximum impervious surface coverage of a lot, detached single-family dwelling (percent)	25%	30%	35%	40%
Maximum impervious surface coverage of a lot, permitted uses other than detached single-family dwelling (percent)	35%	40%	45%	50%
BUILDING HEIGHT REQUIREMENTS				
Maximum building height (feet)	35	35	35	35
Maximum building height (number of stories)	2	2	2	2
SETBACKS FOR PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES LARGER THAN 144 SQUARE FEET IN FLOOR AREA				
Front (feet)	45	35	35	35
Side (feet)	12	10	10	10
Rear (feet)	40	35	30	20
ACCESSORY BUILDINGS OF 144 SQUARE FEET OR LESS IN FLOOR AREA AND ACCESSORY STRUCTURES				
Front (feet)	NP	NP	NP	NP
Side (feet)	5	5	5	5
Rear (feet)	5	5	5	5
SPECIAL SETBACKS, BUFFERS, AND LANDSCAPE STRIPS				
Minimum principal or accessory building setback abutting any R-30, R-20, or R-15 zoning district (feet)	NA	NA	NA	35

	R-30	R-20	R-15	MDR
Minimum buffer width abutting any R-30, R-20, or R-15 zoning district (feet)	NA	NA	NA	25
Minimum landscape strip required along right-of-ways for any non-single-family residential use (width in feet)	10	10	10	10
MINIMUM HEATED FLOOR AREA REQUIREMENTS	**R-30**	**R-20**	**R-15**	**MDR**
Detached, single-family dwelling unit (square feet)	2,000	1,800	1,600	1,400
Fee simple townhouse unit or unit in a two-family dwelling	NP	NP	NP	1,200
Multi-family dwelling unit, efficiency	NP	NP	NP	600
Multi-family dwelling unit, one bedroom	NP	NP	NP	750
Multi-family dwelling unit, two bedroom	NP	NP	NP	1,050
Multi-family dwelling unit, three bedroom	NP	NP	NP	1,200

[Secs. 2-15 to 2-20 Reserved.]

Division III. Mixed-Use and Nonresidential Zoning Districts.

Sec. 2-21. MXU, Mixed-Use District.

(a) **Relationship to comprehensive plan.** The MXU zoning district may be appropriate for the "village center residential," "town center mixed use," "neighborhood activity center," and "community activity center" future development areas established by the comprehensive plan. The MXU zoning district may be appropriate to implement the "downtown," "community," and "neighborhood" activity center future land use categories established by the comprehensive plan.

(b) **Purposes and intentions.** The MXU district is established to provide locations for planned combination of commercial and office uses with residential uses. Appropriate intensities of development are directly related to the varying intensities encouraged by the comprehensive plan in various locations throughout the city. The intent of the MXU district is to allow the opportunity for an integrated mixture of residential and commercial employment-generating uses within the same structure or site, including upper floor residential over ground floor commercial or office uses; and the combination of residential and nonresidential uses on the same floor, such as ground-floor live-work units. Uses within a MXU zoning district are intended to be located and designed as a unified development.

(c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-3, "Permitted and Special Uses in Mixed-Use and Non-residential Zoning Districts."

(d) **Dimensional requirements.** Unless otherwise specified in Table 2-4, "Dimensional Requirements for Mixed-Use and Non-residential Zoning Districts" of this code, design features of a mixed-use development, such as minimum lot sizes, minimum lot widths and frontage requirements, buffer widths, building setbacks, minimum dwelling unit floor areas, and maximum building heights, will be established on a project-by-project basis,

incorporating specifications and site plans of the development into conditions of zoning approval.

(e) **Design review.** Design review shall be required as specified in article 5, "Site and Architectural Design Review," of this development code.

(f) **Land use mix.** The proportion and distribution of nonresidential to residential uses in a Mixed-Use development is determined by the land use category in which the mixed-use development is located as delineated on the future land use map of the comprehensive plan. The applicable future land use map category also determines the maximum number of dwelling units and the maximum commercial and office floor area that can be allowed in the mixed-use development based on the maximum allowed density. These limitations and the distribution of residential density within a mixed-use development are specified in Table 2-5.

(g) **Minimum area for rezoning.** The minimum land area to rezone to the MXU zoning district is two acres.

(h) **Development.** Commercial structures and uses are to be located and designed as a unified development. Residential and commercial/office uses may either be located in freestanding buildings within a site, or combined together within the same building. Development is to be carefully planned to ensure the benefits of mixed-use development are fully realized and potential negative impacts of one use on another are minimized, both within the development and along its periphery.

(i) **Sequencing of commercial with residential development.** Unless another sequencing provision is substituted by Mayor and City Council as part of the MXU development approval, no more than 50% of the total number of dwelling units authorized in the MXU development shall receive building permits from the city until a building permit is issued, and certificate of occupancy is issued for at least 5,000 square feet of nonresidential space or 25% of the square footage of nonresidential development authorized in the MXU development, whichever is greater.

Table 2-3
Permitted and Special Uses in
Mixed-Use and Non-residential Zoning Districts

Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
ACCESSORY									
Automated teller machine (with drive-through)	Sec. 4-35	X	X	P	P	X	P	X	X
Automated teller machine (without drive-through)	Sec. 4-35	P	P	P	P	P	P	P	P
Business services, accessory		P	P	P	P	P	P	P	P
Caretaker's residence	Sec. 4-65	X	X	X	X	P	P	P	P
Carnival or amusement park not on fairground	Sec. 4-85	X	X	X	S	S	S	X	X
Carport or garage	Sec. 4-05	P	P	X	X	P	P	P	P
Christmas tree sales facility, temporary		X	X	P	P	P	P	P	X
Construction field office	Sec. 4-210	P	P	P	P	P	P	P	P
Fence	Sec. 4-135	See Table 4.1							
Food truck	Sec. 4-145	P	X	P	P	P	P	P	X
Helicopter landing pad		X	X	X	S	X	S	S	S
Intermodal container, temporary	Sec. 4-180	P	P	P	P	P	P	P	P
Solar energy system, building mounted	Sec. 4-275	P	P	P	P	P	P	P	P
Solar energy system, ground mounted	Sec. 4-280	P	P	P	P	P	P	P	P
RESIDENTIAL	**See also**	**MXU**	**O-I**	**NRC**	**CRC**	**CBD**	**BP**	**LI**	**HI**
Boarding house		X	X	X	S	X	X	X	X
Dormitory		X	X	X	S	X	X	X	X
Dwelling, single-family detached, fee-simple, existing on the effective date of these regulations	Sec. 4-130	P	P	P	P	P	P	P	P
Dwelling, single-family detached	Sec. 4-130	P	P	X	X	S	X	X	X
Dwelling, single-family attached (fee-simple or condominium townhouse)	Sec. 4-120	P	S	X	X	P	X	X	X
Dwelling, two-family (duplex)	Sec. 4-125	P	X	X	X	X	X	X	X
Dwelling, multiple-family, including apartments and condominiums		P	X	X	X	P	X	X	X
Group home, serving 15 persons or less		S	S	S	P	S	X	X	X
Group home, serving more than 15 persons		X	X	X	S	S	X	X	X
Live-work unit		P	P	X	X	P	S	S	X
Loft dwellings		S	X	X	X	P	X	X	X
Relocated residential structure		X	S	X	X	X	X	X	X
INSTITUTIONAL	**See also**	**MXU**	**O-I**	**NRC**	**CRC**	**CBD**	**BP**	**LI**	**HI**
Aircraft landing area, other than helicopter landing pad		X	X	X	X	X	S	S	S
Cemetery	Sec. 4-70	X	P	X	X	X	P	P	P
Church, temple, synagogue, or place of worship	Sec. 4-70	S	P	P	P	X	P	S	X
Club or lodge, nonprofit, without private bar or restaurant	Sec. 4-75	S	P	P	P	X	P	S	X
Club or lodge, nonprofit, with private bar or restaurant	Sec. 4-75	S	S	S	S	X	S	S	X
College or university		S	P	P	P	X	P	P	X
Community center, senior center		P	P	P	P	P	P	P	X
Continuing care retirement community		S	X	X	P	S	X	X	X
Community donation center	Sec. 4-90	X	X	X	P	P	P	P	X
Community food or housing shelter	Sec. 4-100	X	X	X	S	S	X	X	X

Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Fraternity or sorority house		X	X	X	S	X	X	X	X
Hospital		X	X	X	P	P	P	S	X
Institutional residential living and care facilities, serving 15 or less persons	Sec. 4-175	X	S	S	P	X	X	X	X
Institutional residential living and care facilities, serving more than 15 persons	Sec. 4-175	X	X	X	S	X	X	X	X
Library or archival facility		P	P	P	P	P	P	P	X
School for the arts	Sec. 4-260	P	P	P	P	P	P	P	X
School, private, elementary, middle, or high	Sec. 4-260	P	P	P	P	P	P	P	X
School, special	Sec. 4-260	P	P	P	P	P	P	P	X
School, business or trade	Sec. 4-260	P	P	P	P	P	P	P	P
Tower, amateur radio	Sec. 4-435	P	P	P	P	P	P	P	P
Utility substation		P	P	P	P	P	P	P	P
Transportation, communication, or utility facility not elsewhere classified		X	X	X	X	X	S	S	S
Wireless telecommunication facility or equipment	Sec. 4-325	X	X	X	S	X	S	S	S
COMMERCIAL	**See also**	**MXU**	**O-I**	**NRC**	**CRC**	**CBD**	**BP**	**LI**	**HI**
Adult business	Sec. 4-585	X	X	X	X	X	X	S	S
Animal hospital or veterinary clinic		X	S	P	P	S	P	P	X
Animal shelter	Sec. 4-30	X	X	X	X	X	P	P	X
Appliance repair	Sec. 4-50	X	X	X	X	X	P	P	X
Artist studio		P	P	P	P	P	P	P	X
Auto parts and tire store (New Only)		X	X	X	P	X	P	P	X
Automobile rental	Sec. 4-40	X	X	X	P	X	X	P	P
Automobile repair	Sec. 4-45	X	X	X	X	X	X	P	P
Automobile sales (new)	Sec. 4-40	X	X	X	X	X	X	P	P
Automobile sales (used)	Sec. 4-40	X	X	X	X	X	X	X	P
Automobile sales broker (office only)		X	X	X	P	P	P	P	P
Automobile service	Sec. 4-50	X	X	X	P	X	X	P	P
Bakery, retail		P	X	P	P	P	P	P	X
Bail bonding or bondsperson		X	X	X	X	X	X	X	X
Bed and breakfast inn	Sec. 4-55	S	S	P	P	P	P	X	X
Body piercing		X	X	X	X	X	X	X	X
Broadcasting tower or studio		X	P	X	P	S	P	P	P
Building sales (including manufactured home)		X	X	X	X	X	X	P	P
Business service establishment, not exceeding 2,500 square feet of gross floor area per establishment		P	P	P	P	P	P	P	X
Business service establishment, more than 2,500 square feet of gross floor area per establishment		S	S	P	P	P	P	P	X
Camp or campground		X	X	X	S	X	X	X	X
Car wash		X	X	S	S	X	X	S	X
Catering establishment		X	X	X	P	P	P	P	X
Clinic		P	P	P	P	P	P	X	X
Commercial recreational facility, indoor		P	X	S	P	S	P	S	X
Commercial recreational facility, outdoor	Sec. 4-85	X	X	X	S	X	S	S	S
Conference center		X	X	X	P	P	P	X	X
Construction contractor's establishment		X	X	X	P	X	P	P	P
Consumer fireworks retail facility		X	X	X	X	X	X	S	S
Convenience store, without fuel pumps		P	X	P	P	P	S	X	X
Convenience store, with fuel pumps	Sec. 4-150	X	X	X	S	X	S	S	X
Courier or message service		X	P	X	P	P	P	P	X
Data processing center		X	P	X	P	P	P	P	X

Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Day care, including group day care home, and basic social (non-medical) adult day care serving not more than 18 adults)	Sec. 4-110	P	P	P	P	P	P	X	X
Day care, child learning center (19 or more), or basic social adult day care serving 19 or more adults, or medical adult day care serving any number	Sec. 4-110	X	S	S	P	S	P	X	X
Exterminator, pest control or disinfecting service		X	P	P	P	S	P	P	P
Fairground		X	X	X	P	X	S	P	X
Farmers market		X	X	X	P	P	P	P	X
Finance, insurance, and real estate establishments, including bank, 2,500 square feet or less of gross floor area per establishment		P	P	P	P	P	P	P	X
Finance, insurance, and real estate establishments, including bank, more than 2,500 square feet of gross floor area per establishment		S	S	P	P	P	P	P	X
Fitness center		X	X	S	P	S	P	P	X
Flea market	Sec. 4-140	X	X	X	X	X	X	S	X
Fuel sales, gasoline and diesel, retail	Sec. 4-150	X	X	X	S	X	P	P	P
Fuel tank sales		X	X	X	P	X	X	P	P
Funeral home, mortuary, or mausoleum		X	X	X	S	X	S	P	P
Furniture repair or reupholstering		X	X	X	P	S	P	P	X
Greenhouse, plant nursery		X	X	X	P	X	P	P	X
Golf course with country club		X	X	X	P	X	P	S	X
Hookah bar or hookah lounge		X	X	X	X	X	X	X	X
Internet business		P	P	P	P	P	P	P	X
Janitorial, building and carpet cleaning		X	X	X	P	S	P	P	P
Kennel	Sec. 4-195	X	X	X	S	X	S	P	X
Landscaping company		X	X	X	P	X	P	P	X
Lawn and garden store		X	X	X	P	X	P	P	X
Laundry, laundromat		X	X	P	P	P	P	P	X
Locksmith, security service		P	P	P	P	P	P	P	X
Lodging service, hotel		X	X	X	P	P	S	X	X
Lodging service, motel		X	X	X	P	X	X	X	X
Lodging service, single-room occupancy		X	X	X	S	X	X	X	X
Mail order establishment		P	P	P	P	P	P	P	X
Manufactured home sales lot		X	X	X	S	X	S	P	P
Mixed use building		P	X	X	P	P	S	X	X
Museum		P	P	P	P	P	P	P	X
Office, professional, medical, other		P	P	P	P	P	P	P	P
Office/warehouse		X	X	X	X	X	P	P	P
Open air business		X	X	X	X	X	S	S	P
Package store		X	X	X	S	X	X	X	X
Parking lot, off-site		S	S	S	S	S	S	S	S
Parking structure		S	X	X	S	S	S	S	X
Pawn shop		X	X	X	X	X	X	X	X
Payday loan establishment		X	X	X	X	X	X	X	X
Personal service establishment, apparel		P	X	P	P	P	P	X	X
Personal service establishment, entertainment		X	X	X	P	P	P	X	X
Personal service establishment, event or travel		P	P	P	P	P	P	X	X
Personal service, forecasting		X	X	X	X	X	X	S	S
Personal service, on-site provider		P	S	P	P	P	P	X	X
Personal service, social relationship		X	X	X	X	X	X	S	S

Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Personal service establishment, of the type permitted, exceeding 2,500 square feet of gross floor area per establishment		S	S	S	P	P	P	X	X
Pet care, grooming, training, sitting		X	X	P	P	S	P	P	X
Recreational vehicle park		X	X	X	S	X	X	X	X
Restaurant without drive-through		P	S	P	P	P	S	S	X
Restaurant with drive-through	Sec. 4-115	X	X	S	P	S	S	X	X
Retail trade establishment, enclosed		P	S	P	P	P	S	S	X
Riding academy or equestrian center		X	X	X	P	X	P	P	X
Riding stable	Sec. 4-255	X	X	X	P	X	P	P	X
Security service		P	P	P	P	P	P	P	P
Self-service storage facility (mini-warehouses)	Sec. 4-265	X	X	X	P	X	P	P	X
Self-service storage facility (mini-warehouses), climate-controlled	Sec. 4-266	X	X	X	S	X	X	X	X
Special event facility		S	S	P	P	P	P	S	X
Stadium, coliseums, arenas, amphitheater	Sec. 4-85	X	X	X	X	S	S	S	X
Tattoo studio		X	X	X	X	X	X	X	X
Taxi-cab or limousine service		X	X	X	S	X	P	P	X
Theater, motion picture or performing arts		X	X	X	P	P	P	X	X
Tow service		X	X	X	X	X	P	P	X
Truck stop		X	X	X	S	X	X	S	S
Utility company		X	X	P	P	P	P	P	P
Vapor bar or vapor lounge		X	X	X	X	X	X	X	X
Vehicle emission inspection facility	Sec. 4-320	X	X	X	P	X	X	P	P
INDUSTRIAL	**See also**	**MXU**	**O-I**	**NRC**	**CRC**	**CBD**	**BP**	**LI**	**HI**
Agricultural processing		X	X	X	X	X	S	P	P
Ambulance services		X	X	X	X	X	S	P	P
Armored car services		X	X	X	P	X	P	P	P
Asphalt or concrete plant	Sec. 4-25	X	X	X	X	X	X	X	S
Auction house or yard		X	X	X	X	X	X	P	P
Bottling or canning plant		X	X	X	X	X	S	S	P
Brewery or distillery		X	X	X	X	X	S	P	P
Bulk storage		X	X	X	X	X	S	P	P
Co-generation facility		X	X	X	X	X	S	P	P
Cold storage plant, frozen food locker		X	X	X	X	X	S	P	P
Cottage industry		P	S	X	X	P	P	P	X
Distribution center, including truck terminals		X	X	X	X	X	P	P	P
Dry cleaning plant		X	X	X	X	X	X	P	P
Explosives storage or manufacture		X	X	X	X	X	X	S	S
Food processing plant, including poultry and fish		X	X	X	X	X	S	S	P
Fuel sales, wholesale and distributors		X	X	X	X	X	X	P	P
Hazardous waste materials or volatile organic liquid handling and/or storage		X	X	X	X	X	X	S	S
Hazardous waste disposal		X	X	X	X	X	X	X	S
Incinerator		X	X	X	X	X	X	X	S
Landfill, construction and demolition or inert waste		X	X	X	X	X	X	S	S
Landfill, sanitary		X	X	X	X	X	X	X	S
Logging yard		X	X	X	X	X	X	P	P
Lumber yard		X	X	X	S	X	P	P	P
Manufacturing, apparel		X	X	X	X	X	P	P	P
Manufacturing, ceramics		X	X	X	X	X	S	P	P
Manufacturing, chemicals, floor coverings, glass, or rubber		X	X	X	X	X	X	S	S

Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Manufacturing, coating of cans, coils, fabrics, vinyl, metal furniture, appliance surfaces, wire, paper, and flat wood paneling		X	X	X	X	X	X	X	S
Manufacturing, cosmetics or toiletries		X	X	X	X	X	S	P	P
Manufacturing, electronics, camera, photographic, or optical good or communication equipment		X	X	X	X	X	P	P	P
Manufacturing, primary and fabricated metal		X	X	X	X	X	X	S	P
Manufacturing, fiberglass insulation		X	X	X	X	X	S	P	P
Newspaper, periodical, book, and database publishers		X	X	X	S	S	P	P	P
Manufacturing, ice		X	X	X	X	X	S	P	P
Manufacturing, instrument assembly		X	X	X	X	X	P	P	P
Manufacturing, machines		X	X	X	X	X	S	P	P
Manufacturing, metal products		X	X	X	X	X	X	P	P
Manufacturing, pharmaceuticals and medical supplies		X	X	X	X	X	P	P	P
Manufacturing, textiles		X	X	X	X	X	X	X	S
Manufacturing, wood products (including pulp mill)		X	X	X	X	X	X	P	P
Manufacturing, not otherwise classified		X	X	X	X	X	X	S	S
Microbrewery, micro-distillery		S	X	X	S	P	S	P	P
Outdoor storage (unrelated to open air business)	Sec. 4-230	X	X	X	S	X	S	P	P
Petroleum recycling		X	X	X	X	X	X	X	S
Packing and crating		X	X	X	X	X	P	P	P
Power plant, private		X	X	X	X	X	X	S	P
Rail yard		X	X	X	X	X	X	P	P
Recovered materials processing facility		X	X	X	X	X	X	P	P
Recycling processing center		X	X	X	X	X	X	P	P
Research laboratory		X	P	X	X	X	P	P	P
Salvage yard or junkyard	Sec. 4-190	X	X	X	X	X	X	X	X
Sawmill		X	X	X	X	X	X	P	P
Septic tank cleaning services		X	X	X	X	X	X	P	P
Showroom		X	X	X	X	X	P	P	P
Slaughterhouse		X	X	X	X	X	X	S	S
Solid waste handling or transfer facility		X	X	X	X	X	S	P	P
Solvent metal cleaning		X	X	X	X	X	X	X	S
Stockyard		X	X	X	X	X	X	X	S
Surface mining, quarrying, or other resource extraction	Sec. 4-290	X	X	X	X	X	X	S	S
Tire retreading and recapping facilities		X	X	X	X	X	X	P	P
Warehouse or storage building		X	X	X	X	X	P	P	P
Wastewater or water treatment plant		X	X	X	X	X	X	P	P
Wholesale trade, including showroom		X	X	X	X	X	P	P	P
Wrecked motor vehicle compound	Sec. 4-330	X	X	X	X	X	X	X	S
OTHER/ MISCELLANEOUS	**See also**	**MXU**	**O-I**	**NRC**	**CRC**	**CBD**	**BP**	**LI**	**HI**
Conservation area		P	P	P	P	P	P	P	P
Common area and greenspace		P	P	P	P	P	P	P	P
Community recreation	Sec. 4-100	P	P	P	P	P	P	P	P
Conservation area		P	P	P	P	P	P	P	P
Public use		P	P	P	P	P	P	P	P
Solar energy facility or solar farm		X	X	X	X	X	X	P	P
Temporary use approved by the community development director		P	P	P	P	P	P	P	P

Table 2-4
Dimensional Requirements for Mixed Use and Non-residential Zoning Districts

DENSITY AND LOT REQUIREMENTS	**MXU**	**O-I**	**NRC**	**CRC**	**CBD**	**BP**	**LI**	**HI**
Minimum lot size (square feet)	‡	15,000	20,000	20,000	3,630	40,000	40,000	40,000
Minimum lot width (feet)	‡	75	75	100	20	100	100	100
Minimum lot frontage (feet)	‡	75	75	100	20	50	100	100
Floor-area ratio, maximum	‡	0.25	0.35	0.50	1.00	0.50	0.75	0.75
Maximum density, multi-family (units per acre)	‡	NA	NA	NA	12.0	NA	NA	NA
Maximum impervious surface coverage, lot (%)	‡	60	60	75	90	75	75	90
Maximum square footage per establishment (square feet)		None	30,000	None	None	None	None	None
PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES LARGER THAN 144 SQUARE FEET IN FLOOR AREA	**MXU**	**O-I**	**NRC**	**CRC**	**CBD**	**BP**	**LI**	**HI**
Front, minimum (feet)	‡	40	40	40	15	40	50	50
Side, minimum (feet)	‡	10	15	15	None	20	20	20
Rear, minimum (feet)	‡	30	30	40	25	30	40	40
Setback, minimum, abutting R zoning district (feet)	‡	30	40	50	15	100	110	120
Buffer width minimum within setback abutting R zoning district (feet)	‡	20	30	40	10	75	85	110
Front landscape strip (minimum average width in feet)	‡	10	10	10	None	10	20	20
ACCESSORY BUILDINGS OF 144 SQUARE FEET OR LESS IN FLOOR AREA AND ACCESSORY STRUCTURES	**MXU**	**O-I**	**NRC**	**CRC**	**CBD**	**BP**	**LI**	**HI**
Side or rear yard	‡	10	10	10	None	20	20	20
BUILDING HEIGHT REQUIREMENTS	**MXU**	**O-I**	**NRC**	**CRC**	**CBD**	**BP**	**LI**	**HI**
Maximum building height (feet)	‡	40	40	50	50	50	50	75
Maximum building height (number of stories)	‡	2	2	4	4	4	4	4
MINIMUM RESIDENTIAL UNIT SQUARE FOOTAGE	**MXU**	**O-I**	**NRC**	**CRC**	**CBD**	**BP**	**LI**	**HI**
Minimum heated floor area requirement per residential unit (square feet)	2,000	NA	NA	NA	1,100	NA	NA	NA

NA = Not Applicable
‡ As established as part of the zoning approval for the development.

Table 2-5
Distribution of Residential and Office/Commercial Portions of a Mixed-Use Development

Comprehensive Plan Future Land Use Map Designation	Use Distribution (Percent of Total Site)	Total Allowed Density/Intensity		Density Distribution of All Residential Units
		Dwelling Units Per Acre for the Residential Area (including open space)	Floor-Area Ratio (FAR) for Commercial and Office	
Low Density Residential	No less than 90 percent residential and open space; no more than 10 percent office and commercial	2 du/ac	0.18 FAR	100% at 2-5 du/ac
Medium Density Residential	No less than 80 percent residential and open space; no more than 20 percent office and commercial	6 du/ac	0.20 FAR	Min. 60% at 2-5 du/ac; Max. 40% at 6-12 du/ac
Neighborhood Activity Center	No less than 50 percent residential and open space; no more than 50 percent office and commercial	8 du/ac	0.25 FAR	Min. 40% at 2-5 du/ac Max. 60% at 6-12 du/ac
Community Activity Center	No less than 40 percent residential and open space; no more than 60 percent office and commercial	12 du/ac	0.50 FAR	100% of total units at 6-12 du/ac

Sec. 2-22. O-I, Office-Institutional District.

(a) **Relationship to comprehensive plan.** The O-I zoning district is intended to implement the "employment center" future development area established by the comprehensive plan. The O-I zoning district is intended to implement the "office professional" future land use category shown on the future land use plan map established by the comprehensive plan.

(b) **Purposes and intentions.** The O-I zoning district is established to provide locations for office park development and to accommodate institutional uses. Uses are limited primarily to professional offices. The O-I zoning district is intended to provide an appropriate transition between neighborhood or commercial activity centers as described in the comprehensive plan, and single-family neighborhoods. Properties containing single-family dwellings on lots fronting heavily traveled roads may be considered appropriate for this zoning district if they are transitional in nature, i.e., experiencing diminished desirability for continued residential use and increased utility for adaptive reuse as offices. Commercial retail and services supporting office uses and compatible with adjacent single-family residential neighborhoods are also appropriate in this district.

(c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-3, "Permitted and Special Uses in Mixed-Use and Non-residential Zoning Districts."

(d) **Dimensional requirements.** Minimum lot size, minimum lot width, maximum building height, minimum building setbacks and other dimensional requirements shall be as provided in Table 2-4, "Dimensional Requirements for Mixed-Use and Non-residential Zoning Districts."

(e) **Design review.** Design review shall be required as specified in article 5, "Site and Architectural Design Review," of this development code.

Sec. 2-23. NRC, Neighborhood Retail Commercial District.

(a) **Relationship to comprehensive plan.** The NRC zoning district is intended to implement the "neighborhood activity center" future development area established by the comprehensive plan. The NRC zoning district is intended to implement the "neighborhood activity center" future land use category established by the comprehensive plan.

(b) **Purposes and intentions.** The NRC zoning district is established to provide locations for retail, services, and office uses at a neighborhood level of intensity, serving a small market area, in a manner that is compatible with adjacent neighborhoods, and without intense traffic generation. Uses permitted consist primarily of convenience shopping facilities and services that serve a neighborhood-oriented market and which supply convenience goods and/or services. NRC zoning districts are intended to provide pedestrian-oriented neighborhood focal points serving adjacent and nearby neighborhoods. NRC zoning districts are small in total area so as to limit the scale and scope of development and to control adverse impacts on adjacent neighborhoods.

(c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-3, "Permitted and Special Uses in Mixed-Use and Non-residential Zoning Districts."

(d) **Dimensional requirements.** Minimum lot size, minimum lot width, maximum building height, minimum required building setbacks and other dimensional requirements shall be as provided in Table 2-4, "Dimensional Requirements for Mixed-Use and Non-residential Zoning Districts."

(e) **Design review.** Design review shall be required as specified in article 5, "Site and Architectural Design Review," of this development code.

Sec. 2-24. CRC, Community Retail Commercial District.

(a) **Relationship to comprehensive plan.** The CRC zoning district is intended to implement the "community activity center" future development established by the comprehensive plan. The CRC zoning district is intended to implement the "community activity center" future land use category established by the comprehensive plan.

(b) **Purposes and intentions.** The CRC zoning district is established to accommodate commercial uses serving a citywide or regional market. This zoning district is typically if not exclusively designated on properties abutting and with access to major arterial streets and at intersections of arterial streets with other major streets, where development nodes can be supported by the regional transportation network. Higher density residential uses in certain locations may be permitted.

(c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-3, "Permitted and Special Uses in Mixed-Use and Non-residential Zoning Districts."

(d) **Dimensional requirements.** Minimum lot size, minimum lot width, maximum building height, minimum building setbacks and other dimensional requirements shall be as provided in Table 2-4, "Dimensional Requirements for Mixed-Use and Non-residential Zoning Districts."

(e) **Design review.** Design review shall be required as specified in article 5, "Site and Architectural Design Review," of this development code.

Sec. 2-25. CBD, Central Business District.

(a) **Relationship to comprehensive plan.** The CBD zoning district is intended to implement the "town center mixed use" future development area established by the comprehensive plan. The CBD zoning district is intended to implement the "downtown activity center" future land use category established by the comprehensive plan.

(b) **Purposes and intentions.** The CBD zoning district corresponds with the established downtown area of Powder Springs, which is the historic cultural, business, and

governmental center of the city. The CBD zoning district is intended foster a unique sense of place and identity for the city. This intent can be achieved by providing for an appropriate mixture of land uses and intensity of development conducive to maintaining the downtown area as a focal point for civic activities and traditional "main street" retail commercial and service uses. The CBD zoning district is also intended to provide for a vibrant mix of land uses within easy walking distance of abutting and adjacent neighborhoods, including commercial, office, various forms of housing, civic and institutional uses, and parks and recreation areas. Townhomes and loft apartments are considered particularly appropriate residential uses. The absence of front building setbacks in the CBD zoning district encourages a public realm that promotes "street life" while allowing for greater utilization of the land.

(c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-3, "Permitted and Special Uses in Mixed-Use and Non-residential Zoning Districts."

(d) **Dimensional requirements.** Minimum lot size, minimum lot width, maximum building height, minimum building setbacks and other dimensional requirements shall be as provided in Table 2-4, "Dimensional Requirements for Mixed-Use and Non-residential Zoning Districts."

(e) **Design review.** Design review shall be required as specified in article 5, "Site and Architectural Design Review," of this unified development code.

Sec. 2-26. BP, Business Park District.

(a) **Relationship to comprehensive plan.** The BP zoning district is intended to implement the "professional employment center" and "industrial areas" future development areas established by the comprehensive plan. The BP zoning district is intended to implement the "office professional," "industrial compatible," and "industrial" future land use categories established by the comprehensive plan.

(b) **Purposes and intentions.** The BP zoning district is established to provide locations for business and employment facilities in a designed, planned, often campus-style development pattern. Businesses in this zoning district typically do not involve heavy manufacturing or fabrication of products. Retail and other customer-oriented uses are allowed as special uses to support employment intensive businesses; however, the BP District is not intended to accommodate businesses that serve large numbers of customers on site, nor are BP districts intended to compete with the downtown area and other commercial zoning districts in the city.

(c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-3, "Permitted and Special Uses in Mixed-Use and Non-residential Zoning Districts."

(d) **Dimensional requirements.** Minimum lot size, minimum lot width, maximum building height, minimum building setbacks and other dimensional requirements shall be as

provided in Table 2-4, "Dimensional Requirements for Mixed-Use and Non-residential Zoning Districts."

(e) **Design review.** Design review shall be required as specified in article 5, "Site and Architectural Design Review," of this unified development code.

Sec. 2-27. LI, Light Industrial District.

(a) **Relationship to comprehensive plan.** The LI zoning district is intended to implement the "industrial areas" future development area shown on the future development map provided and further described in the comprehensive plan. The LI zoning district is intended to implement the "industrial compatible" and "industrial" future land use categories shown on the future land use plan map provided and further described in the comprehensive plan.

(b) **Purposes and intentions.** The LI zoning district is established to provide locations for office, automotive repair, light manufacturing and distribution/service facilities. The LI zoning district does not involve or permit manufacturing establishments which emit smoke, water pollution, or excessive noise such as those resulting from the conversion of raw materials into finished products. Rather, uses permitted uses in the LI zoning district are primarily those that consist of processing, assembling, cleaning, servicing, testing, or repairing of materials, goods or products. Transportation, warehousing, and distribution uses are accommodated as are certain commercial uses supportive of or compatible with other uses permitted in the zoning district.

(c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-3, "Permitted and Special Uses in Mixed-Use and Non-residential Zoning Districts."

(d) **Dimensional requirements.** Minimum lot size, minimum lot width, maximum building height, minimum building setbacks and other dimensional requirements shall be as provided in Table 2-4, "Dimensional Requirements for Mixed-Use and Non-residential Zoning Districts."

(e) **Design review.** Design review shall be required as specified in article 5, "Site and Architectural Design Review," of this unified development code.

Sec. 2-28. HI, Heavy Industrial District.

(a) **Relationship to comprehensive plan.** The HI zoning district is intended to implement the "industrial areas" future development areas established by the comprehensive plan. The HI zoning district is intended to implement the "industrial" future land use category established by the comprehensive plan.

(b) **Purposes and intentions.** The HI zoning district is established to provide locations for heavy industrial uses such as manufacturing, uses involving chemicals, the storage of petroleum products and other bulk storage facilities, intensive automobile repair and

service, warehousing and storage uses, equipment yards, and railroad yards. Uses that generate waste or pollution are subject to state permitting and demonstration of compliance therewith.

(c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-3, "Permitted and Special Uses in Mixed-Use and Non-residential Zoning Districts."

(d) **Dimensional requirements.** Minimum lot size, minimum lot width, maximum building height, minimum building setbacks and other dimensional requirements shall be as provided in Table 2-4, "Dimensional Requirements for Mixed-Use and Non-residential Zoning Districts."

(e) **Design review.** Design review shall be required as specified in article 5, "Site and Architectural Design Review," of this unified development code.

[Secs. 2-29 to 2-30 Reserved]

Division IV. Overlay Districts.

[Secs. 2-31 to 2-40 Reserved.]

Division V. Official Zoning Map.

Sec. 2-41. Adoption.

(a) The official zoning map, together with explanatory matter thereon, is hereby adopted and made a part of this unified development code. The official zoning map shall be signed by the Mayor in office at the time of adoption, and attested by the Clerk of the City of Powder Springs. The original of the official zoning map shall be kept on record in the office of the City Clerk. A certified copy of the zoning map as originally adopted, and as subsequently officially amended, shall be kept on record in the City Clerk's office.

(b) The official zoning map may be kept electronically in a geographic information system, and such electronic data shall constitute an integral part of the official zoning map. The community development director may make copies of the official zoning map available to the public for a reasonable fee.

Sec. 2-42. Amendment.

(a) No changes of any nature shall be made to the official zoning map except for amendments to the map approved by the Mayor and City Council or by adoption of a new official zoning map of the City of Powder Springs.

(b) The official zoning map may be amended from time to time by the Powder Springs City Council. If, in accordance with the provisions of this Code, the Powder Springs City Council approves changes to the district boundaries or other subject matter portrayed on the official zoning map, such changes shall be made promptly after the amendment has been approved. The date of the zoning district boundary change or amendment and reference to the implementing ordinance shall be provided on the official zoning map.

Sec. 2-43. Determination of Boundaries.

The boundaries of the zoning districts established by this code shall be determined on the basis of the location of the boundary as depicted on the official zoning map; provided, however, that the following provisions shall be used where uncertainty exists by the community development director to interpret the exact location of a zoning district boundary shown on the official zoning map.

(a) **Streets.** Where boundaries are indicated as approximately following the centerline of streets or highways, street right-of-way lines or such lines extended, such centerline, street right-of-way lines or such lines extended shall be construed to be such boundaries. Where boundaries are indicated as approximately paralleling the centerline of streets or highways,

the location of said boundaries shall be determined by using an engineering scale on the zoning map.

(b) **City limit, militia district and land lot lines.** Where boundaries are indicated as approximately following the corporate limit line of the city, a militia district line, or a land lot line, such line shall be construed to be such boundaries.

(c) **Property lines.** Where boundaries are indicated as approximately following property lines or such lines extended, such property lines or such lines extended, as indicated by boundary survey, deed or legal description maintained in the official file of said zoning adoption or amendment, if available, shall be construed to be such boundaries.

(d) **Water courses and drainage ways.** Where boundaries are indicated as approximately following the centerline of a stream bed or river bed, or a drainage way, such centerline shall be construed to be such boundaries.

(e) **Abandonment or vacation of right-of-way.** Where a public street or other right-of-way is officially vacated or abandoned, and said street or right-of-way is also a zoning district boundary, the district regulations applicable to the property to which it reverted shall apply to such vacated or abandoned public street or right-of-way.

Sec. 2-44. Interpretation of Boundaries.

In the case where the exact location of a boundary cannot be determined by the provisions of this article, the community development director shall determine the location of the boundary. Any such administrative determination is subject to appeal as an administrative decision in accordance with the article 14, division I of this development code.

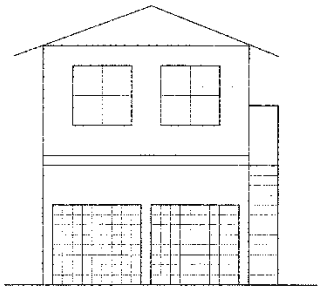
[Secs. 2-45 to 2-50 Reserved.]

ARTICLE 3
USE DEFINITIONS

A

Accessory apartment, attached: A second dwelling unit that is added to the structure of an existing site-built single-family dwelling, for use as a complete, independent living facility for a single household, with provision within the accessory apartment for cooking, eating, sanitation and sleeping. Such a dwelling is considered an accessory use to the principal dwelling.

Accessory apartment, detached: A second dwelling unit that is added to an existing accessory structure (e.g., residential space above a detached garage), or as a new freestanding accessory building, for use as a complete, independent living facility for a single household, with provision within the accessory apartment for cooking, eating, sanitation and sleeping. Such a dwelling is considered an accessory use to the principal dwelling. Includes the term garage apartment.



Accessory Apartment, Detached
(Above Garage Shown)

Adult day services: A facility that provides supports for elderly individuals (and their families, if present), who do not function fully independently, but who do not need 24-hour nursing care. Participants may have: some degree of physical disability; a social impairment; mental confusion; need for some assistance with activities of daily living which fall short of the need for placement in and institution; or returned from a recent hospital or institutional stay. There are two types of adult day services programs: basic social, and medical.

Adult business: Any use defined in Sec. 4-520 of this development code.

Agriculture: Farming, including plowing, tilling, cropping, utilization of best management practices, seeding, cultivating or harvesting for the production of food and fiber products (except commercial logging and timber harvesting operations); aquaculture; sod production; orchards; Christmas tree plantations; and nurseries. This term specifically includes "horticulture," or the growing of fruits, vegetables, herbs, flowers or ornamental plants. This term also includes plant nurseries and greenhouses, where lands or structures are used primarily to cultivate trees, shrubs, flowers or other plants for sale.

Agricultural facility: Includes, but is not limited to, any land, building, structure, pond, impoundment, appurtenance, machinery, or equipment which is used for the commercial production or processing of crops, livestock, animals, poultry, honeybees, honeybee products, livestock products, poultry products, timber, forest products, or products which are used in commercial aquaculture. Such term does not include any farm labor camp or facilities for migrant farm workers. (Georgia Code Section 41-1-7)

Agricultural operation: Those practices involving the establishment, cultivation, or harvesting of products of the field or orchard; the preparation and planting of pasture land; farm ponds; dairy operations; livestock and poultry management practices; the construction of farm buildings; The plowing, tilling, or preparation of soil at an agricultural facility; The planting, growing, fertilizing, harvesting, or otherwise maintaining of crops; The application of pesticides, herbicides, or other chemicals, compounds, or substances to crops, weeds, or soil in connection with the production of crops, timber, livestock, animals, or poultry; The breeding, hatching, raising, producing, feeding, keeping of livestock, hogs, equines, chickens, turkeys, poultry or other fowl normally raised for food, mules, cattle, sheep, goats, dogs, rabbits, or similar farm animals for commercial purposes, but not the regular slaughtering, or processing of such animals; the production and keeping of honeybees, the production of honeybee products; the production, of eggs or egg products; the rotation of crops, including without limitation timber production; aquaculture; and the application of existing, changed, or new technology, practices, processes, or procedures to any agricultural operation (based on Georgia Code Sections 1-3-3 and 41-1-7). Agricultural operation does not include a roadside stand or agricultural processing.

Agricultural processing: Activities distinguished from the raising, cultivating, harvesting of food and fiber products (i.e., agriculture) because they go beyond the basic production cycle and involve significant manufacturing or processing operations so that the naturally grown or raised product is changed for consumer use, or where some physical, chemical, or similar change of an agricultural product occurs. Such activities include but are not limited to: cotton ginning, grist mills, milling of flour, feed, or grain, packaging of fresh or dried foods and fibers for wholesale or retail sale, slaughterhouses, refineries, wineries, canneries, and milk processing plants. Agricultural processing is considered a manufacturing use.

Aircraft landing field: Any landing area, runway, or other facility designed, used, or intended to be used for the taking off or landing of aircraft and including all necessary taxiways, aircraft storage, tie-down areas, hangars, and other necessary buildings and appurtenances.

Animal hospital: An establishment designed or used for the care, observation, or treatment of domestic animals. This definition includes veterinary clinics.

Animal shelter: Any premises designed or operated for impounding and caring for stray, homeless, abandoned, or unwanted animals (usually primarily cats and dogs), or that are otherwise subject to impoundment. An animal shelter is usually intended to provide only temporary kenneling of such animals until a permanent home if found.

Animal quarters: Any structure which surrounds or is used to raise, breed (husbandry), house, shelter, care for, feed, exercise, train, exhibit, display, or show any animals or livestock other than domestic pets. This is not intended to apply to non-structural, fenced land for grazing. This includes the term “barn” when used to shelter livestock or other animals.

Antenna: Any device or combination of devices, whether rods, panels or dishes, designed to receive and/or transmit radio frequency signals including but not limited to broadcast radio and television, satellite television, wireless cable, amateur radio, Citizen’s Band radio, land mobile communications, personal wireless services, and fixed wireless signals.

Antique store: A retail store whose inventory consists entirely of works of art, furniture, or decorative objects, created or produced in a former period at least 50 years before the date of purchase. An antique store is an enclosed retail trade establishment unless it has more than 200 square feet of outdoor storage, in which case it is an open air business.

Apartment: A building, distinguished from a "duplex" or "two-family" dwelling, designed for or occupied exclusively by two (2) or more families with separate housekeeping facilities for each family for rent or lease. The term "apartment" shall include "triplex" and "quadraplex." For purpose of this code an apartment building shall also be considered a "multi-family" dwelling.

Arcade, amusement: A place or facility where pinball or electronic games are played for amusement. An amusement arcades is an indoor commercial recreation facility.

Art gallery: An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art. This use does not include libraries and museums. An art gallery is an enclosed retail trade establishment unless operated by a public entity in which case it is considered a public use.

Assisted living facility: Residences for the elderly who are in need of assistance, that provide rooms, meals, personal care, and supervision of self-administered medication. They may provide other services incidental to the above. An assisted living facility is an institutionalized residential living and care facility.

Auction house or auction yard: Any building, structure, enclosure, or place where goods or livestock are sold by auction (i.e., through bid in competition with others).

Automated teller machine: A mechanized consumer device that is operated by a customer and which performs banking and financial functions. An automated teller machine is an accessory use. This use is also referred to in state law as a "remote service terminal."

Automobile repair: Includes but is not limited to engine overhaul, dismantling of subparts, body or frame repair, paint, automotive glass, transmission, and alternator repair. It is characteristic of automobile repair facilities that the customer will typically leave the vehicle overnight, thus requiring storage of vehicles under repair.

Automobile service: Includes but is not limited to oil change facilities and engine tune-up facilities, as well as facilities providing for the rotation of tires. Automobile service may occur in conjunction with auto sales or auto repair, but it is characteristic of automobile service facilities that the customer will receive service in one day, thus not requiring the storage of vehicles under service.

Automobile sales: New or used car, truck, tractor, trailer, boat, recreational vehicle, camper, motorcycle, and other motorized vehicle sales, leasing, and rental, including agricultural implements and equipment, and similar pieces of equipment or vehicles (excluding manufactured home sales), all of which are complete and operable. This definition includes rental car facilities.

An automobile sales establishment may include automobile repair and maintenance facilities as an accessory use.

B

Bail bonding or bondsperson: An establishment that acts as a surety and pledges money or property as bail for the appearance of a person accused in court.

Bank: A business that accepts money for deposit into accounts from the general public or other financial institutions, and which may include personal or business loans, wire transfers and safe deposit boxes.

Barn: A building or structure accessory to agriculture or single-family residential use which is used for the storage of grain, hay, and other farm products, or the sheltering of livestock, or the storage of farm equipment housed or used on the premises.

Batching plant: A plant for the manufacture or mixing of asphalt, concrete, cement, or concrete or cement products, including any apparatus incidental to such manufacturing and mixing.

Bed and breakfast inn: A facility where overnight accommodations not exceeding six rooms are provided to transients for compensation, with or without a morning meal, and which may include afternoon and/or evening meal for guests, and where the operators of the facility live on the premises. A bed and breakfast inn does not include retail uses, public bar, conference center, or special event facilities.

Big box commercial retail building: A retail business involving the sale of services or merchandise on an individual lot of record where an individual tenant occupies more than 60,000 square feet.

Boarding house: A building, house, or portion thereof, where persons reside and meals are provided for not more than 8 persons, who are not members of the operator's family.

Body piercing: An establishment engaged in the practice of puncturing or cutting a part of the human body to create an opening in which jewelry may be worn.

Botanical garden: A private facility, either nonprofit or operated for a fee, for the demonstration and observation of the cultivation of flowers, fruits, vegetables, or ornamental plants.

Broadcast tower: Any structure designed and constructed primarily for the support of one or more antennae and including guyed, self-support (lattice) and monopole types.

Brewery: An industrial use that brews ales, beers, or similar beverages on site. This definition excludes micro-breweries.

Broadcasting studio: A room or suite of rooms operated as a radio or television broadcasting studio or station with local broadcast capability or intended for satellite distribution of programs, and usually including satellite dishes, microwave dishes, and/or other communications equipment.

Building: The word "building" includes the word "structure."

Building, accessory: A building subordinate to the main building on a lot and used for purposes incidental to the main or principal building and located on the same lot therewith.

Building, principal: A building in which is conducted the principal use of the lot on which said building is situated. In any residential zoning district, any structure containing a dwelling unit shall be defined to be the principal building on the plot on which same is situated, except for detached accessory apartments.

Building materials sales: An establishment offering lumber or other construction materials used in buildings for sale to contractors or the general public. When operated in whole or part outside the confines of a building, a building materials sales establishment is an open air business.

Building sales establishment: A lot on which the principal use is the sale of manufactured homes and/or modular buildings. This use is an open-air business.

Bulk storage: The storage of chemicals, petroleum products, or similar materials in above ground or below-ground storage containers designed for wholesale distribution or mass consumption. This includes fuel oil distributors with storage of products.

Business service establishment: A business activity engaged in support functions to establishments operating for a profit on a fee or contract basis, including but not limited to: advertising agencies, photocopying, blueprinting and duplication services, mailing agencies, commercial art and graphic design; personnel supply services and employment agencies, computer and data processing services, detective, protective, and security system services, accounting, auditing, and bookkeeping services, messenger services and couriers, publications and business consulting firms, and food catering.

Business services, accessory: One or more accessory operations that provide incidental services to individuals patronizing a principal use commercial establishment such as hotels and other lodging, convention centers, and the like. Such uses may depending on the principal use include financial transaction processing, concession operations, check room services, comfort station and rest room operators, concierge services, or other similar service arrangers. Such accessory services may also include automated teller machines, newsstands, gift, novelty, and souvenir shops, coin-operated blood pressure check machines, vending machines, photograph booths, and lockers for short-term rental.

C

Camp or campground: Any place established or maintained for two or more individual spaces or sites for temporary living quarters in cabins, structures, or tents for recreation or vacation purposes for a fee.

Car wash: The use of a site for washing and cleaning of passenger vehicles, other vehicles, or other light duty equipment. Car washes consist of self-service, staffed, or mechanically

automated facilities. A car wash may be operated as a principal use or accessory to another use or building.

Caretaker's residence: A dwelling unit within a principal building or any freestanding building or structure that is an accessory use which is used for occupancy as a dwelling by an owner, security agent, or caretaker.

Carnival: Any use which constitutes a traveling or transportable group or aggregation of rides, shows, gaming booths, and concessions and where the public either pays admission or participation fees.

Carport: A roofed, accessory building or structure, not necessarily fully enclosed on the sides and usually open on two or more sides, made of canvas, aluminum, wood, or any combination thereof, including such materials on movable frames, for the shade and shelter of private passenger vehicles or other motorized or non-motorized equipment such as tractors and boats.

Catering service: An establishment that serves and supplies food to be consumed off-premises. A catering service is a business service establishment.

Cemetery: The use of property as a burial place.

Child care learning center: Any place operated by a person, society, agency, corporation, institution or group wherein are received for pay for group care, for fewer than 24 hours per day without transfer of legal custody, 19 or more children under 18 years of age and which is required to be licensed. Child care learning center also includes any day care center previously licensed by the Department of Human Resources and transferred pursuant to O.C.G.A. Code Section 20-1A-1 et seq.

Christmas tree sales facility: A facility conducted on a temporary basis during holiday season, generally conducted wholly outdoors but which may involve a tent or other temporary structure, that offers for sale Christmas trees and incidental holiday items such as wreaths and Christmas tree stands. Such facility is a temporary, open-air business establishment. This use is typically accessory to commercial.

Church: A building or structure, or group of buildings or structures, which by design and construction are primarily intended for conducting organized religious services. Associated accessory uses include but are not limited to: schools, meeting halls, indoor recreational facilities, day care, counseling, and kitchens. This term includes synagogues, temples, and places of worship.

Clinic: An institution or professional office, other than a hospital or nursing home, where persons are counseled, examined, and/or treated by one or more persons providing any form of healing or medical health service. Persons providing these services may offer any combination of counseling, diagnostic, therapeutic or preventative treatment, instruction, or services, and which may include medical, physical, psychological, or mental services and facilities for primarily ambulatory persons.

Club or lodge, nonprofit: A building or premises, used for associations or organizations of an educational, fraternal, or social character, not operated or maintained for profit. Representative organizations include Elks, Veterans of Foreign Wars, and Lions. The term shall not include casinos, nightclubs, bottle clubs, or other establishments operated or maintained for profit.

Collection bin: Any closed receptacle or container made of metal, wood, steel or similar materials designed or intended for the collection of clothing, toys and other small, customary household items (excluding furniture and carpeting) for purposes of donation to needy households; or any such receptacle or container for the collection of recycled materials such as glass, paper, or aluminum.

College or university: An educational use that provides training beyond and in addition to that training received in the 12th grade (i.e., undergraduate and graduate), and which has students regularly attending classes, and which confers an associate, bachelor, master, and/or doctoral degree(s).

Co-generation facility: An installation that harnesses energy that normally would be wasted to generate electricity, usually through the burning of waste, and which may use, distribute through connection, or sell the energy converted from such process.

Commercial recreational facility, indoor: A use that takes place within an enclosed building that involves the provision of sports and leisure activities to the general public for a fee, including but not limited to the following: assembly halls, auditoriums, meeting halls, for-profit art galleries, billiard halls and pool rooms, amusement halls, video arcades, ice and roller skating rinks, and bowling alleys.

Commercial recreational facility, outdoor: A use of land and/or buildings that involves the provision of sports and leisure activities to the general public for a fee, and which all or part of the activities occur outside of a building or structure, including but not limited to the following: amusement parks, stadiums, amphitheaters, fairgrounds, drive-in theaters, golf courses, golf driving ranges, miniature golf courses, batting cages, race tracks for animals or motor-driven vehicles, archery ranges, unenclosed firearms shooting ranges and turkey shoots, fish ponds, botanical and zoological gardens, ultra-light flight parks, and bungi jumping. A golf course and private club that is built as part of an approved single-family residential subdivision is not considered to be an outdoor commercial recreational facility.

Commercial vehicle: A vehicle exceeds with: an overall length of 21 feet; an overall width of 7 feet; an overall height of 8 feet, or with the top of the highest sidewall more than 3 feet above the bed or taller than the roofline of the vehicle.

Community donation center: A building or structure owned or leased by a charitable, nonprofit organization which collects donated items such as clothing, furniture, house wares, small electrical appliances, toys and other small household items for distribution to needy persons, and where the exchange of goods does not involve payment for such goods.

Community recreation: A private recreational facility for use solely by the residents and guests of a particular (usually residential) development, including indoor facilities such as community meeting rooms and outdoor facilities such as swimming pools, tennis courts, and playgrounds. These facilities are usually proposed, planned, and provided in association with a development and are usually located within the boundaries of such development.

Condominium building: A building containing one or more individually owned units or building spaces situated on jointly-owned, common areas as defined by laws of the State of Georgia. When a building on property under condominium ownership contains only one dwelling unit, that building is considered a detached, single-family condominium building. When a building on property under condominium ownership contains two or more dwelling units, that building is considered an attached, multi-family condominium building.

Conservation area: Any land set aside for conservation of the land in its natural state.

Construction contractor's establishment: An establishment engaged in the provision of construction activities, including but not limited to, plumbing, electrical work, building, grading, paving, roofing, carpentry, and other such activities, including the storage of material and the overnight parking of commercial vehicles. Also, this definition includes landscaping companies, as defined herein.

Construction field office: A manufactured home, travel trailer, truck trailer, or other structure used as an office in conjunction with a project while it is being constructed. A construction field office is a temporary use.

Construction yard: An area on or immediately adjacent to a construction site used on a temporary basis for the parking and storage of equipment used in a construction project, and the storage and preparation of materials and other items used in the construction project. Such yards may include one or more construction field offices.

Continuing care retirement community: A residential facility providing multiple, comprehensive services to older adults. Such facility normally contains a combination of independent living units, assisted living, and skilled nursing care units as defined herein.

Consumer fireworks: Any small fireworks devices containing restricted amounts of pyrotechnic composition, designed primarily to produce visible or audible effects by combustion, that comply with the construction, chemical composition, and labeling regulations of the United States Consumer Product Safety Commission as provided for in Parts 1500 and 1507 of Title 16 of the Code of Federal Regulations, the United States Department of Transportation as provided for in Part 172 of Title 49 of the Code of Federal Regulations, and the American Pyrotechnics Association as provided for in the 2001 American Pyrotechnics Association Standard 87-1, and additionally shall mean Roman candles. The term consumer fireworks shall not include: (1) Model rockets and model rocket engines designed, sold, and used for the purpose of propelling recoverable aero models, toy pistol paper caps in which the explosive content averages 0.25 grains or less of explosive mixture per paper cap or toy pistols, toy cannons, toy canes, toy guns, or other devices using such paper caps; nor shall the term consumer fireworks include

ammunition consumed by weapons used for sporting and hunting purposes; and (2) Wire or wood sparklers of 100 grams or less of mixture per item; other sparkling items which are nonexplosive and nonaerial and contain 75 grams or less of chemical compound per tube or a total of 500 grams or less for multiple tubes; snake and glow worms; smoke devices; or trick noise makers which include paper streamers, party peppers, string peppers, snappers, and drop pops each consisting of 0.25 grains or less of explosive mixture.

Consumer fireworks retail sales facility: Shall have the same meaning as provided for by the National Fire Protection Association Standard 1124, *Code for the Manufacture, Transportation, Storage, and Retail Sales of Fireworks and Pyrotechnic Articles*, 2006 Edition (NFPA 1124).

Consumer fireworks retail sales stand: Shall have the same meaning as provided for by National Fire Protection Association (NFPA) Standard 1124: A temporary or permanent building or structure that has a floor area not greater than 800 square feet (74 square meters), other than tents, canopies, or membrane structures, that is used primarily for the retail display and sale of consumer fireworks to the public.

Convenience store: A retail store, usually with a floor area no more than 5,000 square feet and often approximately 2,500 to 3,000 square feet, which sells convenience goods, such as prepackaged food items and a limited line of groceries. Convenience stores may or may not sell gasoline, diesel, and kerosene but do not include automotive services.

Cottage industry: An individually-owned craft shop that produces on the premises through hand-made workmanship craft one or more goods for retail sale, such as candle-making, glass blowing, pottery making, weaving, woodworking, sculpting, and other similar or associated activities. A cottage industry has no more than 1,500 square feet of space and no more than three (3) employees.

Crisis center: A facility or portion thereof and premises that are used for the purposes of emergency shelter, crisis intervention, including counseling, referral, hotline response, and similar human social service functions. Said facility may include meal preparation, distribution, or service for residents of the center as well as nonresidents, merchandise distribution, or shelter, including boarding, lodging, or residential care. This term includes domestic violence and centers, homeless shelters, and halfway houses.

D

Day care: The use of a building or premises for the care and supervision of children or adults who do reside on the property for less than 24 hours.

Distribution center: A use where goods are received and/or stored for delivery to the ultimate customer at remote locations.

Dormitory: A building designed for a long-term stay by students of a college, university, or nonprofit organization for the purpose of providing rooms for sleeping purposes, and which may include common kitchen and/or common gathering rooms for social purposes.

Drive-through: A retail or service enterprise wherein service is provided or goods are sold to the customer within a motor vehicle and outside of a principal building.

Driving range: An area equipped with distance markers, clubs, balls, and tees for practicing golf drives, putting, and/or chipping, and which may include a snack bar and/or pro-shop. A driving range is an outdoor commercial recreation facility.

Dry cleaning plant: A building, portion of a building, or premises used or intended to be used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion or agitation, or by immersions only, in volatile solvents included, but not limited to, solvents of the petroleum distillate type, and/or the chlorinated hydrocarbon type, and the processes incidental thereto.

Dumpster: A container designed to hold refuse that has a hooking connection that permits it to be raised and dumped into a sanitation truck for disposal, or a container (excluding temporary placements) designed to hold refuse that is loaded onto a truck.

Duplex: A two-family dwelling; a building designed or arranged to be occupied by two families or households living independently of each other and where both dwelling units are located on the same lot in fee-simple title.

Dwelling: A building, other than a manufactured home, mobile home, house trailer, or recreational vehicle, which is designed, arranged or used for permanent living, and/or sleeping quarters.

Dwelling, single-family detached: A residential building, whether site-built or an industrialized building, designed for occupancy by one family or household. This definition does not include manufactured home, mobile home, house trailer, or recreational vehicle.

Dwelling unit: One or more rooms connected together and constituting a separate, independent housekeeping establishment with complete provisions for cooking, eating, sleeping, bathing and personal hygiene, and physically set apart from any other dwelling unit in the same structure, and serving one family or household only. This does not include units in hotels or other structures designed for transient residence.

E

Excavation: The mechanical removal of earth material.

Exterminator: An establishment engaged in pest control for businesses, institutions, residences, or industries.

Fallout shelter: An accessory building or underground facility designed for the protection of life from radioactive fallout. A fallout shelter may be an accessory use to a dwelling or other principal use.

F

Fairground: An area of land permanently established and intended to be devoted to seasonal community events, and which may include agricultural related office buildings, animal shows and judging, carnivals, circuses, community meeting or recreational buildings and uses, concerts, food booths and stands, games, rides, rodeos, sales and auctions. A fairground not owned by the public is an outdoor commercial recreation facility.

Family: One or more related persons or 4 or less unrelated persons occupying a dwelling and living as a single housekeeping unit provided that all related persons are related by blood, marriage or adoption. All related persons are limited to the spouse, parents, grandparents, grandchildren, stepchildren, sons, daughters, brothers or sisters of the owner or the tenant or of the owner's or the tenant's spouse. Domestic servants employed on the premises may be housed on the premises without being counted as a family. The term "family" shall not be construed to mean fraternity, sorority, club, student center, group care homes, foster homes and is to be distinguished from persons occupying a boarding house, rooming house, hotel, or apartment unit as herein defined.

Family day care home: A private residence operated by any person who receives therein for pay for supervision and care fewer than 24 hours per day, without transfer of legal custody, at least three but not more than six children under 13 years of age who are not related to such persons and whose parent(s) or guardians are not residents in the same private residence as the provider; provided, however, that the total number of unrelated children cared for in such home, for pay and not for pay, may not exceed six children under 13 years of age at one time. A family day care home may be authorized as a home occupation in accordance with this unified development code.

Farmers market: A structure or location wherein space is provided to multiple independent operators for the purpose of retail and/or wholesale trade of raw agricultural products; provided, however, the use shall not include the processing of any product or the sale of poultry, fish, shellfish, pork, beef or other wildlife or domesticated meat products.

Fence: An enclosure or barrier, composed of wood, masonry, stone, wire, iron, or other materials or combination of materials used as a boundary, means of protection, privacy screening, or confinement, including brick or concrete walls but not including hedges, shrubs, trees, or other natural growth. This does not included barbed wire and chain-link, which are separately defined.

Fence, barbed wire: One or more strands of wire or other material having intermittent sharp points of wire or metal that may puncture, cut, tear, or snag persons, clothing, or animals, including vertical supports.

Fence, chain-link: An open mesh fence made entirely of wire woven in squares of approximately 1.5 inches with vertical supports, usually spaced at an interval of 6 feet, usually at a height of 3 or more feet.

Finance, insurance, and real estate establishment: Such uses include but are not limited to banks, savings and loan institutions and credit unions, security and commodity exchanges, insurance agents, brokers, and service, real estate brokers, agents, managers, and developers, trusts, and holding and investment companies.

Fireworks: Any combustible or explosive composition or any substance or combination of substances or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation, including blank cartridges, balloons requiring fire underneath to propel them, firecrackers, torpedos, skyrockets, Roman candles, bombs, sparklers, and other combustibles and explosives of like construction, as well as articles containing any explosive or flammable compound and tablets and other devices containing an explosive substance. The term fireworks shall not include: (1) Model rockets and model rocket engines designed, sold, and used for the purpose of propelling recoverable aero models, toy pistol paper caps in which the explosive content averages 0.25 grains or less of explosive mixture per paper cap or toy pistols, toy cannons, toy canes, toy guns, or other devices using such paper caps; nor shall the term fireworks include ammunition consumed by weapons used for sporting and hunting purposes; and (2) Wire or wood sparklers of 100 grams or less of mixture per item; other sparkling items which are nonexplosive and nonaerial and contain 75 grams or less of chemical compound per tube or a total of 500 grams or less for multiple tubes; snake and glow worms; smoke devices; or trick noise makers which include paper streamers, party peppers, string peppers, snappers, and drop pops each consisting of 0.25 grains or less of explosive mixture.

Fitness center: An establishment which for profit or gain provides as one of its primary purposes, services or facilities which are purported to assist patrons improve their physical condition or appearance through change in weight, weight control, treatment, dieting, or exercise. The term includes establishments designated as “reducing salons,” “exercise gyms,” “health spas,” “health studios,” “health clubs,” “fitness studios,” and other terms of similar import. Not included within this definition are facilities operated by nonprofit organizations, facilities wholly owned and operated by a licensed physician at which such physician is engaged in the practice of medicine, or any establishment operated by a health care facility, hospital, intermediate care facility, or skilled nursing care facility.

Flea market: The use of land, structures or buildings for the sale of produce or goods, usually second-hand or cut-rate. A flea market is an open air business.

A flea market is also defined in state law as follows: Flea market means any event (1) at which two or more persons offer personal property for sale or exchange; and (2) at which a fee is charged for the privilege of offering or displaying personal property for sale or exchange; or (3) at which a fee is charged to prospective buyers for admission to the area where personal property is offered or displayed for sale or exchange; or (4) regardless of the number of persons offering or displaying personal property or the absence of fees, at which used personal property is offered or displayed for sale or exchange if the event is held more than six times in any 12 month period. The term “flea market” is interchangeable with and applicable to “swap meet,” “indoor swap meet,” or other similar terms regardless of whether these events are held inside a building or outside in the open. The primary characteristic is that these activities involve a series of sales

sufficient in number, scope, and character to constitute a regular course of business. The term "flea market" shall not mean and shall not apply to (1) an event which is organized for the exclusive benefit of any community chest, fund, foundation, association, or corporation organized and operated for religious, educational, or charitable purposes, provided that no part of any admission fee or parking fee charged vendors or prospective purchasers or the gross receipts or net earnings from the sale or exchange of personal property, whether in the form of a percent of the receipts or earnings, as salary, or otherwise, inures to the benefit of any private shareholder or person participating in the organization or conduct of the event; or (2) any event at which all of the personal property offered for sale or displayed is new, and all persons selling, exchanging, or offering or displaying personal property for sale or exchange are manufacturers or licensed retail or wholesale merchants (O.C.G.A. 10-1-360).

Food processing plant: A manufacturing establishment producing or processing foods for human or animal consumption and certain related products or by-products, including but not limited to the following products: sugar, dairy, fruit and vegetable (including canning, preserving and processing), grain mill products and by-products, meat, poultry and seafood (including by-product processing but not including the slaughtering of animals), and miscellaneous foot preparation from raw products. This is a manufacturing use.

Food truck: A licensed, motorized vehicle or mobile food unit which is temporarily placed on a privately owned lot (or in authorized instances, on public property) where food items are sold to the general public. A food truck upon its establishment on a property is by definition an accessory use.

Forestry: An operation involved in the growing, conserving, and managing of forests and forest lands. Forestry operations or practices include the raising and harvesting of timber, pulp woods and other forestry products for commercial purposes, the construction of roads, insect and disease control, fire protection, and may include the temporary operation of a sawmill and/or chipper to process the timber cut from the parcel or parcels. This term does not include the cutting of timber associated with approved land development.

Fuel tank sales: The retail sale of bulk storage tanks for flammable and combustible liquids, compressed gases or liquefied petroleum (LP) gas. Gas tank sales are considered open air business uses.

Funeral home: A building used for human funeral services. Such building contains a chapel and may include space and facilities for embalming and the performance of other services used in the preparation of the dead for burial or cremation, the performance of autopsies and other surgical procedures, the indoor storage of caskets, funeral urns, and other related funeral supplies, and/or the indoor storage of funeral vehicles.

G

Garage: A building, or part thereof, used or designed to be used for the parking and storage of vehicles. A garage in the customary sense is distinguished from a carport in that it is fully enclosed. It may be attached to a single-family dwelling or may be an accessory building. In such context a garage is an accessory use to a single-family dwelling.

Greenhouse: A building designed or used for growing or propagating plants, with walls or roof usually designed to transmit light.

Group day care home: Any place operated by any person(s), partnership, association or corporation wherein are received for pay for group care not less than 7 nor more than 18 children under 18 years of age for less than 24 hours without transfer of legal custody and which is required to be licensed or commissioned by the Georgia Department of Early Care and Learning.

Group home: Any dwelling unit with unrelated persons living as a single housekeeping unit in a manner that does not meet the definition of a family.

Guest house: An accessory use to a dwelling designed and intended for the temporary housing of visitors to a property at the behest of the property residents for no fee or other consideration.

H

Hazardous waste: Any materials defined or customarily defined as hazardous waste by the Environmental Protection Division of the Georgia Department of Natural Resources; generally, any refuse or discarded material or combination of refuse or discarded materials in solid, semisolid, liquid or gaseous form which cannot be handled by routine waste management techniques because they pose a substantial present or potential hazard to human health or other living organisms because of their chemical, biological or physical properties.

Heavy truck: A motor vehicle with two or more rear axles or other vehicle that weighs in excess of 8,000 pounds. For purposes of this definition, each component part of a heavy truck, such as the semi-trailer and truck tractor is considered a heavy truck, whether or not it is connected to another component or stand alone.

Helicopter landing pad: Any structure or area which is designed or constructed for use, or used, as a helicopter landing area or any structure or area which is used as a helicopter landing area. A helicopter landing pad is an accessory use.

Home occupation: Any activity carried out for profit by the resident and conducted as an accessory use in the resident's dwelling unit.

Hookah bar or hookah lounge: Any facility, building, structure, or location where customers share tobacco or similar product from an individual or communal hookah placed throughout the establishment.

Hospital: An institution licensed by the state and providing primary health services and medical or surgical care to persons, primarily in-patients, suffering from illness, disease, injury, deformity or other abnormal physical or mental conditions, and including as an integral part of the institution, such related facilities as laboratories, outpatient facilities, or training facilities.

Hotel: A commercial lodging service with one or more buildings devoted to the temporary shelter for the traveling public, and where entry to individual guest rooms is via a central lobby. A hotel is a lodging service for purposes of this development code.

I

Incinerator: A facility with equipment that uses a thermal combustion process to destroy or alter the character or composition of medical waste, sludge, soil, or municipal solid waste, not including animal or human remains.

Industrial use: An activity or structure in which the primary purpose involves manufacturing, assembly, fabrication, and processing, bulk handling of products, warehousing, heavy trucking, power generation facilities, etc. Such use may also include such activities as research and technological processes.

Industrialized building: Any structure or component thereof which is designed and constructed in compliance with the state minimum standards codes and is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof. An industrialized building bears an insignia of approval issued by the Commissioner of the Georgia Department of Community Affairs. All industrialized buildings bearing an insignia of approval issued by the Commissioner of the Georgia Department of Community Affairs pursuant to applicable state law shall be deemed to comply with state minimum standards codes and all ordinances and regulations enacted by any local government which are applicable to the manufacture or installation of such buildings.

Industrialized building, residential: Any dwelling unit designed and constructed in compliance with the Georgia State Minimum Standard One and Two Family Dwelling Code which is wholly or in substantial part, made, fabricated, formed, or assembled in a manufacturing facility and cannot be inspected at the installation site without disassembly, damage to, or destruction thereof. Any such structure shall not contain a permanent metal chassis and shall be affixed to a permanent load-bearing foundation. The term shall not include manufactured homes as defined by the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 32 5401, et seq. A residential industrialized building bears an insignia of approval issued by the Commissioner of the Georgia Department of Community Affairs. For purposes of this ordinance, a detached residential industrialized building for one family shall be considered the same as a detached, single-family dwelling and permitted under the same zoning districts as a detached, single-family dwelling. All residential industrialized buildings bearing an insignia of approval issued by the Commissioner of the Georgia Department of Community Affairs pursuant to applicable state law shall be deemed to comply with state minimum standards codes and all ordinances and regulations enacted by any local government which are applicable to the manufacture or installation of such buildings. This ordinance shall not be construed to exclude detached, single-family residential industrialized buildings from being sited in a residential district solely because the building is a residential industrialized building.

Institutional residential living and care facility: An umbrella term that encompasses the following uses as specifically defined in this ordinance: assisted living facility, intermediate care home, nursing home, skilled nursing care facility, and personal care home.

Intermediate care home: A facility which admits residents on medical referral; it maintains the services and facilities for institutional care and has an agreement with a physician and dentist who will provide continuing supervision including emergencies; it complies with rules and regulations of the Georgia Department of Human Resources. The term "intermediate care" means the provision of food, including special diets when required, shelter, laundry and personal care services, such as help with dressing, getting in and out of bed, bathing, feeding, medications and similar assistance, such services being under appropriate licensed supervision. Intermediate care does not normally include providing care for bed patients except on an emergency or temporary basis. For purposes of this code, this use is an institutional residential living and care facility.

Intermodal container: A six-sided container used for the storage and/or transportation of goods and designed for transport or capable of being transported by a variety of transportation modes, i.e., on semi-trailer beds, rail cars, or ships.

J

Junk: Scrap or waste material of any kind or nature collected for resale, disposal, or storage, or by accumulation.

K

Kennel: Any facility used for the purpose of commercial boarding or sale of domestic animals or pets such as dogs and cats, and any other customarily incidental treatment of the animals such as grooming, cleaning, selling of pet supplies, or otherwise.

Kitchen: Any room or part of a room designed, built, used, or intended to be used for cooking, the preparation of food, or dishwashing. The presence of a range, oven, or dishwasher, or utility connections suitable for serving a range or oven, shall normally be considered as establishing a kitchen.

L

Landfill, construction and demolition: A disposal facility accepting waste building materials and rubble resulting from construction, remodeling, repair and demolition operations on pavements, houses, commercial buildings, and other structures. Such wastes include, but are not limited to, asbestos containing waste, wood, bricks, metal, concrete, wall board, paper, cardboard, inert waste landfill material and other inert wastes which have a low potential for groundwater contamination.

Landfill, inert waste: A disposal facility accepting only wastes that will not or are not likely to cause production of leachate of environmental concern. Such wastes are limited to earth and earth-like products, concrete, cured asphalt, rock, bricks, yard trimmings, stumps, limbs, and leaves, and specifically excluding industrial and demolition waste.

Landfill, sanitary: The burial of nonhazardous waste where such waste is covered on a daily basis, as distinguished from a construction and demolition landfill.

Landscaping company: A business engaged in the provision of landscaping services and/or the wholesale or retail sale of landscaping products including but not limited to sod, trees, landscaping timbers, and earth covering materials. The processing of wood into timbers, mulch, and/or chips is considered an incidental use of a landscaping company whose primary purpose is the wholesale or retail sale of landscaping products.

Laundromat: A facility where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by the patron.

Live-work unit: Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the two uses are physically connected in one unit and residential use of the space is accessory to the primary use as a place of work. This term is distinguished from a home occupation and from a mixed-use building. Live-work units may have larger work spaces than permitted by home occupation, and live/work units design the floor space for both living and working areas. Live-work units are distinguished between mixed-use buildings in that a mixed-use building has residential and nonresidential uses in the same building, but the residential and nonresidential spaces are not necessarily connected or used by the same person.

Livestock: Cattle, horses, pigs, sheep, goats, llamas, emus, ostriches, donkeys, and mules, goats, sheep, chickens, ducks, geese, and other fowl, rabbits, minks, foxes and other fur or hide-bearing animals customarily bred or raised in captivity, whether owned or kept for pleasure, utility, or sale.

Lodging service: A facility that offers temporary (15 days or less in one room) shelter accommodations, or place for such shelter, open to the public for a fee, including "hotel," "motel," and single-room occupancy. "Bed and breakfast inn" is defined separately and is not considered a lodging service for purposes of this definition.

Logging yard: Areas where logs of wood are stored on a regular basis before transfer by truck or railroad.

Lumber yard: A facility where wood materials such as lumber, plywood, panels or other wood products are processed and sold for retail sale or wholesale. Such use may involve performing millwork, planing, cutting, and/or other customizing processes.

M

Manufactured home: A dwelling fabricated in an off-site facility for installation or assembly at the building site, bearing a label certifying that it is constructed in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. 5401, *et seq*.), which first became effective on June 15, 1976. The term "manufactured home" includes a structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet in floor area, and which is built on a permanent chassis and designed to be used as a

dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term includes any structure which meets all the requirements of this definition except the size requirement and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. 5401, *et seq*.

Manufactured home park: A parcel of land or any portion thereof under which has been designed, planned, or improved for the placement of two or more manufactured homes for residential use, including land, buildings, and facilities used by the occupants of manufactured homes on such property.

Manufactured home sales lot: A premises on which manufactured homes are displayed for sale.

Manufactured home space: A parcel of land within a manufactured home park which is reserved or leased for the placement of an individual manufactured home and accessory structures for the exclusive use of its occupants.

Materials recovery facility: A solid waste handling facility that provides for the extraction from solid waste of recoverable material, materials suitable for use as a fuel or soil amendment, or any combination of such materials.

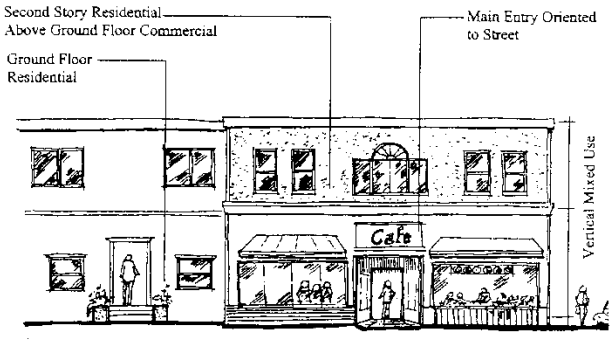
Medical hardship: A person whose health or mental condition necessitates attention and supervision from the occupants of the dwelling located on the lot.

Micro-brewery: A facility for the production and packaging of malt beverages for distribution, retail or wholesale, on or off the premises, and which has a capacity of no more than 15,000 barrels per year. The development may include other uses such as a restaurant, bar or live entertainment.

Mining: All or any part of the process involved in the mining of aggregates and/or minerals by removing overburden and mining directly from the mineral deposits, open pit mining or minerals naturally exposed, mining by auger methods, dredging, and quarrying, underground mining, and surface work incidental to such activities. See also the term, “resource extraction.”

Mini-warehouse: (see self-service storage facility).

Mixed-use building: A building designed, planned and constructed as a unit, used partially for residential use and partially for office, personal service, retail, entertainment or public uses. This term includes live-work units, which are jointly used for commercial and residential purposes but where the residential use of the space is secondary or accessory to the primary use as a place of work. This term is distinguished from a dwelling containing a home occupation.



Mobile home: A dwelling manufactured prior to June 15, 1976, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet in floor area, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

Model home: A dwelling temporarily used as a sales office or demonstration home for a residential development under construction, said dwelling being used as an example of a product offered for sale to purchasers (by a realtor, building developer, or contractor). The dwelling may be furnished but is not occupied as a residence while being used as a model home.

Motel: A commercial lodging service with one or more buildings devoted to the temporary shelter for the traveling public, and where entry to individual guest rooms is via the exterior of the building rather than through a central lobby.

Museum: A building having public significance by reason of its architecture or former use or occupancy, or a building serving as a repository for a collection of natural, scientific, literary curiosities or objects of interest, or works of art, and arranged, intended, and designed to be viewed by members of the public with or without an admission fee, and which may include as an accessory use the sale of snacks and goods to the public as gifts or for their own use.

N

Nonconforming building or structure: A building or structure that does not meet one or more setbacks for the zoning district in which said building or structure is located, or a building or structure that exceeds the maximum building coverage for the zoning district in which said building or structure is located, or a principal building or accessory structure that otherwise does not comply with dimensional requirements established by this unified development code for the particular principal building or accessory structure or for the zoning district in which the nonconforming building or structure is located.

Nonconforming lot: A lot which does not conform to the lot requirements of the zoning district in which the lot is located as established by this unified development code but which was a lot of record prior to the effective date of this unified development code or its amendment.

Nonconforming use: Any building or use of land or building lawfully existing on or before the effective date of this unified development code or as a result of subsequent amendments to this unified development code, which does not conform to the use provisions of the zoning district in which it is located.

Nursery or kindergarten school: Any building used routinely for the daytime care or education of preschool age children and including all normal accessory and play areas. For purpose of this code, a nursery or kindergarten school is a day care center.

Nursing home: A facility which admits patients on medical referral only and for whom arrangements have been made for continuous medical supervision; it maintains the services and facilities for skilled nursing care, rehabilitative nursing care, and has an agreement with a physician and dentist who will be available for any medical and/or dental emergency and who will be responsible for the general medical and dental supervision of the patients; it complies with rules and regulations of the Georgia Department of Human Resources. For purposes of this code, this use is an institutional residential living and care facility.

O

Office: A building or portion thereof wherein services are performed involving predominantly administrative, professional or clerical operations and not involving retail sales on the premises.

Office, medical: An office for a physician, dentist, medical specialist, chiropractor, and similar medical professionals and which may include outpatient and laboratory facilities as accessory uses.

Office/warehouse: A building that combines office and warehouse or storage functions, where the majority of the area of the building is devoted to warehouse or storage functions, and which does not involve retail sales.

Open air business: Any commercial establishment with the principal use of displaying products in an area exposed to open air on three or more sides, including but not limited to rock yards, nurseries and garden centers and garden supply stores, lumber and building materials yards, statuaries and monument sales establishments, and tank sales. A roadside stand is not considered to be an open air business. A flea market is defined separately from open air business.

Orchard: An establishment which cares for and harvests fruit- or nut-bearing trees, bushes, or vines.

P

Package store: A store that sells alcoholic beverages in sealed containers for consumption elsewhere; a liquor store.

Parking lot: Any public or private area at grade used for the express purpose of temporarily parking automobiles and other vehicles otherwise in operation for personal or business use.

Parking lot, off-site: A parcel of land or portion thereof principally used for the parking or storage of operable motor vehicles whether or not a fee is paid for parking, not located on the same site as the destination of the motor vehicle operator.

Parking structure: A structure or portion thereof composed of one or more fully or partially enclosed levels or floors used for the parking or storage of motor vehicles. This definition includes parking garages, deck parking, and underground parking areas under buildings.

Pawn shop: Any business wherein a well-defined part thereof is to take or receive, by way of pledge or pawn through bailment, any goods, wares, merchandise, or any kind of personal property whatever, as security for any debt or engagement, redeemable upon certain terms and with the express or implied power of sale on default.

Payday loan establishment: Any facility that offers short-term borrowing, where an individual borrows a small amount at a very high rate of interest. The borrower typically writes a post-dated personal check in the amount they wish to borrow plus a fee in exchange for cash.

Personal care home: Any dwelling, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, and one or more personal services for two or more adults who are not related to the owner or administrator by blood or marriage. Personal care tasks include assistance with bathing, toileting, grooming, shaving, dental care, dressing, and eating. For purposes of this development code, this use is an institutional residential living and care facility.

Personal service, apparel: An establishment that has one or more persons or machines or other equipment on-site to deliver certain services related to personal clothing and apparel, and where a person brings to the site on-person or in-hand an article of clothing or other apparel or device worn on the body to be serviced. These include shoe shine (boot black), shoe repair, clothing repair. This definition also includes costume or clothing rental facilities and items on the personal body including optical goods, and hearing aids. Excludes body piercing, dry cleaners and laundromats.

Personal service, entertainment: An establishment that arranges the dispatch of one or more persons with or without incidental items to an off-site location for a temporary duration for purposes of temporary amusement or entertainment. These include singing telegram and balloon-o-gram services. This category excludes food caterers and other establishments that serve food.

Personal service, event or travel: An establishment that assists one or more persons in arranging an event such as a wedding or special event planner, or travel.

Personal service, forecasting: An establishment that has one or more persons on-site to deliver certain services related to the forecasting or prediction of future events and conditions. These include astrology (horoscope), fortune telling, numerology, palm reading, and psychic services.

Personal service, on-site provider: An establishment that has one or more persons on-site to deliver certain bodily services and which the person serviced is present to receive such bodily services. This definition includes hair (barber, stylists, beauticians, etc.), nail, and tanning establishments. This definition also includes diet and weight reduction establishments (excluding fitness centers and exercise rooms). This definition does not include clinics and medical establishments or service providers such as professional massage therapists. This definition excludes service to pets and animals other than humans. Excludes body piercing and tattooing.

Personal service, social relationship: An establishment that arranges for social relationships and may provide for the dispatch from an office location or from another location, one or more persons to accompany another person or persons for pleasure or social interaction. These include dating services and escort services. Not included within this definition is any establishment involving sexually explicit activity or service. Security services are defined separately.

Pet, household: Any animal other than livestock or wild animals, which is kept for pleasure and not sale, which is an animal of a species customarily bred and raised to live in the habitat of residential dwellings or on the premises thereof and is dependent upon residents of the dwelling for food and shelter. Household pets include but are not limited to dogs, cats, rodents, common cage birds, aquarium-kept fish, and small amphibians and reptiles.

Pet care: An establishment that provides grooming, training, sitting, or psychological services for household pets.

Photovoltaic (PV) system: A solar energy system that produces electricity by the use of semiconductor devices, called photovoltaic cells, that generate electricity whenever light strikes them. Included in a PV system are the solar energy generation mechanisms (e.g., panels or other assemblies of solar electric cells), inverters (devices that convert direct current electricity produced by the system to usable alternating current), batteries and battery systems that store electrical energy from the PV system for future use, meters, and electric transmission wires and conduits that facilitate connections with users and/or the local power grid.

Planned unit development: A form of development characterized by a unified site design for a number of housing units, clustered buildings, common open space, and a mix of building types and land uses.

Power plant, private: A facility, distinguished from a public use, which converts one or more energy sources, including but not limited to water power, fossil fuels, nuclear power, or solar power, into electrical energy or steam, the primary function of which is the provision of electricity to the use on the site the facility is located, or off-site.

Public use: Any building, structure, or use owned and/or operated by the federal government, state of Georgia, Cobb County or other County, a municipality, or any authority, agency, board, or commission of the above governments, that is necessary to serve a public purpose, such as but not limited to the following: government administrative buildings, post offices, police and fire stations, libraries and publicly operated museums, public health facilities and public hospitals,

public works camps, parks and community centers, public roads and streets, airports, water and sanitary sewerage intake, collection, pumping, treatment, and storage facilities, emergency medical facilities, and jails and correctional facilities.

R

Rail yard: An area of land, a portion of which is covered by a system of railroad tracks, that provides for switching, storing, moving, repairing, and weighing of railroad cars, trains, engines, locomotives, and similar stock designed to roll on a track.

Recovered materials: Those materials which have known use, reuse, or recycling potential; can be feasibly used, reused, or recycled; and have been diverted or removed from the solid waste stream for sale, use, reuse, or recycling, whether or not requiring subsequent separation and processing. (Georgia Code Section 12-8-22)

Recovered materials processing facility: A facility engaged solely in the storage, processing, and resale or reuse of recovered materials. Such term shall not include a solid waste handling facility; provided, however, any solid waste generated by such facility shall be subject to all applicable laws and regulations relating to such solid waste. (Georgia Code Section 12-8-22)

Recreation, active: Equipment and areas prepared for active use for recreational and leisure purposes, including but not limited to: playground equipment (swing sets and climbing structures); courts for basketball, volleyball, and tennis; leveled, striped fields for football, soccer, or multiple purposes; community picnic pavilions (including covered facilities with grills and/or fire rings); community buildings for recreational events, and golf courses, excluding clubhouses, developed areas and accessory uses. Trails and bikeways through open spaces shall not be considered active recreational facilities.

Recreation, passive: Recreational activities and places that generally do not require a developed site. This generally includes such activities as hiking, horseback riding, and picnicking, provided that such activities occur in a manner that is compatible with existing natural conditions.

Recreational vehicle: A vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted or drawn by another vehicle. This term includes motorized homes, motorized campers, pick-up campers, travel trailers, camping trailers, and tent trailers, among others.

Recreational vehicle park: Any lot of land upon which two or more recreational vehicle sites are located, established or maintained for occupancy on a temporary basis by recreational vehicles of the general public as temporary living quarters by campers, vacationers or travelers. This definition also includes developed campgrounds, governed by a set of public or private management rules, that accommodate recreational vehicles on camping spaces for paying guests and which may include park-owned recreational vehicle(s) for rent. A recreational vehicle park is distinguished from a campground in that all or some of the camping sites provide recreational vehicle utility connection assemblies to enable the camping unit to connect with water, sewage disposal, electric power, and/or other utilities and services.

Recreational vehicle space: A plot of ground within a recreational vehicle park intended for the accommodation of a recreational vehicle, tent, or other individual camping unit on a temporary basis.

Recreational vehicle dealer: The use of any building or premises for the display and sale of new or used recreational vehicles, and which may include any repair service conducted as an accessory use. This use is an automobile sales establishment.

Recycling processing center: Any facility utilized for the purpose of collecting, sorting and processing materials to be recycled, including but not limited to, plastics, glass, paper and metals.

Relocated residential structure: A detached, single-family dwelling, site-built (i.e., excluding a manufactured home or mobile home) that is moved or disassembled into more than one structure and moved to another site, whether temporarily or permanently.

Research laboratory: A facility for scientific laboratory research in technology-intensive fields, including but not limited to biotechnology, pharmaceuticals, genetics, plastics, polymers, resins, coatings, fibers, fabrics, films, heat transfer, and radiation research facilities, computer software, information systems, communication systems, transportation, geographic information systems, multi-media and video technology. Also included in this definition are facilities devoted to the analysis of natural resources, medical resources, and manufactured materials, including environmental laboratories for the analysis of air, water, and soil; medical or veterinary laboratories for the analysis of blood, tissue, or other human medical or animal products; and forensic laboratories for analysis of evidence in support of law enforcement agencies.

Resource extraction: Removal or recovery by any means whatsoever of sand, gravel, soil, rock, minerals, mineral substances or organic substances other than vegetation, from water or land on or beneath the surface thereof, exposed or submerged. This term includes gravel pits, mines, quarries, and similar operations, but it does not include borrow pits approved as part of a development permit.

Restaurant: Any establishment in which the principal business is the sale of foods and beverages to customers in a ready-to-consume state, and in which customers are served their food and/or beverages by a restaurant employee at the same table or counter at which the items are consumed, or customers are served their food and/or beverages by means of a cafeteria-type operation where the food or beverages are consumed within the restaurant building. This term includes taverns, bars, pubs, and sidewalk cafés.

Restaurant, drive-through: Any establishment in which the principal business is the sale of foods and beverages to customers in a ready-to-consume state and in which the principal or accessory method of operation of all or any portion of the business is to allow food or beverages to be served directly to the customer in a motor vehicle without the need for the customer to exit the motor vehicle.

Retail trade establishment, enclosed: Any business offering goods and products for sale to the public, which may include the incidental repair of such goods and products, that operates entirely within a structure containing a roof and walls on all sides, except for outdoor display or other use during business hours and accessory storage in enclosed, subordinate buildings. These include but are not limited to the following: hardware, paint, glass and wallpaper stores, grocery and miscellaneous food stores including retail bakeries, apparel, shoe, and accessory clothing stores, furniture, upholstery, floor covering, household appliance and home furnishing stores, musical instrument stores, radio, television, and computer stores, record, tape, and compact disc stores, , drug stores, apothecaries and proprietary stores, sporting goods stores and bicycle shops, art and stationery stores, hobby, toy, and game shops, jewelry, gift, novelty, souvenir and antique shops, camera and photographic supply stores, luggage and leather goods stores, sewing, needlework, and piece goods stores, newsstands, florists, , automotive parts stores not involving repair, video rental and sales stores, and watch and clock sales and repair shops. Retail trade establishment excludes the following uses: package stores, pawn shops, and tobacco shops.

Riding academy or equestrian center: An establishment where horses are kept for riding or are kept for competition or educational purposes incidental to a club, association, ranch, educational institution or similar establishment but which does not involve commercial sales and is not open to the general public for a fee.

Riding stable: An establishment where horses or other animals that can be ridden by humans are kept for riding and which offers the general public rides for a fee.

Roadside stand: A use offering either farm-grown, prepared food products such as fruits, vegetables, canned foods, or similar agricultural products for sale on the premises within or without a temporary structure on the premises with no space for customers within the structure itself, and which does not exceed 1,000 square feet. A roadside stand is accessory to some permitted agricultural use.

S

Salvage yard: A place of business primarily engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in their original forms. Typical uses include paper and metal salvage yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies. This term includes junk yards.

Sawmill: A facility where logs or partially processed wood are sawn, split, shaved, stripped, chipped, or otherwise processed to produce wood products. This term does not apply to the processing of timber for use on the same lot by the owner or occupant of that lot.

School for the arts: An educational use not operated by the County Board of Education that offers or provides instruction to more than two students at a time in dance, singing, music, painting, sculpting, fine arts, or martial arts.

School, private, elementary, middle, or high: An educational use for students in grades one through twelve or for only certain ranges of grades one through twelve, not operated by the County Board of Education, which has a curriculum at least equal to a public school with regard

to the branches of learning and study required to be taught in the public schools of the state of Georgia."

School, public: An educational use for students in grades one through twelve or for only certain ranges of grades one through twelve, operated by the County Board of Education.

School, special: An educational use not operated by the County Board of Education that provides special education to more than two students at a time, including but not limited to the training of gifted, learning disabled, and mentally or physically handicapped persons.

School, trade: An educational use not operated by the County Board of Education and having a curriculum devoted primarily to business (including barbers and beauticians), industry, trade, or other vocational-technical instruction.

Security service: An establishment that provides a security-related service to an individual or business. These include locksmiths, investigation, identity theft protection, security guard and patrol services, and security system sales.

Self-service storage facility: Mini-warehouse; A structure, building or group of buildings divided into separate compartments, spaces, or stalls, which may be of different sizes and which may or may not be climate controlled, and which are leased or rented on an individual basis to businesses and residents for temporary storage needs, but where no commercial transactions or activities take place other than the rental of the storage units for exclusively storage purposes. A manager's office is an accessory use to this principal use.

Semi-trailer: A trailer with a set or sets of wheels at the rear, the forward portion of which is designed to be supported by a truck tractor or towing vehicle. For the purpose of this definition, flatbeds designed to be hauled by truck tractors are included as semi-trailers.

Sexually-oriented adult use: Any establishment that, as a regular and substantial business purpose, offers services, live performances or materials in print or in any photographic or recorded media that involves sexually-oriented activities or depicts sexually-oriented anatomical areas, with the intent of providing sexual stimulation or gratification to the customer. Such uses include but are not limited to: an adult bookstore, adult dancing establishment, adult mini-motion picture theater, adult motion picture arcade, adult motion picture theater, adult video store, lingerie modeling, erotic dance establishment, and escort bureau.

Showroom: A principal or accessory use where wholesale goods are displayed.

Silviculture: The scientific management of forest trees; the ongoing growing, cultivation and reforestation of trees. Silviculture is included in the term "forestry."

Single-room occupancy facility: A lodging service that offers shelter accommodations for a person or persons for more than 15 days or less in one room, open to the public for a fee.

Skilled nursing care facility: A facility which admits residents on medical referral; it maintains the services and facilities for skilled nursing care and has an agreement with a physician and dentist who will provide continuing supervision including emergencies; it complies with rules and regulations of the Georgia Department of Human Resources. The term "skilled nursing care" means the application of recognized nursing methods, procedures, and actions directed toward implementation of the physician's therapeutic and diagnostic plan, detection of changes in the human body's regulatory system, preservation of such body defenses, prevention of complications and emotional well-being. For purposes of this code, this use is an institutional residential living and care facility.

Slaughterhouse: A facility for the slaughtering and processing of animals and the refinement of their byproducts. This term includes rendering plants.

Solar access easement: A recorded easement, the purpose of which is to secure the right to receive sunlight across real property of another for continued access to sunlight necessary to operate a solar energy system.

Solar array: A number of photovoltaic modules or panels that generate solar electricity, assembled or connected together to provide a single electrical output.

Solar array, tracking: A solar array that follows the path of the sun to optimize the amount of solar radiation received by the device. A tracking solar array may be ground mounted or building mounted.

Solar energy: Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector or solar energy system.

Solar energy facility: The area of land devoted to solar energy system installation. A solar energy facility may include an interconnection with the local utility power grid for distribution to more than one property or consumer in the electricity market as a commercial venture. Includes the term "solar farm."

Solar energy system: The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The term applies, but is not limited, to photovoltaic (solar electric) systems and thermal solar energy systems.

Solar energy system, building mounted: A solar energy system, which may include solar thermal panels, solar hot water system panels, and photovoltaic panels, which are mounted to a building or structure, to provide energy primarily for on-site use. Building-mounted solar panels may be flush-mounted (i.e., flush to the surface of a building roof or building façade in a manner that the panel cannot be angled or raised), or as one or more modules fixed to frames which can be tilted or automatically adjusted at an optimal angle for sun exposure. A mounted solar energy system is accessory to the building or structure.

Solar energy system, ground mounted: A solar energy system that is directly installed on (mounted to) the ground and is not attached or affixed to any structure.

Solar energy system, thermal: A solar energy system that directly heats water or other liquid using sunlight, including the use of heated liquid for such purposes as space heating and cooling, domestic hot water, and heating pool water.

Solar farm: A solar energy facility, typically with multiple solar arrays, designed and used for the purpose of generating electric energy via a photovoltaic system.

Solid waste handling facility: Any facility the primary purpose of which is the storage, collection, transportation, treatment, utilization, processing, or disposal, or any combination thereof, of solid waste. (Georgia Code Section 12-8-22)

Solid waste transfer facility: A fixed facility where solid waste from collection vehicles is consolidated and temporarily stored for subsequent transport to a permanent disposal site.

Special event facility: A facility or assembly hall available for lease by private parties or special events such as weddings. This term includes wedding chapels.

Structure: Anything built, constructed or erected, or established or composed of parts joined together in some definite manner, the use of which requires location on the ground or which is attached to something having permanent location on the ground. For purposes of this development code, swimming pools, tennis courts, dog houses, and outdoor fenced animal runs are considered structures. Tents, vehicles, trailers, and play equipment attached to the ground in some permanent or temporary way shall be considered structures. A structure may or may not be easily moved from a given location on the ground. Walls and fences are considered structures but are subject to setback regulations for walls and fences rather than principal or accessory building setback regulations.

T

Tattoo: To mark or color the skin by pricking in, piercing, or implanting indelible pigments or dyes under the skin. (Reference O.C.G.A. 31-40-1)

Tattoo studio: Any facility or building on a fixed foundation wherein a tattoo artist performs tattooing. (Reference O.C.G.A. 31-40-1)

Taxi-cab or limousine service: Any place used to dispatch motor vehicles with drivers for hire.
Taxidermy: A business engaged in preparing, stuffing, and mounting of the skins of animals.

Tow service: An establishment that dispatches towing vehicles and which provides for the storage of vehicles for a period not exceeding 60 days but does not include disposal, disassembly, salvage, or accessory storage of inoperable vehicles. This term is distinguished from “wrecked motor vehicle compound” and “salvage yard” as defined herein.

Tower, amateur radio: A freestanding or building-mounted structure, including any base, tower or pole, antenna, and appurtenances, intended for airway communication purposes by a person

holding a valid amateur radio (HAM) license issued by the Federal Communications Commission.

Townhouse: One of a group of three or more single-family, attached dwelling units under fee simple ownership.

Trash enclosure: An accessory use of a site where trash and/or recyclable material containers, or any other type of waste or refuse container is stored.

Truck stop: A commercial use of property on one parcel providing facilities for the refueling, maintenance and/or servicing of heavy trucks and which may include related service facilities for such vehicles and their drivers, including but not limited to dispensing of motor fuels and petroleum products directly into motor vehicles, restaurants, lodging, shower and laundry facilities, truck service, overnight truck parking and/or storage, and a parking area in association with the above services.

Truck terminal: A facility or premise for the receipt, transfer, short-term storage, and dispatching of goods transported by truck.

U

Use: The purpose for which land or a building or other structure is designed or arranged, or for which it is occupied.

Use, accessory: A use of land subordinate to the principal building or use on a lot for purposes incidental and related to the principal building or use and located on the same lot therewith.

Use, permitted: A use by right which is specifically authorized in a particular zoning district.

Use, principal: The specific, primary purpose for which land or a building is used.

Use, special: A use that would not be appropriate generally or without restriction throughout the particular zoning district and is not automatically permitted by right within a zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, may be found to be compatible and approved by the Governing Body within a particular zoning district as provided in certain instances by this code. An approved conditional use runs with the property.

Utility company: A private business providing electricity, natural gas, telephone or other services under the regulation of Georgia Public Services Commission. This use includes equipment and vehicle storage.

Utility substation: A facility used for the transmission or distribution of services provided by a utility company, such as an electrical transformer station, telephone junction box, cable box, television box, or natural gas regulator station.

V

Vapor bar or vapor lounge: Any facility, building, or structure or location where customers use an electronic smoking device or other apparatus to deliver an inhaled dose of nicotine or other substance within the establishment. This use includes utilization of a heating element that vaporizes a substance that releases nicotine, tobacco, flavored vapor or other substances, through one or more electronic or battery operated delivery devices, including any device known as an electronic cigarette (also commonly referred to as e-cigarette).

Vehicle emission testing facility: A building, structure, or use which is specifically designed to test the vehicle emissions of vehicles for compliance with air quality standards. This use may be a principal or accessory use.

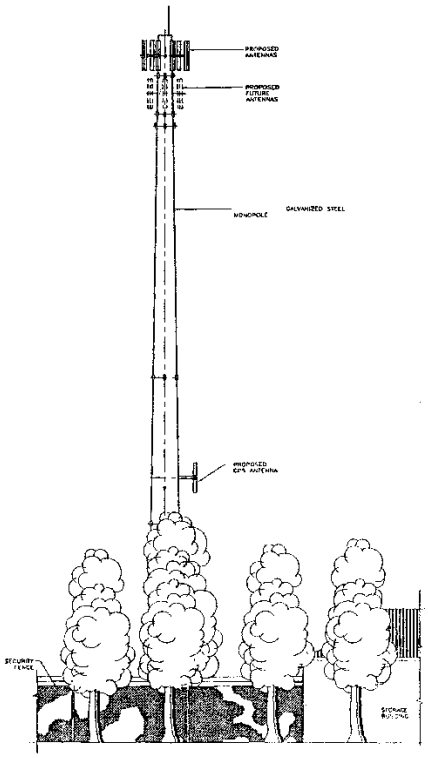
W

Warehouse: A use involving the storage of products, supplies, and equipment, and which typically involve truck transportation to and from the site. A mini-warehouse is defined as a different use (self-service storage facility).

Wastewater treatment plant: A facility or group of units used for the treatment of industrial or domestic wastewater for sewer systems and for the reduction and handling of solids and gasses removed from such waste, whether or not such facility is discharging into state waters.

Wholesale trade establishment: An establishment engaged in the selling or distribution of merchandise to retailers, to industrial, commercial, institutional or professional business users, or to other wholesalers.

Wireless telecommunication equipment: Any equipment used to provide wireless telecommunication service, but which is not affixed to or contained within a wireless telecommunication facility, but is instead affixed to or mounted on an existing building or structure that is used for some other purpose. Wireless telecommunication equipment also includes a ground mounted base station used as an accessory structure that is connected to an antenna mounted on or affixed to an existing building.



Wireless telecommunication facility: Any freestanding facility, building, pole, tower, or structure used to provide wireless telecommunication services, and which consists of, without limitation, antennae, equipment and storage and other accessory structures used to provide wireless telecommunication services.

Wrecked motor vehicle compound: An area used to store disabled or impounded motor vehicles until such time as their disposition (either by junk, salvage, repair, etc.) has been determined by the insurance company, the owner of the vehicle, or his legal representative.

Y

Yard sale: The temporary sale of home furniture, appliances, clothing and/or domestic items owned by an occupant of a residential dwelling and taking place on the premises on which such occupant resides, whether in the yard or in a carport or garage. Yard sales which do not take place on the premises on which such occupant resides are considered open-air businesses, except that this shall not be construed to prevent the sale of such items by another family or household in connection with an event where such items are sold by the occupant of a residence on the premises where the yard sale occurs. This term includes garage sales.

ARTICLE 4
SPECIFIC USE PROVISIONS

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Division I. Uses.

Sec. 4-05. Accessory Use, Building or Structure.

(a) **Relationship to principal use.** No accessory use, building or structure shall be allowed on any lot until there exists a principal use on the lot.

(b) **Area.** An individual accessory use or building shall not occupy more floor area than the floor area occupied by the principal use. The area of any individual accessory building's or structure's floor area shall not exceed 50 percent of the principal building's floor area.

(c) **Height.** The maximum height of any accessory building shall be 2 stories or 24 feet in height.

(d) **Location on lot.** All accessory uses, buildings, and structures shall be located in the side or rear yard of the lot.

(e) **Separation.** Accessory buildings shall be separated from principal buildings and any other permitted accessory buildings by at least ten feet.

(f) **Setbacks.** Accessory buildings having a floor area greater than 144 square feet shall comply with the same setbacks as required for principal buildings for the zoning district in which it is located. If an accessory building is attached to a principal building by a breezeway, passageway, or similar means, such accessory building shall comply with minimum building setback requirements for the principal building.

(g) **Design review.** Accessory buildings having a floor area greater than 144 square feet shall be administratively reviewed and are subject to the approval of the community development director with regard to appearance, materials, and design in relation to the principal structure.

Sec. 4-10. Accessory Dwelling Unit.

Accessory dwelling units shall meet the following requirements:

(a) **Owner occupancy.** Either the accessory apartment or the principal dwelling unit shall be owner-occupied.

(b) **Number limit.** Only one accessory dwelling unit shall be permitted on a lot. An accessory dwelling unit shall not be permitted on the same lot as a home occupation.

(c) **Setbacks.** If attached the accessory dwelling unit shall meet the minimum required setbacks for principal dwelling for the residential zoning district in which it is located. If detached from the principal dwelling, the accessory dwelling unit shall be setback a minimum of 20 feet from any property line.

(d) **Parking.** One additional off-street parking space is required and shall be provided, in a side or rear yard only.

(e) **Area minimums.** At least 340 square feet of heated floor area shall be provided per adult occupant. The heated floor area for an accessory dwelling unit shall be at least 680 square feet and shall not exceed 1,000 square feet or the size of the principal dwelling, whichever is less.

(f) **Entrance.** The entrance to an accessory dwelling unit shall be from a rear or side yard and shall not face the street to which the principal dwelling is oriented.

(g) **Architectural finish.** Accessory dwelling unit, whether attached or detached, shall have exterior finishes or architectural treatments (e.g., brick, wood, stucco, etc.) of an appearance substantially similar to those on the principal dwelling on all elevations.

(h) **Water and sewer.** The County Health Department must certify that existing or proposed water, sanitary sewer, and/or septic tank facilities are adequate to serve both the principal dwelling and the accessory dwelling unit.

Sec. 4-15. Agricultural Crops and Timbering Activities.

(a) **Agricultural crops.** The growing and cultivation of food crops is a permitted accessory use in all zoning districts if located in a side or rear yard.

(b) **Timbering**. No permit shall be required for timber harvesting; provided, however, that all such activities must be consistent with Article 12 of this development code relative to tree protection and other applicable regulations of this development code. All persons or firms harvesting standing timber in the city for delivery as pulpwood, logs, poles, or wood chips to any woodyard or processing plant located inside or outside the state of Georgia shall provide notice of such harvesting operations to the Powder Springs City Council prior to cutting any such timber. Prior written notice shall be required of any person or firm harvesting such timber for each separate tract to be harvested thereby, shall be in such form as prescribed by state rule or regulation of the director of the Georgia department of natural resources and shall consist of the following: (a) A map of the area which identifies the location of the tract to be harvested and, as to those trucks which will be traveling to and from such tract for purposes of picking up and hauling loads of cut forest products, the main point of ingress to such tract from a public road and, if different, the main point of egress from such tract to a public road; (b) A statement as to whether the timber will be removed pursuant to a lump sum sale, per unit sale, or owner harvest for purposes of ad valorem taxation under Code Section 48-5-7.5; (c) The name, address, and daytime telephone number of the timber seller if the harvest is pursuant to a lump sum or per unit sale or of the timber owner if the harvest is an owner harvest; and (d) The name, business address, business telephone number, and nighttime or emergency telephone number of the person or firm harvesting such timber. Such notice may be submitted in person, by transmission of an electronic record via telefacsimile or

such other means as approved by the Powder Springs City Council, or by mail. If the city receives a notice required by this section regarding timber harvesting operations to be conducted in whole or in part within the corporate limits of the city, the city shall transmit a copy of such notice to the governing authority of the county or the designated agent thereof. [Reference O.C.G.A. 12-6-24].

Sec. 4-20. Animal Shelter.

No animal shelter shall hereafter be established until or unless any license required by the Georgia Commissioner of Agriculture is issued and a copy of the license is provided to the community development director prior to commencement of operations. Such use shall also comply with any rules adopted by the Georgia Commissioner of Agriculture pursuant to the Georgia Animal Protection Act, O.C.G.A. 4-11-14. (Additional Reference: Rules of Georgia Department of Agriculture, Animal Protection Division, Chapter 40-13-13 Animal Protection).

Sec. 4-25. Asphalt or Concrete Plant.

Asphalt plants or concrete plants shall comply with any conditions imposed as part of a special use approval and in addition shall comply with the following standards:

(a) **Minimum site area.** The minimum site area for establishment of an asphalt or concrete plant shall be five acres.

(b) **Federal and state law.** The use shall comply with all applicable federal and state laws, and a copy of any required federal or state permits shall be submitted to the community development director prior to the commencement of operation.

(c) **Operation.** Hours of operation shall be limited to daylight hours.

(d) **Noise and air pollution abatement.** Noise abatement and air pollution abatement plans will be required as part of an application for special use and shall be subject to the approval of the city during the special use application process.

(e) **Buffer.** A natural, undisturbed buffer no less than 150 feet in width shall be required abutting all property lines adjoining a residential use, residential zoning district, or public school or park.

Sec. 4-30. Attendant's Shelter.

(a) Notwithstanding the requirement that accessory structures are prohibited in front yards of a lot, when a subdivision or establishment provides perimeter security via a fence or wall with a manned or automated/code controlled access gate, an attendant's shelter may be authorized to be constructed by the community development director.

(b) If authorized by the community development director, an attendant's shelter shall be no larger than 100 square feet of area, no greater than 20 feet in height, and placed no closer than 20 feet to the front property line.

Sec. 4-35. Automated Teller Machine.

(a) Operators of remote service terminals are required to adopt procedures for evaluating the safety of such terminals, including lighting, landscaping or obstructions, and incidence of crimes of violence (O.C.G.A. 7-8-2).

(b) Such facilities must meet lighting requirements including minimum 10 candlefoot power at the face of the terminal and two candlefoot power within certain distances from the face of the remote service terminal as specified by O.C.G.A. 7-8-3.

Sec. 4-40. Automotive Repair.

Automotive repair facilities and automobile repair accessory to any other permitted use shall meet the following requirements:

(a) **Equipment and parts.** All equipment and vehicle parts shall be stored within a fully enclosed building or structure.

(b) **Operation.** All repair work shall be conducted within a fully enclosed building or structure.

(c) **Service bays.** Service bays with overhead doors shall not be located on the front building façade of a building unless provisions are made for screening them from view from the front property line.

(d) **Vehicle storage.** Vehicles not being serviced shall be stored in a fully screened and fenced lot located in the side or rear yard of the lot. No vehicle shall remain on premises for a period exceeding 5 days unless parts have been ordered, in time not to exceed 30 days. The total number of vehicles waiting for parts shall not exceed 2 vehicles per service bay at any time, with the minimum allowance being 4 and the maximum allowance being 10. No junk vehicles shall be permitted on the premises at any time.

Sec. 4-45. Automobile Sales.

(a) **Paved parking surfaces.** All surfaces where vehicles are stored or displayed for sale and all parking areas shall be paved.

(b) **Storage and inoperable vehicles.** No outside storage of parts or parking of non-operable vehicles or vehicles with body damage shall be permitted.

(c) **Service bays.** If the automobile sales establishment provides for the servicing or repair of vehicles, service bays with overhead doors shall not be located on the front building façade of a building.

(d) **Unloading zone.** An automobile sales establishment shall provide space on the lot devoted specifically and exclusively for automobile loading and unloading, as approved by the community development director. It shall be unlawful to load or unload automobiles intended for sale, service, or repair at the facility within the right-of-way of any public street. It shall be unlawful to park cars for sale within or otherwise encroach upon the designated and approved loading or unloading zone except for loading and unloading operations.

(e) **Loudspeakers.** Outside loudspeakers shall not be permitted when an automobile sales lot abuts a residential zoning district.

(f) **Lighting plan.** When abutting a residential zoning district, automobile sales establishments require submittal and approval by the community development director of a photometric plan for lighting demonstrating compliance with the requirements of this development code for outdoor lighting.

Sec. 4-50. Automotive Service.

Any automotive service establishment is subject to compliance with the following requirements:

(a) **Storage and inoperable vehicles.** No outside storage of parts or parking of non-operable vehicles shall be permitted.

(b) **Building area limitation.** The building or portion of the building devoted to such use shall not exceed 8,000 square feet in area, except that this area limitation shall not apply to automobile repair facilities where permitted.

(c) **Service bays.** Service bays with overhead doors shall not be located on the front building façade of a building unless provisions are made for screening them from view from the front property line.

Sec. 4-55. Bed and Breakfast Inn.

Bed and breakfast inns shall meet the following requirements:

(a) **Owner resident occupancy.** The owner of the inn must reside on the property.

(b) **Guest room limit.** There shall be a limit of five guest rooms, excluding the unit or portion of building devoted to the owner-occupant dwelling on the premises.

(c) **Duration of stay.** The length of stay of any guest in the inn shall not exceed 14 consecutive days.

(d) **Exterior appearance.** If the use is established within a building originally designed as a single-family residence, the exterior appearance of the building shall not be altered from its single-family character unless the changes are approved via a special use permit.

(e) **Food service.** Food service shall be limited to breakfast only, which shall be served only to guests taking lodging at the inn. Individual rooms that are rented shall not contain cooking facilities, and no food preparation or cooking for guests shall be conducted within any bedroom made available for rent.

(f) **Parking.** Parking areas for guests, employees, or the owner occupant's household shall be located no closer than 20 feet of any property line. No more than two parking spaces shall be located in the front yard of the lot.

(g) **Employment.** Employment related to the inn shall be limited to members of the owner's household occupying the inn, plus either one full-time employee or not more than two part-time employees.

(h) **Codes.** The inn must meet all applicable building, occupancy, health, safety and food service codes, rules and regulations.

Sec. 4-60. Blasting Operations.

Any use authorized by the city which includes blasting operations shall comply as applicable with the Georgia Blasting Standards Act of 1978 (Chapter 8, Title 25, 25-8-1 et seq.) and any rules and regulations promulgated pursuant thereto. (Additional Reference: Rules of the Comptroller General, Safety Fire Commissioner, Chapter 120-3-10, Rules and Regulations for Explosives and Blasting Agents).

Sec. 4-65. Caretaker's Residence.

A residence for a caretaker or night watchman may be permitted as a use accessory to a business or industrial establishment, subject to compliance with the following regulations:

(a) **Evidence of need.** Evidence of need for full-time security or on-site management after operation hours must be submitted to and accepted by the community development director.

(b) **Specifications.** The caretaker's residence shall contain a minimum of 600 square feet of heated floor area, which may be included inside a principal building on the lot or as a detached residential structure separate from the principal building(s) on the lot.

(c) **Parking.** Two off-street parking spaces shall be provided in addition to the parking required for the principal uses(s).

Sec. 4-70. Church or Place of Worship.

Churches or places of worship shall be governed by the following requirements:

(a) **Minimum street frontage.** The church or place of worship shall be located on a lot with a minimum of 150 feet of frontage on a public street with a classification of major or greater.

(b) **Minimum acreage.** The church or place of worship shall be established on a lot having a minimum area of two acres dedicated to the use.

(c) **Buffer.** A church or place of worship that constitutes the only principal use on the lot shall provide and maintain a buffer with a minimum width of 50 feet abutting a residential zoning district. Said buffer shall meet or exceed specifications of article 12 of this development code.

(a) **Residence.** A church or place of worship that constitutes the only principal use on the lot shall be permitted one residence as an accessory use, with its customary accessory uses, for the housing of the pastor, priest, minister, rabbi, etc.; provided that if the residence is a stand-alone unit it shall be separated by a minimum of 15 feet from other buildings on the lot.

(b) **School or day care.** A church or place of worship shall be permitted a school or day care center as an accessory use.

(c) **Cemetery.** A church or place of worship that constitutes the only principal use on the lot shall be permitted to have a cemetery as an accessory use.

(d) **Community food or housing shelter.** One community food or housing shelter is an authorized accessory use to a church or place of worship, in office or commercial zoning districts only, subject to Sec. 4-95 of this development code.

(e) **Community donation center.** A church or place of worship operate a community donation center, subject to compliance with Sec. 4-90 of this development code.

(f) **Recreational fields.** A church or place of worship that constitutes the only principal use on the lot shall be permitted to have unlighted recreational fields; lighted recreational fields accessory to a church or place of worship shall require special use approval.

Sec. 4-75. Club or Lodge, Nonprofit.

(a) **Minimum street frontage.** A club or lodge, nonprofit, shall be located on a lot with a minimum of 150 feet of frontage on a public street with a classification of major or greater.

(b) **Minimum acreage.** The church or place of worship shall be established on a lot having a minimum area of two acres dedicated to the use.

(c) **Buffer.** A club or lodge, nonprofit, that constitutes the only principal use on the lot shall provide and maintain a buffer with a minimum width of 50 feet abutting a residential zoning district. Said buffer shall meet or exceed specifications of article 12 of this development code.

Sec. 4-80. Collection Bin.

(a) **Permit required.** It shall be unlawful for any person, firm, or corporation to erect, place, maintain or operate any collection bin, as defined in this development code, without first obtaining a permit issued by the City.

(b) **Permit application requirements.** The applicant shall submit an application for permit that shall include the following:

1. The name address, telephone number, name of contact person of the organization applying for the permit and the person responsible for the maintenance of the collection bin;

2. Written consent of the property owner to place the collection bin on the property, including the name, address and telephone number of the owner;

3. Name and telephone number of any entity which may share or profit from any clothing or other items collected via the collection bin;

4. Information pertaining to the permittee's status with the State corporation regulatory agency;

5. A statement that the permittee will hold the City harmless for the removal of a collection bin when necessary to abate a code violation;

6. A statement that the permittee will hold the property owner harmless for the removal of a collection bin when necessary to comply with the city ordinances; and

7. Proof of liability insurance of at least $1 million for each permitted

(c) **Decision on permit.** A permit application will be issued or denied within 30 days of the date of application. A denial must include written reason for the denial.

(d) **Permit duration.** A permit issued under this section shall be valid for one year and may be renewed each subsequent year.

(e) **General requirements.**

1. No collection bin may be placed on property within residential zones other than on premises occupied as a place of worship. No permit will be issued for any location the City determines would constitute a safety hazard.

2. Each bin must have affixed to it the name, address and telephone number of the owner of the bin and the individual responsible for its maintenance.

3. The location of the bin shall be approved by the City prior to its placement on a parcel, which may not include the area of the parcel defined as the front yard by this code unless approved through administrative design review.

4. No more than one permit may be issued for any parcel or address.

(f) **Maintenance requirements.** The permittee shall comply with the following maintenance requirements:

1. The collection bin must be maintained in an aesthetic manner, including the provision of fresh paint, readable signage and general upkeep as determined by the City;

2. All graffiti must be removed within 48 hours of notice of such condition;

3. No collection bin may be used for advertising or promotional purposes other than information required by this section;

4. Responses to bin maintenance complaints must occur within 24 hours of receiving notification during regular business hours; and

5. If the bin becomes damaged or vandalized, the permittee shall repair, replace or remove within three days of receipt of notice of such condition, unless damage is such as to constitute a danger to persons or property in which case it shall be made safe within 24 hours of notice of such condition.

(g) **Violations and penalties.** In addition to any other penalties or remedies authorized by law, any person who violates this section shall be subject to monetary penalties for each violation, such violations to include, the unpermitted placement of a collection bin, failure to respond to a maintenance request, failure to maintain the collection bin, failure to adhere to placement and removal; and failure to adhere to all permit requirements. If a permittee is found to have willfully violated or ignored the provisions of this section or is found to be in violation of the code regarding the operation and use of the collection bin, the permittee shall be fined and will be deemed ineligible to place, use or employ a collection bin under this section and may have any or all bins removed by the City.

Sec. 4-85. Commercial Recreation Facility, Outdoor.

Outdoor commercial recreational facilities, as defined, are typically accompanied by substantial off-site impacts. Accordingly, the following regulations are imposed and shall be met:

(a) **Minimum area.** Such uses require a minimum lot area of five acres.

(b) **Hours of operation.** Unless otherwise specifically provided for in special use approval, the hours of operation of an outdoor commercial recreation facility shall be limited to time between 8:00 a.m. and 11:00 p.m.

(c) **Setback and buffer.** A minimum building setback of one hundred (100) feet, and a natural undisturbed buffer replanted where sparsely vegetated of at least fifty (50) feet adjacent to side and rear property lines. Greater setbacks and larger buffers may be imposed during special use approval.

(d) **Outdoor lighting.** Uses that propose night lighting other than incidental security lighting shall be required to submit a photometric plan to enable the evaluation of impacts from illumination and compliance with the outdoor lighting requirements of this development code.

(e) **Noise impact study.** A written evaluation of noise impacts is required at the time the following uses are considered: stadiums, amphitheaters, outdoor firearms shooting ranges, and race tracks for animals and motor driven vehicles, and may be required for other uses via special use approval. Such projects may be required to construct noise attenuation walls or otherwise address off-site noise impacts. Loudspeakers/paging systems are prohibited when the facility abuts a residential use or a residential zoning district, unless provided otherwise via special use application or approval.

(f) **Traffic impact study.** Traffic impact statements are required for stadiums, amphitheaters, racetracks for animals or motor-driven vehicles, and recreational vehicle parks and may be required for other uses via special use application or approval.

Sec. 4-90. Community Donation Center.

Community donation centers shall meet the following requirements:

(a) **Indoor storage.** All collected items shall be stored inside an enclosed building.

(b) **Loading and unloading.** Loading/ unloading space shall be provided on the site approved by the community development director.

(c) **Limits on materials collected.** The center shall not accept hazardous materials, motor vehicles or motor vehicle parts, bathroom or kitchen fixtures, guns, ammunition, weapons, carpet, or construction materials.

(d) **Duration of operation.** Hours of operation, and any associated loading or unloading operations, shall occur only between the hours of 7:00 a.m. and 9:00 p.m.

Sec. 4-95. Community Food or Housing Shelter.

Community food and housing shelters shall comply with the following:

(a) **Required facilities.** Housing shelters shall have adequate beds, showers, and restroom facilities provided at the location to meet the needs of the overnight guests, all maintained a clean, safe, and sanitary fashion.

(b) **Duration of stay.** Guests of the shelter shall be required to leave the shelter premises no later than 8:00 a.m.

(c) **Distance separation.** No such use shall be located closer than 500 feet, measured as the crow flies, to a residential zoning district boundary or an existing detached single-family dwelling.

Sec. 4-100. Community Recreation.

Community recreation, as defined, shall be subject to the following requirements:

(a) **Ownership and operation.** The use must be owned and operated by a homeowners or non-profit organization. The facilities shall be open only to residents of the residential development which it serves, and their guests, and shall not be open to the general public for a fee.

(b) **Outside activity duration.** Outdoor activity shall cease by 11:00 p.m.

(c) **Minimum lot size.** The minimum lot size shall be 2 acres.

(d) **Setbacks.** Buildings and structures associated with said use shall be located a minimum of 35 feet from any property line. If outdoor patio or decks are provided, they shall be located no closer than 25 feet from a property line.

(e) **Parking.** Parking shall be provided per the requirements of this development code (see article 6).

(f) **Landscaping and buffering.** The use shall provide and maintain a minimum 10-foot wide landscape strip along the front property line and a 20-foot wide landscape strip or natural buffer along the side and rear property lines, in compliance with article 12 of this development code.

(g) **Outdoor lighting.** If outdoor lighting is provided, exterior lighting proposed for a building, swimming pool, tennis courts, or other structure or use shall comply with the requirements of this unified development code for outdoor lighting.

(h) **Swimming Pools.** See Sec. 4-295.

Sec. 4-105. Dam.

Dams shall comply as applicable with the Georgia Safe Dams Act of 1978 (O.C.G.A. 12-5-370 et seq.), including inspection and permitting to reduce the risk of dam failure (Reference: O.C.G.A. 12-5-371). No dam shall be established unless it meets applicable Rules of the Georgia Board of Natural Resources governing the construction and maintenance of dams or artificial barriers (Reference: O.C.G.A. 12-5-374; Additional Reference: Rules of Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-8 Rules for Dam Safety). No dam shall be constructed in the city unless a copy of the state permit required per O.C.G.A. 12-5-376 to construct a dam is submitted to the community development director prior to construction. No dam shall be removed in the city unless a copy of the permission to remove a dam granted by the state per O.C.G.A. 12-5-377 is submitted to the community development director prior to removal.

Sec. 4-110. Day Care.

Day care centers shall comply with the following requirements:

(a) **Family day care home**. Family day care homes, as defined herein (3 to 6 children), are permitted as home occupations, subject to compliance with Rules and Regulations for Family Day Care Homes, Chapter 290-2-3, Georgia Department of Early Care and Learning, updated March 26, 2014, as may be amended from time to time.

(b) **Group day care home.** Group day care homes, as defined herein (7 to 18 children) shall meet Rules and Regulations for Group Day Care Homes, Chapter 290-2-1, Georgia Department of Early Care and Learning, updated March 16, 2014, as may be amended from time to time.

(c) **Child care learning centers.** Child care learning centers, as defined herein (19 or more children), shall meet Rules for Child Care Learning Centers, Chapter 591-1-1, Georgia Department of Early Care and Learning, updated March 16, 2014, as may be amended from time to time.

(d) **Adult day services.** Adult day services, as defined, herein, shall meet any applicable rules of the Georgia Department of Human Resources Division of Aging Services.

(e) **Separation.** A day care center operated as a principal use shall comply with all of the property development and performance standards for the zoning district in which it is located, and shall not be located within 300 feet of any other day care center or group day care facility.

Sec. 4-115. Drive-through.

Drive-through facilities shall meet the following requirements:

(a) **Drive-through lanes.** A drive-through lane shall be clearly marked on site plans and on the lot with adequate stacking space on site for vehicles. No drive through lane shall cross an access easement on the lot.

(b) **Speakers.** Outdoor speakers, if utilized, shall not be audible at any property line abutting a residential use or residential zoning district. Noise attenuation, such as a wall or berm, may be required to comply with this restriction.

(c) **Drive-through window locations.** No drive-through window shall be permitted on the front façade of a building. No drive-through window shall not be located within 20 feet of the front façade of a building.

Sec. 4-120. Dwelling, Single-family Attached (Fee Simple or Condominium Townhouse).

Townhouses, whether fee simple or condominium shall meet the following requirements, as applicable:

(a) **Minimum lot frontage.** Each platted lot for a fee-simple townhouse shall have a minimum of 20 feet of frontage on a public street or private road that meets public street standards of the City of Powder Springs.

(b) **Minimum lot size.** The minimum lot size for a fee-simple townhouse lot shall be 2,000 square feet, with an overall average of 2,400 square feet for the townhouse development.

(c) **Setback.** Zero lot line between fee-simple units within the same building shall be permitted, subject to applicable fire and building codes.

(d) **Units in building.** To avoid a monotonous appearance, for any given building, no more than eight units may have common walls.

(e) **Staggered front facades.** Any building containing more than 3 units with common walls must have the roof and front building wall (façade) of each attached unit distinct from the other through offsets of three feet or more in roof design and front building wall location.

(f) **Building separation.** Buildings in townhouse developments shall be separated by a distance of at least 10 feet.

(g) **Access to rear required.** Townhouse developments shall be designed to provide proper access to the rear of all dwelling units for fire-fighting purposes.

(h) **Open space.** No less than 20 percent of the gross site area of a townhouse development must be set aside as open space approved by the community development director.

(i) **Plat approval.** Each fee simple townhouse development or phase thereof shall require subdivision plat approval in accordance with article 15 of this development code.

(j) **Condominium ownership.** If a condominium form of ownership is proposed, the development shall meet all applicable state laws including the Georgia Condominium Act (O.C.G.A. 44-3-70 et. seq.). Proposed bylaws and the articles of incorporation for the condominium association shall be submitted to the community development director with the application for development approval.

Sec. 4-125. Dwelling, Two-family (Duplex).

Property containing a two-family dwelling may be subdivided in a manner so that each dwelling unit is located on its own lot, with zero lot line in between the units, if permitted by applicable building codes and subject to compliance with article 15 of this development code.

Sec. 4-130. Dwelling Unit.

All dwelling units, including on-site built and industrialized housing shall meet or exceed the requirements of this Section. Manufactured homes, except for those located within a manufactured home park, shall also meet or exceed the requirements of this Section.

(a) **Occupancy.** A dwelling unit shall consist of one or more rooms that are arranged, designed or used as living quarters for a family, as defined in this unified development code. A dwelling unit shall have an interior bathroom and complete kitchen facilities, permanently installed, unless "efficiencies" are specifically permitted. Unless granted special use approval, a dwelling unit shall have at least 340 square feet of total building square footage (as determined and maintained in the records of the Cobb County Tax Assessor) per each adult occupant.

(b) **Foundation.** The structure shall be attached to a permanent foundation constructed in accordance with the building code or state regulations, as applicable. Except within a manufactured home park, upon placement, all means of transportation, such as towing devices, wheels, axles, and hitches, shall have been removed. The area beneath the ground floor of the structure shall either be a slab foundation or shall be enclosed around the exterior of the structure with a foundation wall or a curtain wall constructed of masonry at least 4 inches thick, penetrated by openings only for installed vents and access doors.

(c) **Exterior siding.** Exterior siding materials shall consist of hard burned clay (brick), stone with either a weathered face or polished, fluted or broken face, natural wood, or cementations siding (hardy board). No quarry-faced stone shall be used except in retaining walls. Vinyl may be used as an exterior siding material for: windows, soffit, fascia boards and other minor exterior finish elements; infill construction in a subdivision

in which the majority of dwelling structures have vinyl exteriors; re-sidings of dwellings built before 1995; and repair of dwellings that were originally vinyl-sided homes. All residing, including repairs exceeding 50 percent of the exterior surface of the dwelling, must be approved and a building permit obtained. A permit may be issued upon proof of compliance with materials and installation standards; inspection of property prior to initiation of work.

(d) **Roof pitch.** All surfaces of the main roof shall have a minimum pitch of 4:12 (4 inches of rise for every 12 inches of run), except that mansard and gambrel roofs must meet this requirement only for those surfaces that rise from the eaves. Minimum roof pitch shall not apply to porches, bay windows and other minor roofs covering extensions to the main structure.

(e) **Roof composition.** All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated) metal, clay tiles, slate, or similar materials.

(f) **Minimum width.** The minimum width of the structure shall be greater than 16 feet. Structure width shall be measured between all parallel exterior walls, with the exception of extensions from the main structure for dormers, bay windows, entrance foyers and similar appurtenances, and extensions of no more than 5 feet for other architectural elements of the structure's design.

(g) **Windows.** Windows shall be fully supplied and maintained with glass window panes or with a substitute approved by the Building Official, which are without open cracks or holes. Screens, if provided, shall be securely fastened to the window.

(h) **Exterior doors and frames.** Exterior doors shall be maintained so that they fit reasonably well within their frames so as to substantially prevent rain and wind from entering the unit. Exterior door jambs, stops, headers and moldings shall be securely attached to the structure and maintained in good condition without splitting or deterioration. Additionally, exterior doors shall be provided with proper hardware and maintained in proper working condition.

(i) **Exterior decks, stairways, porches, and balconies.** Exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, shall be maintained so that they are structurally sound, in good repair with proper anchorage and capable of supporting the imposed loads.

(j) **Gutters and shutters.** Gutters and shutters and all appurtenances attached thereto, shall be maintained so that they are structurally sound, in good repair with proper anchorage and attachment.

(k) **Deviations.** The Mayor and City Council may on a case-by-case basis approve via special use approval deviations from the standards contained in this section for a single-

family or two-family dwelling or a manufactured home. In considering such special uses the Mayor and City Council should consider whether the materials to be utilized or the architectural style proposed for the dwelling unit will be compatible with and harmonious or superior to existing structures in the vicinity.

(l) **Compliance with code.** The dwelling shall be constructed in accordance with all applicable requirements of the Building Code as adopted by the City, or in accordance with standards established by the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401, et seq.) for manufactured homes, or in accordance with State law and regulations for industrialized buildings, whichever apply.

Sec. 4-135. Fence or Wall.

(a) **General standards.** Fencing and wall standards (purpose, composition, height, and setback) are presented in Table 4-1, "Fence and Wall Regulations by Zoning District." The community development director may vary these standards, not to exceed two feet in height variation and three feet in setback variation. Other variations shall only be permitted by special use approval.

Table 4-1
Fence and Wall Regulations by Zoning District
P = Permitted S = Special Use X = Prohibited

Regulation	Section Reference	Residential Zoning Districts	Mixed Use and Office Districts	Business and Neighborhood Commercial Districts	Community Commercial and Light Industrial Districts	Heaving Industrial Districts
Fence or Wall Purpose						
Front Yard		S	P	P	P	P
Screening	12-43	P	P	P	P	P
Retaining wall		P	P	P	P	P
Decorative		P	P	P	P	P
Security		P	P	P	P	P
Tree protection, during land development	12-24(c)	P	P	P	P	P
Composition/Type						
Unfinished concrete block wall		X	X	X	X	X
Wall or fence, unapproved materials		X	X	X	X	X
Solid wooden fence		P	P	P	P	P
Block wall with brick or stone facing/finish		P	P	P	P	P
Fence, PVC with like-wood finish		P	P	P	P	P
Fence, picket		P	P	P	X	X
Fence, split rail		P	P	P	X	X
Fence, wrought iron, aluminum, approved metal		P	P	P	P	P
Fence, chain-link		X	X	X	P	P
Fence, chain-link, vinyl coated		P	P	P	P	P
Fence, barbed wire (rear yard only)		X	X	X	X	P
Fence, with barbed or razor wire top strands (rear yard only)		X	X	X	X	P
Fence, electrically charged		X	X	X	X	X

Regulation	Section Reference	Residential Zoning Districts	Mixed Use and Office Districts	Business and Neighborhood Commercial Districts	Community Commercial and Light Industrial Districts	Heaving Industrial Districts
Fencing, temporary, around a lot during construction of a building, as directed for safety or code compliance		P	P	P	P	P
Fence or Wall Height (Feet)						
When required for screening, minimum	12-43	6 feet	6 feet	6 feet	6 feet	8 feet
When required for screening, maximum		6 feet	6 feet	6 feet	10 feet	10 feet
Front yard location		3 feet	6 feet	6 feet	8 feet	8 feet
Rear or side yard location		6 feet	6 feet	6 feet	8 feet	8 feet

(b) **Composition.** In addition to the standards of Table 4-1, fences or walls composed or constructed of exposed concrete block, tires, junk, or other discarded materials shall not be permitted.

(c) **Location.** In addition to the standards of Table 4-1, no fence or wall shall be constructed in a public right-of-way, except that retaining walls and subdivision or project entrance monuments may be placed partially within the right-of-way of a local public or private street if approved by the community development director and public works director as not posing a visibility or other public hazard.

(d) **Subdivision or project identification monuments.** Subdivision or project identification monuments at the entrance to a subdivision or development and wall or fence extensions thereof, where permitted, shall not exceed eight feet in height and columns shall not exceed ten feet in height.

(e) **Tennis court fencing.** A fence surrounding a tennis court is authorized to exceed the height limitations of this Section.

(f) **Maintenance.** Fences and walls shall be maintained, repaired if damaged, and replaced if severely damaged or destroyed.

(g) **Gates.** When gates for vehicular access are required or proposed, said gates shall not be located closer than 25 feet of a public street or road right-of-way, to ensure safe ingress and egress.

(h) **Architectural review.** Fences and walls are subject to the architectural review process as determined by the community development director.

Sec. 4-140. Flea Market.

A flea market shall comply with applicable state law regarding flea market vendors record keeping (O.C.G.A. 10-1-360 et seq.).

Sec. 4-145. Food Truck.

(a) **Motor vehicle tag**. A food truck must have a valid tag from the state's division of motor vehicles.

(b) **Food service rules**. Food trucks shall operate in accordance with the State of Georgia's Rules and Regulations Food Service – Chapter 290-5-14, Manual for Design, Installation and Construction, Section U - Special Food Service Operations.

(c) **Health Department license, permit or approval**. The operator of a food truck shall make application for a license or permit as may be required to the Cobb County Health Department, and the applicant shall submit evidence of health department approval as part of an application for a zoning permit. No food truck shall operate without a health department permit or approval.

(d) **Zoning restrictions and zoning permit**. Food trucks are permitted in certain zoning districts as indicated in article 2, Table 2-3 of this development code. A food truck shall not be located on a vacant lot. A zoning permit for a food truck shall be applied for and must be received from the director of community development prior to operation. No more than two food trucks may operate simultaneously on any lot of record, and no lot shall be approved for more than two spaces or areas for food truck operations.

(e) **City business license**. A city business license shall be required to operate a food truck.

(f) **On-site location requirements.**

1. Food truck operators shall obtain the signed approval of the property owner for each location at which the food truck operates. Such approval must be made available for inspection upon request.

2. The location for the parking and operation of food trucks must be approved by the community development director. The approved location must be marked on a site or plot plan of the lot on which it is located, and the community development director may require the food truck location on the ground to be marked with paint, tape, chalk, or any other easily identifiable material.

3. Food trucks shall be located no less than 10 feet from any fire hydrant, sidewalk, utility box, handicap ramp, or building entrance. No fire lane, vehicular access way, or pedestrian walkway shall be obstructed or encroached upon by the food truck or its operational area. Food trucks shall not park in handicapped accessible parking spaces; a food truck may be permitted to occupy any other private parking space, unless it is determined by the community development director that parking demand may exceed supply at the subject location while the food truck is operating.

(g) **Location restrictions from certain adjacent uses**. No food truck shall operate (as measured in a straight line from property line to closest point of the approved food truck location, where distances are specified):

1. Within 750 feet of a public or private elementary, junior or high school while school is in session.

2. Within 150 feet of a property with a single or two-family residential dwelling.

3. Within 150 feet of a restaurant entrance, unless a waiver is granted by the owner of property on which the restaurant is located.

4. Within 300 feet of a city, county, state or private park or open space, unless a temporary permit is granted by the city manager.

5. On a public or private street, or on in a city park or other open space, unless a temporary permit is granted by the city manager. The city manager is authorized to promulgate additional rules and regulations for the issuance of temporary permits for food trucks on public streets and public properties.

6. On the grounds of a school, unless authorized by the school's administration as part of a school-authorized function.

(h) **Operational Limitations**. Food trucks shall comply with the following:

1. Food trucks shall not operate between the hours of 10:00 p.m. and 7:00 a.m.

2. Food trucks shall be limited in their operation to a maximum of six consecutive hours per day at any single location.

3. Food trucks shall not be parked in an approved operating location overnight and shall not be parked longer than one hour before or after allowable hours of operation; a food truck shall not be in a set-up/start-up or break-down/ close-up mode between the hours of 11:00 p.m. and 6:00 a.m.

4. No food truck shall be permitted to have a vehicular drive-through facility or drive-up window.

5. No amplified microphones or bullhorns shall be permitted as part of the food truck operation.

6. The food truck must be self-contained with regard to water and sanitary sewer needs; no temporary potable water or sanitary sewer shall be permitted.

7. Signage and advertising shall be limited to copy on the food truck itself, and one "sidewalk" sign as defined in the city's sign regulations, not to exceed four square

feet of area, located only within the operational area approved by the community development director. Such signage shall be in addition to that approved for the principal use on the lot.

8. All associated equipment, such as trash receptacles and signage, must be confined within the operational area approved by the community development director.

(i) **Sanitation**. Food truck operators shall be responsible for the proper disposal of waste and trash associated with the operation. City trash receptacles shall not be used for this purpose. Operators shall remove all waste and trash prior to leaving each location or as needed to maintain the health and safety of the public.

Sec. 4-150. Fuel Pump.

(a) All gasoline or other fuel pumps, where permitted, shall be located at least forty feet from the side or rear property line and at least 25 feet from any public right-of-way.

(b) Fuel pumps must be located at least 100 feet from any residential zoning district boundary.

Sec. 4-155. Golf Driving Range.

In addition to compliance with the requirements of Sec. 4-85 relative to outdoor commercial recreation facilities, a golf driving range shall meet the following requirements:

(a) The minimum lot area shall be 10 acres or 1 acre per tee, whichever is greater.

(b) The depth of a driving range along the driving area shall be at least 350 yards measured from the location of the tees, and the width shall be not less than 200 yards at a distance of 350 yards from the tees.

Sec. 4-160. Guest House.

All guest houses, as defined, shall comply with the following requirements.

(a) **Reference to other requirements.** Guest houses must meet building code requirements and the standards for a dwelling unit as specified in Sec. 4-130 of this article.

(b) **Water and sewer.** The water supply and sanitary sewage disposal system for the lot must be certified by the County Health Department as adequate to support the guest house in combination with the principal dwelling.

(c) **Number.** No more than one guest house shall be permitted on any lot.

(d) **Location.** The guest house shall be erected only in the rear yard of the lot.

(e) **Maximum floor area.** The heated floor area of the guest house shall not exceed 50 percent of the heated floor area of the principal dwelling or 1,200 square feet, whichever is less.

(f) **Use and occupancy.** The guest house shall be used only by the occupants of the principal dwelling on the lot, their non-paying guests, or live-in domestic employees. The guest house shall not be rented.

Sec. 4-165. Heating and Air Conditioning Unit, Accessory.

Heating and air conditioning units accessory to a use shall meet the following requirements:

(a) **Ground locations.** If located on the ground, such units shall not be closer than 10 feet to a side or rear lot line and shall not exceed a height of 10 feet.

(b) **Rooftop locations.** If installed on a roof of any structure, a heating or air conditioning unit shall not exceed the height limitation for the zoning district in which the building is located, and it must be screened from view from the front and side yards. A parapet wall may be utilized for screening purposes.

Sec. 4-170. Home Occupation.

Home occupations may be established in a dwelling as an accessory use to a dwelling as provided in permitted uses requirements for the zoning districts established by this development code (see article 2), subject to compliance with the requirements of this section. The failure to meet one or more of these requirements at any time shall be unlawful and shall be grounds for the city to immediately revoke business registration.

There shall be no exterior indication that the business activity is taking place, including no activity or display associated with the home occupation outside of any building or structure.

(a) **Required registration and/or license.** Any occupational license, including business registration, required by state or city regulations must be obtained.

(b) **Physical limit.** The floor area devoted to the home occupation shall not exceed 25 percent of the gross floor area of the dwelling unit or 500 square feet, whichever is less. This limitation applies to the aggregate floor area of all areas devoted to the home occupation, whether located within the dwelling or in an accessory structure.

(c) **Alteration of exterior of building.** The exterior appearance of the dwelling must remain that of a dwelling. No external alterations inconsistent with the residential use of the building shall be permitted.

(d) **Vehicles.** Vehicles kept on site in association with the home occupation shall be used by residents only, except for the parking of employees as may be permitted by this section.

Only vehicles used primarily as passenger vehicles shall be permitted in connection with the conduct of the home occupation. Commercial vehicles are not permitted.

(e) **Visitations.** There shall be no visits by clients or patrons permitted in conjunction with a home occupation; provided, however, that the following exceptions are made for purposes of meeting overriding public goals of education and the care of children: instruction in music, dance, arts and crafts, and similar subjects, limited to two students at one time; and a family day care home, as defined by this unified development code.

(f) **Incoming vehicles.** Incoming vehicles related to the home occupation, if any, shall at all times be parked off-street within the confines of the residential driveway or other on-site permitted parking.

(g) **Transport of goods.** The transporting of goods by truck in connection with a home occupation is prohibited. There shall be no goods, products, or commodities received on the premises intended for resale or delivery to customers except by U.S. Mail, parcel service, or personal delivery, in which case there shall be no more than 12 deliveries or pick up of items per month in conjunction with a home occupation.

(h) **Sale or display of goods or merchandise.** There shall be no display, and no stock-in-trade nor commodity sold on the premises, in connection with a home occupation.

(i) **Signage.** There shall be no signs permitted in conjunction with a home occupation, although this limitation shall not preclude the property owner from erecting one or more signs permitted on the lot pursuant to article 7 of this unified development code.

(j) **Employees.** Only occupants of the dwelling and one additional full-time employee or two part-time employees shall be authorized to work on the premises in connection with a home occupation.

(k) **Externalities and nuisances.** No home occupation shall generate traffic, sound, odor, vibration, light, or dust that is offensive or that creates a nuisance as detectable at any property line. Home occupations must exclude the use of machinery or equipment that emits sound (e.g., saws, drills, musical instruments, etc.) that is detectable at any property line.

(l) **Uses specifically prohibited.** The following uses are specifically prohibited as home occupations: auto sales or auto repair; restaurants; animal hospitals, veterinary clinics, kennels, or the keeping of animals; funeral homes; retail or wholesale establishments; machine shops; personal service establishments (excluding beauty salons); special event facilities; and lodging services.

(m) **Approval.** All home occupations shall be subject to the approval of the community development director. The applicant for a business registration shall file for approval from the community development director on forms provided by the community

development director. Additional information, including a site plan of the lot on which a home occupation is proposed, may be required by the director, along with information describing the nature of the home occupation.

(n) **Variations.** The provisions of this section may be varied pursuant to application by the property owner for a special use, as specified in this development code.

Sec. 4-175. Institutional Residential Living and Care Facility.

(a) Institutional residential living and care facilities as defined shall meet the requirements of the State Board of Health and applicable rules of the State Department of Human Resources.

(b) Plans for any such facilities must receive approval from the County Health Department and state fire marshal's office prior to issuance of a permit for construction and operation. Proof of compliance with such requirements shall be required to be on file with the city prior to business registration approval.

Sec. 4-180. Intermodal Container, Temporary.

During the time a household, institution, business, or industrial establishment is moving in or out of a building on a property, one intermodal container, as defined, may be temporarily placed on the premise of a developed lot for purposes of loading or unloading personal property pertaining to the use on the property subject to the following:

(a) The container may be positioned in a front yard or other location on the property that is accessible for pick up or drop off.

(b) The container shall not remain longer than a period of 32 calendar days.

(c) One additional intermodal container, for a total of two, may be authorized by the community development director for institutional, business, or industrial establishment upon demonstration of evidence of need by the establishment.

Sec. 4-185. Junk or Junked Vehicle.

Except for junk/salvage yards and wrecked motor vehicle compounds as may be permitted by this unified development code, it shall be unlawful to park or continuously store abandoned, wrecked, junked or inoperable vehicles, power-driven construction equipment, used lumber or metal, used appliances, or any other miscellaneous scrap material in a quantity visible from a public street or adjacent or abutting property. No such storage shall be allowed in front yards. Appropriate screening as determined by the community development director, based upon the elevations and uses of surrounding properties, may be used to comply with this provision in side and rear yards.

Sec. 4-190. Junkyard.

In addition to local zoning requirements established by this unified development code, junkyards are subject to compliance with Article 8 of Title 32, O.C.G.A., including location restrictions provided in O.C.G.A. 32-6-241 (Reference: O.C.G.A. 32-6-240 et seq.). (Additional Reference: Rules of the Georgia Department of Transportation, 672-8 Rules and Regulations Governing the Control of Junkyards).

Sec. 4-195. Kennel.

(a) The minimum lot size for a kennel shall be 2 acres.

(b) No kennel shall hereafter be established until or unless any license required by the Georgia Commissioner of Agriculture is issued and a copy of the license is provided to the community development director prior to commencement of operations. Such use shall also comply with any rules adopted by the Georgia Commissioner of Agriculture pursuant to the Georgia Animal Protection Act, O.C.G.A. 4-11-14. (Additional Reference: Rules of Georgia Department of Agriculture, Animal Protection Division, Chapter 40-13-13 Animal Protection).

Sec. 4-200. Livestock and Animal Quarters.

Livestock and animal quarters shall meet the following requirements:

(a) **Permitted livestock.** The keeping of a horse on a residential property shall require a minimum lot size of two acres for each horse and is limited to three horses. The keeping of cattle, sheep, or other authorized livestock (not including poultry and pigs) shall require a minimum lot size of five acres and is limited to six livestock heads.

(b) **Animal quarters.** Any building or structure devoted to the quartering of permitted livestock, including barns, stables, corrals, and pens and any others customarily appurtenant to animal raising shall not be located closer than 60 feet from a property line abutting a residential use or residential zoning district.

(c) **Fencing.** All livestock shall be confined within a fully fenced area.

(d) **Poultry (aka, "Backyard Chickens").** Poultry means a female pullet or hen of the Gallus gallus domesticus and is also referred to as backyard chickens which are or may be raised for the purpose of non-commercial production of eggs or companionship as a pet. This use is subject to the following standards:

1. The poultry shall be kept/maintained within a covered, predator-proof enclosure and fenced area set back a minimum of 20 feet from all property lines and no less than 50 feet from any residential structure on an adjacent property and not visible from public right of way;

2. The owner of the poultry shall keep the property and enclosure maintained in a fashion that eliminates odors, pollution or other negative effects resulting from the poultry. No perceptible odor from the hens or enclosure shall be present at the property line;

3. The enclosure and fenced area shall provide adequate ventilation, adequate sun, and shade and must be constructed in such a manner to resist rodents, wild birds, and predators, including cats and dogs;

4. The enclosure shall include an area darkened for roosting and sleeping with the intent to minimize or eliminate noise at night;

5. The poultry shall not cause a nuisance, as defined by state law;

6. There shall be a maximum number of hens per lot as follows:

Size of Lot	Maximum
0.5 acre to 1 acre lot	3 hens
1.01 to 2 acre lot	6 hens
2.01 to 3 acre lot	9 hens
3.01 or more acre lot	12 hens

7. No rooster or crowing hens are permitted;

8. No breeding of chickens shall occur on the property;

9. No hen shall be used or trained for the purpose of fighting for amusement, sport or financial gain;

10. All stored food for the hens must be kept indoors or in a weather resistant container assigned to prevent access by animals. Uneaten food must be removed daily;

11. Provision shall be made for the storage and removal of manure. All manure for composting or fertilizing shall be contained in a well-aerated garden compost pile. The enclosure and surrounding area shall be kept free from trash and accumulated droppings; and

12. The slaughter of any hen on site is strictly prohibited.

Sec. 4-205. Manufactured Home.

Manufactured homes, if permitted in the city, shall comply, as applicable, with Rules of the Comptroller General, Safety Fire Commissioner, Chapter 120-3-7, Rules and Regulations for Manufactured Homes.

Sec. 4-210. Manufactured Home, Temporary (Construction).

A manufactured home may be parked and occupied in any commercial or industrial zoning district for a period not to exceed 12 months where a building permit has been approved and where its primary function is that of an office or for storage or related purposes, subject to special use approval. A manufactured home may be parked and occupied in any zoning district on property owned or leased by a church or a school for a period not to exceed 12 months where its primary function is that of an office or classroom or for storage or related purposes, provided that not more than one manufactured home for each two acres of vacant land may be located thereon, subject to a special use approval. The following additional requirements shall apply:

(a) **Approved sewer or septic system.** The manufactured home shall be connected to a public sanitary sewer or septic system with capacity available as approved by the County Health Department.

(b) **Setbacks.** The manufactured home shall meet the minimum required setbacks for principal buildings for the zoning district in which it is located.

(c) **Restrictions.** It shall be unlawful for a person to occupy a manufactured home pursuant to this section except as approved under the original terms of special use approval. The manufactured home shall not be rented.

(d) **Conditions.** The community development director may place conditions on the approval such as skirting of the structure, landscaping, and appropriate access to the building.

(e) **Removal.** The community development director shall order the removal of the manufactured home upon issuance of a certificate of occupancy for the permanent dwelling, and the owner of real property shall remove the manufactured home from the lot within 30 calendar days of the issuance of a certificate of occupancy.

Sec. 4-215. Manufactured Home, Temporary (Medical Hardship).

A manufactured home may be parked and occupied in any residential area where a medical hardship (as defined) exists, for the health care of a member of the immediate family, subject to the requirements of this section.

(a) **Evidence of need.** The applicant for a manufactured home established pursuant to this Section shall provide evidence to the community development director from the county health department or an affidavit or certified statement of a physician that a medical hardship exists. Annually thereafter, the owner shall be required to provide same evidence that medical hardship still exists.

(b) **Evidence of insufficiency of principal dwelling.** It must be shown to the satisfaction of the community development director that the dwelling on the premises does not contain

sufficient space or facilities to accommodate the proposed occupant of the manufactured home.

(c) **Setbacks.** The manufactured home shall meet the minimum required setbacks for principal buildings for the zoning district in which it is located.

(d) **Water and sewer.** The County Health Department must certify that existing or proposed water, sanitary sewer, and/or septic tank facilities are adequate to serve both the principal dwelling and the accessory dwelling unit.

(e) **Special use.** Special use approval shall be required in accordance with the requirements of this development code.

(f) **Removal.** The community development director shall order the removal of the manufactured home upon knowledge that a medical hardship no longer exists, in which case the owner shall remove the manufactured home from the lot within 30 calendar days of written notice by the community development director that removal is required.

Sec. 4-220. Manufacturing or Fabrication Accessory to Retail Use.

The manufacturing or fabrication of products sold at retail on the premises, such but not limited to jewelry or pottery, is permitted as an accessory use to a permitted principal retail use, provided that the area used for manufacturing or fabrication shall occupy no more than 25 percent of the gross floor area of the establishment space or 1,000 square feet, whichever is less. All products manufactured or fabricated on the premises shall only be sold on the premises.

Sec. 4-225. Mobile Home.

A mobile home as defined (i.e., manufactured prior to June 15, 1976) is not permitted in any zoning district.

Sec. 4-230. Outdoor Display and Storage.

a) **Outdoor Display.** Merchandise or goods sold at retail may be displayed outside a building or structure on the premises of a permitted commercial establishment, subject to the following limitations:

1. **Location.** Merchandise or goods on display outdoors must be located within 20 feet of the front wall of the principal building and shall be no closer than 20 feet to any property line. Properties in the CBD zoning district may have outdoor display locations closer than 20 feet to the right-of-way if approved by Mayor and City Council via architectural design approval (see Sec. 5-15 of this development code).

2. **Area limit.** The total square footage of outdoor area devoted to outdoor display space shall not exceed two square feet for every linear foot of principal building frontage. If

there is more than one principal building, only the building closest to the street right-of-way shall be included for purposes of computing allowable outdoor display space.

3. **New and used car dealers (where permitted).** Motorized vehicles that are in good running condition free from exterior damage or substantial wear may be displayed but this permission shall not include storage of customer vehicles associated with automobile repair operations.

4. **Specified materials.** Garden and lawn power equipment, including utility vehicles (where permitted) and similar items may be displayed if the display area does not exceed 540 square feet in area. Materials such as lumber, patio pavers and decorative stone; yard furniture such as benches, swings and bird baths; and yard maintenance materials such as fertilizer, mulch, straw and seed must be maintained in side or rear yard and not visible from the public right of way.

5. **Temporary sales promotions.** All other outdoor display of merchandise or goods shall be conducted on a temporary basis associated with special sales promotions. Such display shall be for a period not to exceed 2 weeks, and shall not occur more often than 3 times per year.

b) **Outdoor Storage.**

1. The outdoor storage of goods, material, merchandise or vehicles not otherwise on display for customer selection or direct sale or lease to customers in any of the office/commercial zoning districts is prohibited, except in the CRC zoning district.

2. In the CRC zoning district, outdoor storage must be located in the rear yard, and the outdoor storage area must be screened from view by an opaque fence or free-standing wall no less than 8 feet in height.

3. For automotive repair uses (where permitted), no vehicle shall remain on premises for a period exceeding five days unless parts have been ordered, in time not to exceed 30 days. The total number of vehicles on the premises waiting for parts shall not exceed two vehicles per service bay at any time. No junk vehicles shall be permitted on the premises at any time.

4. In industrial zoning districts, any storage use operated as a principal use or accessory use on a property shall be contained entirely within a building or shall be screened from view by an opaque fence or free-standing wall no less than 8 feet in height. Equipment operated by the principal use may be stored in an industrial district under a semi-permanent awning structure in a side or rear yard subject to the approval of the community development director.

5. In industrial districts, no more than 6 tractor trailers and no more than 6 construction dumpsters shall be permitted, and such storage requires a minimum lot size of 10 acres.

Sec. 4-235. Accessory Uses of Parking Lots and Loading Areas.

(a) **Generally.** Parking spaces and loading areas provided to meet the requirements of this article, along with the aisles and driveways necessary to provide access to those spaces and loading areas, shall not be used for any purpose other than the temporary parking of vehicles or the loading and unloading of materials, equipment, merchandise, etc., except as provided or referenced in this section.

(b) **Display of goods.** Merchandise or goods sold at retail shall not be displayed or stored in parking spaces, maneuvering areas, or loading areas.

(c) **Repair.** Parking lots and loading areas shall not be used for the repair or dismantling of any vehicle, equipment, materials, or supplies.

(d) **Collection bin.** Collection bins are permitted to be located within parking spaces per Sec. 4-80 but only if the spaces occupied by collection bin(s) are not required to meet the minimum parking for the use or uses on the site.

(a) **Drive-through lane.** Drive-through lanes as regulated by Sec. 4-115, or drive-through escape lanes, may encroach on maneuvering spaces but not parking spaces or access easements.

(b) **Food truck.** Food trucks may be permitted to occupy a private parking space subject to the provisions of Sec. 4-145, paragraph f.

(c) **Intermodal container.** An intermodal container placed temporarily, established pursuant to Sec. 4-180, may encroach on required parking spaces or maneuvering areas.

(d) **Vehicle for sale**. Parking and loading areas shall not be used to store vehicles for sale, except in cases where automobile sales is a permitted use in the zoning district in which the property is located; provided, however, that the sale of one personal vehicle registered to the owner or tenant of the property shall be allowed to occupy a parking space no more the 30 days in any calendar year.

Sec. 4-240. Pet Dealer.

No pet dealer shall hereafter be established until or unless a license if required by the Georgia Commissioner of Agriculture is issued and a copy of the license is provided to the community development director prior to commencement of operations. Such use shall also comply with any rules adopted by the Georgia Commissioner of Agriculture pursuant to the Georgia Animal Protection Act, O.C.G.A. 4-11-14. (Additional Reference: Rules of Georgia Department of Agriculture, Animal Protection Division, Chapter 40-13-13 Animal Protection).

Sec. 4-245. Recreational Vehicle.

The occupancy or parking of recreational vehicles, as defined, in areas other than designated recreational vehicle parks and campgrounds is prohibited, except as specifically authorized in this section.

(a) **Time limit.** The use of a recreational vehicles in an area other than a designated recreational vehicle park or campground is permitted for seven consecutive days or less during any 180-day period. Any use of a recreational vehicle for longer or more frequent periods of time may be considered by the Mayor and Council only upon application for special use approval.

(b) **Location.** The recreational vehicle shall be parked in a side or rear yard only. Recreational vehicles to be permanently stored on the premises shall be located within a carport or garage, or in the rear yard of the premises.

(c) **Waste disposal.** All sewage and waste shall be disposed at designated disposal facilities and shall not create a hazard to health or the environment.

Sec. 4-250. Retail Package Sales of Distilled Spirits.

No new retail package liquor licensed place of business shall be located, and no existing retail package liquor licensed place of business engaged in the retail package sales of distilled spirits shall be relocated, unless it is established in a location at least 500 yards from any other business licensed to sell package liquor at retail, as measured by the most direct route of travel on the ground; provided, however, that this limitation shall not apply to any hotel licensed under this OCGA 3-4 (Reference: O.C.G.A. 3-4-49).

Sec. 4-255. Riding Stable.

(a) **Minimum area.** In zoning districts where permitted, a riding stable shall have an area of not less than 2 acres for each animal to be ridden which is kept on the property.

(b) **State regulations and permit.** No stable shall hereafter be established until or unless a license if required by the Georgia Commissioner of Agriculture is issued and a copy of the license is provided to the community development director prior to commencement of operations. Such use shall also comply with any rules adopted by the Georgia Commissioner of Agriculture pursuant to the Georgia Animal Protection Act, O.C.G.A. 4-11-14.

(c) **Animal quarters.** Any building or structure devoted to the quartering of animals to be commercially ridden, including barns, stables, corrals, and pens and any others customarily appurtenant to animal raising shall not be located closer than 60 feet from a property line abutting a residential use or residential zoning district.

(d) **Fencing.** The area devoted to riding and confinement of animals ridden shall be fenced.

Sec. 4-260. School, Private.

A private school of any sort defined by or permitted by this unified development code shall be subject to the following requirements:

(a) **Minimum street frontage.** It shall be located on a lot with a minimum of 150 feet of frontage on a public street.

(b) **Buffer.** A private school that constitutes the only principal use on the lot shall provide and maintain a buffer with a minimum width of 30 feet abutting a residential zoning district. Said buffer shall meet or exceed specifications of article 12 of this development code.

(c) **Recreational fields.** A private school that constitutes the only principal use on the lot shall be permitted to have unlighted recreational fields; lighted recreational fields accessory to a private school shall require special use approval.

Sec. 4-265. Self-Service Storage Facility.

Minimum standards for the use, site development, construction, and placement of self-service storage facilities and mini-warehouses shall be as follows:

(a) **General regulations**.

1. No wholesale or retail sales shall be permitted. A self-service storage facility included within a planned commercial or planned industrial development shall have a minimum of 1 acre devoted exclusively for such use.

2. The only commercial activities permitted exclusively on the site of the self-service storage facility shall be rental of storage bays and pick-up and delivery of goods or property in dead storage.

3. Storage bays shall not be used to manufacture, fabricate, or process goods; service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; rehearsing or practicing utilizing band instruments; conversion to an apartment or dwelling unit; or to conduct any other commercial or industrial activities on site. 771B Residential quarters for security purposes may be established on the site in accordance with Section 4-65 of this development code.

4. Individual storage bays within a self-service storage facility shall not be considered a premise for the purpose of assigning a legal address in order to obtain an occupational license or any other governmental permit or licenses to do business.

5. Except as otherwise specifically provided in this section, all property stored on site shall be entirely within enclosed buildings. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals are prohibited.

(b) **Access.** A self-service storage facility shall be located on a lot that gains access to a local non-residential, major collector, or arterial street as determined by the community development director based on review of applicable plans.

(c) **Outside storage.** Open storage of recreational vehicles and dry storage of pleasure boats of the type customarily maintained by private individuals for their personal use shall be permitted within a self-service storage facility, provided the following requirements are met.

1. Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the site plan submitted for approval.

2. The storage area shall not exceed 25 percent of the total buildable area of the site.

3. The storage area shall be entirely screened from view from adjacent residential and office areas and public streets by a building or by the installation of a 6 or 8 foot high wall or fence. If existing vegetation or topography provides the required screening, then this wall or fence requirement may be eliminated.

4. Such storage area shall not be located between property lines and minimum required building setbacks.

5. No vehicle maintenance, washing, or repair shall be permitted on site. Pleasure boats stored on site shall be stored upon wheeled trailers. No dry stacking of boats shall be permitted on site.

(d) **Development regulations.**

1. **Perimeter fence or wall.** The self-service storage facility shall be enclosed by a minimum 6 foot high fence or wall. Said fence or wall shall be constructed of either brick, stone, masonry units, wood, chain link, cyclone, or other similar materials. Said fence or wall shall be set back a minimum of 20 feet from the side and rear property lines. Fences and walls in the front yard shall adhere to the required front yard setback.

2. **Separation between storage buildings.** If separate buildings are constructed, there shall be a minimum of 10 feet separating the individual buildings. Buildings shall be situated or screened so that overhead access doors do not face public roads, or residentially- or office and institutionally-zoned property.

3. **Maximum bay size.** The maximum size of a storage bay shall be 450 square feet

4. **Maximum building height.** With the exception of the structure used for security quarters, the maximum height of a self-service storage facility shall be 1 story unless additional stories are approved by the Mayor and City Council. The height of the building shall not exceed 20 feet. Roof-mounted air conditioning and other equipment if utilized shall be screened from view. The combined height of the building and the parapet wall shall not exceed 25 feet. All self-service storage facilities shall utilize gable roofs with not less than a 2:12 slope.

5. **Parking requirements.** Designated customer parking is not required; however, a minimum of 5 parking spaces shall be provided adjacent to the facility's leasing office, if a leasing office is located on site. Interior parking shall be provided in the form of aisle ways adjacent to the storage bays. These aisle ways may be used for both circulation of traffic and user parking while using the storage bays. The minimum width of these aisle ways shall be 24 feet for two-way traffic and 20 feet for one-way traffic. Prior to issuance of a certificate of occupancy, the traffic flow patterns in the aisle ways shall be clearly marked. Marking shall consist at a minimum of the use of standard directional signage and painted lane markings with arrows. In order to assure appropriate access and circulation by emergency vehicles and equipment, the turning radii of the aisle ways shall be approved by the Cobb County Fire Department.

(e) **Landscape requirements.**

1. Landscaping shall be provided in areas between the property lines and the required fencing. Such areas shall be designated as perimeter landscape strips. Landscaping shall be designed, placed, and maintained in such a manner as not to interfere with traffic visibility.

2. A landscape strip of at least 20 feet in width shall be provided along all street frontages.

3. The side and rear yard setbacks shall remain in their natural state or be re-landscaped with vegetation.

4. If the existing vegetation is inadequate to buffer adjoining residential or office and institutional development, an 8 foot high fence or wall shall be installed along the interior property lines and street setbacks.

5. The following minimum planting requirements shall apply as follows and shall supersede the landscape buffer/screening requirements of the CRC, LI, and HI zoning districts: A minimum of 1 tree shall be planted for each 20 feet of perimeter landscape strip; immediately upon planting, trees shall be a minimum of 10 feet in height; if a hedge is to be installed in the perimeter landscape strip, the hedge shall be 24 inches in height upon planting, with the material planted every 24 inches on center; all planting shall be maintained in good condition by the property owner; the community development director or Mayor and City Council may allow existing

vegetation, where warranted, to substitute for landscape, buffer, and screening requirements of this subsection.

(f) **Dumpsters and trash receptacles.** Dumpsters and trash receptacles shall be located where they are not visible from adjacent residentially-zoned properties and shall be adequately screened from view from all other adjacent properties and streets.

(g) **Expansion.** Expansion of an existing self-service storage facility may be permitted with special use approval provided such expansion is located within a CRC zoning district that adjoins the existing self-service storage facility.

Sec. 4-266. Self-Service Storage Facility, Climate-Controlled.

The following minimum standards shall apply to climate controlled self-service storage facilities:

(a) Building height should not exceed those of adjacent buildings or impact the view shed of adjacent residential property.

(b) Floor area ratio shall be as determined appropriate by the Mayor and Council.

(c) All units shall be accessed through a main or central entrance.

(d) All windows or similar architectural features must be one way and provide for an opaque screen from view outside the building.

(e) Architectural style and design shall be similar or complementary to the predominant architectural design of other commercial uses within the activity center. The style and design shall be approved by the Mayor and Council. Any roof-mounted utilities or building components must be screened from view of adjoining properties and public right of way.

(f) There shall be no outside storage allowed nor overnight and/or long-term parking of heavy equipment, commercial equipment, or parking of construction or related equipment allowed.

(g) There shall be no storage of recreational vehicles and no dry storage of pleasure boats of any type.

(h) There shall be no storage of flammable liquids, highly combustible or explosive material or hazardous chemicals.

(i) No units within the facility shall be used for or considered to be premises for the purpose of assigning a legal address in order to obtain an occupational license or any other government permit or license to do business.

(j) There shall be no resident manager or any type of overnight accommodations for such use.

(k) Landscape plans shall be submitted and approved by staff with an emphasis on planting within the parking facilities.

(l) One parking space shall be provided for every 80 individual storage units.

(m) The loading area, including adequate turn around space for a tractor trailer vehicle, must be screened by a permanent architectural or landscape feature or as may be approved by the Mayor and Council if not located to the side or rear of the structure.

(n) A lighting plan shall be submitted to and approved by the Mayor and Council.

(o) No units shall be used to manufacture, fabricate or process goods, to service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities, or to conduct garage sales or retail sales of any kind, to rehearse or practice utilizing band instruments, or for conversion to apartment or dwelling unit, or to conduct any other commercial or industrial activities on the site.

(p) Dumpster areas and detention shall be sufficiently screened from view of adjoining properties and public right of way.

(q) Hours of operations shall be established by the Mayor and Council, considering the operations hours of surrounding businesses.

(r) Special use shall be required.

Sec. 4-270. Semi-trailer or Commercial Vehicle Parking.

The parking or storage of a semi-trailer, as defined, or a commercial vehicle, is prohibited in residential zoning districts. Such parking shall not be authorized in any other zoning district except where such use is permitted as a principal or accessory use as determined by the community development director.

Sec. 4-275. Solar Energy System, Building Mounted.

A building-mounted solar energy system shall be subject to the following regulations:

(a) Placement. No solar energy system shall be mounted or affixed to any freestanding wall or fence. Panels and building mounts shall be installed per manufacturer's specifications. For aesthetic reasons, a solar energy system shall not be located on the front slope of a pitched roof of a principal residential structure in residential zoning districts unless no other location for the solar energy equipment is feasible. The city may require sun and shadow diagrams specific to the installation to ensure compliance with this provision.

(b) Height. Building-mounted solar panels or systems shall not exceed four feet above the height of any principal building on the site.

(c) Permits and code compliance. A building permit shall be required for installation of all building-mounted solar energy systems, except for flush-mounted panels.

Sec. 4-280. Solar Energy System, Ground Mounted.

A solar energy system, ground mounted, shall be subject to the following regulations:

(a) Placement. A ground-mounted solar energy system shall not be located within the required front yard of a lot. A ground-mounted system shall not be located over a septic system, leach field area or identified reserve area unless approved by the health department. If located in a floodplain or an area of known localized flooding, all panels, electrical wiring, automatic transfer switches, inverters, etc. shall be located above the base flood elevation. Panels and ground mounts shall be installed per manufacturer's specifications.

(b) Maximum area coverage. For residential properties, a ground-mounted solar energy system shall not exceed 25% of the footprint of the principal building served. For non-residential properties, a solar energy system shall not exceed 50% of the footprint of the principal building served.

(c) Height. The maximum height of a ground-mounted solar energy system shall not exceed the maximum building height for accessory buildings in the zoning district in which it is located, or 20 feet, whichever is less.

(d) Permitting. A building permit is required for any ground-mounted solar energy system and for the installation of any thermal solar energy system.

Sec. 4-285. Subdivision Sales Office, Temporary.

A building permit and certificate of occupancy may be issued for the temporary use of one of the permanent homes in a subdivision, or for the temporary placement of a manufactured home or industrialized building on one of the preliminarily platted lots within the subdivision as a real estate sales office for sale of the final platted lots for new homes to be built and developed within the boundaries of the subdivision. Such sales may only occur following approval of a preliminary plat in accordance with article 15 of this development code, and subject to meeting the requirements of this section.

(a) If the temporary sales office is a manufactured home or industrialized building, it shall be removed within 30 days after certificates of occupancy or connections to permanent power have been approved on 90 percent of the lots in the subdivision.

(b) If the temporary sales office is in one of the homes in the subdivision, the sales office shall be discontinued within 30 days after certificates of occupancy or connections to

permanent power have been approved on 90 percent of the lots in the subdivision, in which case the building shall be permitted to be sold and occupied as a dwelling.

Sec. 4-290. Surface Mine, Quarry, or Other Resource Extraction.

(a) **State regulation.** Surface mining, if permitted per this unified development code, shall also comply as applicable with the Georgia Surface Mining Act of 1968 (O.C.G.A. 12-4-70 et seq.), and any rules and regulations promulgated thereunder by the Georgia Department of Natural Resources, Environmental Protection Division (Reference: Rules of Georgia Department of Natural Resources Environmental Protection Division, Chapter 391-3-3, Surface Mining).

(b) **Permit submission.** A copy of the state permit required by O.C.G.A. 12-4-75 shall be submitted to the city prior to the authorization of operations.

(c) **Perimeter buffer.** The extraction area shall be surrounded by a natural buffer, replanted where sparsely vegetated, with a minimum width of 100 feet, undisturbed except for that required to install required fencing.

(d) **Fencing.** The removal area shall be completely enclosed with a fence not less than 6 feet in height. The fence may be located at or near the property line, within the buffer required by this Section.

(e) **Setback.** Surface mines, quarries, and resource extraction areas and activities shall not be established within 500 feet of a residential zoning district or lot containing a dwelling or within 200 feet of any other property line.

Sec. 4-295. Swimming Pool.

A swimming pool, whether established as an accessory use to a single-family dwelling or for common use as a part of an amenity or community recreation area, shall comply with the following regulations:

(a) **Reference to regulations.** Applicable requirements of the building code and swimming pool code if adopted, and health department rules and regulations.

(b) **Enclosure.** Swimming pools must be enclosed by a fence or wall at least four feet in height.

Sec. 4-300. [Reserved.]

Sec. 4-305. Truck or Trailer Rental, Accessory.

The rental of moving trucks or trailers may be operated as an accessory use to a self-service storage facility or open air business in a commercial or industrial zoning district, provided that

no more than one truck or trailer is permitted in the front yard for display purposes and no more than six trucks or trailers are permitted in any side yard.

Sec. 4-310. Underground Gas Storage.

The underground storage of natural or manufactured gas shall comply as applicable with the Georgia Underground Gas Storage Act (O.C.G.A. 46-4-50 et seq.), including an application made to the Public Service Commission and a public hearing by the Commission prior to installing an underground reservoir for natural or manufactured gas (Reference: O.C.G.A. 46-4-53), and issuance by the commission of an approval or conditional approval order (Reference: O.C.G.A. 46-4-55). Any authorized underground storage of natural or manufactured gas shall also comply with any rules and regulations for underground reservoirs adopted by the Georgia Board of Natural Resources (Reference: O.C.G.A. 46-4-60).

Sec. 4-315. Utility Installation, Removal, and Relocation.

The City of Powder Springs may require permits and establish reasonable regulations for utility installation, removal, and relocation; provided, however, that the city's regulations shall not be more restrictive with respect to utilities affected thereby than are equivalent regulations promulgated by the department [of Transportation] with respect to utilities on the state highway system under authority of Code Section 32-6-174 (Reference: O.C.G.A. 32-4-92(a)(7)).

Sec. 4-320. Vehicle Emission Inspection.

In zoning districts where permitted, whether operated as a principle use or an accessory use, a vehicle emission inspection station or facility shall be meet the following requirements:

(a) **Building.** It shall be contained within a fully enclosed building. Temporary structures such as tents or freestanding metal structures shall not comply with this requirement.

(b) **Storage and repair.** No outside storage of parts, automotive repair, or inoperable vehicles shall be permitted.

(c) **Parking and queuing.** There must be sufficient on-site parking and queuing space to serve the facility.

Sec. 4-325. Reserved.

Sec. 4-330. Wrecked Motor Vehicle Compound.

Wrecked motor vehicle compounds shall meet the following requirements:

(a) **Equipment and parts.** All equipment and vehicle parts shall be stored within a fully enclosed building or structure.

(b) **Vehicle storage.** Vehicles shall be stored in a fully screened and fenced area on the lot.

Sec. 4-335. Yard or Garage Sale.

Yard or garage sales are subject to the following requirements:

(a) No yard sale shall not exceed more than a three-day (72 consecutive hour) period.

(b) No street address may obtain a permit more than four times each calendar year.

(c) The yard sale organizer shall deliver to the community development department at the time of the permit issuance a deposit in the amount of twenty-five dollars ($25.00) in cash. This deposit shall be refunded to the applicant once the applicant has shown that all signs used to advertise the yard sale have been removed in accordance with this section.

(d) It shall be the responsibility of the property owner to remove the signs within 24 hours after the expiration of the permit.

[Secs. 4-340 to 4-400 Reserved.]

Division II. Towers and Wireless Telecommunications Facilities.

Sec. 4-405. Purposes and Intentions.

The purpose of this article is to establish guidelines for the siting of all wireless telecommunication equipment and facilities, microwave towers, common carrier towers, cellular, television and radio telecommunications towers and antennae. The regulations and requirements of this article are adopted for the following purposes:

(a) To provide for the location of communication towers and communication antennas; and to protect residential areas and land uses from potentially adverse impacts of communication towers, monopoles, and antennas by restricting them in accordance with this article.

(b) To minimize adverse visual impacts of communication towers and antennas through careful design, siting, landscape screening, and innovative camouflaging techniques.

(c) To accommodate the growing need for communication towers and antennas while minimizing the total number of towers within the community necessary to provide adequate personal wireless services to residents.

(d) To promote and encourage shared use/co-location of existing and new communication towers (i.e., the use of multiple antennae operated by different providers on a single tower) as a primary option rather than construction of additional single-user towers or monopoles.

(e) To promote and encourage placement of antennae on existing towers and on building and other structures where such siting options exist.

(f) To consider public health, safety, and welfare in the siting of new towers, and to avoid potential damage to adjacent properties from tower or monopole failure through engineering and careful siting of tower structures.

(g) To limit the siting of telecommunications facilities and towers where they will have the least adverse impact on the community and still comply with the requirements of the Telecommunications Act of 1996 (Public Law No. 104-104, 47 U.S.C. Section 332(c)(7)). These intentions are accomplished with restriction of locations and by enacting controls on height, setbacks, screening, color, and materials in order to minimize visibility and promote public safety and welfare. The regulations in this division are reasonably related to the valid public purposes described in this Section.

(h) It is not the intent of the Mayor and Council to discriminate among providers of functionally equivalent services or to prohibit or have the effect of prohibiting the provision of wireless services in the city. It is also the intent of the city that applications to place, construct, or modify personal wireless service facilities will be acted upon within a reasonable time.

Sec. 4-410. Applicability and Exemptions.

All new communication towers, monopoles, and communication antennas shall be subject to this division, except that this division shall not govern the following:

(a) Any tower, or the installation of any antenna, that is 70 feet or less in height and is owned and operated by a federally-licensed amateur radio station operator or ham radio operator from the ham radio operator's residence.

(b) Antennae or towers located on property owned, leased, or otherwise controlled by the City of Powder Springs, Cobb County, or Cobb County Board of Education, provided that a license or lease authorizing such antenna or tower has been approved by the government or agency with jurisdiction.

(c) Monopole towers 100 feet or less in height located within electrical substations and antennae attached to existing transmission towers.

Sec. 4-415. Performance and Construction Standards.

(a) **Structural Design.** New communication towers or monopoles and antennae, and modifications to existing structures including, without limitation, the addition of height, antennae or service providers, shall be constructed in accordance with applicable federal, state and local regulations.

(b) **Placement Restrictions.** Towers occupying a lot as a principal use shall at minimum meet the minimum lot size and setback requirements for the zoning district in which the lot is located. Towers shall be a minimum of 300 feet from any residential zoning district. All towers shall be located at least one-half of their height in feet from any public right-of-way. When the tower is on leased property, the setbacks shall apply to the lot of record, not the lease boundaries.

(c) **Screening.** The visual impacts of a communication tower at the ground level shall be mitigated by landscaping. All towers and accessory structures shall be surrounded on the ground by a minimum ten foot wide landscape strip or buffer that forms a hardy screen dense enough to interrupt vision and shield the base and accessory structures from public view and view from the surrounding properties. The buffer shall consist of evergreens that will reach a minimum height of at least eight feet within three years.

(d) **Fencing.** A wall, or a black vinyl-coated chain link fence, with a minimum height of six feet from finished grade, shall be provided around each communication tower or monopole. Access to the tower or monopole shall be through a locked gate. The tower or monopole shall be equipped with an appropriate anti-climbing device, unless the community development director waives this requirement for alternative tower structures.

(e) **Height.** Through approval of a special use application, the height of the tower may exceed the maximum height limit of the zoning district in which it is located, up to a

height of two hundred feet, subject to the limitations of this paragraph. Towers shall be the minimum height necessary to provide parity with existing similar tower-supported antenna. No tower, pole, or antenna, whether freestanding or attached to a building or structure, shall exceed two-hundred feet in height from ground level unless approval is obtained via special use permit. To prevail in any special use application to exceed established maximum height limitations of this paragraph, the applicant must successfully demonstrate why the prescribed maximum height is insufficient to provide adequate service, or that a taller tower will be in the community's interest by avoiding the construction of one or more additional towers at a new location.

(f) **Illumination.** Communication towers, monopoles, or antennae shall not be lighted except to assure human safety or as required by the Federal Aviation Administration (FAA), Federal Communications Commission, or other federal agency with jurisdiction. Lighting shall be restricted to dual lighting, medium intensity white strobe lights (daylight mode), and red obstruction lights (nighttime mode), unless the FAA or state aeronautics division requires another type of lighting.

(g) **Color and Material.** Towers clustered at the same site shall be of similar height and design. Communication towers not required to be painted or marked by the Federal Aviation Administration shall have either galvanized steel finish or be painted a non-contrasting color approved by the Mayor and Council to minimize the equipment's visibility. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical or closely compatible with the color of the supporting structure to render the antenna and related equipment as visually unobtrusive as possible. During the review process, the Mayor and Council may require the camouflaging of towers where appropriate and feasible.

(h) **Signs and advertising.** No advertising is permitted on a tower or antenna. However, towers shall have mounted in a conspicuous place a sign of not more than one square foot in area, identifying the facility's owner and providing a means of contact in the event of an emergency.

(i) **Co-location.** Owners of proposed communication antennas may and are encouraged to co-locate on existing communication towers. New or additional special use approval is not required for the addition of an antenna to an existing approved tower or monopole. All towers over 100 feet in height shall have structural capacity and ground or interior space to accommodate multiple users as follows: towers up 160 feet shall accommodate at least three users, and towers taller than 160 feet shall accommodate at least five users.

(j) **Noninterference.** No communication tower or antenna shall interfere with public safety communication. Frequency coordination is required to ensure noninterference with public safety system and/or public safety entities.

Sec. 4-420. Application Requirements.

Each application for a use pursuant to this division shall include the following information, which is in addition to the information required for special use applications generally, if required:

(a) A recorded plat or boundary survey.

(b) A site plan, with topographical information.

(c) An elevation view, perspective drawing, or simulated photograph of how the proposed telecommunication tower will appear from public rights-of-way and surrounding residential streets from which the tower will be visible once constructed.

(d) Supporting engineering calculations and information which provide evidence of need and document radio frequency range, coverage area, and tower height requirements. The application must specifically address whether there is a technically suitable space available on an existing tower or other location within the search area (i.e., the grid for the placement of the antenna), and such information shall specifically include the location of all existing towers within a one-mile radius of the site proposed.

(e) The community development director may require certification as to structural integrity of any telecommunications tower, monopole or antenna array.

Sec. 4-425. Application Processing.

Decisions on applications for wireless service facilities shall be made within a reasonable period of time, which shall mean generally that such decisions shall be processed in roughly the same amount of time required for other special use applications; provided, however, that the Mayor and Council shall table an application for special use for a wireless service facility no more than once before making a decision, unless the applicant does not object to additional continuances.

Sec. 4-430. Criteria to Consider in Acting upon Applications.

In addition to the criteria for determining whether to approve or deny special uses, as specified in this development code, when an application for wireless telecommunication facilities or equipment is considered, the Mayor and Council in the case of a special use permit shall consider the following criteria without limitation:

(a) Impacts on surrounding properties with regard to aesthetics and fit with the context of its surroundings, considering the location, height, type of facility, color and materials proposed.

(b) Whether impacts on surrounding properties on aesthetics can be mitigated by alternative designs, such as making the tower resemble common features such as church steeples,

bell towers, clock towers, grain silos, gateway elements, and monuments, or by requiring greater setback from impacted properties.

(c) Whether the tower or wireless facility would pose an unreasonable risk to adjoining properties, including consideration of a fall area where ice or other debris may fall off the tower without harm.

(d) The appropriateness of the location of existing towers, monopoles, and buildings, or other structures including electric transmission towers, that might serve as alternative locations to construction of a new tower or monopole or placement on a building in a new location. It is the intent that, where possible, new antennae shall be co-located on existing towers and monopoles, placed on existing buildings, or be within a concealed support structure (e.g., camouflaged as a, church steeple, clock tower, grain silo, flagpole, etc.), prior to authorizing the installation of a new non-camouflaged pole or tower. The failure to consider or unwillingness to accept viable options as described in this paragraph may be grounds for denial of a special use application for a new tower or monopole.

(e) Whether the application demonstrates compliance with the regulations established in this division.

(f) Whether the tower would be engineered and constructed to accommodate additional communication service providers (i.e., whether the application provides for co-location as required by this division).

(g) Whether a denial of the application would have the effect of prohibiting wireless services in the jurisdiction or area or would unduly restrict competition among wireless providers.

In addition, Mayor and Council shall make a decision on the application based on substantial evidence to allow a reviewing court to understand the reasoning behind the decision and whether that reasoning is consistent with the evidence presented. To this end, for each application for wireless service facilities, Mayor and Council shall rely on findings of fact in making a decision on said application. Such findings may be part of the recommendation and report of the community development director, the application and supporting materials submitted by the applicant, testimony from interested individuals, professionals, and the applicant, and any additional findings of fact the Mayor and Council may itself determine. Generalized community concerns, unaccompanied by supporting documentation, do not constitute substantial evidence under Section 704 of the Telecommunication Act of 1996 or this division.

Sec. 4-435. Amateur Radio, Citizen's Band Radio and Other Receive-only Radio Antennae.

a) Amateur radio, Citizen's Band radio and other receive-only radio antennae may be installed on masts or towers anywhere within the buildable lot area, except in residential and mixed use zoning districts.

b) In residential and mixed-use zoning districts, masts or free-standing towers shall be located in the side or rear yard but not within the minimum side or rear yard setback for principal buildings.

c) The maximum height for masts or free-standing towers regulated by this section is 35 feet above ground level.

[Sec. 4-440 to 4-500 Reserved].

Division III. Adult Entertainment.

Sec. 4-505. Purposes.

This division has been enacted for the following purposes:

(a) Promoting the health and general welfare of the city.

(b) Preserving the quality of life in residential and business areas of the community.

(c) Providing clear and definite standards for the licensing of, and the operation of, adult entertainment establishments within the city.

(d) Promoting desirable living conditions and sustaining the stability of neighborhoods and property values.

(e) Preventing the use of adult entertainment establishments for unlawful purposes. It is not the purpose of this division to legislate or regulate with respect to matters of obscenity, or with respect to any other matters exclusively within the jurisdiction of the Georgia General Assembly.

Sec. 4-510. Authority.

Pursuant to its charter the City has all powers possible for a city to have under the present or future Constitution and laws of the state. Pursuant to O.C.G.A. § 36-35-3, the City is authorized to adopt reasonable ordinances, resolutions or regulations relating to all property within the city of Powder Springs, its affairs and local government. In particular, the City is authorized pursuant to O.C.G.A. § 36-60-3 to enact ordinances which shall have the effect of restricting the operation of adult bookstores, explicit media outlets, and adult movie houses to areas zoned for commercial or industrial purposes, which is a proper exercise of the City's police powers. However, nothing in O.C.G.A. § 36-60-3 shall be construed so as to prohibit the adoption of restrictions relating to the location of adult bookstores, explicit media outlets, adult movie houses and all other forms of adult entertainment by the City Council which are more stringent than the requirements of O.C.G.A. § 36-60-3.

Sec. 4-515. Findings.

Based on the experiences of other cities and counties, including, but not limited to, Austin, Texas, and Garden Grove, California, which experiences are found to be relevant to the potential problems faced in Powder Springs, Georgia, and based on documentary evidence submitted to the city council, the city council takes note of the well-known and self-evident conditions and potentially adverse secondary effects attendant to the commercial exploitation of human sexuality, which do not vary greatly across communities within the United States of America.

The City Council also relies on evidence concerning the potentially adverse secondary effects of adult uses on the community presented in reports which were made available to the City Council,

and on findings incorporated in the cases of *City of Renton v. Playtime Theatres, Inc.*, 475 U.S. 41 (1986); *Young v. American Mini Theatres*, 427 U.S. 50 (1976); *FW/PBS, Inc. v. City of Dallas*, 493 U.S. 215 (1990); *Barnes v. Glen Theatre, Inc.*, 501 U.S. 560 (1991); *City of Erie v. Pap's A.M.*, 529 U.S. 277 (2000); *City of Los Angeles v. Alameda Books, Inc.*, 535 U.S. 425 (2002); and *Daytona Grand, Inc. v. City of Daytona Beach, Florida*, 490 F.3d 860 (2007), including, but not limited to, the following:

(a) Adult entertainment establishments lend themselves to ancillary unlawful and unhealthy activities that are presently uncontrolled by the operators of the establishments. Further, there is no mechanism other than the regulations in this division to assign responsibility for the activities that occur on their premises to the owners of these establishments.

(b) Certain employees of adult entertainment establishments engage in a higher incidence of certain types of illicit sexual behavior than employees of other establishments.

(c) Sexual acts, including masturbation and oral and anal sex, occur at adult entertainment establishments, especially those that provide private or semiprivate booths or cubicles for viewing films, videos or live sex shows.

(d) Offering and providing such space encourages such activities, which creates unhealthy conditions and fosters illegal activities.

(e) Persons frequent certain adult entertainment establishments for the purpose of engaging in sex within the premises of such adult entertainment establishments.

(f) Some 50 communicable diseases may be spread by activities occurring in adult entertainment establishments, including, but not limited to, syphilis, gonorrhea, human immunodeficiency virus (HIV), acquired immune deficiency syndrome (AIDS), genital herpes, hepatitis B, hepatitis non-A, hepatitis non-B, amebiasis, salmonella infections and shigella infections.

(g) Sexually oriented businesses have operational characteristics that should be reasonably regulated in order to address substantial governmental concerns.

(h) A reasonable licensing procedure is an appropriate mechanism to place the burden of that reasonable regulation on the owners and operators of adult entertainment establishments. Further, such a licensing procedure will place an incentive on the operators to ensure that adult entertainment establishments are operated in a manner consistent with the health, safety, and welfare of its patrons and employees, as well as the citizens of the city. It is appropriate to require reasonable assurances that the licensee is the actual operator of the adult entertainment establishment, fully in possession and control of the premises and activities occurring therein.

(i) Requiring licensees of adult entertainment establishments to maintain information regarding current employees and certain past employees will help reduce the incidence of

certain types of criminal behaviors by facilitating the identification of potential witnesses or suspects and by preventing minors from working in such establishments.

(j) The fact that an applicant for an adult entertainment establishment license has been convicted of a sexually related crime leads to the rational assumption that the applicant may engage in that conduct in violation of this division.

(k) Under certain circumstances, particularly circumstances related to the sale and consumption of alcoholic beverages in establishments offering live nude entertainment or adult entertainment (whether such alcoholic beverages are sold on the premises or not) partial or total public nudity begets criminal behavior and tends to create undesirable secondary effects. Similarly, establishments offering cinematographic or videographic adult entertainment can have identical deleterious effects on the community.

(l) Among the acts of criminal behavior found to be associated with the commercial combination of live nudity and alcohol, live commercial nudity in general, and cinematographic or videographic adult entertainment are disorderly conduct, prostitution, public solicitation, public indecency, drug use and drug trafficking. Among the undesirable conditions identified in other communities when commercial live nudity occurs in combination with alcohol, commercial nudity in general and cinematographic or videographic adult entertainment are the depression of property values and acceleration of blight in the surrounding neighborhood. Increased allocation of law enforcement personnel to preserve law and order, and increased burdens on the judicial system as a consequence of the criminal behavior described in this subsection are also among these undesirable conditions. The City Council finds it reasonable to believe that some or all of these undesirable conditions will occur in the City as well.

(m) Other forms of adult entertainment, including, but not limited to, adult bookstores, adult novelty shops, adult video stores, peep shows, adult theaters, and massage parlors, have an adverse effect upon the quality of life in surrounding neighborhoods.

(n) The negative secondary effects of adult entertainment establishments on the City are similar whether the adult entertainment establishment features live nude dancing or sells videotapes depicting sexual activities.

(o) It is in the best interests of the health, welfare, safety and morals of the community and the preservation of its businesses, neighborhoods, places of worship, schools, child day care centers and public parks to prevent or reduce the adverse impacts of adult entertainment establishments. Therefore, the City Council finds that licensing and regulations are necessary for any adult entertainment establishment. Licensing is a legitimate and reasonable means of accountability to ensure that operators of adult entertainment establishments comply with reasonable regulations and to ensure that operators do not knowingly allow their establishments to be used as places of illegal sexual activity or solicitation. The City Council finds that the regulations in this Division promote the public welfare by furthering legitimate public and governmental interests, including, but not limited to, reducing criminal activity and protecting against or

eliminating undesirable conditions, and further finds and intends that such regulations will not infringe upon the protected Constitutional rights of freedom of speech and expression.

(p) Nothing contained in this Division shall be deemed to permit or condone any activity whatsoever which is otherwise found to be obscene, lewd or illegal under applicable laws that prohibit nudity or sexual activity. Further, the activities and uses which are regulated by this Division shall only be allowed if they are not obscene or lewd and not in violation of any other such prohibitions on nudity or sexual activity.

Sec. 4-520. Adult Entertainment Establishment Definitions.

Adult book store: Any commercial establishment having as a substantial portion of its stock in trade, books, magazines, and other periodicals that are distinguished or characterized by their emphasis on matter depicting, illustrating, describing or relating in any way to specified sexual activities or specified anatomical areas, or an establishment with more than five (5) percent of its total floor space devoted to the sale or display of such material, or an establishment with five (5) percent of its net sales derived from the sale of printed matter distinguished or characterized by an emphasis on matter which depicts, describes, or relates to specified sexual activities or specified anatomical areas.

Adult cabaret: Any establishment that features topless, bottomless or nude dancers; go-go dancers; exotic dancers; strippers; male or female impersonators; or similar entertainers.

Adult entertainer: Any person employed by an adult entertainment establishment who exposes his or her specified anatomical areas, as defined in this section. For purpose of this Division, adult entertainers shall include employees as well as independent contractors.

Adult entertainment: Those business activities distinguished or characterized by an emphasis on matter depicting, describing, involving, or relating to specified sexual activities or specified anatomical areas.

Adult entertainment establishment: Any use or building defined in this section. The term "adult entertainment establishment" shall not include legitimate, traditional or mainstream theater, which means a theater, movie theater, concert hall, museum, educational institution, or similar establishment that regularly features live or other performances or showings that are not distinguished or characterized by an emphasis on the depiction, display, or description or the featuring of specified anatomical areas or specified sexual activities in that the depiction, display or description is incidental to the primary focus of any performance. Performances and showings are regularly featured when they comprise a minimum of 80 percent of all annual performances and showings.

Adult hotel or motel: A hotel, motel or other place of temporary lodging wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, illustrating, describing or relating in any way to specified sexual activities or specified anatomical areas.

Adult mini-motion picture theater: An enclosed building or an open area used for presenting material distinguished or characterized by an emphasis on matter depicting, illustrating, describing or relating in any way to specified sexual activities or specified anatomical areas for observation by patrons therein.

Adult motion picture arcade: Any place to which the public is permitted to be invited wherein five or more paper currency-operated, coin-operated, slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images distinguished or characterized by an emphasis on matter depicting, describing, illustrating, or relating in any way specified sexual activities or specified anatomical areas to five or fewer persons per machine at any one time.

Adult motion picture theater: An enclosed building or an open area used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, illustrating or relating in any way to specified sexual activities or specified anatomical areas for observation by patrons therein.

Adult video store: Any establishment having a substantial or significant portion of its stock in trade in videotapes, movies or other reproductions, whether for sale or for rent, which are distinguished or characterized by an emphasis on matter depicting, describing, illustrating or relating in any way to specified sexual activities or specified anatomical areas, or any establishment with a floor area or section comprising five percent or more of total leased space devoted to the sale or display of such material or which derives five percent or more of net sales and/or rental income from videos which are characterized or distinguished by their emphasis on matter which depicts, describes, illustrates or relates in any way to specified sexual activities or specified anatomical areas.

Bathhouse or massage parlor: Any establishment open to the public in which services offered include some form of physical contact between employee and patron and in which services offered are characterized or distinguished by an emphasis on specified sexual activities or specified anatomical areas.

Specified anatomical areas: Less than completely and opaquely covered human genitals or pubic region, cleft of the buttocks or female breast below a point immediately above the top of the areola; or human male genitalia in a discernibly turgid state, even if completely and opaquely covered.

Specified sexual activities: Any of the following:

(a) Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral-anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship including sadomasochistic abuse, or the use of excretory functions in the context of a sexual relationship and any of the following sexually oriented acts or conduct: anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphism, zooerasty;

(b) Use of human or animal ejaculation, sodomy, oral copulation, coitus or masturbation;

(c) Fondling or other erotic touching of nude human genitals, pubic region, buttocks or female breast;

(d) Masochism, erotic or sexually oriented torture, beating or the inflicting of pain;

(e) Erotic or lewd touching, fondling or other sexual contact with an animal by a human being.

(f) Human genitals in a state of sexual stimulation or arousal.

(g) Human excretion, urination, menstruation, vaginal or anal irrigation.

Sec. 4-525. General Definitions.

Good moral character: A person who within the past five years has not been convicted of, pled guilty to, or entered a plea of, nolo contendere to any felony, any crime involving dishonesty or making a false statement, any sexual offense punishable as a misdemeanor, or any offense included in the definition of a criminal offense against a victim who is a minor as defined in O.C.G.A. § 42-1-12.

Minor: Any person who is not at least 18 years old.

Obscene: Any material or performance which, after applying contemporary community standards, is found to primarily appeal to prurient interest in sex, to be as a whole, a depiction or description of sexual conduct which is patently offensive to the average person in the community and, when taken as a whole, is found to lack serious literary, artistic, political or scientific value.

Operator: The manager or other person principally in charge of an adult entertainment establishment.

Owner: Any individual or entity holding more than a 20 percent interest in an adult entertainment establishment.

Premises: The defined, closed or partitioned establishment, whether room, shop or building, wherein adult entertainment is performed, and in addition, including the grounds supporting the building or establishment, such as but not limited to places for the parking of vehicles and areas of congregation outside any building or structure.

Public place of worship: Any church, synagogue, mosque or other place of public religious worship.

Religious institution: An incorporated or unincorporated entity organized and operated for religious purposes.

School building: Any building in which instruction in subjects commonly taught in the schools and colleges in the state is rendered. This term applies to public and private school buildings.

Sec. 4-530. License Required.

(a) It shall be unlawful for any person to engage in, operate, conduct or carry on, in or upon any premises within the corporate limits of the city, any adult entertainment establishment as defined in this division without having first complied with the provisions of this division, including the obtaining of an annual license to do so, except in the event the city clerk fails to approve or deny an application for an adult entertainment establishment license within 30 calendar days as required by this division.

(b) No annual license issued hereunder shall condone or render legal any activity thereunder deemed illegal or unlawful under the laws of Cobb County, the State of Georgia or the United States or any other ordinance, rule or regulation of the City of Powder Springs.

(c) No annual license for an adult entertainment establishment shall be issued by the city when the premises to be used also holds a license to sell distilled spirits or malt beverages and wine for consumption on the premises.

(d) There shall be an annual regulatory fee for each adult entertainment establishment licensed within the city in an amount established by resolution of the city council. The annual regulatory fee must be paid to the city clerk within ten business days following approval of a complete application for an adult entertainment establishment license or a renewal thereof by the city clerk. In no event shall any adult entertainment establishment license or renewal thereof be issued until the most recent annual regulatory fee has been paid.

(e) All licenses granted hereunder shall expire on December 31 of each year.

(f) Licensees who desire to renew their license shall file an application with the city clerk on the form provided for renewal of the license for the ensuing year. The city clerk shall renew a license for an adult entertainment establishment upon payment of the required renewal fee and confirmation that all requirements of this division have been met. Renewal applications shall be submitted to the city clerk by November 15 of each year. Any licensee submitting a renewal application after November 15 shall pay, in addition to said annual regulatory fee, a late charge of 20 percent. License renewal applications received after January 1 shall be treated as an initial application, and the applicant shall be required to comply with all rules and regulations for the granting of licenses as though no previous license had been held. License applications received after January 1 shall be subject to application fees established by resolution of City Council.

(g) All licenses granted hereunder shall be for the calendar year and the full annual regulatory fee shall be paid for a license renewal application filed prior to July 1 of the licensing year. One-half of a full annual regulatory fee shall be paid for a license renewal

application filed after July 1 of the license year. Any person renewing any license issued hereunder who pays the annual regulatory fee, or any portion thereof, after January 1 of the licensing year shall, in addition to said annual regulatory fee and late charges, pay simple interest on the delinquent balance at the annual rate then charged by the Internal Revenue Service of the United States on unpaid federal income taxes.

Sec. 4-535. License Transfer, Sale or Assignment.

No adult entertainment establishment license may be sold, transferred or assigned by a licensee, or by operation of law, to any other person. Any such sale, transfer or assignment, or attempted sale, transfer or assignment, shall be deemed to constitute a voluntary surrender of such license and such license shall thereafter be null and void; provided and excepting, however, that if the licensee is a partnership and one or more of the partners may acquire, by purchase or otherwise, the interest of the deceased partner without effecting a surrender or termination of such license, and in such case, the license, upon written notification to the City, shall be placed in the name of the surviving partner.

Sec. 4-540. Application for License.

Any person or business entity desiring to obtain a license to operate, engage in, conduct or carry on any adult entertainment establishment under this Division shall make written application to the city clerk on forms prepared and approved by the City. Prior to or along with submitting such application, a nonrefundable regulatory fee of $500.00 shall be paid to the city clerk. The city clerk shall issue a receipt showing that such fee has been paid. The applicant shall also be required to pay occupational taxes in accordance with all applicable ordinances of the city at the time the application is granted or in accordance with said ordinances; provided, however, the application for or issuance of an occupational registration or the payment of occupational taxes (as separately required from the fee established in this section) does not authorize the engaging in, operation of, conduct of or carrying on of any adult entertainment establishment.

Sec. 4-545. License Application Contents.

Each application for an adult entertainment establishment license shall contain the following information:

(a) The full true name and any other names used by the applicant, operator and owner.

(b) The present address, phone number and email address of the applicant, operator and owner.

(c) The previous addresses of the applicant, operator and owner, if any, for a period of five years immediately prior to the date of the application, and the dates of residence at each.

(d) Acceptable written proof that the applicant, operator, and owner are at least 18 years of age.

(e) The operator's height, weight, eye and hair color, and date and place of birth.

(f) Two photographs of the operator at least two inches by two inches taken within the past six (6) months.

(g) The business, occupation, or employment history of the applicant, operator and owner for the five years immediately preceding the date of application.

(h) The nature and character of the business.

(i) The business license history of the adult entertainment establishment seeking a license and whether such establishment, in previous operations in the proposed location or any other location under license or permit, has had such license or permit for an adult entertainment business or similar type business revoked or suspended, the reason therefore, and the business activity or occupation subsequent to such action of revocation or suspension.

(j) Any bank accounts listed in the name of the applicant, or maintained by the applicant, whether an individual, partnership or corporation.

(k) A certified copy of the financial statement of the applicant for the twelve-month period ending 1 week prior to the filing of the application for license.

(l) Applications made on behalf of a corporation shall set forth the name of the corporation exactly as shown in the articles of incorporation or charter, together with the place and date of incorporation and the names and addresses of each current officers and directors. The corporation applying for a license shall attach a copy of the articles of incorporation and the addresses and state of incorporation of such corporation, as well as the names and addresses of the agents and employees of such corporation for a period of two years immediately prior to the filing of such application. The corporation applying for a license shall designate one of its officers to act as the responsible managing officer. Such designated person shall complete and sign all application forms required of an individual applicant under this chapter, but only the applicable fee shall be charged.

(m) Applications made on behalf of a partnership shall set forth the name, residence address, dates of birth and percentage of ownership of each partner. Applications made on behalf of a limited liability partnership shall include a copy of the certificate of limited liability partnership filed with the clerk with jurisdiction. The provisions of the subsections pertaining to corporations, partnerships and limited liability companies shall apply when one or more of the partners is a corporation, partnership or a limited liability company. The partnership, applying for a license, regardless of form, shall designate one of the partners to act as the responsible managing partner. Such designated person shall complete and sign all application forms required of an individual applicant under this division.

(n) Applications made on behalf of a limited liability company shall set forth the name of the company exactly as shown in the articles of organization, together with the place and date of organization and the names and addresses of each of the current members and their percentage of ownership. The company applying for a license shall designate one of its members to act as the responsible managing member. The provisions of the subsections pertaining to corporations, partnerships and limited liability companies shall apply when one or more of the members of a company is a corporation, partnership or limited liability company. Such designated person shall complete and sign all application forms required of an individual applicant under this division.

(o) If the person or business entity on whose behalf an application for a license is doing business under a trade name, the applicant shall attach a copy of the registration statement, verified by affidavit, filed with the clerk with jurisdiction. Applications filed by a person or business entity conducting business under a trade name shall include a copy of the registration statement, verified by affidavit that has been filed with the clerk with jurisdiction.

(p) With respect to the applicant, operator, owner, officers, directors, partners and members, all convictions within the past five years, including a complete description of the crime or violation, date of conviction (including a plea of guilty or nolo contendere), jurisdiction and any disposition, including any fine or sentence imposed and whether the terms of disposition have been fully completed. Each person required to disclose convictions hereunder shall also provide a signed and notarized consent, on forms prescribed by the state crime information center, authorizing the release of his criminal records to the City.

(q) A complete set of fingerprints of the applicant and operator.

(r) At least 3 objective character references for the applicant, operator, owner, officers, directors, partners and members from individuals who are in no way related to the applicant, operator, owner, officers, directors, partners and members and who will not benefit financially or materially in any way by the granting of the license. The City shall prepare forms consistent with the provisions of this subsection for the applicant, who shall submit all character references on such forms.

(s) Address of the premises where the adult entertainment establishment will be operated, engaged in, conducted or carried on.

(t) A statement as to whether the premises are owned or rented and that the applicant has a right to legal possession of the premises, and copies of those documents giving such legal right. If the applicant is not the owner, The name and address of the owner and/or lessor of the real property upon which the adult entertainment establishment is to be operated, engaged in, conducted or carried on, and a copy of the lease or rental agreement.

(u) Each application for a license hereunder for which there is no existing license for operation of an adult entertainment establishment then in effect shall include a copy of a

plat by a registered engineer or registered surveyor showing the proposed location (property lines) and all real properties of the type for which distance limitations are specified by this division and which fall within said distance requirements, together with the zoning district classifications and present uses of all real property within 1,000 feet of the proposed property location. After issuance of any adult entertainment establishment license, no change in the property boundary of an adult entertainment establishment shall be made that would affect compliance with any distance requirement of this division.

(v) Each application for an adult entertainment establishment license shall be verified and acknowledged under oath of the licensee to be true and correct as follows: by the individual if the applicant is an individual; by the president of the corporation if a corporation; by the manager or general partner if a partnership; by the managing member if a company; or by the chief administrative official if any other organization or association.

Sec. 4-550. Annual Permit Renewal Process.

Permits to operate an adult entertainment establishment shall be renewed annually. All applicants for renewal licenses shall furnish all data, information and records requested by the mayor and council or the police department. There shall be an initial and annual registration charge for the original issuance and renewal of each license issued pursuant to this division. The police chief shall have the authority to renew permits. In the event of a denial of a permit, such decision may be appealed to the mayor and council within ten business days for a hearing and final action.

Sec. 4-555. Prohibition from Interest in License.

It shall be unlawful for any elected or appointed official, employee of the City, or employee of an elected official of the City who receives all or part of his salary from the City, or his or her spouse or minor child to have any whole, partial, or beneficial interest in any license issued hereunder.

Sec. 4-560. Applicant to Appear.

The applicant shall personally appear before the city clerk and produce proof that the nonrefundable license application fee, in an amount established by resolution of the city council, has been paid and shall present the application.

Sec. 4-565. Investigation and Issuance.

The City shall within 30 calendar days from the date of actual receipt of the completed application investigate the facts provided in the application and the background of the applicant. The city clerk shall stamp the date of actual receipt on each application on the first page thereof and notify the applicant of the actual receipt of the application in writing within five business days of actual receipt of such application. The city clerk shall approve or deny any application for an adult entertainment license within 30 calendar days of actual receipt of such application. Denial of an application shall be in writing and shall state the reason for such denial. The

application for an adult entertainment license shall be granted upon a finding by the city clerk that each of the following conditions is met:

(a) The required application fee has been paid;

(b) The application meets all the requirements contained in this Division;

(c) The applicant has not made a material misrepresentation in the application;

(d) Neither the applicant, operator, owner, officers, directors nor members has been convicted of, pled guilty to or entered a plea of nolo contendere, to any felony, to any crime involving dishonesty or making a false statement, any sexual offense punishable as a misdemeanor or any offense included in the definition of a criminal offense against a victim who is a minor as defined in O.C.G.A. § 42-1-12 within the past 5 years;

(e) The applicant has not had an adult entertainment establishment license or other similar license or permit denied or revoked for cause by any local government jurisdiction located in or out of the state prior to actual receipt of the application;

(f) The building, structure, equipment or location of such business, as proposed by applicant, complies with all applicable ordinances and/or laws, including, but not limited to, health, zoning, distance, fire and safety requirements and standards;

(g) The applicant is at least 18 years of age;

(h) An operator will be present on the premises at all times during which the business is open on the date the business for which a license is required herein commences, and any date thereafter;

(i) The proposed location of the adult entertainment establishment complies with the location restrictions set forth in this division;

(j) The grant of such license will not cause a violation of this development code or any ordinance or regulation of the City of Powder Springs, Cobb County, the State of Georgia or the United States.

Sec. 4-570. Grounds for Denial of Issuance.

(a) No license or renewal license for operation of an adult entertainment establishment shall be issued to any person, partnership or corporation where any individual having an interest either as owner, partner, officer, or principal shareholder, directly, beneficial or absolute, shall have been convicted within ten years immediately prior to the filing of said application of any felony or misdemeanor of any state or of the United States, or any municipal or county ordinance involving a crime of moral turpitude or relating to sexual offenses or related matters, or to alcohol or drug offenses or related matters. For the

purposes of this subsection, "conviction" shall mean pleas of guilty or of nolo contendere.

(b) No license shall be issued under this division if the application contains a material omission, false or misleading information, or if the application fails to indicate the true ownership of the proposed establishment.

(c) No license shall be issued under this division if the proposed premises do not comply with the Unified development code, fire code, or building code of the City.

(d) No permit shall be issued under this division where the person applying has had a permit to conduct a similar type of business denied or revoked within the past five years; provided that the mayor and council may waive this prohibition when two years have passed since the prior denial or revocation.

Sec. 4-575. Denial.

(a) A license may be denied to persons who have submitted an incomplete application or who have failed to satisfy any requirement of this division. The city clerk shall approve or deny the application within 30 calendar days of actual receipt of a complete application for an adult entertainment establishment license. In no event shall the city clerk's decision to approve or deny the adult entertainment establishment license application be withheld for more than 30 calendar days after actual receipt of the complete application. Applications held without a decision for a period of more than 30 calendar days shall be deemed approved, and the expressive conduct may begin immediately, notwithstanding the fact that no license has been issued. The city clerk shall issue an adult entertainment establishment license to an applicant who informs the city clerk of the fact that a complete application has been submitted in writing, but no decision has been made thereon for a period of more than 30 calendar days from actual receipt of a complete application. Notwithstanding the fact that the license provided by this section shall not be a prerequisite to the commencement of business operations, the city clerk shall issue an adult entertainment establishment license under such circumstances within three business days of actual receipt of written notice by the applicant of such circumstances.

(b) Written notice of denial of an application for an adult entertainment establishment license by the city clerk shall be delivered to the applicant in person or by certified mail within five business days of such denial.

(c) Any person aggrieved by any decision of the City, its officials, employees or agents pursuant to this Division may seek review of such decision by filing an appropriate pleading, including, but not limited to, a mandamus petition pursuant to O.C.G.A. §§ 9-6-20 through 9-6-28, in the superior court of Cobb County or any other court of competent jurisdiction.

Sec. 4-580. Regulation of Permitted Establishment.

(a) **Minors prohibited.** No licensee of an adult entertainment establishment shall allow any person who is a minor to frequent the establishment or to be on the premises for any reason; and no person shall sell, barter, exchange, trade, give, or offer to sell, barter, exchange, trade, or give to any minor any entertainment, service, material, device, or thing offered, for sale or otherwise, at an adult entertainment establishment.

(b) **Certain persons not to be employed.** No licensee shall employ or hire as an independent contractor in any adult entertainment establishment any person in any capacity whatsoever, including, but not limited to, performers, entertainers, or musicians, who have, within five years of the date of their employment, been convicted of any felony or misdemeanor of any state or of the United States or of a violation of any municipal or county ordinance which conviction relates to sexual offenses or related matters or to alcohol or drug offenses or related matters.

Sec. 4-585. Location Restrictions.

No adult entertainment establishment, business or use, as defined by this division shall be permitted in the following locations:

(a) Within any zoning district other than an LI, Light Industrial District or an HI, Heavy Industrial District as established in article 2 of this development code and shown on the official zoning map;

(b) Within 1,000 feet of any parcel of land that falls within any of the following zoning districts established in article 2 of this development code and the official zoning map of the City: R-15, R-20, R-30, MDR, UR and MXU;

(c) Within 1,000 feet of any parcel of land upon which a place of worship, school building, college campus, religious institution, governmental building simultaneously owned and occupied by a government, library, civic center, hospital, public park, neighborhood playground or child day care center is located;

(d) Within 1,000 feet of any parcel of land upon which an adult entertainment establishment regulated or defined in this division is located.

For purposes of this section, distance shall be measured from property line to property line along the shortest possible straight-line distance, regardless of any customary or common route or path of travel, i.e. “as the crow flies.” The term “parcel of land” means any quantity of land capable of being described by location and boundary.

Sec. 4-590. Change of Name, Premises or Location.

(a) No licensee shall advertise, operate, conduct, manage, engage in or carry on an adult entertainment establishment under any name other than his or her name and the name of the business as specified on the license.

(b) Any application for an extension or expansion of a building or other place of business where an adult entertainment establishment is located shall require inspection and shall comply with the provisions and regulations of this division.

(c) No adult entertainment establishment shall move from the location specified on its permit unless application is made for a new license in accordance with the requirements of this division for the new location.

Sec. 4-600. On-premises Operator Required.

An adult entertainment establishment shall have a designated person to serve as an on-premises operator. The operator shall be principally in charge of the establishment and shall be located on the premises during all operating hours. The licensee shall at all times maintain a written record of the name, address and phone number of all operators with the city clerk.

Sec. 4-605. Adult Entertainment Establishment Employees.

(a) Employees of an adult entertainment establishment shall be not less than 18 years of age.

(b) An adult entertainment establishment licensee shall maintain and retain the names, addresses and ages of all employees for a period of two years.

(c) No employee shall have been convicted of any offense described in this division within the five years immediately preceding the proposed employment at or by an adult entertainment establishment. Any employee convicted of any such crimes while employed shall not thereafter work on any premises requiring licenses under this Division for a period of five years from the date of such conviction, unless a longer time is ordered by a court of competent jurisdiction. The term “employment at or by an adult entertainment establishment” shall include all work done or services performed while in the scope of employment, regardless of the location at which the work is done or the services are performed. The term “convicted” shall include an adjudication of guilt, a plea of guilty or nolo contendere or the forfeiture of a bond when charged with a crime in a court of competent jurisdiction.

(d) For the purposes of this section, independent contractors shall be considered as employees, regardless of the business relationship with any adult entertainment establishment licensee.

Sec. 4-610. Regulated Activities.

(a) **Hours of operation.** An adult entertainment establishment shall be closed between 2:00 a.m. and 10:00 a.m.

(b) **Display of license.** An adult entertainment establishment licensee shall conspicuously display the license required by this division.

(c) **Performance area.** All dancing by adult entertainers within an adult entertainment establishment shall occur on a platform intended for that purpose that is raised a minimum of two feet above the level of the floor adjacent to such platform.

(d) **Lighting.** All areas of an adult entertainment establishment licensed hereunder shall be fully lighted at all times patrons are present. The term "fully lighted" shall mean a minimum illumination of three and one half foot-candles per square foot throughout the premises.

(e) **Covering of windows and doors.** All adult entertainment establishments licensed hereunder shall be carried on inside a closed building with all windows and doors covered so that the activities conducted inside cannot be viewed from the immediate areas surrounding the outside of the building.

Sec. 4-615. Conduct or Activities Prohibited.

(a) **Advertising without a license.** No person shall advertise or cause to be advertised an adult entertainment establishment as defined in this division without a valid adult entertainment license issued pursuant to this division.

(b) **Employment of minors.** No adult entertainment establishment licensee shall employ or contract with as an adult entertainer any person under 18 years of age or any person who fails to meet the requirements of this division.

(c) **Admission of minors.** No person under 18 years old shall be admitted to an adult entertainment establishment.

(d) **Sales to minors.** It shall be unlawful for any person to sell, barter or give to or to offer to sell, barter or give to any minor any service, material, device or thing sold or offered for sale by an adult entertainment establishment as defined in this division.

(e) **Illegal activity.** No person, firm, corporation, partnership, association or other entity, whether licensed or unlicensed, shall conduct or suffer to be conducted any illegal activity in or upon the premises of an adult entertainment establishment.

(f) **Solicitation of money or gratuity.** No adult entertainment licensee shall allow an employee or other person to appear nude or semi-nude where there is an individual payment, offer or solicitation of money occurring between a patron and employee. No

patron shall directly pay or give any gratuity to any adult entertainer. No adult entertainer shall solicit any pay or gratuity from any patron.

(g) **Artificial devices and inanimate objects.** No adult entertainment licensee shall permit any employee or patron to use artificial devices or inanimate objects to depict any of the prohibited activities described in this article, nor allow an employee or any person on the premises to insert any object into her vagina or his or her anal orifice, except for personal hygiene or out of necessity.

(h) **Simulating bestiality.** No adult entertainment licensee shall suffer or permit an employee or any person to engage in or simulate bestiality.

(i) **Simulating sexual activity.** No employee or person, while on the premises of an adult entertainment establishment, shall dance or perform nude or semi-nude in such a manner as to simulate sexual activity with any patron, spectator, employee or other person, or be permitted to do so by the licensee or its employees. In addition, no adult entertainment licensee shall allow an employee or any person on the premises to engage in actual or simulated genital masturbation or, in the case of females, fondling of the breasts.

(j) **Contact between patrons and employees.** No dancing or other performance by an adult entertainer at an adult entertainment establishment shall occur within six feet of any patron. No patron shall be permitted to touch, caress or fondle any specified anatomical area of or any part of the body or clothing of any adult entertainer, and no employee of an adult entertainment establishment shall be permitted to touch, caress or fondle any specified anatomical area of or any part of the body or clothing of any patron. No person, while on the premises of an adult entertainment establishment, shall, while nude or semi-nude, sit upon or straddle the leg, legs, lap or body of any patron, spectator, employee or other person therein, or engage in or simulate sexual activity while touching or being touched by a patron, spectator or other person.

(k) **Private dancing.** No licensee shall suffer or permit the use of any areas on the premises of an adult entertainment establishment for sexual contact or private dancing performance or entertainment.

(l) **Illegal drugs and gambling.** No drugs or illegal or controlled substances of any kind shall be allowed, permitted, used, possessed or sold upon the premises; and no gambling shall be allowed or permitted therein.

(m) **Alcoholic beverages.** No adult entertainment establishment licensee shall serve, sell, distribute or allow the consumption or possession of any alcoholic beverage, malt beverage, wine, distilled spirits, any mind-altering drug or controlled substance or any combination thereof on the premises of any adult entertainment establishment.

(n) **Engaging in specified sexual activities.** No adult entertainer, other employee, patron or other person at an adult entertainment establishment shall be allowed to engage in any

specified sexual activity, as defined in this Division, on the premises of any adult entertainment establishment.

(o) **Public indecency**. No adult entertainer, other employee, patron or other person at an adult entertainment establishment shall, while on the premises of an adult entertainment establishment, commit the offense of public indecency as defined by O.C.G.A. § 16-6-8.

Sec. 4-620. Special Provisions for Adult Cabarets.

The following provisions shall apply to adult cabarets in addition to all other provisions of this division:

(a) Licensees shall maintain and retain for a minimum period of two years the names, addresses, and ages of all persons employed as dancers or entertainers.

(b) All dancing and entertainment shall occur on a platform intended for that purpose which is raised at least two feet from the next highest level of the remainder of the floor.

(c) No dancing or entertainment shall occur closer than six feet from any patron.

(d) No employee shall fondle or caress any patron, and no patron shall fondle or caress any employee.

Sec. 4-625. Design of Premises.

All adult entertainment establishments shall comply with the following premises requirements:

(a) No adult entertainment establishment shall be conducted, operated or licensed in such a manner that activity occurring within the building is visible from outside the premises.

(b) No private rooms, cubicles, booths, screens, partitions or other obstructions shall be permitted within the interior of any such establishment that would prevent a clear view throughout the premises, except views to restrooms or the offices of employees of the establishment, kitchens or other areas not accessible to patrons.

(c) No premises shall have any interior connections or doors with any other place of business or with any place where gambling or other illegal activity is conducted, or where persons congregate for the consumption, sale, possession, barter, manufacture, exchange, purchase, dispensation, delivery or dealing in alcoholic beverages or illegal or controlled substances such as narcotics or marijuana.

(d) All premises shall be fully lighted, both inside and outside, except during hours when the establishment is closed. Interior lighting shall achieve a minimum of three and one half foot-candles per square foot throughout the premises.

Sec. 4-630. Conditions of Establishment.

(a) Licensed adult entertainment establishment premises shall be maintained in a clean and sanitary condition and shall be cleaned at least once daily and more frequently when necessary. This activity shall be supervised by the operator. Adequate facilities, equipment and supplies shall be provided on the licensed premises to meet this requirement and adequate ventilation and illumination shall be provided to permit thorough, complete cleaning of the entire licensed premises. Trash and garbage shall not be permitted to accumulate or to become a nuisance on or in the immediate vicinity of the licensed premises, but shall be disposed of daily or as often as collections permit.

(b) The Powder Springs police department and/or code enforcement officer shall have the authority to periodically inspect adult entertainment establishments to determine compliance with and enforce all provisions of this division and other applicable ordinances, regulations and laws.

Sec. 4-635. Unlawful Operation Declared Nuisance.

Any adult entertainment establishment operated, conducted or maintained contrary to the provisions of this division shall be, and such establishments are hereby declared to be, unlawful and a public nuisance. The City may, in addition to or in lieu of prosecuting a criminal action hereunder, commence any action, proceeding for abatement, removal or enjoinment thereof in a manner provided by law. The City may also take such other steps, and shall apply to such court as may have jurisdiction to grant such relief, as will abate or remove such adult entertainment establishment and restrain and enjoin any person from operating, engaging in, conducting or carrying on an adult entertainment establishment contrary to the provisions of this division.

Sec. 4-640. Employee Permits.

(a) **Employee permit required.** Any individual employed or hired as an independent contractor in any establishment offering adult entertainment shall first obtain a permit from the Powder Springs police chief.

(b) **Application for employee permits.** Application for a permit as required herein shall be addressed to the Powder Springs police chief. The applicant shall furnish the following information: name and address of the applicant; name and address of any person having previously employed or utilized the applicant as an independent contractor for a period of six months or longer during the preceding five years; and a record of any convictions for violations of federal or state laws or municipal or county ordinances. Each applicant shall pay an amount specified by the council for certification of eligibility. Such payment is to accompany the application for a permit.

(c) **Fingerprinting Required.** Employees and independent contractors must be fingerprinted by the Powder Springs police department.

(d) **Minimum Age of Employees.** No licensee hereunder shall employ or hire as an independent contractor any person unless such person is 21 years of age or older.

Sec. 4-645. Grounds for Denial of Employee or Independent Contractor Permit.

(a) No person shall be issued any employee or independent contractor permit who has, within 5 years of the date of proposed employment or contract agreement, been convicted of any felony, misdemeanor or ordinance violation involving sex-related, alcohol-related, or drug-related offenses.

(b) The Powder Springs police chief shall have the authority to revoke an employee or independent contractor permit for violation of the provisions of this division, or for any occurrence that would have barred issuance of the original permit.

(c) The permit holder shall have the right to appeal the revocation to the mayor and council within ten calendar days after written notice of revocation by the Powder Springs police chief or his designee.

(d) Independent contractors working or acting as performers, entertainers, musicians, dancers, waiters, waitresses, masseurs or masseuses shall be considered employees for the purposes of this division; and all requirements hereof applicable to employees shall apply to such independent contractors.

Sec. 4-650. Existing Establishments.

All adult entertainment establishments lawfully existing on the effective date of this division shall obtain a license and comply with the terms of this division within 60 calendar days of the effective date of this division.

Sec. 4-655. Suspension or Revocation of License.

Any of the following actions shall be grounds for suspension or revocation of a license issued pursuant to this division:

(a) Making of any statement on an application for a license issued hereunder which is material and is later found to be false;

(b) Violation of any of the regulations or prohibitions of this division; or

(c) Conviction or a plea of guilty or nolo contendere of the applicant, operator or owner of any of the crimes which would make a licensee of an adult entertainment establishment ineligible to hold a license under the requirements of this division.

(d) Any license issued hereunder shall be subject to suspension or revocation for violation of any of the prohibitions contained in this division or any ordinance related to operation of the business or for any occurrence that would have barred issuance of the original permit.

Sec. 4-660. Procedure for Suspension or Revocation.

(a) Upon a finding by the police department that reasonable grounds exist to suspend or revoke a license issued hereunder, the city clerk shall schedule a hearing before mayor and council for the purpose of considering such suspension or revocation.

(b) Notification to the licensee shall specify the time and date of the hearing, the proposed action and the grounds therefore and shall be served upon the licensee a minimum of 21 calendar days prior to the hearing.

(c) The licensee shall be entitled to present evidence and cross-examine any witnesses at the hearing, with or without legal counsel.

(d) After hearing the evidence presented by police department and the licensee, mayor and council may suspend or revoke the license upon a finding of the grounds for suspension or revocation as set forth above. The mayor and council shall render a decision within ten calendar days of the hearing and shall notify the licensee in writing within five business days of the decision.

(e) Appeals from the decision of the city council pursuant to this section hall be as provided by law.

Sec. 4-665. Automatic License Forfeiture for Non-use.

Any adult entertainment establishment license holder who shall for a period of three consecutive months following issuance of the license cease to operate the business and sale of the products authorized shall, after the said three-month period, automatically forfeit the license without the necessity of any further action by the City of Powder Springs.

[Secs. 4-670 – 4-700 Reserved].

ARTICLE 5
SITE AND ARCHITECTURAL DESIGN REVIEW

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Division I. General Provisions.

Sec. 5-1. Findings.

The Powder Springs Mayor and City Council find that its citizens have widely shared human values related to the visual environment. The desire to protect certain features of the visual environment reflects a widespread pattern of community preference. That finding is supported by community visioning and character area delineation completed as a part of the city's comprehensive planning process. Regulations for design review and aesthetics are therefore based on the visual sensibilities of the average person in the community. The Mayor and City

Council find further that visual harm to a widespread pattern of community preference can occur without the imposition of the site design and architectural review provisions adopted in this article. The requirements contained in this article are related to legitimate public purposes, and they are the minimum necessary to prevent substantial harm to existing features of the visual environment of the city.

Without guidance, future developments will likely be self-contained, compartmentalized, and without coherence and relationship with other developments. Without guidance, developers are unlikely to interrelate streets, buildings, human uses, and natural systems in a manner that results in a coordinated, pleasing, and sustainable-built environment across property lines. Left to its own workings, the real estate development industry is unlikely to produce development that is coordinated with adjacent buildings and uses.

Sec. 5-2. Purposes.

Establishing the appropriate character of the city requires attention to the aesthetics of development, buildings, and sites. It is in the public interest to direct and control the visual appearance of buildings, structures, landscapes, and development in the city, to prevent patently offensive harm to the existing visual character of the city, and to safeguard the happiness, comfort, and general well-being of citizens. Careful attention to the architectural design of buildings and the layout of land development sites is in the best interests of the city, its citizens, and business owners. Attractive and integrated architectural and site design features tend to improve an area's image, raise overall property values, attract new businesses and residents, and improve the quality of life.

Design guidelines provide criteria to evaluate the appropriateness of proposed changes to individual buildings, properties, and land use activities The design guidelines provided in this article are intended to provide clear guidance to property owners and their engineers, landscape architects, site designers, and architects on best practices for site design, land development, and architecture of buildings. Criteria in this article allow for a wide range of architectural and site design solutions but also articulate strong preferences for certain designs. These guidelines are not intended to force a level of sameness; instead, a richness of character and expression is desired.

This article is intended to establish a predictable and clear process for review and approval of the site design of land developments and architectural features of buildings.

Sec. 5-3. Design-Related Definitions.

Appearance: The outward aspect of a building or site development that is visible to the public.

Architectural appearance, exterior: The architectural character and general composition of the exterior of a building or structure, including but not limited to the kind, color, and texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs attached to the building or structure, and any appurtenant elements.

Architectural features: Ornamental or decorative features attached to or protruding from an exterior wall or roof, including cornices, eaves, belt courses, sills, lintels, bay windows, chimneys, and decorative ornaments.

Architectural recesses: Portions of a building wall at street level which are set back from the street line so as to create articulation of the building wall and/or to provide space for windows or doors.

Attractive: Having qualities that arouse satisfaction and pleasure in numerous, but not necessarily all, observers.

Awning, internally illuminated: A fixed awning covered with a translucent membrane that is, in whole or part, illuminated by light passing through the membrane from within the structure.

Bollard: A luminaires having the appearance of a short, thick post, used for walkway and grounds lighting. The optical components are usually top mounted.

Brightness: The subjective sensation to measured luminances. Brightness is affected by the environment in which the luminaire resides and is also a function of average luminance, luminous intensity, mounting height, beam angle, and background luminance. As the background luminance of a scene gets higher, the apparent brightness of a luminaire becomes lower. Brightness is difficult if not impossible to measure. However, higher luminous intensities generally mean higher brightness.

Build-to line: An alignment establishing a certain distance from the curb or right-of-way line to a line along which a building or buildings shall be built.

Character: Special physical characteristics of an area, building, structure, or site that set it apart from its surroundings and contribute to its individuality.

Cohesiveness: Unity of composition among elements of a building or among buildings and/or structures, and their landscape development.

Compatibility: With regard to development, the characteristics of different land uses or activities that permit them to be located near each other in harmony and without conflict; with regard to buildings, harmony in appearance of architectural features in the same vicinity.

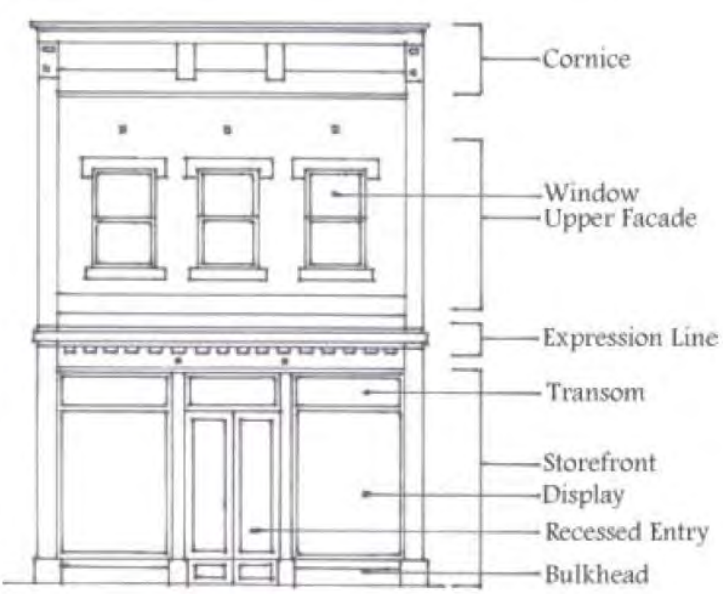
Continuity: The flow of elements or characteristics in a non-interrupted manner.

Cornice: Any horizontal member, structural or non-structural, of any building, projecting outward from the exterior walls at the roof line.

Design guideline: A standard of appropriate activity that will establish, preserve, or enhance the architectural character and site design and function of a building, structure, or land development.

Dormer: A window projecting from a roof.

Eave: The projecting lower edges of a roof overhanging the wall of a building.



Commercial Building Façade Details

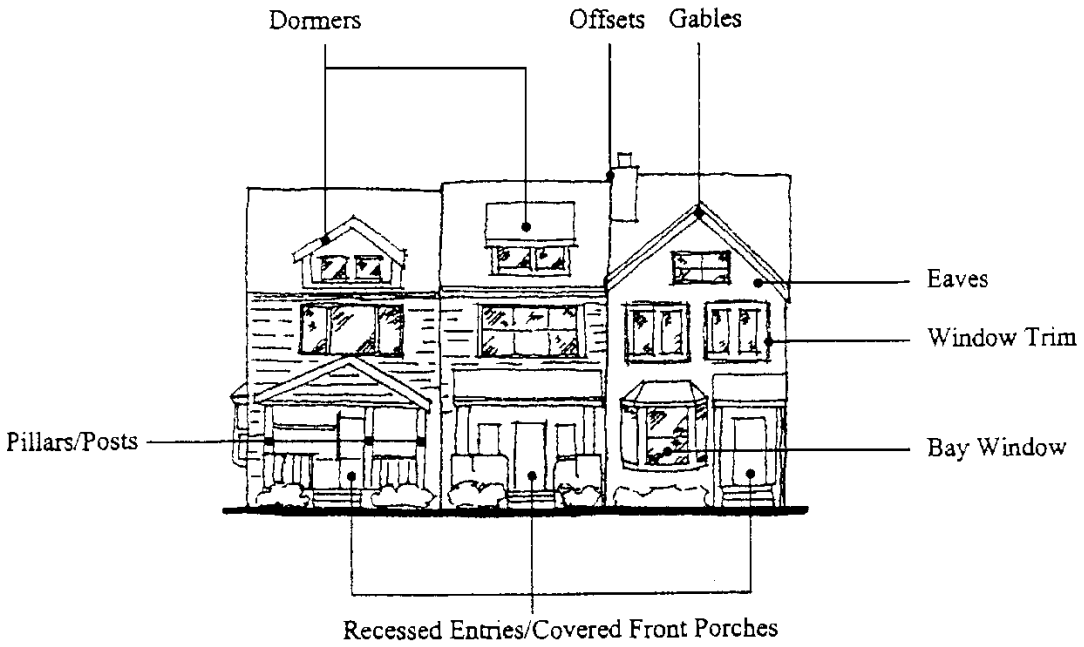
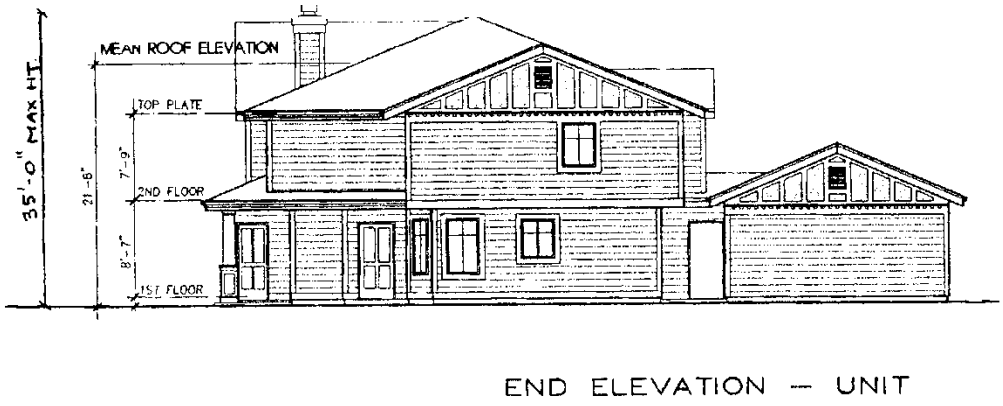


Illustration of Selected Architectural Details

Source: Oregon Transportation and Growth Management Program. Commercial and Mixed Use Development Code Handbook

Elevation drawing: An architectural drawing of a building or building façade, intended to illustrate its design, characteristics, and major features.

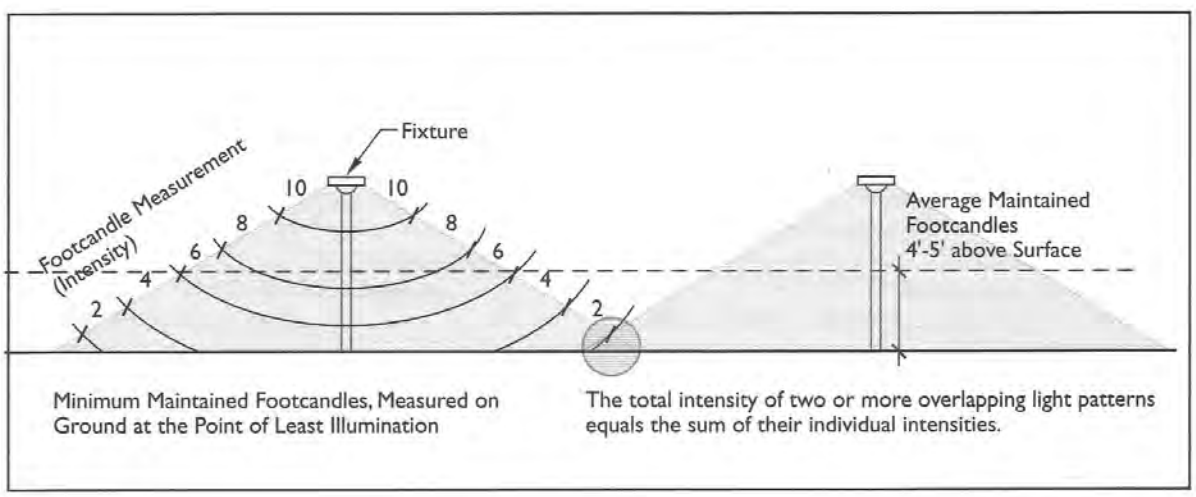


Example Elevation Drawing

Façade: The face (exterior elevation) of a building, especially the face parallel to or most nearly parallel to a public street.

Fenestration: The organization of windows on a building wall.

Footcandle: A unit of illuminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot. One footcandle (FC) is the equivalent of 10.76 Lux (1 Lux = 0.0929 FC).



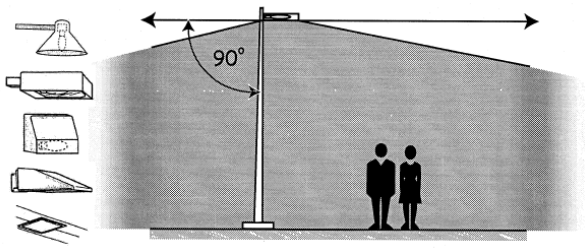
Footcandle Measurement
Source: John Wiley & Sons. 2006. *Planning and Urban Design Standards*, p. 496.

Gable: The triangular upper portion of an end wall, underneath a peaked roof.

Glare: The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted and which causes annoyance, discomfort, or loss in visual performance and visibility.

Harmony: A quality that represents an attractive arrangement and agreement of parts of a composition, as in architectural elements.

Luminaire, full cutoff: A luminaire that provides a light distribution where zero candela intensity occurs at an angle of 90 degrees above nadir, and at all greater angles from nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.



Full Cutoff Luminaire

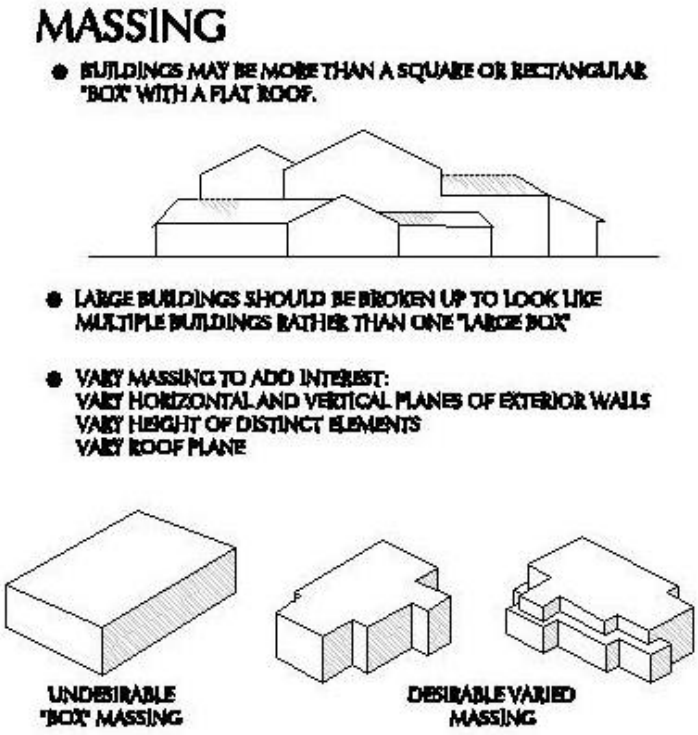
Source: A Guide to Fairfax County's Lighting Standards. Department of Planning and Zoning, Zoning Administration Division, September 2003.

Massing: The overall visual impact of a structure's volume; a combination of height and width and the relationship of the heights and widths of the building's components.

Modularity: Design composition comprised of a rhythmic organization of parts.

Modulation: A measured setback or offset.

Parapet: That portion of a wall which extends above the roof line.



Massing

Pedestrian-scale development: Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than auto access and parking areas. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows or display cases along building facades which face the street.

Pedestrian-scale lighting: Light standards or placements no greater than 15 feet in height, located along walkways.

Plaza: An open area adjacent to a building that functions as a gathering place and may incorporate a variety of non-permanent activities.

Porch: A projection from a building wall which is covered but enclosed on no more than one side by a vertical wall.

Portico: An exterior appendage to a building, normally at the entry, usually roofed.

Proportion: Balanced relationship of parts of a building, signs and other structures, and landscape to each other and to the whole.

Retail display window: A window or opening in the exterior wall of any portion of a building used for business purposes, through which merchandise, services, or businesses are displayed or advertised and visible from the ground or sidewalk level.

Roof: The cover of a building, including the eaves and similar projections.

Roof, flat: A roof having no pitch or a pitch of not more than 2:12.

Roof, pitched: A shed, gabled, or hipped roof having a slope or pitch of at least one foot rise for each four feet of horizontal distance.

Safety lighting: Exterior lighting that involves ensuring proper levels of illumination to provide safe working conditions, safe passage, and the identification of outdoor hazards.

Scale: Proportional relationships of the size of parts to one another and to humans.

Shop front: A business or retail use where the façade is aligned directly on the frontage line with the entrance at grade; typical of sidewalk retail. Shop fronts often have awnings.

Spill light. Light emitted by an outdoor light fixture that falls outside the boundaries of the property on which the installation is sited.

Street furniture: Those features associated with a street that are intended to enhance the street's physical character and use by pedestrians, such as benches, trash receptacles, planting containers, pedestrian lighting, kiosks, etc.

Street hardware: Objects other than buildings or street furniture that are part of the streetscape. Examples are: non-pedestrian street light fixtures, utility poles, traffic lights and their fixtures, fire hydrants, etc.

S*treetscape:* The appearance and organization along a street of buildings, paving, plantings, street hardware, street furniture, and miscellaneous structures.

Undergrounding: The placement of utility lines below ground, with the removal of above-ground poles, wires and structures as applicable.

Streetscape

Sec. 5-4. General Requirements.

(a) The review and approval by the city of the architectural and site design features of buildings and land development shall be required for any land development and any principal or accessory building, unless exempted from the requirement to comply with this article.

(b) The community development director shall not issue a development permit if required by this unified development code until and unless an application for site design review, if required, has been submitted and approved in accordance with this article.

(c) No, grading, or alteration or improvement of land shall take place prior to approval of site design in accordance with the requirements of this article.

(d) No construction of building(s) shall commence prior to the approval of the architectural design of said building(s) in accordance with the requirements of this article, if required.

Sec. 5-5. Exemptions.

The following are exempt from the provisions of this article:

(a) Any development site or building that has already accomplished site and architectural design review or its equivalent via a prior application such as rezoning or special use, as determined by the community development director.

(b) Re-occupancy of a building for which design review has already been accomplished.

(c) Buildings and structures accessory to a detached, single-family dwelling on an individual lot, however, all accessory buildings and structures will be reviewed administratively for consistency with the surrounding area. Accessory structures 144 square feet or greater

shall conform in appearance, materials and design to the principal structure as approved by the community development director.

(d) Alterations and repairs to the interior of existing buildings.

[Secs. 5-6 to 5-10 Reserved.]

Division II. Site and Architectural Design Review.

Sec. 5-11. Design Review Required.

For all developments and buildings subject to compliance with this article, an application or applications shall be made by the property owner or agent for the property owner to the community development department for site and architectural design review approval, as required by and in accordance with this article.

Sec. 5-12. Division of Design Review.

An application for site and architectural design review may submitted as a single application or it may be divided into two applications and approval processes, one for the development site, and one for the building or buildings. The division of design review applications and approval processes into two distinct (i.e., site and building architecture) components is appropriate when a property owner or land developer desires to proceed with land development approval but elects at that time to defer application for the architectural review and approval of the building or buildings until a subsequent stage of the permitting process.

Sec. 5-13. Application Requirements for Site Design Review.

(a) When a preliminary plat or a development permit is required, the application requirements for site design review shall at minimum be those plans and information required for applications for a preliminary plat as specified in article 15 of this development code or a development permit as specified in article 8, division V of this development code. In addition, an application for site design review shall include all information necessary to demonstrate compliance with the site design requirements of this article.

(b) The community development director or designee may refuse to act on an incomplete application or an application for site design review that fails to contain submission materials with respect to design that it finds necessary to make a decision on said application.

(c) The community development director may waive submission requirements where in his or her opinion such information is not necessary to ensure compliance with this article.

Sec. 5-14. Process of Site Design Approval.

(a) The process of site design approval is administrative. It shall be the responsibility of the community development department to review development permit applications for compliance with the site design requirements of this article. The community development director or designee is authorized to review, approve, conditionally approve, or deny applications for site design approval, in accordance with this article.

(b) When an application for a preliminary plat or development permit is made, the applicant shall be required to comply with the site design requirements of this article, as well as all other applicable development regulations of this unified development code. Plans and information submitted as a part of an application for a preliminary plat or a development permit shall constitute an application for site design approval as required by this article, if said application includes all the information required or necessary to ensure compliance with the provisions of this article for site design.

(c) When site design review is applied for and accomplished in conjunction with a preliminary plat or a development permit application, a decision on site design review shall be made in accordance with procedural requirements for considering preliminary plats or development permits, as the case may be.

(d) If a preliminary plat or development permit is not required by this unified development code for a particular subdivision, development or building, then compliance of said development or building with the requirements of this article relative to site design, as applicable, shall be reviewed by the community development director or designee in conjunction with a building permit application or prior to issuance of a building permit for a building on the property.

(e) When site design review is applied for and accomplished in conjunction with an architectural design application, a decision on site design review shall be made in accordance with the procedures applicable for architectural design review as specified in this article.

Sec. 5-15. Architectural Design Approval.

(a) The community development director or designee is authorized to review, approve, conditionally approve, or deny applications for architectural design review, in accordance with this article, except as specifically provided in this section.

(b) Architectural design approval by the Mayor and City Council, after review and recommendation by the Planning and Zoning Commission, shall be required for the following:

1. For any building(s) proposed pursuant to a rezoning to the MXU zoning district.

2. Residential buildings within any development project exceeding 5 units per acre in the MDR, Medium Density Residential, zoning district.

3. Any building or development within the Central Business District (CBD) zoning district.

(c) Where the record of application approval clearly indicates, demonstration of compliance with the architectural review requirements of this article at the time of rezoning or special use application approval shall be construed as satisfying the architectural design review requirements of this article.

(d) No later than when an application for a building permit is made, the applicant seeking design approval shall be required to comply with the architectural design requirements of this article, as applicable. It shall be the responsibility of the community development department to review building permit applications for compliance with the architectural design requirements of this article and the development code.

(e) The community development director shall not authorize the issuance of a building permit or certificate of occupancy as required by this unified development code and/or the building code applicable in the city until and unless an application for architectural design review of the building or buildings proposed, if required, has been submitted and approved in accordance with this article.

Sec. 5-16. Application Requirements for Architectural Design Review.

Applications for design review shall include the following, and no design review application shall be processed by the community development director unless it is found to be complete with regard to the requirements of this section:

(a) Application fee;

(b) Application form furnished by the community development director, including signature of property owner or authorized agent;

(c) Legal description of the property and survey plat of the property;

(d) Letter of intent describing the proposed building(s) on the property, which may include a description of any special conditions voluntarily made a part of the request;

(e) Site plan of the property at an appropriate engineering scale showing the proposed use and relevant information regarding proposed improvements;

(f) Exterior elevation drawings drawn to scale and signed by an architect, engineer or other appropriate professional and submitted in sufficient number of copies as required by the community development director. Said exterior elevation drawings shall clearly show in sufficient detail the exterior appearance and architectural design of proposed buildings and structures or change(s) thereto;

(g) Material and colors samples. The community development director may accept written descriptions, product summary sheets, photographs, or other information in lieu of actual color and material samples.

(h) Other information as may be essential to demonstrate compliance with this article. An applicant for architectural design review may be also be required to submit information in the form of photographs or sketches of adjoining uses and indicate how the architectural design of the proposed project or improvement is compatible with the surrounding context.

Sec. 5-17. Criteria for Decisions on Architectural Design Applications.

In acting upon applications for architectural design approval, the community development director (or as the case may be, Mayor and City Council after review and recommendation by the Planning and Zoning Commission) shall consider whether the proposal meets the following criteria:

(a) Whether the proposal complies with the requirements of this article and other applicable provisions of this unified development code.

(b) Whether the proposal is consistent with the design guidelines of this article and any adopted design guidelines for the type of development and/or the proposed use.

(c) Whether the design, scale, arrangement, materials, and colors of the proposed building(s) or structure(s) is compatible with buildings and structures in the immediate surrounding area or the same zoning district.

Sec. 5-18. Decision with Regard to Architectural Design Applications.

(a) The community development director shall render a decision on the architectural design application as expediently as possible but within no more than 30 calendar days from the date a complete application is received.

(b) If the Mayor and City Council has jurisdiction over architectural design review, a decision shall be made on the application within no more than 60 calendar days from the date a complete application was scheduled for consideration by the Mayor and City Council; provided, however, that this time frame for decision may be extended with the consent of the applicant. For any application involving review and approval of architectural design by the Mayor and City Council, the meeting or meetings at which the application will be considered must be attended by the applicant or representative thereof

with authority to make binding commitments to the city with respect to any stipulations that may be offered in connection with such application. Failure of the applicant or representative thereof to attend any work session, meeting, or hearing during which the architectural design application is considered shall result in the application being tabled one time. Failure to attend a rescheduled work session, meeting, or hearing shall be cause for denial of the application.

(c) If the community development director (or approval authority) finds that the proposal meets the criteria for architectural design as specified in this division, the director shall approve the application.

(d) If the director (or approval authority) finds that the proposal is mostly acceptable but requires modifications, the director may approve the application with conditions or the director may request changes and require modifications to the proposed design for consideration as a modified application at a future date.

(e) If the director (or approval authority) finds that the proposal fails to meet the criteria for architectural design specified by this article, or does not comply with this unified development code, the application shall be denied. Among other grounds for considering a design inappropriate are the following defects: character foreign to the area, arresting and spectacular effects, violent contrasts of material or color, intense or lurid colors, a multiplicity or incongruity of details resulting in a restless and disturbing appearance, and the absence of unity and coherence in composition not in consonance with the density and character of the present structure or surrounding area.

Sec. 5-19. Notice of Decision.

The community development director shall notify the applicant in writing of the action taken on design review applications promptly after the date action was taken on said application. If the application was denied, the reasons for the denial shall be stated in the written notice of decision.

Sec. 5-20. Reapplication and Appeal.

(a) An applicant for architectural design approval may revise plans and reapply for architectural design approval.

(b) Denial of a design review application by the community development director may be appealed as an administrative decision, in accordance with the requirements of article 14 of this development code; provided, however, that public notice of such an appeal shall not be required, and the appeal of a design plan decision by the community development director shall be placed on the next regular meeting of the Mayor and City Council for consideration. The Mayor and City Council for good cause may affirm, reverse, overturn or otherwise modify a decision of the community development director with respect to an architectural design application, upon the proper filing of an appeal.

(c) Decisions of the Mayor and City Council with regard to an architectural design application, whether with original jurisdiction or on appeal, shall be final, subject to any further legal remedy by a court with jurisdiction.

Sec. 5-21. Compliance with Approved Applications.

(a) Approval of site and architectural design applications is conditioned on compliance with the approved application(s).

(b) After the development and building are constructed and completed, but before issuance of a certificate of occupancy, the community development director or designee shall inspect the site and building for compliance with the approved design plans for the site or building.

(c) The community development director shall direct the building inspector not to issue a certificate of occupancy if the site or building is not in compliance with approved design plans.

[Secs. 5-22 –5-30 Reserved].

Division III. Site Design Requirements and Guidelines.

Sec. 5-31. Applicability.

Unless the context clearly indicates otherwise as specifically provided in this article, the development requirements and guidelines of this division are intended to apply to all land uses except for detached, single-family dwellings.

Sec. 5-32. Interpretation.

(a) Those provisions in this division and the following division which use the term “shall” are regulations and must be followed.

(b) When the terms “should” and “are encouraged” are used in this division and the following division, the language shall be considered a guideline, and flexibility toward compliance may be exercised if it is determined by the community development director that the spirit and intent of the guideline is being followed or an alternative to the guideline is acceptable.

Sec. 5-33. Existing Site Features.

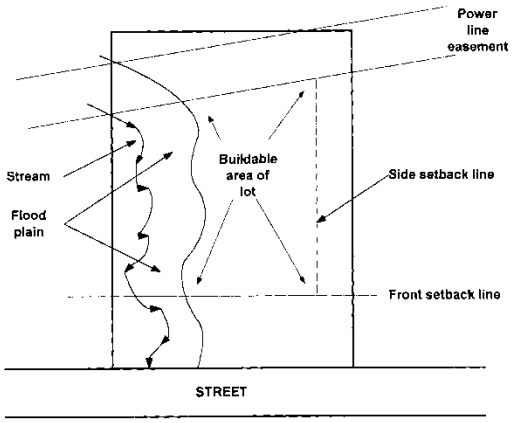
(a) Significant site features such as habitats, natural ground forms, existing site vegetation, large rock outcroppings, water, and significant view corridors should be identified on grading plans as protected from land disturbance and incorporated into development plans.

(b) When the alteration or improvement of significant natural resource areas are permitted, the site designer should ensure that potential losses are mitigated and best management practices are employed to minimize permanent damage.

(c) Existing vegetation should be retained to the maximum extent possible. Clearing of native vegetation should be limited to that required for the provision of essential purposes (i.e., access, building, sewage disposal, etc.). Where appropriate, existing native vegetation should be enhanced with plantings of the same variety.

(d) Environmental functions damaged by prior site activities should be restored and enhanced.

(e) Land subject to flooding, improper drainage or erosion, or that is unsuitable for the use for topographical or other reasons, shall not be platted or developed for any use that will continue or increase the danger to health, safety, or of property destruction, unless the hazards can be and are corrected. Each lot or development site shall contain an adequate are for building, not subject to flooding and outside the limits of any existing easements or required building setback lines.

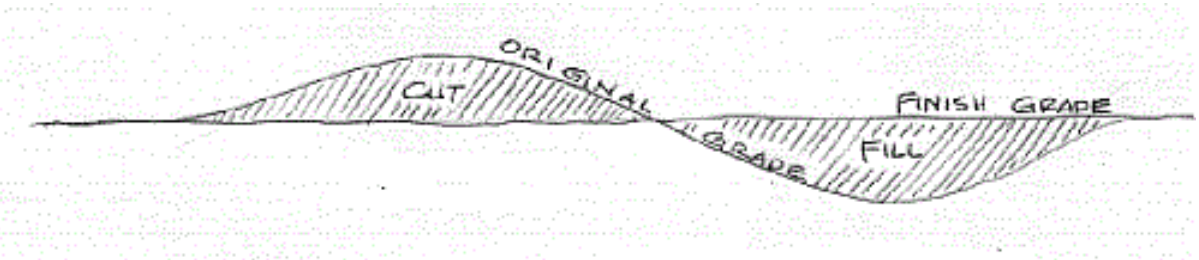


Adequate Building Area Required

Sec. 5-34. Grading.

(a) Developments should be designed to fit the existing contours and landform of the site and to minimize the amount of earthwork.

(b) Excavation and earthwork should be kept to a minimum to reduce visual impacts and erosion. Where cut and fill is required, balancing the cut and fill is highly encouraged.



Illustrative Cut and Fill

(c) Abrupt or unnatural-appearing grading is strongly discouraged. Avoid the creation of harsh, easily eroded banks and cuts.

(d) When cut or fill is involved in the grading of an individual building pad or development site, the finished grade of the parking lot or driveway should be terminated far enough inside the property to allow for the slope to return to that of the natural grade or finished ground elevation at the property line. When inter-parcel access is provided or required, the slope at such a property line or provided shall not exceed 10 percent. The purposes of this design guideline is to both facilitate inter-parcel access at reasonable grades between compatible land uses and to avoid harsh differences in grade between abutting properties. This practice also provides for a blending of the finished site elevations in a manner so that stark contrasts in the landscape will not occur. Where inter-parcel access is not required due to incompatible land uses, grade differentiation at a property line may be permitted but should be mitigated or softened as much as possible.

(e) The height and length of retaining walls should be minimized and screened with appropriate landscaping. Tall, smooth-faced concrete retaining walls should be avoided in highly visible areas. Terracing should be considered as an alternative to the use of tall or prominent retaining walls, particularly in highly visible areas on hillsides.

(f) Disturbed areas which are not used for roads, buildings, or other auxiliary uses should be replanted.

Sec. 5-35. Drainage and Low Impact Development.

(a) Land developers shall utilize, to the maximum extent practicable, stormwater better site design practices as described in the Georgia Stormwater Management Manual. During the land development permitting process, a stormwater management plan is required (see article 11 of this development code). As specified in article 11, the city will require the land development applicant to examine and where feasible implement stormwater management methods broadly referred to as “low-impact development” and as specifically referred to in the Georgia Stormwater Management Manual as stormwater better site design practices and limited application structural stormwater controls (i.e., filter strips, grassed channels, and porous concrete, among others (reference: GSMM, Vol. 2, Sec. 3.3).

(b) Porous paving materials are encouraged, including porous concrete, porous asphalt, porous unit paver systems, gravel paving systems, to improve infiltration.

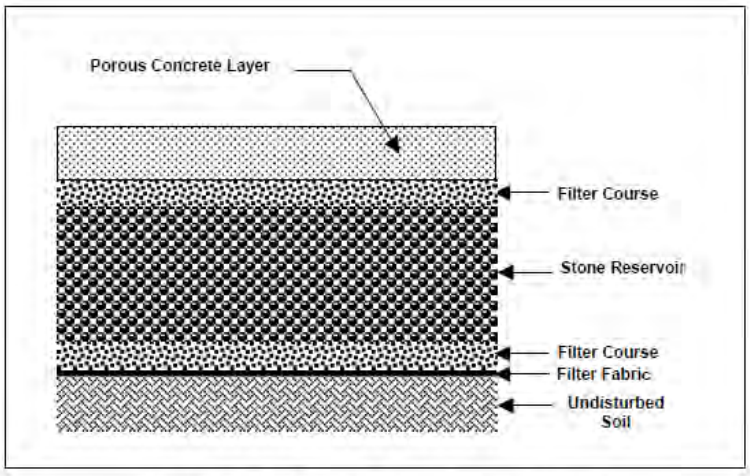
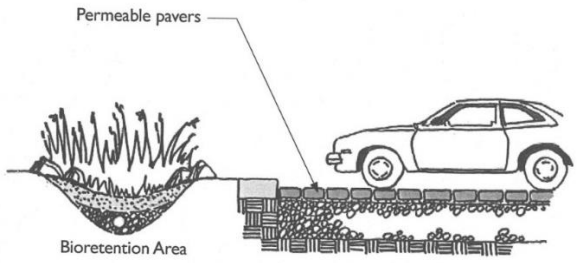
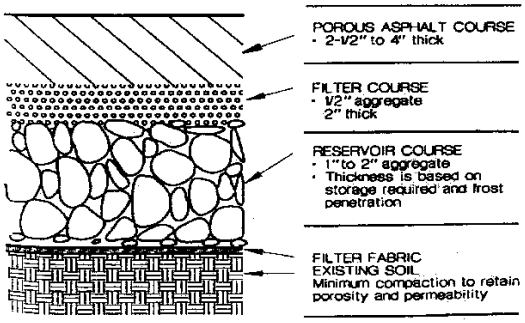


Figure 3.3.7-1 Porous Concrete System Section
(Modified From: LAC 2000)
Source: Georgia Stormwater Management Manual, Vol. 2.

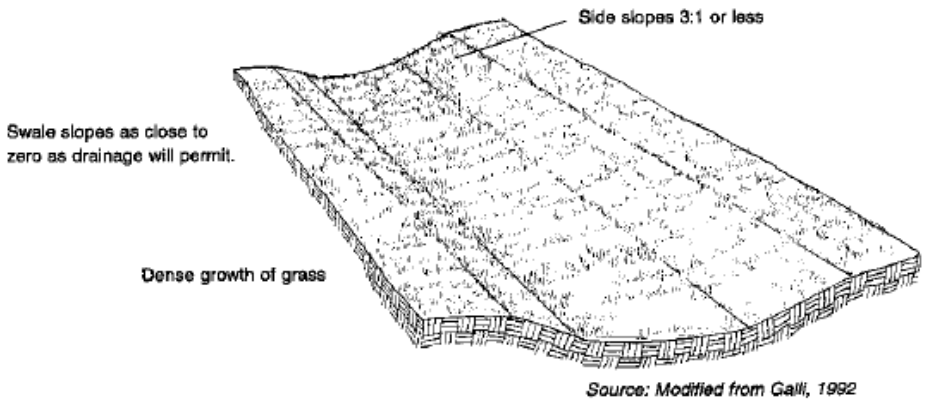
(c) Grassy swales and bio-retention areas, with pierced or broken curbs, is an acceptable and encouraged alternative to curbing. Where curb is necessary, utilize the pierced or broken curb option to direct runoff to swales or bio-retention areas. Rain gardens and constructed wetlands are also encouraged to handle surface drainage of parking lots providing 10 or more parking spaces.



Bioretention Area and Permeable Pavers



Typical Porous Paving Section
Source: Parker, Dave, et al. 2002. "Design of Stormwater Management Facilities." In The Dewberry Companies, *Land Development Handbook* (2nd ed.). Figure 22.37, p. 525. New York: McGraw-Hill.



Typical Grass Channel
Source: Georgia Stormwater Management Manual, Vol. 2.

(d) Mimic the predevelopment site hydrology by using site design techniques that store, infiltrate, evaporate, and detain runoff. Natural drainage patterns that exist on the site will need to be identified (as part of the stormwater planning process) to plan around these critical areas where water will concentrate. Where possible, natural drainage ways should be used to convey runoff over and off the site to avoid the expense and problems of constructing an artificial drainage system. Natural on-site drainage patterns and low impact development methods such as vegetative swales and bioretention should be used to the maximum extent practicable.

(e) Stormwater management designers should reduce, minimize, and disconnect the total impervious area at the site. Disconnect as much impervious area as possible to increase opportunities for infiltration and reduce water runoff flow.

(f) Maximize overland sheet flow. Incorporate on-site infiltration into existing parking lot designs where possible.

(g) Minimize and then mitigate the hydrologic impacts of land use activities closer to the source of generation. This can be done by implementing the principle of "microstorage," or breaking up drainage areas into small manageable subcatchment areas. Break up flow directions from large paved surfaces, and direct stormwater where appropriate to drain to natural systems, vegetated buffers, natural resource areas, or infiltratable zones/soils.

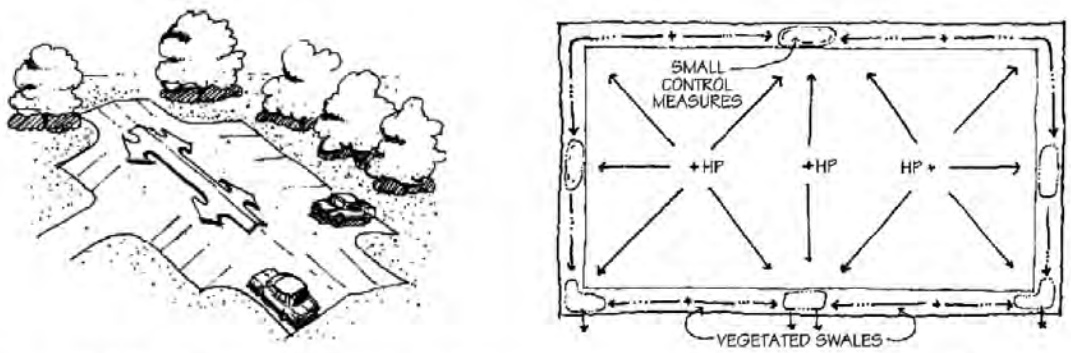


Figure 1.4.2-31 Design Paved Surfaces to Disperse Flow to Vegetated Areas
Source: NCDENR, 1998

Source: Georgia Stormwater Management Manual, Vol. 2.

(h) Eliminate the use of concrete curb and gutter where feasible, to implement these objectives.

Comparison of Conventional Development (left)
and Low Impact Development (Right)

Source: AHBL for Puget Sound Partnership. July 2012. *Integrating LID into Local Codes: A Guidebook for Local Governments*

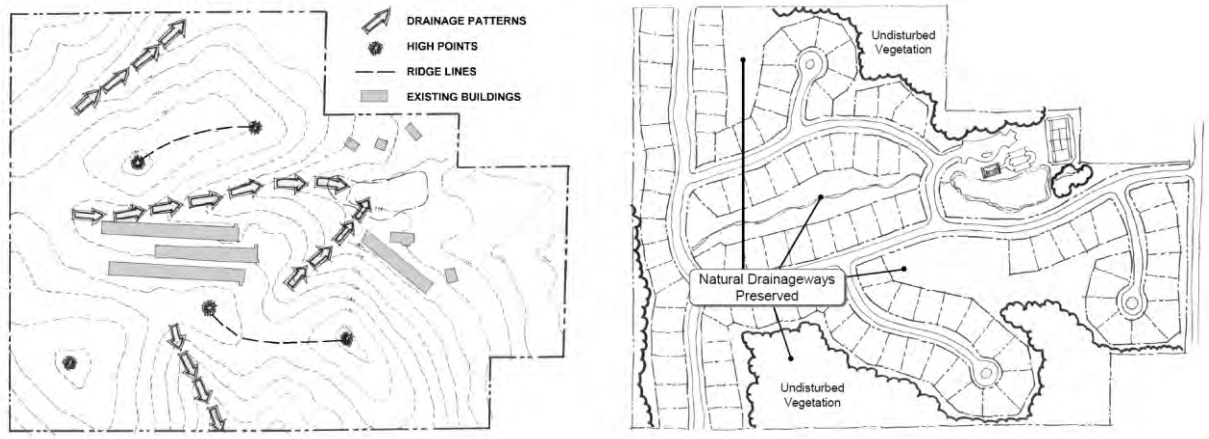
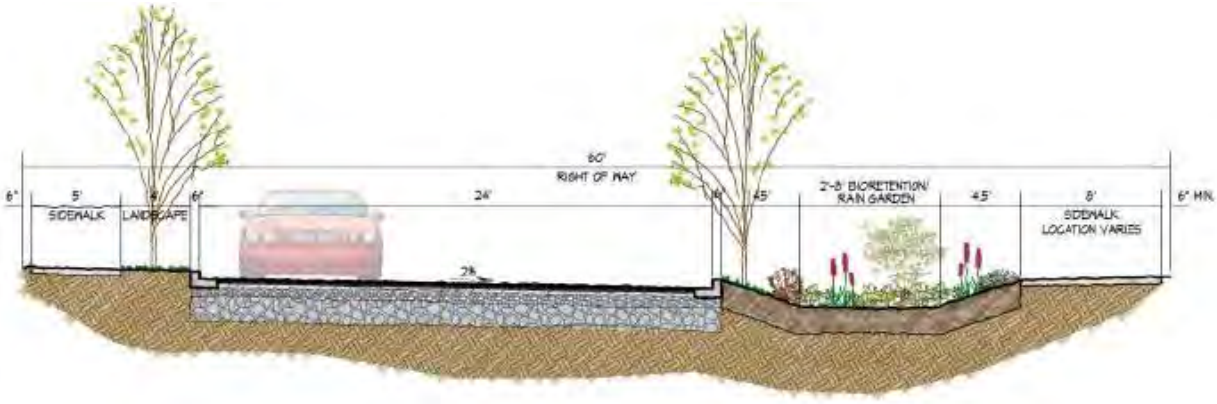


Figure 1.4.2-29 Example of a Subdivision Using Natural Drainageways for Stormwater Conveyance and Management

Illustrated Example of Implementing Low Impact Development

Source: Georgia Stormwater Management Manual, Vol. 2.



Illustrative Bioretention Rain Garden Incorporated into Street Section

Source: AHBL for Puget Sound Partnership. July 2012. *Integrating LID into Local Codes: A Guidebook for Local Governments*

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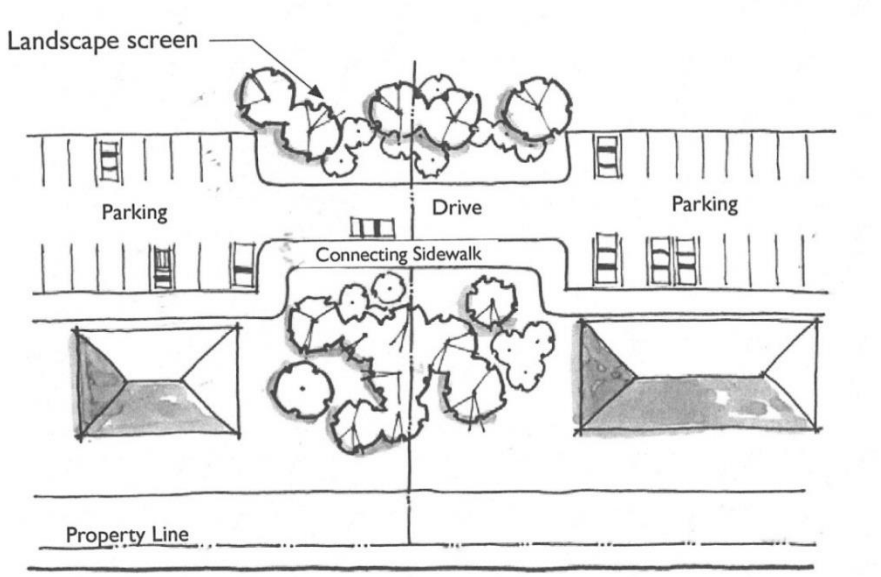
(i) Man-made lakes and stormwater ponds should be designed for maximum habitat value and/or to serve as amenity features.

(j) Stormwater ponds and facilities that are visible from the public right-of-way shall be landscaped with a combination of densely planted shrubs and ground cover. Any fencing surrounding a stormwater pond that is visible from the public right-of-way shall be decorative in nature, or if chain link fencing is permitted it shall be vinyl coated green or black.

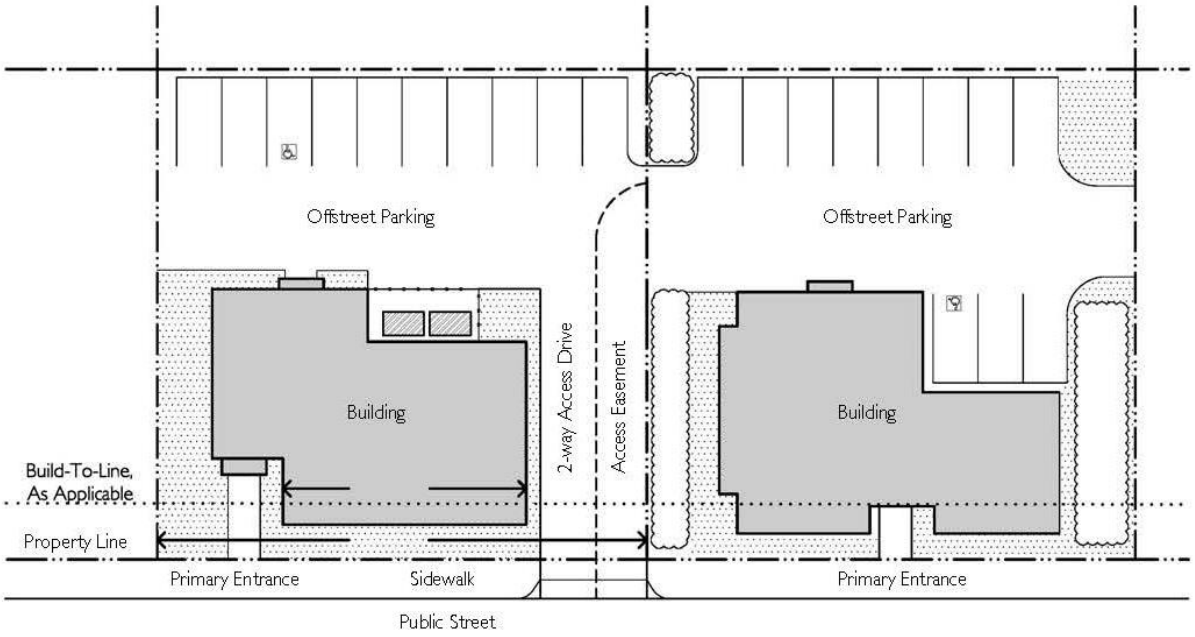
Sec. 5-36. Interparcel Access.

Inter-parcel access for vehicles between abutting and nearby properties shall be provided so that access to individual properties can be achieved between adjacent and nearby developments as an alternative to forcing all movement onto abutting highways and public roads, unless the community development director during development permit and/or the site design approval process determines that it is unnecessary to provide inter-parcel access due to the unlikelihood of patrons traveling among two or more existing or proposed uses on abutting or nearby sites, or where the two land uses are incompatible.



Illustrative Interparcel Access

Where opportunities for shared or interparcel access have been identified by the community development director, developments must provide shared or interparcel access with adjoining properties to facilitate driveway connections between parcels. The property owner shall grant an access easement to facilitate the movement of motor vehicles and pedestrians from site to site.



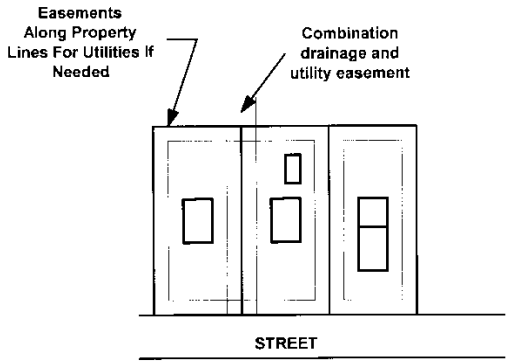
Illustrative Shared Driveway and Access Easement
Source: Oregon Transportation and Growth Management Program, 2012
Model Development Code & User's Guide for Small Cities, 3rd Ed.

Sec. 5-37. Utilities.

(a) All electrical, cable, telephone and other such services shall be installed underground.

(b) All transformers and other facilities and equipment, including telecommunications equipment, shall either be screened through the use of architectural materials compatible with the architectural materials present on the site or, alternatively, through landscape screening. Such screening shall be adequate to completely screen such facilities from view from the right-of-way.

(c) Utility easements should be coordinated and combined to minimize the number of additional easements and stream and road crossings needed. Utility easements should be landscaped.



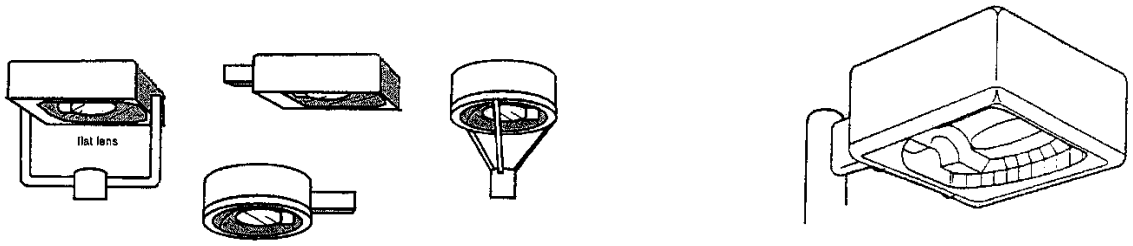
Easement Combination

Sec. 5-38. Exterior Lighting.

(a) Exterior lighting should be architecturally compatible with the building style, material, and colors.

(b) Fixture mounting height should be appropriate for the project and the setting. The mounting height of fixtures in smaller parking lots or service areas should not exceed twenty feet, with lower mounting heights encouraged, particularly where adjacent to residential areas or other sensitive land uses.

(c) All outdoor light fixtures shall be fully shielded or be designed or provided with light angle cut-offs, so as to eliminate up-lighting, spill light, and glare.



Cut-Off Fixtures

(d) Use of low, bollard-type fixtures, three to four feet in height, are encouraged as pedestrian area lighting.

(e) Provide human-scaled, decorative street lighting along streets designated for "main street" or town center pedestrian retail uses, to create a distinct character. The fixtures should match or resemble those already installed along streetscapes in Powder Springs.

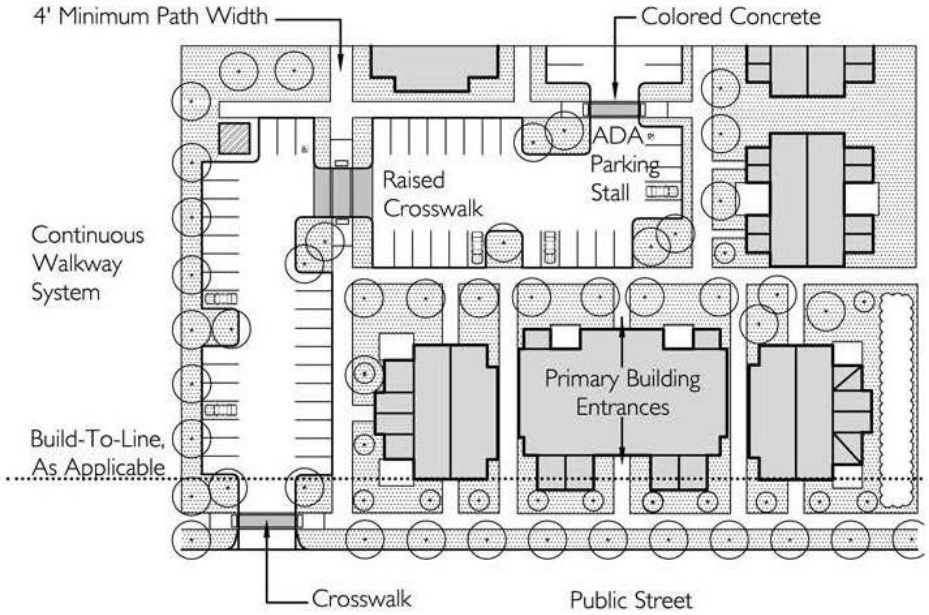
(f) Illuminance levels for outdoor lighting fixtures measured at three feet above the ground or finished grade, shall comply with the following:

At Property Lines Including Rights-of-Way	Minimum Footcandles	Maximum Footcandles
At property line abutting a residential use	None	0.5
At property line abutting an office or institutional use	None	1
At property line abutting a commercial or light industrial use	None	1.5

Off-Street Parking Lots	Minimum Footcandles	Average Footcandles	Maximum Footcandles
Residential areas	0.5	2	4
Office-institutional areas	1	3	6
Commercial areas	2	6	12
Light industrial areas	1	4	8

Sec. 5-39. Pedestrian Circulation.

(a) Except in industrial zoning districts, pedestrian circulation should take precedence over vehicular circulation. Pedestrian ways shall be well defined, should take as direct a path as possible, and they should be separated where practical from automobile access ways. Parking aisle dividers are appropriate locations for pedestrian access facilities. Relocate landscape areas that may interfere with pedestrian "short cuts."



Illustrative Provision of Pedestrian Access
Source: Oregon Transportation and Growth Management Program, 2012
Model Development Code & User's Guide for Small Cities, 3rd Ed.

(b) Sidewalks on individual properties shall connect to the sidewalk system within public road right-of-way, where such system exists or is planned.

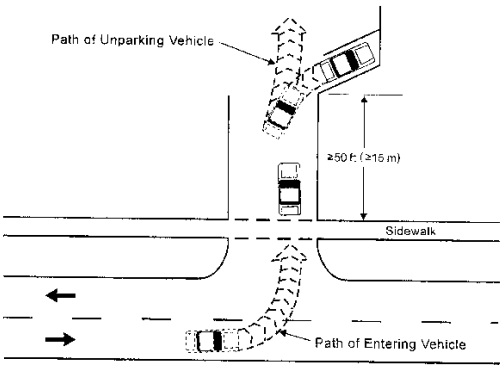
(c) All principal entries to a building shall provide direct pedestrian access to the sidewalk within a public right-of-way or along a dedicated street.

(d) When multiple buildings are proposed on a single development site, they shall be linked with on-site pedestrian walkways.

(e) Where pedestrian circulation crosses vehicular routes, a change in grade, paving material, or texture, or paving color should be provided to emphasize the conflict point and improve its visibility and safety. Accent strips of brick or textured paving may also be appropriate for defining pedestrian walkways.

Sec. 5-40. Driveway Throat Depth.

Designers should strive to provide a 100 foot deep clear zone between the pavement of an arterial road and the first turning movement from an internal driveway. On any other road (city street) the clear zone or throat length should be at least 50 feet before a turning movement occurs (including parking), to provide sufficient queuing room for cars and/or delivery vehicles exiting the street. This provision may be modified by the community development director after review by a traffic engineer or city engineer.



Provide Adequate Driveway Throat Length

Source: Stover, Vergil G., and Frank J. Koepke. 2002. *Transportation and Land Development* (2nd Ed.). Washington, DC: Institute of Transportation Engineers. Figure 7-22, p. 7-31.

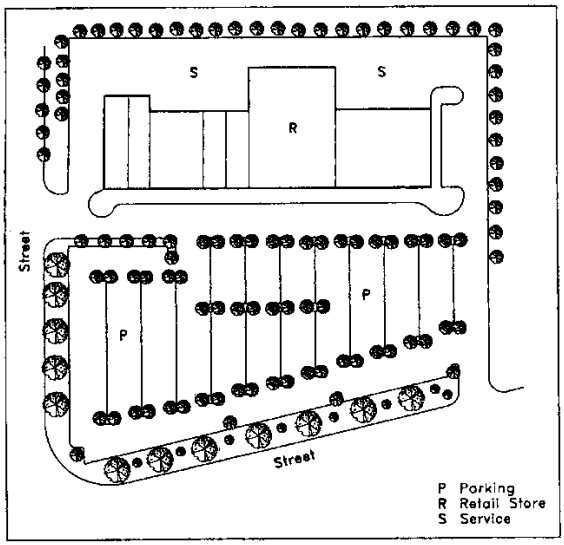
Sec. 5-41. Parking.

The visual impact and presence of vehicles shall be minimized, preferably by siting parking areas to the rear or side of the property rather than alongside the street.

Sec. 5-42. Service Functions.

(a) Service functions (e.g., deliveries, maintenance activities) need to be integrated into the circulation pattern in a manner which minimizes conflicts with vehicles and pedestrians.

(b) Access for service vehicles, shall be provided to the rear or sides of buildings being served.



Separation of Service and Parking Areas

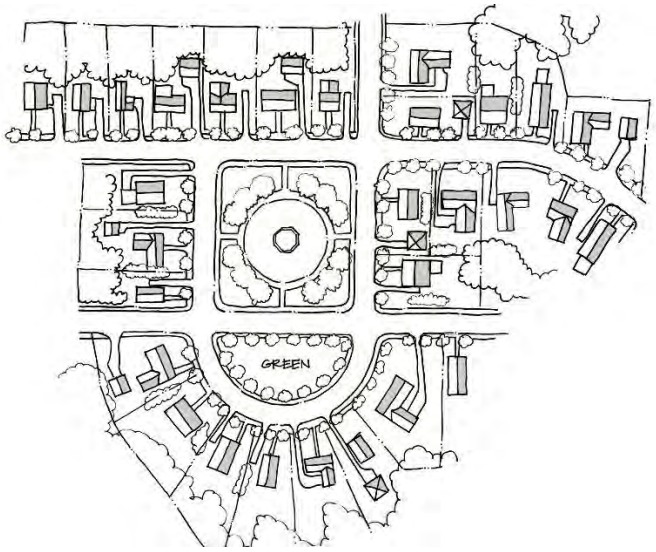
Source: Couture, Dennis. 2002 "Development Patterns and Principles." Figure 12.20 in *Land Development Handbook*, 2nd ed. The Dewberry Companies. New York, McGraw-Hill.

Sec. 5-43. Open Spaces.

(a) Open spaces, such as greens and squares, should be located and designed to add to the visual amenities of the development.

(b) Greens and squares should be spatially defined and distributed throughout the development so that no lot is more than a walking distance of 1,350 feet from a green, square, or park. Greens and squares should not be less than 8,000 square feet in area.

(c) A mix of peripheral as well as internal green space should be provided.



Illustrative Provision of Square and Green in a Traditional Neighborhood Development

Sec. 5-43. Plazas and Pedestrian-gathering Places.

In pedestrian retail and institutional areas, designers are encouraged to provide plazas or gathering places by including design elements such as play areas, landscaping, street furniture, public art, and/or other attractive features that reflect the desired district character. Gathering places provide area for activities that promote safe community interaction, exchange, and congregation.

[Secs. 5-44 to 5-50 Reserved.]

Division IV. Architectural Design Requirements and Guidelines.

Sec. 5-51. Architectural Design Compatibility.

Buildings or other improvements should be compatible with the orientation, directional emphasis, shape, volume, massing, proportion, rhythm, scale and materials of the context, setting and streetscape of the site. Architectural design should be compatible with the developing character of the neighboring area. Design compatibility includes complementary building style, form, size, color, materials, and detailing. Determinations of compatibility will consider each of the following contexts as appropriate:

(a) **Size:** The relationship of the project to its site.

(b) **Orientation:** The relationship of buildings to streets. Buildings should front directly onto public sidewalks unless site features prohibit such building configuration.

(c) **Scale:** The relationship of the building to those around it. Efforts to coordinate the height of buildings and adjacent structures are encouraged. This is especially applicable where buildings are located very close to each other. It is often possible to adjust the height of a wall, cornice or parapet line to match that of an adjacent building.

(d) **Massing:** The relationship of the building's various parts to each other.

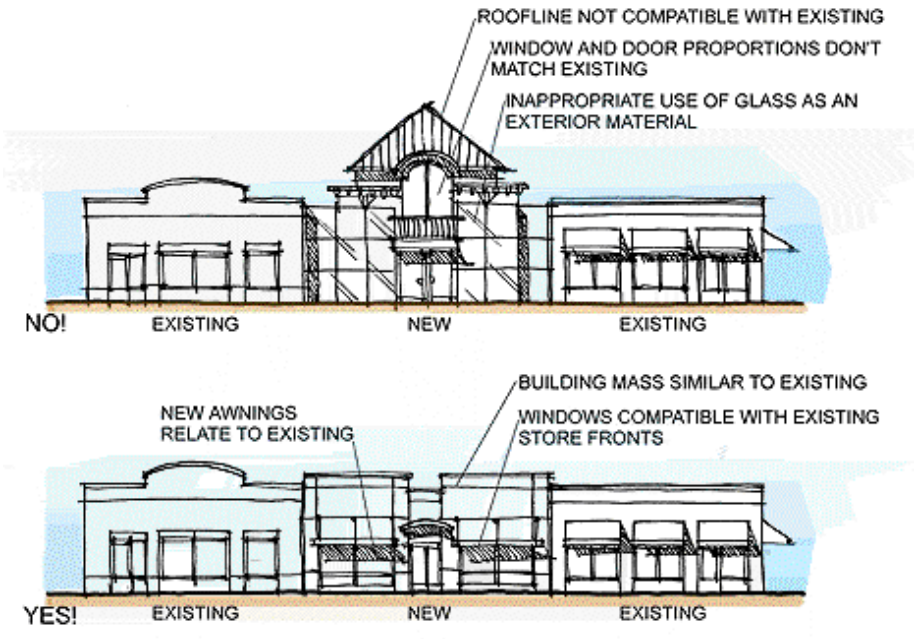
(e) **Fenestration:** the placement of windows and doors. The building may incorporate design that is similar to or links with designs of neighboring buildings. For instance, window lines should be placed in a pattern that reflects the same elements on neighboring buildings.

(f) **Rhythm:** The relationship of fenestration, recesses and projections.

(g) **Setback:** Placement in relation to setback of immediate surroundings.

(h) **Materials:** The compatibility of building materials with those used in the zoning district.

(i) **Context:** The overall relationship of the project to its surroundings.



Architectural Character (Nonresidential)

Sec. 5-52. Building Style.

(a) When more than one building is constructed on a development site or within a planned development, all buildings shall reflect a compatible architectural style and create a cohesive visual relationship between the buildings.

(b) "Theme" or stylized architecture which is characteristic of a particular historic period or trend is not encouraged, unless the existing building or site is historically important to the district or necessary for architectural harmony.

(c) Franchise architecture will be reviewed for compatibility with surroundings and may require adjustments to be compatible with surrounding buildings in the district.

Sec. 5-53. Building Materials.

(a) All construction shall be brick, stone, wood, glass in combination with metal or similar, durable architectural materials. Materials found to be other than durable products are specifically prohibited. Side and rear building elevations should be substantially consistent with the front building elevation.

(b) The following types of building materials shall not be used: highly reflective, shiny, or mirror-like materials; mill-finish (non-colored) aluminum metal windows or door frames; exposed, unfinished foundation walls; exposed plywood or particle board; and exposed, unfinished concrete masonry blocks.

(c) Buildings with all-metal siding shall not be permitted except in industrial zoning districts. In industrial districts, buildings if permitted to be constructed with all-metal siding shall be screened from view from a public or private street.

(d) Smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels are discouraged and shall only be permitted in industrial zoning districts. Split face (integrated block) materials may be authorized.

(e) Non-residential building walls shall consist of or be finished on the exterior with brick, stone, wood, cementitious siding, glass in combination with metal, or other similar, durable architectural materials approved by the community development director.

(f) Within the Business Park (BP) zoning district, the exterior walls of any building that is located within a through road corridor and/or is visible from a through road corridor shall be of masonry (excluding concrete, concrete products or hardiplank and/or stucco-type) construction. These building material finishes shall be applied to all sides of the building.

(g) All sides of a building may impact on its surroundings and should be considered for treatment with an architectural finish of primary materials (i.e., brick and stone), unless other materials demonstrating equal or greater quality are used. As a general guide: front and side façades should be at least 50 percent brick and stone; side façades should be at least fifty percent brick and stone. Rear facades do not have a minimum suggested standard for primary materials unless they are visible from a public right-of-way. Requirements for brick or stone may be modified to accommodate creatively designed structures as determined by the community development director. Materials used for side

and rear building elevations should be substantially consistent with the materials used for the front building elevation.

(h) Use of vinyl material in the Central Business District (CBD) zoning district is prohibited. See Sec. 4-130 for regulations regarding use of vinyl on exterior walls of dwelling units. Any vinyl material, if authorized during architectural design review, shall be certified under the product certification program as meeting:

1. The specifications of ASTM D3679 for rigid poly (vinyl chloride) siding with nominal thickness of 0.044 inches or greater that is not laminated and that includes a formed insulation having the same profile as the vinyl panel;
2. Product and color retention certification approvals by the Vinyl Siding Institute:
3. Enhanced panel locking system with features to help straighten the wall appearance;
4. Reinforced nail hem curl or double nail hem designed to increase panel wind load resistance;
5. Polypropylene sidings; and
6. 5/8-inch or greater panel projection.

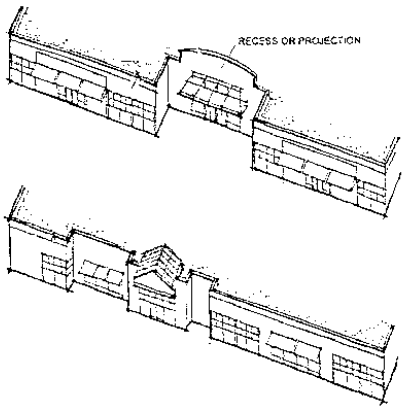
Sec. 5-54. Modulation.

Avoid constructing buildings with blank facades parallel to public rights-of-ways. In pedestrian activity areas, buildings should exhibit more detail and elements appropriate for close range view by the pedestrian. The walls of building façades for office, institutional, commercial, and industrial use shall not extend more than 200 linear feet unless the front façade of the building (including roof) is designed in a way that modulates the building face into discrete architectural elements. This may be accomplished one or a combination of modulation techniques described below.

(a) Recesses and projections should be used along the front façade to break up long expanses of wall planes (see figure).

(b) Rooflines can be modulated by alternating dormers, or using stepped roofs, gables, or other roof elements.

(c) Windows with awnings above the windows can be provided in a repeating pattern or at regular intervals, or bay windows can be used to achieve some modulation.



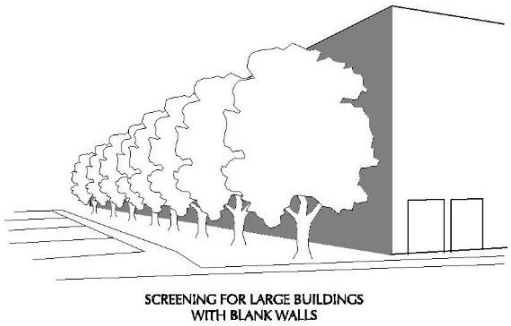
Illustrative Recesses and Projections

(d) The building design can incorporate and feature awnings, canopies, porches, porticos, patios, decks, other covered entries to portions of the façade at the ground level, or in the case of buildings containing two or more story, balconies.

(e) Changes to building materials at a change in building plane can achieve some modulation.

(f) In addition to building modulation, large, expansive front building façades should be partially screened with landscaping (see figure).

(g) A horizontal accent stripe (e.g., a foot wide stripe of different color) may be appropriately used to help reduce monotonous color and break up the appearance of large building walls.



Screening of Large Building Walls

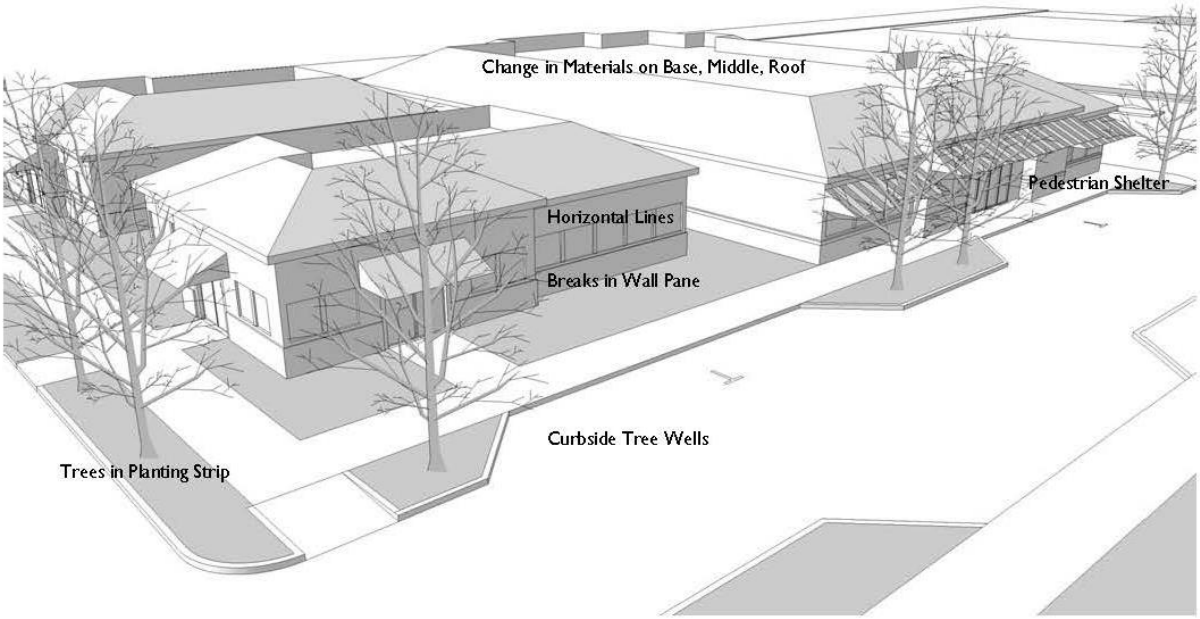
Sec. 5-55. Roofs.

(a) Flat roofs are discouraged, unless the zoning district includes buildings already developed with flat roofs, or unless such a design is needed for a "green" or "cool" roof.

(b) Roof planes should be varied to increase visual interest.

Sec. 5-56. Awnings and Canopies.

(a) Awnings are encouraged for first floor retail uses to provide architectural interest and to encourage pedestrian activity. Where awnings are used, they should be designed to coordinate with the design of the building and any other awnings along the same block face.



Illustrative Use of Awnings
Source: Oregon Transportation and Growth Management Program, 2012
Model Development Code & User's Guide for Small Cities, 3rd Ed.

(b) Awnings are recommended to be constructed with a durable frame covered by a canvas material.

(c) Flameproof vinyl, canvas, or metal awnings and canopies may be appropriate.

(d) Aluminum and other metal canopies are acceptable in most instances, particularly when integrated into shopping center designs.

(e) Solid colors are preferred over striped awnings, but striping is permitted if colors compliment the character of the structure or group of buildings.

(f) Awnings that are backlit through translucent materials are discouraged if not prohibited altogether.

Sec. 5-57. Colors.

(a) The "base" color (used on the majority of the building surface) of buildings and accessory buildings and structures should be harmonious and compatible with colors of other buildings within and immediately adjacent to the zoning district in which the building or structure is located.

(b) High-intensity colors, metallic colors, black, or fluorescent colors shall not be used.

(c) Façade colors should be low reflectance, subtle, neutral, or earth tone colors. If a color palette or chart is adopted by the Mayor and City Council and maintained in the office of the community development department, then color selections should be limited to colors so indicated.

(d) Trim color (used on the window trim, fascia, balustrades, and posts) may be brighter than base color.

(e) All vents, gutters, downspouts, flashing, electrical conduits, etc., should be painted to match the color of the adjacent surface, unless they are being used expressly as a trim or accent element.

(f) Accent color may be used with discretion on the building's exterior.

Sec. 5-58. Architectural Lighting.

(a) Well-designed and distinctive lighting of building facades is one of the best ways to attract attention and make a favorable impression with a minimal investment. Building façade lighting can help enhance the intrinsic charm, beauty, and utility of any given setting. Architectural lighting may include outlining, floodlighting, spotlighting, or any applicable combination of these techniques.

(b) The discrete lighting of a few key architectural features or details is preferred over uniform floodlighting of the entire building façade. Focal points can also be established through careful floodlighting of major buildings, with the lighting of secondary buildings keyed in turn to these focal points.

(c) Highly polished surfaces such as glass, marble, glazed tile, glazed brick, porcelain enamel, and various metals can reflect the image of the light source. Designers should avoid lighting these reflective surfaces directly. Glass buildings usually cannot be lighted for nighttime viewing.

(d) Exterior lighting of the building shall be designed so that light is not directed off the site and the light source is shielded from direct off-site viewing.

(e) Security lighting, unless activated by motion sensor devices, shall be shielded or cutoff fixtures.

Security Lighting

Wallpacks are not permitted unless fully shielded.

Wall Packs

Shielded Wallpacks Permitted **Unshielded Wallpacks Prohibited**

Sec. 5-59. Trash and Recycling Collection Facilities.

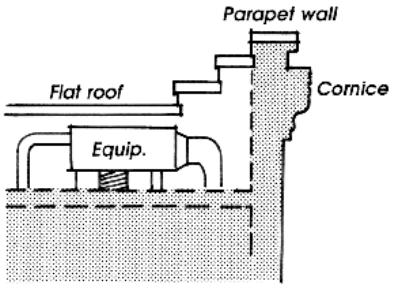
All institutional, commercial, industrial, multi-family residential sites must provide appropriate refuse dumpsters and areas devoted to the storage of waste materials (including grease or oil containers where used). The minimum area for said requirement shall be 36 square feet.

All garbage dumpsters and other similar areas devoted to the storage of waste materials and grease or oil containers should be screened on 3 sides of said dumpster or area with a minimum 6-foot high (8 feet preferred) wall constructed of materials substantially similar in appearance to the building on site. Dumpster areas must be gated on the fourth side with a material that provides opaque screening, such as a solid, wooden fence matching the height of the surrounding wall.

Recommended Practice for Dumpsters

Sec. 5-60. Mechanical Systems.

Air conditioning units installed at grade should be sited to the rear or side of the building rather than the front of the building. Mechanical systems located on a rooftop shall be screened from view from the front and side lot lines by a parapet wall or other approved architectural feature.



Roof Top Screening

Sec. 5-61. Accessory Nonresidential Storage Areas.

Any accessory use involving the storage of equipment, refuse, or spare parts, or motorized vehicles under repair, shall be kept inside an enclosed building or otherwise fully shielded from public view by a fully opaque fence kept in good repair.

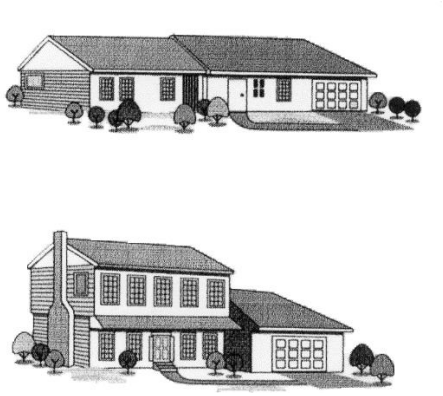
Sec. 5-62. Fences and Walls.

(a) The design of fences and walls shall be compatible with the architecture of the main building(s) and should use similar materials.

(b) All walls or fences fifty feet in length or longer, and four feet in height or taller, should be designed to minimize visual monotony though changes in plane, height, material or material texture or significant landscape massing.

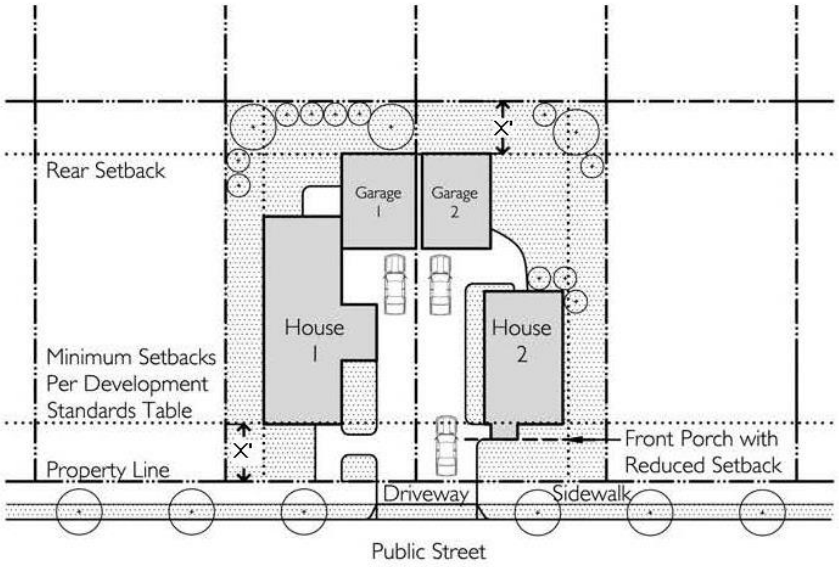
Sec. 5-63. Residential Garages and Carports.

Garages should be placed in rear yards. If facing the street, garages, whether integrated into residential dwellings or established as a freestanding carport or accessory building, should be set back further into the interior of the lot than the dwelling façade. In no case shall the garage's or carport's façade be allowed to be located closer to the street than the dwelling's facade.



Discouraged Garage Location

Source: John Matusik and Daniel Deible. "Grading and Earthwork." Figure 24.23 in *Land Development Handbook*, 2nd ed. New York: McGraw-Hill, 2002, p. 562.



Encouraged Residential Garage Location

Source: Oregon Transportation and Growth Management Program, 2012 Model Development Code & User's Guide for Small Cities, 3rd Ed.

Sec. 5-64. Residential Unit Differentiation.

In residential development, floor plans and building elevations shall not be repeated at a rate greater than the same plan and elevation once every five building lots along the same street frontage, nor any four building lots across the street. The units should be further differentiated by varying the selection of architectural materials within the approved elevations.

[Sec. 5-65 to 5-70 Reserved.]

Division V. Residential Infill Development Guidelines.

Sec. 5-71. Intent and Applicability.

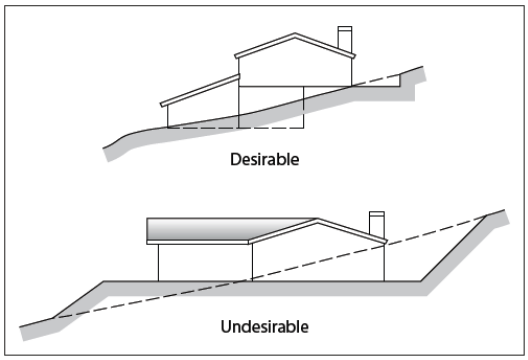
(a) The guidelines in this division are provided to assist applicants and staff in retaining and enhancing the special qualities of Powder Springs' neighborhoods. Design review enables the city to evaluate project proposals to ensure that the design and scale of the addition(s) or new structure are consistent with the patterns of development already established within the city's residential areas.

(b) These guidelines may be considered applicable to any new residential development in the city, as determined appropriate by the community development director, although the specific considerations in this division are intended to address dwelling incompatibility issues that occur when one or more dwellings are constructed in an already established residential neighborhood.

Sec. 5-72. Lot Grading and Drainage.

(a) When a lot requires grading, contour grading of slopes is encouraged where feasible to minimize the effect of large, unnatural slopes.

(b) On a sloping lot, consider, a step-down dwelling layout (different elevations of the home) as an alternative to extensive cut, fill, and grading operations to level the entire building site.



Placement of Dwelling on Slope
Source: Tom Camara Graphics, Mill Valley, California

(c) Avoid grading at and near property lines where possible.

(d) Accommodate existing and new drainage patterns and surface water flow that may result from the building project.

Sec. 5-73. Orientation.

(a) The longest dimension of the dwelling footprint should be placed parallel to the primary street.

(b) The primary entrance to a dwelling should face the primary street on which the lot fronts.

Sec. 5-74. Setback.

While a minimum building setback is established for the zoning district in which the dwelling is located, consideration should be given to establishing the front building line in a manner that is consistent with other dwellings on the same side of the street and within 500 feet of the lot to be built upon.

Sec. 5-75. Dwelling Width.

When a new dwelling is to be located on a lot in an infill development area, the width of the dwelling as it parallels the street should not exceed the width of dwellings on adjacent lots.

Sec. 5-76. Height and Scale.

(a) New dwellings should have heights within the range typically observed for dwellings on adjacent or nearby lots in the neighborhood. Where a dwelling must be taller than existing dwellings in the vicinity (e.g., a two-story home along a street where one-story homes are prevalent), the scale of the new, taller infill dwelling should be mitigated through the use of upper story setbacks and articulation of façade planes.

(b) For two-story dwellings or additions, design the second story so that it is subordinate in scale to the first story and so as not to project or overhang the first floor footprint.

Sec. 5-77. Roofs.

(a) Roof forms of the dwelling should be similar to those existing on dwellings in the vicinity.

(b) Flat roofs should be avoided; a minimum roof pitch of at least 4:12 is recommended.

(c) Preferred roofing materials include asphalt composition shingles, tile or standing seam metal. Wood shingles should not be used.

(d) Plumbing, attic, and other vents and other rooftop accessories should be painted or of a material colored to match the color of the roofing material.

Sec. 5-78. Dwelling Entry.

The use of a covered porch, stoop, and/or other entryway feature is encouraged for the dwelling's primary entrance. A minimum front porch depth of 6 feet and a minimum area of forty square feet is encouraged.

Sec. 5-79. Additional Architectural Features.

Trellises, balconies, columns, bay windows, and similar architectural projections that are consistent with the architectural style are encouraged.

Sec. 5-80. Walkways and Pathways.

A concrete walkway is encouraged from the dwelling's primary entrance to the fronting street, (connected to the public sidewalk where it exists).

Sec. 5-81. Exterior Building Materials.

(a) A range of exterior building materials may be appropriate. Traditional natural materials like kiln-fired brick or stone and wood are preferred, however, other materials such as cementious fiberboard and cedar shake may also be considered, depending on surrounding dwellings and neighborhood covenants.

(b) Materials on the façade to be avoided include metal or aluminum siding, reflective materials and finishes, and unfinished concrete block.

(c) When material changes are incorporated into a façade, they should occur at a change in plane.

(d) Accent materials, if used at the base of the structure, should be at least 3 feet high.

(e) On corner lots, exterior building materials should be consistent on dwelling elevations facing both streets.

Sec. 5-82. Building Articulation.

(a) Projections and recesses should be used to provide shadow and depth. Therefore, long, unbroken volumes and large, unarticulated wall and roof planes should be avoided. In addition, building forms should be articulated by varying roof heights and wall planes.

(b) Roof articulation may be achieved by changes in plane of no less than 2 feet 6 inches and/or the use of traditional roof forms such as gables, hips, and dormers. However,

avoid multiple roof angles, types, or slopes that may create a disjointed or chaotic appearance.

(c) As a general guide, at least 25 percent of the façade should be offset a minimum of two feet either projecting from or recessed back from the remainder of the façade.

Sec. 5-83. Windows.

(a) Windows should be rectangular or arched openings of various sizes and forms. Recessed windows should be considered in the design of the structure. Bay windows are also acceptable.

(b) Examples of inappropriate window styles and types are windows flush with the wall, reflective glass, and silver aluminum or gold window frames.

Sec. 5-84. Additions to Principal Dwellings.

(a) Additions to principal dwellings should be similar in height and roof form to the principal dwelling and preferably located to the sides or rear of the primary dwelling.

(b) Incorporate materials and finishes on a building addition or remodel consistent and continuous with the existing dwelling.

Sec. 5-85. Garages and Carports.

(a) Garages attached to the principal dwelling should not face the street, but if such placement is necessary, street-facing garages should be recessed a minimum 10 feet behind the façade of the principal dwelling.

(b) Street-facing garages, where permitted, should have recessed garage doors (i.e., appear to be set into a wall rather than flush with an exterior wall) to allow for shadow and depth.

(c) Pre-fabricated metal carport or storage structures are discouraged and if provided should be located in a rear yard.

Sec. 5-86. Fences and Walls.

(a) Decorative fences and walls should be constructed of consistent and high quality materials to create a coordinated appearance.

(b) Fences and walls, if permitted in front yards, should be at least 50% transparent. Preferred fence composition materials are wood and wrought iron; aluminum picket, painted black is acceptable.

(c) Walls facing the outside of the property should be constructed of decorative block. Wall accent materials are also encouraged.

(d) If a retaining wall is needed in the front yard, its appearance should be mitigated with landscaping between the back of sidewalk (where it exists, or the street right-of-way line) and the wall face.

Sec. 5-87. Trees in Front Yard.

(a) Preserve individual trees and groves of trees where they exist in the front yard, where possible, particularly those providing significant canopy near the public right-of-way.

(b) Plan the location of driveways and curb cuts to avoid existing trees.

Sec. 5-88. Front Yard Landscaping.

(a) Sodded yards may be necessary for consistency in some city neighborhoods.

(b) Unless street trees already exist or a different street tree standard applies, front lawns should be supplemented with two street trees and five shrubs.

Sec. 5-89. Outdoor Lighting.

(a) One foot-candle is the general standard for site lighting. All parking, building, amenity, and site lighting should directed down to diminish nuisance light. Additionally, units should have exterior entry and porch door lights controlled from within the unit.

(b) Solar-powered lighting is acceptable and encouraged, if common throughout.

(c) Gas lamp lighting in the front yard is acceptable.

Sec. 5-90. Utilities.

All utility distribution systems should be underground where possible.

[Secs. 5-90 to 5-100 Reserved.]

ARTICLE 6
ACCESS, PARKING AND LOADING

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Division I. General Provisions.

Sec. 6-1. Findings.

(a) **Need for parking.** Space for the parking of motor vehicles is needed to serve every property that contains a principal use, for the safety and convenience of the people who live or work on the property, shop or do business on the property, or otherwise visit the property in the normal course of activity of the principal use.

(b) **Need for loading and unloading spaces.** Space for the loading and unloading of equipment, supplies, and products is needed to serve properties engaging in such loading

and unloading operations. If not required, adequate and proper loading spaces in acceptable locations tend not to be provided.

(c) **Environment.** Poor design of parking lots can lead to damage to the environment and may require the community to subsidize the interests of a private property owner at the expense of the community's environment. It is reasonable to good design of parking lots. Possible negative effects of parking and loading areas include changes to microclimate, isolation of pedestrians, increased stormwater runoff, and reduced stormwater infiltration into the ground. Large parking lots can create heat islands where pavement absorbs solar radiation during the day and remains warm well into the night. When heat islands exist, cooling costs are higher than normal. Strategies can be used to reduce heat islands and their effects.

(d) **Stormwater management.** Parking lots surfaces such as asphalt contribute to the degradation of local water quality. Parking lots can be more compatible environmentally if protection measures are incorporated into design standards and regulations. Porous pavement and grass pavers reduce runoff by allowing it to pass through the paved surface and infiltrate back into the soil and groundwater. Utilizing porous pavements and grass pavers also reduces or eliminates land dedicated to surface storm water management facilities. Porous pavement designs and grass pavers are appropriate in some instances. Other types of stormwater management facilities are environmentally compatible, such as vegetative swales and bioretention.

(e) **Pedestrian mobility.** Areas of paving are necessary to accommodate automobiles, but they can be unfriendly to pedestrians without specific regulations requiring that designers accommodate pedestrians. Large, open parking areas are conducive to high speeds and random maneuvers which can endanger pedestrians. Wide driveway aisles and access roads also increase speeds and discourage pedestrian travel. Street and parking lot design can balance the needs to accommodate automobile-centered standards with approaches that take into account the needs of pedestrians.

(f) **Overbuilding of parking lots.** Off-street parking requirements, as conventionally implemented, have resulted in excess, unnecessary parking around shopping centers and malls because it remains unused for most of the year. Parking lot construction is a considerable factor in the cost of development. Reducing parking areas reduces development costs. Therefore, reductions in the size of paved parking and flexibility in the types of pavement and parking designs are beneficial to all concerned.

(g) **Connectivity.** Abutting properties which do not provide interconnecting access to one another make it difficult, dangerous, and inefficient if not impossible, for motorists to travel between those properties. Between compatible uses, provisions requiring inter-parcel access meet substantial public purposes of convenience and safety.

Sec. 6-2. Purposes.

The multiple purposes of this article are summarized as follows:

(a) Establish requirements for multi-modal access to development sites, including vehicular, truck service, and pedestrian, as appropriate;

(b) Establish on-site circulation patterns conducive to safe pedestrian as well as vehicular and truck access;

(c) Establish minimum off-street parking and loading areas in proportion to the need created by each use, but considering reductions for the provision of alternative modes of travel;

(d) Reduce congestion in the streets and ensure that uses and functions of public rights-of-ways are not interrupted;

(e) Establish certain maximum as well as minimum requirements for parking spaces to reduce development costs and ensure that excess impervious surfaces are not constructed, while providing for exceeding maximums when a demonstrated need exists. Parking requirements should be based on actual average parking demands, rather than to accommodate the highest hourly parking at a site;

(f) Provide for alternative pavement materials, such as porous asphalt, turf block, gravel, and cobbles which have higher degrees of water quality effectiveness than conventional asphalt and pervious concrete;

(g) Promote flexible approaches to the provision of off-street parking, including in some cases, as appropriate, use of on-street parking, shared parking arrangements, smaller spaces for compact cars, and unimproved or pervious pavement overflow or spillover parking areas;

(h) Establish design and improvement specifications for the development of parking lots, loading areas, access aisles, and connections of parking lots to public streets; and

(i) Promote and require inter-parcel access to facilitate movement of customers from business to business without generating additional turning movements on the public street, thus increasing public safety.

Sec. 6-3. Applicability.

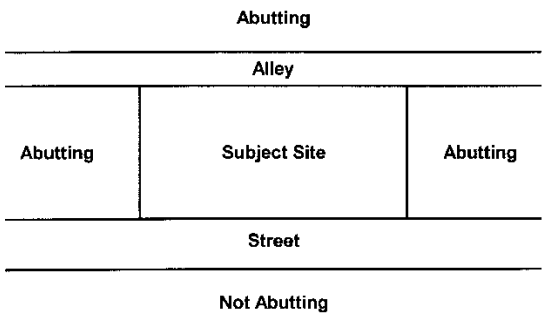
(a) This article shall apply to all development; provided however, that within this article certain exceptions are made to specific sections or paragraphs.

(b) This article shall not be construed as requiring compliance with this article of parking lots which lawfully existed on the effective date of this article; provided, however, that the

community development director shall ensure parking lots that do not comply with this article meet the requirements of this article or substantially comply when a new development permit is required or a building permit is required to add additional building space on the site. If substantial redesign of the parking lot is required to comply with this article in such cases of new development or building additions, the community development director may accept substantial rather than complete compliance when the strict application of a requirement of this article would pose substantial practical difficulty.

Sec. 6-4. Definitions.

Abutting: Having property lines in common, or having property separated by only an alley. Separation by a street right-of-way is not considered abutting.



Access: A way or means of approach to provide physical entrance to a property.

*Best management practices (BMPs):*A wide range of stormwater management regulations, procedures, engineering designs, activities, prohibitions or practices which have been demonstrated to effectively control nonpoint source pollution encompassing the quality, quantity, and erosion and sediment control aspects of stormwater. Such practices could include but not be limited to: detention and retention ponds, sand filters, vegetative swales and buffers, street cleaning, installation of stream bank stabilization measures, and public education programs.

Curb break or curb cut: Any interruption or break in the line of a street curb for the purpose of connecting a driveway to a street, or otherwise to provide vehicular access to abutting property. Handicapped parking space: A space laid out and designated by signage in accordance with the requirements of the federal Americans with Disabilities Act.

Deceleration lane: An added roadway lane, of a specified distance and width and which may include a taper, as approved by the Director of Public Works, which permits vehicles to slow down and leave the main vehicle stream.

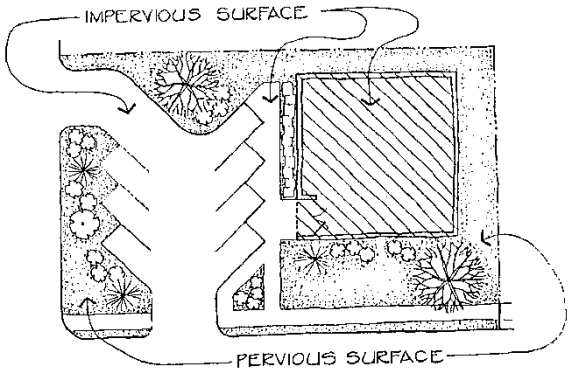
Development permit: An official authorization issued by the community development director in accordance with this development code to proceed with land disturbance and grading, as set forth in this development code.

Driveway: A constructed vehicular access serving one or more properties and connecting to a public or private street.

Floor area: The sum of all square footages (areas) of each floor of a building, measured from the interior faces of the exterior walls or from the centerline of walls separating two buildings. The

following areas are excluded from the measurement of floor area: unfinished attics, attached garages or spaces used for off-street parking and loading, breezeways, and enclosed or unenclosed decks and porches.

Impervious surface: A man-made structure or surface, which prevents the infiltration of water into the ground below the structure or surface. Examples are buildings, structures, roads, driveways, parking lots, decks, swimming pools, or patios.



Source: Davidson, Michael, and Fay Dolnick. *A Glossary of Zoning, Development, and Planning Terms*. PAS Report No. 491/492 (Chicago, American Planning Association, 1999, p. 126).

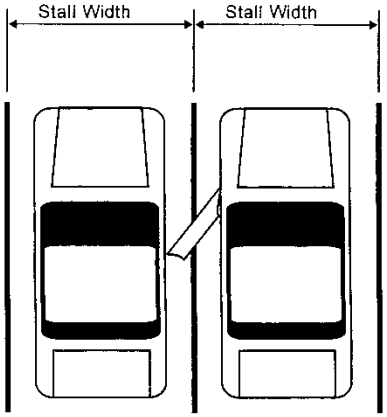
Improvements: The physical addition and changes to land that may be necessary to produce usable, desirable and acceptable lots or building sites.

Mixed-use development: A single building containing more than one type of land use; or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary, cohesive whole.

Parking aisle: The traveled way, which is not the public right-of-way, by which cars enter and depart parking spaces and maneuver within a designated parking lot.

Parking lot: Any public or private area at grade used for the express purpose of temporarily parking automobiles and other vehicles otherwise in operation for personal or business use.

Parking space: A space identified and set aside for the temporary parking of an automobile or other motor vehicle. The typically acceptable parking space has a dimension of 9 feet in width by 20 feet in length, although this article permits reductions in parking space widths in certain circumstances.



Source: Stover, Vergil G., and Frank J. Koepke. 2002. *Transportation and Land Development* (2nd Ed.). Washington, DC: Institute of Transportation Engineers. Figure 9-13, p. 9-24.

Right-of-way: Land reserved for and immediately available for public use as a street or other purpose.

Sidewalk: A hard-surfaced pedestrian access area adjacent to or within the right-of-way of a street.

Street: An improved way for the conveyance of motor driven, rubber-tired vehicles, such as automobiles and trucks.

Variance, administrative: A variance which is authorized to be approved by an administrative officer under the terms of this development code.

Sec. 6-5. Access Control on State Routes.

(a) Access onto a state road shall meet existing Georgia Department of Transportation requirements. A copy of the Georgia Department of Transportation permit, if required, shall be submitted to the community development director before plans can be approved.

(b) For driveways accessing U.S. or State highways, the requirements of the Georgia Department of Transportation shall apply whenever more restrictive than the standards in this article.

Sec. 6-6. Parking and Circulation Plan Required.

(a) Before any development permit or building permit is issued for a given development or building, the parking lot layout and area must be found by the community development director to be in compliance with all applicable requirements of this article and site design review as required by article 5 of this development code is accomplished. The Building Inspector shall not allow occupancy or use of a building until advised by the community development director that parking facilities meet the applicable requirements of this article.

(b) Such parking and circulation plans shall include the number of spaces provided and required, the location of entrances, exits, aisles, curbing where required, landscaping, screening, surface materials, provisions for drainage and other specifications necessary to ensure compliance with this article.

Sec. 6-7. Interpretations.

(a) **Fractions.** Where a calculation of minimum or maximum parking or loading spaces results in a fraction, the required number of parking spaces shall be construed to be (rounded up to) the next highest whole number of spaces.

(b) **Parking space requirement not specified.** Where the parking requirement for a particular use is not described in this article, and where no similar use is listed, the community development director shall determine the number of spaces to be provided based on requirements for similar uses, location of the proposed use, the number of employees on the largest shift, total square footage, potential customer use, and other expected demand and traffic generated by the proposed use. At the discretion of a development applicant, a parking generation study prepared by a qualified professional may be submitted to aid the community development director in making such a determination; if submitted, it shall be considered by the community development director prior to making a determination.

(c) **Computations for multiple floor uses within a building.** In cases where a building contains some combination of office space, retail or wholesale sales area, and/or bulk storage area, the community development director may authorize that the building space be divided in to such floor space use areas and combined computations of floor areas (e.g., warehousing, retail, and/or office) in meeting the off-street parking or loading space requirements of this article.

(d) **Maneuvering lanes not considered parking.** Areas designated for temporary occupancy of vehicles while maneuvering on a site, such as queuing lanes for a drive-in window, are not considered and shall not be counted as parking spaces for purposes of meeting the requirements of this article.

Sec. 6-8. Parking for Company-Owned Vehicles.

Every business that stores vehicles owned by the business on site overnight (such as a company fleet), or maintains a stock of vehicles as part of its business activities (such as a car sales lot, a salvage and wrecking yard, car rental agency, etc.), shall provide for adequate parking or storage for the vehicles such that no parking occurs in a public right-of-way or in an area that has not been improved as a parking lot or storage yard. Such parking spaces shall be in addition to those required for residents, employees, customers and visitors.

[Sec. 6-09 to 6-20 Reserved].

Division II. Driveways.

Sec. 6-21. Access Driveway Required.

(a) Every development and every lot shall have access to the public street system via an approved roadway or driveway.

(b) Ingress and egress to parking areas shall be by means of a driveway from the abutting street meeting the minimum requirements of this article.

Sec. 6-22. Minimum Driveway Width.

Access drives shall be constructed to a minimum width required in Table 6-1. When a property containing a single-family residence is converted to a use that requires a wider driveway, the public works director may reduce the driveway width required by this section if access via a narrower driveway will not be impeded.

Table 6-1
Minimum Driveway Requirements

Use	Minimum Driveway Width, Divided Entrance with Center Island	Minimum Driveway Width	
		Two-Way	One-Way
Single-Family Residence	25 feet	8 feet	8 feet
Multi-Family Residential	36 feet	26 feet	12 feet
Commercial & Industrial	36 feet	30 feet	16 feet

Sec. 6-23. Maximum Driveway Width.

(a) Driveways, as measured at the right-of-way line, shall not exceed a width of 10 feet for a single-family or two-family dwelling, except that the community development director may authorize a wider driveway, not exceeding 12 feet wide, if it serves more than one single-family or two-family dwelling.

(b) Driveways serving uses other than single-family or two-family dwellings shall not exceed 40 feet in width as measured at the right-of-way line, unless adjoining a state route, in which case the driveway shall meet Georgia Department of Transportation standards. On non-state routes, the public works director may limit the width of a driveway when it is deemed to be of benefit to the safety and welfare of the public.

Sec. 6-24. Driveway Surfacing.

Driveways shall be improved with a concrete per city standard with a minimum width of eight feet or greater width as required by the community development director.

Sec. 6-25. Number of Driveways Permitted.

The number of driveways that access a property from any one street, road or highway shall be limited per the requirements of this section.

(a) **Arterial streets.** Along any arterial street as designated in the Powder Springs comprehensive plan, each lot shall be permitted no more than one point of vehicular access for each 300 feet of lot frontage. Along State routes or U.S. numbered highways, the number and location of access points may be further restricted by the Georgia Department of Transportation. Lots existing on the date of adoption of this development code which have less than 300 feet of frontage shall be allowed one point of access.

(b) **Other streets.** Along any street other than an arterial as designated in the Powder Springs comprehensive plan, each lot shall be permitted no more than one point of vehicular access for each 200 feet of lot frontage. Lots existing on the date of adoption of this development code, or which are created in accordance with this development code, which have less than 200 feet of frontage shall be allowed one point of access.

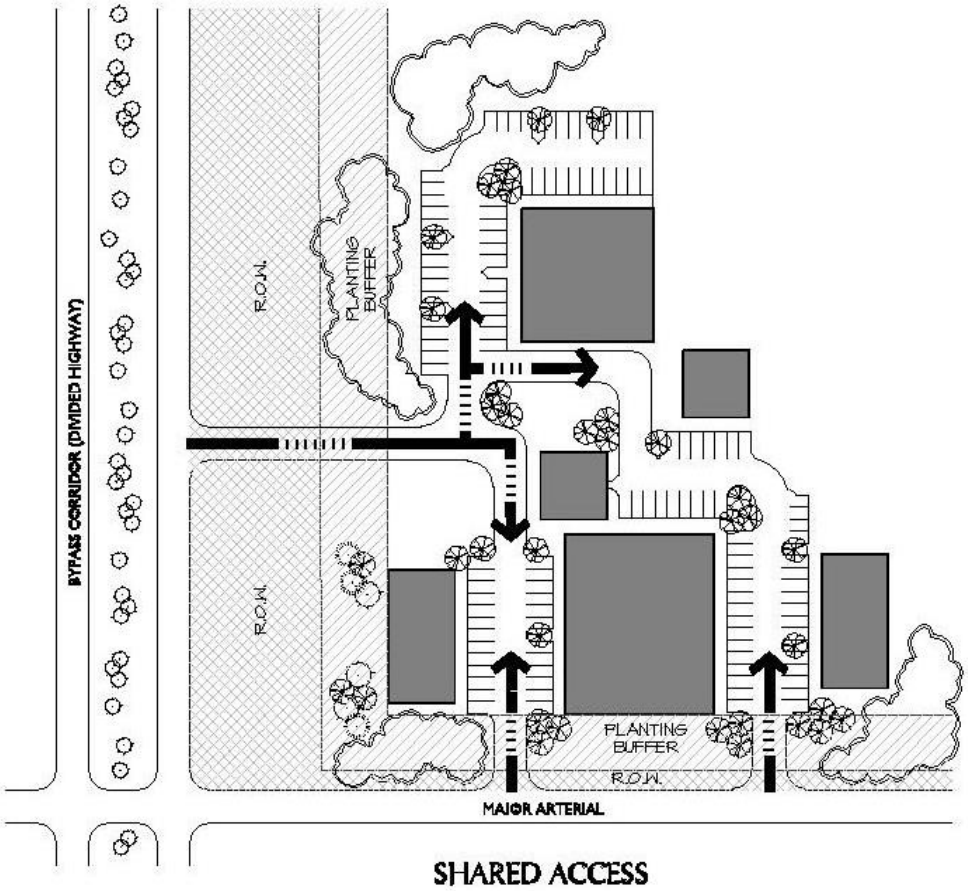
Sec. 6-26. Driveway Separation.

(a) The distance from a driveway or parking area access drive to the intersection of two street right of ways shall not be less than 20 feet for a single-family or two-family dwelling and not less than 50 feet for all other uses.

(b) Except where shared driveways are authorized, the distance between driveways along a street right-of-way shall not be less than 10 feet for a single-family or two-family dwelling and not less than 40 feet for all other uses.

Sec. 6-27. Common Access Easements for Shared Driveways.

Shared driveways between two parcels along the common property line may be required by the community development director. In such cases, each property owner shall grant an access easement to facilitate the movement of motor vehicles across the site.



Sec. 6-28. Vision Clearance at Driveways.

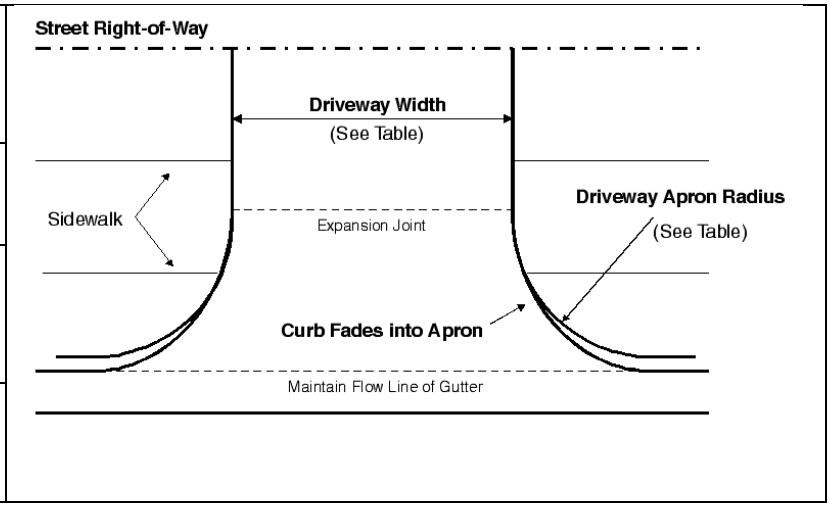
With the exception of sign posts and other structures less than 8 inches in diameter, structures and landscaping shall not exceed 3 feet in height within a triangle measuring 20 feet along the edge of a driveway and 20 feet along the street right-of-way line.

Sec. 6-29. Driveway Apron.

The public works director may require installation of a driveway apron at any driveway connecting to a public street. All driveway aprons shall have a radius connecting the driveway to the curb line or pavement edge as specified in Table 6-2.

Table 6-2
Driveway Apron Radii

Use	Minimum Driveway Radius
Single-Family Residential	5 feet
Commercial or Multi-Family Residential	15 feet
Industrial	25 feet



Sec. 6-30. Driveway Permit.

(a) No driveway shall be connected to a public street or private street, and no curbs or medians on public streets or rights-of-ways shall be cut or altered for access without a driveway permit issued by the community development director after consultation with the public works director.

(b) As a condition of driveway permit approval the public works director is authorized to the driveway applicant to install a storm drainage culvert of a size specified by the public works director.

(c) Deceleration lanes may be required at all entrances to subdivisions and industrial and commercial developments that front on arterial and collector streets. Deceleration lanes shall be 12 feet in width plus curb and gutter for a minimum distance of 200 feet measured from the intersection of the right-of-way lines, or as may be otherwise required

by the Georgia Department of Transportation (on state routes) or the public works director for a local street.

[Secs. 6-31 to 6-40 Reserved.]

Division III. On-site Circulation.

Sec. 6-41. Vehicular Circulation.

Efficient and easily recognized vehicular circulation routes within a development are vital and shall be provided. Internal vehicle circulation shall be designed or redesigned in a manner that avoids conflicts between through-traffic (i.e., traffic flowing into and out of the site) and local traffic (i.e., traffic through parking areas). Interior vehicular circulation shall be provided by the following means:

(a) Considering the entire parcel and its anticipated development, rather than simply a particular project, in formulating and approving access plans;

(b) Avoiding dead-end parking areas;

(c) Integrating service functions (e.g., deliveries, maintenance activities), when present or required as part of a development, into the circulation pattern in a manner which minimizes conflicts with vehicles and pedestrians; this includes the separation of service access and loading areas from main circulation and customer parking areas where possible;

(d) Visually orienting the driver with a regular, logical system of interior driveways and roadways;

(e) Identifying entrance drives with small entry signs; and

(f) Preventing vehicles from driving across or through designated parking areas by placing raised landscaped dividers or walkways between parking aisles.

Sec. 6-42. Pedestrian Facilities Internal to Site Required.

(a) Internal to each building site, non-single-family residential developments shall provide safe routes of pedestrian access between points of departure and destinations. Such provisions for pedestrian access shall be shown on plans, including site plans for development permits and building permits.

(b) When multiple buildings are proposed, they shall be linked with on-site pedestrian walkways.

(c) All walkways internal to the site shall be a minimum of 4 feet wide.

(d) The internal sidewalk system shall connect to the public sidewalk system along streets and highways, where it exists or is planned. Where a transit stop exists, the internal sidewalk system shall provide as direct a link as possible from the buildings on site to the transit stop.

(e) When two or more parking lots aisles within a parking lot with more than 20 parking spaces are arranged perpendicular to the principal building on the property, one sidewalk or other approved pedestrian access way a minimum of four feet in width shall be required to be installed. Said sidewalks shall connect from the public right-of-way abutting the lot and extend the length of the parking aisle.

(f) Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures or colors, or appropriate striping or demarcation, shall be provided to emphasize the point of intersection between pedestrians and vehicles and improve its visibility and safety. For example, brick pavers and other special paving materials can help to distinguish pedestrian walkway surfaces from vehicular access ways.

Sec. 6-43. Inter-parcel Access.

(a) **Required.** Inter-parcel access for vehicles between abutting and nearby properties shall be provided so that access to individual properties can be achieved between adjacent and nearby developments as an alternative to forcing all movement onto abutting highways and public roads. Where opportunities for shared access have been identified by the community development director, developments must provide shared access with adjoining properties to facilitate vehicular and pedestrian connections between parcels.

(b) **Easement.** Easements are required to facilitate inter-parcel access between any office, retail sales or services use, and another abutting office, retail sales or services use or lot that is zoned for office, retail sales or services use. The inter-parcel access easement shall permit automobile and pedestrian access from the adjoining property to driveways and parking areas intended for customer or tenant use, but parking spaces may be restricted to use by the owner's customers and tenants only. The granting of such easement shall be effective only upon the granting of a reciprocal easement by the abutting property owner.

(c) **Connection.** Upon the availability of access to driveways and parking areas of the abutting lot, the pavement or other surfacing of each owners' driveways and parking areas shall be extended by each owner to the point of access on the property line.

(d) **Location of inter-parcel connections.** The location of vehicular connections across a property line shall be mutually determined and constructed by both property owners. Connection of parking areas for vehicular access may be provided in the front portion of the site. In cases where it is not possible to provide the connection in front, it may be provided in the rear portion of the site. In the case of coordination problems or any factors preventing construction of an inter-parcel connection, the community development director will determine the location of the inter-parcel connection to be constructed by property owners, subject to appeal as an administrative decision.

(e) **Waiver.** The community development director may waive the requirements of this section if he or she finds that it is unnecessary to provide inter-parcel access due to the unlikelihood of patrons traveling among two or more existing or proposed uses on abutting or nearby sites. The Mayor and City Council is authorized to waive in whole or in part the requirement for an inter-parcel access easement, upon application for a variance in accordance with this development code, in the event an administrative variance is not granted by the community development director.

[Secs. 6-44 to 6-50 Reserved.]

Division IV. Design and Improvement Requirements for Parking Lots.

Sec. 6-51. Applicability.

(a) The provisions of this division apply to all off-street parking spaces and parking areas, whether the parking is provided to serve a particular development or the parking lot is operated as a principal use on a property and not dedicated to serving a particular development.

(b) Construction of a new parking lot or loading area, or expansion of an existing parking lot or loading area, requires issuance of a development permit in accordance with the requirements of this development code.

Sec. 6-52. Improvement Setback.

Off-street parking areas shall be set back from front, side, and rear property lines by at least five feet, except that the community development director may authorize a reduction in the parking lot improvement setback to no less than three feet where a front landscape strip as required by Article 5 of this development code is authorized to have a variable width.

Sec. 6-53. Parking Space Relationship to Street.

(a) Except single-family detached or two-family dwellings, all areas devoted to off-street parking shall be so located so that no vehicle is required to use a public or private street to maneuver into or out of a parking space.

(b) No off-street parking spaces shall be permitted directly from an access driveway within the first 30 feet of the driveway back from the street right-of-way line.

(c) Unenclosed off-street parking for single-family and two-family dwellings shall not be located within the minimum front yard setback, except on a hard-surface driveway, nor between the minimum front yard setback and the front of the principal dwelling except on a hard-surface driveway or in a carport or garage.

Sec. 6-54. Area per Parking Space.

Every parking space shall provide a useable, rectangular area at least 9 feet wide by 20 feet long; provided that parking space widths may be reduced in width only as specified in Sec. 6-87, "Use Division of Large Parking Lots." Access aisles shall not encroach into this minimum rectangular area.

Sec. 6-55. Demarcation.

(a) Every parking space shall be clearly demarcated by lines painted on or otherwise applied to the parking lot surface.

(b) One-way traffic aisles must be clearly marked with directional arrows on the pavement at each intersection with another aisle, driveway, or street entrance.

(a) The community development director may grant exceptions to the requirement of this section to mark common boundaries between parking spaces in the case of gravel parking lots, if and where permitted, or to authorize traffic directional signs in lieu of one-way pavement markings.

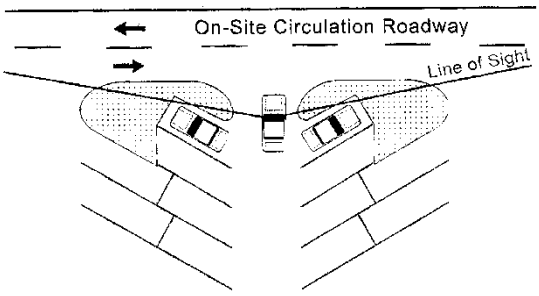
Sec. 6-56. Access Aisle Specifications.

(a) Access aisles in parking lots serving parking spaces are perpendicular (90º) to the access aisle shall be at least 22 feet wide (exclusive of area devoted to parking spaces) and provide for two-way traffic.

(b) Access aisles in parking lots serving parking spaces that are angled shall be limited to one-way traffic. Such access aisles shall be a minimum of 18 feet wide serving spaces that are at a 60-degree angle to the aisle and a minimum of 13 feet wide serving spaces that are at a 45-degree angle to the aisle.

(c) Parking aisle lengths shall not exceed 300 feet without a break for circulation.

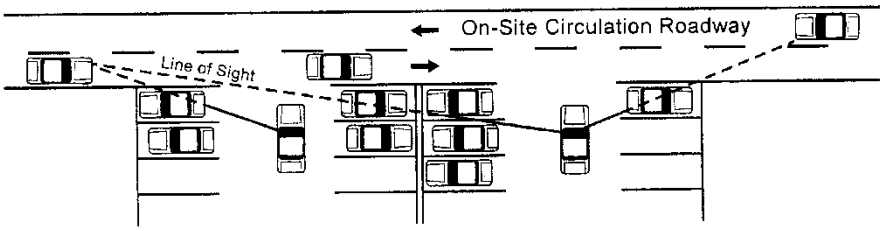
(d) The intersection of parking aisles with a ring road or other on-site roadways or driveways shall provide adequate intersection sight distance. Parking aisle end islands shall be curbed unless that requirement is waived for water quality purposes or in a rural/ exurban area; painted end islands are ineffective and are generally not permitted.



End Islands Preserve Sight Distance

Source: Stover, Vergil G., and Frank J. Koepke. 2002. *Transportation and Land Development* (2nd Ed.). Washington, DC: Institute of Transportation Engineers. Figure 8-15, p. 8-25.

Inadequate Sight Distance Due To No Parking Aisle End Islands



Source: Stover, Vergil G., and Frank J. Koepke. 2002. *Transportation and Land Development* (2nd Ed.). Washington, DC: Institute of Transportation Engineers. Figure 8-14, p. 8-24.

Sec. 6-57. Parking Lot Drainage.

For any use that will require a parking area of five spaces or more, or a loading area, to be newly constructed, added to, or altered in such a way as to affect drainage either on or off the site, storm water drainage plans, including grading plans, shall be submitted to and approved by the community development director and the public works director, prior to the issuance of a development permit.

Sec. 6-58. Parking Lot Surfacing.

(a) Parking areas shall be surfaced with concrete, asphaltic concrete, asphalt or other dust-free surface; provided, however, that porous pavement parking spaces and grass pavers may be substituted for standard dust free pavements as specified in Sec. 6-87, "Use Division of Large Parking Lots."

(b) Asphalt surfacing of residential driveways shall not be permitted except by special use.

(c) Aggregate (gravel) surface may be considered appropriate and approved by the community development director in rural or low-density residential areas by a special use approval by the Mayor and Council. Water quality effectiveness and character of the zoning district shall be considered in determining surfacing requirements. The community development director may administratively approve aggregate surfaces if:

1. The property is located on an interior residential local road and not on an exterior collector road;

2. Special use approvals have been previously granted by Mayor and Council for gravel parking in the applicant's neighborhood; and

3. The proposed parking areas comply with all applicable sections of this unified development code.

Sec. 6-59. Curbing or Stops.

Curbing shall be installed as required by the public works director when considered necessary for drainage, although water quality effectiveness and character of the zoning district shall be considerations in determining curbing requirements. Toward the end of maximizing infiltration and the promoting the water quality effectiveness of low impact development techniques, the public works director is authorized to vary curb requirements.

Sec. 6-60. Lighting.

(a) Any lights used to illuminate a parking area shall be arranged, located or screened to direct light away from any adjoining residential use and shall not cause glare on any abutting property or street.

(b) Parking areas shall not be illuminated between the hours of 12:00 midnight and 6:00 a.m. if the uses on the property are not open for business or operation, although temporary activation by motion detectors may be allowed to provide security lighting for periods not to exceed 15 minutes.

(c) Design review of the lighting of parking lots is required. See Sec., "Exterior Lighting."

Sec. 6-61. Light Pole Locations and Specifications.

Light poles should be located in landscaped planter strips. Where this cannot be accomplished, light poles must be placed on a reinforced concrete pedestal to protect them from damage or being knocked over.

Sec. 6-62. Screening and Landscaping.

Parking lots shall be screened and landscaped as required by article 12 of this development code.

[Secs. 6-63 to 6-70 Reserved.]

Division V. Off-street Parking General Requirements.

Sec. 6-71. Off-street Parking Required.

(a) Permanent on-site parking spaces shall be provided in accordance with the requirements of this article as follows, at the time: of the establishment of any use, or erection of any building; of occupancy of a building by a new use; and any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area.

(b) All required off-street parking areas shall be ready for use, including surfacing as required, prior to occupancy of the property (in the case of a new building or addition) or

within 45 days after the issuance of a certificate of occupancy (in the case of a change of occupancy in an existing building).

Sec. 6-72. Access and Location of Off-street Parking.

All parking spaces required to meet the minimum standards of this article shall be provided on the same lot with the main building or use which it serves; provided however, that upon demonstration that the parking spaces required by this article are not available and cannot reasonably be provided on the same lot as the building, structure or use it serves, the community development director may authorize the provision of required on-site parking to be located in proximity to the use that the spaces serve, as specified by Table 6-3.

Table 6-3
Required Location of Parking Spaces

Use	Required Parking Space Locations (as measured along the most direct pedestrian route unless otherwise noted)
Single-family or two-family residence (including manufactured homes)	On the same lot occupied by the residence.
Townhouse Development	Within 200 feet of an entrance to the dwelling unit that it serves.
Other multi-family developments (such as apartments) and congregate care facilities (such as a nursing homes)	Within 300 feet of an entrance to the building that it serves.
Church, hotel or motel, hospital	Within 400 feet of an entrance to the building that it serves.
Retail sales establishment or office building, other than a shopping center	Within 400 feet of an entrance to the building or use that it serves.
Shopping center or industrial use	Within 500 feet of an entrance to the building or use that it serves.
Any other use not specified above	Within 300 feet of an entrance to the building that it serves.

Sec. 6-73. Maximum Number of Off-street Parking Spaces Required.

(a) The maximum number of outdoor parking spaces allowed per dwelling unit for a single-family or two-family residence is four, exclusive of any spaces within an enclosed garage or carport.

(b) For all other uses, the maximum number of outdoor off-street parking spaces to be provided for residents, employees, customers and visitors for each type of land use shall be determined according to Table 6-4, rounded up to the nearest whole parking space. Additional spaces may be provided for residential and lodging uses within fully enclosed garages.

Sec. 6-74. Minimum Number of Off-street Parking Spaces Required.

(a) **Reference to requirements table.** Unless specifically provided otherwise in this article, on each lot where a building, structure, or use exists, each site shall be designed to provide and shall provide for off-street parking in the minimum (and not to exceed the maximum) amounts in Table 6-4.

(b) **Single-family and two-family dwellings.** The minimum number of parking spaces required per dwelling unit for a single-family or two-family residence is two, whether outdoors or within an enclosed garage or carport.

(c) **All other uses.** For all other uses, the minimum number of outdoor parking spaces required on a property for residents, employees, customers and visitors shall be as determined for the type of land use in Table 6-4.

(d) **Two or more uses.** Developments containing two or more of the uses listed on Table 6-1 shall provide no less than 80% of the number of spaces allowed for each use (except as may be further reduced per Sec. 6-83, "Shared Use of Parking Spaces."

(e) **No double counting.** Parking spaces provided to meet the requirements of this Article for one use shall not be used to meet the parking requirements of any other use, except as provided per Sec. 6-83, "Shared Use of Parking Spaces."

(f) **Reduction.** No existing or future off-street parking area shall be reduced in capacity to less than the minimum required number of spaces, or increased to more than the maximum permitted number of spaces, or altered in design or function to less than the minimum standards, unless specifically provided for in this article.

Table 6-4
Minimum and Maximum Number of Off-Street Parking Spaces Required

USE	MINIMUM PARKING REQUIRED	MAXIMUM PARKING PERMITTED
COMMERCIAL USES		
Adult entertainment	1 per 200 square feet	1 per 100 square feet
Animal hospital; kennel	1 per 400 square feet	1 per 250 square feet
Appliance sales and repair	1 per 500 square feet	1 per 300 square feet
Art gallery	1 per 400 square feet	1 per 300 square feet
Automated teller machine, no drive-through	2 per machine	3 per machine
Auto parts store	1 per 500 square feet	1 per 300 square feet
Automobile sales	1 per 200 square feet of repair space plus 1 per 400 square feet of showroom/office	1 per 150 square feet of repair space plus 1 per 300 square feet of showroom/office
Automobile service and repair	1 per 250 square feet	1 per 200 square feet
Bank, credit union, savings and loan	1 per 300 square feet (also see stacking requirements for drive-through facilities)	1 per 200 square feet (also see stacking requirements for drive-through facilities)
Barber shop or beauty parlor	1 per 300 square feet	1 per 250 square feet
Bed and breakfast inn	2 for the owner-operator plus 1 per guest bedroom	4 for the owner-operator plus 1.5 per guest bedroom
Bowling alley	3 per lane	4.5 per lane
Carpet or floor covering store	1 per 300 square feet of retail sales and office area, plus if applicable, warehouse requirements for designated storage, receiving, and shipping area	1 per 250 square feet of retail sales and office area, plus if applicable, warehouse requirements for designated storage, receiving, and shipping area
Car wash, staffed or automated	2 stacking spaces for each car wash lane plus 2 drying spaces per lane	3 stacking spaces for each car wash lane plus 2 drying spaces per lane
Commercial recreational facility, indoor (except as otherwise noted)	1 per 200 square feet	1 per 100 square feet
Commercial recreational facility, outdoor	As determined by community development director	As determined by community development director
Contractor's establishment	1 per 300 square feet of office space and 1 per 2,000 square feet of outdoor storage	1 per 250 square feet of office space and 1 per 1,500 square feet of lot outdoor storage
Convenience store without franchise food outlet	1 per 200 square feet	1 per 150 square feet
Convenience store with franchise food outlet	1 per 150 square feet	1 per 100 square feet
Dance hall	1 per 125 square feet	1 per 75 square feet
Day care center	1 per 300 square feet	1 per 200 square feet
Funeral home or mortuary	1 per 3 seats in largest chapel or viewing room	1 per 2 seats in largest chapel or viewing room
Furniture and home furnishing store	1 per 600 square feet	1 per 300 square feet
Grocery store	1 per 300 square feet	1 per 250 square feet
Hardware store	1 per 400 square feet	1 per 300 square feet
Health or fitness club	1 per 200 square feet	1 per 150 square feet
Hotel, extended stay	1.5 per unit lodging unit	Two per lodging unit

USE	MINIMUM PARKING REQUIRED	MAXIMUM PARKING PERMITTED
Hotel or motel	1 per lodging unit, plus one per each 150 square feet of banquet, assembly, meeting, or restaurant seating area	1.2 per lodging unit, plus one per each 100 square feet of banquet, assembly, meeting, or restaurant seating area
Laundromat	1 for each 3 washer/dryer combinations	1 for each 2 washer/dryer combinations
Nursery or garden center	1 per 300 square feet plus 1 per 1,500 square feet outdoor sales or display area	1 per 250 square feet plus 1 per 1,000 square feet outdoor sales or display area
Office	1 per 300 square feet	1 per 200 square feet
Open air sales	1 per 250 square feet of indoor floor space plus 1 per 600 square feet of outdoor sales	1 per 200 square feet of indoor floor space plus 1 per 500 square feet of outdoor sales
Personal service establishment	1 per 250 square feet	1 per 200 square feet
Photofinishing laboratory	1 per 250 square feet	1 per 200 square feet
Photographic studio	1 per 300 square feet	1 per 250 square feet
Restaurant, bar, or tavern	1 per 125 square feet	1 per 75 square feet
Retail store (not otherwise listed)	1 per 275 square feet	1 per 200 square feet
Self storage facility (mini-warehouse)	See Sec. 4-265	See Sec. 4-265
Self storage facility (mini-warehouse), climate controlled	See Sec. 4-266	See Sec. 4-266
Service station	1 per 250 square feet of office space plus two per service bay	1 per 200 square feet of office space plus three per service bay
Shopping center	1 per 275 square feet	1 per 225 square feet
Sports club or health spa	1 per 250 square feet	1 per 200 square feet
LIGHT INDUSTRIAL USES		
Manufacturing, processing, assembling	1 per 1,300 square feet	1 per 1,000 square feet
Warehouse	1 per 2,000 square feet	1 per 1,500 square feet
Wholesale	1 per 1,000 square feet	1 per 600 square feet
GOVERNMENT – INSTITUTIONAL USES		
Assembly hall; auditorium; nonprofit club or lodge	1 per 4 seats in room with greatest seating capacity or 1 per 40 square feet in largest assembly area without fixed seating	1 per 3 seats in room with greatest seating capacity or 1 per 30 square feet in largest assembly area without fixed seating
Church, temple, synagogue and place of worship	1 per 4 seats in room with greatest seating capacity or 1 per 40 square feet in largest assembly area without fixed seating	1 per 3 seats in room with greatest seating capacity or 1 per 30 square feet in largest assembly area without fixed seating
Community center	1 per 400 square feet	1 per 300 square feet
Government office	1 per 300 square feet	1 per 250 square feet
Group home or boarding house	1 per 3 residents or beds	1 per 2 residents or beds
Hospital	1.5 per bed	2 per bed
Library	1 per 400 square feet	1 per 300 square feet
Museum	1 per 500 square feet	1 per 300 square feet
Nursing home	1 per four beds	1 per three beds
Post office	1 per 200 square feet	1 per 150 square feet
Retirement community	0.75 per dwelling unit	1 per dwelling unit

USE	MINIMUM PARKING REQUIRED	MAXIMUM PARKING PERMITTED
School	1 per 300 square feet	1 per 200 square feet
School for the arts	1 per 300 square feet	1 per 200 square feet
School, trade or business, or college	1 per 200 square feet	1 per 150 square feet
RESIDENTIAL USES		
Apartment, one bedroom	1.5 per unit plus 0.1 per unit for guest space	2 per unit plus 0.2 per unit for guest space
Apartment, two bedroom	1.5 per unit plus 0.1 per unit for guest space	1.75 per unit plus 0.2 per unit for guest space
Apartment, three bedroom	2 per unit plus 0.2 per unit for guest space	2.5 per unit plus 0.2 per unit for guest space
Home occupation	(see provisions for home occupations)	
Residence within building containing a non-residential use	1 per unit	1.5 per unit
Single family detached or attached (townhouse)	1 per unit	2 per unit
Two-family dwelling (duplex)	2 per unit	4 per unit
RECREATIONAL FACILITIES		
Athletic field	20 spaces per field	25 spaces per field
Billiard hall/amusement arcade	1 per 200 square feet	1 per 150 square feet
Bowling alley	2 per each bowling lane (add parking for billiard hall/ amusement arcade, if provided)	3 per each bowling lane (add parking for billiard hall/ amusement arcade, if provided)
Community center	1 per 300 square feet	1 per 250 square feet
Golf course	2.5 per hole, plus 1 per 250 square feet of pro shop and/or club house	4 per hole, plus 1 per 200 square feet of pro shop and/or club house
Golf driving range, principal use	0.75 per tee	1 per tee
Ice or roller skating rink	1 per 200 square feet	1 per 150 square feet
Miniature golf	2 per hole	3 per hole
Stadium or sport arena	1 per 12 feet of bench seating	1 per 10 feet of bench seating
Swimming pool – subdivision amenity	1 per 150 square feet of surface water area	1 per 100 square feet of surface water area
Swimming pool – public	1 per 125 square feet of surface water area	1 per 75 square feet of surface water area
Tennis or racquet ball court	2 per court	3 per court
Theater, cinema	1 per four fixed seats	1 per three fixed seats

Note: Unless otherwise noted, the parking requirement shall be based on the gross square footage of the building or buildings devoted to the particular use specified.

Sec. 6-75. Minimum Number of Accessible Parking Spaces Required.

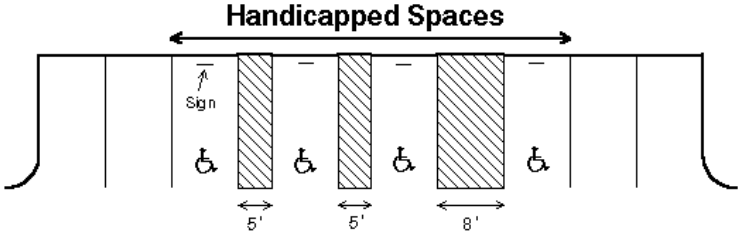
(a) Regulations and dimensions for handicapped parking spaces shall be per requirements of the Americans with Disabilities Act (ADA) (Public Law 101-136) and the Georgia Accessibility Code. The required number of handicapped accessible spaces, which must be provided on-site, shall be as provided in Table 6-5.

Table 6-5
Handicapped Parking Requirements

Total Required Parking Spaces	Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20 plus 1 for each 100 over 1000

(b) **Part of overall requirements.** Said spaces shall count toward the requirements for off-street parking as specified in Table 6-1.

(c) **Aisle specifications and van accessibility.** Handicap accessible parking spaces shall have an adjacent aisle 5 feet wide, and one in every 8 handicapped spaces shall be adjacent to an aisle 8 feet wide and the space shall be signed "van accessible." For van spaces, the width of the parking space shall be at least eleven feet. Handicapped parking space aisles shall be clearly demarcated by lines painted on or otherwise applied to the parking lot surface.



(d) **Surface slope.** Handicap accessible parking spaces shall be located on a surface with a slope not exceeding 1 vertical foot in 50 horizontal feet (1:50).

(e) **Ramps.** Wheelchair ramps shall be provided in accordance with applicable specifications at locations appropriate to normal travel routes from the parking lot to the principal use.

(f) **Signage.** Accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility, per applicable state law requirements. Such signs shall be located so that they cannot be obscured by a vehicle parked in that space.

Sec. 6-76. Angled Parking.

Parking spaces may be permitted with 90-degree, 60-degree, or 45-degree angles to the access aisle. Parking lots with parking space angles less than 45 degrees to the access aisle are not allowed, except for parking spaces that are parallel to the access aisle.

Sec. 6-77. Compact Parking Spaces.

Compact parking spaces may be used in parking areas when more than twenty parking spaces are required, provided that the areas for compact parking are clearly marked and not more than twenty percent of the number of parking spaces provided in the entire parking area is designated compact auto parking.

Sec. 6-78. Stacking Spaces for Drive-through Facilities or Service Windows.

Stacking spaces shall be provided for any use having a drive-through facility or areas having drop-off and pick-up areas in accordance with this section.

(a) Stacking spaces shall begin at the window or communication/mechanical device (e.g., order board) first encountered by the vehicle user. Financial institutions with drive-through windows, car washes (automated or staffed facilities), drive-through coffee sales facilities, and any other uses with drive-through facilities shall provide three stacking spaces for each window or drive-through service facility. Restaurants with drive-through facilities shall at least provide five stacking spaces for each window or drive-through service facility.

(b) Stacking spaces and lanes for drive-through stations shall not impede on and off site traffic movements, shall not cross or pass through off-street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.

(c) Drive-through lanes shall be separated by striping or curbing from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.

(d) All drive-through facilities shall be provided with a bypass lane with a minimum width of ten feet, aside the drive-through lane.

[Secs. 6-79 and 6-80 Reserved.]

Division VI. Off-Street Parking Reduction.

Sec. 6-81. Administrative Variances.

(a) The minimum and maximum on-site parking requirements for uses in the CBD zoning district may be waived by the community development director upon a determination that adequate parking is otherwise available.

(b) The community development director may allow parking at a rate of up to ten percent above the maximum permitted number of spaces, or at a rate of no more than 20 percent below the minimum required, on a case-by-case basis, based upon the scale and impacts of the request, for good cause shown. The applicant shall make said request in writing which may be required to include documentation from an acceptable industry publication (e.g., Institute of Transportation Engineers, Urban Land Institute, American Planning Association, etc.) or a study prepared by a qualified professional that documents parking requirements.

(c) The community development director may authorize a reduction of a number of required parking spaces when it can be demonstrated to his or her satisfaction that the use provides other areas on the site that are not marked as parking spaces but which serve some of the demand for on-site parking.

(d) In approving administrative variances to the parking requirements of this section, the community development director may as a condition of approval, if applicable, require an area to be reserved or set-aside for additional parking area for future use if needed.

Sec. 6-82. Off-site Parking.

If required parking spaces are not located on the same lot as the particular use, building or establishment they are intended to serve, the following shall apply:

(a) The parking spaces must be located on a property that has the same zoning classification as the property that the spaces serve, or a less restrictive zoning classification.

(b) No required parking spaces may be located across any State or U.S. highway from the use they are intended to serve.

(c) An easement (or other recordable instrument satisfactory to the community development director) dedicating the off-site parking to the property that the spaces serve shall be recorded with the Clerk of the Superior Court and a copy provided to the community development director. The document must be written to survive future changes in ownership in perpetuity, unless the agreement is dissolved with approval by the Mayor and City Council.

(d) Off-site parking spaces shall be located in proximity to the use that the spaces serve, in accordance with the locational requirements of Table 6-3.

Sec. 6-83. Shared Use of Parking Spaces.

The parking spaces provided for separate uses may be combined in one parking lot but the required spaces assigned to each use may not be assigned to another use, except as follows:

(a) **Shared parking between day and night users.** One-half of the parking spaces assigned to a church, theater, or assembly hall whose peak attendance will be at night or on Sundays may be assigned to a use that will be closed at night or on Sundays.

(b) **Mixed use developments.** Parking spaces may be shared by more than one use if the community development director finds that the total number of spaces will be adequate at the peak hours of the uses they serve. The ratios shown on Table 6-6 may be used in determining the time of day and the day of the week at which the maximum number of spaces will be needed by the uses served by the shared parking facility.

Table 6-6
Percentage of Parking Spaces Demanded by Time Period

Use	Weekdays		Weekends		Night
	6 a.m. to 5 p.m.	5 p.m. to 1 a.m.	6 a.m. to 5 p.m.	5 p.m. to 1 a.m.	1 a.m. to 6 a.m.
Office	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Hotel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment/ Recreation	40%	100%	80%	100%	10%
Church	10%	25%	100%	100%	10%

(c) **Availability of shared spaces.** Parking spaces that are proposed to be shared among two or more uses must be clearly available to each use and not appear in any way to be serving a particular use, either through signage dedicating the spaces or through design techniques that would tend to orient use of the spaces to a particular business or building.

(d) **Recordation of shared parking agreement.** Shared parking arrangements must be committed to writing in an instrument acceptable to the community development director, and approved by the owners of each of the affected properties or uses. The instrument must be approved by the community development director and shall be recorded with the Clerk of Superior Court, and a copy of the recorded document must be supplied to the community development director. The document must be written to survive future changes in ownership in perpetuity, unless the agreement is dissolved with approval by the Mayor and City Council.

Sec. 6-84. Reduction for On-street Parking.

The community development director may in individual cases administratively authorize a reduction in the minimum number of parking spaces for projects that are directly served by on-

street parking approved by the public works director, on a one-to-one basis (one off-street parking space reduced for each on-street parking space directly serving the subject development). In such instances on-street parking shall be counted toward meeting minimum on-site parking space requirements.

Sec. 6-85. Reduction for Mixed-Use Development.

In the MXU zoning district, when developed for mixed uses, the minimum total required parking spaces specified for the combination in uses may be reduced by 10%.

Sec. 6-86. Reduction for Demand Management.

(a) The community development director may in individual cases administratively authorize a proportional reduction in the required minimum number of parking spaces for office, institutional, industrial, and public uses with 50 or more employee parking spaces, if a formal carpool or van pool program is instituted.

(b) For purposes of this section, carpool is defined as 2 or more persons per car, and vanpool is defined as 5 or more persons per van. Any carpool or vanpool program shall provide at least 5 spaces reserved for carpool or vanpool vehicles and shall be clearly marked "Reserved – Carpool/Vanpool Only" through signage or pavement markings.

(c) Designated carpool/vanpool spaces shall be the closest employee parking spaces to the building entrance normally used by employees except for any handicapped parking spaces provided.

(d) The applicant must agree that the parking preferences will be enforced.

Sec. 6-87. Use Division of Large Parking Lots.

When a parking lot of 75 spaces or an area of one acre or more of parking is proposed, the applicant may be required by the community development director to divide the parking lot into distinct use areas as provided in Table 6-7 for purposes of applying impervious surface reduction and water quality infiltration techniques.

Table 6-7
Division of Large Parking Lots for Impervious Surface Reduction, Porous Pavement Usage, and Compact Space Design

Division of Parking Lot	Description	Minimum Parking Space Width Permitted	Porous Pavement or Grass Pavers Authorized	Maximum Percent Compact Spaces
Prime customer parking	Within 200 to 300 feet of buildings and near building entrances, because these spaces are used more frequently (i.e., high turnover).	9.0	No	None
Overflow customer parking	Used to meet peak parking demands. Spaces are used less frequently than prime customer parking.	8.5	Yes	30%
Employee parking areas	At the fringe of the site and areas not readily associated with major building entrances, with low turnover	8.0	Yes	30%

[Secs. 6-88 to 6-90 Reserved.]

Division VII. Off-Street Loading Space Requirements.

Sec. 6-91. Off-Street Loading Required.

On the same lot with every building, structure or part thereof, erected or occupied for manufacturing, storage, warehouse, truck freight terminal, department store, wholesale store, grocery supermarket, hotel, hospital, mortuary, dry cleaning plant, retail business, or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained adequate space for the standing, loading, and unloading of such materials to avoid undue interference with public use of streets, alleys, and private or public parking areas.

Sec. 6-92. Minimum Number of On-site Loading Spaces Required.

One off-street loading space shall be provided for the first 10,000 square feet of gross floor area or fractional part thereof for light industrial use and one off-street loading space for the first 5,000 square feet of gross floor area or fractional part thereof for retail or other non-industrial use for which a loading space is required. One additional space shall be required for each additional 25,000 square feet of gross floor area or fractional part thereof for light industrial use and for each additional 10,000 square feet for retail or other non-industrial use.

Sec. 6-93. Location of Loading Spaces.

Loading areas shall be located to the rear of the building unless site design precludes a rear location, in which case loading shall be to the side of a building.

Sec. 6-94. Loading Area Specifications.

Unless otherwise approved by the community development director, loading spaces shall be a minimum of fourteen feet wide, forty feet long, with fourteen feet of height clearance. When the development requires loading and unloading by full-size tractor-trailers, loading spaces shall be sixty feet long with a sixty-three foot apron, for a total of 123 feet.

Sec. 6-95. Administrative Variance.

The community development director is authorized to modify the loading area specifications of this division and reduce or waive off-street loading space requirements for good cause shown, after application for administrative variance.

[Secs. 6-96 to 6-100 Reserved.]

ARTICLE 7
SIGNS AND ADVERTISING DEVICES

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Division I. Findings.

Sec. 7-1. Beneficial Functions.

Signs provide a means of communication, a visual, place-based medium by which to express messages. Signs and advertising devices facilitate and aid in the identification and location of business establishments, institutions, and other land uses. Signs can be an effective, easily available, and cost-efficient way to inform people and aid their decision-making. Signs are an investment that brings economic value to businesses. Signs provide a means for attracting consumers who are not otherwise familiar with the geographic area. Signs provide assistance in individuals making selections from among alternative choices. Signs help certain locations work from a profitability standpoint that otherwise might fail without adequate signage.

Signs derive their value in part from public improvements. Businesses exist and prosper in part because consumers have access to their locations via public rights-of-ways. Businesses locate, and signs are erected, because of the facilitation of access the community provides to business locations. The public way creates much of the value for the person or establishment erecting the sign, and visibility from the public way is what creates the problems which give rise to the need for sign controls. Because the public way contributes to value, the public therefore has a right, and indeed an obligation, to control the problems that arise from creating that opportunity and value.

Sec. 7-2. Regulation of Messaging.

Signage is a form of advertising. All other advertising mediums are regulated. There is limited federal and state regulation of signs, despite significant intervention by the federal government in the regulation of other forms of communication. Signage is a type of advertising that cannot be turned off or rejected by the consumer, like some other forms of communication. For instance, radio and television advertisements can be avoided by turning off the radio or television. With regard to signs, however, motorists must keep eyes open to drive and cannot block out signs from their peripheral vision. Absent federal and significant state regulation, it is in the public interest for the city to control signage.

Sec. 7-3. Public Safety.

(a) Signs by their very nature are intended to gain the attention of motorists and therefore distract them from the primary purpose of maneuvering a vehicle along a road. Signs, if

unregulated, can confuse motorists by mimicking traffic safety signals and signs. Motorists might confuse signs that contain flashing or blinking red, green, or yellow lights with roadway traffic signals. Signs constructed of shapes like an octagonal "stop" sign might also impair public safety by confusing the motorist. Therefore, there is a substantial public purpose served in prohibiting signs that mimic or would be confused with traffic safety signals and signs. Unregulated signs can also degrade the utility and reduce the visibility and effectiveness of public safety signs. The regulation of signs is needed to ensure that signs can be read for their many beneficial purposes but in a way that does not impair visibility or cause traffic accidents.

(b) Sign regulations achieve public safety purposes not achieved by building codes. Without regulations, signs can pose a clear danger to public safety. It has long been recognized that sign controls are needed to promote traffic safety and avoid traffic accidents. Signs erected too close to a road can impair visibility and can cause traffic accidents. If signs are not regulated with regard to placement, height, size, and other physical attributes, they can interfere with the sight of motorists exiting a driveway onto a public road. It is necessary to regulate the time, placement, and manner of signs for public safety purposes.

(c) Addressing of places and other means of locating establishments are essential to police, fire, and other emergency responders. Signage, if left unregulated, can cause confusion and delay in responding to emergencies.

(d) Limitations placed on signs erected on storefront windows can increase visibility from outside the establishment and may help deter crime and robberies. Sign controls that limit the amount of storefront window and door areas that can be covered with signs enhance visibility of activities within the store or building. Limits on window signs can provide for an appropriate minimum visibility from the exterior and can increase public safety of commercial areas through a reduction in crime potential.

(e) Electronic multiple message signs, which allow operators to change content from remote locations in a matter of seconds, have been shown to create possible threats to public safety. Such signs are erected for the purpose of trying to hold the attention of motorists by changing messages and pictures for short durations using a series of bright, colorful images produced mainly via LED (light emitting diode) technologies. Brightly lit and colorful signs that change messages every few seconds compel motorists to notice them, and they lure the attention of motorists away from what is happening on the road and onto the sign. Such signs pose public safety threats because if they attract a motorist's attention, the motorist will look at the sign and not at the road. Electronic multiple message signs are also a threat to public safety because of their brightness, making them visible from great distances. Due to their nature of brightness, changing colors, and changing displays, electronic multiple message signs are more distracting than signs which do not vary the brightness, color or message, or multiple message signs that are changed by other means at less frequent intervals. Some electronic multiple message signs could, if unregulated, have the appearance of large, plasma-screen televisions. An electronic LED display contains brightly-lit text and graphics which can be seen from hundreds of feet away, drawing the attention of everyone within view. Unless otherwise

regulated, such displays can be extremely bright since they are designed to be visible in bright sunlight and at night. Furthermore, the human eye is drawn to them far more strongly than to traditional illuminated signs. It can take six seconds for a person to comprehend the message on an electronic sign, which is considered three times the safe period for driver distraction.

Sec. 7-4. Public Health.

Unregulated signage can contribute to clutter and lack of organization in the wayfinding system of a community and thereby negatively influence the stress levels of motorists. Roadside blight can contribute to high stress levels of motorists (Source: Meg Maguire, Ray Foote, and Frank Vespe, 1997, "Beauty As Well As Bread," *Journal of the American Planning Association* 63(3): 317-328). Height, size, placement, and other sign regulations serve substantial public purposes of bringing order to the wayfinding system that may help to avoid undue stress levels of motorists.

Sec. 7-5. Reduction and Mitigation of Adverse Impacts on Adjacent Properties.

The size, height, construction materials, location, condition, and attributes of signs can have an impact on surrounding and nearby land uses and properties. Signs can have adverse impacts on adjacent properties if not regulated and properly maintained, including the lowering of property values. Abandoned and antiquated signs and sign structures (e.g., a pole with a blank structure for a sign face) can have a particularly detrimental effect on adjacent properties and contribute to an overall image of blight in the community.

Sec. 7-6. Prevention of Adverse Impacts on Community Character and Attractiveness.

(a) Sign regulations promote and ensure the aesthetics of the community. The concept of public welfare is broad and inclusive, and the values it represents are spiritual as well as physical, aesthetic as well as monetary. Sign regulations serve the substantial public purposes of ensuring that the community is beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully controlled (Source: Berman v Parker 348 U.S. 26, 75 S. Ct. 98, 99 L. Ed. 27 1954).

(b) Appearance of a community, which is substantially influenced by signs, is essential to the city's long-term economic viability. Signs and advertising, without regulation, can detract from the character, beauty, and visual attractiveness of the city. Unregulated signage and advertising devices can mar scenic landscapes and impair other visual qualities of the city. Visual blight adversely affects the aesthetic quality of life and traffic safety in the community for residents, businesses, pedestrians, and motorists.

(c) The city has great interest in maintaining and enhancing the aesthetic environment. Regulations are needed to ensure that signs are compatible with the surroundings and do not detract from the character of particular districts. The regulation of signage according to different zoning districts is therefore an acceptable way of ensuring character and attractiveness are maintained. Sign controls, including regulations that go beyond size,

height, location, and manner restrictions, are necessary to improve the visual character and quality of life of the community.

Sec. 7-7. Protection of Public Investments.

Unregulated signs adversely impact public investments. Sign regulations help to assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets and other public structures and spaces are protected. Unregulated signs can neutralize the value and benefit of public investments in streetscapes.

Sec. 7-8. Promotion and Maintenance of Private Investments.

Sign regulations benefit businesses that seek to advertise. Unregulated commercial signage can be detrimental to individual businesses, because business owners may be compelled to erect larger and more costly signs to outperform neighboring or nearby businesses. Such competition for visibility among business can result in too many signs and excessive sizes, to a point of diminishing returns where individual business signs are not adequately visible. If unregulated, the competition for visual recognition can defeat the purpose of the signs, which is to carry a message, often a commercial one. If signs are left unregulated, patrons of individual businesses may miss their destinations because they cannot find the particular business of choice in the sea of advertising devices.

[Secs. 7-9 and 7-10 Reserved.]

Division II. Supplemental Findings, Intentions, and Explanations.

Sec. 7-11. Viewshed is Subject to Regulation.

This article is intended to apply to all signs and advertising devices that are or are intended to be viewed from a public right-of-way or adjacent property, or that are intended to be viewed from outdoor areas of public property, except as otherwise specifically stated in this article.

Sec. 7-12. Content Neutrality.

(a) The city intends to adopt regulations which are content-neutral. It is not the intent to regulate the content of messages in any way. To accomplish this, these regulations do not distinguish between on-site or off-site sign content, nor do they distinguish between commercial and non-commercial content. It is the intent of this article to allow political, religious, or personal (non-commercial) messages on any sign permitted to be erected by this article.

(b) For a sign code to be content neutral, it is necessary to define all signs in terms of something other than the content of the message displayed on a given sign, such as its location. If in applying a sign regulation it is necessary to read the content of the sign to determine whether the sign is lawful or not, the sign regulation has failed to achieve content neutrality.

(c) The principle of content neutrality runs counter to most people's thought processes, as they usually will have in mind a particular purpose when they want to erect a sign or ask for a sign permit. For instance, one person may wish to express a message unrelated to business or commerce (non-commercial speech), while business owners are trying to attract customers, identify their products, and perhaps assist other businesses or landowners in identification and location. A sign code must provide for commercial and noncommercial speech, even though it is considered wise not to distinguish between the two in the regulations themselves, since to make that distinction one would have to read the message to determine whether it is commercial or noncommercial speech. It is widely recognized that how sign regulations treat noncommercial speech in relation to commercial speech is subject to scrutiny by courts, given the constitutional right to free speech.

Sec. 7-13. Time, Placement, and Manner Restrictions.

It is the intent of this article to regulate the composition, type, location, placement, height, size, illumination, and the duration of signs and advertising devices that may be displayed. In adopting these sign regulations, the Mayor and Council especially recognizes the vast number of court decisions, coming from Georgia courts, the federal courts, and courts throughout the United States, which recognize that the regulation of the size, location and quantity of sign structures is a valid and lawful means of achieving the intentions and purposes of this article, and that such intentions and purposes are valid and lawful governmental interests. The regulations contained herein are no more extensive than necessary to serve the substantial governmental interests identified in this article.

Sec. 7-14. Noncommercial and Commercial Messages.

In imposing sign regulations, all landowners need to be equally protected in terms of expression of noncommercial messages. Landowners and occupants have the right to free speech, including political speech, even when there is no election upcoming. One would not expect commercial messages to be needed on a lot used exclusively for residential purposes. This means that sign regulations for residential zoning districts can more or less prevent signage to accommodate commercial messages, but yet those restrictions must respect first amendment rights to free speech and also accommodate nonresidential uses that may exist or are allowed in residential zoning districts. A sign code can protect the rights to noncommercial speech by not specifying the content of messages – thus any sign allowed by a given ordinance could display a noncommercial message, even if such sign is most likely going to be used to identify a business or establishment, or provide direction to such establishments on or off-site.

Sec. 7-15. Variation Required.

Not all lots, parcels, or properties are equal when it comes to the need for signs. Signs along state highways are generally greater in area and height not only because of the desire to allow commercial messages but also because motorist travel speeds (i.e., posted speed limits) are typically greater than in residential neighborhoods. There is evidence that larger signs are needed

for legibility and visibility on state highways given their greater motor vehicle speeds (i.e., less time to view a message) and greater width of the right of way, which increases distance of the motorist to sign messages and thus decreases legibility and visibility.

Sec. 7-16. Regulation by Zoning District.

The zoning district is an appropriate means of regulating signs, because generally a character is established by each zoning district (see the city's adopted comprehensive plan). The needs for signage differ remarkably among single-family residential zoning districts from zoning districts allowing business, which in turn differ significantly from business parks, low-rise office complexes, and industrial establishments. Greater sign heights and areas are appropriate in business and industrial zones when compared with residential zoning districts.

Sec. 7-17. Proportionality.

The relationship of sign characteristics (area and height, for example), especially wall signs, to the building on which it is attached is very important in terms of aesthetics. Without regulation, signage placed on walls can be too large in proportion to the building façade. Similarly, sign codes need to accommodate the differences in size, scale, and height of different buildings. For instance, if an absolute maximum sign area is established, it may be appropriate proportionally for a certain size of building but inappropriate (too small and also out of proportion) to a very large building. For this reason, it is appropriate to regulate wall signage on the basis of the percentage of area of the building façade. Similar, a proportionality regulation is considered appropriate for window signage. An industrial establishment, with large wall areas, does not have the same needs as a commercial establishment in this regard and is appropriately limited to a smaller percentage of wall area used for signs and advertising than a commercial establishment.

Sec. 7-18. Rationale for Sign Allowances.

(a) In addition to regulation by zoning district, by which sign height and maximum sign area are distinguishable, the uses permitted within zoning districts can range from residential, to institutional, commercial and industrial land uses. Sometimes, non-residential uses are permitted in residential zones, and sign regulations need to account for the needs to identify such nonresidential establishments in residential zoning districts, but yet ensure that such signs are compatible by way of height and area appropriate to a residentially zoned area. The regulations adopted in this ordinance distinguish between different land uses and assign different sign permissions based on such land use. For instance, signage allowances differ among a lot with a single dwelling, a lot containing a single non-residential principal permitted use (which can occur in virtually any zoning district), and a lot containing more than one permitted principal use or more than one building (such as shopping centers and office parks). The regulations also define allowable signage for vacant lots.

(b) Residential uses do not require identification other than by street address. However, non-residential uses, whether in residential or nonresidential zoning districts, usually do

require identification of some sort. This is why a principal use ground sign is allowed for nonresidential but not for single-family residential uses; while intended to serve primarily establishment identification needs, principal use ground signs are not limited in the message and therefore may be used in total or in part to carry a noncommercial message. Each land use type, including vacant lots, are permitted an accessory ground sign – which is intended to allow for reasonable noncommercial speech for each lot owner or resident. For nonresidential land uses, the need for accessory messaging is greater than for lots with single dwellings, and therefore, more than one accessory ground sign is allowed.

(c) With regard to wall signage, there is no need to have signs attached to single dwellings, but nonresidential establishments have the need to identify uses within buildings. This is why a residential dwelling does not allow wall signs (other than that described for temporary durations in the event of lease or sale), while nonresidential uses regardless of zoning district are allowed wall and window signage proportional to the building or area within which a sign can be placed.

Sec. 7-19. Real Estate-Related Messages.

Although a content neutral sign code cannot describe and regulate signs related to the sale or lease of real estate, the sign code must still accommodate these needs. The needs of lot and building or leased space owners to market the sale and lease of properties and buildings can be accommodated with a duration-type sign allowance – i.e., a special sign allowance during the time a lot, building, or part of building is for sale or lease. The sign regulations therefore provide for signs advertising a building or lot for sale or for lease, during the time such lot or building or portion thereof is for sale or lease; these regulations accommodate such signage needs as ground signs as well as wall and window signs.

Sec. 7-20. Sign Prohibitions.

Given the objectives of the city, it is appropriate to prohibit signs and other advertising devices where if used frequently by multiple businesses would create an appearance of clutter, information overload, and distractions to motorist safety. Certain advertising devices such as wind-blown or air-blown devices create movement that distracts motorists and such devices are not fundamentally necessary to attract customers in light of other signage and advertising allowances.

Sec. 7-21. Billboards.

Due to their large areas, billboards are inherently incompatible with the goals and objectives for development and community character as established in the city's adopted comprehensive plan. Because this sign ordinance allows for any type of message on any type of lawful sign, it is unnecessary to allow large signs that are inconsistent with the city's desired character and not fundamentally necessary in terms of providing additional opportunity for messages that may be classified informally as "off site." The purposes served by billboards are reasonably accommodated by other signs, but with smaller areas and at lower heights than would be accomplished with billboards. The city recognizes that billboards that exist, even though they

may not be in compliance with the city's sign allowances, can be continued and cannot be "amortized" per federal law and/or court cases.

Sec. 7-22. Illumination.

The city recognizes that the lighting of signs has a significant effect on the character of districts. A number of problems with external lighting have long been recognized, including light trespass, light pollution, sky glow, and brightness and glare which can detract from drivers during hours of darkness. In addition, the city finds that signs which are internally illuminated create an appearance of a nonresidential or business area which is inappropriate in residential zones. It is reasonable and appropriate to establish regulations for the lighting of signs depending on zoning district and also based on the type of sign. There is no compelling reason why signs of a temporary nature should be or need to be illuminated. Multiple message electronic signs pose unique challenges regarding the visual environment and traffic safety unless regulated. It is appropriate for aesthetics, compatibility, and other objectives as well as for energy purposes that lighted signs be restricted from utilizing lighting, when the establishment is not open.

Sec. 7-23. Advertising for Special Events.

Certain advertising devices, such as banners or inflatable signs, are not normally appropriate given the objectives of the city to maintain aesthetics and to prevent inappropriate competition among establishments for attention. While it is appropriate to disallow the general use of air-blown devices, banners, and inflatable signs, it is considered appropriate in the city to permit businesses and establishments to occasionally use such advertising devices, typically for a limited duration for special events such as grand openings and "going out of business" sales.

Sec. 7-24. Flags.

Flying the American flag is one of the most fundamental rights of every person in the United States. Federal protections have been instigated to protect that right. It is not the intent to prevent the display of the American flag on any sign, although it is also appropriate to restrict the use of flags as an advertising medium. The city finds that the flying of flags, whether the nation's flag or any other, can be abused. Specifically, businesses, in an effort to outdo their competitors or to stand out in the complex visual environment of messaging, will sometimes install flags on light posts or place multiple small flags along street frontages. Other businesses may, if unregulated, choose to fly uncolored flags in multiple locations just to gain attention. These situations are not considered responsible displays of the American flag and are considered abuses for advertising purposes. The use of flags as an advertising or attention-attracting medium deserves regulation. Accordingly, it is appropriate to regulate flags, including colored flags without sign copy, to ensure the city's various objectives are met, while at the same time safeguarding the rights of individuals, establishments, and property owners to demonstrate allegiance to the nation, a state, a city or a private establishment. The regulations pertaining to the size, height, and manner of displaying flags is intended to permit such expressions of allegiances while preventing the potential abuses. The copy or content of flags is not regulated by this article.

Sec. 7-25. Sign Maintenance.

The city finds that signs, if improperly maintained, present an unkempt appearance and may present an image of blight to visitors, residents, and employees. It is in the interest of the city to ensure that signs are properly maintained to avoid the appearance of blight and also to prevent possible detrimental impact on property values that may result from such blight.

Sec. 7-26. Architectural Review.

In some parts of cities, such as neighborhoods or business areas containing buildings of historic or cultural significance, the impact of signage on aesthetics and character is more intense and of even greater concern to the city. Historic and downtown business districts, to maintain character, need special scrutiny with regard to the materials and appearance of signs. Accordingly, it is appropriate to require architectural review of signs in order to maintain and enhance the harmony and character of the visual setting of such district or districts.

Sec. 7-27. Regulatory Relief.

It is acknowledged that no set of sign regulations can anticipate all situations relative to sign needs. It is further acknowledged that sign regulations may impose undue burdens on property owners and occupants. Accordingly, it is appropriate to have a procedure, in the form of a variance permission, which can bring relief from strict sign regulations when conditions warrant such relief be granted.

[Secs. 7-28 to 7-30 Reserved.]

Division III. General Provisions.

Sec. 7-31. [Reserved].

Sec. 7-32. Purposes.

The purposes of this article are to:

(a) Facilitate safety of the public.

(b) Promote and improve traffic safety.

(c) Avoid confusion and delay when public safety personnel are responding to emergencies.

(d) Protect adjacent properties from adverse effects of signs and advertising devices.

(e) Balance the rights of individuals to convey their messages through signs with the rights of the public to be protected against the unrestricted proliferation of signs.

(f) Preserve and improve the appearance of the community as a place in which to live and work and as an attraction to nonresidents who come to visit or trade.

Sec. 7-33. Content of Sign.

This article does not, and shall not be construed to, regulate the specific content of signs. Any sign, display, or device allowed under this article may contain any message, whether commercial or non-commercial.

Sec. 7-34. Compliance with Other Laws.

All signs and advertising devices shall comply with all applicable federal, state, county, and city laws and ordinances. Compliance with the terms of this article shall not relieve any individual, corporation, or other entity of any other duty imposed by law. Where state sign law and/or regulations apply, and there is conflict or overlap with this ordinance, the more restrictive requirements shall govern. *[References:* O.C.G.A. 32-6; *Signs displaying sexual conduct or sexually explicit nudity, defined by the State of Georgia at O.C.G.A. Section 36-60-3; Obscene signs, as defined by the State of Georgia at O.C.G.A. Section 16-12-80; regulation of signs and advertising within the* right of way of any public road*, per O.C.G.A. 32-6-51; state statute on outdoor advertising, per* O.C.G.A. 32-70 et seq.; *Rules and Regulations for Outdoor Advertising per O.C.G.A. 32-6-90 and Rules of the Georgia Department of Transportation, Chapter 672-7, Outdoor Advertising]*.

Sec. 7-35. Definitions.

Accessory ground sign: A secondary sign allowance provided for in this sign ordinance, for a sign erected on the ground.

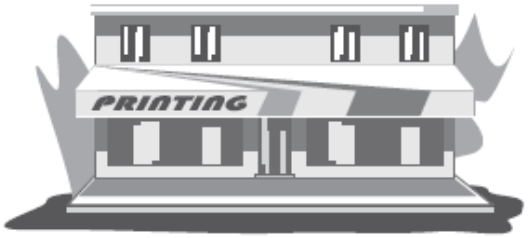
Advertising device: Any structure or device erected or intended for the purpose of displaying advertising situated upon or attached to real property. For purposes of this article, an advertising device is a "sign."

Air-blown device: Any device not otherwise specifically defined in this article, that is designed to inform or attract, whether or not such device carries a message, and which all or part of the device is set in motion by mechanically forced air. For purposes of this article, air-blown devices are advertising devices.

Animated sign: A sign with action, motion, sound, or changing colors which accomplishes such action, motion, sound, or changing colors with or without electrical energy. This includes signs with lights or other illuminating devices that blink, flash, fluctuate, or have a changing light intensity, brightness, or color. This definition does not include a "swinging sign" or "multiple message sign" as defined by this article. For purposes of this article, the transition of a message on an electronic multiple message sign shall not be considered "animation."

Awning: An architectural projection or shelter projecting from and supported by an exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable.

Awning sign: An awning that contains letters, numbers, symbols, pictures, logos, or visual display, or other communication, attached, painted on, or made an integral part of an awning. Awning signs are "wall signs" for the purposes of this article.



AWNING

Source: United States Sign Council. 2011.
Model Code for Regulation of On-Premise Signs.

Banner: A sign with or without characters, letters, illustrations, or ornamentation applied to cloth, paper, plastic, or natural or synthetic fabric of any kind with only such material for a backing. For purposes of this article, a banner is a "sign."

Building frontage: The width in linear feet of the front exterior wall of a particular building in which an establishment is located.

Building marker: Any sign copy cut into a masonry surface or made of bronze or other permanent material.

Bunting: A long, colored strip of cloth or other pliable material used for festive decorations. For purposes of this article bunting is a "holiday decoration" but can be abused as an advertising device.

Canopy, attached: A multi-sided structure or architectural projection supported by attachment to a building on one or more sides and also supported by columns or supports at additional points.

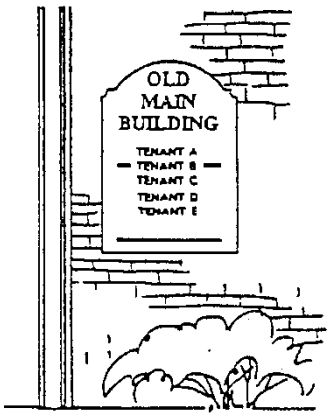
Canopy sign: A sign attached, painted on, or made an integral part of a canopy, whether that canopy is attached to a building or structure or freestanding. Canopy signs, whether attached, painted on, or made an integral part of a canopy (including suspension underneath a canopy), are wall signs for the purposes of this article, unless specifically identified otherwise in this article.

CANOPY

Source: United States Sign Council. 2011.
Model Code for Regulation of On-Premise Signs.

Derelict sign: A sign that is dilapidated or in such condition as to create a hazard or nuisance, or to be unsafe or fail to comply with the building or electrical Codes applicable in the city.

Directory sign for multi-tenant development: A sign which is allowed on the interior portion of a property with multiple buildings and/or more than one tenant or occupant of a building. Directory signs may be freestanding or attached to a building (i.e., wall sign).



Wall Directory Sign

Double-faced sign: A sign structure with two sign faces that are parallel (back-to-back) or that form an angle to one another, where each sign face is designed to be seen from a different direction and the two sign faces are separated from each other at their nearest point by no more than three feet.

Erect: To construct, build, raise, assemble, place, affix, attach, create, paint, draw, or in any other way bring into being or establish. Activities performed as an incident to the change of advertising message or the normal maintenance or repair of a sign structure are excluded from this definition.

Externally illuminated sign: Any sign that is partially or completely illuminated at any time by an artificial light source that directly or indirectly illuminates the face of the sign from outside the sign structure.

Feather banner: a vertical portable sign, made of lightweight material that is prone to move in the wind, and that contains a harpoon-style pole or staff driven into the ground for support or supported by means of an individual stand. This definition includes such signs of any shape including flutter, bow, teardrop, rectangular, shark, feather, and U-shaped. For purposes of this article, a feather banner is an advertising device and sign.

Flag: A device made of cloth, plastic, or natural or synthetic fabric, with or without characters, letters, illustrations, or ornamentation applied to such surface, and which is designed to move in the wind. For purposes of this article, except as specifically authorized, a "flag" is an advertising device and "sign."

Ground sign: A sign or advertising device which is wholly independent of a building or structure for support (i.e., freestanding).

Inflatable sign: Any sign that is or can be filled with air or gas, excluding latex and similar balloons of less than 2 feet in diameter.

Illuminated sign: A sign that utilizes a constant, non-varying artificial light source primarily in order to convey its message after sunset, in contrast to an animated sign. Illuminated signs are of two classifications: internally illuminated and externally illuminated.

Internally illuminated sign: A sign illuminated by an internal light source which is viewed through a transparent or translucent panel.

Marquee: A roof-like structure attached to and supported by a building wall without vertical supports and that projects in a cantilever fashion from the wall of a building.

Marquee sign: A sign painted on, attached to, or hung from a marquee. For purposes of this article, marquee signs are "wall signs."

Source: United States Sign Council. 2011. *Model Code for Regulation of On-Premise Signs*.

Monument sign: A sign where the structural part of the sign below the sign face encompasses an area no more than 50% of the area of the sign face and which is composed of brick, stone, or other similar quality material, and which the base is composed of or finished on the exterior with brick or stone or other approved material that is at least 18 inches in height above the ground.

Source: United States Sign Council. 2011. *Model Code for Regulation of On-Premise Signs*.

Multiple message sign: A sign, display, or device which is designed so changes to the message or copy on the sign can be made expeditiously. Such a change of message or copy can be accomplished electronically, or by movement or rotation of panels or slats, or by changing the copy by manual means.

Multiple message electronic sign: Any sign which results in the illuminated display of messages or information by the use of a matrix of electric lamps, for example, digital, LED (light emitting diode) or similar or refined display technology, or other electric methods, which allows the message change to be actuated by an electronic control mechanism. It is characteristic of such signs that the sequence of messages and the rate of change can be electronically programmed and modified by electronic processes. Electronic multiple message signs are also "internally illuminated" signs. A multiple message electronic sign is distinguishable from an animated sign, as defined.

Nit: A standard unit of luminance; a measurement of direct light (i.e., looking directly at the light source), used to describe displays. A "nit" is an amount of emanating light equal to one candela per square meter (cd/m^2).

Nonconforming sign: Any sign which lawfully existed on the effective date of this article but which does not conform to the provisions of this article, or which does not comply with this article due to amendments to this article since the date of erection of the sign.

Pennant: A small, triangular or rectangular flag or multiples thereof, made of lightweight plastic, fabric, or other material, individually supported or attached to each other by means of a string, rope, or other material and meant to be stretched across or fastened to buildings, or between poles and/or structures, and which is designed to move in the wind. For purposes of this article, pennants are advertising devices.

Pole or pylon sign: A sign that is mounted on a freestanding pole or poles, columns, or similar support such that the bottom of the sign structure is not in contact with the ground along the entire portion of the sign face. A pole or pylon sign is distinguishable from a monument sign.

Source: United States Sign Council. 2011.
Model Code for Regulation of On-Premise Signs

Portable sign: Any sign whether on its own trailer, wheels, or otherwise, which is designed to be transported from one place to another. It is characteristic of a portable sign that the space provided for advertising messages may be changed at will by the replacement of lettering or symbols (i.e., a changeable copy sign). Even if the wheels or supports of such sign are removed and the sign converted and attached, temporarily or permanently, to the ground or other structure, said sign shall remain a portable sign for purposes of this article.

Portico: A porch or walkway, open to the outside air, which is covered by a roof supported by columns or pillars, typically leading to the entrance of a building. Signs attached to porticos are considered wall signs for purposes of this article.

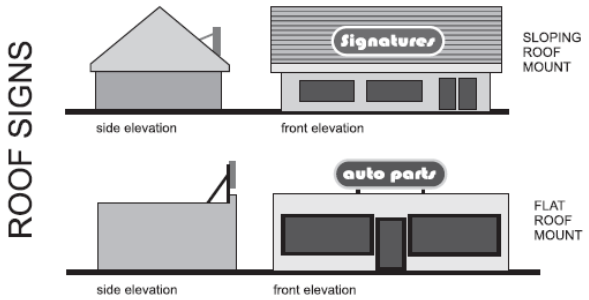
Post and panel sign: An unlighted sign fabricated by using one or more posts to support the sign body. This type of sign is distinguishable from a pole or pylon sign for purposes of this article.

Principal use sign: Any notice or advertisement, which is permitted in conjunction with a principal use or principal building or use located on the property, and which may display a noncommercial, commercial, or other message, the content of which is not regulated by this article.

Projecting sign: A sign affixed to a wall and extending more than 4 inches from the surface of such wall, usually perpendicular to the wall surface.

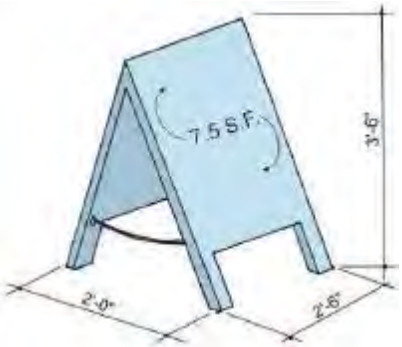
Road frontage: The distance in linear feet of a lot where it abuts the right-of-way of any public street.

Roof sign: A sign projecting to a greater height than the front building wall, or any sign supported by or attached to a roof, including a sign painted on or adhered to a roof.



Source: United States Sign Council. 2011. *Model Code for Regulation of On-Premise Signs*.

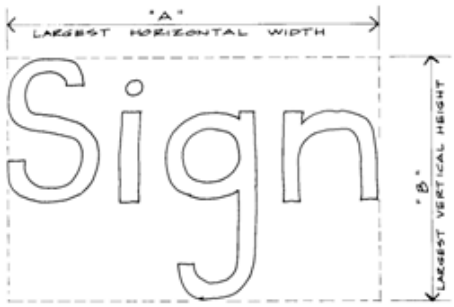
Sidewalk sign: A movable sign not secured or attached to the ground or surface upon which it is located, and which may include framed chalkboards.



Source: Escondido, California,
Downtown Specific Plan Sign Criteria & Guidelines

Sign: A lettered, numbered, symbolic, pictorial, visual display, device, or communication designed or used for the purpose of identifying, announcing, directing, informing, or bringing to the attention of others the subject thereon, that is visible from the public right-of-way, a driveway or parking lot with access to a public right-of-way, or from an adjacent property, except as specifically noted otherwise in this article. The term sign includes but is not limited to "banners," "balloons," "flags," "pennants," "streamers," "windblown devices," and "advertising devices." Furthermore, the term "sign" includes the sign structure, supports, lighting system, and any attachments, ornaments, or other features used to draw the attention of the observers.

Sign area: The area within a continuous perimeter enclosing the limits of writing, representation, emblem, figure, or character together with any frame, other material, open space, or color forming an integral part of the display or used to differentiate such writing, representation, emblem, figure, or character from the background against which it is placed.

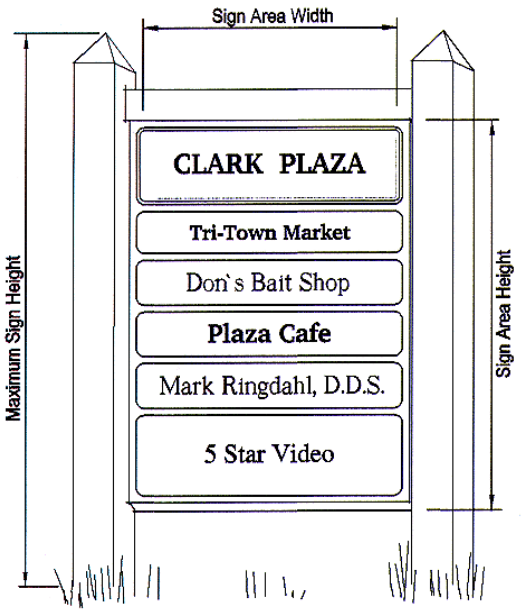


Source: United States Sign Council. 2011.
Model Code for Regulation of On-Premise Signs.

The sign area of wall signs shall be the net geometric area measured by the smallest possible rectangle or combination of rectangles enclosing the display surface of the sign, including the outer extremities of all letters, characters and delineations.

Sign face: That part of a sign that is or can be used for advertising purposes; that portion of the surface of a sign structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the sign has been erected or placed.

Sign height: The distance measured vertically in feet from the unaltered elevation of the ground at the base of the sign or directly beneath the sign, to the highest point of the sign, whether that highest point is the frame of the sign face or panel or the support of the sign.



Signable area: In the case of a wall sign, signable area is the building face on which the sign is proposed, excluding windows and doors. In the case of marquees or canopies, signable area shall be the area of the marquee or canopy wall on which the sign is proposed. For window signs, signable area shall be measured and calculated on the basis of the proportion of area within each individual window frame, not the total window area of all building windows visible from a street.

Sign in need of maintenance: Any sign or advertising device that includes any of the following or similar condition as identified by the city: lettering or other elements of the sign have become detached or have fallen off the sign or become misaligned; painted surfaces on the sign or sign structure have begun to peel, flake over a significant portion of the sign, or have faded or oxidized to an extent that the sign no longer displays the message as originally intended; a significant number of the bricks, stones, or other materials on the structural base of a sign have become detached or have fallen off, or have become misaligned; one or more illumination devices are not working and have not been replaced.

Sign structure: All elements of a sign, including the sign face, background, or decorative elements related to the presentation or support of the sign's message, and the structural supports.

Subdivision or project entrance sign: A freestanding monument sign pertaining to a subdivision or project designed for residences, offices, businesses, institutions, or light industries or combination thereof, located at the street entrance to the subdivision or project.

Suspended sign: A sign that hangs or is suspended beneath an awning or the cover of a walkway or beneath a support extending from a building. A suspended sign is distinguishable from an

animated sign even if the sign copy area is attached to a building or structure in a way that can be set in motion with wind pressure. This term does not include any freestanding signs.

Temporary sign: A sign of a nonpermanent nature and erected for a limited duration. This term includes signs constructed from cardboard, coated paperboard, or corrugated plastic and which are either attached to a wooden post or stake, or set with a wire metal frame.

Visible: Capable of being seen (whether or not legible) without visual aid by a person of normal visual acuity.

Wall sign: A single-sided sign with one visible face applied to or mounted to the wall or surface of a building or structure, in a parallel fashion, and which does not project more than 4 inches from the outside wall of such building or structure. Must be constructed of a durable material and not include vinyl letters adhered to the wall

Source: United States Sign Council. 2011.*Model Code for Regulation of On-Premise Signs*

Windblown device: Any device not otherwise specifically defined in this article, that is designed to inform or attract, whether or not such device carries a message, and which all or part of the device is set in motion by wind. This device includes streamers, ribbons, or long narrow strips of fabric, plastic, or other pliable material designed to move in the wind. For purposes of this article, windblown devices are advertising devices.

Window sign: A sign that is placed on or behind a windowpane or a glass door or a sign installed within 2 feet of an exterior window or door and intended to be visible from the exterior of the building. Displays which show products or depict services sold on the premises and which are more than 2 feet from an exterior window or door shall not be classified as window signs.

Sec. 7-36. Applicability.

(a) No sign or advertising device may be erected, placed, established, painted, created, or maintained except in conformance with this article.

(b) A sign may be erected, placed, established, painted, created, or maintained in the city only in conformance with the standards, procedures, exemptions, and other requirements of this article.

Sec. 7-37. Exemptions.

The following signs are exempt from the provisions of this article:

(a) Building markers and decorative or architectural features integral to buildings.

(b) Cemetery stones and markings of individual graves or burial plots.

(c) Holiday decorations, provided that they are removed within a reasonable period following the holiday season to which they pertain.

(d) Signs, advertising devices, and product displays located more than 2 feet inside a building.

(e) Street address identifiers and building identification numbers, and directory signs for multi-tenant developments as defined, which do not exceed an area of 4square feet each or a height of 6 feet.

(f) Public notice signs and signs of a public interest, erected by or on the order of a public officer in the performance of his duty, such as public notices, safety signs, memorial plaques, and signs of historical interest.

(g) Scoreboards on conforming athletic fields.

(h) Signs not oriented or intended to be legible from a public right-of-way, private road or driveway, or other private property.

(i) Signs or stickers which are designed and sized to be read only from close range (i.e., 5 feet), attached to or integrated into a device or structure more than 25 feet from the right-of-way of a road, not to exceed 0.5 square feet each sign or sticker.

(j) Traffic safety and traffic directional signs, installed within the right-of-way of a public street under the authority of the city or government with jurisdiction.

(k) Traffic safety and traffic directional signs along private streets and driveways, and in off-street parking lots that are installed per the requirements of the city engineer and which do not exceed 4 square feet each.

(l) Signs identifying disabled parking spaces required pursuant to applicable state law or this development code.

Sec. 7-38. Prohibited Signs.

The following signs and advertising devices are prohibited:

(a) Airblown advertising devices.

(b) Animated signs.

(c) Any sign illuminated at such an intensity or brightness which reasonably interferes with the peace, comfort, convenience, and general welfare of residents or occupants of adjacent properties, or which reasonably creates a hazard to operators of motor vehicles.

(d) Any sign not specifically permitted in a zoning district as provided in this article shall be prohibited in that district.

(e) Flags, as defined, and including any flag for which there is no symbol, emblem, text, number, or copy whatsoever on the flag (i.e., colored flags with no message), except in the manner specifically provided by this article.

(f) Hand-held signs, except as may be authorized by a special event sign permit (Sec. 7-68).

(g) Inflatable signs and tethered balloons, except as may be authorized by a special event sign permit (Sec. 7-68).

(h) Neon tubes or other exposed tubes containing luminescent gas on the outside a building or located inside a building and outlining a window or door.

(i) Pennants, except as may be authorized by special event sign permit (Sec. 7-68).

(j) Pole or pylon signs.

(k) Portable signs.

(l) Roof signs.

(m) Signs containing reflective elements that sparkle in the sunlight or that contain luminous paint that glows in the dark.

(n) Signs erected without the permission of the property owner.

(o) Signs mounted or painted upon a parked vehicle that is positioned for the primary purpose of acting as a sign or advertising device and where such vehicle may not be in use in the ordinary course of carrying out its transportation function.

(p) Signs located in a manner that obstructs any fire escape, window, door, or opening usable for fire prevention or suppression, or any sign that interferes with any opening required for ventilation.

(q) Signs that are painted on or attached to benches, trees, fences, fence posts, utility poles, or rocks or other natural features.

(r) Strobe, laser, and search lights when not used for emergency or public safety operations.

(s) Umbrellas used for advertising or with sign copy.

(t) Windblown advertising devices, except as may be authorized by a special event sign permit (Sec. 7-68).

Sec. 7-39. Sign Variance.

(a) A property owner or sign owner may apply for a variance from the provisions of this article.

(b) The application shall be accompanied by an elevation drawing and/or plot plan, drawn to scale, showing the dimensions and arrangement of the proposed sign. An inventory of signs and sign areas and heights existing on the property shall also be submitted. The department of community development may require other information about the variance requested and its relationship to the surrounding properties. Variance applications shall be accompanied by a fee as established by resolution of the Mayor and City Council.

(c) Applications to vary the sign regulations in this article shall be filed, considered and decided subject to the procedures and notice requirements of this development code for "Variances."

[Sec. 7-40 Reserved.]

Division IV. Sign Placement, Number, Height, Area, and Illumination.

Sec. 7-41. Signs on Public Property.

No sign shall be erected on or encroach on any public right-of-way unless authorization is specifically granted by the Mayor and City Council. Such sign shall be consistent with applicable state law with regard to signage in public rights-of-ways.

Sec. 7-42. Sight Visibility Triangle.

(a) No sign erected to a height between 3 feet and 8 feet shall be permitted within an area beginning at the intersection of any right-of-way lines of any streets, roads, highways, or railroads, and extending 20 feet along each such right-of-way, and closed by a straight line connecting the end points of the 20 foot sections of the right-of-way lines.

(b) No sign shall obstruct or impair the vision of any vehicle operator at the intersection of any public rights-of-way, at any entrance onto or exit from a public road, or any other location where said obstruction would create a hazard to life or property.

Sec. 7-43. Obstruction of Visibility of Public Sign.

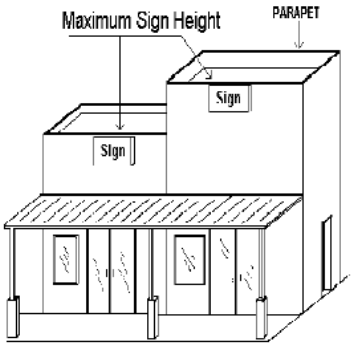
No sign shall be located so as to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal, or device.

Sec. 7-44. Sign Setback.

No sign shall be located closer than one foot from the right-of-way of a public or private road, and all signs shall be located outside of sight visibility triangles established by this development code.

Sec. 7-45. Sign Height.

(a) Wall signs shall not exceed the height of the building wall on which it is attached. Ground signs shall not exceed the maximum specified in Table 7-1, "Maximum Height of Signs by Zoning District."



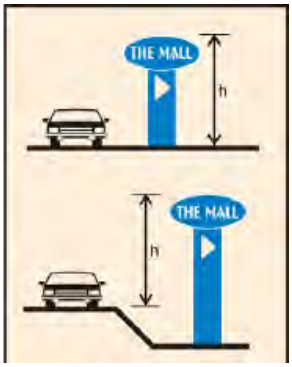
(b) Temporary signs shall not exceed 8 feet in height.

Table 7-1
Maximum Height of Ground Signs by Zoning District

Sign Permissions	R-30, R-20, R-15	MDR, MIX	LRO, BP, NRC	CBD	CRC	LI, HI
Maximum height of any ground sign (feet)*	8	10	10	10	15	15

* Except properties fronting on C. H. James Parkway, in which case the maximum height shall be 20 feet.

(c) The maximum height established for the zoning district in which the sign is located shall apply to any sign, except that for properties situated below road grade, if the maximum height permitted would prevent adequate visibility, ground sign height may increase by up to 10 feet above the grade of the road to which said sign is directed. This paragraph shall not be applicable in the CBD zoning district.



Source: United States Sign Council. 2011. *Model Code for Regulation of On-Premise Signs.*

(d) No sign projecting more than 4 inches from a building wall (projecting sign), if permitted, shall be placed less than 8 feet above the finished elevation of the ground, sidewalk, or other pavement surface.

Sec. 7-46. Sign Number by Sign Type.

(a) Sign allowances are based on zoning district and use within the zoning district and also in some cases depending on the number of property frontages. The number of signs of a particular type shall not exceed the maximum established for such signs for the use and the zoning district in which it is located, as provided in Table 7-2, "Maximum Number and Area of Signs by Use Type by Zoning District." Unless specifically provided otherwise in Table 7.2, a property shall be limited to only one sign of the type permitted.

(b) With regard to wall sign allowances, if a building, structure, or freestanding canopy faces more than one road frontage, each wall facing a road frontage shall be permitted to have the wall sign area specified for such building.

(c) When this article permits 1 sign for each road frontage, the sign number allowance allotted to 1 road frontage shall not be transferred to another road frontage.

Sec. 7-47. Sign Area.

a) **Maximum.** The area of any sign of a particular type shall not exceed the maximum established for such type of signs for the use and the zoning district in which it is located, as provided in Table 7-2, "Maximum Number and Area of Signs by Use Type by Zoning District." The maximum square footages in Table 7-2 are for one face of a sign. A ground sign may consist of 1 or more faces, provided all such sign faces are attached to or integrated into 1 sign structure.

b) **Wall signs.** For a building containing more than one business or identifiable establishment, wall signage allowances shall be calculated separately for each tenant space on the basis of signable area of that portion of the front building wall devoted to tenant space use. When a building contains more than 1 wall for which signage is regulated by this article, the maximum sign areas established in this article shall be applied to each wall associated with the tenant space. Wall signage area allowances established by this article may be distributed among more than 1 sign.

c) **Canopy signs.** The maximum sign area for a canopy sign shall be 50% of the signable area of the side of the canopy on which the sign is integrated.

Sec 7-48. Computation of Sign Area.

(a) **Address display on signs.** The display of street address on a ground sign, wall, or window shall not be computed in determining the maximum allowable area of a ground, wall, or window sign, respectively; provided that it is separate and distinguishable from any sign copy. In no event shall letters for addresses exceed 9 inches in height on a ground sign or 18 inches in height if mounted to a wall, door, or glass window.

(b) **Double-faced signs.** For double-faced signs, only 1 display face shall be measured in computing sign area when the sign faces are parallel, or where the interior angle formed by the faces is 60 degrees or less. If the 2 faces of a double-faced sign are of unequal area, the sign area shall be taken as the area of the larger face.

(c) **Wall signs.** For a wall sign, the sign area shall be the area within a continuous rectangular perimeter enclosing the limits of each separate writing, representation, emblem, message, or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed; provided, however, that any open space contained within the rectangular perimeter (such as between letters in a word) or between any component panel, strip, or figure of any kind composing the sign shall be included in the computation of the sign area whether this open space be enclosed or not by a frame or border.

Sec. 7-49. Description of Sign Type Allowances (Table 7-2).

Table 7-2 shows several variables that are best explained in text as a supplement to Table 7-2.

(a) **Number of street frontages.** The number of signs generally follows the rationale that a property owner with more than 1 property frontage (abutting a street) may have signs on both frontages, whereas a property owner with only 1 street frontage would be allowed only 1 such sign.

(b) **Type of street frontage.** Local streets have lower posted speeds and lower driving speeds when compared with state routes. Table 7-2 provides larger areas for certain signs for lots fronting on state routes, because posted speed limits and driving speeds are generally higher than those established for local streets.

(c) **Vacant or undeveloped lot.** One distinction made in Table 7-2 is whether the property is developed or undeveloped. Vacant properties have some sign allowance, under the premise that the regulation must provide for the property owner to express opinion or provide information. Additional signage on a vacant lot is allowed during the time the land is for sale, rent, or lease, or under construction, as it is on developed lots as well.

(d) **Number of buildings.** The sign allowances in Table 7-2 vary based on the number of buildings on the lot and the use of the building. Lots containing more than one permitted principal use, or more than one building, have different sign allowances than lots with a single building.

(e) **Zoning district.** The sign allowances in Table 7-2 vary the allowable area of certain signs based on zoning district. The purposes of that variation is to seek proportionality and compatibility with respect to the neighborhood, area character, and adjacent or nearby land uses. The area allowances reflect an intent to maintain a pedestrian-scale with respect to signs in residential, mixed use, and other zoning districts, while permitting signs with greater area in community commercial and industrial areas. Note that a

particular use shown in Table 7-2 may not be permitted in a particular zoning district shown in Table 7-2, even though the table provides sign allowances for the same.

Table 7-2
Maximum Number and Area of Signs by Use Type by Zoning District

Type of Sign By Use (Number if More than One Permitted)	Maximum Area Per Permitted Sign (Square Feet Except as Otherwise Shown)					
	R-30, R-20, R-15	MDR, MXU	LRO, BP, NRC	CBD	CRC	LI, HI
Undeveloped or vacant lot						
Accessory ground sign (1 per road frontage)	3	6	12	4	16	16
Temporary ground sign during the time when land is for sale, rent, or lease, or under construction (1 per road frontage)	3	4	6	8	12	12
Lot with a single dwelling						
Accessory ground sign (1 per road frontage)	3	3	3	4	8	8
Temporary ground, wall, or window sign during the time when a space, unit, building, or land is for sale, rent, or lease, or under construction (1 per road frontage)	3	4	4	4	24	24
Lot containing a single non-residential principal permitted use						
Accessory ground sign (2 per road frontage)	3	6	12	4	16	16
Principal use ground sign when fronting on a local street (1 per 400 feet of road frontage)	16	16	40	32	48	40
Principal use ground sign when fronting on a state route (1 per 400 feet of road frontage)	24	24	48	32	65	65
Temporary wall or window sign during the time when a space, unit, building, or land is for sale, rent, or lease, or under construction (1 per unit)	3	4	4	4	24	24
Wall sign (no more than 3 which collectively cannot exceed the maximum % of signable area permitted), not to exceed 2 square feet of sign area per 1 square foot of leased building frontage	20%	20%	20%	20%	20%	10%
Window sign (% of signable area)	20%	20%	20%	20%	20%	10%
Lot containing more than one permitted principal use or more than one building						
Accessory ground sign (1 per road frontage)	3	6	12	4	16	16
Multi-tenant principal ground sign when fronting on a local street (1 per frontage)	24	24	40	32	65	48
Multi-tenant principal ground sign when fronting on a state route (1 per frontage)	32	32	48	32	90	90
Temporary wall or window sign during the time when a space, unit, building, or land is for sale, rent, or lease, or under construction (1 per unit)	3	4	4	4	24	24
Subdivision ground sign when fronting on a local street (2 per entrance to subdivision) (Note: cannot be permitted in association with a multi-tenant ground sign)	24	24	24	16	48	64
Subdivision ground sign when fronting on a state route (2 per entrance to subdivision) (Note: cannot be permitted in association with a multi-tenant ground sign)	32	32	36	16	64	72
Wall sign (unit or leased space) (% of signable area) (no more than 3), not to exceed 2 square feet of sign area per 1 square foot of leased building frontage	20%	20%	20%	30%	60%	10%
Window sign (1 per unit or leased space) (% of signable area)	20%	20%	20%	20%	20%	10%

Sec. 7-50. Illumination.

(a) No sign may have exposed electrical wires. All electrical service to a sign shall be in compliance with the Electrical Code.

(b) Strings of light bulbs or led lights are not permitted, except as part of holiday decorations.

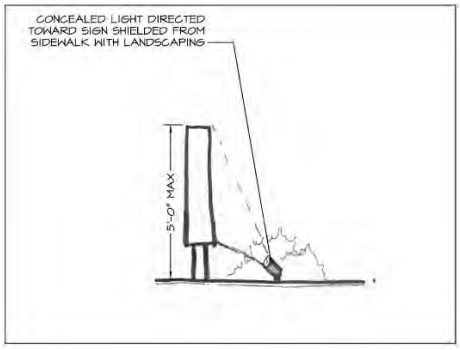
(c) No sign or illumination device shall resemble an official traffic control or warning sign.

(d) No sign in an R-30, R-20, or R-10 zoning district shall be internally illuminated.

(e) Internally channeled or reverse-channeled letters are permitted only in instances of wall signs affixed to buildings with a front setback of more than 150 feet. This setback may be varied administratively during design review but shall be no less than 50 feet.

(f) Externally illuminated signs shall be lighted by a white, steady stationary light of reasonable intensity, shielded and directed solely at the sign, so as not to cause glare or spill light into the road right-of-way or up into the sky.

(g) Temporary signs shall not be illuminated.



Externally Illuminated Sign

Sec. 7-51. Sign Construction.

All ground signs, except temporary ground signs as determined by the community development director, shall be monument signs, as defined.

[Sec. 7-52 to 7-60 Reserved]

Division V. Regulations Governing Specific Signs.

Sec. 7-61. Banners.

Banners shall be prohibited except as follows:

(a) Permitted pursuant to a special event authorized by the city (see Sec. 7-68); and

(b) Banners are permitted when attached to a building wall more or less in the same place as where a wall sign is authorized to be erected, but such banners shall only be authorized after issuance of a certificate of occupancy for the building space to which the banner is attached,

and shall remain only until the time a wall sign is erected more or less in its place. In no case shall said banner remain on the site for longer than 60 days.

Sec. 7-62. Drive-through Lanes.

Drive-through lanes may have a maximum of two display boards not exceeding 6 feet in height or 36 square feet in area.

Sec. 7-63. Flags.

(a) **Generally.** Any residence, establishment, or institution may display as many as three flags, per lot, when displayed in accordance with this section. Flags may be displayed on a freestanding pole, projecting from a building or door or placed in a window.

(b) **Pole flags.** No flag displayed from a pole shall be flown at a height of greater than 24 feet. An individual flag shall not exceed an area of 40 square feet.

(c) **Projecting flags.** Flags may be flown from a metal or wooden pole attached to a bracket projecting from the side of a building or doorframe. The pole shall not exceed six feet in length, or one inch in diameter. The flag flying from such pole shall not exceed three feet from top to bottom and five feet in length. Additionally, flags displayed in such a manner shall not impede pedestrian or vehicular traffic.

(d) **Window flags.** Flags may be hung in the window of any non-residential property. The area of the flag shall be used in the calculation of allowable window signage.

(e) **Limit on number.** A maximum of 3 flags (ground, projecting or window) shall be permitted per lot. Any additional flags (ground, projecting or window) displayed shall be used in the calculation of the ground, projecting or window sign area permitted on the property.

Sec. 7-64. Multiple Message Electronic Sign.

(a) **Zoning district.** Multiple message electronic signs shall be permitted only in the MXU, O-I, NRC, CRC, LI, and HI zoning districts. Unless otherwise specifically provided, a multiple message electronic sign shall only be permitted in place of a sign that is permitted by Table 7-2 of this article.

(b) **Other permits.** Multiple message electronic signs require the issuance of an electrical permit in addition to a sign permit, and a building permit may be required depending on size and construction.

(c) **Limit 1 per lot.** No more than 1 multiple message electronic sign shall be permitted for any single lot and only 1 such sign may exist on a single lot.

(d) **Nature of display.** Signs must automatically adjust to ambient light levels. Sign content/ messages shall remain static except during transition. Sign content/messages shall not consist of video, and shall not move, blink, animate, flash, travel, scroll, vary in light intensity, or behave in any other way which constitutes or implies motion, except as specifically provided in this section during transition time; notwithstanding the requirements of this paragraph, a multiple-message electronic sign or any other sign erected in a window of a building (one per establishment) that is at least 100 feet from the right-of-way fronting the lot shall be authorized to flash but no more frequently than one change per second.

(e) **Duration of message**. Each message on a multiple message electronic sign shall remain fixed for at least six seconds.

(f) **Transition time**. The change sequence of messages shall either occur immediately, or there shall be a transition time of less than one second between different messages. A "fade" or "dissolve" mode, may be used to accomplish a gradual transition from one message to another. For purposes of this paragraph, "fade" shall mean a mode of message transition on a multiple message electronic sign accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility. For purposes of this paragraph, "dissolve" shall mean a mode of message transition on a multiple message electronic sign accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the subsequent message.

(g) **Lighting and brightness limitations.** The lighting intensity of any multiple message electronic sign, whether resulting from internal or external illumination, shall not exceed 60 foot candles when measured with a standard light meter held at a distance of ten inches from the sign face. The maximum brightness level for LED signs during daylight hours shall not exceed 5,000 nits (candles per square meter) when measured at the sign's face at its maximum brightness and 500 nits when measured at the sign's face at its maximum brightness between dusk and dawn. LED signs shall be required to have an automatic dimming function to reduce brightness to prescribed levels at dusk. The owner of the parcel on which a multiple message electronic sign is placed shall submit certification from an electrical engineer or other qualified professional that all requirements of this subsection are met, along with supporting documentation ensuring said certification.

(h) **Freeze of display when malfunction occurs.** Such signs shall include a default designed to freeze a display in one still position if a malfunction occurs.

Sec. 7-65. Changeable Copy Sign, Not Electronic.

Signs with copy changeable by non-electronic means may be permitted on any principal use ground sign but are limited to 1 sign per street frontage per parcel.

Sec. 7-66. Projecting Signs.

Projecting signs are permissible, subject to the limitations for wall signs. Projecting signs shall project perpendicularly from the building. Projecting signs shall be secured in place with a frame mount assembly. Projecting signs shall have a ground clearance of no less than 8 feet above the lowest ground elevation.

Sec. 7-67. Sidewalk Signs.

In CBD, NRC, MXU and CRC zoning districts, establishments which have a sidewalk or private walkways in in front of the building in which it is located are authorized to have one sidewalk sign, which shall be permitted only during the business or establishment's hours of operations and shall be removed when the business or establishment is not operating.

Sec. 7-68. Special Event Signage.

Upon application for a sign permit, in the same manner as described in this article for a sign permit, additional signage and advertising devices may be authorized by the department of community development on a temporary basis in the form of a special event sign permit, subject to the following requirements:

(a) Only 4 temporary special event sign permits shall be issued to any 1 business or institution in any calendar year.

(b) A special event signage permit shall be valid for a maximum of 21 days. The applicant may divide the 21-day period into no more than 2 separate periods. It shall be a violation of this article to continue to display of temporary signs or advertising devices authorized pursuant to this section, after the expiration of a special event signage permit, unless another such permit is lawfully issued.

(c) At the discretion of the applicant for a special event sign permit, the following may be authorized by the department of community development, provided that the total square footage of special event signage shall not exceed 64 square feet or its equivalent as determined by the department of community development and the total number of different signs or advertising devices authorized by the permit shall not exceed four during any event: banner, feather banner, flag, hand-held sign, pennants, and/or wind-blown device.

Sec. 7-69. Temporary Signs.

Temporary signs shall be made of metal, plastic, laminated cardboard, or some other durable and waterproof material. No such sign shall be made of paper.

Sec. 7-70. Weekend Signs.

Weekend signs are allowed only between Friday starting at 5:00 p.m. and Sunday ending at 8:00 p.m. as temporary signs and subject to the following provisions:

(a) Such signs are allowed on properties in all land use categories.

(b) Such signs shall be erected and maintained only with the permission of the owner of the property upon which the sign is erected.

(c) Such signs shall not exceed 6 square feet in area nor be more than 3 feet in height.

(d) Nonpermanent but water-resistant construction materials may be used, such as but not limited to poster board, foam core board or illustration board.

(e) The words, letters, figures, symbols, logos, fixtures, colors, or other design elements that convey the sign's message shall be permanently applied to the sign's face; automatic or manual changeable copy shall not be allowed.

(f) Such signs shall not be illuminated.

[Secs. 7-71 to 7-80 Reserved.]

Division VI. Nonconforming Signs.

Sec. 7-81. Duration and Continuance.

Signs which do not meet all requirements of this article on its effective date, or which do not meet provisions of this article at the time of its amendment, may stay in place until or unless provided otherwise by this division.

Sec. 7-82. Changes, Repair, and Maintenance.

(a) No structural repairs, change in shape, or size of a nonconforming sign shall be permitted except to make the sign comply with the requirements of this article.

(b) Nonconforming signs shall not be modified to add additional lighting or to be altered in any way that increases the value of said nonconforming sign.

(c) A nonconforming sign which has been damaged to such extent that repairs equal to or exceeding fifty percent of the sign’s current replacement value, as may be determined by independent appraisal or accepted by the community development director, shall not be repaired or replaced except in conformity with this article.

(d) Minor repairs and maintenance of nonconforming signs shall be permitted. This does not include refacing that exceeds 25% of the value of the sign.

Sec. 7-83. Replacement.

A nonconforming sign shall not be replaced by another nonconforming sign, except that the substitution or interchange of poster panels, painted boards or dismountable material less than 25% of the total value on nonconforming signs shall be permitted.

Sec. 7-84. Additional Signage on Lot with Nonconforming Signs.

No principal use or accessory use ground or wall sign shall be authorized or permitted to be erected on the same property with an existing nonconforming sign until the nonconforming sign has been removed or made to conform to the provisions of this article. This provision shall not apply to billboards as lawfully existed on the effective date of this article.

[Secs. 7-85 to 7-90 Reserved].

Division VII. Permitting of Signs.

Sec. 7-91. Building and Electrical Permits for Signs.

(a) **Building permit.** A building permit, for signs with areas of more than 15 square feet shall be obtained from the Building Inspector prior to installation or placement of any sign. It shall be unlawful for any person to post, display, or erect a sign in the city without first having obtained a building permit, if required by the building code for said sign.

(b) **Electrical permit.** An electrical permit, if required by the building or electrical code, shall be obtained prior to the installation or placement of any illuminated sign. All electrical service to a sign once installed shall be in compliance with the electrical code. It shall be unlawful for any person to post, display, or erect a sign with an electrical connection in the city without first having obtained an electrical permit, if required by the electrical code for said sign.

(c) **Conformity.** All signs for which a building permit or electrical permit is required shall be constructed and maintained in conformance with all applicable building code and electrical code requirements.

(d) **Application and structural plans.** The applicant for a building permit shall submit application materials as specified by the Building Inspector, including a sketch or print drawn to an engineering or architectural scale showing pertinent information such as wind pressure requirements and display materials in accordance with requirements of the building code. To issue a building permit, if required by the building code, the city may require plans prepared by a qualified structural engineer, demonstrating conformance of the sign and sign structure with all structural and wind-load resistance standards of the building code.

(e) **Plan certification.** Plans required for issuance of a building permit for any projecting sign shall be certified as to conformance with all structural and wind-load resistive standards of the building code by a qualified structural engineer, or be prepared using standard drawings prepared by a structural engineer or other qualified professional meeting or exceeding all requirements of the building code.

(f) **Process.** For signs requiring a building or electrical permit, the city shall process such permit applications in the same manner as required for any other building or electrical permit, according to procedures specified in the building or electrical code, whichever is applicable, and as administratively established by the building inspector and as administered by the department of community development. No building or electrical permit for a sign shall be issued without approval of the director of community development to ensure conformity with this article.

Sec. 7-92. Sign Permit May Require Other Permits.

No sign permit, as may be required by this article, shall be issued unless a building permit or electrical permit, if required by the applicable building or electrical code, has been issued. The city may simultaneously issue approvals of sign, building, and electrical permits as may be required for a given sign. If architectural review is required by the development code, wall and ground signage shall also be subject to approval during architectural review.

Sec. 7-93. Sign Permit Required.

A sign permit shall be required for the following.

(a) Any ground, projecting, wall, or other sign for which a building permit is required.

(b) Any ground, wall, or other sign for which an electrical permit is required.

(c) Any ground or wall sign with a sign area of 16 square feet or more.

(d) Any principal use ground sign or wall sign larger than 8 square feet in area on a building or property in the CBD zoning district.

Sec. 7-94. Who May Apply for Sign Permit.

An application for a sign permit shall require the authorization of the property owners. Only the sign owner or authorized agent of the sign owner may make application for a sign permit. Sign permits shall be issued only to the owner of the real property where the sign is to be located; or to an authorized agent of the property owner, or to a lessee who has the right to maintain a sign on the real property where the sign is to be located; or to the sign contractor, constructor, or erector as the agent of the owner or lessee.

Sec. 7-95. Contents of Sign Permit Application Specified.

Application materials required for a sign permit are supplemental and in addition to the application materials required for a building or electrical permit for the sign. An application for a sign permit shall be made on an application form furnished by the community development department. The application form and or application materials shall include the following:

(a) The names, mailing addresses, telephone numbers, and e-mail addresses of the sign owner, sign erector, property owner, lessee (if applicable), and the agent (if applicable) making the application; approval of the property owner shall be evidenced by signature on the application form by the property owner or authorized agent (in which case a power of attorney or other evidence of legal authority to act on behalf of the property owner shall also be submitted); and

(b) A non-refundable application fee as may be established by resolution of the Mayor and City Council; and

(c) The address and description (e.g., tax parcel number) of the property on which the sign is to be erected; and

(d) An itemized list and/or a keyed site and/or building façade sketch at a suitable scale showing the location, size, and height of all existing signs on the property, and if applicable, an indication of which signs are not in compliance and to be removed; and

(e) The type of sign to be permitted, as classified by this article; and

(f) The number of sign faces and the height and area of the sign to be permitted; and

(g) The proposed placement location, shown on a sketch of the building façade if a wall sign or on a plot plan or boundary survey of the property if a ground sign; and

(h) For signs requiring architectural review, a scaled elevation drawing for each sign that is subject to architectural review, showing dimensions and illustrating the finished character of the sign; at the discretion of the community development director, material and color samples and illumination details may be required to be submitted with the application.

Sec. 7-96. Procedures for Sign Permitting.

(a) **Submission.** When required, a sign permit application shall be submitted to the department of community development for review and disposition.

(b) **Other permits.** If a building or electrical permit is required, the application for sign permit shall be submitted simultaneously with an application for a building or electrical permit for the sign. Sign permit applications requiring a building or electrical report shall be submitted to the community development department for consideration by the building

inspector in conjunction with an application for building and/or electrical permit, if required, for a sign. Building or electrical permits for a sign shall not be issued until a sign permit if required is issued.

(c) **Review.** The community development department may elect not to accept an application or may refuse to process such application for a sign permit on property that includes an existing unlawful sign or signs. Incomplete applications will be returned to the applicant and will not be processed. Processing times from the date a complete application for a sign permit has been received, shall not exceed 15 calendar days, during which time the the building inspector shall review the application for building and electrical permits, if required, and the community development department shall review the sign permit application for compliance with this article; provided, however, that sign permits requiring architectural review as specified by this article shall have processing times that do not exceed 30 calendar days.

(d) **Decision.** Upon determination that the application fully complies with the provisions of this article, and building and electrical codes if applicable, the department of community development shall issue the sign permit. Issuance of a sign permit shall be considered sufficient notice to the applicant that such sign permit is approved. Applications for sign permits which do not comply with the provisions of this Article or applicable building or electrical codes shall not be approved by the city. A sign permit may be denied by the community development department if the applicant, landowner or lessee is responsible for and is presently maintaining any sign on the subject property in violation of this article.

(e) **Denial.** If an application for a sign permit is denied, the applicant shall be given written notice stating the reason(s) for the denial. A property owner may reapply for the same sign which was previously denied a sign permit, in order to secure permission for a sign which complies with this article and applicable building and electrical codes. An applicant may appeal the denial of a sign permit in accordance with the provisions for appeals of administrative decisions, as specified in this development code.

Sec. 7-97. Procedures for Architectural Review of Signs.

No sign requiring a sign permit shall be erected, and no sign permit shall be issued for a sign that requires a sign permit in the CBD zoning district or for a development or building that requires architectural review per this development code, until or unless the architectural characteristics, materials, and composition of such sign have been approved by the department of community development. Architectural review if required shall occur during the sign permitting process, if a sign permit is required.

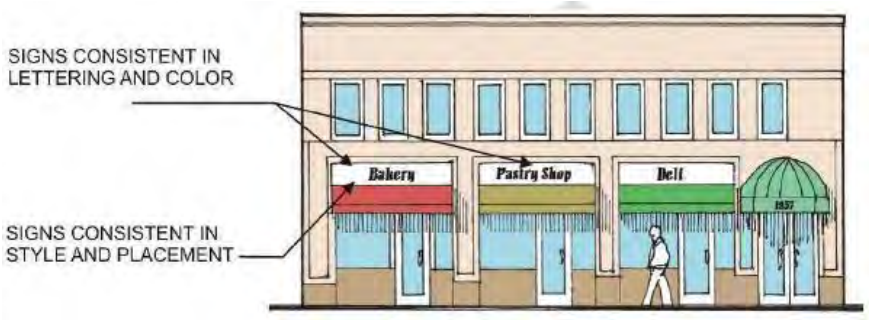
The community development department shall consider the following, which shall not be limiting, in issuing approvals of architectural characteristics for signs and may use these criteria in determining whether to approve, deny, or modify said signs:

(a) **Construction.** The proposed sign is composed of materials that are compatible with the materials of the face of the building façade where it is placed or to which it pertains. Principal use ground signs for commercial developments shall be monument signs. Exposed surfaces of signs must be constructed of or appear to be constructed of metal, glass, stone, concrete, brick, cloth, or wood, or similar approved material. Plastic substrate, plywood, or unfinished wood are not appropriate materials for signs and shall not be permitted.

(b) **Compatibility.** The scale, size, and shape of the sign are proportional to the building on which they are placed or to which it pertains and the area in which it is located. Further, the design, lettering, and composition of the sign are compatible with the building and other materials in the district. To this end, the community development department may find that a sign is out of character with the area or not proportional to the building, activity or use and may work with the sign permit applicant to reduce the scale, size, shape, or placement of the sign or signs. However, the department shall not have authority to limit the area of a sign to less than the maximum permitted by this article, without agreement by the sign permit applicant.

(c) Wall sign locations. Appropriate locations for wall signage on buildings with more than one story shall be in the lintel space which separates the storefront from the upper floor, and the space above the transom in the storefront, where one exists. Wall signs should be located on flat, unadorned parts of the building façade, somewhere above storefront display windows (where they exist) and below second-story windows (where they exist). If the building façade or storefront has a lintel strip or signboard, the wall sign should be placed directly on it. Wall signs should be located centrally on the façade.

(d) **Wall sign rhythm and proportionality.** If the sign proposed is a wall sign, it establishes an appropriate rhythm and is proportional to the façade.

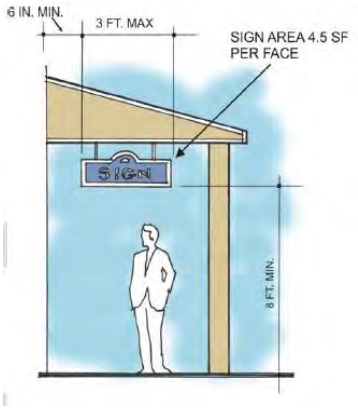


Source: Escondido, California, Downtown Specific Plan Sign Criteria & Guidelines

(e) **Awning and storefront canopy signs.** Awning signs should be silk-screened or sewn onto the awning fabric, and they should be placed on the valance of the awning. Signs on canopies should be located on the primary face or top edge (or front-angled or sloped part) of canopies. Back-lit canopy signs shall not be permitted except as otherwise specifically provided by this article.

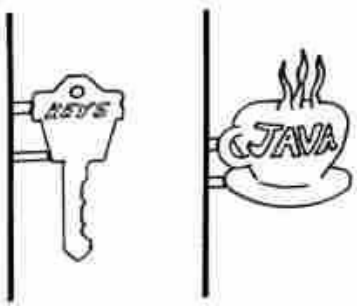
(f) **Suspended signs.** Suspended signs may be permitted in pedestrian retail districts.

(g) **Colors.** No individual sign shall have more than three colors. Colors of signs should be coordinated with overall building colors. White or other light-colored backgrounds for signs should not be proposed.



Source: Escondido, California, Downtown Specific Plan Sign Criteria & Guidelines

(h) **Shape.** Signs should typically be square or rectangular; provided, however, this shall not prevent individual signs that may be circular or some other shape, or shaped like a particular object (e.g., a sign in the shape of a shoe for a shoe store).



Source: City of Montezuma, GA, Sign Ordinance

[Secs. 7-98 to 7-100 Reserved.]

Division VIII. Sign Maintenance, Removal, and Enforcement.

Sec. 7-101. Maintenance.

a) All signs, together with all their supports, braces, guys, and anchors shall be kept in good repair. Property owners of a "sign in need of maintenance," as defined in this article, shall be responsible for promptly maintaining such sign in good repair.

b) Except for nonconforming signs, replacing or altering the words, letters, figures, symbols, logos, fixtures, colors, or other design elements that compose an existing sign's message, in whole or in part, shall be considered to be either maintenance or a lawful change in the copy of said sign and such replacement or altering of existing sign copy does not require a sign permit when the sign panel or sign structure itself is not changed.

c) Painting and cleaning of a sign shall be considered maintenance and shall not require a sign permit.

Sec. 7-102. Removal.

Derelict signs, and any signs erected without proper authorization in street rights of ways, or on private property alongside a right of way that constitute a safety hazard, may be removed from placement in such locations by city personnel.

Sec. 7-103. Enforcement of Sign Maintenance.

In cases of a sign in need of maintenance, the department of community development shall notify property owners and sign owners of the need to maintain signs. If a condition of sign in need of maintenance still exists for more than 30 calendar days after the date such notification was mailed, the department of community development or other city designee for enforcement shall issue a notice of violation and compliance order to the property owner and if different, the sign owner.

Sec. 7-104. Discontinued Signs.

(a) If a principal use or activity on a property has ceased operation, any permanent ground signs including supports, and wall signs, permitted in connection with said principal use or activity shall be removed within 90 days of the discontinuance of said principal use or activity; provided, however, that a property owner with a significant investment in a sign structure that may be reused for another activity within 1 year, may retain the sign structure in compliance with this section.

(b) If a discontinued principal use ground or wall sign contains a sign face that is in the form of a removable panel, the panel containing advertising shall be removed and replaced with a panel without sign copy until another principal use is established and a sign permit if required is issued for a new principal use ground or wall sign. The purpose of this provision is to prevent the image of blight associated with a sign structure that has had the copy or sign panel removed, leaving interior supports of the sign structure exposed to public view.

(c) If a discontinued principal use monument sign contains a sign copy area that is not removable without disassembling the monument, then the sign copy area shall be painted over if possible, or, where it cannot be painted over, covered with durable cloth or canvas so that the sign copy and/or underlying structure which was permitted in connection with the business or activity discontinued is no longer visible, until such time as a new sign permit, if required, is applied for and granted, or approved sign copy is affixed on the sign copy area of said monument.

Sec. 7-105. Enforcement of Illegal Signs.

In addition to enforcement mechanisms permissible with regard to violations of this development code generally, no new sign shall be authorized to be erected on the same property, and no new sign shall be permitted by the city, unless the property on which the new sign is proposed is in

compliance with the requirements of this article in all respects. At the discretion of the community development director, sign permits may be withheld if the site on which the sign is proposed to be located contains a prohibited sign, a derelict sign, or a sign for which maintenance is required and which has not been maintained in accordance with the requirements of this article. Additionally, the community development director may elect not to issue a sign permit on a site which contains a nonconforming sign, until such nonconforming sign is removed or made to comply with this article.

[Secs. 7-106 to 7-110 Reserved].

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LAND DEVELOPMENT REQUIREMENTS

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Division I. General Provisions.

Sec. 8-1. Purpose.

This article includes requirements that apply to the land development process, including provisions for environmental protection, site grading and land disturbance activities, the installation of utilities and improvements; and land development activities.

Sec. 8-2. Definitions.

Definitions in articles 9, 10, 11, and 12 of this development code apply to this article unless the context clearly indicates otherwise. In addition, the following terms are hereby defined:

Buffer, stream: A natural or enhanced vegetated area (established by this division), lying adjacent to the stream.

Fill: A portion of land surface to which soil or other solid material has been added; the depth above the original ground surface or an excavation.

Grading: Altering the shape of ground surfaces to a predetermined condition; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled condition.

Impervious cover: Any manmade paved, hardened or structural surface regardless of material. Impervious cover includes but is not limited to rooftops, buildings, streets, roads, decks, swimming pools and any concrete or asphalt.

Land development: Any land change, including but not limited to clearing, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, construction, paving and any other installation of impervious cover.

Land disturbing activity: Any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land but not including agricultural practices or other activities exempt from the requirements of this article.

Riparian: Belonging or related to the bank of a river, stream, lake, pond or impoundment.

State waters: Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of Georgia which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

Stream: Any perennial or intermittent stream as defined and as shown on a United States Geological Survey quadrangle map; or any "state waters" as defined.

Stream, ephemeral: A stream that under normal circumstances has water flowing only during and for a short duration after precipitation events; that has the channel located above the ground-water table year round; for which ground water is not a source of water; and for which runoff from precipitation is the primary source of water flow.

Stream, intermittent: A stream with a well-defined channel that contains water for only part of the year (typically during winter and spring). The flow may be heavily supplemented by stormwater. When dry, an intermittent stream typically lacks the biological and hydrological characteristics commonly associated with continuous conveyances of water.

Stream, perennial: A stream with a well-defined channel that contains water year round during a year with normal rainfall. Groundwater is the primary source of water, but a perennial stream also carries stormwater. Perennial streams exhibit the typical biological, hydrological, and physical characteristics commonly associated with the continuous conveyance of water.

Stream bank: The confining cut of a stream channel and is usually identified as the point where the normal stream flow has wrested the vegetation. For non-trout waters, the normal stream flow is any stream flow that consists solely of base flow or consists of both base flow and direct runoff during any period of the year. Base flow results from groundwater that enters the stream channel through the soil. This includes spring flows into streams. Direct runoff is the water entering stream channels promptly after rainfalls or snow melts.

Stream channel: The portion of a watercourse that contains the base flow of the stream.

Stream protection area: The combined area of all required buffers and setbacks applicable to such stream.

Watershed: The land area that drains into a particular stream.

Wetlands: Freshwater areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar freshwater areas.

Sec. 8-3. Exemptions.

This article shall not apply to the following activities:

(a) Work consisting of the repair or maintenance of any lawful use of land that is zoned and approved for such use on or before the effective date of this article.

(b) Existing development and ongoing land disturbance activities including but not limited to existing agriculture, silviculture, landscaping, gardening and lawn maintenance, except

that new development or land disturbance activities on such properties will be subject to all applicable requirements of this article.

(c) Any land development activity that is under construction or fully approved for development, as of the effective date of this article.

(d) Land development activity that has not been submitted for approval, but that is part of a larger master development plan, such as for an office park or other phased development, that has been previously approved within two years of the effective date of this article.

Sec. 8-4. Reference to Requirements.

(a) **Site design review.** Prior to, or concurrent with, submission of an application for development permit, site design review and approval shall be accomplished in accordance with the requirements of article 5, division II.

(b) **Subdivision.** An application for a development permit approval may be processed independently or in conjunction with an application for preliminary plat approval, but a development permit shall not be issued for lands being subdivided and involving public streets, private streets, or any public improvement as defined, without the prior approval of a preliminary plat. See Sec. 15-22 of this development code.

(c) **Tree and buffer protection.** Prior to the commencement of grading, development, or land disturbance, areas outside the limits of approved clearing such as natural buffers, stream buffers, and tree protection zones shall be identified by survey stakes, flags, ribbons, or other appropriate markings. The community development director or designee shall inspect and approve all protective fencing prior to commencement of any clearing or grading activity. See Sec. 12-24 of this development code for details relative to tree protection areas.

(d) **Grading.** Grading shall be performed in accordance with the lines and grades indicated on the approved grading plan, in accordance with the requirements of division IV of this article.

(e) **Soil erosion and sedimentation control.** All required soil erosion and sedimentation control measures and stormwater drainage facilities shall be installed in accordance with the approved plans consistent with the requirements of article 9 of this development code.

(f) **Stormwater management.** Stormwater drainage facilities shall be installed in accordance with the approved stormwater management plan as specified in article 11 of this development code.

[Secs. 8-5 to 8-10 Reserved.]

Division II. Wetlands.

Sec. 8-11. Official Map of Protected Wetlands Adopted.

(a) The national wetlands inventory maps prepared by the U.S. Fish and Wildlife Service as they apply to the City of Powder Springs, are hereby adopted and incorporated herein by reference as the official map of protected wetlands in the city.

(b) The map of protected wetlands may be amended by the City Council following the same procedures required for an amendment to the official zoning map.

Sec. 8-12. Jurisdictional Wetlands.

The National Wetlands Inventory maps adopted in this division do not necessarily represent the boundaries of jurisdictional wetlands within the City of Powder Springs and cannot serve as a substitute for a delineation of wetland boundaries by the U.S. Army Corps of Engineers, as required by Section 404 of the Clean Water Act, as amended. Any local government action under this ordinance does not relieve the landowner from federal or state permitting requirements.

Sec. 8-13. Alteration of Wetlands.

Alteration or degradation of a jurisdictional wetland requires prior approval by the U.S. Army Corps of Engineers under Section 404 of the federal Clean Water Act, as amended.

Sec. 8-14. Identification of Wetlands on Development Plans.

(a) It shall be the responsibility of the design professional preparing development plans, subdivision plats, and building plans to review the map of protected wetlands and to determine whether jurisdictional wetlands exist on the site to be developed, prior to land disturbance or development.

(b) All protected wetlands and jurisdictional wetlands shall be identified and the boundaries thereof indicated on development plans, plats, and building plans where applicable.

Sec. 8-15. Protection of Wetlands.

(a) **Jurisdictional wetland.** No development permit shall be issued by the City for development or land disturbance within a jurisdictional wetland, until a Section 404 permit or letter of permission is issued by the U.S. Army Corps of Engineers. Development or activities within a jurisdictional wetland shall be limited to those authorized by such permit or letter of permission.

(b) **Protected wetland.** No development permit shall be issued by the City for development or land disturbance within a protected wetland, unless activities proposed are specifically identified on approved development plans. The community development director may limit activities within a protected wetland to: timber production and harvesting; wildlife

and fisheries management; camping, hiking, hunting and fishing activities, or other authorized recreation; public wastewater treatment and natural water quality treatment or purification facilities; and/or other uses permitted under Section 404 of the federal Clean Water Act. Sanitary landfills and hazardous waste receiving, treatment or disposal facilities are specifically prohibited within protected wetlands.

[Secs. 8-16 to 8-20 Reserved.]

Division III. Riparian Buffers and Impervious Surface Setbacks.

Sec. 8-21. Findings.

Buffers adjacent to riparian areas provide numerous benefits including: protecting, restoring and maintaining the chemical, physical and biological integrity of streams and water resources; removing pollutants delivered in urban stormwater; reducing erosion and controlling sedimentation; protecting and stabilizing stream banks and riparian areas; providing for infiltration of stormwater runoff; maintaining base flow of streams; contributing organic matter that is a source of food and energy for the aquatic ecosystem; providing tree canopy to shade streams and riparian areas and promote desirable aquatic habitat; providing riparian wildlife habitat; furnishing scenic value and recreational opportunity; and providing opportunities for the protection and restoration of greenspace.

Sec. 8-22. Exemptions.

The following activities are exempt from the requirements of this division:

(a) Activities for the purpose of building one of the following: a stream crossing by a driveway, transportation route or utility line; public water supply intake or public wastewater outfall structures; intrusions necessary to provide access to a property; public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks; and unpaved foot trails and paths; activities to restore and enhance stream bank stability, vegetation, water quality and/or aquatic habitat, so long as native vegetation and bioengineering techniques are used.

(b) Public sewer line easements paralleling the stream, except that all easements (permanent and construction) and land disturbance should be at least 25 feet from the top of the bank. This includes such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures. This exemption shall not be construed as allowing the construction of roads, bike paths or other transportation routes in such easements, regardless of paving material, except for access for the uses specifically cited in this section.

(c) Land development activities within a right-of-way on the effective date of this article.

(d) Within an easement of any utility existing at the time this ordinance takes effect or approved under the terms of this article, land disturbance activities and such impervious

cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents, and valve structures.

(e) Emergency work necessary to preserve life or property. However, when emergency work is performed under this section, the person performing it shall report such work to the community development director on the next business day after commencement of the work. The community development director after inspection of the emergency work may require the person performing emergency work to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality of the protection area.

(f) Forestry and silviculture activities on land that is zoned for forestry, silvicultural or agricultural uses and are not incidental to other land development activity. If such activity results in land disturbance in the buffer that would otherwise be prohibited, then no other land disturbing activity other than normal forest management practices will be allowed on the entire property for three years after the end of the activities that intruded on the buffer.

(g) Work authorized by or conducted pursuant to the requirements or directives of local, state, and federal departments, agencies and authorities.

Sec. 8-23. Buffers and Impervious Setbacks.

All land development activity subject to this division shall meet the following requirements:

(a) **Buffer.** An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of all streams, as measured from the top of the stream bank.

(b) **Impervious surface setback.** An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling, and earthmoving shall be minimized within the setback.

(c) **Septic tanks and drain fields.** No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback required by this section.

All buffer and setback areas required by this section shall be shown on all final plats and development and building plans pertaining to the property.

Sec. 8-24. Variances.

Upon application in accordance with article 14 of this development code, the governing body may vary the requirement of this section to maintain that portion of the requirement 50-foot buffer furthest from the stream bank, and the requirement to set back for impervious surfaces.

Variances shall not be allowed by the city to that portion of the require stream buffer within 25 feet of the stream bank.

The following factors will be considered in determining whether to issue a variance:

(a) The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;

(b) The locations of all streams on the property, including along property boundaries;

(c) The location and extent of the proposed buffer or setback intrusion;

(d) Whether alternative designs are possible which require less intrusion or no intrusion;

(e) The long-term and construction water-quality impacts of the proposed variance; and

(f) Whether issuance of the variance is at least as protective of natural resources and the environment.

(g) Whether the actions of the property owner have created conditions of a hardship on that property, in which case a variance should not be granted.

Sec. 8-25. Relationship to Other Regulations.

This division is not intended to interfere with, abrogate or annul any other ordinance, rule or regulation, statute or other provision of law. The requirements of this division are considered minimum requirements, and where any provision of this development code imposes restrictions different from those imposed by any other ordinance, rule, regulation or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall be considered to take precedence.

Sec. 8-26. Minimum Requirements.

This division shall not be construed as preventing the establishment of wider and/or more restrictive buffers and setbacks as required under any other existing or future legislation. In addition, nothing in this division shall be construed as preventing the establishment of wider buffers for purposes of protecting greenspace, preserving habitat, or other goals that may not be specifically mandated by legislation.

[Secs. 8-27 to 8-30 Reserved.]

Division IV. Land Clearance and Grading.

Sec. 8-31. No Clearing Prior to Development Plan Approval.

Grubbing, clearing, land disturbance, or development of property shall not take place until a development permit if required by this article has been approved and issued by the community development department; provided however, that the community development director may issue a clearing and grubbing permit only if activities are limited to the removal of vegetation and stumps and the placement of required tree protection measures and soil erosion and sedimentation control devices.

Sec. 8-32. Clearing Limits.

(a) Clearing and land disturbing activities are subject to the limits of Sec. 12-13 of this development code. The community development director shall not authorize a development plan that proposes the clearing of more than 8 acres of land without the specific authorization of the Mayor and City Council. Clearing for other than installation of infrastructure, right-of-way, or parking areas (for commercial, industrial or institutional developments) on a subsequent phase may not begin until 50% of the structures in the previous phase have been issued building permits and 25% of the structures in the previous phase have been issued certificates of occupancy.

(b) No clearing or land disturbing activity shall occur beyond the limits of clearing shown on approved development plans.

Sec. 8-33. Maximum Slopes.

(a) The maximum slope for all cut or fill slopes shall be 2:1 (2 feet of run for every 1foot of rise); provided, however, that when a cut is made in rock that requires blasting, the public works director may be authorize a slope to exceed the maximum of 2:1.

(b) The slope on cut or fill shall be uniform throughout for each section of cut or fill.

(c) Guard rails shall be required at the top of cut or fill for any depth of cut or fill exceeding 5 feet.

Sec. 8-34. Borrow and Fill.

Authorization must be obtained from the community development department to conduct soil and material borrowing and filling operations from one property to another. If the proposed grading requires removal of or filling in of 100 cubic yards or less, no permit shall be required. If more than 100 cubic yards are involved, a permit shall be required to be issued by the community development department.

Sec. 8-35. Additional Grading Requirements.

(a) **Stumps and Debris.** Before grading is started, the area shall be first cleared of all stumps, roots, and brush. Debris that is removed shall be disposed of in a lawful manner. No debris of any kind shall be buried at the site of any construction or development. If any sections of the subgrade are composed of unsuitable or unstable material, such material shall be removed to the depth directed by the public works director and replaced with suitable, thoroughly compacted material.

(b) **Stockpile of topsoil.** In all areas to be graded or filled, the developer shall stockpile the topsoil to be spread later in disturbed areas not paved.

(c) **Street right of ways.** When streets are proposed, all street right of ways shall be graded to their full width by the developer so that pavement extensions or sidewalks, where required or if installed in the future, can be constructed on the same level plane.

(d) **Cover of disturbed areas.** Immediately after grading and re-spreading of topsoil, all areas of disturbed soil shall be fertilized and seeded to achieve a suitable vegetative cover to prevent soil erosion. Areas of steep slopes shall be sodded or otherwise appropriately re-vegetated. When all construction is completed, all slopes and street shoulders shall be cleared of all rubbish and a suitable vegetative cover shall be established by sprigging, seeding, or sodding to prevent undue erosion. See also article 9 of this development code for specific soil erosion and sedimentation control requirements.

[Secs. 8-36 to 8-40 Reserved.]

Division V. Development Plans and Development Permit.

Sec. 8-41. Approval Required.

It shall be unlawful for any person to commence or proceed with land-disturbing activity until development plans are approved and a development permit is issued by the community development department.

Sec. 8-42. Pre-Application.

(a) An applicant for a development permit is strongly encouraged to schedule a pre-application meeting with the community development department, which may also be attended by other review agencies as appropriate. Where other agencies cannot be represented at the pre-application meeting, a development permit applicant is encouraged to seek advance comments from internal and external agencies with jurisdiction over the development proposal.

(b) The community development director is authorized to establish schedules and operational requirements for pre-application meetings. There shall be no fee charged for pre-application meetings.

(c) A prospective development applicant is expected to incorporate all comments and recommendations provided at any pre-application meeting.

Sec. 8-43. Development Permit Application Requirements.

Development plans for a project shall conform in all respects with the requirements of this development code. Complete submittals shall consist of the following, as applicable:

(a) **Application form, fees, and plan sets.** An application form as required by the community development director, fees as required per fee schedule approved by the City Council, and a number of full plan sets as specified by the community development director (5 unless otherwise specified).

(b) **Erosion and sedimentation control plan.** See article 9 of this development code for specific requirements.

(c) **Grading plan.** Grading plans shall identify existing and proposed topographic contour lines at the interval required for erosion and sedimentation control plans (see article 9). See division IV of this article for grading details.

(d) **Utilities plan.** All utility construction plans within city or county right-of-way shall be reviewed and approved by the department of public works before construction begins.

(e) **Stormwater management plan.** See article 11 of this development code for specific requirements.

(f) **Street improvement plan.**

(g) **Landscaping, buffer and tree conservation plans.** See article 12 of this development code for specific requirements.

Sec. 8-44. Professional Preparation of Plans.

All development plans and supporting studies shall be prepared by or under the supervision of a professional engineer registered in the State, except that the landscaping, buffer and tree conservation plans are to be prepared by or under the supervision of a landscape architect registered in the state.

Sec. 8-45. Development Plan Specifications.

Development plans shall contain the following (on one or more sheets):

(a) **Scale.** Plans shall be clearly and legibly drawn at an engineering scale convenient to illustrate the details of the project. Sheet size shall not exceed 36 inches by 42 inches. Plan and profile sheets, if any, shall have a horizontal scale of no less than 1 inch to 100 feet and a vertical scale of no less than 1 inch to 10 feet. The community development director and public works director may approve deviations from these required scales when appropriate.

(b) **Project boundary.** Plans shall be based on the boundaries of a lot as shown on a recorded plat, or if not yet subdivided and recorded, on a boundary survey delineating the entirety of the property contained within the project. Boundary lines of the perimeter of

the tract shall be indicated by a heavy line giving lengths to the nearest one-hundredth of a foot and bearings to the nearest second.

(c) **Adjoining property information.** Provide all adjoining property owners, subdivision names, lot numbers, lot lines, and block letters, and zoning.

(d) **Project name and phase.** The name of the project shall be indicated. If the project is located within a subdivision, the name of the subdivision, lot, and block number must also be shown. If the development project is part of a phased development or master-planned development, identify the unit number, division, phase, or stage of development.

(e) **Zoning and prior approvals.** The existing zoning of the project site, and reference if applicable to conditions of zoning, variance, special use, or other permissions including case numbers and dates of approval.

(f) **Owner and developer.** Name, address, and telephone number of the owner of record, and of the developer (if not the owner).

(g) **Professional contacts.** Name, address, and telephone number of each professional firm associated with the Site Development Plans (engineer, landscape architect, etc.).

(h) **Map requisites.** Date of survey, north point, and graphic scale, source of datum, date of plan drawing, and space for revision dates.

(i) **Use.** Proposed use of the site, including gross square footage for each different use type or building.

(j) **Location references.** Location, district, land lot(s) and parcel(s) acreage or area in square feet.

(k) **Location sketch.** A location sketch locating the development in relation to the surrounding area with regard to well-known landmarks such as major thoroughfares or railroads. Sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than 1 inch equal to 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch.

(l) **Buildings.** Size, location, and elevation of all proposed buildings and existing buildings to remain or to be demolished, and minimum required building setback lines, the location parking and loading areas, driveways, curb cuts and where required designated fire lanes. Each building shall be identified with a number or letter.

(m) **Topography.** Existing contour lines based on sea level datum shall be drawn at intervals of not more than two feet and shall include the entire site and all abutting public streets. Contour lines shall be based on field surveys or photogrammetric methods from aerial photographs. The basis for the topographic contour shown shall be specified and dated. Grading plans shall show proposed contours.

(n) **Natural features within the proposed development.** These include drainage channels, bodies of water, and other known significant features such as extensive exposed rock. On all water courses the direction of flow shall be indicated. The 100-year floodplain shall be delineated and the source of the depicted floodplain information shall be indicated (i.e., reference to map panel numbers and dates). The acreage or area in square feet within the floodplain shall be indicated.

(o) **Man-made features.** These include those features existing within and adjacent to the proposed development including existing right-of-way width and pavement widths of adjoining streets, street names, the location and dimensions of existing bridges, easements (all purposes), culverts and other drainage facilities, water, sewer, and other existing utility lines and structures, the names of jurisdiction lines; existing structures on the site and their disposition, and other appropriate built-environment information.

(p) **Driveways.** Individual driveways shall conform to the requirements of article 6, division II of this development code.

(q) **Trees, buffers, landscaping.** If buffers or other landscaping or screening treatments are required, show the location, size, and type (natural or planted) on the plans conforming to the requirements of article 12 of this development code, as applicable.

(r) **Certificate of approval.** Each plan set shall include the following certificate printed or stamped thereon:

"All requirements of the Powder Springs Unified Development Code relative to the preparation and submission of a development permit application having been fulfilled, and said application and all supporting plans and data having been reviewed and approved by all affected departments as required under their respective and applicable regulations, approval of this development plan is hereby granted.

_____ Date: _____
Director, Development of Community Development"

(s) **Additional information.** Such additional information as may be reasonably required to permit an adequate evaluation of the project.

Sec. 8-46. Incomplete Application.

The community development department may elect not to process an incomplete development permit applications and may refuse to process such incomplete application.

Sec. 8-47. Encroachment Permits.

The applicant for a development permit is responsible for obtaining any and all permits and/or encroachments necessary to construct his/her development to include but not limited to permits

from the following entities: Cobb County; Georgia DOT; Colonial Pipeline; Railroad; and power, telephone, cable, gas, or any other utility that may require permitting or encroachments. A development permit will not be issued if such permits, if required, are not obtained.

Sec. 8-48. Distribution of Plans for Review.

Upon receipt of a completed application for development permit, the community development department shall submit the application and a plan set to internal and external review agencies, as determined by the community development department to have jurisdiction. Such agencies may include but are not limited to the following:

(a) The City of Powder Springs public works director.

(b) The Georgia Department of Transportation, in cases where access is proposed or land is divided along a state route, and/or the Cobb County Department of Transportation, in cases where county roads are proposed to be accessed by the development project.

(c) The Natural Resources Conservation Service, or the Soil and Water Conservation Commission or regional representative, and/or the Environmental Protection Division of the Georgia Department of Natural Resources.

(d) The U.S. Army Corps of Engineers, in cases where a jurisdictional wetland is shown on the site to be developed.

(e) Public safety agencies, including the E-911, police, and fire department, where appropriate.

(f) Others, as may be determined appropriate by the community development director.

Sec. 8-49. Development Permit Application Processing.

Within one week of receiving a development plan application, the community development department shall confirm completeness and if complete, distribute the application to internal and external review agencies, as appropriate.

(a) A period of three calendar weeks shall be allotted for the distribution and collection of comments from all applicable review agencies.

(b) Upon the receipt of all internal and external review agency comments, the department shall determine whether to approve, disapprove, or request revisions of the application. Decisions on development permits shall be issued by the community development department within 40 calendar days:

Sec. 8-50. Criteria for Decisions on Development Permit Applications.

The community development department shall review and act on the development permit after considering the following criteria, which shall not be limiting:

(a) **Development code and zoning conditions.** Development plans must be consistent with all parts of this development code, as applicable, and any conditions of zoning, special use, or variance approval, where applicable.

(b) **Previously approved plats and plans.** When property to be developed is included on an approved preliminary plat, master plan, or concept/sketch plan, development plans shall be in substantial accordance with said plat or plan as determined by the community development director. Significant departures from any such requirements may require the resubmission of preliminary plat, master plan, or concept/sketch plan previously approved, as determined by the community development director.

(c) **Development code requirements.** The community development department may deny the development permit application in cases where the proposed development does not meet the requirements of this development code or the comments of any other internal or external agency with jurisdiction to review the development permit application.

(d) **Site design review.** The community development department may deny the development permit application when the permit application is submitted concurrently with an application for site design review as specified in article 5 of this development code, and the department may deny such application if inconsistent with a previously approved site design approval by the department.

Sec. 8-51. Revisions.

(a) Development plan applications shall be revised and resubmitted to accommodate the consolidated comments by review agencies as issued to the applicant by the community development director.

(b) Plan drawings that are submitted for revision must specifically identify those areas that are to be considered for review and approval. The revisions shall be noted in tabular form in the revision block on the plan drawings.

(a) After issuance of a development permit, if changes are desired or made necessary as a result of field conditions, the design engineer must contact the community development department to coordinate the review and approval of the requested revision.

Sec. 8-52. Pre-Development Inspection.

Prior to grubbing, clearing or development of the property or any portion included under the development permit, an inspection by the City shall be required for soil erosion and sedimentation control measures and the installation of protective devices for undisturbed areas.

The owner shall be responsible for correcting any deficiencies identified during the inspections process prior to commencing with development activities.

Sec. 8-53. Duration of Development Permit.

A development permit shall expire 12 consecutive calendar months after issuance unless development activity as authorized by the permit is initiated within the 12-month period.

Sec. 8-54. Extension of Expiring Development Permit.

The director of community development may approve one extension of development permit validity not exceeding three consecutive calendar months within which time development activity must commence or the permit shall expire. Said extension shall be applied for within the first 12 consecutive calendar months after the permit's issuance.

[Secs. 8-55 – 8-60 Reserved.]

Division VI. Streets.

Sec. 8-61. Street Access.

(a) Every development and every lot within a subdivision shall have access to a publicly approved street meeting the requirements of this Article (see also Article 6 of this development code).

(b) No subdivision or development shall be designed in a way that would completely eliminate street access to adjoining parcels of land.

(c) Access onto a state road shall meet existing Georgia Department of Transportation requirements. The entrance must be paved. A copy of the Georgia Department of Transportation permit shall be submitted to the community development director before the plans can be approved.

Sec. 8-62. New Public Streets.

(a) **Standards.** Public streets contained wholly within a subdivision or land development shall be improved to the full standards contained in this article and article 21 of this Development Code (See standard detail 400.01 for residential streets and standard detail 400.02 for industrial/commercial streets).

(b) **Separation.** No new street that intersects a State or U.S. numbered highway shall be approved unless there is maintained a separation of at least 800 feet from any other street. The Georgia Department of Transportation may require a greater separation between streets intersecting a State or U.S. numbered highway. Other, local, adjoining street intersections shall be spaced at least 250 feet apart measured from edge of right-of-way to edge of opposing right-of-way.

(c) **Continuation of existing streets.** When a new street is proposed within a development or subdivision, the development or subdivision shall provide for the continuation or projection of any existing street adjoining the development or subdivision at the same or greater right-of-way and pavement width. Where, in the opinion of the community development director, it is necessary to provide for street access to adjoining property, proposed streets shall be extended by dedication of right-of-way to the boundary of such property through the development.

(d) **Street jogs.** Street jogs with centerline offsets of less than 125 feet on interior subdivision streets and 200 feet on existing streets shall not be allowed.

(e) **Intersection angles.** All streets shall intersect at no less than 60 degrees, and as near a right angle as possible. The angle of intersection is to be measured at the intersection of the street centerlines. Such intersecting streets shall provide an uninterrupted line of sight from the center point of the intersection for not less than the minimum sight distance required in accordance with this development code.

(f) **Intersection miter.** Intersecting street right-of-way lines shall parallel the back of curb of the roadway, and shall be mitered 20 feet along both streets from the point of the right-of-way lines projected to their intersection.

(g) **Curb radii.** Curb lines at street intersections shall have a radius of curvature of not less than 15 feet.

(h) **Planned streets.** When a future street or road, as proposed in the comprehensive plan, adjoins or traverses a subdivision or development project, the future right-of-way shall be platted as part of the subdivision or development project. No development will be allowed within the platted future right-of-way except for drives and landscaping, and the platted future right-of-way is to be treated as a lot line for the provision of all setback lines as required by this article. The developer will be contractually bound to the City of Powder Springs to sell this strip of land to the City at a future date, for the amount stated in the tax digest unless otherwise agreed to by both parties. A right-of-way agreement shall be executed before community development director approves the subdivision or development project.

Sec. 8-63. Minimum Street Right-of-Way and Pavement Width.

All State or U.S. numbered highways shall meet all design requirements of and be approved by the Georgia Department of Transportation. All other roads shall meet the minimum street right-of-way and pavement width requirements of Table 8-1. The community development director shall determine which street classification applies in particular instances, based on the city's adopted comprehensive plan, or in the absence of specific functional classifications in the comprehensive plan, based on the city, county, or regional transportation plan.

Table 8-1
Minimum Required Street Right-of-Way and Pavement Widths
(Excludes State and U.S. Numbered Highways)

Street Classification	Minimum Required Right-of-Way Width	Minimum Required Pavement Width
Arterial	100 feet	52 feet with 13 foot lanes
Major Collector	80 feet	52 feet with 13 foot lanes
Minor Collector	60 feet	28 feet with 14-foot lanes
Minor Collector – Residential	60 feet	24 feet
Local Commercial or Industrial Street	60 feet	28 feet with 14-foot lanes
Local Residential Street	50 feet	20 feet; 18 feet with vertical curb and gutter
Alley	20 feet	16 feet within 20 foot roadbed

In residential subdivisions or land developments, streets that serve 100 dwelling units or more shall be improved to or exceed "minor collector" street standards, while those serving fewer than 100 dwelling units shall be improved to or exceed "local" street standards.

Sec. 8-64. Dedication of Right-of-Way for Existing Substandard Streets.

Subdivisions or developments that adjoin an existing street that does not meet the right-of-way width required by this development code for said street as classified, shall dedicate up to one-half of the right-of-way needed to meet the minimum right-of-way width required for the street along the entire property frontage. If any part of a subdivision or land development fronts on both sides of an existing street, all of the right-of-way needed for the existing street to meet the right-of-way standards of this development code for the street shall be dedicated along the entire property frontage.

Sec. 8-65. Improvement of Existing Streets.

(a) Existing streets that adjoin a major subdivision or land development shall be improved to the minimum standards of this development code from the centerline of the street along the development's or major subdivision's frontage. Such required improvements specifically include widening of the street from the centerline to the pavement width specified for the street as classified, and the installation of curb and gutter and, if required, sidewalk, along the entire property frontage abutting the existing street.

(b) Proposed subdivisions or nonresidential developments accessing an existing city street that has less than 16 feet of pavement width shall be required to upgrade the city street to 18 feet of pavement, with 2 2-foot shoulders, adequate drainage ditches (if required), and obtain the necessary right-of-way to accomplish these improvements. The city street shall

be improved by the subdivider or developer the length of the road required to reach a city street or county road that meets standards of this development code.

Sec. 8-66. Improvement of Development Entrances – Residential Subdivisions.

(a) Residential subdivisions not exceeding 20 lots whose entrance is on an unclassified, local or minor collector city or county road shall install offset radii and 50 foot tapers as shown in standard detail.

(b) All other residential subdivisions shall construct a full deceleration lane to conform to standard detail.

(c) Residential subdivisions exceeding 200 lots may be required to install a center turn lane and longer acceleration/deceleration lanes if the public works director determines the existing city or county road warrants it.

(d) In cases involving rock cuts, deep fills or cuts, proximity to floodplain, etc., the requirements of pavement widening for full acceleration/deceleration lanes may be modified or waived by the public works director following accepted engineering practice.

Sec. 8-67. Improvement of Commercial/Industrial Development Entrances.

(a) A full deceleration lane shall be installed per Standard Detail unless determined to be unwarranted by the public works director.

(b) If the public works director determines that the project's size warrants a center turn lane and longer acceleration/deceleration lanes, then such improvements will be required.

(c) In cases involving rock cuts, deep fills or cuts, proximity to floodplain, etc., the requirements of pavement widening for full acceleration/deceleration lanes may be modified or waived by the public works director following accepted engineering practice.

Sec. 8-68. Private Streets.

(a) Private streets shall only be permitted if approved by the Mayor and City Council, and in all cases shall meet all requirements and standards that apply to public streets.

(b) Streets and associated storm drainage serving multi-family residential development consisting of 12 or more units shall be constructed to public local residential street standards as established by this development code.

(c) See Secs. 15-75 and 15-76 for requirements for subdivisions involving private streets.

(d) All property served by a private street shall be subject to restrictive covenants running with the land that provide and acknowledge that the street is private and not maintained

by the City and that maintenance of the street is the responsibility of the owners of such property or private association of the owners.

(e) Each private street shall be denoted as "private" on the street name sign.

(f) Any gate placed across a private street that limits access to a subdivision or development shall provide for unimpeded access by emergency vehicles, governmental vehicles on official business, and public and private delivery services including the U.S. Postal Service. Accessibility to such gated communities shall comply with all standards and requirements of the City for access activation, and shall be of breakaway or other construction acceptable to the City.

Sec. 8-69. Grade and Design Speed.

(a) All streets shall have a minimum grade of 1%. Minimum grade on cul-de-sacs should be 1.5% to maintain 1% in curb line.

(b) Minimum design speeds and maximum grades for proposed streets by street classification shall be as specified in Table 8-2 (maximum grade for streets without curb and gutter shall be 14%).

Table 8-2
Minimum Design Speed and Maximum Grade
for Streets by Street Classification

Street Classification	Maximum Grade	Minimum Design Speed
Arterial	8%	55 mph
Major Collector	10%	45 mph
Minor Collector	15%	35 mph
Local	18%	25 mph
Alley	Varies	Varies

Sec. 8-70. Cul-de-sacs and Dead-End Streets.

(a) A cul-de-sac shall be no more than 600 feet long unless necessitated by topographic or other conditions and approved by the community development director. Cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way of, for residential streets at least 100 feet in diameter, and a paved turnaround with a minimum outside diameter of 80 feet (see standard detail 400.03 in article 21 of this development code). On commercial and industrial streets, cul-de-sacs shall have a right-of-way diameter no less than 160 feet, and a pavement diameter of 124 feet (see standard detail 400.04 in article 21 of this development code).

(b) A dead-end street other than a cul-de-sac shall not be allowed except as a temporary stage of construction of a street that is intended to be extended in a later stage of construction. Such a temporary dead-end street shall be provided with a temporary turn-around having

a roadway radius of 44 feet, except that alleys, if permitted shall have a turnaround radius of 40 feet.

Sec. 8-71. Alleys.

(a) Alleys may be provided in residential blocks where the subdivider produces evidence satisfactory to the community development director of the need for alleys.

(b) Where an alley has been specifically authorized or required, the roadbed width shall be no less than 20 feet, containing a paved roadway of no less than 16 feet exclusive of gutters.

Sec. 8-72. Half Streets Prohibited.

Half streets are prohibited. Whenever a street is planned adjacent to the proposed subdivision or development tract boundary, the entire street right-of-way shall be platted within the proposed subdivision or development.

Sec. 8-73. Split-level Streets and One-way Streets.

One-way streets and split streets will be allowed, subject to the approval of the community development director, when topographic conditions are such that alternatives to the typical street construction would be more desirable, or the shape and size of the parcel could be more efficiently developed.

Sec. 8-74. Curb and Gutter.

Curb and gutter are required on all new streets and new construction on existing streets, including acceleration and deceleration lanes and travel lane widenings. See article 21 for details.

Sec. 8-75. Sidewalks.

(a) Sidewalks are required to be installed by the developer at the time of development along each side of any public or private street within or adjacent to the development.

(b) Sidewalks shall be located as shown on standard detail for residential streets. On arterial and major collectors, the sidewalk shall be located along but not less than one foot from the right-of-way line.

(c) Concrete sidewalks shall be a minimum of 5 feet wide and 4 inches thick. Concrete shall be 2,500 psi at 28 days' strength. Sidewalks shall be backfilled and landscaped.

Sec. 8-76. Street Lighting.

(a) **Required.** Street lighting shall be required on all public and private streets and shall be installed according design standards of the power company servicing the subdivision or development.

(b) **Plan.** The subdivider or developer shall submit a street light layout prepared by the utility company which will provide the lighting service showing the exact location of street lights within the subdivision. The lighting layout must be approved by the public works director.

(c) **Costs.** The subdivider or developer must pay for all costs to the power company for pole fixtures, and other related items or materials necessary for the installation. The subdivider or developer shall bear the costs for all monthly street light charges for a full year payable in advance at the time of final plat approval.

Sec. 8-77. Street Names.

(a) Proposed public or private streets, which are extensions of, or in alignment with, existing or other proposed streets shall have the same name.

(b) Street names shall not duplicate or be phonetically similar to existing street names. In no case shall the name for a proposed street duplicate existing street names in Cobb County or any of its cities, irrespective of the use of a suffix such as: street, avenue, boulevard, road, pike, drive, way, place, court or other derivatives.

(c) All street names shall have a maximum of 13 letters or spaces, including the 2-letter suffix.

(d) All street names are subject to the approval of the County Emergency Services Department and the community development director, either of whom may reject a proposed road name for good cause shown.

Sec. 8-78. Street Name Signs, Traffic Signs and Street Striping.

(a) **Public streets.** Street name signs, stop bars, and traffic control signs on public streets or streets to be dedicated to the city shall be installed by the City at the developer's expense. Street name signs of a type approved by the City shall be placed at all intersections.

(b) **Private streets.** On private streets and drives, street name signs, stop bars, and traffic control signs shall be installed by the developer at the developer's expense. The City may require a street name sign for a private street to be a different color than the standard color for a public street name sign.

(c) **Stop signs.** Stop signs shall be located from the sign's edge 6 feet off the back of curb or edge of gravel at the beginning of the intersection radius. The sign shall be located on the

right side of the intersection. The bottom of the sign shall be at least 5 feet above the edge of pavement or back-of-curb. This standard applies to typical residential interior street intersections. In a private development, the design professional shall show the location of all required traffic signs on the street plans. Stop signs shall be sized so that their overall dimensions are 30 inches by 30 inches.

(d) **Reference to manual.** All traffic control signs and street striping shall be installed according to standards contained in the *Manual on Uniform Traffic Control Devices*, latest edition, published by the Federal Highway Administration of the U.S. Department of Transportation.

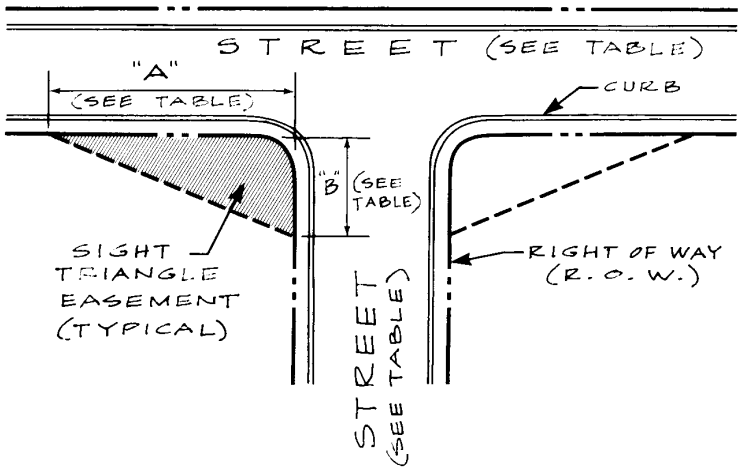
Sec. 8-79. Sight Visibility at Street and Driveway Intersections.

(a) A sight visibility triangle shall be located at every street intersection with another street or a private driveway.

(b) At public street intersections, the two intersecting street right-of-way lines and a line connecting the right-of-way lines at the points indicated in the Table 8-3 delineates the sight visibility triangle. The connecting points shall be measured from the right-of-way lines extended to their point of intersection.

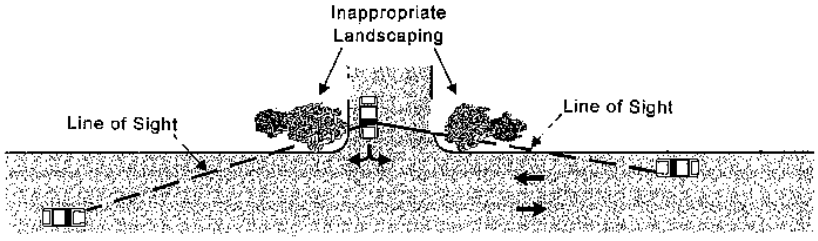
Table 8-3
Minimum Sight Distance at Intersections
(See Illustration)

	"A" Distance (in feet)			"B" Distance (in feet)
	Local Street	**Collector**	**Arterial**	
Private Drive	25	50	100	25
Local Street	30	100	150	30
Collector	30	100	150	100
Arterial	30	100	150	150



(c) At private driveway intersections with public streets, the edge of the driveway's pavement or back of curb will be used for the sight triangle measurements along the driveway.

(d) The planting of trees or other vegetation or the location of structures exceeding 30 inches in height that would obstruct the clear sight across the sight visibility triangle shall be prohibited.



Source: Stover, Vergil G., and Frank J. Koepke. 2002. *Transportation and Land Development* (2nd Ed.). Washington, DC: Institute of Transportation Engineers. Figure 7-45, p. 7-54.

Sec. 8-80. Accessibility for Fire Fighting Equipment.

(a) Reasonable accessibility shall be provided to and around all buildings for fire fighting equipment, including ladder trucks on multiple-story projects. A minimum of 20 feet on all sides and a radius of 50 feet at corners shall be considered reasonable. Accessibility for fire fighting equipment shall be maintained throughout all stages of construction and occupancy.

(b) Minimum widths of access driveways excluding parking, shall be 20 feet. Minimum turning radii shall be 32 feet.

(c) Where the number of dwelling units in a project exceeds 100, there shall be two entrances to the project where road frontage is adequate for two entrances

[Secs. 8-81 to 8-90 Reserved.]

Division VII. Utilities.

Sec. 8-91. Utility Easements.

Easements in connection public and private utilities serving subdivisions or developments shall be provided as required by the community development director, the public works director, and public or private utility providers.

Sec. 8-92. Drainage Easements.

(a) Drainage easements shall be provided as required by this section and as may be required by the public works director.

(b) A publicly dedicated drainage easement shall be provided along any perennial stream or water impoundment within a development located outside a street right-of-way. The easement shall be substantially centered on the watercourse or surround the high water line of the impoundment and shall be of such width as to include all stream buffers required by this development code and for adequate access by maintenance equipment.

(c) A publicly dedicated drainage easement shall be provided along any drainage channel or drainage pipe located outside a street right-of-way. All easements shall be no less than 20 feet wide. A drainage easement may be combined with a sanitary sewer easement, but in such instance the easement shall be a minimum width of 30 feet.

(d) All drainage easements shall be cleared and opened for improvement at the time of development to control surface water run-off. Run-off slopes and side slopes shall be specified by the developer's engineer according to good engineering practices, subject to the approval of the public works director.

(e) Drainage easements off the street right-of-way shall be clearly defined on the final plat and described within the deed of individual property owners affected, and such property owner shall keep the easement free of obstructions and maintain that part of the easement within the property owner's boundary line so that free and maximum flow is maintained at all times.

Sec. 8-93. Location of Above-Ground Utilities.

Where feasible, all utilities shall be located underground. In cases where they are not, telephone poles, street light poles, telephone junction boxes and other public or private utility structures placed above ground within a street right-of-way must be at least eight feet back from the back

of the street curb (or edge of pavement) and one foot back from the edge of any sidewalk, whichever is farthermost from the roadway.

Sec. 8-94. Underground Utilities.

Utilities placed underground shall be placed within the right-of-way as approved by the public works director on construction drawings for the project.

Sec. 8-95. Storm Drainage.

(a) An adequate drainage system, including necessary ditches, pipes, culverts, drains, inlets, bridges, etc., shall be provided for the proper drainage of all surface water.

(b) All persons proposing development or construction in the city shall prepare a stormwater management plan, unless specifically exempted from compliance. See article 10 of this development code for requirements.

(c) No final subdivision plat shall be approved and no development or building permit shall be issued until and unless the stormwater management plan, if required, has been reviewed and approved by the public works director.

(d) Permanent detention facilities will be required, and they shall be designed in accordance with the specifications of this development code. See division IV of article 21 for specifications.

(e) In a residential subdivision, the stormwater detention facilities shall be located on a separate lot, which is owned by a homeowner's association that is responsible for its maintenance and proper operation.

Sec. 8-96. Storm Drainage Plan Exceptions.

The following development activities are exempt from the provisions of this Section and the requirement of providing a stormwater management plan (see also article 11):

(a) Agricultural land management.

(b) Additions or modifications to existing single-family detached dwellings.

(c) Developments with a total land area of 1.1 acres or less.

(d) Residential development consisting of single-family houses, each on a lot of two acres or greater.

Sec. 8-97. Public Water.

(a) Public water service shall be provided to every lot in a subdivision and to every development for both domestic use and fire protection if public water is available or programmed to be available within 1,000 feet of the subdivision or development (or 100 feet of an individual single-family residential lot not in a subdivision). Water mains shall be connected to the existing public water system and extended past each lot.

(b) Developers are required to extend all mains along their entire property frontage if the existing main is not adjacent to the proposed development. The size of the extension will be at least the size of the existing main and may be larger according to the City. The oversizing may be eligible for reimbursement under agreement. If eligible, the difference in cost for lines larger than those required to serve the development will be paid by the City. If an existing main must be extended to serve a particular development, the developer will be required to pay all the initial costs. If the main extension would serve other developments within a three year period the City may negotiate with the initial developer for pro rata share reimbursement from future developers who wish to tie on during the three year period. This three year period would begin upon completion of the extension and acceptance by the City for perpetual maintenance.

(c) Any single-family or multifamily dwelling, commercial or industrial establishment shall be connected to a public water supply approved by the City. Connection shall be at the cost of the property owner.

(d) Fire hydrants shall be required to be installed along the streets in every subdivision and within every development project. Hydrants shall be located in accordance with article 21 of this development code.

(e) A contractor approved by the City shall install all elements of the water system, including mains, valves and hydrants at the developer's expense.

(f) The City may participate in sharing the costs of construction and installation to the extent that pipe sizes are needed in excess of that size required to exclusively serve the subdivision or development.

(g) If a permit from the Georgia Department of Natural Resources is required for construction of a water system, all Department requirements for design and material and construction specifications must be met to secure a permit.

Sec. 8-98. Sanitary Sewer.

(a) Every lot in a subdivision and every development shall be connected to a public sanitary sewerage system unless on-site disposal is allowed by this Code and the Cobb County Health Department.

(b) Any single-family or multifamily dwelling, institutional, commercial or industrial establishment shall be connected to public sewer when sewerage lines are available for connection. Connection shall be at the cost of the property owner.

(c) Sewerage shall be considered available to an existing single-family dwelling or other connection when the dwelling or building can be connected by gravity flow to a line in any public right-of-way or easement that passes the property at any point.

(d) Sewerage shall be considered available to any new single-family dwelling when the dwelling can be connected by the installation of 300 linear feet of gravity flow line from the nearest point of the property.

(e) Sewerage shall be considered available to any new subdivision when trunk sewers have been extended into the drainage basin.

(f) Sewerage shall also be considered available when trunk sewers are constructed under a current funding program. Trunk sewers are those sewers recognized in the Facilities Plan, or other planning documents of the City. When trunk sewers are to be funded under future bond programs, sewerage will not be considered available.

(g) To determine the availability of sewerage to any multi- family dwelling, commercial or industrial tract the sewage effluent for the development will be converted to its equivalent number of single-family dwellings. For comparison purposes, a single-family dwelling generates an effluent of 400 gallons per day of sewage.

(h) Sewer lines shall be connected to an existing sanitary sewerage system and extended past each lot.

(i) Every component of the sanitary sewer system, including mains, lift stations, outfalls, and laterals, shall be installed at the developer's expense by a contractor approved by the jurisdiction that owns the sanitary sewerage system.

Sec. 8-99. Dry Sewerage Available.

(a) In cases where the City is to expend bond funds within a drainage basin in two years but said sewers are not available at present, the developer will be required to install dry lines to serve any structure to be built in the development. These lines will collect at a single point at the property line at the lowest point on the property or at a point designated by the Engineer.

(b) The installation of dry lines does not in any way relieve the requirements of the Cobb County Health Department for approving septic tanks in the development.

(c) No dry sewers shall be used until such time as trunk sewers are constructed to an acceptable treatment facility. No pumping and hauling of sewage is allowed. Septic tanks

placed on the lots shall be located at a point to facilitate future connection of the home to the tap provided.

Sec. 8-100. Sewerage Not Available.

(a) If sewerage is not available nor shall be available, a 20 foot permanent and 60 foot construction sanitary sewer easement shall be shown on the plans and dedicated to the City of Powder Springs for future use, in those areas where a proposed subdivision is adjacent to a creek or branch whose drainage area is 200 acres or greater. The City of Powder Springs may at its option require additional easements.

(b) Minimum easement widths to be dedicated are 20 foot for permanent easements and 60 foot for construction easements, with the construction easement centered on the permanent easement. Also, in the event that a trunk or interceptor greater than 15 inches is expected to pass through the development, the construction easement width shall be increased to the amount required for construction of the expected sewer. All easements are to be checked in the field and must be adequate for the purpose they are dedicated. Also, consideration must be given for expected building locations and the easement shall be located for the least possibility of conflict before the sewer may be constructed. No structures shall be built on dedicated easements, and the City will not be responsible for the removal of fences that are placed on dedicated easements in the event the sewer is constructed. Septic tanks in these type developments shall be placed in a location to facilitate tie-on of structure to the sewer.

Sec. 8-101. Sewer Types.

(a) **Building sewers.** Building sewers are used to convey wastewater from the buildings to lateral sewers, or any other sewer except another building sewer. These sewers are privately funded. Typically, these lines extend from the building to the property line where they tie into a lateral system.

(b) **Lateral sewers.** Lateral sewers form the first element of the public wastewater collection system and are usually in streets, rights-of-way, or special easements. They are used to collect wastewater from building sewers and convey it to a main sewer. The minimum lateral sewer size is 6 inches. In new subdivisions these sewers are privately funded.

(c) **Main sewers.** Main sewers are used to convey wastewater from one or more lateral sewers to trunk sewers or to intercepting sewers. These sewers are a minimum of 8 inches in diameter and can extend beyond the property boundaries of subdivisions.

(d) **Trunk sewers.** Trunk sewers are large sewers that are used to convey wastewater from main sewers to treatment or other disposal facilities or to large intercepting sewers.

(e) **Intercepting sewers.** Intercepting sewers are large sewers that are used to intercept a number of main or trunk sewers and convey the wastewater to treatment or other disposal facilities.

Sec. 8-102. Developer Agreements for Sewerage.

(a) The City of Powder Springs recognizes that major sewer extensions are costly but must be made by private developers to make some developments workable. It is the intent of the City of Powder Springs to indirectly assist in these major extensions of sewer lines by adopting the policy described in this section.

(b) A major sewer extension shall be defined as a sewer line extension by a private developer that costs in excess of $100,000.00 and is not located within a new residential subdivision.

(c) The private developer will be eligible to recover, over a maximum of three years from the date the sewer line is accepted by the City, up to 75% of the cost of the sewer extension. This recovery shall be as follows: The City will collect the tap fees for all services that connect into the collection lines paid for by the developer as provided for in above. For a period for three years, the City will keep 25% of these fees and will remit 75% of the fees collected to the private developer up to a maximum of 75% of his total recoverable cost. After a period of three years or after a developer has recovered 75% of the allowable cost, the City shall retain 100% of the sewer tap fees.

[Sec. 8-103 to 8-110 Reserved.]

ARTICLE 9
SOIL EROSION AND SEDIMENTATION CONTROL

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Sec. 9-3. Applicability.
Sec. 9-4. Exemptions.
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Sec. 9-54. Validity.
Sec. 9-55. Liability.

[Sec. 9-56 to 9-60 Reserved.]

Division I. General Provisions.

Sec. 9-1. Title.

This article shall be known as "The City of Powder Springs Soil Erosion and Sedimentation Control Ordinance."

Sec. 9-2. Definitions.

The following definitions shall apply in the interpretation and enforcement of this article, unless otherwise specifically stated:

Best Management Practices (BMPs): These practices include sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation which are consistent with, and no less stringent than, those practices contained in the "Manual for Erosion and Sediment Control in Georgia" published by the Commission as of January 1 of the year in which the land-disturbing activity was permitted.

Board: The State of Georgia Board of Natural Resources.

Buffer: The area of land immediately adjacent to the banks of state waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat.

Certified personnel: A person who has successfully completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission.

Commission: The Georgia Soil and Water Conservation Commission (GSWCC).

CPESC: Certified Professional in Erosion and Sediment Control with current certification by Certified Profession in Erosion and Sediment Control Inc., which is also referred to as CPESC or CPESC, Inc.

Cut: A portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to the excavated surface; also known as excavation.

Department: The State of Georgia Department of Natural Resources (DNR).

Design professional: A professional licensed by the State of Georgia in the field of: engineering, architecture, landscape architecture, forestry, geology, or land surveying; or a person that is a Certified Professional in Erosion and Sediment Control (CPESC) with a current certification by Certified Professional in Erosion and Sediment Control Inc.

Director: The Director of the State of Georgia Environmental Protection Division of the Department of Natural Resources, or an authorized representative.

District: The Soil and Water Conservation District with jurisdiction.

Division: The Environmental Protection Division (EPD) of the State of Georgia Department of Natural Resources.

Drainage structure: A device composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for storm water management, drainage control, or flood control purposes.

Erosion: The process by which land surface is worn away by the action of wind, water, ice or gravity.

Erosion, sedimentation and pollution control plan: A plan required by the Erosion and Sedimentation Act, O.C.G.A. Chapter 12-7, that includes, as a minimum protections at least as stringent as the State General Permit, best management practices, and requirements of this article.

Fill: A portion of land surface to which soil or other solid material has been added; the depth above the original ground surface or an excavation.

Final stabilization: All soil disturbing activities at the site have been completed, and that 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 equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or geotextiles) have been used. Permanent vegetation shall consist of planted trees, shrubs, perennial vines; a crop of perennial vegetation appropriate for the time of year and region; or a crop of annual vegetation and a seeding of target crop perennials appropriate for the region. Final stabilization applies to each phase of construction.

Finished grade: The final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

Grading: Altering the shape of ground surfaces to a predetermined condition, including stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled condition.

Ground elevation: The original elevation of the ground surface prior to cutting or filling.

Land-disturbing activity: Any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not

limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices as described in this article.

Larger common plan of development or sale: A contiguous area where multiple separate and distinct construction activities are occurring under one plan of development or sale. For the purposes of this paragraph, "plan" means an announcement; piece of documentation such as a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, or computer design; or physical demarcation such as boundary signs, lot stakes, or surveyor markings, indicating that construction activities may occur on a specific plot.

Local issuing authority: The governing authority of any county or municipality which is certified pursuant to subsection (a) O.C.G.A. 12-7-8. The City of Powder Springs is the local issuing authority for Powder Springs.

Natural ground surface: The ground surface in its original state before any grading, excavation or filling.

Nephelometric Turbidity Units (NTU): Numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloidally dispersed or suspended particles are present.

NOI: A notice of intent form provided by the Environmental Protection Division for coverage under the state general permit.

NOT: A notice of termination form provided by the Environmental Protection Division to terminate coverage under the State General Permit.

Operator: The party or parties that have: (A) operational control of construction project plans and specifications, including the ability to make modifications to those plans and specifications; or (B) day-to-day operational control of those activities that are necessary to ensure compliance with an erosion, sedimentation and pollution control plan for the site or other permit conditions, such as a person authorized to direct workers at a site to carry out activities required by the erosion, sedimentation and pollution control plan or to comply with other permit conditions.

Outfall: The location where storm water in a discernible, confined and discrete conveyance, leaves a facility or site or, if there is a receiving water on site, becomes a point source discharging into that receiving water.

Permit: The authorization necessary to conduct a land-disturbing activity under the provisions of this article or development code.

Person: Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of the State of Georgia, any interstate body or any other legal entity.

Phase or phased: Sub-parts or segments of construction projects where the sub-part or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

Project: The entire proposed development project, regardless of the size of the area of land to be disturbed.

Properly designed: Designed in accordance with the design requirements and specifications contained in the "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted and amendments to the Manual as approved by the Commission up until the date of NOI submittal.

Roadway drainage structure: A device such as a bridge, culvert, or ditch, composed of a virtually non-erodible material such as concrete, steel, plastic, or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled roadway consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

Sediment: Solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by wind, water, ice, or gravity as a product of erosion.

Sedimentation: The process by which eroded material is transported and deposited by the action of water, wind, ice or gravity.

*Soil and Water Conservation District approved plan***:** An erosion, sedimentation and pollution control plan approved in writing by the Soil and Water Conservation District with jurisdiction.

Stabilization: The process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

State General Permit: The National Pollution Discharge Elimination System (NPDES) general permit or permits for storm water runoff from construction activities as is now in effect or as may be amended or reissued in the future pursuant to the state's authority to implement the same through federal delegation under the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251, et seq., and subsection (f) of Code Section 12-5-30.

State waters: Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of Georgia which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

*Structural erosion, sedimentation and pollution control practices***:** Practices for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the

purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sediment control practices are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures and sediment traps, etc. Such practices can be found in the publication, *Manual for Erosion and Sediment Control in Georgia.*

Vegetative erosion and sedimentation control measures: Measures for stabilization of erodible or sediment-producing areas by covering the soil using one of the following approaches: (a) Permanent seeding, sprigging or planting, producing long-term vegetative cover, or (b) Temporary seeding, producing short-term vegetative cover; or (c) Sodding, covering areas with a turf of perennial sod-forming grass. Such measures may be found in the publication, *Manual for Erosion and Sediment Control in Georgia.*

Watercourse: Any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

Wetlands: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Sec. 9-3. Applicability.

This article shall apply to all property within the corporate limits of the City of Powder Springs.

Sec. 9-4. Exemptions.

This article shall apply to any land-disturbing activity undertaken by any person on any land except for the following:

(a) Surface mining, as the same is defined in O.C.G.A. 12-4-72, "The Georgia Surface Mining Act of 1968;"

(b) Granite quarrying and land clearing for such quarrying;

(c) Such minor land-disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences, and other related activities which result in minor soil erosion;

(d) The construction of single-family residences, when such construction disturbs less than one acre and is not a part of a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre and not otherwise exempted under this paragraph; provided, however, that construction of any such residence shall conform to the minimum requirements as set forth in O.C.G.A. 12-7-6 and this article;

(e) Agricultural operations as defined in O.C.G.A. 1-3-3, "definitions", to include raising, harvesting or storing of products of the field or orchard; feeding, breeding or managing livestock or poultry; producing or storing feed for use in the production of livestock, including but not limited to cattle, calves, swine, hogs, goats, sheep, and rabbits or for use in the production of poultry, including but not limited to chickens, hens and turkeys; producing plants, trees, fowl, or animals; the production of aquaculture, horticultural, dairy, livestock, poultry, eggs and apiarian products; farm buildings and farm ponds;

(f) Forestry land management practices, including harvesting; provided, however, that when such exempt forestry practices cause or result in land-disturbing or other activities otherwise prohibited in a buffer, as established in this article, no other land-disturbing activities, except for normal forest management practices, shall be allowed on the entire property upon which the forestry practices were conducted for a period of three years after completion of such forestry practices;

(g) Any project carried out under the technical supervision of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture;

(h) Any project involving less than one acre of disturbed area; provided, however, that this exemption shall not apply to any land-disturbing activity within a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre or within 200 feet of the bank of any state waters, and for purposes of this paragraph, “state waters” excludes channels and drainage ways which have water in them only during and immediately after rainfall events and intermittent streams which do not have water in them year-round; provided, however, that any person responsible for a project which involves less than one acre, which involves land-disturbing activity, and which is within 200 feet of any such excluded channel or drainage way, must prevent sediment from moving beyond the boundaries of the property on which such project is located and provided, further, that nothing contained herein shall prevent the local issuing authority from regulating any such project which is not specifically exempted by this article;

(i) Construction or maintenance projects, or both, undertaken or financed in whole or in part, or both, by the Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority; or any road construction or maintenance project, or both, undertaken by any county or municipality; provided, however, that construction or maintenance projects of the Department of Transportation or the State Road and Tollway Authority which disturb one or more contiguous acres of land shall be subject to provisions of O.C.G.A. 12-7-7.1; except where the Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the Local Issuing Authority, the Local Issuing Authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders;

(j) Any land-disturbing activities conducted by any electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power; except where an electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. 36-18-1, or any agency or instrumentality of the United states engaged in the generation, transmission, or distribution of power is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case the Local Issuing Authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders; and

(k) Any public water system reservoir.

[Secs. 9-5 to 9-10 Reserved.]

Division II. Minimum Requirements/Best Management Practices.

Sec. 9-11. General Requirements.

(a) Excessive soil erosion and resulting sedimentation can take place during land-disturbing activities if requirements of the ordinance and the NPDES General Permit are not met. Therefore, plans for those land-disturbing activities which are not exempted by this article shall contain provisions for application of soil erosion, sedimentation and pollution control measures and practices. The provisions shall be incorporated into the erosion, sedimentation and pollution control plans.

(b) Soil erosion, sedimentation and pollution control measures and practices shall conform to the minimum requirements of this article. The application of measures and practices shall apply to all features of the site, including street and utility installations, drainage facilities and other temporary and permanent improvements. Measures shall be installed to prevent or control erosion, sedimentation and pollution during all stages of any land-disturbing activity in accordance with requirements of this ordinance and the NPDES General Permit.

(c) Best management practices as set forth in this article shall be required for all land-disturbing activities. Proper design, installation, and maintenance of best management practices shall constitute a complete defense to any action by the director or to any other allegation of noncompliance with this article or any substantially similar terms contained in a permit for the discharge of storm water issued pursuant to subsection (f) of O.C.G.A. 12-5-30, the “Georgia Water Quality Control Act.” As used in this article, the terms "proper design” and “properly designed” mean designed in accordance with the hydraulic

design specifications contained in the *Manual for Erosion and Sediment Control in Georgia* specified in O.C.G.A. 12-7-6 subsection (b).

(d) A discharge of storm water runoff from disturbed areas where best management practices have not been properly designed, installed, and maintained shall constitute a separate violation of any land-disturbing permit issued by a local issuing authority or of any state general permit issued by the Division pursuant to subsection (f) of O.C.G.A. 12-5-30, the "Georgia Water Quality Control Act", for each day on which such discharge results in the turbidity of receiving waters being increased by more than 25 nephelometric turbidity units for waters supporting warm water fisheries. The turbidity of the receiving waters shall be measured in accordance with guidelines to be issued by the director. This paragraph shall not apply to any land disturbance associated with the construction of single family homes which are not part of a larger common plan of development or sale unless the planned disturbance for such construction is equal to or greater than 5 acres.

(e) Failure to properly design, install, or maintain best management practices shall constitute a violation of any land-disturbing permit issued by a local issuing authority or of any state general permit issued by the Division pursuant to subsection (f) of Code Section 12-5-30, the "Georgia Water Quality Control Act", for each day on which such failure occurs.

(f) The director may require, in accordance with regulations adopted by the Board, reasonable and prudent monitoring of the turbidity level of receiving waters into which discharges from land disturbing activities occur.

Sec. 9-12. Adherence to Erosion Control Manual and Additional Requirements.

The rules and regulations, ordinances, or resolutions adopted pursuant to O.C.G.A.12-7-1 et. seq. for the purpose of governing land-disturbing activities shall require, as a minimum, protections at least as stringent as the state general permit; and best management practices, including sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the *Manual for Erosion and Sediment Control in Georgia* published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, as well as the following:

(a) Stripping of vegetation, re-grading and other development activities shall be conducted in a manner so as to minimize erosion;

(b) Cut-fill operations must be kept to a minimum;

(c) Development plans must conform to topography and soil type so as to create the lowest practicable erosion potential;

(d) Whenever feasible, natural vegetation shall be retained, protected and supplemented;

(e) The disturbed area and the duration of exposure to erosive elements shall be kept to a practicable minimum;

(f) Disturbed soil shall be stabilized as quickly as practicable;

(g) Temporary vegetation or mulching shall be employed to protect exposed critical areas during development;

(h) Permanent vegetation and structural erosion control practices shall be installed as soon as practicable;

(i) To the extent necessary, sediment in run-off water must be trapped by the use of debris basins, sediment basins, silt traps, or similar measures until the disturbed area is stabilized. As used in this paragraph, a disturbed area is stabilized when it is brought to a condition of continuous compliance with the requirements of O.C.G.A. 12-7-1 et. seq.;

(j) Adequate provisions must be provided to minimize damage from surface water to the cut face of excavations or the sloping of fills;

(k) Cuts and fills may not endanger adjoining property;

(l) Fills may not encroach upon natural watercourses or constructed channels in a manner so as to adversely affect other property owners;

(m) Grading equipment must cross flowing streams by means of bridges or culverts except when such methods are not feasible, provided, in any case, that such crossings are kept to a minimum;

(n) Land-disturbing activity plans for erosion, sedimentation and pollution control shall include provisions for treatment or control of any source of sediments and adequate sedimentation control facilities to retain sediments on-site or preclude sedimentation of adjacent waters beyond the levels specified in this article.

Sec. 9-13. Injury Not Proof of Violation.

Nothing contained in O.C.G.A. 12-7-1 et. seq. shall prevent any local issuing authority from adopting rules and regulations, ordinances, or resolutions which contain stream buffer requirements that exceed the minimum requirements of this article. The fact that land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of, nor create a presumption of, a violation of the standards provided for in this ordinance or the terms of the permit.

[Secs. 9-14 to 9-20 Reserved.]

Division III. Application and Permit Process.

Sec. 9-21. General.

The property owner, developer and designated planners and engineers shall design and review before submittal the general development plans. The local issuing authority shall review the tract to be developed and the area surrounding it. They shall consult the zoning ordinance, stormwater management ordinance, subdivision ordinance, flood damage prevention ordinance, this article, and any other ordinances, rules, regulations or permits, which regulate the development of land within the jurisdictional boundaries of the local issuing authority. However, the owner and/or operator are the only parties who may obtain a permit.

Sec. 9-22. Permit Application Requirements.

No person shall conduct any land-disturbing activity within the jurisdictional boundaries of the City of Powder Springs without first obtaining a permit from the City of Powder Springs to perform such activity and providing a copy of Notice of Intent submitted to EPD, if applicable. The following permit applications procedures are hereby established and shall control processing and issuance of permits under this article:

(a) **Plan and data.** The application for a permit shall be submitted to the City of Powder Springs and must include the applicant's erosion, sedimentation and pollution control plan with supporting data, as necessary. Said plans shall include, as a minimum, the data specified in Sec. 9-23 of this article. Erosion, sedimentation and pollution control plans, together with supporting data, must demonstrate affirmatively that the land disturbing activity proposed will be carried out in such a manner that the provisions of this article will be met. Applications for a permit will not be accepted unless accompanied by four copies of the applicant's erosion, sedimentation and pollution control plans. All applications shall contain a certification stating that the plan preparer or the designee thereof visited the site prior to creation of the plan in accordance with EPD Rule 391-3-7 .10.

(b) **Fees.** In addition to the local permitting fees, fees will also be assessed pursuant to paragraph (5) subsection (a) of O.C.G.A. 12-5-23, provided that such fees shall not exceed $80.00 per acre of land-disturbing activity, and these fees shall be calculated and paid by the primary permittee as defined in the state general permit for each acre of land-disturbing activity included in the planned development or each phase of development. All applicable fees shall be paid prior to issuance of the land disturbance permit. In a jurisdiction that is certified pursuant to subsection (a) of O.C.G.A. 12-7-8 half of such fees levied shall be submitted to the division; except that any and all fees due from an entity which is required to give notice pursuant to paragraph (9) or (10) of O.C.G.A. 12-7-17 shall be submitted in full to the division, regardless of the existence of a local issuing authority in the jurisdiction.

(c) **District review of plans.** Following receipt of an application and plan for a permit and following completion of local review for compliance, the local issuing authority shall refer the application and plan to the District for its review and approval or disapproval concerning the adequacy of the erosion, sedimentation and pollution control plan. The district shall approve or deny a plan within 35 calendar days of receipt. Failure of the district to act within 35 calendar days shall be considered an approval of the pending plan. The results of the district review shall be forwarded to the local issuing authority. No permit will be issued unless the plan has been approved by the district, and any variances required by this article have been obtained, all fees have been paid, and bonding, if required per this article, have been obtained. Such review will not be required if the local issuing authority and the district have entered into an agreement which allows the local issuing authority to conduct such review and approval of the plan without referring the application and plan to the district. The local issuing authority with plan review authority shall approve or disapprove a revised plan submittal within 35 calendar days of receipt. Failure of the local issuing authority with plan review authority to act within 35 calendar days shall be considered an approval of the revised plan submittal.

(d) **Denial for violations.** If a permit applicant has had 2 or more violations of previous permits, this article, or the Erosion and Sedimentation Act, as amended, within 3 years prior to the date of filing the application under consideration, the local issuing authority may deny the permit application.

(e) **Bond.** The local issuing authority may require the permit applicant to post a bond in the form of government security, cash, irrevocable letter of credit, or any combination thereof up to, but not exceeding, $3,000.00 per acre or fraction thereof of the proposed land-disturbing activity, prior to issuing the permit. If the applicant does not comply with this section or with the conditions of the permit after issuance, the local issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance. These provisions shall not apply unless there is in effect an ordinance or statute specifically providing for hearing and judicial review of any determination or order of the local issuing authority with respect to alleged permit violations.

Sec. 9-23. Plan Requirements.

All erosion, sedimentation and pollution control plans shall comply with the following requirements:

(a) Plans must be prepared to meet the minimum requirements of this article, or through the use of more stringent, alternate design criteria which conform to sound conservation and engineering practices. The *Manual for Erosion and Sediment Control in Georgia* is hereby incorporated by reference into this article.

(b) The plan for the land-disturbing activity shall consider the interrelationship of the soil types, geological and hydrological characteristics, topography, watershed, vegetation, proposed permanent structures including roadways, constructed waterways, sediment

control and storm water management facilities, local ordinances and state laws. Maps, drawings and supportive computations shall bear the signature and seal of the certified design professional.

(c) Persons involved in land development design, review, permitting, construction, monitoring, or inspections or any land disturbing activity shall meet the education and training certification requirements, dependent on his or her level of involvement with the process, as developed by the commission and in consultation with the division and the Stakeholder Advisory Board created pursuant to O.C.G.A. 12-7-20.

(d) Data required for site plan shall include all the information required from the appropriate erosion, sedimentation and pollution control plan review checklist established by the commission as of January 1 of the year in which the land-disturbing activity was permitted.

Sec. 9-24. Permits.

Permits shall be issued or denied as soon as practicable but in any event not later than 45 calendar days after receipt by the local issuing authority of a completed application, providing variances and bonding are obtained, where necessary and all applicable fees have been paid prior to permit issuance. The permit shall include conditions under which the activity may be undertaken.

(a) **Permit requires plan approval.** No permit shall be issued by the local issuing authority unless the erosion, sedimentation and pollution control plan has been approved by the district and the local issuing authority has affirmatively determined that the plan is in compliance with this article, any variances required are obtained, bonding requirements, if necessary, are met and all ordinances and rules and regulations in effect within the jurisdictional boundaries of the local issuing authority are met. If the permit is denied, the reason for denial shall be furnished to the applicant.

(b) **Land disturbance consistent with this article.** Any land-disturbing activities by a local issuing authority shall be subject to the same requirements of this article, and any other ordinances relating to land development, as are applied to private persons, and the division shall enforce such requirements upon the local issuing authority.

(c) **Phasing.** If the tract is to be developed in phases, then a separate permit shall be required for each phase.

(d) **Suspension, revocation, or modification of permit.** The permit may be suspended, revoked, or modified by the local issuing authority, as to all or any portion of the land affected by the plan, upon finding that the holder or his successor in the title is not in compliance with the approved erosion and sedimentation control plan or that the holder or his successor in title is in violation of this article. A holder of a permit shall notify any successor in title to him as to all or any portion of the land affected by the approved plan of the conditions contained in the permit.

(e) **Rejection for prior violations.** The local issuing authority may reject a permit application if the applicant has had two or more violations of previous permits or the Erosion and Sedimentation Act permit requirements within three years prior to the date of the application, in light of O.C.G.A. 12-7-7 (f) (1).

[Secs. 9-25 to 9-30 Reserved.]

Division IV. Inspection and Enforcement.

Sec. 9-31. Inspections.

(a) **Inspections and regulation of permittees.** The city will periodically inspect the sites of land-disturbing activities for which permits have been issued to determine if the activities are being conducted in accordance with the plan and if the measures required in the plan are effective in controlling erosion and sedimentation. Also, the local issuing authority shall regulate primary, secondary and tertiary permittees as such terms are defined in the state general permit.

(b) **Permitee responsibilities.** Primary permittees shall be responsible for installation and maintenance of best management practices where the primary permittee is conducting land-disturbing activities. Secondary permittees shall be responsible for installation and maintenance of best management practices where the secondary permittee is conducting land-disturbing activities. Tertiary permittees shall be responsible for installation and maintenance where the tertiary permittee is conducting land-disturbing activities.

(c) **Notice to comply for non-compliance.** If, through inspection, it is deemed that a person engaged in land-disturbing activities as defined herein has failed to comply with the approved plan, with permit conditions, or with the provisions of this article, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this article.

Sec. 9-32. Required Amendment to this Article.

The local issuing authority shall amend its ordinances to the extent appropriate within 12 months of any amendments to the Erosion and Sedimentation Act of 1975.

Sec. 9-33. Investigations.

The city shall have the power to conduct such investigations as it may reasonably deem necessary to carry out duties as prescribed in this article, and for this purpose to enter at reasonable times upon any property, public or private, for the purpose of investigation and inspecting the sites of land-disturbing activities.

Sec. 9-34. No Refusal of Access.

No person shall refuse entry or access to any authorized representative or agent of the local issuing authority, the commission, the district, or division who requests entry for the purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out his official duties.

Sec. 9-35. Review of Actions.

(a) **Review by district or commission.** The district or the commission or both shall semi-annually review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to O.C.G.A. 12-7-8 (a). The district or the commission or both may provide technical assistance to any county or municipality for the purpose of improving the effectiveness of the county's or municipality's erosion, sedimentation and pollution control program. The district or the commission shall notify the division and request investigation by the division if any deficient or ineffective local program is found.

(b) **Review of local issuing authority actions.** The division may periodically review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to Code Section 12-7-8 (a). Such review may include, but shall not be limited to, review of the administration and enforcement of a governing authority's ordinance and review of conformance with an agreement, if any, between the district and the governing authority. If such review indicates that the governing authority of any county or municipality certified pursuant to O.C.G.A. 12-7-8 (a) has not administered or enforced its ordinances or has not conducted the program in accordance with any agreement entered into pursuant to O.C.G.A. 12-7-7 (e), the division shall notify the governing authority of the county or municipality in writing. The governing authority of any municipality so notified shall have 90 calendar days within which to take the necessary corrective action to retain certification as a local issuing authority. If the municipality does not take necessary corrective action within 90 calendar days after notification by the division, the division shall revoke the certification of the municipality as a local issuing authority.

Sec. 9-36. Failure to Obtain a Permit for Land-Disturbing Activity.

If any person commences any land-disturbing activity requiring a land-disturbing permit as prescribed in this article without first obtaining said permit, the person shall be subject to revocation of his business license, work permit or other authorization for the conduct of a business and associated work activities within the jurisdictional boundaries of the local issuing authority.

Sec. 9-37. Stop Work Orders.

For the first and second violations of the provisions of this article, the director or the local issuing authority shall issue a written warning to the violator. The violator shall have five business days to correct the violation. If the violation is not corrected within five business days,

the director or the local issuing authority shall issue a stop-work order requiring that land-disturbing activities be stopped until necessary corrective action or mitigation has occurred; provided, however, that, if the violation presents an imminent threat to public health or waters of the state or if the land-disturbing activities are conducted without obtaining the necessary permit, the director or the local issuing authority shall issue an immediate stop-work order in lieu of a warning.

(a) For a third and each subsequent violation, the director or the local issuing authority shall issue an immediate stop-work order; and

(b) All stop-work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred.

(c) When a violation in the form of taking action without a permit, failure to maintain a stream buffer, or significant amounts of sediment, as determined by the local issuing authority or by the director or his or her designee, have been or are being discharged into state waters and where best management practices have not been properly designed, installed, and maintained, a stop work order shall be issued by the local issuing authority or by the director or his or her designee. All such stop work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred. Such stop work orders shall apply to all land-disturbing activity on the site with the exception of the installation and maintenance of temporary or permanent erosion and sediment controls.

Sec. 9-38. Bond Forfeiture.

If, through inspection, it is determined that a person engaged in land-disturbing activities has failed to comply with the approved plan, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance with the plan and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this article and, in addition to other penalties, shall be deemed to have forfeited his performance bond, if required to post one under the provisions of this article. The local issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance.

Sec. 9-39. Monetary Penalties.

Any person who violates any provisions of this article, or any permit condition or limitation established pursuant to this article, or who negligently or intentionally fails or refuses to comply with any final or emergency order of the director issued as provided in this article shall be liable for a civil penalty not to exceed $2,500.00 per day. For the purpose of enforcing the provisions of this article, notwithstanding any provisions in any city charter to the contrary, municipal courts shall be authorized to impose penalty not to exceed $2,500.00 for each violation. Each day during which a violation, or failure or refusal to comply continues, shall be a separate violation.

[Sec. 9-40 Reserved.]

Division V. Education and Certification.

Sec. 9-41. Education and Training Certification Requirements.

Persons involved in land development design, review, permitting, construction, monitoring, or inspection or any land-disturbing activity shall meet the education and training certification requirements, dependent on their level of involvement with the process, as developed by the commission in consultation with the division and the stakeholder advisory board created pursuant to O.C.G.A. 12-7-20.

Sec. 9-42. On-site Responsibility.

(a) For each site on which land-disturbing activity occurs, each entity or person acting as either a primary, secondary, or tertiary permittee, as defined in the state general permit, shall have as a minimum one person who is in responsible charge of erosion and sedimentation control activities on behalf of said entity or person and meets the applicable education or training certification requirements developed by the commission present on site whenever land-disturbing activities are conducted on that site. A project site shall herein be defined as any land-disturbance site or multiple sites within a larger common plan of development or sale permitted by an owner or operator for compliance with the state general permit.

(b) Persons or entities involved in projects not requiring a state general permit but otherwise requiring certified personnel on site may contract with certified persons to meet the requirements of this ordinance.

(c) If a state general permittee who has operational control of land-disturbing activities for a site has met the certification requirements of paragraph (1) of subsection (b) of O.C.G.A. 12-7-19, then any person or entity involved in land-disturbing activity at that site and operating in a subcontractor capacity for such permittee shall meet those educational requirements specified in paragraph (4) of subsection (b) of O.C.G.A 12-7-19 and shall not be required to meet any educational requirements that exceed those specified in said paragraph.

[Secs. 9-43 to 9-50 Reserved.]

Division VI. Legal Status Provisions.

Sec. 9-51. Administrative Remedies.

The suspension, revocation, modification or grant with condition of a permit by the local issuing authority upon finding that the holder is not in compliance with the approved erosion, sediment and pollution control plan; or that the holder is in violation of permit conditions; or that the holder is in violation of any ordinance; shall entitle the person submitting the plan or holding the

permit to a hearing before the Mayor and Council of the City of Powder Springs within 30 calendar days after receipt by the local issuing authority of written notice of appeal.

Sec. 9-52. Judicial Review.

Any person, aggrieved by a decision or order of the local issuing authority, after exhausting his administrative remedies, shall have the right to appeal de novo to the Superior Court of Cobb County.

Sec. 9-54. Validity.

Should any section, paragraph, clause, phrase, or provision of this article be adjudged invalid or held unconstitutional, such decisions shall not affect the remaining portions of this article or development code.

Sec. 9-55. Liability.

(a) Neither the approval of a plan under the provisions of this article, nor the compliance with provisions of this article shall relieve any person from the responsibility for damage to any person or property otherwise imposed by law nor impose any liability upon the local issuing authority or District for damage to any person or property.

(b) The fact that a land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of nor create a presumption of a violation of the standards provided for in this article or the terms of the permit.

(c) No provision of this article shall permit any persons to violate the Georgia Erosion and Sedimentation Act of 1975, the Georgia Water Quality Control Act or the rules and regulations promulgated and approved thereunder or pollute any Waters of the State as defined thereby.

[Secs. 9-56 to 9-60 Reserved.]

ARTICLE 10
FLOODPLAIN MANAGEMENT

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Division I. General Provisions.

Sec. 10-1. Findings.

(a) The flood hazard areas in the City of Powder Springs, Georgia, are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

(b) These flood losses are caused by the occupancy in flood hazard areas of uses vulnerable to floods, which are inadequately elevated, flood-proofed, or otherwise unprotected from flood damages, and by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities.

(c) Effective floodplain management and flood hazard protection measures can: protect human life and health; minimize damage to private property; minimize damage to public facilities and infrastructure such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains; and minimize expenditure of public money for costly flood control projects associated with flooding and generally undertaken at the expense of the public.

(d) Flood hazard areas can also serve important stormwater management, water quality, streambank protection, stream corridor protection, wetlands preservation and ecological purposes when permanently protected as undisturbed or minimally disturbed areas.

(e) The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur; flood heights may be increased by manmade or natural causes. This article does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This article shall not create any liability on the part of the City of Powder Springs or any officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder.

Sec. 10-2. Purposes.

The purpose of this article is to protect, maintain and enhance the public health, safety, environment and general welfare and to minimize public and private losses due to flood conditions in flood hazard areas, and to protect the beneficial uses of floodplain areas for water quality protection, streambank and stream corridor protection, wetlands preservation, and ecological and environmental protection by provisions designed to accomplish the following objectives:

(a) Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;

(b) Restrict or prohibit uses that are threats to public health and safety as well as property due to flooding or erosion hazards, or that increase flood heights, velocities, or erosion;

(c) Control filling, grading, dredging and other development activities that may increase flood damage or erosion;

(d) Prevent or regulate construction of flood barriers that will unnaturally divert flood waters or that may increase flood hazard to other lands;

(e) Limit or prohibit altogether the alteration of natural floodplains, stream channels and natural protective barriers that are involved in accommodation of flood waters; and

(f) Protect the stormwater management, water quality, streambank protection, stream corridor protection, wetlands preservation and ecological functions of natural floodplain areas.

Sec. 10-4. Title.

This article shall be known as "The City of Powder Springs Floodplain Ordinance."

Sec. 10-4. Definitions.

The following definitions shall apply to the interpretation and enforcement of this article, unless otherwise specifically provided:

Addition: Any walled and roofed expansion to the perimeter or height of a building.

Adjacent: Land areas located within the defined horizontal distance from the future-conditions floodplain boundary that are at or lower in elevation than either 3 feet above the base flood elevation or 1 foot above the future-conditions flood elevation, whichever is higher, unless the area is hydraulically independent. "Hydraulically independent" shall mean absolutely no connection to the potential flooding source such as through pipes, sewer laterals, down drains, foundation drains, ground seepage, overland flow, gated or valved pipes, excavated and backfilled trenches, etc. with no fill or other manmade barriers creating the separation.

Appeal: A request for a review of an interpretation of any provision of this article.

Area of future conditions flood hazard: The land area that would be inundated by the one-percent-annual-chance flood based on future-conditions hydrology (i.e., 100-year future-conditions flood).

Area of shallow flooding: A designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard: The land subject to a one percent or greater chance of flooding in any given year. This includes all floodplain and flood prone areas at or below the base flood elevation designated as Zones A, A1-30, A-99, AE, AO, AH, and AR on the Flood Insurance Rate Map (FIRM) applicable to the city of Powder Springs.

Accessory structure or facility: A structure established on the same parcel of land as a principal structure and the use of which is incidental to the use of the principal structure.

Base flood: A flood having a one percent chance of being equaled or exceeded in any given year, also known as the 100-year flood.

Base flood elevation: The highest water surface elevation anticipated at any given location during the base flood.

Basement: Any area of a building having its floor subgrade below ground level on one or more sides.

Building: Has the same meaning as "structure."

Development: Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, clearing, grubbing, grading, paving or any other installation of impervious cover, excavation or drilling operations or storage of equipment or materials.

Director of Public Works: The City of Powder Springs director of public works, or his or her designee.

Elevated building: A non-basement building that has its lowest elevated floor raised above the ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Elevation certificate: A document prepared by, or under the direct supervision of, and certified by a registered land surveyor or professional engineer indicating the actual elevation relative to mean sea level to which any new or substantially improved structures have been flood-proofed including the lowest floor elevation or flood-proofing level immediately after the lowest floor or flood-proofing has been completed. Certificates documenting the flood-proofing of non-residential structures, including certification of the design criteria used, shall be prepared by, or under the direct supervision of, and certified by a professional engineer or architect.

Existing construction: Any structure for which the "start of construction" commenced before the effective date of the initial floodplain management ordinance adopted by the city as a basis for the city's participation in the National Flood Insurance Program.

Existing manufactured home park or subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and

either final site grading or the pouring of concrete pads) is completed before the effective date of the initial floodplain management ordinance adopted by the city as a basis for the city's participation in the National Flood Insurance Program

Expansion to an existing manufactured home park or subdivision: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including installation of utilities, construction of streets and either final site grading or the pouring of concrete pads.

FEMA: The Federal Emergency Management Agency.

Flood or flooding: A general and temporary condition of partial or complete inundation of normally dry land related to: overflow of inland or tidal waters; or unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map or FIRM: An official map of a community, issued by FEMA, delineating the areas of special flood hazard and/or risk premium zones applicable to the community.

Flood insurance study: The official report by FEMA providing an examination, evaluation and determination of flood hazards and corresponding flood profiles and water surface elevations of the base flood.

Floodplain or flood-prone area: Any land area susceptible to flooding.

Floodproofing: Any combination of structural and non-structural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and to structures and their contents.

Floodway or regulatory floodway: The channel of a stream, river, or other watercourse and the adjacent areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Functionally dependent use: Any use that cannot be conducted unless located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Future conditions flood: A flood having a one percent chance of being equaled or exceeded in any given year based on future-conditions hydrology. Also known as the 100-year future-conditions flood.

Future-conditions flood elevation. The highest water surface elevation anticipated at any given location during the future-conditions flood.

Future-conditions floodplain: Any land area susceptible to flooding by the future-conditions flood.

Future-conditions hydrology: The flood discharges associated with projected land use conditions based on the zoning map, comprehensive plan, and/or watershed study projections of a community, and without consideration of projected future construction of stormwater management (flood detention) structures or projected future hydraulic modifications within a stream or other waterway, such as bridge and culvert construction, fill or excavation.

Highest adjacent grade: The highest, natural elevation of the ground surface prior to construction adjacent to the proposed walls of a structure.

Historic structure: For purposes of this article, any structure characterized by the following description: (a) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places by states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places by communities with historic preservation programs that have been certified by an approved state program as determined by the Secretary of the Interior.

Lowest floor: The lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered the lowest floor of a building, provided that such enclosure is not built to render the structure in violation of other provisions of this article.

Manufactured home: For purposes of this article, a structure, transportable in one or more sections, built on a permanent chassis and designed to be used with or without a permanent foundation when attached to the required utilities. For purposes of this article only, the term includes any structure commonly referred to as a “mobile home” regardless of the date of manufacture. The term also includes parked trailers, travel trailers and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property. The term does not include “recreational vehicle.”

Mean sea level: The datum to which base flood elevations shown on the Flood Insurance Rate Map (FIRM) applicable to the city of Powder Springs are referenced. For purposes of this ordinance, this term is synonymous with National Geodetic Vertical Datum (NGVD) of 1929 or the North American Vertical Datum (NAVD) of 1988.

New construction: Any structure (see definition) for which the “start of construction" commenced on or after the effective date of the initial floodplain management ordinance adopted by the city as a basis for community participation in the National Flood Insurance Program.

New manufactured home park or subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the initial floodplain management ordinance adopted by the city as a basis for community participation in the National Flood Insurance Program.

Owner: The legal or beneficial owner of a site, including but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

Permit: The permit issued by the jurisdiction or local permitting authority to the applicant that is required prior to undertaking any development activity.

Recreational vehicle: Any vehicle that is: built on a single chassis; 400 square feet or less when measured at the largest horizontal projection; designed to be self-propelled or permanently towable by light duty truck; and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Repetitive loss: Flood related damage sustained by a structure on two separate occasions during any 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure prior to the damage.

Site: The parcel of land being developed, or the portion thereof on which the development project is located.

Start of construction: Includes substantial improvement, and shall be the date the permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was initiated within 180 calendar days of the permit date. The actual start of construction shall be either the first placement of permanent construction of the structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include: initial land preparation, such as clearing, grading and filling; installation of streets and/or walkways; excavation for a basement, footings, piers or foundations or the erection of temporary forms; or the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure. For a substantial improvement, the actual start of construction shall be the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the exterior dimensions of the building.

Structure: A walled and roofed building (including a gas or liquid storage tank), that is principally above ground, or a manufactured home.

Subdivision: The division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land development, and includes divisions of land resulting from or made in

connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

Substantial damage: Destruction of any origin sustained by a structure whereby the cost of restoring the structure to the previous condition would equal or exceed 50 percent of the market value of the structure prior to the damage. This term also includes "repetitive loss."

Substantial improvement: Any reconstruction, rehabilitation, addition, or other improvement to a structure occurring during a 10-year period in which the cumulative cost equals or exceeds 50 percent of the market value of the structure prior to the improvement. The market value of the building means (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed. However, the term does not include those improvements to a structure required to comply with existing state or local health, sanitary or safety code specifications that are the minimum necessary to ensure safe living conditions that have been identified by a city code enforcement officer or building inspector. In addition, the term does not include any alteration of a historic structure, provided the alteration shall not preclude the continued designation of the structure as a historic structure.

Substantially improved existing manufactured home park or subdivision: The repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equal to or exceeding 50 percent of the value of the streets, utilities and pads prior to commencement of the repair, reconstruction or improvement.

Variance: The grant of relief from the requirements of this article.

Violation: Failure of a structure or other development to fully comply with the requirements of this article. A structure or other development without an elevation certificate, other certifications or other evidence of compliance required by this article is presumed to be in violation until that documentation is provided.

Sec. 10-5. Applicability.

(a) This article shall be applicable to all areas of special flood hazard within the city limits of Powder Springs, and all other areas defined in this article as subject to or susceptible to flooding, including but not limited to areas of future conditions flood hazard and areas of shallow flooding.

(b) This article shall also be applicable to structures and buildings authorized "adjacent" (as defined in this article) to the future conditions floodplain.

(c) No individual, owner, developer, or contractor shall initiate or perform any development activity on a site in an area of special flood hazard, area of future-conditions flood hazard, or in any other flood hazard area established by this article, without first meeting the requirements of this article.

(d) No permit shall be approved for any development activity that does not meet the applicable requirements, restrictions and criteria of this article

Sec. 10-6. Designation and Duties of Administrator.

The director of community development is hereby appointed to administer and implement the provisions of this article. The administrator shall have the following duties as they pertain to this article:

(a) Review all development applications and permits to assure that the requirements of this article have been satisfied and to determine whether proposed building sites will be reasonably safe from flooding;

(b) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including but not limited to Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1334;

(c) When base flood elevation data or floodway data have not been provided, then the administrator shall require the applicant to obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other sources in order to meet the provisions of this article;

(d) Review and record the actual elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all new and substantially improved structures;

(e) Review and record the actual elevation, in relation to mean sea level to which any substantially improved structures have been floodproofed;

(f) When floodproofing is utilized for a non-residential structure, the administrator shall review the design and operation/maintenance plan and obtain certification from a licensed professional engineer or architect;

(g) Notify affected adjacent communities and the Georgia Department of Natural Resources prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency;

(h) Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (e.g. where there appears to be a conflict between a mapped boundary and actual field conditions) the administrator shall make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article. Where floodplain elevations have been defined, the floodplain shall be determined based on flood elevations rather than the area graphically delineated on the floodplain maps;

(i) Maintain all records pertaining to the provisions of this article, which shall be open for public inspection;

(j) Coordinate all revisions to flood insurance rate maps with the Georgia Department of Natural Resources and FEMA; and

(k) Review and make recommendations with regard to variance applications filed pursuant to this article.

Notwithstanding the provisions of this section, the Powder Springs director of public works shall also have certain administrative responsibilities as specifically designated in this article, as it pertains to engineering considerations.

Sec. 10-7. Basis for Establishment.

For purposes of defining and determining "areas of special flood hazard," "areas of future-conditions flood hazard," "areas of shallow flooding," "base flood elevations," "floodplains," "floodways," "future-conditions flood elevations," "future-conditions floodplains," potential flood hazard or risk categories as shown on FIRM maps, and other terms used in this article, the following documents and sources may be used for such purposes and are adopted by reference thereto:

(a) **Flood insurance study.** The Flood Insurance Study (FIS) for Cobb County, Georgia, and incorporated areas, revised March 4, 2013, with accompanying maps and other supporting data and any revisions thereto. Studied "A" zones, as identified in the FIS, shall be used to establish base flood elevations whenever available.

(b) **Other studies of 100-year flood.** Other studies, which may be relied upon for the establishment of the base flood elevation or delineation of the base or one-percent (100-year) floodplain and flood-prone areas, including: any flood or flood-related study conducted by the United States Army Corps of Engineers, the United States Geological Survey, or any other local, state or federal agency applicable to Powder Springs or Cobb County; and any base flood study conducted by a licensed professional engineer that has been prepared utilizing FEMA approved methodology and approved by the City of Powder Springs.

(c) **Studies of future conditions.** Other studies, which may be relied upon for the establishment of the future-conditions flood elevation or delineation of the future-conditions floodplain and flood-prone areas, including: any flood or flood-related study conducted by the United States Army Corps of Engineers, the United States Geological Survey, or any other local, state or federal agency applicable to the City of Powder Springs; and any future-conditions flood study conducted by a licensed professional engineer that has been prepared utilizing FEMA approved methodology approved by the City of Powder Springs. For all streams with a drainage area of 100 acres or greater, the future-conditions flood elevations shall be provided by the City of Powder Springs. If future-conditions elevation data is not available from the City of Powder Springs, then

such elevation data shall be determined by a licensed professional engineer using a method approved by FEMA and the City of Powder Springs.

(d) **Floodways.** The width of a floodway shall be determined from the FIS or FEMA approved flood study. For all streams with a drainage area of 100 acres or greater, the regulatory floodway shall be provided by the City of Powder Springs. If floodway data is not available from the City of Powder Springs such data shall be determined by a licensed professional engineer using a method approved by FEMA and the City of Powder Springs.

(e) **Base flood data not available.** Where streams exist, but no base flood data have been provided (A-Zones), the director of community development shall review and reasonably utilize any available scientific or historic flood elevation data, base flood elevation and floodway data, or future-conditions flood elevation data available from a federal, state, local or other source to administer the provisions and standards of this article.

(f) **Repository.** The repository for public inspection of the FIS, accompanying maps and other supporting data is located at the department of community development of the City of Powder Springs.

Sec. 10-8. Interpretations.

(a) If a proposed development is located in multiple flood zones, or multiple base flood elevations cross the proposed site, the higher or more restrictive base flood elevation or future condition elevation and development standards shall take precedence.

(b) When only a portion of a proposed structure is located within a flood zone or the future conditions floodplain, the entire structure shall meet the requirements of this article.

[Secs. 10-9 and 10-10 Reserved.]

Division II. Standards.

Sec. 10-11. Encroachment in Regulatory Floodway.

(a) Located within areas of special flood hazard are areas designated as floodway. A floodway may be an extremely hazardous area due to velocity floodwaters, debris or erosion potential. In addition, floodways must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights.

(b) Encroachments within the regulatory floodway, including earthen fill, new construction, substantial improvements or other development are prohibited, except for activities authorized by variance in accordance with the requirements of this article; provided, however, that encroachments within the regulatory floodway may be permitted for bridges, culverts, roadways, and utilities, if a licensed professional engineer provides and certifies hydrologic and hydraulic analyses and supporting technical data, performed in accordance with standard engineering practice, demonstrating that the encroachment will

not result in any increase to the pre-project base flood elevations, floodway elevations, or floodway widths during the base flood discharge.

Sec. 10-12. Development within Area of Special Flood Hazard.

No development shall be allowed within any area of special flood hazard except for activities authorized by variance in accordance with the requirements of this article, unless specifically exempted by this article.

Sec. 10-13. Development Within or Adjacent to Future-conditions Flood Hazard Area.

No development shall be allowed within or adjacent to any area of future-conditions flood hazard, except for activities authorized by variance in accordance with the requirements of this article, unless specifically exempted by this article.

Sec. 10-14. Revision of Boundaries.

(a) **Floodway.** If an applicant proposes to revise a floodway boundary, no permit authorizing the encroachment into or an alteration of the floodway shall be issued by the City of Powder Springs until an affirmative Conditional Letter of Map Revision (CLOMR) is issued by FEMA or a no-rise certification is approved by the City of Powder Springs.

(b) **Floodplain.** Any significant physical changes to the base flood floodplain shall be submitted as a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Amendment (CLOMA), whichever is applicable. The CLOMR submittal shall be subject to approval by the City of Powder Springs using the FEMA Community Concurrence forms before forwarding the submittal package to FEMA for final approval. It shall be the applicant's responsibility to forward the CLOMR to FEMA and for obtaining the CLOMR approval. Within six months of the completion of any development authorized, the applicant shall submit as-built surveys and plans for a final Letter of Map Revision (LOMR).

Sec. 10.15. Engineering Study.

(a) **Required.** An engineering study shall be required, as appropriate to the proposed development activities on the site, whenever a development is proposed that will disturb any land within a floodway, area of special flood hazard, or area of future-conditions flood hazard, except as may be specifically waived by this section.

(b) **Exemption.** The director of community development, after consulting with the director of public works, may waive the engineering study requirement for single-lot residential development on streams without established base flood elevations and floodways.

(c) **Study components.** Engineering studies shall at minimum include the following:

1. A description of the extent to which any watercourse or floodplain will be altered or relocated as a result of the proposed development;

2. A physical illustration on a preliminary plat, grading plan, or site plan, as appropriate, which shall clearly define all proposed encroachments; step-backwater analysis, using a FEMA-approved methodology approved by the director of public works;

3. Floodplain storage calculations based on cross-sections (at least one every 100 feet) showing existing and proposed floodplain conditions and demonstrating that base flood floodplain and future-conditions floodplain storage capacity will not be diminished by the proposed development. Computations will be shown duplicating Flood Insurance Study results and will then be rerun with the proposed modifications to determine the new base flood profiles, and future-conditions flood profile.

(d) **Submission, review, and approval.** An engineering study required by this article shall be submitted to and is subject to approval of the director of public works prior to approval of any permit that would authorize the disturbance of land.

Sec. 10.16. General Standards for Encroachments.

(a) **Prohibited conditions.** No development shall be authorized, and no variance shall be granted within any area of special flood hazard or area of future-conditions flood hazard that could result in development or condition that:

1. Raises the base flood elevation or future-conditions flood elevation equal to or more than 0.01 foot;

2. Reduces the base flood or future-conditions flood storage capacity;

3. Changes the flow characteristics as to the depth and velocity of the waters of the base flood or future-conditions flood as they pass both the upstream and the downstream boundaries of the development area; or

4. Creates hazardous or erosion-producing velocities, or results in excessive sedimentation.

(b) **Compensation for storage capacity.** Compensation for storage capacity shall occur between the average ground water table elevation and the base flood elevation for the base flood, and between the average ground water table elevation and the future-condition flood elevation for the future-conditions flood, and lie either within the boundaries of ownership of the property being developed and shall be within the immediate vicinity of the location of the encroachment. Acceptable means of providing required compensation include lowering of natural ground elevations within the floodplain, or lowering of adjoining land areas to create additional floodplain storage. In no case shall any required compensation be provided via bottom storage or by excavating

below the elevation of the natural (pre-development) stream channel unless such excavation results from the widening or relocation of the stream channel.

(c) **Slope of cut areas.** Cut areas shall be stabilized and graded to a slope of no less than 2.0 percent.

(d) **Transitions.** Effective transitions shall be provided such that flow velocities occurring on both upstream and downstream properties are not increased or decreased;

(e) **Verification via engineering study.** Verification of no-rise conditions (less than 0.01 foot), flood storage volumes, and flow characteristics shall be provided via a step-backwater analysis meeting the requirements of this article (see also Sec. 10-15, "Engineering Study" of this article).

(f) **Public utilities and facilities.** Public utilities and facilities, such as water, sanitary sewer, gas, and electrical systems, shall be located and constructed to minimize or eliminate infiltration or contamination from flood waters; and

(g) **Continuing maintenance.** The property owner shall be responsible for continuing maintenance as may be needed within an altered or relocated portion of a floodplain on the property so that the flood-carrying or flood storage capacity is maintained. The City of Powder Springs may direct the property owner, at no cost to the City of Powder Springs, to restore the flood-carrying or flood storage capacity of the floodplain if the owner has not performed maintenance as required by the approved floodplain management plan on file with the city.

(h) **Anchoring.** New construction and substantial improvements, if authorized by variance, shall be anchored to prevent flotation, collapse and lateral movement of the structure. Manufactured homes, if permitted, shall be anchored to prevent flotation, collapse, and lateral movement. Methods of anchoring manufactured homes, if permitted may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable State requirements for resisting wind forces.

(i) **Materials.** New construction and substantial improvements, if authorized by variance, shall be constructed with materials and utility equipment resistant to flood damage;

(j) **Methods of construction.** New construction and substantial improvements, if authorized by variance, shall be constructed by methods and practices that minimize flood damage.

Sec. 10.17. Standards for Buildings.

(a) Freeboard. If permitted, all new construction and substantial improvements shall have the lowest floor, including basement, elevated no less than 3 feet above the base flood elevation or 1 foot above the future-conditions flood elevation, whichever is higher. New construction or substantial improvement of principal non-residential structures meeting

the requirements of this article, if authorized, may be floodproofed in lieu of elevation (see Sec. 10-20 of this article).

(b) **Enclosure.** All new construction and substantial improvements that include any fully enclosed area located below the lowest floor formed by foundation and other exterior walls, if authorized by variance, shall be designed to be an unfinished or flood resistant enclosure. The enclosure shall be designed to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater. Designs for complying with this requirement must be certified by either a licensed professional engineer or architect to meet or exceed the following minimum criteria:

1. Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;

2. The bottom of all openings shall be no higher than one foot above grade; and

3. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwater in both directions.

So as not to violate the "lowest floor" criteria of this article, the unfinished and flood resistant enclosure shall solely be used for parking of vehicles, limited storage of maintenance equipment used in connection with the premises, or entry to the elevated area. The interior portion of such enclosed area shall not be finished or partitioned into separate rooms.

(c) **Heating and air conditioning equipment.** All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing, and other service facilities shall be designed and/or located 3 feet above the base flood elevation or 1 foot above the future-conditions flood elevation, whichever is higher, so as to prevent water from entering or accumulating within the components during conditions of flooding.

(d) **Drainage and stormwater management.** All proposed development shall include adequate drainage and stormwater management facilities per the requirements of the city. Adequate drainage shall be provided to reduce exposure to flood hazards

(e) **Water supply.** New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

(f) **Sanitary sewer systems.** New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.

(g) **On-site waste disposal systems.** On-site waste disposal systems shall be located and constructed to avoid impairment to, or contamination from, such systems during flooding.

(h) **Other public utilities.** All public utilities and facilities, such as sewer, gas, electrical, and water systems shall be located and constructed to minimize or eliminate flood damage.

(i) **Nonconformities.** Any alteration, repair, reconstruction or improvement to a structure which is not compliant with the provisions of this article, shall be undertaken only if the nonconformity is not furthered, extended or replaced;

Sec. 10-18. Non-inhabitable Accessory Structures and Facilities.

(a) Without the need for a variance which otherwise would be required by this article, the community development director may authorize the placement of non-inhabitable accessory structures and facilities, such as but not limited to barns, sheds, gazebos, detached garages, recreational facilities and other similar non-inhabitable structures and facilities in an area of special flood hazard or future conditions floodplain area, if they: are constructed of flood-resistant materials; designed to provide adequate flood openings; and are anchored to prevent flotation, collapse and lateral movement of the structure.

(b) The community development director may place additional conditions on authorization of such non-inhabitable accessory structures and facilities, as may be considered necessary to meet the spirit and intent of this article.

Sec. 10-19. Recreational Vehicles.

All recreational vehicles, if authorized to be placed on a site in a flood hazard area established by this article, must comply with one of the following conditions:

(a) Remain on the site for fewer than 180 consecutive days and be fully licensed and ready for highway use. A recreational vehicle that is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions shall be deemed ready for highway use; or

(b) Meet all the requirements for substantial improvement of a residential building, including anchoring and elevation requirements.

Sec. 10-20. Floodproofing.

(a) If a non-residential structure is authorized in a flood hazard area designated pursuant to this article and floodproofing rather than elevation is also permitted, the structure, together with attendant utility and sanitary facilities, must be designed to be watertight to 1 foot above the base flood elevation, or at least as high as the future-conditions flood elevation, whichever is higher, with walls substantially impermeable to the passage of water and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy.

(b) A licensed professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the

provisions of this section, and shall provide such certification to the director of community development using the FEMA floodproofing certificate along with the design and operation/maintenance plan.

Sec. 10-21. Areas on Streams without Established Base Flood Elevations and Floodways (A-Zones).

For any areas of special flood hazard where streams exist, but no base flood data have been provided (A-Zones), the following provisions shall apply:

(a) No encroachments, including structures or fill material, shall be located within an area defined by a distance equal to twice the width of the stream or 50 feet from the top of the bank of the stream, whichever is greater.

(b) In special flood hazard areas for which base flood or future-conditions flood elevation data is not available, new construction and substantial improvements shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than three feet above the highest adjacent grade on the building site. Flood openings sufficient to facilitate automatic equalization of hydrostatic flood forces shall be provided for flood prone enclosures in accordance with this article.

Sec. 10-22. Areas of Shallow Flooding (AO Zones).

Areas of special flood hazard may include designated "AO" shallow flooding areas. These areas have base flood depths of 1 to 3 feet above ground, with no clearly defined channel. The following provisions apply in these areas:

(a) All new construction and substantial improvement of residential and non-residential structures shall have the lowest floor, including basement, elevated to no less than 1 foot above the flood depth number in feet specified on the Flood Insurance Rate Map (FIRM) above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated a minimum of 3 feet above the highest adjacent grade. Flood openings sufficient to facilitate automatic equalization of hydrostatic flood forces shall be provided in accordance with standards of this article.

(b) New construction and substantial improvement of a non-residential structure may be flood proofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be water tight to the specified FIRM flood level plus 1 foot above the highest adjacent grade, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A licensed professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice, and shall provide such certification to the director of public works using the FEMA floodproofing certificate along with the design and operation/maintenance plan; and

(c) Drainage paths shall be provided to guide floodwater around and away from any proposed structure.

Sec. 10-23. Subdivision of Land.

(a) All subdivision proposals shall identify the areas of special flood hazard and areas of future-conditions flood hazard therein and provide base flood elevation data and future-conditions flood elevation data.

(b) All residential lots in a proposed subdivision shall have sufficient buildable area outside of the future-conditions floodplain such that encroachment of residential structures into the future-conditions floodplain will not be required.

(c) All subdivision plans shall provide the elevations of all proposed structures in accordance with this article.

[Secs. 10-24 to 10-30 Reserved.]

Division III. Flood Hazard Area Variance.

Sec. 10-31. Variance Procedures.

(a) Development within areas of special flood hazard and future conditions floodplain, as well as other flood hazard areas defined and regulated by this article, must receive a flood hazard variance in order to proceed with development and/or building, unless specifically exempted by this article.

(b) The procedures for applying for and deciding on applications for flood hazard variances shall be in accordance with this division and article 14 of this development code.

Sec. 10-32. General Criteria for Flood Hazard Area Variances.

In lieu of criteria for the granting of variances generally, as provided in article 14 of this development code, a flood hazard area variance shall be issued only when it has been determined that the following criteria have been met:

(a) Good and sufficient cause for the relief sought exists;

(b) Failure to grant the variance would result in exceptional hardship;

(c) The variance is the least deviation from the standards of this article necessary to accomplish the objectives of the applicant and/or the minimum necessary to afford relief; and

(d) Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, or creation of a nuisance.

(e) No variance shall be issued within any designated floodway that would cause any increase in flood levels during the base flood discharge.

Sec. 10-33. Flood Hazard Area Variances for Specified Uses.

(a) **Functionally dependent use.** Variances may be issued for development necessary for the conduct of a functionally dependent use, provided the criteria of this article are met, no reasonable alternative exists, and the development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety.

(b) **Historic structure.** Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the continued designation of the structure as a historic structure, and the variance issued shall be the minimum necessary to preserve the historic character and design of the structure.

Sec. 10-34. Records of Variance Decisions.

The community development director shall maintain the records of all variance decisions, granted and denied, and report these to the Georgia Department of Natural Resources and the Federal Emergency Management Agency upon request.

[Secs. 10-35 to 10-40 Reserved.]

Division IV. Permit Procedures and Requirements.

Sec. 10-41. Floodplain Management/Flood Damage Prevention Plan Required.

(a) An application for a development project with any area of special flood hazard or area of future-conditions flood hazard located on the site shall include a floodplain management / flood damage prevention plan which shall be submitted along with other development plans as specified by article 8 of this development code.

(b) All development permits and/or use and occupancy certificates or permits may be revoked at any time in the event the construction and development activities are not in strict accordance with the approved plans.

Sec. 10-42. Contents of Plan.

Contents of floodplain management plan shall include the following, in addition to other information required for development plans as specified in article 8 of this development code:

(a) Site plan drawn to scale showing existing and proposed elevations of the area in question and the nature, location and dimensions of existing and proposed structures, earthen fill placement, amount and location of excavation material and storage of materials or equipment;

(b) For all proposed structures, spot ground elevations at building corners and elevations at an interval of 20 feet or less along the foundation footprint, or one-foot contour intervals across the building site;

(c) Base flood elevations and future-conditions flood elevations;

(d) Boundaries of the base flood floodplain and future-conditions floodplain;

(e) Location of the floodway, if applicable;

(f) Certification of the above information by a licensed professional engineer or land surveyor.

(g) For all buildings and structures, the elevation relative to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all proposed structures; elevation relative to mean sea level to which any non-residential structure will be flood proofed; certification that any proposed non-residential flood proofed structure meets the criteria of this article;

(h) Location and total net area of flood openings as required by this article for enclosures below the base flood elevation;

(i) Design plans certified by a licensed professional engineer or architect for all proposed structure(s);

(j) Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development;

(k) Hard copies and digital files of computer models, if any, copies of work maps, comparison of pre- and post-development conditions base flood elevations, future-conditions flood elevations, flood protection elevations, special flood hazard areas and regulatory floodways, flood profiles and all other computations and other information similar to that presented in the FIS;

(l) Copies of all applicable state and federal permits necessary for the proposed development, including, but not limited to, permits required by Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1334; and

(m) All appropriate certifications required under this article. The approved floodplain management/flood damage prevention plan shall contain certification by the applicant that all development activities will be performed according to the plan or previously approved revisions.

Sec. 10-43. Construction Stage Submittal Requirements.

(a) The permit holder shall provide to the community development director an as-built elevation certificate or (if non-residential construction) a floodproofing certificate s for

all new construction and substantial improvements on sites with a floodplain management/flood damage prevention plan.

(b) Such certificate shall include the lowest floor elevation or flood proofing level and shall be provided to the community development director immediately after the lowest floor or flood proofing is completed. A final elevation certificate shall be provided after completion of construction, including final grading of the site. Any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of a licensed land surveyor or professional engineer and certified by same.

(c) When flood proofing is utilized for non-residential structures, said certification shall be prepared by or under the direct supervision of a licensed professional engineer or architect and certified by same using the FEMA floodproofing certificate. This certification shall also include the design and operation/maintenance plan to ensure continued viability of the flood proofing measures.

(d) Any work undertaken prior to approval of these certifications shall be at the permit holder's risk. The community development director shall review the above referenced certification data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to any further work being allowed to proceed. Failure to submit certification or failure to make the corrections required hereby shall cause the issuance of a stop work order for the project.

[Secs. 10-44 to 10-50 Reserved.]

ARTICLE 11
STORMWATER MANAGEMENT

Division I. General Provisions.
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Sec. 11-2. Purpose and Objectives.
Sec. 11-3. Title.
Sec. 11-4. Definitions.
Sec. 11-5. Applicability.
Sec. 11-6. Exemptions.
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Division II. Post-Development Stormwater Management Performance Criteria.
Sec. 11-11. Applicability.
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Sec. 11-13. Water Quality.
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Sec. 11-19. Drainage System Guidelines.
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Sec. 11-35. Stormwater Management Inspection and Maintenance Agreements.
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Sec. 11-41. Inspections.
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Sec. 11-43. Right-of-Entry for Inspection.
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Sec. 11-45. Records of Maintenance Activities.
Sec. 11-46. Failure to Maintain a Stormwater Management Facility.
[Secs. 11-47 to 11-50 Reserved.]

Division I. General Provisions.

Sec. 11-1. Findings.

(a) Land development projects and other land use conversions, and their associated changes to land cover, permanently alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, which in turn increase flooding, stream channel erosion, and sediment transport and deposition.

(b) Land development projects and other land use conversions also contribute to increased nonpoint source pollution and degradation of receiving waters.

(c) The impacts of post-development stormwater runoff quantity and quality can adversely affect public safety, public and private property, drinking water supplies, recreation, fish and other aquatic life, property values and other uses of lands and waters.

(d) These adverse impacts can be controlled and minimized through regulation of stormwater runoff quantity and quality from land development by the use of structural facilities as well as nonstructural measures, such as the conservation of greenspace.

(e) Preservation and protection of natural areas for stormwater management benefits is encouraged through the use of incentives or "credits."

(f) The Georgia Greenspace Program provides a mechanism for preservation and coordination of those greenspace areas that yield stormwater management quality and quantity benefits.

(g) Compliance by municipalities in the state of Georgia with a number of both State and Federal laws, regulations and permits is mandated to address the impacts of post-development stormwater runoff quality and nonpoint source pollution.

(h) It is reasonable to establish this set of stormwater management requirements to regulate post-development stormwater runoff for protecting local water resources from degradation. The regulation of post-development stormwater runoff discharges in order to control and minimize increases in stormwater runoff rates and volumes, post-construction soil erosion and sedimentation, stream channel erosion and nonpoint source pollution associated with post-development stormwater runoff is in the public interest.

(i) Stormwater pond technology is limited in its ability to protect watersheds and cannot reproduce predevelopment hydrological functions. Through the use of stormwater better site design practices, the need for stormwater ponds on individual development sites can sometimes be eliminated, or at least the pond size can be decreased.

Sec. 11-2. Purpose and Objectives.

The purpose of this article is to protect, maintain and enhance the public health, safety, environment and general welfare by establishing minimum requirements and procedures to

control the adverse effects of post-development stormwater runoff and nonpoint source pollution associated with development. Proper management of post-development stormwater runoff will minimize damage to public and private property and infrastructure, safeguard the public health, safety, environment and general welfare and protect water and aquatic resources. This article seeks to achieve that purpose through the pursuing of the following objectives:

(a) Implement decision-making processes and procedures concerning land development that protect the integrity of the watershed and preserve the health of water resources;

(b) Require that development projects maintain the pre-development hydrologic response in their post-development state as closely as is feasible to reduce flooding, stream bank erosion, nonpoint source pollution and increases in stream water temperature while maintaining the integrity of stream channels and aquatic habitats;

(c) Establish minimum post-development stormwater management standards and design criteria for regulation and control of stormwater runoff quantity and quality;

(d) Formulate design and application criteria for the construction and use of structural stormwater control facilities used to achieve minimum post-development stormwater management standards;

(e) Strongly encourage the implementation of principles of low-impact development, including the use of nonstructural stormwater management and improved stormwater better site design practices such as preservation of greenspace and other conservation areas to the maximum practical extent, as are more fully described in Section 4.3 of Volume 1 of the Georgia Stormwater Management Manual and Section 4.1 of Volume 2 of said Manual

(f) Establish provisions for the long-term responsibility for and maintenance of structural stormwater control facilities and nonstructural stormwater management practices to ensure such facilities continue to function as designed, are maintained, and pose no threat to public safety; and,

(g) Adopt administrative procedures for submission and review of stormwater management plans, for the monitoring and inspection of projects under construction, and for long-term follow up inspection of completed projects.

Sec. 11-3. Title.

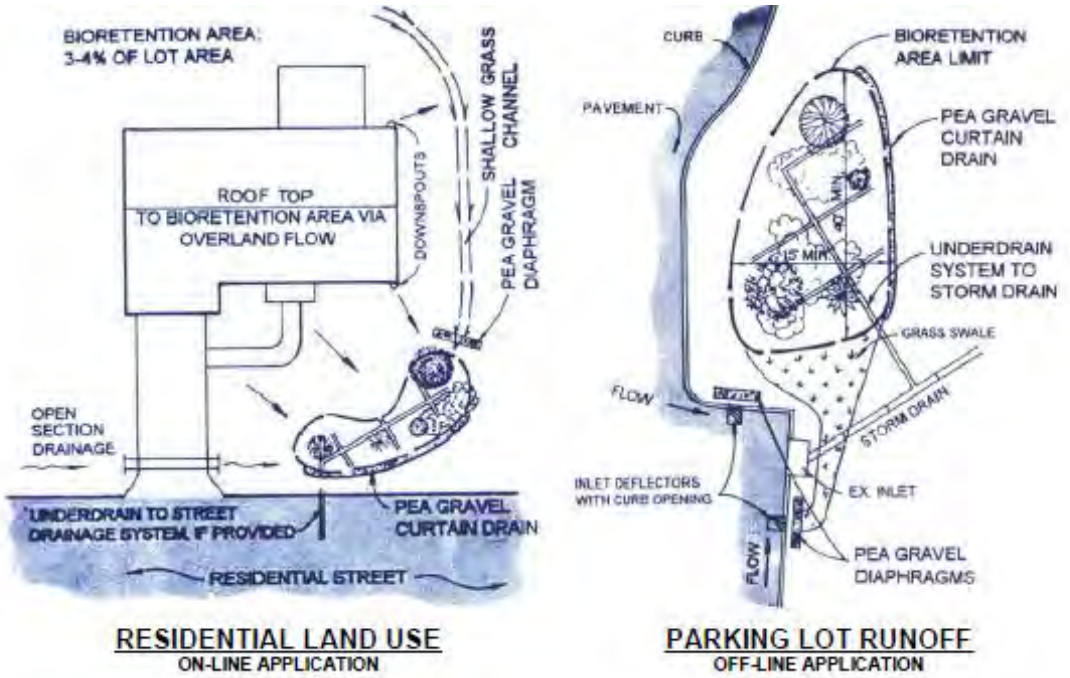
This article shall be known as the "City of Powder Springs Stormwater Management Ordinance."

Sec. 11-4. Definitions.

Applicant: A person submitting a post-development stormwater management application and plan for approval.

As-built survey drawings: Drawings specifying the dimensions, location, fixtures, elements, sizes, capacities and operational capabilities of streets and stormwater structures and facilities, and water and sewer systems, as they have been constructed.

Bioretention: A practice to manage and treat stormwater runoff by using a conditioned planting soil bed and planting materials to filter runoff stored within a shallow depression. The method combines physical filtering and adsorption with biological processes.



Illustrative Bioretention

Source: Georgia Stormwater Management Manual, Vol. 2.

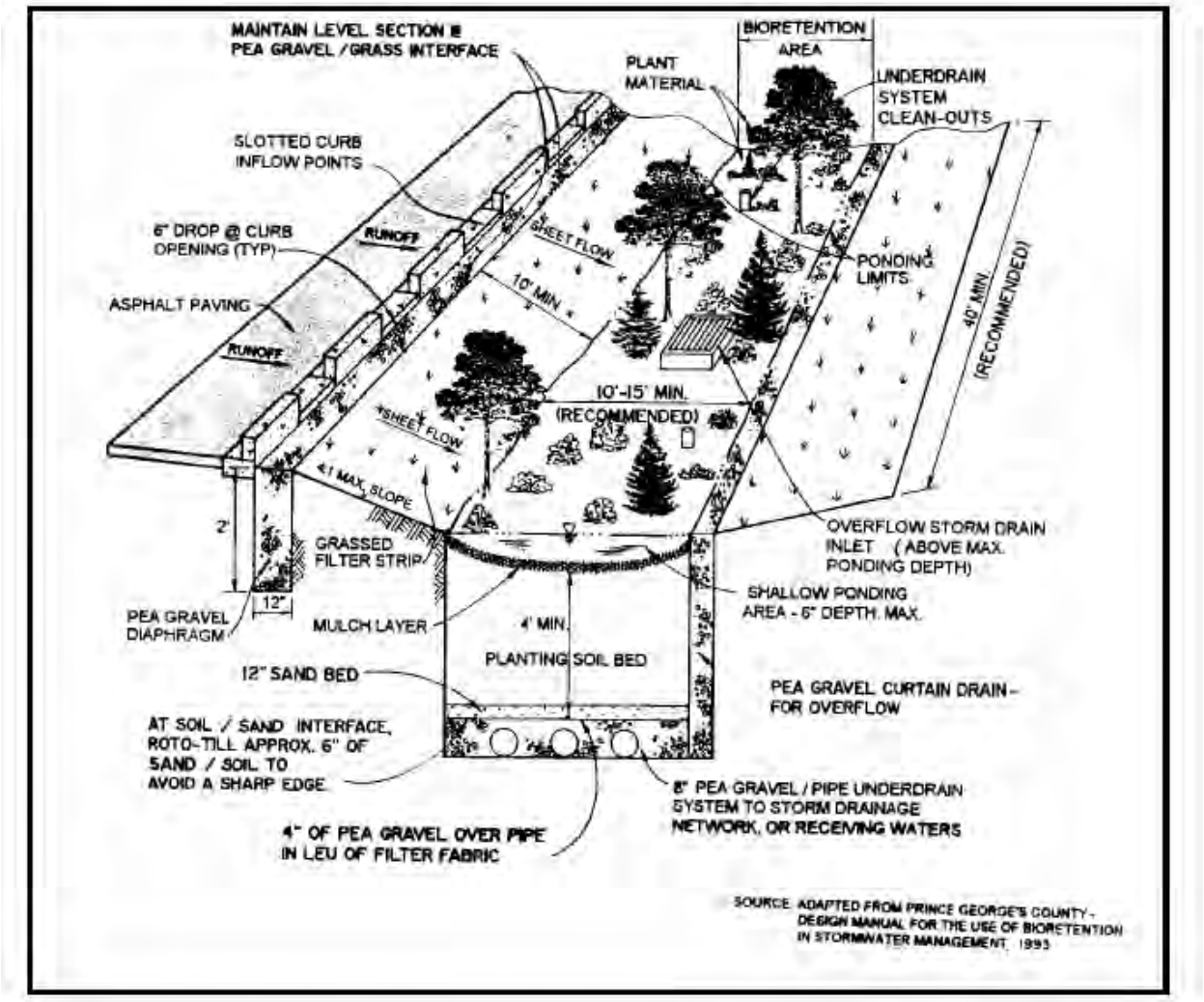


Figure 3.2.3-3 Schematic of a Typical Bioretention Area

(Source: Claytor and Schueler, 1996)

Source: Georgia Stormwater Management Manual, Vol. 2.

Channel: A natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

Conservation easement: An agreement between a landowner and the City of Powder Springs, other government agency, or land trust that permanently protects greenspace by restricting the amount and type of development that may occur, while the owner retains the remaining property rights and ownership as a fee simple interest in the property.

Detention: The temporary storage of stormwater runoff in a stormwater management facility for the purpose of controlling peak discharge.

Detention facility: A retention basin or structure designed for temporary storage of stormwater runoff and gradual release of stored water at controlled rates.

Developer: A person who undertakes land development activities.

Development: A land development or land development project; the term "development" also encompasses "redevelopment."

Drainage: A general term applied to the removal of surface or subsurface water from a given area either by gravity or by pumping; most commonly applied to surface water.

Drainage easement: An easement appurtenant or attached to a tract or parcel of land allowing the owner of adjacent tracts or other persons to discharge stormwater runoff onto the tract or parcel of land subject to the terms of the drainage easement.

Drainage structure: A device composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for stormwater management, drainage control or flood control purposes.

Drainage system: The surface and subsurface system for the removal of water from the land, including both the natural elements of streams, marshes, swales and ponds, whether of an intermittent or continuous nature, and the man-made element which includes culverts, ditches, channels, detention facilities and the storm sewer system.

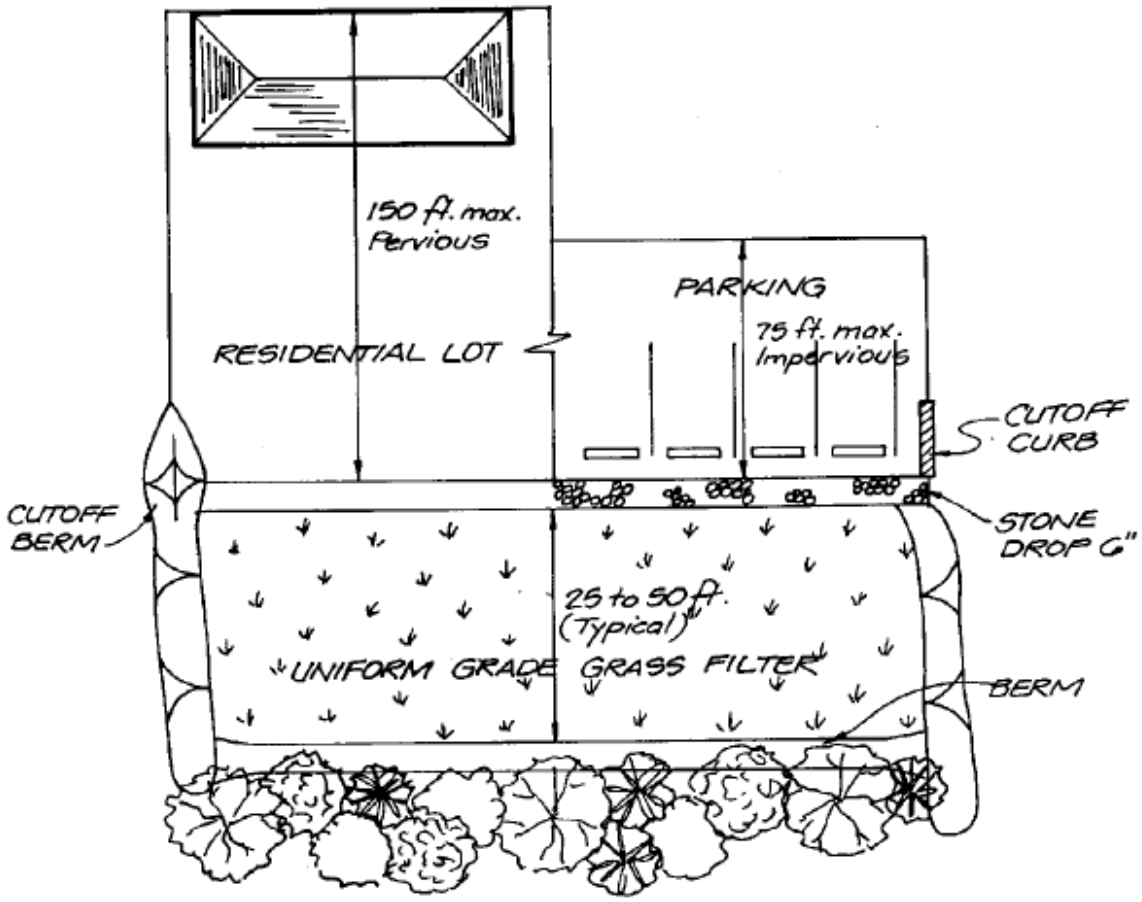
Dry well: A small excavated pit backfilled with aggregate, usually pea gravel or stone. Dry wells function as infiltration systems used to control runoff from building rooftops. Another special application of dry wells is modified catch basins, where inflow is a form of direct surface runoff. Dry wells provide the majority of treatment by processes related to soil infiltration, including absorption, trapping, filtering, and bacterial degradation.

Erosion and sedimentation control plan: A plan designed to minimize the accelerated erosion and sediment runoff at a site during land disturbance activities.

Extended detention: The detention of stormwater runoff for an extended period, typically 24 hours or greater.

Extreme flood protection: Measures employed to prevent adverse impacts from large low-frequency storm events with a return frequency of 100 years or more.

Filter strip: Typically a band of close-growing vegetation, usually grass, planted between pollutant source areas and a downstream receiving waterbody. Vegetation can filter sediment from runoff. Thus grass strips can be used to remove sediment from surface runoff. Vegetation also slows the velocity of runoff and helps maintain the infiltration capacity of a soil.



Schematic of Filter Strip (With Berm)
Source: Georgia Stormwater Management Manual, Vol. 2.

Flooding: A volume of surface water that is too great to be confined within the banks or walls of a conveyance or stream channel and that overflows onto adjacent lands.

Georgia Stormwater Management Manual: A three-volume set adopted by this article which provides policy and technical details to implement this article. The manual may be revised from time to time but at the time this article is adopted includes: Volume 1: Stormwater Policy Guidebook (1st edition, 2001); Volume 2: Technical Handbook (2001); and Volume 3; Pollution Prevention Guidebook (2012).

Greenspace or open space: Permanently protected areas of a site that are preserved in a natural, undisturbed state. Greenspace encompasses "open space."

Hotspot: Any area where the use of the land has the potential to generate highly contaminated runoff characterized by concentrations of pollutants in excess of those typically found in stormwater.

Hydrologic Soil Group (HSG): A Natural Resource Conservation Service classification system in which soils are categorized into four (4) runoff potential groups. The groups range from

"Group A" soils, with high permeability and little runoff produced, to "Group D" soils, which have low permeability rates and produce significantly more runoff.

Impervious cover: A surface composed of any material that significantly impedes or prevents the natural infiltration of water into soil. Impervious surfaces include, but are not limited to, rooftops, buildings, streets and roads, and any concrete or asphalt surface.

Industrial stormwater permit: A National Pollutant Discharge Elimination System (NPDES) permit issued to an industry or group of industries that regulates the pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies.

Infiltration: The process by which stormwater runoff percolates into the subsoil.

Infiltration trench: An excavated trench that has been back-filled with stone to form a subsurface basin. Stormwater runoff is diverted into the trench and is stored until it can be infiltrated into the soil, usually over a period of several days. An infiltration trench may include pretreatment such as vegetated filter strips or grassed swales.

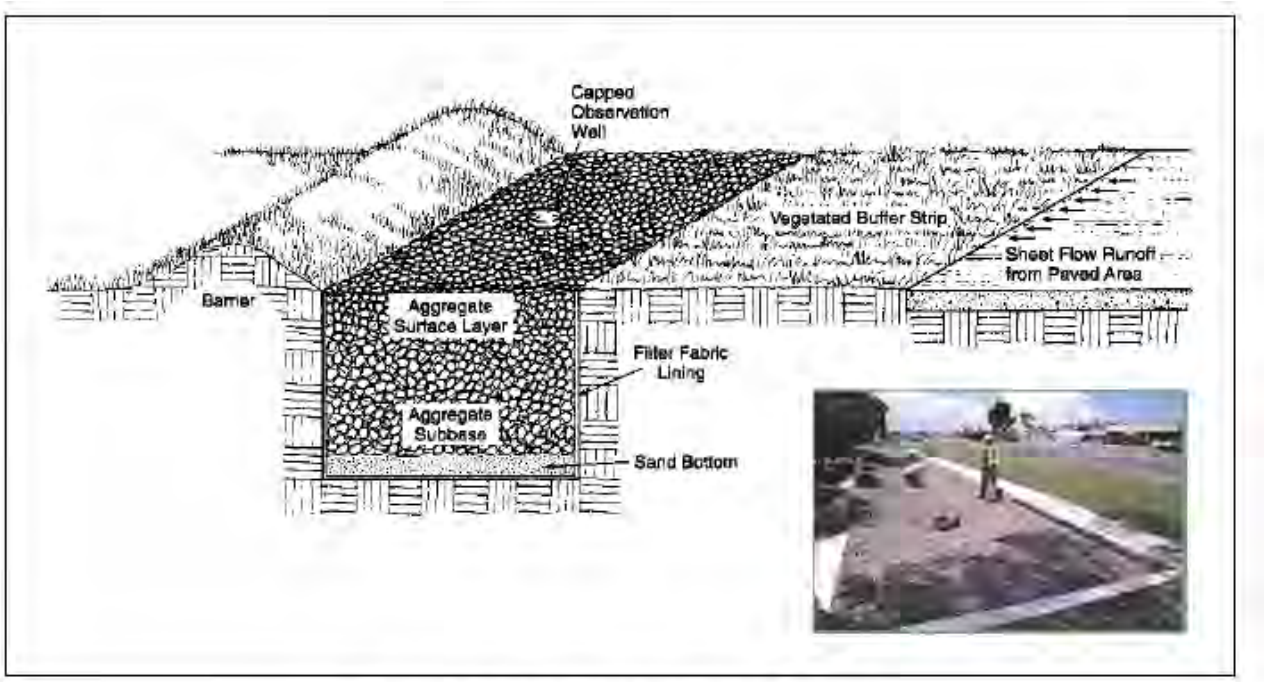


Figure 3.2.5-1 Infiltration Trench Example

Source: Georgia Stormwater Management Manual, Vol. 2.

Jurisdictional wetland: An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Land development: Any alteration to the land including, but not limited to, clearing, cutting, digging, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, construction, paving and any installation of impervious cover.

Land development activities: Those actions or activities that comprise, facilitate or result in land development.

Land development project: A specific land development undertaking.

Level spreader: Typically, an outlet designed to convert concentrated runoff to sheet flow and disperse it uniformly across a slope to prevent erosion. Level spreaders can be used to convey sheet flow runoff from lawn areas within graded areas to bioretention facilities and transition areas.

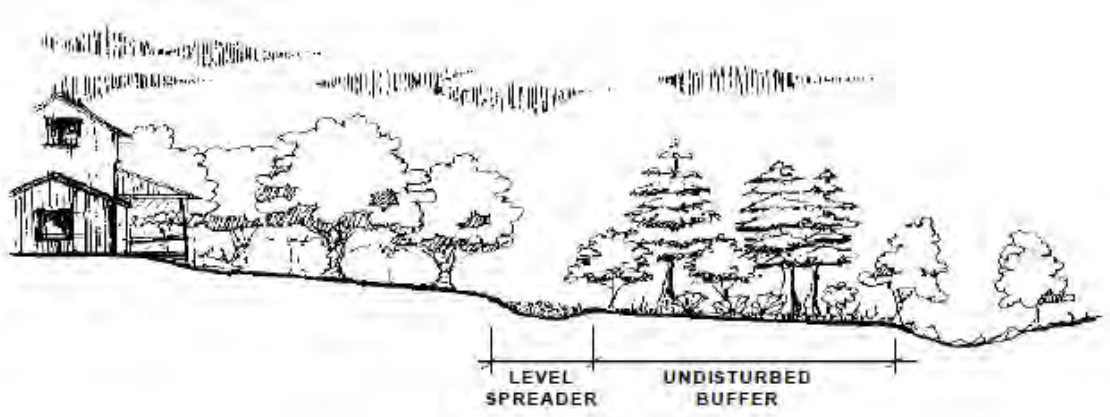


Figure 1.4.2-28 Use of a Level Spreader with a Riparian Buffer
(Adapted from NCDENR, 1998)

Source: Georgia Stormwater Management Manual, Vol. 2.

Low-impact development (LID): The integration of site ecological and environmental goals and requirements into all phases of urban planning and design from the individual lot level to the entire watershed. In the context of this article, low-impact development is a set of stormwater design practices that are non-structural stormwater controls, specifically stormwater better site design practices.

Inspection and maintenance agreement: A written agreement providing for the long-term inspection and maintenance of stormwater management facilities and practices on a site or, with respect to a land development project, which when properly recorded in the deed records constitutes a restriction on the title to a site or other land involved in a land development project.

New development: A land development activity on a previously undisturbed site that has been maintained in a natural state.

Nonpoint source pollution: A form of water pollution that does not originate from a discrete point such as a sewage treatment plant or industrial plant discharge, but involves the transport of pollutants such as sediment, fertilizers, pesticides, heavy metals, oil, grease, bacteria, organic materials and other contaminants from land to surface water and groundwater via mechanisms such as precipitation, stormwater runoff and leaching. Nonpoint source pollution is a by-product

of land use practices such as agricultural, silvicultural, mining, construction and subsurface disposal as well as from urban runoff sources.

Nonstructural stormwater management practice or nonstructural practice: Any natural or planted vegetation or other nonstructural component of the stormwater management plan that enhances stormwater quantity and/or quality control or other stormwater management benefits and includes, but is not limited to, riparian buffers, greenspace areas, overland flow filtration areas, natural basins and vegetated channels.

Off-site facility: A stormwater management facility located outside the boundaries of a development site.

On-site facility. A stormwater management facility located within the boundaries of a development site.

Overbank flood protection: Measures employed to prevent an increase in the frequency and magnitude of out-of-bank flooding, that is, flow events that exceed the capacity of the channel and enter the floodplain. Such measures are intended to protect downstream properties from flooding during a 2-year through 25-year frequency storm events.

Owner: The legal or beneficial owner of a site including, but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

Permeable: Soil or other material that allows the infiltration or passage of water or other liquids.

Permit: The permit issued by the City of Powder Springs to an applicant that is required for conducting any land development activity.

Person: Except to the extent exempted from this article, any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, city, county or other political subdivision of the State, any interstate body or any other legal entity.

Post-development: The period, or conditions that may reasonably be expected to exist, following completion of land development activity on a site as the context may require.

Pre-development: The period, or conditions that exist on a site, prior to commencement of a land development project and at the time that plans for development of a site are approved by the City of Powder Springs. Where phased development or plan approval occurs, for example, preliminary grading and installation of roads and utilities, the existing site conditions at the time prior to commencement of any development activity shall establish pre-development conditions.

Project: A land development project.

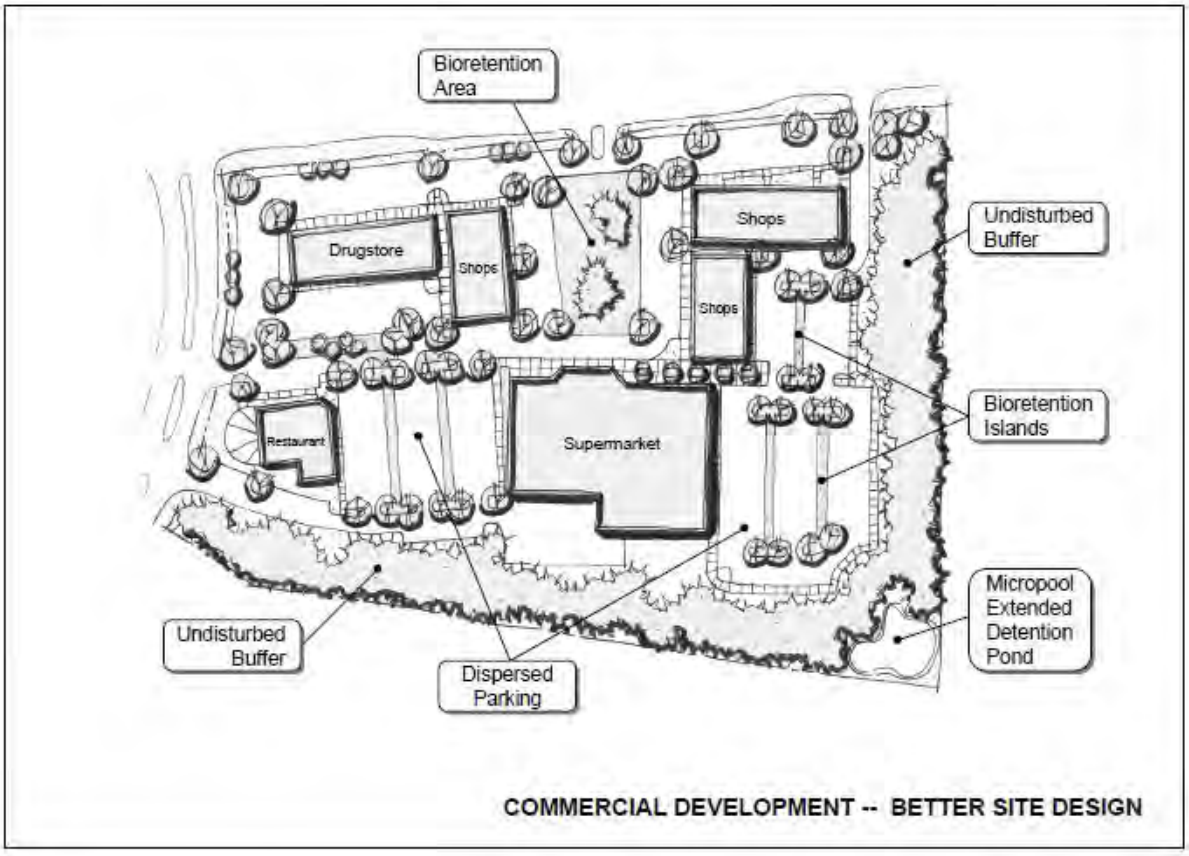
Redevelopment: A land development project on a previously developed site, but excluding ordinary maintenance, remodeling of existing buildings, resurfacing of paved areas, and exterior alterations or improvements that do not materially increase or concentrate stormwater runoff or cause additional nonpoint source pollution.

Regional stormwater management facility or regional facility: Stormwater management facilities designed to control stormwater runoff from multiple properties where the owners or developers of the individual properties may assist in financing the facility and the requirement for on-site stormwater management facilities is either eliminated or reduced.

Runoff: Stormwater runoff.

Site: A parcel of land being developed or the portion thereof on which a land development project is located.

Stormwater better site design: Nonstructural site design approaches and techniques that can reduce the impact of a site on the watershed and can provide for nonstructural stormwater management. Stormwater better site design includes conserving and protecting natural areas and greenspace, reducing impervious cover and using natural features for stormwater management.



Source: Georgia Stormwater Management Manual, Vol. 2.

Stormwater credits for better site design: A set of stormwater "credits" can be used to provide developers and site designers an incentive to implement better site design practices that can reduce the volume of stormwater runoff and minimize the pollutant loads from a site. The credit system directly translates into cost savings to the developer by reducing the size of structural stormwater control and conveyance facilities. (Reference: GSMM, Vol. 1, Sec. 4.1). The better site design practices that provide for site design stormwater credits include (per GSMM Vol. 1, Table 4.1.1-1 are: natural area conservation; stream buffers; use of vegetated channels; overland flow filtration/infiltration zones; and environmentally sensitive large-lot subdivisions. Credits are applied based on criteria in SWMM.

Stormwater management: The collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner intended to prevent increased flood damage, stream bank channel erosion and habitat and water quality degradation, and to enhance and promote public health, safety and general welfare.

Stormwater management facility: Any infrastructure that controls or conveys stormwater runoff.

Stormwater management measure: Any stormwater management facility or nonstructural stormwater practice.

Stormwater management plan: A document describing the manner in which existing runoff characteristics will be affected by a land development project and containing measures for complying with the provisions of this ordinance.

*Stormwater management system***:** The full array of structural and nonstructural stormwater management facilities and practices used to capture, convey and control the quantity and quality of the stormwater runoff from a site.

Stormwater retrofit: A stormwater management practice designed for a developed site that previously had either no stormwater management practice in place or a practice inadequate to meet the stormwater management requirements of the site.

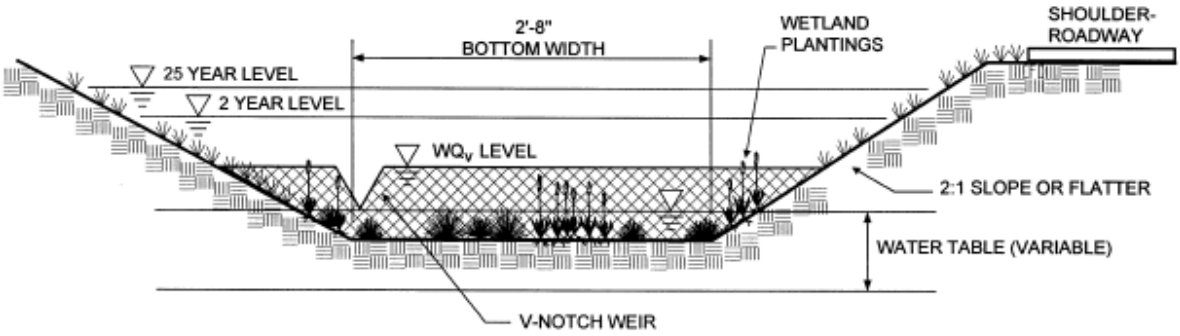
Stormwater runoff: The flow of surface water resulting from precipitation.

Structural stormwater control: A structural stormwater management facility or device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity and quality, the period of release or the velocity of flow of such runoff.

Subdivision: The division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land development, and includes divisions of land resulting from or made in connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

Swale: An open drainage channel designed to detain or infiltrate stormwater runoff. Grassed swales consist of two types: the dry swale, which provides both quantity (volume) and quality

control by facilitating stormwater infiltration; and the wet swale, which uses residence time and natural growth to reduce peak discharge and provide water quality treatment before discharge to a downstream location.



Schematic of Wet Swale
Source: Georgia Stormwater Management Manual, Vol. 2.

Sec. 11-5. Applicability.

This article shall apply to all the following land development activities, including, but not limited to, site plan applications, subdivision applications and grading applications, unless specifically exempt by this article:

(a) New development involving creation of 5,000 square feet or more of impervious cover or involving other land development activity affecting an area comprising one acre or more;

(b) Redevelopment that includes creation, addition or replacement of 5,000 square feet or more of impervious cover or involving other land development activity affecting an area comprising one acre or more;

(c) Any new development or redevelopment, regardless of size, defined to be a “hotspot” land use; or,

(d) Land development activities that are below the minimum thresholds established in this section, when such activities are part of a larger development plan, even though multiple, separate and distinct land development activities may occur at different times and on different schedules.

Sec. 11-6. Exemptions.

The following uses shall be exempt from the provisions and standards of this article:

(a) Individual single family or duplex residential lots that are not part of a subdivision or a phased development project;

(b) Additions or modifications to existing single family or duplex residential structures;

(c) Agricultural or silvicultural land management activities within areas appropriately zoned for such activities; and,

(d) Repairs to any stormwater management facility or practice deemed necessary by the city.

Sec. 11-7. Designation of Administrator.

The community development director is hereby appointed to administer and implement the provisions of this article; provided, however, that engineering considerations shall be the responsibility of the public works director. Both the community development director and the public works director are charged with encouraging and implementing low-impact development practices, especially in awarding (when warranted) credits for better site design as described in the Georgia Stormwater Management Manual and this article.

[Secs. 11-8 to 11-10 Reserved.]

Division II. Post-Development Stormwater Management Performance Criteria.

Sec. 11-11. Applicability.

The performance criteria of this division shall be applicable to all stormwater management plans unless otherwise provided in this article.

Sec. 11-12. Stormwater Design Manual.

The City of Powder Springs hereby adopts and will utilize the policy, criteria and information, including technical specifications and standards, in the latest edition of the Georgia Stormwater Management Manual (GSMM) and any relevant local addenda, for proper implementation of the requirements of this article. The manual may be updated and expanded periodically, based on improvements in science, engineering, monitoring and local maintenance experience. It is the city's intent in adopting the manual to, in particular, apply stormwater better site design practices and credits for the implementation of stormwater better site design practices.

Sec. 11-13. Water Quality.

All stormwater runoff generated by any site shall be adequately treated prior to discharge. A stormwater management system will be deemed in compliance with this standard provided the following requirements are met:

(a) The system is appropriately sized to treat the prescribed water quality treatment volume generated by the site as defined in the GSMM;

(b) Appropriate structural stormwater controls or nonstructural practices are selected, designed, constructed or preserved and maintained according to the specific criteria in the

GSMM. Emphasis will be placed by the City of Powder Springs on encouraging the use nonstructural practices; and,

(c) Runoff from hotspot land uses and activities identified by the City of Powder Springs is adequately treated and addressed through the use of appropriate structural stormwater controls, nonstructural practices and pollution prevention practices.

Sec. 11-14. Stream Channel Protection.

Protection of stream channels from bank and bed erosion and degradation shall be provided by using all of the following three approaches:

(a) Preservation, restoration and re-vegetation or re-forestation using native plant species of the applicable stream buffer;

(b) 24-hour extended detention storage of the 1-year, 24-hour return frequency storm event (this requirement may be adjusted or waived by the City of Powder Springs for sites that discharge directly into larger streams, rivers, wetlands, or lakes, or to a man-made channel or conveyance system where the reduction in these flows will not have an impact on upstream or downstream stream bank or channel integrity); and

(c) Erosion prevention measures, such as energy dissipation and velocity controls.

Sec. 11-15. Overbank Flooding Protection.

Downstream overbank flood and property protection shall be provided by controlling or attenuating the post-development peak discharge rate to the pre-development rate for the 25-year, 24-hour return frequency storm event. In instances where control of the 1-year, 24-hour storm under this article is exempted, peak discharge rate attenuation of the 2-year through the 25-year return frequency storm event must be provided. This requirement may be adjusted or waived by the City of Powder Springs for sites where the post-development downstream analysis shows that uncontrolled post-development conditions will not increase downstream peak flows, or that meeting the requirement will cause greater peak flow downstream impacts than the uncontrolled post-development conditions.

Sec. 11-16. Extreme Flooding Protection.

Extreme flood and public safety protection shall be provided by controlling and safely conveying the 100-year, 24-hour return frequency storm event such that flooding is not exacerbated. This requirement may be adjusted or waived by the City of Powder Springs for sites where the post-development downstream analysis shows that uncontrolled post-development conditions will not increase downstream peak flows, or that meeting the requirement will cause greater peak flow downstream impacts than the uncontrolled post-development conditions.

Sec. 11-17. Structural Stormwater Controls.

(a) All structural stormwater management facilities shall be selected and designed using the appropriate criteria from the Georgia Stormwater Management Manual.

(b) All structural stormwater controls shall be appropriately designed to meet the intended function.

(c) The effectiveness and pollutant removal of the structural controls must be documented through prior studies, literature reviews or other means and be approved by the City of Powder Springs prior to being included in the design of a stormwater management system. This standard shall apply to other structural stormwater controls not included in the GSMM, or those for which pollutant removal rates have not been provided. In addition, whenever hydrologic or topographic conditions or land use activities warrant greater control than that provided by the minimum control requirements, the City of Powder Springs may impose additional requirements. Such requirements shall be those deemed necessary to protect upstream and downstream properties and aquatic resources from damage due to increased volume, frequency and rate of stormwater runoff or increased nonpoint source pollution loads created on the site.

(d) Applicants shall consult the GSMM for guidance as concerns the factors that determine site design feasibility when selecting and locating a structural stormwater control.

Sec. 11-18. Stormwater Credits for Nonstructural Measures.

The use of one or more site design measures by the applicant may permit a reduction in the water quality treatment volume required by this article. The applicant may, subject to approval by the City of Powder Springs, take credit for the use of stormwater better site design practices and thereby, reduce the water quality volume requirement. A minimum set of criteria identifies the circumstances under which the credit may be applied. The site design practices that qualify for this credit and the criteria and procedures for applying and calculating the credits are included in the GSMM; see also the definition of “stormwater credits for better site design” in this article.

Sec. 11-19. Drainage System Guidelines.

Stormwater conveyance facilities that may include, but are not limited to, culverts, stormwater drainage pipes, catch basins, drop inlets, junction boxes, headwalls, gutter, swales, channels, ditches and energy dissipaters shall be provided when necessary for the protection of public right-of-way and private property adjoining project sites. Existing or proposed stormwater conveyance facilities designed to carry runoff from more than one parcel shall meet the following requirements:

(a) Methods to calculate stormwater flows shall be in accordance with the GSMM;

(b) All culverts, pipe systems and open channel flow systems shall be sized in accordance with the stormwater management plan using methods contained in the GSMM; and,

(c) Design and construction of stormwater conveyance facilities shall be in accordance with the criteria and specifications found in the GSMM.

Sec. 11-20. Dam Design Guidelines.

Any land disturbing activity that involves a site on which a dam is proposed shall comply with the Georgia Safe Dams Act and Rules for Dam Safety, as applicable.

[Secs. 11-21 to 11-30 Reserved.]

Division III. Permit Procedures and Requirements.

Sec. 11-31. Permit Application Requirements.

No owner or developer shall perform any land development activities without first meeting the requirements of this article. Unless specifically exempted by this article, any owner or developer proposing a land development activity shall submit a permit application to the City of Powder Springs on a form provided by the City for that purpose and pay the applicable fee as established by fee schedule. Unless otherwise exempted by this article, the following information shall accompany a permit application:

(a) Stormwater concept plan;

(b) Stormwater management plan;

(c) Inspection and maintenance agreement, if applicable;

(d) Performance bond if applicable; and,

(e) Permit application and plan review fees.

Sec. 11-32. Stormwater Concept Plan and Consultation Meeting.

The landowner or developer shall meet with representatives of the departments of community development and public works of the City of Powder Springs for a consultation meeting on a concept plan for the post-development stormwater management system to be used in the proposed land development project prior to submitting any stormwater management permit application. This consultation meeting shall occur at preliminary subdivision plat or other early step in the development process. The purpose of this meeting is to discuss the post-development stormwater management measures necessary for the proposed project and to assess constraints,

opportunities and approaches for stormwater management design prior to commencing formal site design engineering. During such consultation meetings, the city and applicant will examine the potential applicability of non-structural stormwater controls (stormwater better site design practices). Local watershed plans, the Cobb County greenspace protection plan, as applicable, and any relevant resource protection plans will be consulted in the discussion of the concept plan.

The following information shall be included in the concept plan that shall be submitted prior to the consultation meeting:

(a) **Existing conditions/proposed site plans.** Existing conditions and proposed site plans that at a minimum illustrate: existing and proposed topography; perennial and intermittent streams; predominant soils from soil surveys; boundaries of existing predominant vegetation and proposed limits of clearing and grading; and location of existing and proposed roads, buildings, structures, parking areas and all other impervious surfaces;

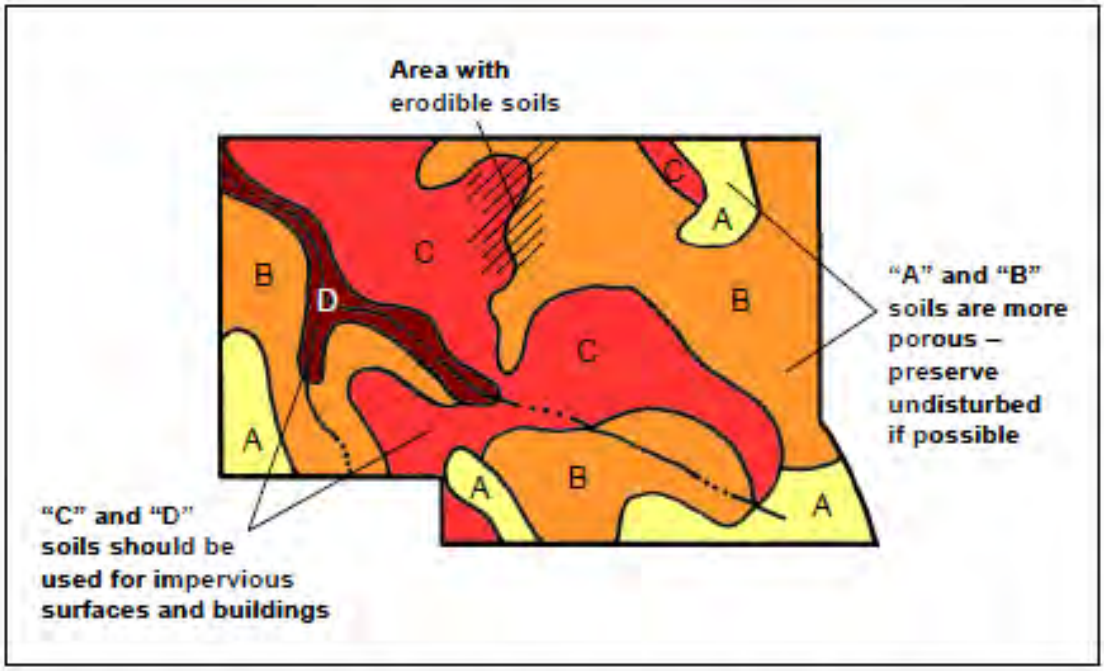


Figure 1.4.2-7 Soil Mapping Information Can Be Used to Guide Development

Source: Georgia Stormwater Management Manual, Vol. 2.

(b) **Natural resources inventory.** A written or graphic inventory of the natural resources on the site and surrounding area as exists prior to commencement of the project. This description shall include a discussion of soil conditions, forest cover, topography, wetlands, and other native vegetative areas on the site, as well as the location and boundaries of other natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers and other setbacks (e.g., drinking water well

setbacks, septic setbacks, etc.). Particular attention must be afforded environmentally sensitive features that represent constraints to development;

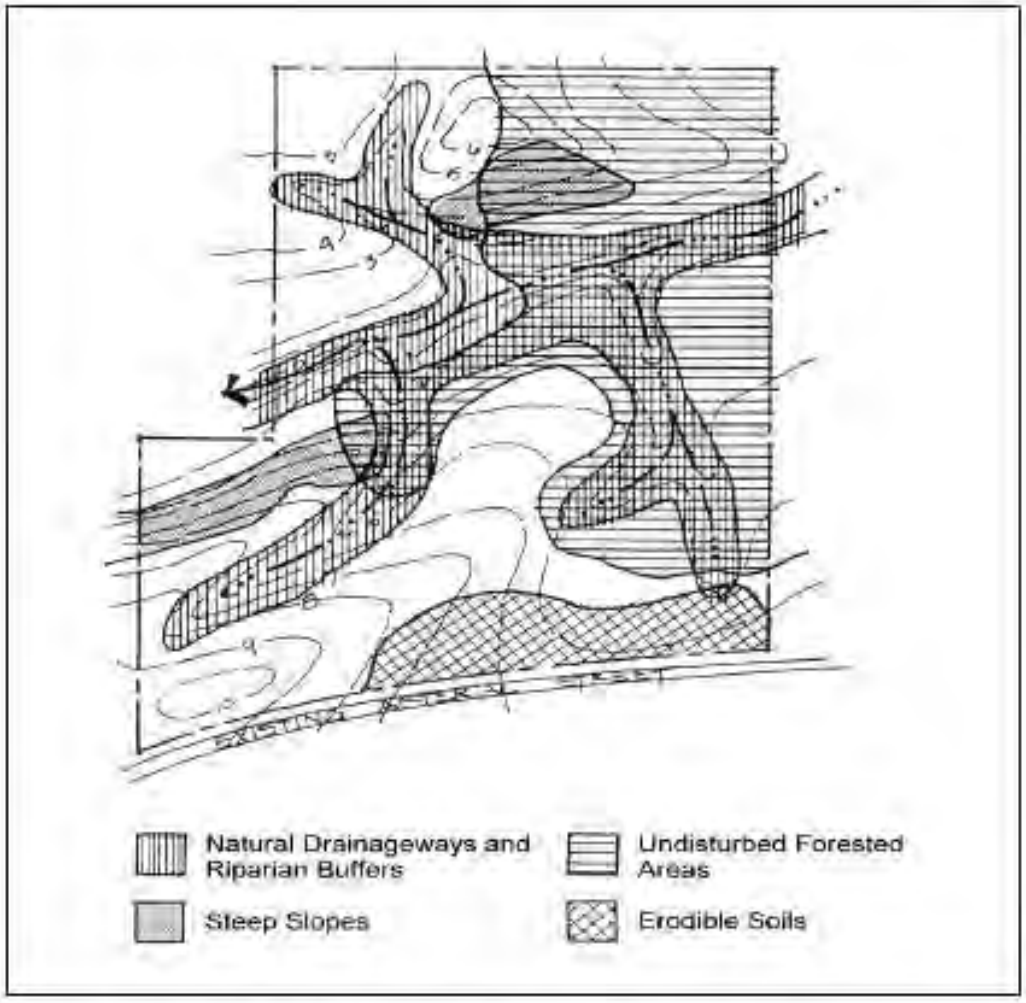


Figure 1.4.2-1 Example of Natural Feature Delineation
(Source: MPCA 1989)

Source: Georgia Stormwater Management Manual, Vol. 2.

(c) **Stormwater management system concept plan.** A written or graphic concept plan of the proposed post-development stormwater management system that includes the following information: preliminary selection and location of proposed structural stormwater controls; location of existing and proposed conveyance systems such as grass channels, swales and storm drains; flow paths; location of floodplain/floodway limits; relationship of site to upstream and downstream properties and drainages; and preliminary location of proposed stream channel modifications such as bridge or culvert crossings.

Sec. 11-33. Stormwater Management Plan.

(a) The stormwater management plan shall describe the methods and approaches proposed to control and manage post-development stormwater runoff.

(b) A description of the measures that will be employed to comply with the standards and requirements of this article, including performance criteria required by this article shall also be provided.

(c) The stormwater management plan shall be in accordance with the criteria established in this article and be prepared under the direct supervisory control of either a registered professional engineer or a registered landscape architect licensed in the state of Georgia, who shall seal and sign the work. The work shall be conducted under the direct supervisory control of a registered professional engineer, Portions of the overall plan such as boundary surveys, contour maps and erosion and sedimentation control plans may be prepared and stamped by a registered land surveyor licensed in the state of Georgia, as appropriate.

(d) The stormwater management plan must ensure that the requirements and criteria in this article are met, and that opportunities to minimize adverse post-development stormwater runoff impacts generated by the development are considered. The plan shall consist of maps, narrative, and supporting design calculations (hydrologic and hydraulic) for the proposed stormwater management system.

(e) The stormwater management plan for each land development project shall provide for stormwater management measures located on the site of the project, unless provisions are made to manage stormwater by means of an off-site or regional facility.

Sec. 11-34. Contents of the Stormwater Management Plan.

The plan shall include all information required in the Stormwater Management Site Plan checklist found in the GSMM, including the following information:

(a) **General.** Common address and legal description of the site, and a vicinity map;

(b) **Existing conditions hydrologic analysis.** The existing condition hydrologic analysis for stormwater runoff rates, volumes and velocities, which shall include the following information:

1. A topographic map of existing site conditions with the drainage basin boundaries indicated;

2. Acreage, soil types and land cover of areas for each sub-basin affected by the project;

3. All perennial and intermittent streams and other surface water features;

4. All existing stormwater conveyances and structural control facilities;

5. Direction of flow and exits from the site;

6. Analysis of runoff provided by off-site areas upstream of the project site; and

7. Methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology. For redevelopment sites, pre-development conditions shall be modeled using the guidelines established by the director of public works for the portion of the site undergoing land development activities.

(c) **Post-development hydrologic analysis.** The post-development hydrologic analysis for stormwater runoff rates, volumes and velocities, which shall include the following information:

1. A topographic map of developed site conditions with the post-development drainage basin boundaries indicated;

2. Total area of post-development impervious surfaces and other land cover areas for each sub-basin affected by the project;

3. Calculations for determining the runoff volumes that need to be addressed for each sub-basin for the development project to meet the post-development stormwater management performance criteria of this article;

4. Location and boundaries of proposed natural feature protection and conservation areas;

5. Documentation and calculations for any applicable site design credits that are being utilized; and

6. Methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology. Redevelopment sites on which the land development activity constitutes more than 50 percent of the entire site shall meet the performance criteria of this article as concerns the stormwater runoff from the entire site.

(d) **Stormwater management system.** The description, scaled drawings and design calculations for the proposed post-development stormwater management system, which shall include the following information:

1. A map and/or drawing or sketch of the stormwater management facilities, including the location of nonstructural site design features and the placement of existing and proposed structural stormwater controls, including design water surface elevations,

storage volumes available from zero to maximum head, location of inlet and outlets, location of bypass and discharge systems, and all orifice/restrictor sizes;

2. A narrative describing how the selected structural stormwater controls will be appropriate and effective; cross-section and profile drawings and design details for each of the structural stormwater controls in the system, including supporting calculations to show that the facility is designed according to the applicable design criteria;

3. A hydrologic and hydraulic analysis of the stormwater management system for all applicable design storms (including stage-storage or outlet rating curves, and inflow and outflow hydrographs);

4. Documentation and supporting calculations to show that the stormwater management system adequately meets the post-development stormwater management performance criteria of this article;

5. Drawings, design calculations, elevations and hydraulic grade lines for all existing and proposed stormwater conveyance elements including stormwater drains, pipes, culverts, catch basins, channels, swales and areas of overland flow; and

6. A narrative describing how the stormwater management system corresponds with any watershed protection plans and/or local greenspace protection plan, as applicable.

7. A narrative describing the extent to which non-structural stormwater controls, specifically including stormwater better site design practices, are implemented.

(e) **Post-development downstream analysis.** A downstream peak flow analysis that includes the assumptions, results and supporting calculations to show safe passage of post-development design flows downstream. The analysis of downstream conditions in the report shall address every point or area along the boundary of the project site at which runoff will exit the property. The analysis shall focus on the portion of the drainage channel or watercourse immediately downstream from the project. This area shall extend downstream from the project to a point in the drainage basin where the project area represents 10 percent of the total basin area. In calculating runoff volumes and discharge rates, consideration may need to be given to any planned alteration in future, upstream land use. The analysis shall be in accordance with the GSMM.

(f) **Construction-phase erosion and sedimentation control plan.** An erosion and sedimentation control plan in accordance with article 9 of this development code and the NPDES permit for construction activities. The plan shall also include information on the sequence/phasing of construction and temporary stabilization measures and structures that will be converted into permanent stormwater controls.

(g) **Landscaping and open space plan.** A detailed landscaping and vegetation plan describing the woody and herbaceous vegetation that will be used within and adjacent to

stormwater management facilities and practices. The landscaping plan must also include the following information:

1. Arrangement of planted areas, natural and greenspace areas and other landscape features depicted on the plan drawings;

2. Information necessary to install the landscape features shown on the plan drawings;

3. Descriptions and standards for the methods, materials and vegetation to be used in the installation;

4. Density of plantings;

5. Descriptions of the stabilization and management techniques used to establish vegetation;

6. Identification of the party responsible for ongoing maintenance of vegetation for the stormwater management facility and the practices to be employed to ensure that adequate vegetative cover is preserved; and

7. The extent to which landscaping will implement stormwater better site design practices.

(h) **Operations and maintenance plan.** Detailed description of ongoing operations and maintenance procedures for stormwater management facilities and practices to ensure their continued function as designed and built, or preserved. This plan will identify the components of a stormwater management facility or practice that must to be regularly inspected and maintained, and the equipment and skills necessary to the inspections and maintenance. The plan shall include an inspection and maintenance schedule, maintenance tasks, responsible parties for maintenance, funding, access and safety issues. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the process for revisions or additional maintenance procedures shall be included in the plan.

(i) **Maintenance access easements.** The applicant shall provide unfettered access to stormwater management facilities and practices requiring regular maintenance at the site from public right-of-way. Such access shall be sufficient to accommodate all necessary maintenance equipment. Such access shall also be for the purpose of inspection and repair and shall be guaranteed by the granting of a permanent, maintenance access easement. Upon final inspection and approval, a plat or document indicating that such easements exist shall be recorded and shall survive the transfer of title to the property.

(j) **Inspection and maintenance agreements.** Unless an on-site stormwater management facility or practice is dedicated to and accepted by the City of Powder Springs, the applicant shall execute an easement and an inspection and maintenance agreement binding on all subsequent owners of land served by an on-site stormwater management facility or practice in accordance with this article.

(k) **Evidence of acquisition of applicable local and non-local permits.** The applicant shall certify and provide documentation to the City of Powder Springs that all other applicable environmental permits have been acquired for the site prior to approval of the stormwater management plan.

Sec. 11-35. Stormwater Management Inspection and Maintenance Agreements.

(a) **Execution required.** Prior to issuance of any permit for a land development activity requiring a stormwater management facility or practice hereunder, and for which the City of Powder Springs requires ongoing maintenance, the applicant or owner of the site shall execute an inspection and maintenance agreement and/or a conservation easement, if applicable, that shall be binding on all subsequent owners of the site.

(b) **Approval.** The inspection and maintenance agreement must be approved by the City of Powder Springs prior to plan approval and recorded in the deed records upon final plat approval.

(c) **Responsible party.** The inspection and maintenance agreement shall identify by name or official title the party responsible for implementing the inspection and maintenance procedures. Responsibility for the operation and maintenance of the stormwater management facility or practice, unless assumed by a governmental agency, shall remain with the property owner and shall pass on to any successor owner. In the event portions of the land are sold or otherwise transferred, legally binding arrangements shall be made to assign the inspection and maintenance responsibilities to the appropriate successors in title. These arrangements shall designate the party to be permanently responsible for the inspection and maintenance for each portion of the site.

(d) **Schedule.** An inspection and maintenance schedule shall be developed as part of the inspection and maintenance agreement to ensure proper functioning of the stormwater management facility or practice. The agreement shall also include plans for annual inspections to ensure proper performance of the facility between scheduled maintenance and shall also include remedies for the default thereof.

(e) **Right of inspection.** The terms of the inspection and maintenance agreement shall provide for the right of entry to property by the City of Powder Springs at reasonable times and in a reasonable manner for the purpose of inspection.

(f) **Additional enforcement by city.** In addition to enforcing the terms of the inspection and maintenance agreement, the City of Powder Springs may also enforce all provisions for ongoing inspection and maintenance contained in this article.

(g) **Surety.** The city may require the posting of bonds or other security to guarantee performance of construction and/or maintenance obligations of this article.

Sec. 11-36. Application Procedure.

(a) All applications for land development permits shall be filed with the City of Powder Springs department of community development. See article 8 of this development code.

(b) Two copies of the stormwater management plan and the inspection maintenance agreement shall also be submitted.

(c) The City of Powder Springs shall inform the applicant in writing of an approval or denial of a land development permit application, stormwater management plan, or an inspection and maintenance agreement. In approving or disapproving stormwater management plans, the community development director will base the decision in part on the extent to which opportunities for implementing stormwater better site design practices. After consultation with the director of public works and the applicant, the community development director may disapprove a stormwater management plan if the applicant has failed to consider non-structural stormwater management alternatives and implemented stormwater better design practice(s), where feasible.

(d) If an application for stormwater management plan or inspection and maintenance agreement is denied, the applicant may revise any information not in compliance with this ordinance as identified by the city and resubmit the same.

(e) Upon a finding by the city that the permit application, stormwater management plan and inspection and maintenance agreement, meet the requirements of this article, the community development director shall issue a permit for the land development project, provided all other legal requirements for issuance of such permit have been met.

Sec. 11-37. Responsibilities after Permit Issuance.

Upon issuance of the permit, the applicant or other responsible party conducting the land development project shall be subject to the following requirements:

(a) The applicant shall comply with all applicable requirements of the approved plan and this ordinance and shall certify that all land clearing, construction, land development and drainage will be performed according to the approved plan;

(b) The land development project shall be conducted only within the area specified in the approved plan;

(c) City personnel shall have access to the site to conduct periodic inspections of the project;

(d) No changes shall be made to an approved plan without review and written approval by the director of community development; and,

(e) Upon completion of the project, the applicant or other responsible party shall submit the engineer's report and certificate and as-built plans required by this article.

Sec. 11-38. Modifications for Off-Site Facilities.

If provisions are made to manage stormwater by means of an off-site or regional facility, such off-site or regional facility shall meet the following requirements:

(a) It shall be located on property legally dedicated for that purpose;

(b) It shall be designed and adequately sized to provide a level of stormwater quantity and quality control equal to or greater than that which would be afforded by on-site practices;

(c) It shall be controlled by an identified, legally-obligated entity responsible for long-term operation and maintenance of the off-site or regional stormwater facility;

(d) On-site measures shall be implemented, where necessary, to protect upstream and downstream properties and drainage channels from the site to the off-site facility; and

(e) A stormwater management plan shall be submitted to the City of Powder Springs that documents the adequacy of the off-site or regional facility.

(f) To be eligible for a modification, the applicant must demonstrate to the satisfaction of the public works director that use of an off-site or regional facility will not cause any the following impacts to upstream or downstream areas:

1. Increased threat of flood damage to public health, life or property;

2. Deterioration of existing culverts, bridges, dams or other structures;

3. Accelerated stream bank or streambed erosion or siltation;

4. Degradation of in-stream biological functions or habitat; or

5. Water quality impairment in violation of State water quality standards or violation of any state or federal regulations.

[Secs. 11-39 and 11-40 Reserved.]

Division IV. Inspections and Maintenance.

Sec. 11-41. Inspections.

Inspections may include, but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater and material or water in stormwater

management facilities; and evaluating the condition of stormwater management facilities and practices. Inspections will be provided at different intervals including:

(a) **During construction.** Periodic inspections of the construction of the stormwater management system shall be conducted by the staff of the City of Powder Springs or conducted and certified by a professional engineer who has been approved by the City of Powder Springs. Construction inspections shall utilize the approved stormwater management plan for establishing compliance.

(b) **Ongoing.** Stormwater management facilities and practices included in a stormwater management plan that are subject to an inspection and maintenance agreement must undergo ongoing inspections to document maintenance and repair needs and ensure compliance with the requirements of the stormwater maintenance agreement, the approved stormwater management plan, and the requirements of this article.

(c) **Other.** Other, or additional, inspection programs may be established by the City on any reasonable basis including, but not limited to, the following actions: routine inspections; random inspections; inspections based on complaints or other notice of possible violations; and joint inspections with other agencies inspecting under environmental or safety laws.

(d) **Following completion.** A final inspection shall be required following completion and prior to release of any performance securities.

Sec. 11-42. Documentation of Inspections.

All inspections shall be documented by written reports containing the following information:

(a) The date and location of the inspection;

(b) Indication as to whether construction is in compliance with the approved stormwater management plan;

(c) Deviations from the approved construction specifications; and

(d) Any other deviation or violation of the conditions of the approved stormwater management plan.

(e) The applicant shall be notified in writing of the nature of any violations found and the required corrective actions.

Sec. 11-43. Right-of-Entry for Inspection.

Authorized personnel of the city shall have the right to enter any property that the city has a reasonable basis to believe that a violation of this article is occurring or has occurred and to enter when necessary for abatement of a public nuisance or correction of a violation of this article.

Sec. 11-44. Certification and As-built Plans.

(a) Prior to issuance of a certificate of occupancy, a professional engineer shall certify that the completed project complies with the approved stormwater management plan.

(b) All applicants shall submit actual "as built" plans final design specifications for all stormwater management facilities and practices for once final construction is completed.

Sec. 11-45. Records of Maintenance Activities.

Parties responsible for operation and maintenance of a stormwater management facility shall provide all records of any maintenance and repairs to City of Powder Springs within 30 days upon written request.

Sec. 11-46. Failure to Maintain a Stormwater Management Facility.

In addition to other remedies generally available to the city for violations of this development code, the city may pursue the remedy specified in this section.

(a) In the event a responsible party fails or refuses to meet the requirements of the inspection and maintenance agreement, the City of Powder Springs upon 30 calendar days written notice may correct a violation of the design standards or maintenance requirements by performing the necessary work to place the facility or practice in proper working order.

(b) Violations that constitute an immediate danger to public health or public safety shall be cured within 24 hours of receipt of such written notice.

(c) The City of Powder Springs may assess the owner(s) of the facility for the cost of repair work that shall be a lien on the property, and may be placed on the ad valorum tax bill for such property and collected in the ordinary manner for such taxes.

[Secs. 11-47 to 11-50 Reserved.]

ARTICLE 12
TREE PROTECTION, BUFFERS, AND LANDSCAPING

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Appendix 12-A Powder Springs Tree Species List

Division I. Purpose and General Provisions.

Sec. 12-1. Findings.

(a) Trees are a valuable community resource that the City desires to conserve and increase. Trees provide food and shelter for wildlife, reduce noise and glare, provide wind breaks, purify the air, control erosion, reduce stormwater runoff, moderate temperatures, increase property value, improve water quality, increase the aesthetic qualities of the environment, and positively influence human behavior.

(b) This Article also establishes standards for buffers and site landscaping. Buffers can be comprised of landscaping, fencing, walls and earth berms and serve to minimize harmful impacts on surrounding uses such as noise, dust, and glare generated by more intense land uses. Buffers can also reduce visual impacts generated by more intense land uses, establish a sense of privacy and protect the public health, safety and welfare of the community.

Sec. 12-2. Purposes.

(a) **Goals.** It is the goal of the City of Powder Springs to conserve and maintain as much of its existing tree canopy coverage as possible. The purpose of this article is to provide regulations for tree canopy retention and enhancement, protection of individual trees, landscaping, and buffers that promote the quality of the community through sound developmental processes that protect and enhance community resources. The city also

intends to provide flexibility in certain regulations so that the overarching objective of tree canopy can be attained.

(b) **Ancillary objectives.** The city hereby recognizes that trees and vegetation may serve other purposes not explicit in this article, including but not limited to: the provision of adequate sunlight for the operation of solar energy, which may conflict with the tree canopy requirements of this article; the use of landscaping techniques to address sun angles and block prevailing winds; and the selection of landscaping types that produce fruits and nuts for consumption. Landscaping and tree provision is hereby recognized as an opportunity for human food production, not merely for their aesthetic and climatic benefits.

Sec. 12-3. Definitions.

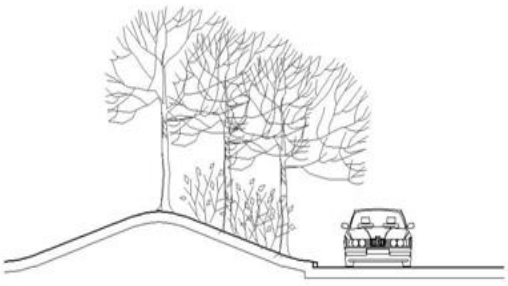
The following terms are defined for the purposes of administering this article. All other terms shall be defined using their common meaning, unless specified in other articles of this development code.

ANSI 300 Standards: The generally accepted (consensus) industry standards for tree care practices, developed by the Tree Care Industry Association (TCIA) and written by a committee called the Accredited Standards Committee (ASC) A300. These standards are based on current research and sound practice for writing specifications to manage trees, shrubs, and other woody plants.

Arborist: A professional certified by the International Society of Arboriculture who possesses the technical competence through experience and related training to provide for or supervise the management of trees and other woody plants in the residential, commercial, and public landscape. In the absence of an appointed arborist, the Director of Community Development or designee shall serve as the arborist for the city.

Berm: A mound of earth, or the act of pushing earth into a mound.

Buffer: An area of natural vegetation, which may be replanted or supplemented with additional natural vegetation, which is intended to provide a visual and dimensional separation between dissimilar land uses.



PLANTED BERM

Building envelope: That portion of a development site or lot where principal buildings are authorized to be constructed. The building envelope is that portion of the development site or lot which remains after excluding required front, side, and rear yards (principal building setbacks) and any required buffers.

Caliper: The diameter of a tree that has not yet been planted measured at a point 6 inches above the ground for up to and including 4-inch caliper trees, and at a point 12 inches above the ground for larger sizes.

Critical root zone: The minimum area beneath a tree that must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone (CRZ) will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to 1.5 times the number of inches of the trunk diameter. See also Figure 12-1.

Crown: The leaves and branches of a tree or shrub; the upper portion of a tree from the lowest branch on the trunk to the top.

Decay: Degradation of woody tissue caused by biological organisms.

Deciduous tree: A woody perennial plant consisting of a trunk, scaffold branches and lateral branches with foliage that is cast off annually.

Development site: That portion of a tract of land that is dedicated to a proposed development, including the land containing trees that will be counted toward satisfying the requirements of this article.

Diameter Breast Height (DBH): The diameter of an existing tree trunk measured at a height of 4½ feet above the ground. If a tree splits into multiple trunks below 4½ feet, all of the trunks will be measured and added together to determine diameter breast height.

Drip line: [see Figure 12-1]

Figure 12-1. Drip Line and Critical Root Zone

Establishment period: The length of time it takes to successfully establish a tree in the landscape, generally considered to be three years from the time of planting.

Evergreen: A plant with foliage that is retained and remains green year-round.

Flush cut: An improper cut made into the stem or parent branch of a limb or branch being removed during pruning, instead of outside the branch collar. Pruning cuts should be in accordance with ANSI 300 Standards.

Ground cover: A low growing plant, other than turf grass, which forms a continuous cover over the ground surface.

Hazard tree: A tree, or any part thereof, that is at risk for failure and threatens the health, safety, or general welfare of a person(s) or property.

Hedge: A row of closely planted shrubs or other plants for the purpose of forming a boundary or fence.

Invasive tree or shrub: Any tree or shrub that is not native and is known to have negative effects on the environment or the economy. Invasive plants commonly threaten the ecosystems of native plants and animals. Certain trees known to be invasive are identified as such on the Powder Springs Non-Native, Invasive Species List.

Landscape plan: A graphic and written document containing criteria and specifications for the arrangement and modification of site features. A landscape plan consists of a site plan indicating the property boundaries and location of proposed plant materials in relation to vegetation to be retained, buildings, parking surfaces and other improvements. A planting schedule and any additional specifications are also included on a landscape plan.

Landscaping: The modification of land for an aesthetic or functional purpose. The area within the boundaries of an individual lot that encompasses the preservation and continued maintenance of existing vegetation as well as installation of trees, shrubs, ground covers, grasses and annuals. Landscaping areas may also include decorative rock, plazas and other decorative pavements, bark, mulch and other similar materials in addition to vegetation and plant material to be retained.

Large canopy tree: A tree with a canopy that covers at least 1,600 square feet at maturity under urban conditions, with crown diameter of at least 45 feet at maturity.

Leader: A dominant upright stem, usually the main trunk. There can be several leaders in one tree.

Medium canopy tree: A tree with a canopy that covers at least 900 square feet at maturity but less than 1,600 square feet under urban conditions, with a crown diameter of at least 35 feet at maturity.

Mulch: Organic matter composed of pine straw, leaves, aged wood chips, compost, pine bark, or a combination thereof, that is applied in a layer on the ground over the roots of a tree to retain soil moisture, improve soil texture, cover and suppress the growth of unwanted vegetation, increase soil nutrients, and provide a favorable habitat for beneficial soil organisms.

Native tree: A tree species that naturally occurs in the Piedmont area of Georgia, in which Powder Springs is located.

Natural area: An area containing natural vegetation that will remain undisturbed during and following development of the property.

Opaque: Impenetrable to view, or so obscuring to view that features, buildings, structures, and uses become visually indistinguishable.

Open soil surface area: The minimum area around a planted tree that shall remain in a permeable condition, typically the equivalent diameter as the critical root zone.

Plant material: Living plants, such as trees, shrubs, ground cover, grasses and perennial flowering plants, turf, and vines that are suitable for ornamental and/or functional use.

Protected tree: Any tree planted or conserved to meet the requirements of this article; and any tree on public property; and any tree within a designated tree preservation area.

Pruning: Removal of woody plant parts.

Qualified professional: An arborist, forester, registered landscape architect, the County Extension Agent, the Georgia Forestry Commission, or other professional accepted by the community development director as having the requisite qualifications as a professional with regard to trees and landscaping.

Re-vegetation: The planting of trees and landscape materials on portions a site devoid of vegetation.

Roots: Woody and fibrous (or "feeder") structures extending from the base of the tree trunk and contained primarily within the soil that function to anchor the tree, store food, and absorb water and nutrients. A tree's root system extends out from the trunk generally two to three times the width of the crown.

Scaffold branches: The primary limbs that form the canopy of a tree. (see Figure 12-2).

Screening: A method of visually shielding or obscuring buildings, structures or uses on one property from view from an adjacent or nearby property through preservation of natural, undisturbed buffers or installation of fencing, walls, berms or densely planted vegetation, or a combination thereof.

Shrub: A self-supporting woody plant that normally reaches a height of less than 15 feet.

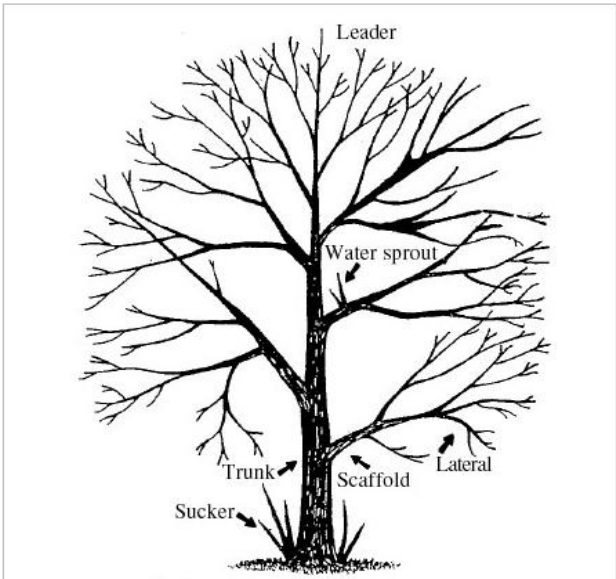


Figure 12-2

Source: Susan C. French, and Bonnie Lee Appleton. A Guide to Successful Pruning, Pruning Deciduous Trees. Virginia Cooperative Extension, Virginia Tech and Virginia State University. http://pubs.ext.vt.edu/430/430-456/430-456.html

Small canopy tree: A tree with a canopy that covers at least 400 square feet at maturity but less than 900 square feet under urban conditions, with a crown diameter of at least 25 feet at maturity.

Street tree: A tree that is planted by or with the permission of the city within the right-of-way of a public or private street, or in an easement abutting such right-of-way, generally for purposes of canopy shade, beautification, and cooling of the microclimate.

Topping: The severe pruning of limbs to stubs larger than three inches in diameter to such a degree so as to remove the normal canopy and disfigure the tree.

Tree: Any living, self-supporting woody perennial plant which normally obtains a trunk diameter of at least 2 inches and a height of at least 10 feet, and typically has one main stem or trunk and many branches.

Tree, hardwood: Any leaf-bearing (not needle-bearing) tree that is not coniferous (cone bearing). This definition is based on local use, and does not necessarily reflect any true qualities of the tree.

Tree, qualifying: Any tree species listed on the Powder Springs Tree Species List, or another tree species that is specifically authorized by the city as a qualifying contributor of tree canopy of 150 square feet or more. Any tree identified on the Powder Springs Tree Species List as an invasive species shall not be considered qualifying trees and shall not be eligible for canopy cover credit.

Tree, softwood: Any coniferous (cone bearing) tree, such as pine, fir, hemlock, cedar, etc. This definition is based on local use and does not necessarily reflect any true qualities of the tree.

Tree, specimen: Any tree in fair or better condition that meets the following standards: 24-inch diameter breast height (dbh) or larger for large hardwoods such as oaks, maples, hickories, poplars, ash, etc.; 30-inch dbh or larger for large softwoods such as pines, cedars, spruce, etc.

Tree, understory: Any tree that grows beneath canopy trees and generally attains a height of less than forty (40) feet at maturity. Understory trees are shade tolerant tree species.

Tree canopy: The total area beneath the drip line of a qualifying tree.

Tree canopy coverage: The total area of a development site or building lot within the tree canopy of all qualifying trees on the site or lot, the actual coverage of which is measured in square feet and which is also required to be expressed as a percentage of the total area of a development site or building lot. Tree canopy coverage includes portions of the development site or building lot with tree canopy extending onto the development site or building lot from an abutting road right of way, or easement, or an abutting private lot within a designated tree protection area

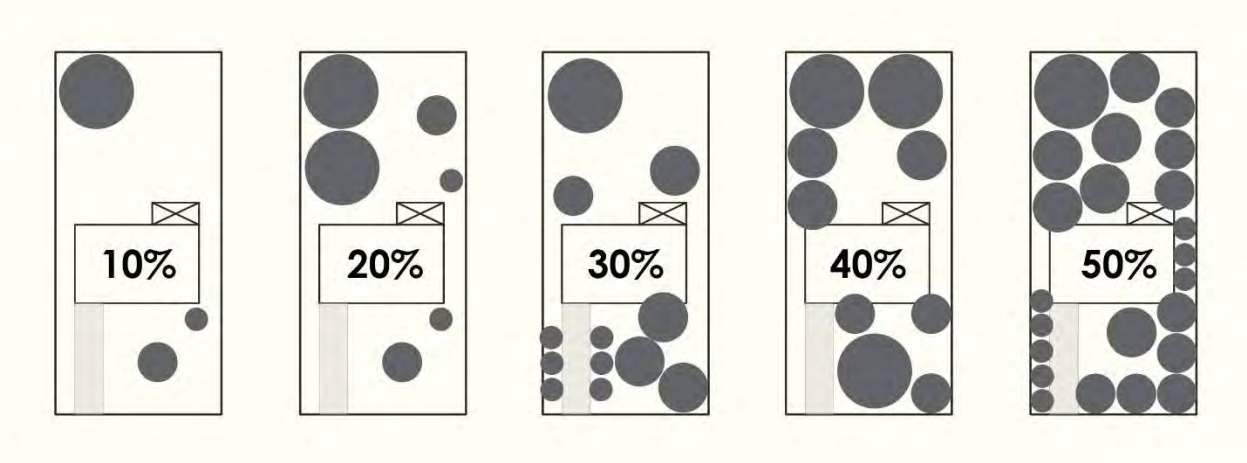


Figure 12-3. Illustrative Canopy Coverage (Residential Lot Shown)

Tree Commission: A commission appointed by the Mayor and City Council primarily to administer division IV of this article pertaining to the planting of street trees; in the absence of appointment of a Tree Commission, the Powder Springs Planning and Zoning Commission shall constitute the Tree Commission. Any person employed by the city as an arborist or serving that function for the city shall be an ex-officio member of the Tree Commission and shall be responsible for advising the Tree Commission.

Tree protection area: An area designated for the purpose of preserving trees, protecting the root systems of trees or preserving natural areas, extending horizontally from the trunk to the critical root zone. For a group of trees, the tree protection zone includes the area within the group of trees and extending horizontally out to the critical root zones of the trees located along the entire perimeter of the group. This definition includes all areas designated for the purpose of meeting tree canopy coverage requirements, saving individual trees, or preserving natural buffers.

Tree species list: A list of trees approved by the city that includes tree species approved for planting in Powder Springs to satisfy the requirements of this article and which may also include information on their characteristics of size, appropriate uses, and growing requirements. The Powder Springs Tree Species List is hereby adopted and made a part of this article as Appendix A.

Trunk: The main stem(s) of a tree, located above ground, extending up from the root system, and supporting the crown. The trunk is responsible for water, nutrient, and carbohydrate transport within the tree and the storage of carbohydrates for future use.

Turf: Ground cover composed of one or more species of perennial grass that is grown as a permanent lawn.

Very small canopy tree: A tree with a canopy that covers at least 150 square feet at maturity but less than 400 square feet under urban conditions, with a crown diameter of at least 15 feet at maturity.

Wound: An opening that is created any time the tree's protective bark covering is penetrated, cut, or removed, injuring or destroying living tissue.

Xeriscaping: Landscaping characterized by the use of vegetation that is drought-tolerant or requires only low water use.

Sec. 12-4. Applicability and Compliance.

(a) Tree protection and tree canopy coverage requirements of this article shall be applied to every activity that requires the issuance of a land disturbance permit under this Development Code, except for activities otherwise exempted by this article.

(b) When a tree save area is established and delineated on a recorded subdivision plat, or an approved land development plan, any and all trees within the tree save area delineated on the plat or land development plan shall be preserved by the subdivider and subsequent lot owner except as otherwise exempted or specifically authorized in this article.

(c) Land disturbance and grading activities shall take place only in accordance with the requirements of this article.

(d) No person shall cut, carve, or otherwise damage or remove any tree except in accordance with the provisions of this article.

Sec. 12-5. Exemptions.

The requirements of this article shall not apply to the following:

(a) Removal of trees by public utility companies and government agencies conducting operations on public and utility rights-of-way and easements or on sites for electric power substations and similar facilities.

(b) Horticultural operations such as farms, nurseries or orchards.

(c) Property in use for tree harvesting or other agricultural activities. No person or firm harvesting standing timber for delivery as pulpwood, logs, poles, posts, or wood chips to any wood yard or processing plant shall be required to obtain any city permit for such harvesting or hauling of forest products (Reference: O.C.G.A. 12-6-24).

(d) Removal of trees from detention ponds and drainage easements where necessary for construction, maintenance or operation of such ponds or drainage improvements.

(e) Removal of any dead tree, or any "hazard" tree as defined.

Sec. 12-6. Administration and Inspections.

(a) **Administration.** This article shall be administered and interpreted by the community development director. The director may but is not required to delegate the functions of administering this article to a city arborist or other designee. For purposes of this article, reference to the "city" shall be construed as the community development director, unless the context clearly indicates otherwise.

(b) **Inspections.** The community development director or designee is authorized and assigned the duty to conduct inspections to ensure that the provisions of this article are met. This authority includes the adoption of procedures for inspections and the recoupment of an inspections fee if established by resolution by the Powder Springs Mayor and City Council.

Sec. 12-7. Variances.

The Powder Springs Mayor and Council is authorized to grant variances to this article in accordance with article 14 of this development code.

Sec. 12-8. Inspections.

(a) **Generally.** Inspections shall be required to ensure that the purposes and provisions of this article are met.

(b) **Preliminary inspection.** A development site or lot shall be inspected with the applicant or his or her agent prior to plan review for the purpose of identifying options for tree conservation, compliance with technical standards and enforcement procedures. The preliminary inspection may be used to confirm the accuracy of any tree survey required to be submitted.

(c) **Tree protection inspection.** An inspection shall be made prior to issuance of a land disturbance permit to insure that all tree protection measures required at that time have been installed, and following land disturbance to ensure the required protection of trees is continued.

(d) **Periodic inspections.** Additional site inspections may occur periodically or at any time during development or construction or encroachment to ensure that all requirements of this article are being met.

(e) **Certificate of occupancy inspection.** A site inspection shall be required prior to issuance of a certificate of occupancy for the purpose of ensuring that all applicable requirements of this article have been met.

Sec. 12-9. Tree Commission.

A tree commission is hereby established to administer certain portions of this article pertaining primarily to the planting of street trees. Unless a separate Tree Commission is appointed by the Mayor and City Council, the Powder Springs Planning and Zoning Commission shall serve as the Tree Commission. Any person employed by the city as an arborist or serving that function for the city shall be an ex-officio member of the Tree Commission and shall be responsible for advising the Tree Commission.

[Sec. 12-10. Reserved.]

Division II. Tree Canopy Coverage.

Sec 12-11. Determination of Existing Tree Canopy Coverage.

(a) **Generally.** Unless otherwise exempt from the requirements of this article, prior to engaging in land subdivision, land disturbance, or land development, it shall be the duty of land developers and subdividers to calculate existing tree canopy coverage on any site to be subdivided, disturbed or developed.

(b) **Sites of two acres or more.** When the site to be subdivided, disturbed, or developed consists of two acres or more, the subdivider or land developer shall submit a tree canopy coverage survey prepared by a qualified professional, showing the location of existing tree canopy coverage on the development site or lot. The survey shall include a calculation of existing tree canopy coverage, i.e., percent of total site area comprised of tree canopy coverage. Tree canopy coverage provided by the existing tree canopy will be determined by actual measurement of the square footage of the canopy of qualifying trees or contiguous stand of qualifying trees, except that sampling methods may substitute for actual measurements of tree canopy coverage for sites of 10 acres or more.

(c) **Sites less than two acres.** For sites less than two acres, the extent of tree canopy coverage can be estimated based on a current or reasonably current (i.e., not more than three years from the date an application for subdivision, land disturbance, or land development is submitted) aerial photograph of the site. In cases where an aerial photograph is used to determine tree canopy cover of a given site, a copy of the aerial photograph shall be provided as part of application for subdivision, land disturbance, or land development. Estimates of tree canopy coverage should be verified in the field by the applicant (with notation of date of field verification so noted in the application) and are subject to verification in the field by the city.

Sec 12-12. Existing Tree Canopy Coverage Retention Required.

(a) Existing tree canopy on the parcel of land to be subdivided, disturbed or developed should be retained to the maximum extent possible. Land developers and subdividers will be required to consider designing land development in a way that protects existing trees

to the maximum extent possible, while allowing for reasonable development of the site as more fully described in this section.

(b) In general, healthy, native trees that are 20 or more inches diameter breast height and significant stands of trees are the highest priority for preservation and conversely trees that exhibit poor form, individual pines or trees that do not appear on the Powder Springs Tree Species List are not considered a priority for preservation. However, specific characteristics of the trees, site and surrounding area should be considered and may call for different priorities, such as native tree growth rates and trees identified in the Powder Springs Tree Species List, buffering natural resources, preventing erosion or slope destabilization, and limiting impacts on adjacent sites.

(c) Where no tree canopy exists on the site to be subdivided, disturbed, or developed, the applicant shall indicate such in the application for subdivision, land disturbance, or land development.

Sec. 12-13. Removal of Existing Tree Canopy and Clearing Limits.

(a) **Findings.** Retention of existing tree coverage is in the public interest and also in the interest of the subdivider or land developer because retention of existing trees and tree canopies is the most cost effective way to meet the tree canopy coverage requirements of this division.

(b) **Stream buffers.** Existing trees shall not be removed from any stream buffer required by state law or required by the soil erosion and sedimentation control regulations of this development code, unless specifically authorized via variance by the Mayor and City Council, and the first 25 foot of stream buffer closest to the stream bed shall not be disturbed unless specifically authorized via variance by the Director of the Georgia Department of Natural Resources Environmental Protection Division.

(c) **Tree save areas.** Existing trees within a tree save area designated on a recorded subdivision plat or approved land development plan shall not be removed except as otherwise specifically authorized via variance by the Mayor and City Council. Existing tree canopy within such a tree save area shall be maintained unless specifically authorized by the city for reduction in accordance with this article.

(d) **Zoning buffers.** Existing trees within natural vegetative buffer required by this development code shall not be removed except as otherwise specifically authorized by the buffer provisions of this Development Code or unless a variance is granted by the Mayor and City Council in accordance with this development code.

(e) **Clearcutting limits.** The community development director shall not authorize a development plan that proposes the clearing of more than 8 acres of land (other than clearing for infrastructure) without the specific authorization of the Mayor and City Council.

(f) **Phasing of clearing.** Clearing for other than installation of infrastructure, right-of-way, or parking areas (for commercial, industrial or institutional developments) on a subsequent phase may not begin until 50 percent of the structures in the previous phase have been issued building permits and 25 percent of the structures in the previous phase have been issued certificates of occupancy.

(g) **Retention of existing canopy.** Where a development site or lot has existing tree canopy, no more than 75 percent of the existing tree canopy coverage of the site or lot shall be removed.

(h) **Existing pine tree canopy.** Where existing pines already comprise 50 percent or more of the required minimum tree canopy coverage, no more pine trees if planted shall be credited toward meeting the minimum required tree canopy coverage.

Sec. 12-14. Minimum Tree Canopy Coverage Requirements by Land Use.

(a) **Minimum ratios.** All subdivisions and land developments shall meet the minimum tree canopy coverage requirements for the land use as indicated in Table 12-1.

Table 12-1
Minimum Tree Canopy Coverage Requirements by Land Use

Land Use	Minimum Tree Canopy Coverage Required (% of development site or lot)
Residential, single-family attached or two-family	20%
Residential, multiple-family	20%
Residential, fee simple townhouse	15%
Office or institutional	20%
Commercial	15%
Industrial	10%
Mixed use	20%

(b) **Determination, uncertainty, and interpretation.** With respect to classifying a land use for purposes of this section, the director of community development shall determine the land use as that use is the principal use of the development site or lot. The director shall be authorized to interpret the land use classifications in Table 12-1 in cases of uncertainty.

(c) **Timing of compliance.** Compliance with the requirements of this section will be determined at the time of development plan review (including review of tree save areas and a landscaping plan proposing tree canopy) for a land development and at the time of preliminary subdivision plat review for a subdivision if required or final plat approval if no preliminary plat is required.

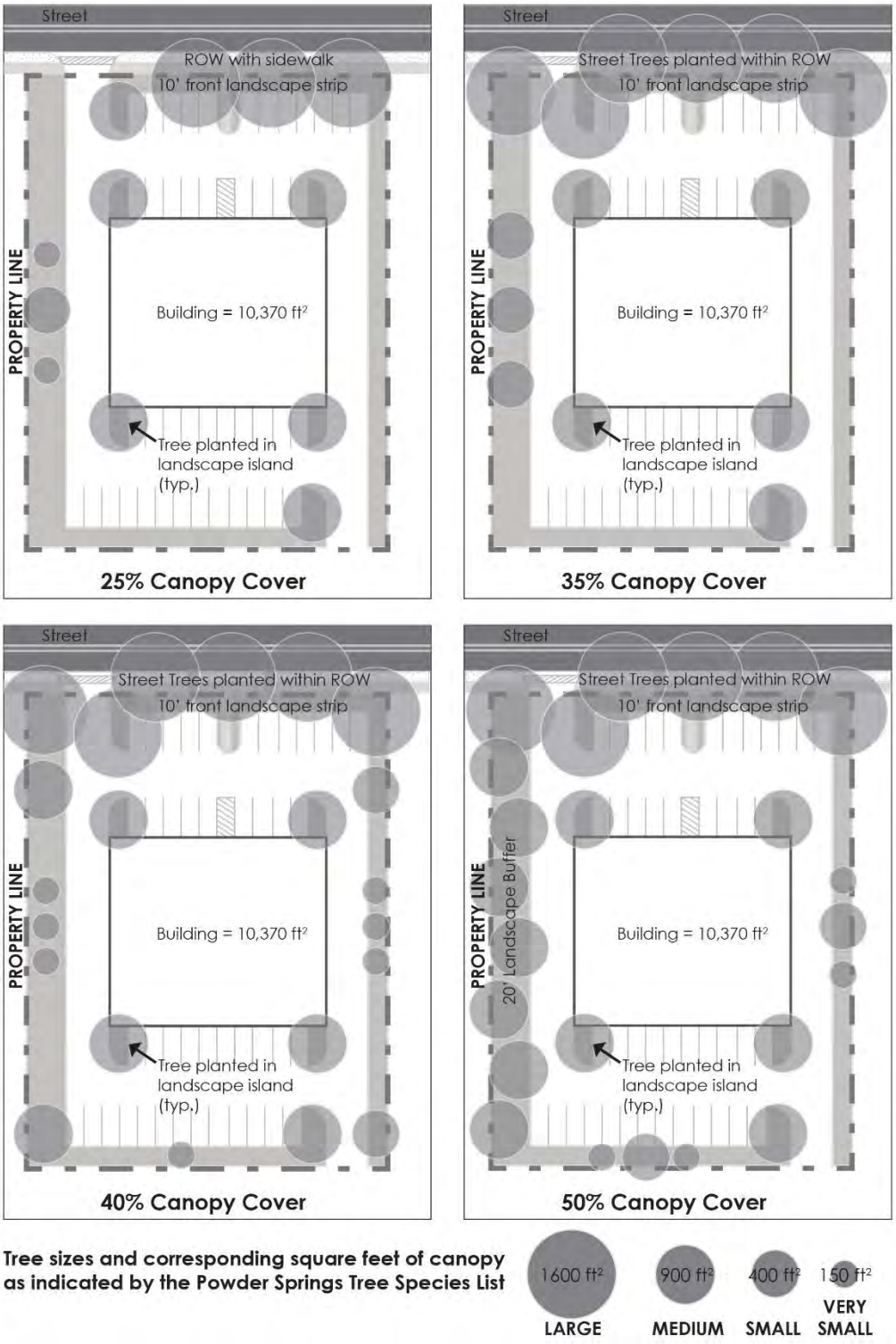


Figure 12-4. Illustrative Tree Canopy Coverage (Commercial Lot Shown)

(d) **Canopy cover credit for individual trees.** For the purposes of this article, the tree canopy cover that is credited to an individual tree shall be either the actual square foot area of the crown's projection directly down onto the ground, or the tree canopy coverage at maturity as specified for the species as listed in the Powder Springs Tree Species List, whichever is greater. Any tree of a species not on the Powder Springs Tree Species List shall be given the tree canopy cover at maturity for the size typical of the species using standard landscaping references.

(e) **Tree canopy credit for specimen trees.** On development sites or lots, existing specimen trees retained and protected per this article shall be given twice the future tree canopy listed in the Powder Springs Tree Species List or twice the actual tree canopy, whichever is greater. In such cases, the area of tree canopy for which credit is given shall always remain in tree canopy, and there shall be no other use of the area other than for tree growth. The area shall remain permeable and undeveloped.

(f) **Compliance at maturity.** For purposes of this Section, a development site or subdivision shall be determined to be in compliance with the requirements of this section at the time any trees on the site are planted at the time of occupancy, even though the trees planted may not have reached maturity such that they provide the tree canopy area for that tree as designated in the Powder Springs Tree Species List. That is to say, compliance will be determined per all existing tree canopy coverage plus that mature tree canopy coverage that will ultimately result from the tree plantings, for the tree or trees as indicated in the Powder Springs Tree Species List.

(g) **Existing canopy.** Development sites and subdivisions which have existing trees which result in a tree canopy coverage that meets or exceeds the requirements of Table 12-1 will not be required to plant additional trees, except as may be required to meet parking lot landscaping, landscape strip, and/or buffer requirements of this Development Code. For purposes of this section, the tree canopy credited to an individual tree shall be either the actual area of the canopy of the tree projected onto the ground, or the tree canopy at maturity for the species as listed in the Powder Springs Tree Species List, whichever is greater.

(h) **Platted and developed single-family residential lots.** Any lot that is recorded and which contains a detached, single-family residence as the principal use of the lot shall meet the 20% minimum tree canopy coverage requirement of this section, if canopy existed at time of adoption of this article. In cases where the minimum tree canopy did not exist, the existing tree canopy on a lot shall be maintained. The City may issue additional development permissions such as a building permit to enlarge the dwelling or the addition of an accessory structure, on the lot even though it does not comply with this 20% minimum tree canopy coverage requirement of this section. However, such lots are not exempt from protecting trees within any tree protection area designated on an approved development plan or a recorded plat for the lot. Individual lots within said subdivision shall not be required to attain the 20% requirement for residential, single-family as specified in Table 12-1.

(i) **Single-family residential subdivisions and individual lots within.** A subdivision designed for detached, single-family dwellings shall comply with this section at the time of preliminary plat approval, if required, or final plat approval if no preliminary plat is required. This means that the total site area included within the subdivision shall be required to meet the requirements of this section and that individual lots within a subdivision shall not be subject to the requirements of this section.

(j) **Maintenance.** The required tree canopy, saved and planted, shall be maintained in perpetuity. Property owners shall have a continuing obligation to maintain the tree canopy percentage coverage required by this division.

(k) **Exemption for lakes and ponds.** The area within natural or manmade bodies of water of two or more acres may be subtracted from calculations of tree canopy required.

Sec. 12-15. Addition of Trees to Meet Minimum Tree Canopy Coverage Requirements.

(a) **When required.** When a development site or subdivision does not meet the minimum tree canopy coverage required by this Section 12-14 via the maintenance of existing trees on site at the time of development or subdivision, respectively, the developer or subdivider shall be required to plant trees on the development site or in the subdivision's boundaries sufficient to meet the requirements of Section 12-14. In cases where the maintenance of trees required by Section 12-14 is calculated for the subdivision as a whole, individual lots shall be planted to meet the minimum tree canopy requirement.

(b) **Locations.** Trees may be planted throughout the development site or lot, although preference should be given to parking lots, and the front yard of the property.

(c) **Species selection standards.** Species shall be selected that are tolerant of growing conditions on the site, including growing space, sunlight, soil moisture, temperature and soil volume. No more than 30 percent of all trees planted on a lot shall be of any one species.

(d) **Pine tree limitation.** Where trees must be added to achieve the required tree canopy coverage requirement for the development site or lot, pine trees shall not comprise more than 50 percent of the tree canopy planted.

Sec. 12-16. Tree Bank.

(a) **Tree bank established.** An alternative means of compliance may be available in certain instances, called the Powder Springs Tree Bank, which is hereby established.

(b) **Purchase of canopy credits.** If the city determines that tree canopy coverage requirements of this division cannot be met on a particular site, due to lack of existing tree canopy coverage, a lack of suitable places on the development site, or within the subdivision to plant trees for canopy, or other condition that renders it impractical to fully comply with this division, owners of property confirmed by the city as being unable to

achieve the tree canopy coverage requirements of this division on a particular site may at their option purchase canopy credits from the Powder Springs Tree Bank to compensate for tree canopy deficits.

(c) **Calculation of the cost of canopy credits.** Canopy deficit is calculated by subtracting the area of tree canopy achieved on site by saved and planted trees from the required tree canopy coverage, rounded up to the nearest 250 square foot increment. Each 250-square foot increment shall equal one canopy credit. Canopy credits may be purchased from the Powder Springs Tree Bank at a cost of $375.00 per credit. This cost assignment is based on average wholesale cost for trees of various sizes that would provide comparable canopy, plus shipping, labor, installation, and a two-year maintenance program.

(d) **Use of funds.** Funds maintained in the Powder Springs Tree Bank shall be administered by the department of community development with consultation by the Tree Commission and shall be used exclusively for increasing, managing and maintaining tree canopy and tree safety on public property. The Tree Commission shall establish an annual program for administration of these funds.

Sec. 12-17. Alternative Locations.

(a) If the city determines that tree canopy coverage requirements of this division cannot be met on a particular site, due to lack of existing tree canopy coverage, a lack of suitable places on the development site, or within the subdivision to plant trees for canopy, or other condition that renders it impractical to fully comply with this division, owners of property confirmed by the city as being unable to achieve the tree canopy coverage requirements of this division on a particular site may be authorized to plant trees at an alternative location as determined by the community development director with consultation from the Tree Commission.

(b) The first priority for such alternative tree planting location shall be the right-of-way in front of the property in question, if space for street tree planting is available. If such space is not available, the community development director with consultation from the Tree Commission may establish planting priorities for public street rights-of-ways or other public lands, or within easements on private properties abutting street rights-of-ways which do not already have street trees alongside them.

(c) The public works director must authorize all street tree plantings as not in conflict with street, sidewalk, utility, and line-of-sight functions.

Sec. 12-18. Tree Species List.

The Powder Springs Tree Species List is hereby adopted and attached as an appendix to this article.

Sec. 12-19. Planted Tree Standards.

(a) **Quality.** Trees planted to satisfy the requirements of this article shall meet minimum quality standards as established in *ANSI 300* standards, as officially revised from time to time.

(b) **Caliper and height.** Trees shall be a minimum of two inches in caliper for deciduous trees, a minimum of eight feet in height for evergreen trees, and a minimum of one-inch caliper per trunk for multi-stemmed trees at the time of planting.

(c) **Critical root zone protection.** Grading, excavating, or locating utilities within the critical root zones of trees shall be prohibited. No activity or materials, including solvents, construction equipment, portable toilets, construction trailers or temporary soil deposits shall encroach or be placed within the critical root zone of any tree protected under the requirements of this article.

(d) **Soil depth.** The soil within an area intended for tree planting shall be well aerated to a minimum depth of eight inches; soils in tree planting islands surrounded by pavement shall be well aerated to a minimum depth of 18 inches.

(e) **Soil composition.** The soil shall contain a minimum of five percent organic matter. Soil pH shall be within a range of 5.8 to 7.0.

(f) **Watering.** Trees shall be "watered in" at the time of planting to eliminate air pockets.

(g) **Staking.** Tree staking is not required, but if installed, shall be removed by the tree owner no later than six months after planting.

(h) **Mulching.** Trees shall be mulched immediately in accordance with the mulching ANSI 300 standards as may be revised from time to time.

(i) **Additional technical standards.** The city with consultation by the Tree Commission may establish additional technical specifications or standard drawings for planting trees which if adopted by the Mayor and City Council will be enforced by the city.

[Sec. 12-20 Reserved.]

Division III. Tree Protection.

Sec. 12-21. Applicability.

(a) No person shall plant, spray, fertilize, prune, top, remove or otherwise disturb any tree on any road right-of-way or public property without first securing written permission from the city.

(b) Unless exempt from the provisions of this article, no person shall remove or otherwise disturb trees on private property except in accordance with the requirements of this article.

Sec. 12-22. Tree Protection and Planting Plan.

Unless exempt from the provisions of this article, prior to commencement of any alteration, defoliation, land disturbance, or development, a tree protection and planting plan prepared by a qualified professional shall be submitted to the city. This will typically be accomplished via the development permit and submission, review, and approval of the plan must take place prior to the issuance of a development permit.

Sec. 12-23. Contents of Tree Protection and Planting Plan.

The following information shall also be included on the tree protection and planting plan:

(a) The extent, location and species of existing trees on the development site or building lot; and

(b) Identification of any tree species, whether existing or proposed to be planted, not on the Powder Springs Tree Species List; and

(c) A spatial delineation of tree canopy coverage on the site and calculation of the existing tree canopy coverage as a percentage of total development site area or lot; and

(d) The boundaries of all tree save areas; and

(e) Location of and specifications for tree protection fencing for individual trees or tree stands to be saved; and

(f) The extent, location and species of trees proposed to be removed; and

(g) The extent, location and species of trees to be planted on the development site or building lot to meet the requirements of this article which shall also be shown in a tree planting schedule that includes Latin names species common names, caliper at time of planting, number of trees by each species type, and percentage of total trees planted for each species. Trees shall not be planted directly on property boundaries. No more than 30 percent of all trees planted on a lot shall be of any one species.

Sec. 12-24. Tree Protection Area Requirements.

(a) **Delineation on plans.** When a tree protection area is required or established pursuant to this article and the property is to be developed it shall be delineated on land development plans including grading plans.

(b) **Delineation on plats.** When a tree protection area is required or established pursuant to this article and the property is to be subdivided, the tree protection area shall be delineated on preliminary and final subdivision plats as tree protection areas.

(c) **Tree protection fencing required.** Trees protection areas on private property shall be actively protected during development with tree protection fencing, installed at the boundaries of all tree save areas prior to any land development or land disturbance activity. Tree fencing shall be comprised of chain-link fencing, orange laminated plastic fencing supported by posts, wooden post and rail fencing, or other equivalent barrier. Tree protection fencing required by this section shall remain in place until construction activities cease, or a certificate of occupancy is issued, or city authorization to remove is given, whichever is later. (see Figure 12-5)

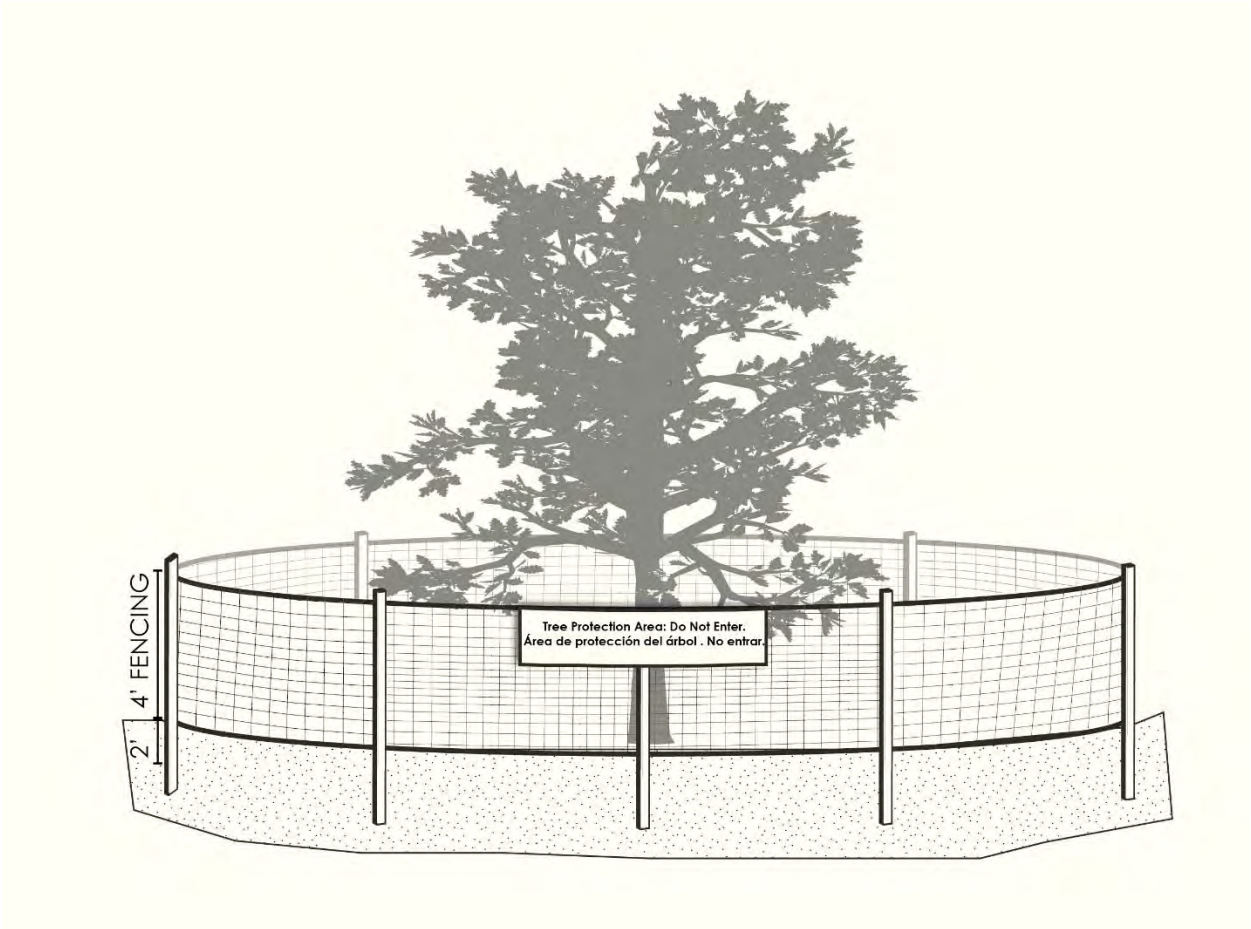


Figure 12-5. Tree Protection Detail

(d) **Tree save area signs required.** Prior to any land development or land disturbance activity, tree protection signs shall be installed. Signs shall be installed along the perimeter of all tree save areas a minimum of every 50 feet and shall include the following text: "Tree Protection Area, Do Not Enter" in both English and Spanish. The signs shall be fabricated of a sturdy material, shall be a minimum of 18 inches by 24 inches, and shall be placed on a sturdy post with the bottom of the sign a minimum height of 30 inches above grade. The signs must remain present at all times during land disturbance and building construction.

(e) **Non-disturbance.** Tree save areas shall remain in a natural, undisturbed condition; activities related to development within a tree save area shall be prohibited. This specifically includes prohibition of the following: vehicle or equipment traffic or storage; materials or supplies storage; placement of temporary or permanent structures; equipment maintenance or washout; wounding of tree trunks; wounding or breakage of limbs or branches greater than four inches in diameter; topping or other improper pruning, such as stub cuts or flush cuts; fires or excessive heat from equipment exhausts; site or lot clearing or grubbing; soil excavation or soil cuts or fills; grading; trenching; tilling; soil compaction; top dressing with fill or soil greater than two inches in depth; and paving.

Sec. 12-25. Tree Damage.

Any tree designated on tree protection and planting plan to be used to comply with the required tree canopy and therefore, to be saved, that is damaged during construction or as a result of construction as determined by the city such that removal is required shall be treated according to ANSI 300 standards or replaced with a tree or trees equal to the tree canopy area and of a similar species. Any specimen tree damaged shall be replaced with trees equal to twice the canopy area at maturity of the tree so damaged.

Sec. 12-26. Tree Replacement.

(a) The property owner or his or her assigns shall replace any protected tree that dies or is removed from a site if such removal results in a tree canopy coverage less than that required by this article, or any other deficiency with regard to meeting the requirements of this article. Replacement is required by the next planting season with a tree of the same or similar species and projected canopy size at maturity.

(b) Replacement of specimen trees for which tree canopy credit was received during development shall be at the rate of twice the actual tree canopy of the specimen tree or twice the tree canopy at maturity, whichever is greater.

Sec. 12-27. Tree Removal.

A permit is not required for the removal of trees. This section provides clarification and additional provisions with respect to tree removal.

(a) **Exemptions.** Tree removal is authorized when such tree removal is consistent with Sec. 12-5, "Exemptions." That section includes the removal of dead or hazard trees and specifies other exemptions.

(b) **Protected trees.** Subject to exemptions specifically authorized, no authorization shall be given by the city to remove trees in any of the following circumstances, except by approval of a variance: (1) when located within any tree protection area recorded on a final subdivision plat or established on approved land development plans; (2) any tree within any stream buffer established or required by the city's soil erosion control ordinance and this Development Code (which if involving disturbance of the first 25 feet of stream buffer closest to the stream bed, must also obtain variance approval from the Georgia Department of Natural Resources); (3) any tree within a buffer between incompatible uses as required by or as established pursuant to this article; and (4) any tree saved or planted to meet the requirements of this article, as indicated on approved tree protection or landscaping plans on file with the city.

(c) **Replacement.** It shall be the responsibility of each lot owner to maintain compliance with the tree canopy requirements of this Article. If the removal of trees, including dead or hazard trees, would cause the lot to no longer comply with the minimum tree canopy coverage requirements of this Article, then the lot owner shall be obligated to replace the removed trees as required by Sec. 12-26 of this division.

(d) **Tree removal on lots containing a single-family dwelling.** On lots containing an existing detached, single-family dwelling, trees may be removed only in accordance with the provisions of this section. Existing single-family lots on which a single-family detached dwelling exists shall not be required to file tree protection and tree conservation plans as otherwise required by this division for tree removal of less than 10 trees in an 18 month period. Tree removal requests of more than 10 trees will be require a simplified tree protection and tree conservation plan. A lot containing a detached single-family dwelling that does not meet the minimum tree canopy coverage requirements of this article shall not remove any trees unless tree removal is compensated with tree planting that will at maturity provide tree canopy equivalent to that removed.

(e) **Inspections, determinations and authorizations.** The community development director may upon request of a property owner inspect trees proposed to be removed. The director may issue letters of determination or authorization upon request of a property owner, indicating whether the contemplated removal of trees is in compliance with this section and this article generally. This development code authorizes enforcement in cases where noncompliance is determined.

[Secs. 12-28 to 12-30 Reserved.]

Division IV. Street Trees.

Sec. 12-31. Street Trees Required for New Streets.

(a) **Required.** Independent of and in addition to all other requirements of this article, street trees are required along all new public and private streets.

(b) **Public streets.** When a new public street is developed as a part of subdivision, the subdivider shall install street trees in accordance with this division and as indicated in an approved application for preliminary plat, prior to the dedication of the public street.

(c) **Private streets.** When a new private street is developed as part of a subdivision or land development, the subdivider or land developer shall install street trees in accordance with this division and as indicated in an approved application for preliminary plat or development permit, at the time specified in the approved plat or plan application.

(d) **Agreement to defer.** The city may accept an alternative arrangement where some but not all of the responsibility to plant street trees is deferred to builders, homeowners associations, and/or individual lot owners. In cases where an agreement to defer street tree planting is approved by the city, the entity named responsible for the planting of street trees shall install them in accordance with this division and as indicated in any specifications made a part of the agreement. Any such agreement shall be in a form acceptable to the city attorney.

Sec. 12-32. Location of Street Trees.

(a) Street trees shall be planted within the right-of-way of the street or, where the right-of-way width is insufficient to accommodate street trees or there is no assigned right-of-way for a private street, street trees may be planted on private property; provided, however, that the city may require an easement dedicated to the city for street trees planted on private property abutting public or private streets. (see Figure 12-6)

(b) Actual locations of individual street trees shall be subject to approval of the city. The public works director must authorize all street tree plantings as not in conflict with street, sidewalk utility, and line-of-sight functions. Street trees shall not be allowed which obstruct the vision of motorist or that encroach into vision clearance zones or required sight visibility triangles. Root barriers for street trees shall be installed where roots threaten to cause sidewalk to buckle (see Figure 12-6 for detail).

(c) Street trees shall not be planted within 30 feet of the intersection of public or private streets; within 20 feet of street light and utility poles; within 10 feet of existing walls, fences, signs, driveways, or fire hydrants; or within 5 feet of existing underground utility corridors and sidewalks.

(d) Street trees shall be spaced at appropriate intervals considering the canopy size and height of the tree at maturity. Generally, this means that there should be a minimum

spacing of 15 feet for very small canopy, 20 feet for small canopy, 40 feet for medium canopy, and 60 feet or more for large canopy trees at maturity.

(e) When street trees are proposed to be planted under or within 5 feet of overhead power lines or utilities, only those trees classified as “very small” or “small” in Appendix A, Powder Springs Tree Species List may be planted. Additionally, underneath or near overhead power lines or utilities, only those species indicated with an “X” or “XX” (i.e., good or especially good) with regard to utility corridors in the Powder Springs Tree Species List should be planted.

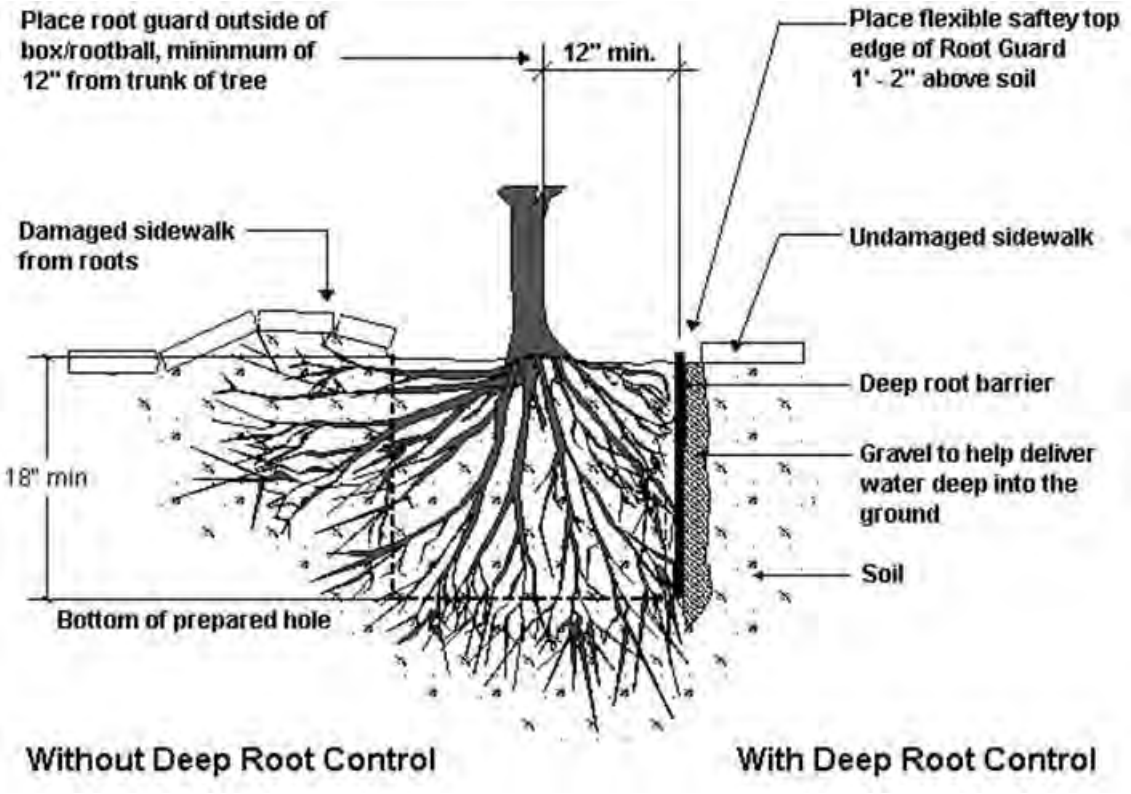


Figure 12-6. Root Barrier Detail

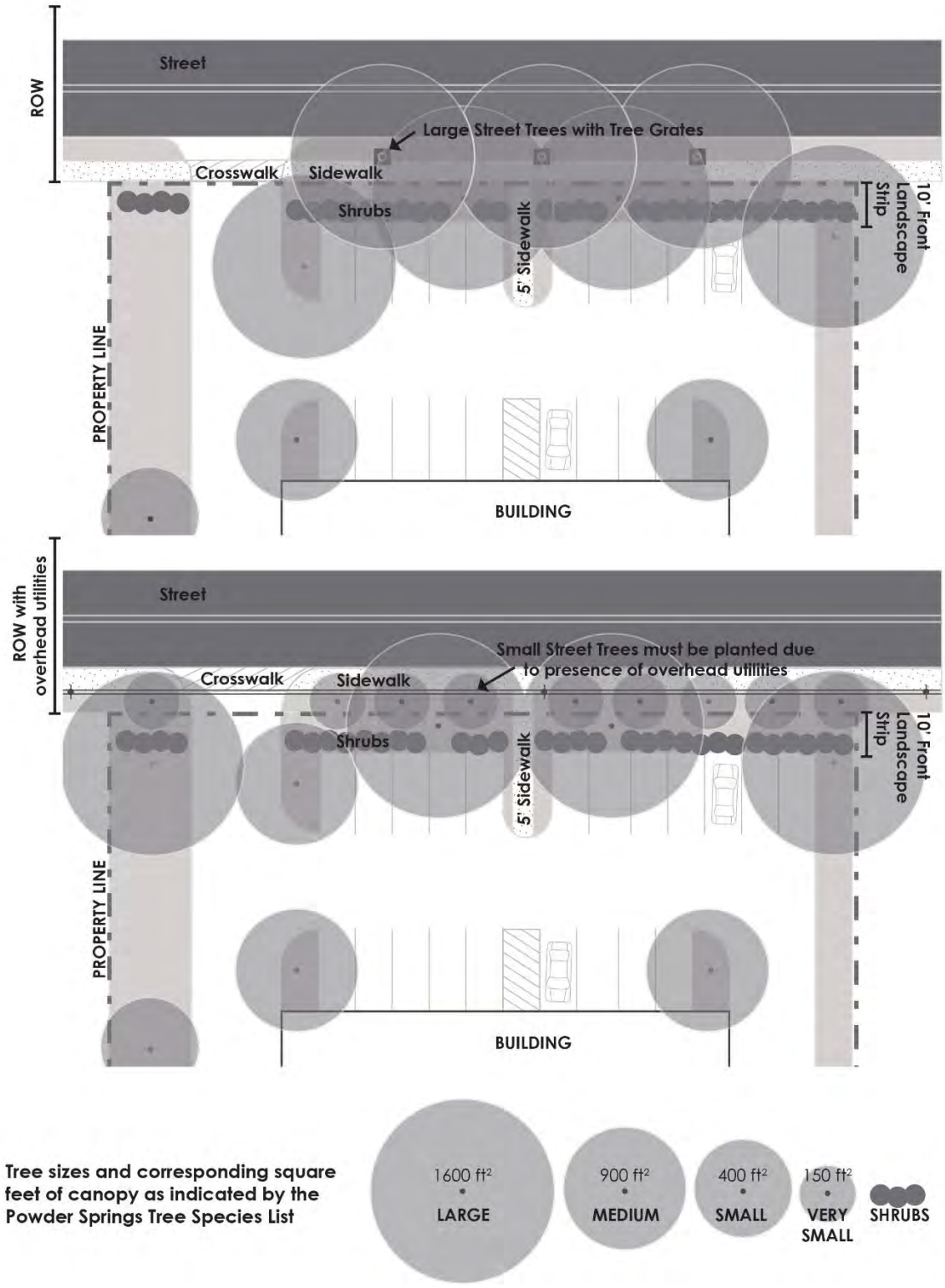


Figure 12-7. Street Tree and Front Landscape Relationships (Detail)

Sec. 12-33. Specifications for Street Trees.

(a) **Number and spacing.** One street tree shall be planted along every street frontage at a quantity equal to one tree per 40 feet of property frontage. Normally, this will mean the street trees are planted, thus being distributed more or less evenly along the street frontage for maximum shade coverage. However, line-of-sight requirements at street intersections and driveways may necessitate modification of the spacing and exact location of street trees. Furthermore, a more informal tree grouping of street trees may be approved rather than rows with equal spacing of street trees.

(b) **Accommodation of existing trees.** Where one or more healthy trees already exist along the street frontage in such a way as to obviate the need for street tree planting, the city may waive or partially waive the tree centering requirement.

(c) **Species.** Street trees shall be selected from the species listed on the Powder Springs Tree Species List. The community development director in consultation with the Tree Commission may establish specific priorities and the species type or mixture of species type which if specified shall be followed. The director with consultation by the Tree Commission may also authorize species not on the Powder Springs Tree Species List to be planted as street trees.

(d) **Root barriers**. The street tree plan shall propose, and the community development director shall require, installation of root barriers, in accordance with manufacturer's specifications, when trees are planted within five feet of a sidewalk, curb, paved surface, or underground utility corridor. Street trees installed between a sidewalk and curb and gutter shall require root barriers along both the sidewalk and the curb. Street trees installed between an underground utility corridor and a sidewalk shall require root barriers along both the utility corridor and the sidewalk. The street tree plan shall identify all street trees that require installation of root barriers. The linear distance of the root barrier shall be determined based on the critical root zone of the tree at maturity but in most instances shall be no less than 20 feet in length (10 feet from the trunk of the tree in each direction) parallel to the improvement to be protected.

(e) **Material and depth specifications for root barriers**. Street tree root barriers can be made of durable high-density polyethylene or thick plastic, metal, or herbicide-impregnated cloth, buried vertically in the soil. Effective depths depend upon soil texture. Usually 18 to 24 inches in vertical depth is required for protection. Install root barriers by trenching along the area to be protected. See Figure 12-6. Root Barrier Detail.

Sec. 12-34. City Authority to Plant and Care for Street Trees.

(a) While the responsibility for planting and maintaining street trees is assigned to private parties, the City of Powder Springs shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the right-of-way of all streets, alleys, avenues,

lanes, squares and public grounds, as may be necessary to insure public safety and maintenance of street trees and landscaping.

(b) No person shall plant, spray, fertilize, prune, remove or otherwise disturb any tree on any street right-of-way or public property without first securing written permission from the City.

(c) It shall be unlawful for any person or firm to top or severely prune any street tree, or other tree on public property.

[Secs. 12-35 to 12-40 Reserved.]

Division V. Buffers Between Incompatible Uses.

Sec. 12-41. Required.

(a) Buffers shall be established as required by this development code and any applicable conditions of zoning or other development approvals.

(b) A buffer shall be required between any multi-family or nonresidential development project along a side or rear lot line that abuts a less intense land use, as provided in Table 12-2.

Table 12-2
Situations Where Buffer Required

	1. Provide a buffer on the lot of this use			
	⬇	⬇	⬇	⬇
2. Along a side or rear lot line next to this use or zoning ⬇	**1- or 2-Family Residence**	**Multi-Family**	**Office or Commercial**	**Industrial**
1- or 2-Family Residential		**X**	**X**	**X**
Multi-Family			**X**	**X**
Office or Commercial				**X**
Light or Heavy Industrial				
			X = buffer required	

Sec. 12-42. Buffer Specifications.

(a) **When required.** Buffers required by this division shall be established at the time of construction of any new development on the lot for which a buffer is required by this division.

(b) **Width.** The width of the buffer shall be as specified in this development code, except as otherwise specifically permitted to be reduced in accordance with this division.

(c) **Undisturbed.** Buffers required by this division shall remain undisturbed, except where necessary to add vegetation to meet screening requirements, unless encroachments are specifically authorized by this section.

(d) **Screening.** The buffer must be sufficiently dense to substantially obstruct the view (i.e., near maximum opacity) from the normal level of a first-story window on an abutting lot from the ground to a minimum height of six (6) feet, within two growing seasons. Where the existing vegetation within a required buffer does not achieve the desired screening, additional trees and shrubs shall be installed in accordance with the specifications of Table 12-3; provided, however, that the community development director may approve modifications to the specifications of Table 12-3, including the incorporation of deciduous vegetation within the buffer, when the application of alternative planting specifications achieves an equivalent or greater amount of year-round screening.

Table 12-3
Planting Specifications by Required Buffer Width

Width of Required Buffer	Planting Specification
10 feet	One row of evergreen shrubs having a minimum height of six feet, planted four (4) feet on center and one row of evergreen trees having a minimum height of eight feet with branching to the ground and planted 30 feet on center.
20 feet	Two staggered rows of evergreen trees having a minimum height of eight feet with branching to the ground and planted 30 feet on center.
30 feet	Three staggered rows of evergreen trees having a minimum height of eight feet with branching to the ground and planted 30 feet on center.
40 feet	Four staggered rows of evergreen trees having a minimum height of eight feet with branching to the ground and planted 30 feet on center.
Over 40 feet	Four staggered rows of evergreen trees plus one additional staggered row for each 10 additional feet of buffer width.

(e) **Encroachments.** Required buffer areas shall contain no driveways, parking areas, patios, stormwater detention facilities, or any other structures or accessory uses, except that a fence or wall may in certain instances be erected as provided in Sec. 12-43 as alternative compliance to meet the visual screening required to meet the buffer requirements of this development code. Underground utilities may be permitted to cross a buffer if the screening standards of this development code will be subsequently achieved. Vehicular access through a buffer may be allowed only by approval of the Mayor and City Council.

(f) **Protection.** Natural buffers required by this division shall be protected during land development and construction in accordance with the tree protection provisions of this article.

Sec. 12-43. Buffer Width Reduction.

(a) **Reduction.** The community development director may approve a reduction in the required buffer width to a width of no less than 75 percent of the buffer width otherwise required, but no less than 10 feet; provided that a six-foot high fence or masonry wall is installed along the innermost portion of a required buffer and not on the property line.

(b) **Fencing.** If fencing is authorized to be utilized in a buffer, the fence must be constructed of rot-resistant material or protected from deterioration with water-proofing material. The finished or decorative face of the fence shall be oriented toward the exterior of the property (abutting site to be screened) rather than the interior of the property on which the fence is located. Fences must be maintained in good order and shall be replaced if damaged or repaired if in disrepair.

(c) **Earthen berm.** If an earthen berm is authorized to be established in lieu of a full-width buffer, the earthen berm shall have a maximum side slope of 50% (1 foot of vertical rise to 2 feet of horizontal run). Earthen berms shall not be constructed within the drip line of any existing trees that will remain on the property.

Sec. 12-44. Buffer Waiver.

The Mayor and City Council may waive a buffer requirement or reduce its extent to a temporarily appropriate level of screening if the comprehensive plan anticipates future development on the adjoining property in a land use category such that a buffer would not be required by this development code once the adjoining property is rezoned or developed.

Sec. 12-45. Buffer Maintenance.

Every required buffer shall be maintained by the owner of the property where the buffer is located, so as to provide an opaque visual screen to a height of 6 feet on a continuous, year-round basis.

[Secs. 12-46 to 12-50 Reserved.]

Division VI. Landscaping.

Sec. 12-51. When Required.

(a) The landscaping requirements of this division shall apply to all land uses for which a development permit or building permit is required to be issued, except for lots containing detached, single-family or two-family dwellings.

(b) The exemption of individual lots containing detached, single-family and two-family dwellings shall not be construed to exempt the filing of a landscape plan for residential subdivision entrances and/or landscaping installation on common areas within such subdivision.

Sec. 12-52. Front Landscape Strip.

(a) **Width required.** A front landscape strip with an average width as specified in article 2, Table 2-4, for the zoning district in which the property is located, is required and shall be installed prior to a certificate of occupancy, except that this section shall not apply to lots containing detached, single-family and two-family dwellings, regardless of zoning district and notwithstanding the requirements of article 2, Table 2-4. The community development director may permit existing natural vegetation of comparable width to be retained and can allow such natural vegetation to satisfy the requirements of this section.

(b) **Frontage landscaped.** Required front landscape strips shall be installed in accordance with this section along the entire property line fronting the street, except for approved access crossings.

(c) **Variation.** The width of a required landscape strip may be varied, provided that the total area within the front landscape strip provided meets or exceeds the amount of landscaped area as would be achieved if the average width front landscape strip were planted; provided, however, that no required front landscape strip shall be reduced to a width of less than three feet. The purpose of varying the width of the required front landscape strip is to accommodate such features as sidewalks connecting to the public street, fire hydrants or other public improvements if located within an easement on private property, and signs. Within the area counted as a front landscape strip, decorative walls or other decorative features may be approved by the community development director.

(d) **Relation to tree canopy and street trees.** The required front landscape strip shall be the priority location for the planting of trees as may be required to comply with division II (Canopy) of this article and in some cases to comply with division IV (Street Trees) of this article. Each front landscape strip shall have canopy trees planted at 40 foot on center for the entire length except for approved access crossings. It may be necessary to provide a wider front landscape strip than that required by this development code in order to provide canopy trees, in which case a front landscape strip width should be varied to provide wider planting spaces for canopy trees and street trees, while narrowing the width

(no less than 3 feet) of the front landscape strip in other portions to meet the required average.

(e) **Parking lot hedge screen.** All vehicle parking lots with five spaces or more abutting or within 20 feet of a public or private street right-of-way shall be screened by planting (in addition to canopy trees) 10 shrubs for every 40 linear feet of street frontage, excluding driveways.

(f) **Alternative screens.** The community development director may approve other methods of screening vehicle parking lots with five spaces or more abutting or within 20 feet of a public or private street right-of-way, when the planting of shrubs conflicts with priorities for tree canopy. Alternatives include but are not limited to the following: using existing natural vegetation retained and supplemented as necessary with vegetation where sparsely vegetated to form an effective screen; an earth berm three feet above the finished grade of the parking lot nearest the street as measured at the crest of the berm, with five shrubs planted for every 40 linear feet of street frontage excluding driveways; or a brick, stone, or finished concrete wall having a minimum height of three feet, in combination with five shrubs planted for every 40 linear feet of street frontage excluding driveways. Combinations of these options along lengthier frontages are to be encouraged to achieve the objective of maintaining and enhancing tree canopy.

(g) **Stormwater best management practices (BMPs).** Stormwater BMPs may be applied or incorporated within front landscaping strips, and a front landscaping strip may if appropriate be accepted as a BMP.

Sec. 12-53. Side Landscaping Strip.

(a) Landscaping alongside or paralleling side lot lines is optional, but landscaping areas large enough to accommodate individual trees or tree stands should be provided where necessary to meet tree canopy coverage requirements of this article.

(b) If vehicle parking lots with 5 spaces or more will be visible from the fronting street along the side property line, a parking lot hedge screen or another alternative screen along that visible edge of the vehicle parking lot will be required and shall be installed.

(c) One canopy tree shall be provided for each 40 feet of side landscaping length, if side landscaping is provided.

(d) Stormwater Best Management Practices (BMPs) may be applied or incorporated within side landscaping strips, and a side landscaping strip may if appropriate be accepted as a BMP.

Sec. 12-54. Interior Parking Lot Landscaping.

(a) **Tree canopy cover in parking areas.** One parking lot canopy tree for each ten parking spaces is required and shall be installed; provided, however, that a parking lot consisting of fewer than ten spaces may incorporate the required parking lot trees around its perimeter. No more than 10 contiguous parking spaces shall be allowed without a minimum of one landscape island or peninsula containing trees. Existing trees if retained may qualify for parking lot canopy trees. (see Figure 12-8)

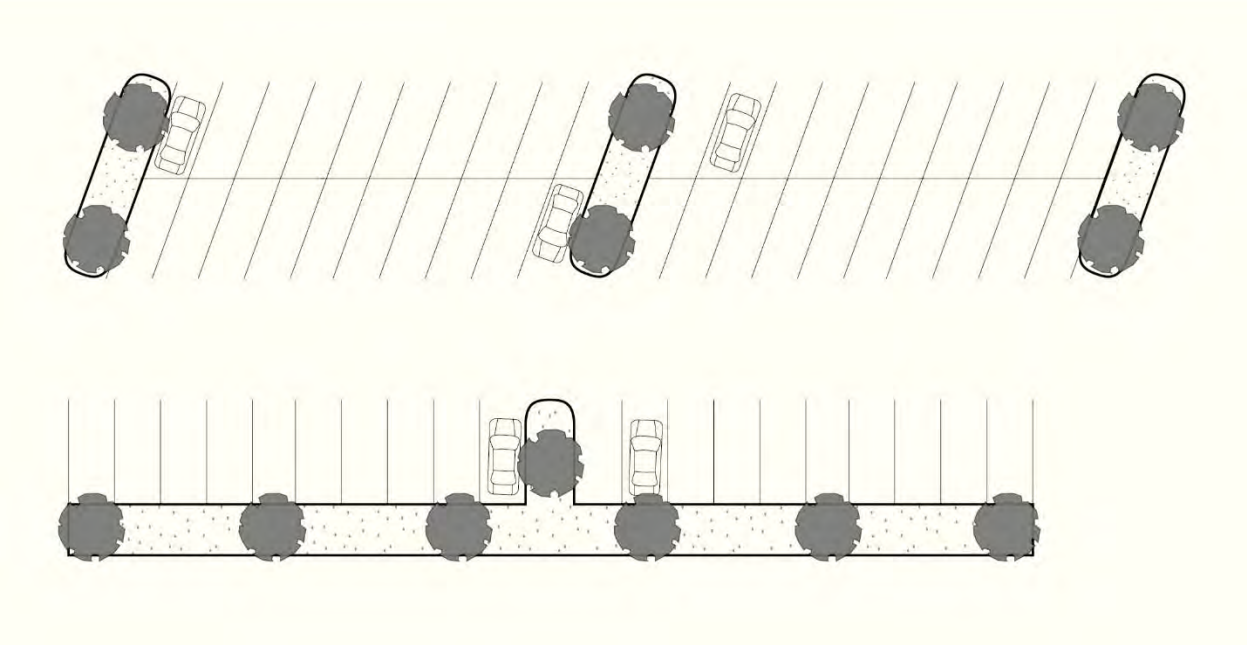


Figure 12-8. Illustrative Parking Lot Landscaping.

(b) **Minimum dimension of landscape islands.** A landscape island shall have a minimum width of nine feet and minimum depth of 16 feet measured from interior face of curb to interior face of curb; however, wider (12 or more feet) landscaping islands are strongly encouraged and may be required to provide sufficient growing area for certain canopy tree species selected. (See Figure 12-9).

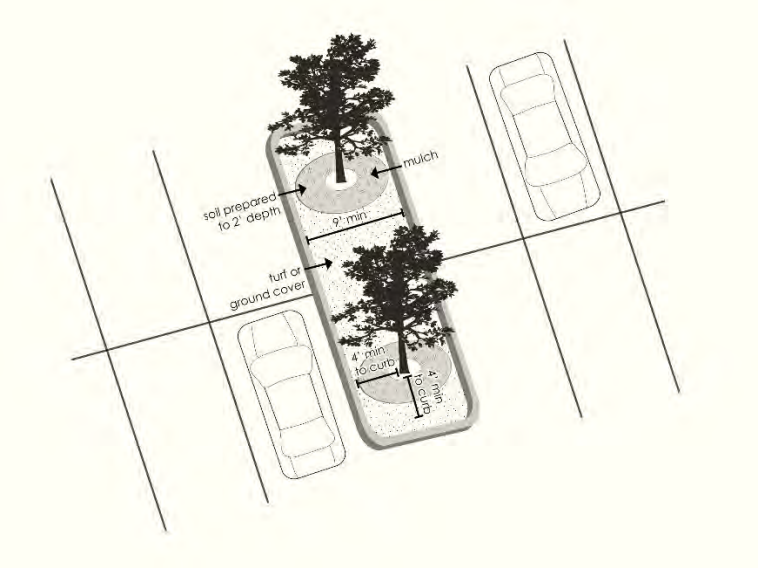


Figure 12-9. Parking Lot Landscaping Island Detail

(c) **Minimum planting.** Each landscape island shall contain a minimum of one canopy tree having a minimum caliper of three inches at the time of planting. Saved trees may also qualify for meeting these interior parking lot tree canopy requirements.

(d) **Setback for tree planting.** No canopy tree shall be planted within four feet of the edge of parking lot pavement or curb.

(e) **Size of canopy tree.** Large canopy trees shall be planting in interior islands or peninsulas if adequate root area can be provided. However, one medium canopy tree may be planted in a landscape island or peninsula with a minimum dimension of nine feet by 16 feet. Where parking lots are designed with a parking lot end island that is nine feet by 32 to 36 feet, the end island may be planted with either one large canopy tree or two medium canopy trees.

(f) **Stormwater infiltration.** The surface of landscaped islands shall be slightly concave, to promote stormwater infiltration. In addition, approval may be granted for parking lots designed such that stormwater is directed to one or more interior parking lot landscaping islands to facilitate infiltration.

(g) **Location.** Unless required otherwise by this article, the location of landscape islands may occur at the end of parking bays, and as extensions to front or side landscape strips. Trees shall not be allowed which obstruct the vision of a motorist or that encroach into vision clearance zones or required sight visibility triangles.

(h) **Planting strips.** Planting strips in the interior of a parking lot are encouraged and may be required in parking lots of 24 or more spaces, in order to ensure adequate distribution of tree canopy coverage on the development site. When such a parking strip is provided, it

shall have a minimum width of nine feet from interior face of curb to interior face of curb to accommodate trees.

Sec. 12-55. General Landscaping Provisions.

(a) **Landscaping obstructions to sight visibility and clearance.** Landscaping shall not obstruct the view of motorists or pedestrians, e.g., shrubs planted in inappropriate locations or maintained at an inappropriate height, or low hanging branches of trees. Trees shall be pruned to yield a clear trunk a minimum of eight feet above finished grade to allow safe clearance beneath the tree. (Figure 12-10)

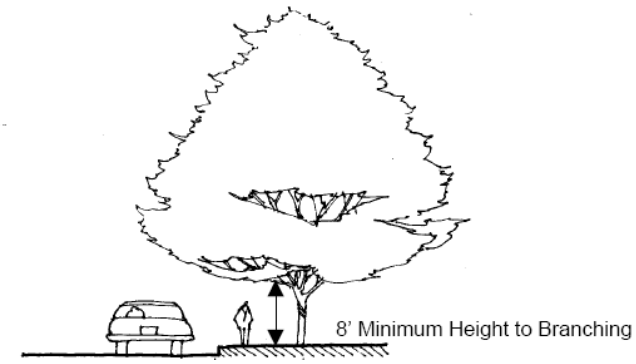


Figure 12-10. Minimum Height to Branching

Source: Georgia Forestry Commission. Sustainable Community Forestry Program. Recommended Community Tree Ordinance Tree Conservation Standards.

(b) **Native plants.** The use of native plants is encouraged.

(c) **Invasive species.** Invasive or potentially invasive plants are prohibited. See Appendix A of this article for a list of invasive species not authorized to be used.

(d) **Shrubs in relation to trees.** The planting of perennial shrubs, herbaceous plants, turf, sod or ground cover is limited to the outer two-thirds of a tree protection zone for a saved tree and no closer than 2-1/2 feet from the trunk of a planted tree.

(e) **Xeriscaping and water conservation.** Xeriscaping is encouraged. Ground covers should be used to supplement landscaping in appropriate areas to reduce extensive grass lawns that require regular watering in drought conditions.

(f) **Grass.** Grass lawn areas should be sodded. However, if grass seed must be used, it shall be a variety suitable to the area that produces complete coverage.

(g) **Artificial landscaping.** No artificial plants, trees or other vegetation shall be installed.

(h) **Root barriers**. Such barriers shall be installed as prescribed in Sec. 12-33 in all site landscaping applications.

Sec. 12-56. Landscape Plan Required.

(a) A landscape plan prepared by a qualified professional shall be required for all development subject to the requirements of this division.

(b) Landscaping plans are subject to approval by the city prior to issuance of a development or building permit to demonstrate compliance with the provisions of this article.

(c) Landscaping plans will typically be reviewed and approved by the city during the process of issuing a development permit, or if no development permit is required, a building permit.

(d) The landscaping plan shall be prepared in conjunction with preparation of the tree protection and planting plan required by this article. The landscaping plan may be presented as a separate drawing from the tree protection and planting plan required by Sec. 12-22 of this article; if presented on separate sheets, the landscaping plan shall be consistent and not present any conflicts with the tree protection and planting plan.

Sec. 12-57. Contents of Landscape Plans.

A landscape plan required by this division shall include the following, unless the community development director waives certain submission requirements:

(a) Location and type of existing vegetation, including the location of all specimen trees;

(b) Existing vegetation to be saved;

(c) Methods and details for protecting existing vegetation during construction, including tree save areas;

(d) Locations and labels for all proposed plants in relation to driveways, parking areas, buildings, easements, rights-of-ways, and tree save areas.

(e) A plant list showing the proposed quantities of shrubs, ground cover, vines, or other planted materials and, if applicable, minimum required quantities;

(f) Location and description of other landscape improvements, such as earth berms, walls, or fences, if proposed;

(g) Reference shall be made to the boundary survey on which the plan is based;

(h) The plan shall be prepared at an engineering scale;

(i) The plan shall be stamped with professional seal and signed by a landscape architect, unless the community development director accepts a landscape plan prepared by another qualified professional.

Sec. 12-58. Landscape Maintenance and Landscape Surety.

(a) **Maintenance.** The owner, occupant, tenant, and respective agent of each, if any, shall be jointly and severally responsible for the maintenance and protection of all landscaping required pursuant to this article.

(b) **Bond or surety.** Prior to issuance of a certificate of occupancy, the developer or owner may be required to post a performance bond, cash escrow, or other financial instrument guaranteeing all landscaping materials and work for a period of 2 years following approval or acceptance by the City of Powder Springs.

(c) **Surety amount.** All required bonds or financial guarantees shall be in the amount of 10% of the estimated cost of replacing all of the landscaping required by these specifications, unless otherwise specified by the community development director.

(d) **Inspection and release.** At the end of the two-year period, the city shall inspect the property and notify the owner or developer of any deficiencies to be corrected. If the site landscaping is determined to be in compliance with the approved plan and well maintained, the community development director shall release the bond or financial surety.

[Secs. 12-59 and 12-60 Reserved.]

APPENDIX 12-A
POWDER SPRINGS TREE SPECIES LIST

The Powder Springs Tree Species List is intended to support the development code, site planning and design activities for tree conservation and establishment, and tree maintenance planning and decision-making. In the list, trees are arranged alphabetically by the tree's common name with the "genus" listed first. For example, red maple is listed as "Maple, Red" (maple is the genus name). The Latin name is also listed for more definitive species identification. In some cases, the commonly planted varieties or cultivars of the species have been included apart from the species.

Key to Symbols and Tree Species Characteristic Descriptions

TREE CHARACTERISTIC	DESCRIPTION and ENTRY CHOICES
Species Common Name	Entered with genus common name first, then species, then cultivar if applicable.
Latin Name	Genus, species, and variety or cultivar; always italicized or underlined.
Square Feet of Canopy	The total area projection of the crown onto the ground in square feet as typically achieved in urban situations with less than optimal growing conditions.
Canopy Size Category	Very Small - 150 square feet with a 15 foot crown diameter. The minimum open soil surface area is 25 sq. ft.
	Small – 400 square feet with a 25 foot crown diameter. The minimum open soil surface area is 75 sq. ft.
	Medium – 900 square feet with a 35 foot crown diameter. The minimum open soil surface area is 225 sq. ft.
	Large – 1,600 square feet with a 45 foot crown diameter. The minimum open soil surface area is 400 sq. ft.
RECOMMENDED USES	
Level of Use	The level of use that the tree should receive.
	P = Plant new trees and conserve existing trees
	C = Conserve Existing Trees
	L = For Limited Planting
Area of Use	Recommendations on the site situation where the tree may be planted and/or conserved; locations where the tree would adapt well.
	O = Tree to avoid, not suitable
	Blank = may or may not be suitable
	X = good

Species Common Name	Latin Name	Canopy Size Category	Square Feet of Canopy	Level of Use	Parking Lots	Riparian Zones and Drainage	Utility Corridors	Native Plant	Urban Tolerant Tree
Alder, Hazel (Tag)	*Alnus serrulata*	Very small	150	P		XX	X	Y	X
Ash, Green	*Fraxinus pennsylvanica*	Large	1600	P	X	XX		Y	
Ash, White	*Fraxinus americana*	Large	1600	P	X	XX		Y	X
Baldcypress	*Taxodium distichum*	Medium	900	P	X	XX		Y	
Basswood, American (Linden)	*Tilia americana*	Large	1600	C		XX		Y	
Beech, American	*Fagus grandifolia*	Large	1600	P		XX		Y	
Birch, River	*Betula nigra*	Medium	900	P	X	XX	0	Y	X
Birch, River 'Heritage'	*Betula nigra 'Heritage'*	Medium	900	P	X	XX	0	Y	
Blackgum (Tupelo)	*Nyssa sylvatica*	Medium	900	P	X	XX		Y	
Boxelder	*Acer negundo*	Medium	900	C		XX	0	Y	
Buckeye, Bottlebrush	*Aesculus parviflora*	Very small	150	P			X	Y	
Buckeye, Painted	*Aesculus sylvatica*	Very small	150	P		X	X	Y	
Buckeye, Red	*Aesculus pavia*	Very small	150	P			X	Y	
Buckthorn, Carolina	*Rhamnus caroliniana*	Medium	900	P	X	X		Y	
Buckthorn, Common	*Rhamnus cathartica*	Medium	900	L	X		X	N	X
Buttonbush, Common	*Cephalanthus occidentalis*	Very small	150	P		X	X	Y	
Catalpa, Southern	*Catalpa bignonioides*	Medium	900	C	0	X		Y	
Cedar, Deodar	*Cedrus deodara*	Medium	900	L				N	
Cedar, Japanese	*Cryptomeria japonica*	Medium	900	L				N	X
Chastetree (Vitex)	*Vitex agnus-castus*	Very small	150	P	X		X	N	X
Cherry, Black	*Prunus serotina*	Medium	900	C		X		Y	
Cherrylaurel, Carolina	*Prunus caroliniana*	Medium	900	C	0	0		Y	X
Cherry, Japanese Flowering	*Prunus serrulata*	Small	400	L			XX	N	
Cherry, Yoshino	*Prunes x yedoensis*	Small	400	L			XX	N	
Chestnut, American	*Castanea dentata*	Large	1600	L				Y	
Chestnut, Chinese	*Castanea mollissima*	Large	1600	P				N	X
Chinquapin, Allegheny	*Castanea pumila*	Small	400	C			X	Y	
Cottonwood, Eastern	*Populus deltoides*	Large	1600	C	X	X		Y	X
Crabapple, Japanese Flowering	*Malus floribunda*	Small	400	L			XX	N	
Crabapple, Southern	*Malus angustifolia*	Small	400	C			XX	Y	
Crapemyrtle, Common	*Lagerstroemia indica*	Very small	150	P	XX	0	XX	N	X
Cypress, Leyland	*Cupressocyparis leylandii*	Very small	400	L	X		0	N	
Devil's Walking Stick	*Aralia spinosa*	Small	150	N				Y	
Devilwood	*Osmanthus americanus*	Very small	400	C				Y	
Dogwood, Flowering	*Cornus florida*	Small	400	P	0		XX	Y	
Dogwood, Flowering Pink	*Cornus florida var. rubra*	Small	400	P	0		X	Y	
Dogwood, Kousa	*Cornus kousa*	Small	400	P			X	N	
Dogwood, Swamp	*Cornus stricta*	Small	400	C		X	X	Y	
Elm, American	*Ulmus americana*	Large	1600	C		X		Y	
Elm, Chinese (Lace Bark)	*Ulmus parvifolia*	Medium	900	L	XX	0		N	X
Elm, Slippery	*Ulmus rubra*	Large	1600	C		X		Y	
Elm, Winged	*Ulmus alata*	Large	1600	P	XX	0		Y	X
Flametree, Chinese (Bougainvillea)	*Koelreuteria bipinnata*	Small	400	P				N	X

Species Common Name	Latin Name	Canopy Size Category	Square Feet of Canopy	Level of Use	Parking Lots	Riparian Zones and Drainage	Utility Corridors	Native Plant	Urban Tolerant Tree
Fringetree (Grancy Gray Beard)	*Chionanthus virginicus*	Very small	150	P			X	Y	
Fringetree, Chinese	*Chionanthus retusus*	Very small	150	P			X	N	
Ginkgo (Female)	*Ginkgo biloba*	Large	1600	L	0			N	X
Ginkgo (Male)	*Ginkgo biloba*	Large	1600	P	X			N	X
Goldenraintree	*Koelreuteria paniculata*	Small	400	P	X			N	
Hackberry, Common	*Celtis occidentalis*	Large	1600	C		X		Y	X
Hackberry, Georgia	*Celtis tenuifolia*	Large	1600	C		X		Y	
Hawthorne, Washington	*Crataegus phaenopyrum*	Small	400	P			X	Y	
Hemlock, Eastern	*Tsuga canadensis*	Large	1600	L				Y	
Hickory, Bitternut	*Carya cordiformis*	Large	1600	C	0			Y	
Hickory, Mockernut	*Carya tomentosa*	Large	1600	C	0			Y	
Hickory, Pignut	*Carya glabra*	Large	1600	C	0			Y	
Hickory, Sand	*Carya pallida*	Large	1600	C	0			Y	
Hickory, Shagbark	*Carya ovata*	Large	1600	C	0			Y	
Hickory, Southern Shagbark	*Carya ovata var. australis*	Large	1600	C	0			Y	
Holly, American	*Ilex opaca*	Very small	150	P	X		0	Y	X
Holly, Deciduous (Possumhaw)	*Ilex decidua*	Very small	150	C		X	X	Y	
Holly, Fosters	*Ilex x attenuata 'Fosteri'*	Very small	150	P	X			N	X
Holly, Ornamental Variety	*Ilex species*	Very small	150	L	X		X	N	
Holly, Savannah	*Ilex x attenuata `Savannah'*	Very small	150	P	X		0	N	
Holly, Yaupon	*Ilex vomitoria*	Very small	150	P	X		X	N	X
Honeylocust	*Gleditsia triacanthos*	Medium	900	C	0			Y	X
Hophornbeam, American	*Ostrya virginiana*	Medium	900	P	X	X		Y	X
Hornbeam, Am. (Ironwood, Blue Beech)	*Carpinus caroliniana*	Medium	900	P	X	XX		Y	
Hornbeam, European	*Carpinus betulus*	Medium	900	P	XX			N	X
Hornbeam, Japanese	*Carpinus japonica*	Small	400	L	X			N	
Katsuratree	*Cercidiphyllym japonicum*	Medium	900	L	X			N	
Locust, Black	*Robinia pseudoacacia*	Medium	900	C	0	X		Y	X
Magnolia, Cucumber	*Magnolia acuminata*	Large	1600	C	0	X		Y	
Magnolia, Japanese (Saucer)	*Magnolia x soulangiana*	Medium	900	L	0		X	N	
Magnolia, Southern	*Magnolia grandiflora*	Large	1600	P	0		0	Y	
Magnolia, Southern 'Little Gem'	*Magnolia grandiflora 'Little Gem'*	Very small	150	P	X		XX	Y	
Magnolia, Star	*Magnolia stellata*	Very small	150	L	0		X	N	
Magnolia, Sweetbay	*Magnolia virginiana*	Medium	900	P	X	XX		Y	
Maple, Amur	*Acer ginnala*	Small	400	P			X	N	
Maple, Chalk	*Acer leucoderme*	Medium	900	P	X			Y	X
Maple, Hedge	*Acer campestre*	Medium	900	P	X				X
Maple, Japanese	*Acer palmatum*	Small	400	L	0		X		
Maple, Red	*Acer rubrum*	Medium	900	P	X	XX	0	Y	
Maple, Silver	*Acer saccharinum*	Large	1600	L	0			N	
Maple, Southern Sugar (Florida Sugar)	*Acer barbatum*	Medium	900	P	X	X		Y	X
Maple, Sugar	*Acer saccharum*	Large	1600	P	X	X	0	Y	

Species Common Name	Latin Name	Canopy Size Category	Square Feet of Canopy	Level of Use	Parking Lots	Riparian Zones and Drainage	Utility Corridors	Native Plant	Urban Tolerant Tree
Maple, Sugar 'Green Mountain'	*Acer saccharum 'Green Mountain'*	Large	1600	P	X		0	Y	
Maple, Sugar 'Legacy'	*Acer saccharum 'Legacy'*	Large	1600	P	X		0	Y	
Maple, Trident	*Acer buergeranum*	Small	400	P	XX		XX	N	X
Mulberry, Red	*Morus rubra*	Medium	900	C	0	X		Y	
Oak, Black	*Quercus velutina*	Large	1600	C	X	X		Y	
Oak, Cherrybark	*Quercus falcata var. pagodifolia*	Large	1600	P	X	X		Y	
Oak, Chestnut	*Quercus prinus*	Large	1600	P	0	0		Y	
Oak, Diamond Leaf (Laurel)	*Quercus laurifolia*	Large	1600	P				N	
Oak, English	*Quercus robur*	Large	1600	L				N	
Oak, Georgia	*Quercus georgiana*	Large	1600	C				Y	
Oak, Laurel	*Quercus hemisphaerica*	Large	1600	P	X			N	
Oak, Laurel 'Darlington'	*Quercus hemisphaerica 'Darlington'*	Large	1600	P	X			N	
Oak, Live	*Quercus virginiana*	Large	1600	L				Y	
Oak, Northern Red	*Quercus rubra*	Large	1600	P	X			Y	
Oak, Nuttall	*Quercus nuttalli*	Large	1600	P	X			Y	
Oak, Oglethorpe	*Quercus oglethorpensis*	Large	1600	C				Y	
Oak, Overcup	*Quercus lyrata*	Large	1600	P	X	X		Y	
Oak, Pin	*Quercus palustris*	Large	1600	L	0	0		Y	
Oak, Post	*Quercus stellata*	Large	1600	C	X			Y	
Oak, Sawtooth	*Quercus acutissima*	Large	1600	L	0	0		N	
Oak, Scarlet	*Quercus coccinea*	Large	1600	P	X			Y	
Oak, Shumard	*Quercus shumardii*	Large	1600	P	XX			Y	
Oak, Southern Red	*Quercus falcata*	Large	1600	P	X	X		Y	
Oak, Swamp Chestnut	*Quercus michauxii*	Large	1600	P	0	X		Y	
Oak, Swamp White	*Quercus bicolor*	Large	1600	P		X		Y	
Oak, Water	*Quercus nigra*	Large	1600	P		XX	0	Y	
Oak, White	*Quercus alba*	Large	1600	P				Y	
Oak, Willow	*Quercus phellos*	Large	1600	P	XX	XX	0	Y	X
Orange, Osage	*Maclura pomifera*	Medium	900	L	0	0		Y	X
Parrotia	*Parrotia persica*	Small	400	L			X	N	
Pear, Bradford	*Pyrus calleryana `Bradford'*	Medium	900	L				N	
Pear, Callery Variety	*Pyrus calleryana*	Medium	900	L				N	
Pecan	*Carya illinoensis*	Large	1600	P	0			Y	
Persimmon, Common	*Diospyros virginiana*	Medium	900	P	0	X		Y	X
Pine, Eastern White	*Pinus strobus*	Large	1600	L	0			Y	
Pine, Loblolly	*Pinus taeda*	Large	1600	P	XX	X	0	Y	
Pine, Longleaf	*Pinus palustris*	Large	1600	C	X	0		Y	
Pine, Shortleaf	*Pinus echinata*	Large	1600	P	X	X	0	Y	
Pine, Slash	*Pinus elliotii*	Large	1600	C	X	0		Y	
Pine, Virginia	*Pinus virginiana*	Medium	900	P	X	X		Y	X
Pistache, Chinese	*Pistacia chinensis*	Medium	900	P	XX	0		N	X
Planetree, London	*Platanus x acerifolia*	Large	1600	P	XX			N	X
Plum, Chickasaw	*Prunus angustifolia*	Very small	150	C			X	N	
Plum, Purpleleaf	*Prunus cerasifera*	Small	400	L			X	N	
Poplar, Lombardy	*Populus nigra var. italica*	Medium	900	L				N	
Poplar, Yellow (Tuliptree)	*Liriodendron tulipifera*	Large	1600	P	X	XX	0	Y	

Species Common Name	Latin Name	Canopy Size Category	Square Feet of Canopy	Level of Use	Parking Lots	Riparian Zones and Drainage	Utility Corridors	Native Plant	Urban Tolerant Tree
Redbud, Eastern	*Cercis canadensis*	Small	400	P		X	XX	Y	
Redbud, Eastern White	*Cercis canadensis var. alba*	Small	400	P		X	XX	Y	
Redbud, 'Forest Pansy'	*Cercis canadensis 'Forest Pansy'*	Small	400	P		X	XX	Y	
Redbud, 'Oklahoma'	*Cercis reniformis 'Oklahoma'*	Small	400	P	X		XX	Y	X
Redbud, 'Texas White'	*Cercis reniformis 'Texas White'*	Small	400	P	X		XX	Y	
Redcedar, Eastern	*Juniperus virginiana*	Medium	900	P	X	X	0	Y	
Redwood, Dawn	*Metasequoia glyptostroboides*	Medium	900	P	X			N	X
Sassafras	*Sassafras albidum*	Medium	900	C		X		Y	
Serviceberry, Downy	*Amelanchier arborea*	Small	400	P		X	X	Y	
Silverbell, Carolina	*Halesia carolina*	Medium	900	P	X	X		Y	
Smoketree, American	*Cotinus obovatus*	Very small	150	P			X	Y	X
Smoketree, Common	*Cotinus coggygria*	Very small	150	P			X	N	X
Sourwood	*Oxydendrum arboreum*	Medium	900	C	X			Y	
Sparkleberry, Tree	*Vaccinium arboreum*	Very small	150	C		X	X	Y	
Spruce Varieties	*Picea species*	Medium	900	L				N	
Sugarberry	*Celtis laevigata*	Large	1600	C		X		Y	
Sweetgum	*Liquidambar styraciflua*	Large	1600	C	0	X		Y	
Sweetgum, Fruitless	*Liquidambar styraciflua 'Rotundiloba'*	Large	1600	P	X			Y	
Sycamore	*Platanus occidentalis*	Large	1600	P	X	X	0	Y	
Walnut, Black	*Juglans nigra*	Large	1600	C	0	X		Y	
Waxmyrtle, Southern	*Myrica cerifera*	Very small	150	P	X	0	X	Y	
Willow, Black	*Salix nigra*	Medium	900	C	0	X	0	Y	
Willow, Weeping	*Salix babylonica*	Large	1600	L	0		0	N	
Winterberry, Common	*Ilex verticillata*	Very small	150	P		X	X	Y	
Witchhazel, Common	*Hamamelis virginiana*	Small	400	P		X	X	Y	
Yellowwood, American	*Cladrastis kentukea*	Medium	900	P	X			Y	
Zelkova, Japanese	*Zelkova serrata*	Large	1600	P	X	0	0	N	X

Shrubs – these plants are not eligible for tree canopy credit

Species Common Name	Latin Name	Native
Abelia, Glossy	*Abelia x grandiflora*	N
Anise-tree, Small	*Illicium parviflorum*	N
Beautyberry, American	*Callicarpa americana*	Y
Blueberry	*Vaccinium ashei*	Y
Bottlebrush, Dwarf	*Fothergilla gardenii*	Y
Cherry Laurel, Otto Luyken	*Prunus laurocerasus "Otto Luyken"*	N
Cherry Laurel, Schip	*Prunus laurocerasus "Schipkaensis"*	N
Cleyera, Japanese	*Ternostroemia gymnanthera*	N
Holly, Dwarf Yaupon	*Ilex vomitoria 'Nana'*	N
Holly, Inkberry Shamrock	*Ilex glabra 'Shamrock'*	Y
Holly, Winterberry	*Ilex verticillata*	Y
Hydrangea, Oakleaf	*Hydrangea quercifolia*	Y
Loropetalum	*Loropetalum chinense*	N
Rose, Knockout	*Rosa radrass "Knockout"*	N
Sumac, Fragrant	*Rhus aromatica*	Y
Summersweet	*Clethra alnifolia*	Y
Sweetspire, Virginia	*Itea virginica*	Y
Walter's Viburnum, Dwarf	*Viburnum obovatum 'Mrs. Schiller's Delight'*	N
Waxmyrtle	*Morela cerifera*	Y

Grasses – these plants are not eligible for tree canopy credit

Species Common Name	Latin Name	Native
Little Bluestem	*Schizachyrium scoparium*	Y
Little Bluestem, Prairie Blues	*Schizachyrium scoparium 'Prairie Blues'*	Y
Muhly Grass, Pink	*Muhlenbergia capillaris*	Y
Muhly Grass, White Cloud	*Muhlenbergia capillaris 'White Cloud'*	Y
Switchgrass	*Panicum virgatum*	Y
Switchgrass, Dallas Blues	*Panicum virgatum 'Dallas Blues'*	Y
Switchgrass, Heavy Metal	*Panicum virgatum 'Heavy Metal'*	Y
Switchgrass, Shenandoah	*Panicum virgatum 'Shenandoah'*	Y

Vines and ground covers – these plants are not eligible for tree density credits

Species Common Name	Latin Name	Native
Ajuga	*Ajuga reptans*	N
Creeping Fig	*Ficus pumila*	N
Crossvine	*Bignonia capreolata*	Y
Honeysuckle, Coral	*Lonicera sempervirens*	Y
Jasmine, Asian	*Trachelospermum asiaticum*	N
Jasmine, Florida	*Jasminum floridum*	Y
Jasmine, Star	*Trachelospermum jasminoides*	N
Jasmine, Winter	*Jasminum nudiflorum*	N
Jasmine, Yellow	*Gelsemium sempervirens*	Y
Juniper, Shore	*Juniperus conferta*	N
Lantana	*Lantana camara*	Y
Liriope	*Liriope muscari*	N
Mondo Grass	*Ophiopogon japonicus*	N
Passion Flower	*Passiflora incarnata*	Y
Sedum	*Sedum acre*	N
Sumac, Frangrant "Gro-low"	*Rhus aromatica "Gro-low"*	Y
Trumpet Vine	*Campsis radicans*	Y
Virginia Creeper	*Parthenocissus quinquefolia*	Y

Non-Native, Invasive Species -- will not be approved for any landscape plantings

Species Common Name	Latin Name
Autumn Olive	*Elaeagnus umbellata*
Chinaberry	*Melia azedarach*
Elm, Siberian	*Ulmus pumila*
Honeysuckle, Amur	*Lonicera maackii*
Honeysuckle, Morrow's	*Lonicera morrowii*
Honeysuckle, Sweet-breath-of-spring	*Lonicera fragrantissima*
Honeysuckle, Tartarian	*Lonicera, tatarica*
Maple, Norway	*Acer platanoides*
Mimosa	*Albizia julibrissin*
Nandina, Sacred Bamboo	*Nandina domestica*
Poplar, White	*Populus alba*
Privet, Chinese	*Ligustrum sinense*
Privet, Japanese	*Ligustrum japonicum*
Rose, Multiflora	*Rosa multiflora*
Royal Paulownia (Princess-Tree)	*Paulownia tomentosa*
Silverthorn (Thorny Eleagnus)	*Elaeagnus pungens*
Tallowtree, Chinese	*Sapium sebiferum*
Tree-of-Heaven (Ailanthus)	*Ailanthus altissima*
Winged Burning Bush	*Euonymus alata*

ARTICLE 13
ZONING AMENDMENTS AND PROCEDURES

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Division I. General.

Sec. 13-1. Definitions.

Applicant: A property owner or his or her authorized representative who has petitioned the City for approval of a zoning change, subdivision plat, site plan, development permit, building permit, or any other authorization for the use or development of his or her property under the requirements of this development code.

Application: A petition for approval of a zoning change, subdivision plat, site plan, development permit, building permit, or any other authorization for the use or development of a property under the requirements of this development code.

Comprehensive plan: The comprehensive plan for the City, prepared, adopted and as amended from time to time in accordance with rules of the Georgia Department of Community Affairs.

Condition of zoning approval: A requirement adopted by the governing body at the time of approval of a rezoning or special use, placing greater or additional requirements or restrictions on the property than provided in this development code in order to reduce an adverse development impacts and to protect the public health, safety, or general welfare.

Governing body: The Mayor and City Council of the City of Powder Springs, Georgia.

Planning Commission: The planning and zoning commission established by the code of ordinances of the City of Powder Springs.

Sec. 13-2. Incorporation Clause.

This article is intended to comply with the provisions of the Georgia Zoning Procedures Act, O.C.G.A. § 36-66 et. seq., which Act is incorporated by reference in its entirety into this article. Where any provision of this article is in conflict with any provision of the act, the act shall control. Or where this article is incomplete in having failed to incorporate a provision necessarily required for the implementation of the act, such provision of the act, so as to meet the mandate of the act, shall be fully complied with.

Division II. Text Amendment.

Sec. 13-11. Authority to Amend.

The governing body may from time to time amend any regulation pertaining to any zoning district; or may amend any other article or section of this development code.

Sec. 13-12. Initiation of Proposals for Text Amendments.

An application to amend the text of this development code may be initiated by:

(a) The governing body;

(b) The planning commission;

(c) The community development director;

(d) The director of public works, in the case of text amendments pertaining to article 21 of this development code;

(e) The building inspector, in the case of text amendments pertaining to article 24 of this development code;

(f) Any person, firm, corporation or agency, provided said individual, firm, corporation or agency is the owner or owner's agent of the property for which an amendment is sought, and further provided that the applicant has attended a pre-application meeting with the community development director.

Sec. 13-13. Application Requirements.

Applications to amend the text of this development code shall require submittal of an application fee, application form, and proposed text amendment in a form approved in advance by the community development director. The community development director shall waive the application fee required by this section when an application is initiated by the governing body, planning commission, director of public works, building inspector, or the community development director.

Sec. 13-14. Limitation on Concurrent Consideration.

In cases where an applicant is proposing a text amendment to modify or create a new zoning district or to add a permitted or special use to an existing zoning district, and where the applicant also desires to rezone property to the new or modified zoning district (or establish a special use in accordance with the amendment), the two applications shall not be considered concurrently.

Sec. 13-15. Notice of Public Hearing.

(a) **Planning Commission.** Prior to the date of the public hearing before the planning commission, if a hearing is to be held, the city may cause to be published within a newspaper of general circulation within the City a notice of the public hearing before the planning commission. The notice if published shall state the time, place, and purpose of the public hearing.

(b) **Mayor and City Council.** At least fifteen (15) but not more than forty-five (45) days prior to the date of the public hearing before the governing body, the city shall cause to be published within a newspaper of general circulation within the City a notice of the public hearing before the governing body. The notice shall state the time, place, and purpose of the public hearing.

(c) **Exemption.** Notice of public hearing shall not be required for amendments to article 21 or article 24 of this development code.

Sec. 13-16. Work Sessions.

Work sessions of the planning commission and governing body l may be convened from time-to-time to discuss pending matters prior to public hearings. Work sessions at which applications for text amendment are to be discussed shall be attended by the applicant or representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application. Failure to attend the work session may result in the application being tabled one time. Failure to attend the rescheduled work session may result in denial of the application.

Sec. 13-17. Public Hearing.

(a) **Planning Commission.** The planning commission may hold a public hearing on text amendments in accordance with the public hearing procedures specified in this article. The governing body may waive the requirement for public hearing, consideration, and action by the planning commission.

(b) **Governing Body.** The governing body shall hold a public hearing on all text amendments in accordance with the public hearing procedures specified in this article.

(c) **Exemption.** A public hearing shall not be required for amendments to article 21 or article 24 of this development code. Amendments to article 21 or 24 of this development code may be considered just the same as any other amendment to the City's Code of Ordinances.

Sec. 13-18. Recommendation and Decision.

(a) **Planning Commission recommendation.** Unless review and recommendation by the planning commission is waived by the City Council, within a period of 32 calendar days from the date of the planning commission's scheduled meeting on any such application, the planning commission shall provide a recommendation on the application. The planning commission may recommend approval or disapproval of the proposed text amendment, or it may recommend modifications of the text amendment originally proposed.

(b) **Governing Body decision.** Within a period of 65 calendar days from the date of the public hearing held by the governing body on any such application, the Governing Body shall render a decision on the application. The governing body may approve or disapprove the proposed text amendment as written, or it may approve modifications of the text amendment originally proposed.

(c) **Information.** In rendering a decision on any such application, the governing body shall consider all information supplied by the community development director, the planning commission, and the applicant if different.

(d) **Criteria.** The planning commission and the governing body shall consider the following standards in considering any proposal that would result in a change to the text of this development code (except articles 21 and 24), giving due weight or priority to those factors that are appropriate to the circumstances of each proposal:

1. Is the proposed amendment consistent with the purpose and intent of this development code?

2. Does the proposed amendment further the purpose and intent of the comprehensive plan, or is it needed to properly implement the comprehensive plan?

3. Is the proposed amendment needed to address new or changing conditions?

4. Does the proposed amendment reasonably promote the public health, safety, morality or general welfare?

(e) **Exemption.** Review of and recommendation by the planning commission shall not be required for amendments to article 21 or article 24 of this development code.

Sec. 13-19. Withdrawal of Text Amendment.

Any application for an amendment to the text of this development code may be withdrawn at any time at the discretion of the person or agency initiating such a request, upon written notice to the community development director.

Sec. 13-20. Notice of Action.

When a text application is filed by a property owner, the community development director shall notify the applicant of the recommendation of the planning commission on the application, if required, and action taken by the governing body on the application.

[Secs. 13-21 to 13-30 Reserved.]

Division III. Rezoning and Special Uses.

Sec. 13-31. Authority to Amend.

The governing body may from time to time amend the boundaries of any zoning district or overlay district established in this development code, and may amend the boundaries of any other map adopted in or adopted by reference by this development code.

Sec. 13-32. Initiation of Proposals for Rezoning.

An application to amend the official zoning map of the City, thus changing the boundaries of a zoning district or overlay district, may be initiated by the governing body, or by any person, firm, corporation or agency, provided said individual, firm, corporation or agency is the owner or owner's agent of the property for which an amendment is sought.

Sec. 13-33. Initiation of Special Use Applications.

An application for special use may be initiated by any person, firm, corporation or agency, provided said individual, firm, corporation or agency is the owner or owner's agent of the property for which the special use is sought.

Sec. 13-34. Application Requirements.

Applications to amend the official zoning map and applications for special use shall require submittal of an application requirements specified in this section. The community development director may waive the application fee and certain application requirements specified in this section when an application for amendment of the official zoning map is initiated by the governing body.

(a) Application fee as specified by this ordinance or established by resolution of the governing body;

(b) Application form furnished by the community development director, including signed and notarized signature of property owner;

(c) Legal description of the property;

(d) Survey plat of the property;

(e) Letter of intent describing the proposed use of the property or other action requested, and including an analysis of how the proposed action compares to decision criteria specified in this article and a description of any special conditions voluntarily made a part of the request;

(f) Sketch plan of the property at an appropriate engineering scale showing the proposed use and relevant information regarding proposed improvements;

(g) Statistics regarding the proposed development;

(h) A traffic impact study prepared by a professional engineer registered in Georgia shall be required to be submitted for applications for proposed developments with 500,000 square feet or of nonresidential floor area or 350 dwelling units or more, must be submitted along with the application. Such a traffic study may be required by the planning commission or the governing body as deemed necessary for adequate consideration and a fully-informed decision on the application.

(i) Other information as may be required by the community development director.

Sec. 13-35. Sketch Plan.

If any new construction, new use, or alteration of the site is proposed, applications to amend the official zoning map and applications for special use shall include a sketch plan, which may be prepared by the applicant, a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person familiar with land development activities. The sketch plan shall be drawn to an engineering scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract and shall at minimum include on the information specified in this section. The community

development director may waive one or more of the requirements of this section in individual cases when he/she determines that one or more elements of the required information specified in this section are not essential to the review process.

(a) Name, address, telephone number and e-mail address of the property owner, and of the applicant if different from the property owner;

(b) If drawn on a boundary survey, the date of survey and source of data;

(c) Date of sketch plan drawing, and revision dates, if applicable;

(d) North arrow and graphic engineering scale;

(e) Location (land district and land lot, address, and tax map and parcel number) and size of the property in acres (or in square feet if less than an acre);

(f) Vicinity map, showing the property in relation to the surrounding area with regard to well-known landmarks such as arterial streets or railroads. Vicinity maps may be drawn in freehand and at a scale sufficient to show clearly the information required. U.S. Geological Survey maps at a scale of 1 inch equals 2,000 feet may be used for vicinity maps.

(g) Zoning district classification of the subject property and all adjacent properties;

(h) Man-made features within and adjacent to the property, including existing streets and names, city limit lines, and other significant information such as location of bridges, major utility lines, existing buildings and structures to remain, and other features as appropriate to the nature of the request;

(i) The proposed project layout, including the approximate location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, buffers, parking areas, driveways, and approximate location of proposed storm water detention facilities;

(j) Proposed use or uses of the property, including for special use applications such pertinent operating characteristics as hours of operation, outdoor activities, and lighting;

(k) A statement as to the source of water supply and the provision for sanitary sewage disposal;

(l) Other information as may be required by the community development director.

Sec. 13-36. Development Statistics Required.

Applications for amendment of the official zoning map and applications for special uses shall submit development statistics and specifications which at minimum include on the site plan or in written form the information specified in this section. The community development director may

waive one or more of the requirements of this section in individual cases when he/she determines that one or more elements of the required information are not essential to the review process.

(a) Maximum and proposed height of any structure;

(b) Maximum and proposed gross square footage of the building area (nonresidential only);

(c) Maximum and proposed number of dwelling units and minimum and proposed square footage of heated floor area for any dwelling unit (residential only);

(d) Maximum and proposed lot coverage of building area (square feet and percent);

(e) Minimum and proposed square footage of landscaped area (square feet and percent);

(f) Minimum, maximum and proposed number of parking spaces; and

(g) Other dimensional information as may be required by the community development director.

Sec. 13-37. Criteria for Rezoning Decisions.

Applications to amend the official zoning map shall provide a written analysis comparing the proposed action with the criteria in this section. The planning commission and the governing body will take into consideration these standards in making a recommendation and decision, respectively, on a rezoning application.

(a) Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision-making relative to amendments to the official zoning map, in accordance with Table 13-1:

Table 13-1
Zoning Districts Consistency with Future Development and Future Land Use Categories of the Comprehensive Plan

Future Development Map Category	Future Land Use Map Category	Consistent Zoning Districts
Parks / Recreation / Conservation	Parks / Recreation / Conservation	R-30, R-20, R-15
Suburban Residential Neighborhoods	Low Density Residential	R-30, R-20, R-15, MXU
Village Center Residential	Medium Density Residential	R-30, R-20, R-15, MDR, MXU
Town Center Mixed Use	Downtown Activity Center	CBD, MXU
Neighborhood Activity Center	Neighborhood Activity Center	NRC, O-I, MXU
Community Activity Center	Community Activity Center	NRC, CRC, OP, MXU
Professional Employment Center	Office Professional	O-I, BP
	Community Service/ Institutional	O-I
Industrial Areas	Industrial Compatible	O-I, BP, LI
	Industrial	O-I, BP, LI, HI

(b) Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property;

(c) Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district;

(d) Whether there are substantial reasons why the property cannot or should not be used as currently zoned;

(e) Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted;

(f) Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties; and

(g) Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

Sec. 13-38. Criteria for Special Use Decisions.

Applications for special use shall provide a written analysis comparing the proposed action with the criteria in this section. The planning commission and the governing body will take into consideration these standards in making a recommendation and decision, respectively, on a special use application.

(a) Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located;

(b) Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area;

(c) Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general;

(d) Whether the type of street providing access to the use is or will be adequate to serve the proposed special use;

(e) Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles;

(f) Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the special use;

(g) Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor;

(h) Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area; and

(i) Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.

Sec. 13-39. Application Compliance and Completeness.

(a) No application described in this division shall be processed by the community development director unless it complies with the procedural requirements of this division and is found to be complete with regard to application materials, payment of fees, supportive materials, and any other application requirements specified by this division.

(b) If an application described and regulated by this division does not comply with all provisions of this division, the community development director shall reject the application and refuse to process it.

(c) In cases where a rezoning and special use application pertaining to the same piece of property are filed simultaneously, the applicant must prepare separate applications and meet all application requirements for each application filed; provided, however, that the community development director may waive separate site plan or letter of intent filing requirements when they would be unnecessarily duplicative.

Sec. 13-40. Administrative Processing of Applications.

The community development director is hereby authorized to establish administrative deadlines for the receipt of applications specified in this division. Upon a finding by the community development director that an application is complete and complies with the requirements of this division and administrative deadlines, the application shall be marked received and approved for initiation, and the date of such consideration shall be indicated in the file of the application.

Sec. 13-41. Concurrent Consideration of Applications.

In cases where an applicant is proposing a rezoning (i.e., amendment to the official zoning map), and where the applicant files an application to obtain a special use at the same time of filing a rezoning application, the two applications may be processed simultaneously, but the special use application shall not be voted on until the rezoning application is voted on (which may be the same public hearing or meeting), since the special use would not otherwise be permitted without the rezoning.

Sec. 13-42. Investigations and Recommendation.

(a) The community development director may send the application out for review by internal municipal departments and external agencies as may be appropriate (i.e., inter-agency review). Any written comments received in a timely manner shall be submitted to the applicant, planning commission and governing body for consideration, and any such comments shall become an official public record.

(b) The community development director or designee shall investigate and make a recommendation regarding any or all of the relevant matters concerning the application. Any such investigation and recommendation shall if in writing be made available to the applicant, planning commission, and governing body prior to public hearings and shall become an official public record.

Sec. 13-43. Public Hearing Notice – Newspaper.

(d) **Planning Commission.** Prior to the date of the public hearing before the planning commission, the city may cause to be published within a newspaper of general circulation within the City a notice of the work session and public hearing before the planning commission. The notice if provided shall state the time, place, and purpose of the public hearing and shall include the location of the property. For rezoning applications, the notice shall include the existing zoning classification and the proposed zoning classification of the property.

(e) **Mayor and City Council.** At least 15 but not more than 45 days prior to the date of the public hearing before the governing body, the city shall cause to be published within a newspaper of general circulation within the City a notice of the work session and public hearing before the governing body. The notice shall state the time, place, and purpose of the public hearing and shall include the location of the property. For rezoning applications, the notice shall include the existing zoning classification and the proposed zoning classification of the property. For special use applications, the notice shall include the existing zoning classification and the proposed special use.

Sec. 13-44. Public Hearing Notice – Sign on Property.

(a) **Requirement and locations.** The applicant shall be required to post and maintain signs supplied by the City on or near the right-of-way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. One such sign shall be placed in a conspicuous location along each street frontage of the property for which the rezoning or special use approval has been requested. If the property has no street frontage, the sign shall be placed on each street where access to the property will be gained.

(b) **Content.** The sign providing notice shall state the time, place, and purpose of the public hearing and shall include the location of the property. For rezoning applications, the

notice shall include the existing zoning classification and the proposed zoning classification of the property.

(c) **Time period.** It is the responsibility of the applicant to post the signs and to maintain the signs during the posting period. Said signs pertaining to the governing body's public hearing shall remain posted until a final decision by the governing body has been rendered.

(d) **Consequences of non-maintenance.** Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and readvertising prior to any future public hearing, for which the applicant shall pay an additional readvertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Sec. 13-45. Public Hearing Notice – Surrounding Property Owners.

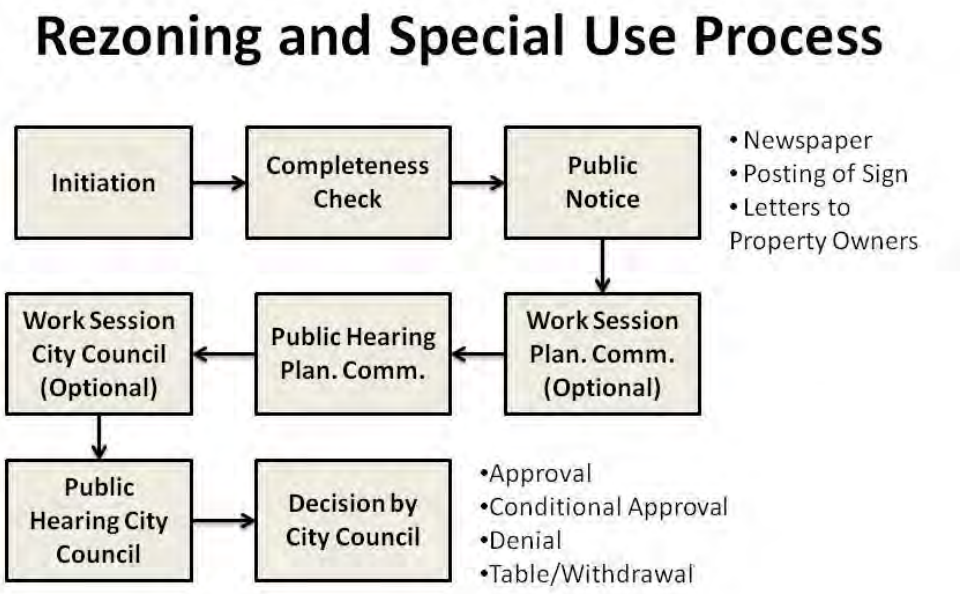
(a) Prior to the public hearing before the planning commission, the applicant may be required by the community development director to mail a notice to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning or special use.

(b) The written notice, if provided, is to be mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records.

(c) The notice if provided shall state the time, place, and purpose of the work sessions and public hearings before the planning commission and governing body and shall include the location of the property. For rezoning applications, the notice if provided shall include the existing zoning classification and the proposed zoning classification of the property. For special use applications, the notice if provided shall include the existing zoning classification and the proposed special use. In addition, the notice if provided shall include a page size copy of the sketch plan submitted with the application.

(d) When required to provide notices per this section, the applicant shall submit an affidavit to the community development director or designee prior to the public hearing before the planning commission, listing the property owners and certifying the date that the notices

were mailed.



Sec. 13-46. Special Notice Requirements for Halfway Houses and Related Uses.

This section is adopted pursuant to the specific requirements of the state zoning procedures law. When a proposed zoning map amendment or special use application relates to or will allow the location or relocation of a halfway house, drug rehabilitation center, or other facility for treatment of drug dependency, a duly noticed public hearing shall be held by the governing body on the proposed action in accordance with the procedures and requirements established in this article. In addition, the following requirements shall apply.

(a) Such public hearing before the governing body shall be held at least six months but not more than nine months prior to the date of final action on the application.

(b) All published or posted notices of the public hearing shall include a prominent statement that the proposed zoning map amendment or special use relates to or will allow the location or relocation of a halfway house, drug rehabilitation center, or other facility for treatment of drug dependency.

(c) The published notice shall be at least six column inches in size and shall not be located in the classified advertising section of the newspaper.

Sec. 13-47. Work Sessions.

Work sessions of the planning commission and governing body may be convened from time-to-time to discuss pending matters prior to public hearings. Work sessions at which applications for rezoning and special use approval are to be discussed shall be attended by the applicant or representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application. Failure to attend the

work session may result in the application being tabled one time. Failure to attend the rescheduled work session may result in denial of the application.

Sec. 13-48. Public Hearings.

(a) **Planning Commission.** The planning commission may hold a public hearing on all rezoning and special use applications and if held shall be in accordance with the public hearing procedures specified in this article.

(b) **Governing Body.** The governing body shall hold a public hearing on all rezoning and special use applications in accordance hearing with the public procedures specified in this article.

Sec. 13-49. Recommendation and Decision.

(a) **Planning Commission recommendation.** Within 32 calendar days of the date of its regular scheduled meeting on the application, which may include a public hearing, the planning commission shall provide a recommendation on applications for rezoning and special use. This time limit may be extended if the applicant consents to extend the time frame. The planning commission may recommend approval or disapproval of the proposed rezoning or special use as applied for, or it may recommend conditions of approval on the application. The planning commission may also in the case of a rezoning application recommend rezoning the property to a more restrictive zoning classification than requested by the applicant. The planning commission may also recommend a reduction of the boundaries of the area rezoned or the area pertaining to a special use that is less than that requested by the applicant. In rendering a recommendation on any such application, the planning commission shall consider all information supplied by the applicant and community development director.

(b) **Governing Body decision.** Within 65 calendar days of the date of its public hearing, the governing body shall render a decision on the application for rezoning or special use. This time limit may be extended if the applicant consents to extend the time frame. The governing body may approve or disapprove the proposed rezoning or conditional use as applied for, return the application to the planning commission for further study, place conditions of approval on the application. The governing body may also in the case of a rezoning application rezone the property to a more restrictive zoning classification than requested by the applicant. The governing body may also reduce the boundaries of the area rezoned or the area pertaining to a special use that is less than that requested by the applicant. In rendering a decision on any such application, the governing body shall consider all information supplied by the applicant, community development director, and planning commission.

(c) **Mayoral Veto.** The mayor shall have four business days after the date at which the governing body rendered a decision to file with the city clerk in writing his/her veto. Any rezoning or special use application regarding which a veto has been filed shall be heard again at a public hearing to be held no later than 60 days from the date of the meeting at

which the governing body acted on the application for rezoning or special use. For said hearing, the application shall be republished and posted as described in this division.

Sec. 13-50. Withdrawal of Application.

(a) **Prior to public notice.** If a request for withdrawal is received prior to the publication of notice for a public hearing, the application shall be withdrawn administratively by the community development director without restriction on the refiling of a rezoning or special use application on the property in the future, as described in this division.

(b) **After public notice.** If notice has been published or is irretrievably set for publication but the rezoning or special use application has not been heard by the planning commission, the application shall be withdrawn administratively by the community development director, provided that: the applicant shall mail written notice of the withdrawal to the property owners previously notified and shall submit an affidavit to the community development director listing the property owners and certifying the date that the notices were mailed. Additionally, withdrawal of an application for a rezoning or special on the property under the terms of this paragraph may not be resubmitted for 6 months from the date of withdrawal.

(c) **After Planning Commission public hearing.** Should any request for withdrawal be made by the applicant after the planning commission's public hearing but before or at the governing body's public hearing, the application shall remain on the Governing Body's public hearing agenda and the withdrawal request shall be considered for approval or denial, with or without prejudice, by the governing body. If withdrawal is not allowed, the public hearing on the rezoning or special use will proceed.

Sec. 13-51. Notice of Action.

When a rezoning or special use application is filed by a property owner, the community development director shall notify the applicant of the recommendation of the planning commission on the application, and action taken by the Governing Body.

Sec. 13-52. Finality and Legal Recourse.

A decision of the governing body with regard to a rezoning or special use application shall be final and may be appealed only to a court of competent jurisdiction. Such appeal must be taken within 30 days of the decision of the governing body. Reconsideration of an action on a rezoning or special use application under court order shall follow the same procedures of this division as though a new application.

Sec. 13-53. Limitations on the Frequency of Filing Applications.

(a) No rezoning or special use application affecting the same or any portion of property which was denied by the governing body shall be accepted for filing by a property owner

until 12 months shall have elapsed from the date said application was denied by governing body.

(b) The same or any portion of property previously considered in a rezoning or special use application which was denied by the Governing Body may not again be initiated by the governing body until the expiration of at least six months immediately following the final decision rendered on the application by the governing body.

[Secs. 13-54 to 13-60 Reserved.]

Division III. Zoning of Annexed Lands.

Sec. 13-61. Conference with Community Development Director Prior to Filing.

(a) Prior to filing an application for annexation of property into the city limits, the property owner(s) is strongly encouraged to schedule and attend a meeting with the community development director, the purpose of which is to discuss the zoning district or districts potentially applicable to the property to be annexed and to determine the most appropriate zoning district of the city to be applied to the annexed area in the event that development exists on the property.

(b) Property owners proposing to annex property already developed are encouraged to bring a copy of an as-built survey of the property, if available. The community development director may also advise the applicant on the procedures to be followed in annexation and zoning the subject property as specified in state law (O.C.G.A. § 36-36-1 et seq.) and this development code.

Sec. 13-62. Zoning Application for Lands to be Annexed.

(a) An application for rezoning of the property or properties proposed for annexation shall be filed with the community development director concurrently with the filing of any application by a property owner for annexation.

(b) The rezoning application shall meet the requirements for submittal of materials as specified in this article; provided however, that the community development director may waive the requirements for a site plan, letter of intent, and statistics regarding the proposed development if the applicant indicates in the annexation application that there is no intent to develop the property within 180 days of the effective date of the annexation if approved.

Sec. 13-63. Zoning Procedures for Properties to be Annexed.

(a) The city shall complete the procedures required by state law (O.C.G.A. § 36-36-1 et seq.) for the proposed zoning of annexed land, except for the final vote of the governing body, prior to adoption of the annexation ordinance but no sooner than the date the notice of the proposed annexation is provided to the governing authority of

the county as required under O.C.G.A. § 36-36-6 (reference: O.C.G.A. § 36-36-4). If the annexation request is denied, any action by the governing body on the zoning shall be null and void.

(b) The rezoning procedure shall comply with the public notice and procedural requirements specified in this article for rezoning applications and the zoning procedures law (O.C.G.A. § 36-66 et seq.).

Sec. 13-64. Nonconformities.

(a) Any use existing at the time of annexation approval on property annexed by the city which does not comply with the use provisions of the city's zoning district assigned to said annexed property shall be considered a nonconforming use.

(b) Any annexed property which has been subdivided in a manner that does not meet the requirements of the city's zoning district assigned to said annexed property shall be considered a nonconforming lot or lots.

(c) Existing developed conditions on property annexed may not meet height, bulk, setback, and/or other requirements of this zoning ordinance, in which case they are nonconforming buildings and situations.

(d) All such nonconformities are governed by article 1 of this development code.

Sec. 13-65. Conformity with Development Code.

Lands hereafter annexed into the city limits shall, upon the effective date of such annexation, be subject to all applicable procedural and substantive requirements of this development code as adopted or hereafter amended. Any new use of an annexed property after zoning approval shall only be permitted if it conforms to all applicable provisions of this development code.

Division V. Procedures for Calling and Conducting Public Hearings.

Sec. 13-71. Generally.

Public hearings held by the planning commission and the governing body for rezoning and special use applications shall be conducted in accordance with this division.

Sec. 13-72. Convening a Hearing.

(a) The public hearing will be convened at the scheduled time and place by the planning commission chair, the mayor or an appointed designee, as appropriate, who will act as the presiding official. The presiding official shall indicate that a public hearing has been called on one or more applications made and shall summarize the procedures of this division or call on the community development director or designee to summarize the procedures. The presiding official shall then open the public hearing.

(b) Upon opening the public hearing, the presiding official shall call the first case and the hearing body shall consider each application on an individual basis in succession as printed on the published agenda or as otherwise approved by the hearing body; provided, however, that the presiding official may at his or her discretion call and consider more than one application simultaneously if more than one application involves the same piece of property, or if proceedings would be efficiently completed by combining separately required public hearings and discussing more than one scheduled matter as a single group of applications.

Sec. 13-73. Call for Presentation.

The presiding official will call for each proposed zoning change to be presented by the community development director or designee.

Sec. 13-74. Requirements to Speak.

Time permitting, any member of the general public may speak at the public hearing; however, no person in attendance shall speak unless first formally recognized by the presiding official. Upon rising to speak, each person recognized except staff members shall state their name and home address.

Sec. 13-75. Sequence and Limits.

(a) When an individual application comes up for hearing, the presiding official may ask for a show of hands of those persons who wish to appear in support of and in opposition to the application. If it appears that the number of persons wishing to appear in support of or in opposition to the application is in excess of that which may reasonably be heard, the presiding official may request that a spokesperson for the group be chosen to make presentations. The presiding official may place reasonable limits on the number of persons who may speak for or against a proposal, on the time allowed for each speaker, and on the total time allowed for presentation of the proposed zoning change or special use application.

(b) No less than 10 minutes will be provided for all of those speaking in support of a zoning change or special use application, and no less than 10 minutes will be provided for all of those speaking against; provided, however, that proponents or opponents may take less time than the minimum required in which case the full 10 minutes shall not be required to be allotted.

(c) After any staff presentation on the application, the applicant will be allowed to speak first in order to present the application. The hearing shall be attended by the applicant or representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application. Failure to attend the hearing by the applicant or his or her authorized representative may result in the application being tabled.

(d) Each speaker may speak only to the proposed application under consideration and shall address his or her remarks only to the hearing body. Each speaker shall refrain from personal attacks on any other speaker or the discussion of facts or opinions irrelevant to the proposed application under consideration. The presiding official may limit or refuse a speaker the right to continue if, after first being cautioned, the speaker continues to violate this procedure.

(e) Upon conclusion of the applicant's presentation, others in support of the application may then speak, followed by those in opposition to the application. Those present who are neither opposed or in favor of the application but who have question will speak during the time afforded the opposition.

(f) Following the conclusion of speakers in opposition, the applicant will then be allowed up to three additional minutes for rebuttal, which must be limited to points or issues raised by opponents to the application during the public hearing.

(g) During the public hearing, any member of the planning commission or governing body as appropriate may upon recognition by the presiding official ask questions of the applicant, staff, or a member speaking at the public hearing. Time devoted to questions and answers will not be counted against any time limitations that have been imposed on presentations.

Sec. 14-76. Close of Hearing.

(a) After the foregoing procedures have been completed, the presiding official will indicate that the public hearing is closed.

(b) Upon the closing of the public hearing, the applicant or his agent and any member of the public shall no longer address the hearing body in any way, including hand waving or motions for attention; provided, however, the presiding officer may, in his or her discretion, reopen the public hearing for a limited time and purpose.

(c) After the close of public hearing, the hearing body may act on the application.

[Secs. 13-77 to 13-80 Reserved.]

Division VI. Development of Regional Impact.

Sec. 13-81. Definitions.

Initial DRI information form: A form intended to identify basic information about a proposed development of regional impact on which a local government is being requested to take action, and which provides information to the regional commission. This form notifies the regional commission of a potential development of regional impact in order for the commission to meet its responsibilities within the DRI review process.

DRI Review initiation request form: A form intended to provide additional information about the proposed project to the regional commission, the submission of which serves as an official request that the DRI review process be started by the commission.

Regional commission: The Atlanta Regional Commission, or any successor or subsequent agency with jurisdiction for development of regional impact applications.

Sec. 13-82. Applicability.

This division shall apply when an applicant (industry, business, or developer) requests some type of local government action related to a project, such as, but not limited to, a request for rezoning, conditional use, variance, permit, hookup to a water or sewer system, master or site plan approval, or entering into a contract, and it appears that the proposed development (or, for multi-phased projects, the complete development) meets the threshold(s) of a development of regional impact, according to "Rules of Georgia Department of Community Affairs, Chapter 110-12-3, Developments of Regional Impact, effective March 1, 2014, as may be amended from time to time.

Sec. 13-83. Jurisdiction.

If a proposed development project is to be located in more than one jurisdiction and, in total, the proposed development meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Sec. 13-84. Procedures.

The application procedures established in this development code will be modified by this division in cases where a rezoning request, conditional use application or variance application fits the definition of a "development of regional impact." Developments of regional impact will be processed according to procedures of the Georgia Department of Community Affairs as described in "Rules of Georgia Department of Community Affairs, Chapter 110-12-3, Developments of Regional Impact, effective March 1, 2014, as may be amended from time to time.

When an application is received for development that meets or exceeds the thresholds established for that development type and thus constitutes a "development of regional impact" according to the aforementioned Rules of the Georgia Department of Community Affairs, the City will follow the procedures identified in said administrative rules which are summarized here.

(a) When an application for a development of regional impact is received, the community development director will complete an "Initial DRI Information" form and a "DRI Review Initiation Request" form. Each of these two forms may be submitted to the regional commission simultaneously, provided the City has all necessary project-related information.

(b) The City shall not take any official legislative or administrative action to advance or further a DRI project until the review process identified under the DRI review procedure specified in "Rules of Georgia Department of Community Affairs, Chapter 110-12-3, Developments of Regional Impact," effective March 1, 2014, as may be amended from time to time, is completed. The City may undertake preliminary staff administrative functions associated with a proposed DRI including, but not limited to, project evaluation/assessment, site visits, and placing consideration of the application on a future agenda for formal action, if required. The City shall not take any official action related to such a project until the DRI review process is completed and the City has had adequate time to consider the DRI review comments.

(c) After the DRI review process is completed, the city may proceed with whatever action it deems appropriate regarding the proposed project, although it is encouraged to take the public finding and additional comments into consideration as it makes its decision.

(d) If the project receives a negative public finding from the Regional Commission and the City approves said project or takes action to advance said project, the City shall notify the regional commission and the Georgia Department of Community Affairs of its action and identify all local requirements it has placed on the development that could mitigate any negative findings identified in the DRI review process.

[Secs. 13-85 to 13-90 Reserved.]

ARTICLE 14
APPEALS AND VARIANCES

Division I. Appeal of an Administrative Decision.
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[Secs. 14-39 and 14-40 Reserved.]

Division I. Appeal of an Administrative Decision.

Sec. 14-1. Appeal as a Remedy.

It is the intent of this development code that all questions arising in connection with the administration and enforcement of this development code shall be presented first to the community development director for potential resolution. Persons may appeal to the governing body for relief when aggrieved by an action or an interpretation of the community development director made under this development code. All such requests for relief shall be taken as an appeal to the governing body, as provided in this division.

Sec. 14-2. Initiation of an Appeal.

Any person aggrieved by a decision of the community development director or any person acting administratively under authority of this development code may initiate, by application, an appeal of an administrative action or interpretation to the governing body. An application for an appeal for any property or properties may be initiated by the owner of a majority interest in the property affected, or his or her authorized representative.

Sec. 14-3. Bases for an Appeal.

(a) An appeal may be filed where it is alleged that the community development director has misinterpreted or misapplied one or more requirements or other provisions of this development code.

(b) An appeal may be filed where it is alleged that an enforcement officer erred in finding the person or property in violation of any provision of this development code or in violation of permit conditions.

Sec. 14-4. Application Requirements.

(a) All appeal applications shall be submitted to the community development director on forms provided by the Department. When the appeal application is referred to the governing body, the applicant shall be required to submit 10 copies of the documentation necessary to support the appeal application.

(b) All appeal applications shall be accompanied by a non-refundable fee, as set by resolution of the governing body from time to time.

(c) An application for an appeal shall include such descriptions, maps or drawings as needed to clearly illustrate or explain the action requested. The City may request such additional information from the appellant as necessary to provide a full understanding of the appeal.

(d) Such appeal application must be filed within 30 days of the action or interpretation that is the subject of the appeal. If the person aggrieved by an action by an administrative official with regard to this development code does not file a complete appeal application

within 30 days of the decision appealed from, then the decision of the community development director shall stand, and no further remedy shall be available under this development code.

(e) The community development director shall review the application for completeness within 5 working days of submission. Incomplete or improper applications will be returned to the applicant.

Sec. 14-5. Stay of Proceedings.

The filing of a completed application for an appeal of an administrative decision stays all legal proceedings in furtherance of the action appealed from, unless the community development director certifies to the governing body, after the notice of appeal shall has been filed, that by reason of facts stated in the certificate a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed unless the applicant for appeal of an administrative decision secures an order from a court of competent jurisdiction.

Sec. 14-6. Appeal Procedures.

(a) **Assembly of record.** Upon receiving a complete and timely application for an appeal, the community development director or his/her designee shall assemble such memos, papers, plans, or other documents as may constitute the record for the appeal or as may provide an understanding of the issues involved.

(b) **Schedule of appeal hearing.** Once the record has been assembled, the community development director or his/her designee shall schedule the appeal for public hearing and consideration at the next meeting of the governing body for which adequate public notice can be given.

(c) **Notification to the general public**. At least 15 days but not more than 45 days prior to public hearing, notice shall be published in a newspaper of general circulation within the city. The notice shall state the time, place and purpose of the hearing. The published notice shall also include the location of the property for which the appeal arises, if applicable, the existing zoning classification of the property, and the nature of the appeal.

Sec. 14-7. Authority and Action.

(a) **Decision or determination.** The governing body shall after application and public hearing make findings and render a decision on the appeal. The governing body may affirm, overrule or modify, in whole or in part, the rulings, or decisions or interpretations of the community development director.

(b) **Remedies.** In cases where an appeal is granted, the governing body may direct the issuance of land development permits or building permits, not otherwise inconsistent with this development code or other ordinance adopted by the governing body. The governing body may determine the boundaries of the various zoning districts where uncertainty

exists. The governing body may interpret such provisions of this development code as may require clarification or extension in specific cases.

(c) **Notice.** The city clerk shall notify the applicant, in writing, of its decision within 5 calendar days after the governing body has rendered its decision.

(d) **Binding action.** The community development director shall be bound by the decision of the governing body on the appeal application.

(e) **Finality.** A decision of the governing body pursuant to this division shall constitute final action and may be appealed only to a court of competent jurisdiction in the manner provided by law.

[Secs. 14-8 to 14-10 Reserved.]

Division II. Administrative Variances.

Sec. 14-11. Authority.

(a) In accordance with the requirements of this division, the community development director shall have the power to authorize upon application in specific cases such administrative variances from the terms of this development code as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this development code will in an individual case result in practical difficulty or unnecessary hardship, so that the spirit of this development code shall be observed, public safety and welfare secured, and substantial justice done.

(b) The community development director may upon application consider the approval, conditional approval, or denial of administrative variances, subject to the requirements of this division. In granting an administrative variance, the community development director may impose such requirements and conditions with respect to the location, construction, maintenance and operation of any use or building, in addition to those expressly set forth in this development code, as may be deemed necessary for the protection of adjacent properties and the public interest.

Sec. 14-12. Provisions That May Be Administratively Varied.

The community development director is authorized upon application and in specific instances, in accordance with the requirements of this division, to grant administrative variances to the following provisions:

(a) **Front setback.** Reduction not to exceed six feet of a front setback for a principal building, as required generally by Sec. 1-43 of this development code and as specifically required by Table 2-2 or Table 2-4 of this development code, whichever is applicable;

(b) **Side setback.** Reduction not to exceed two feet of a side setback for a principal building, as required generally by Sec. 1-43 of this development code and as specifically required by Table 2-2 or Table 2-4 of this development code, whichever is applicable;

(c) **Rear setback.** Reduction not to exceed six feet of a rear setback for a principal building, as required generally by Sec. 1-43 of this development code and as specifically required by Table 2-2 or Table 2-4 of this development code, whichever is applicable;

(d) **Accessory building setback**. Reduction not to exceed two feet of a setback required for an accessory building or structure, as specified by Table 2-2 or Table 2-4 of this development code, whichever is applicable.

(e) **Principal building separation.** Reduction not to exceed 20 percent of a principal building separation requirements of Sec. 1-43 of this development code.

(f) **Principal and accessory building separation.** Reduction not to exceed two feet of the minimum separation between a principal building and an accessory building or structure as required by Sec. 4-05 of this development code.

(g) **Specific use setbacks and separation.** Reduction not to exceed ten percent of any building, structure, or use setback or separation requirement established in article 4 of this development Code, except Sec. 4-05; provided, however, that this authority shall not include authority to administratively vary required buffers.

(h) **Improvement setback.** Reduction of a setback for improvements as required by Sec. 6-52 of this development code, to no less than three feet.

(i) **Minimum required parking spaces.** Reduction not to exceed 20 percent of the minimum required number of parking spaces required by Sec. 6-74 and Table 6-4 of this development code, subject to the requirements of Sec. 6-81 of this development code.

(j) **Maximum parking spaces.** Increase not to exceed 10 percent of the maximum number of parking spaces limited by Sec. 6-73 and Table 6-4 of this development code, subject to the requirements of Sec. 6-81 of this development code.

(k) **Minimum loading area requirements.** Reduction or waiver of minimum number of on-site loading spaces required by Sec. 6-92 of this development code, and the loading specifications of Sec. 6-94, as also provided per Sec. 6-95 of this development code.

Sec. 14-13. Initiation of Administrative Variance Applications.

An application for administrative variance may be initiated by any person, firm, corporation or agency, provided said individual, firm, corporation or agency is the owner or owner's agent of the property for which the administrative variance is sought.

Sec. 14-14. Application Requirements.

Applications for administrative variance shall require submittal of the following.

(a) Application fee as specified by resolution of the governing body;

(b) Application form furnished by the community development director, including signed and notarized signature of property owner;

(c) Legal description of the property;

(d) Survey plat of the property;

(e) Site plan or other exhibit of the property at an appropriate engineering scale showing the proposed use and relevant information regarding proposed improvements;

(f) Written analysis of how the proposed action compares to decision criteria specified in this division for administrative variances; and

(g) Other information as may be required by the community development director.

The community development director may waive one or more of the requirements of this section (excluding fees which shall not be waived) in individual cases when he/she determines that one or more elements of the required information specified in this section are not essential to the review process.

Sec. 14-15. Criteria for Granting Administrative Variances.

Any applicant requesting consideration of an administrative variance shall provide a written justification that one or more of the following condition(s) exist. The community development director shall not approve an administrative variance application unless he or she has adopted written findings that the one or more of the following conditions exist:

(a) There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district;

(b) A literal interpretation of the provisions of this development code would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located;

(c) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant’s property is located;

(d) The requested variance will be in harmony with the purpose and intent of this development code and will not be injurious to the neighborhood or to the general welfare;

(e) The special circumstances are not the result of the actions of the applicant; and/or

(f) The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed.

Sec. 14-16. Procedures.

(a) To approve an administrative variance, the community development director shall make written findings that the variance requested complies with the administrative variance criteria specified in this division.

(b) The community development director shall issue a written decision as promptly as possible, but no later than within 14 calendar days of receipt of a completed application, stating whether the administrative variance request is approved, approved with conditions, or denied.

(c) If denied, the community development director shall state in the letter that the applicant denied an administrative variance may file an application for variance in accordance with division III of this article.

Sec. 14-17. Withdrawal of Application.

An administrative variance application may be withdrawn at any time at the discretion of the person or agency initiating such a request, upon written notice to the community development director. No refund of the application fee shall be provided in the case of a withdrawal.

[Secs. 14-18 to 14-20 Reserved.]

Division III. Variances.

Sec. 14-21. Authority to Grant Variances.

(a) The governing body shall have the power to authorize upon application in specific cases such variances from the terms of this development code as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this development code will in an individual case result in practical difficulty or unnecessary hardship, so that the spirit of this development code shall be observed, public safety and welfare secured, and substantial justice done.

(b) The governing body may upon application approve, conditionally approve, or deny variances, subject to the requirements of this division. In granting a variance, the governing body may impose such requirements and conditions with respect to the location, construction, maintenance and operation of any use or building, in addition to

those expressly set forth in this development code, as may be deemed necessary for the protection of adjacent properties and the public interest.

Sec. 14-22. Initiation of Variance Applications.

An application for variance may be initiated by any person, firm, corporation or agency, provided said individual, firm, corporation or agency is the owner or owner's agent of the property for which the variance is sought.

Sec. 14-23. Application Requirements.

Applications for variance shall require submittal of the following items:

(a) Application fee as specified by resolution of the governing body;

(b) Application form furnished by the community development director, including signed and notarized signature of property owner;

(c) Legal description of the property;

(d) Survey plat of the property;

(e) Letter of intent describing the proposed use of the property or other action requested;

(f) Site plan of the property at an appropriate engineering scale showing existing and proposed buildings and structures and other information as may be required by the community development director to describe and/or graphically depict the requested variance;

(g) Written analysis of how the proposed action compares to decision criteria specified for the granting of variances pursuant to this division; and

(h) Other information as may be required by the community development director.

The community development director may waive one or more of the requirements of this section (excluding fees which shall not be waived) in individual cases when he/she determines that one or more elements of the required information specified in this section are not essential to the review process.

Sec. 14-24. Criteria for Granting Variances.

Any applicant requesting consideration of a variance to any provision of this development code shall provide a written justification that one or more of the following condition(s) exist. The governing body shall not approve a variance application unless it shall have adopted findings that one or more of the following conditions exist:

(a) There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district;

(b) A literal interpretation of the provisions of this development code would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located;

(c) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;

(d) The requested variance will be in harmony with the purpose and intent of this development code and will not be injurious to the neighborhood or to the general welfare;

(e) The special circumstances are not the result of the actions of the applicant;

(f) The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed; and/or

(g) The variance shall not permit a use of land, buildings or structures, which is not permitted by right in the zoning district or overlay district involved.

Sec. 14-25. Application Compliance and Completeness.

(a) No variance application shall be processed by the community development director unless it complies with the procedural requirements of this division and is found to be complete with regard to application materials, payment of fees, supportive materials, and any other application requirements specified by this division.

(b) If the variance application does not comply with all application submittal requirements of this division, the community development director shall reject the application and refuse to process it.

(c) In cases where more than one application (rezoning, special use, variance) pertaining to a particular piece of property is filed simultaneously, the applicant must prepare separate applications and meet all application requirements for each application filed; provided, however, that the community development director may waive separate site plan or letter of intent filing requirements when they would be unnecessarily duplicative.

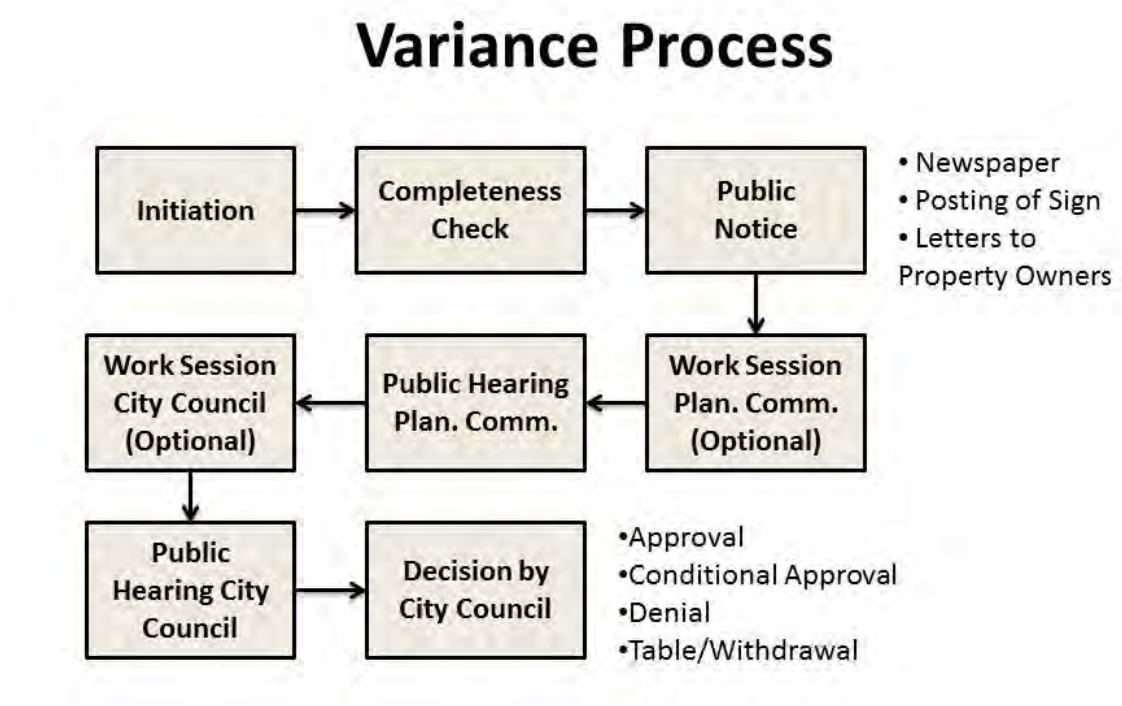
Sec. 14-26. Administrative Processing of Applications.

The community development director is hereby authorized to establish administrative deadlines for the receipt of variance applications. Upon a finding by the community development director that a variance application is complete and complies with the requirements of this division,

including deadlines, the application shall be marked received and approved for initiation, and the date of such consideration shall be indicated in the file of the application.

Sec. 14-27. Concurrent Variance Application.

In cases where an applicant is proposing a rezoning (i.e., amendment to the official zoning map) or special use, or both, and where the applicant files an application to obtain a variance at the same time of filing a rezoning or special use application, the applications may be processed simultaneously, but the variance application shall not be considered until the rezoning or special use application, or both as appropriate, is approved (which may be the same public hearing or meeting), since the variance would not otherwise be permitted without the rezoning or special use.



Sec. 14-28. Investigation and Recommendation.

(a) The community development director may send the application out for review by internal municipal departments and external agencies as may be appropriate (i.e., inter-agency review). Any written comments received in a timely manner shall be submitted to the applicant, planning commission and governing body for consideration, and any such comments shall become an official public record.

(b) The community development director or designee shall investigate and make a recommendation regarding any or all of the relevant matters concerning the application. Any such investigation and recommendation shall if in writing be made available to the applicant, planning commission, and governing body prior to public hearings and shall become an official public record.

Sec. 14-29. Public Hearing Notice – Newspaper.

(a) **Planning Commission.** Prior to the date of the public hearing before the planning commission, if held, the city may cause to be published within a newspaper of general circulation within the City a notice of the work session and public hearing before the planning commission. The notice if provided shall state the time, place, and purpose of the public hearing and shall include the location of the property. The notice if provided shall also include the existing zoning classification and the nature of the variance request including the section requested to be varied.

(b) **Mayor and City Council.** At least 15 but not more than 45 days prior to the date of the public hearing before the governing body, the city shall cause to be published within a newspaper of general circulation within the City a notice of the work session and public hearing before the governing body. The notice shall state the time, place, and purpose of the public hearing and shall include the location of the property. The notice shall also include the existing zoning classification and the nature of the variance request including the section requested to be varied.

Sec. 14-30. Public Hearing Notice – Sign on Property.

(a) **Requirement and locations.** The applicant shall be required to post and maintain signs supplied by the City on or near the right-of-way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the City Council public hearing on the variance application. One such sign shall be placed in a conspicuous location along each street frontage of the property for which the variance has been requested. If the property has no street frontage, the sign shall be placed on each street where access to the property will be gained.

(b) **Content.** The sign providing notice shall state the time, place, and purpose of the public hearing and shall include the location of the property. The notice shall also include the existing zoning classification and the nature of the variance request including the section requested to be varied.

(c) **Time period.** It is the responsibility of the applicant to post the signs and to maintain the signs during the posting period. Said signs pertaining to the governing body's public hearing shall remain posted until a final decision by the governing body has been rendered.

(d) **Consequences of non-maintenance.** Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and readvertising prior to any future public hearing, for which the applicant shall pay an additional readvertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of

this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Sec. 14-31. Public Hearing Notice – Surrounding Property Owners.

(a) No less than 15 days prior to the public hearing before the planning commission, the community development director may require the applicant to mail a notice to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the variance application.

(b) The written notice if provided is to be mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records.

(c) The notice if provided shall state the time, place, and purpose of the work sessions, planning commission scheduled hearing or meeting, and public hearing before the governing body and shall include the location of the property. The notice if provided shall also include the existing zoning classification and the nature of the variance request including the section requested to be varied. In addition, the notice if provided shall include a page size copy of the site plan or variance exhibit submitted with the application.

(e) If required to provide notice per this section, the applicant shall submit an affidavit to the community development director or designee prior to the public hearing before the planning commission, if a hearing is to be held, listing the property owners and certifying the date that the notices were mailed.

Sec. 14-32. Work Sessions.

Work sessions of the planning commission and governing body may be convened from time-to-time to discuss pending matters prior to public hearings. Work sessions at which applications for variances are to be discussed shall be attended by the applicant or representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application. Failure to attend the work session may result in the application being tabled one time. Failure to attend the rescheduled work session may result in denial of the application.

Sec. 14-33. Public Hearings.

(a) **Planning Commission.** The planning commission may hold a public hearing on variance applications and if held said hearings shall be in accordance with the public hearing procedures specified in this article.

(b) **Governing Body.** The governing body shall hold a public hearing on all variance applications in accordance hearing with the public procedures specified in this article.

Sec. 14-34. Recommendation and Decision.

(a) **Planning Commission recommendation.** Within 32 calendar days of the date of its meeting, which may include a public hearing, the planning commission shall provide a recommendation on applications for variance. This time limit may be extended if the applicant consents to extend the time frame. The planning commission may recommend approval or disapproval of the variance as applied for, or it may recommend conditions of approval on the application. In rendering a recommendation on any such application, the planning commission shall consider all information supplied by the applicant and community development director.

(b) **Governing Body decision.** Within 65 calendar days of the date of its public hearing, the governing body shall render a decision on the application for variance. This time limit may be extended if the applicant consents to extend the time frame. The governing body may approve or disapprove the proposed variance, return the application to the planning commission for further study, or place conditions of approval on the application. In rendering a decision on any such application, the governing body shall consider all information supplied by the applicant, community development director, and planning commission.

Sec. 14-35. Withdrawal of Application.

(a) **Prior to public notice.** If a request for withdrawal is received prior to the publication of notice for a public hearing, the application shall be withdrawn administratively by the community development director without restriction on the refiling of a variance on the property in the future, as described in this division.

(b) **After public notice.** If notice has been published or is irretrievably set for publication but the variance application has not been heard by the planning commission, the application shall be withdrawn administratively by the community development director, provided that: the applicant shall mail written notice of the withdrawal to the property owners previously notified and shall submit an affidavit to the community development director listing the property owners and certifying the date that the notices were mailed. Additionally, withdrawal of an application for a variance on the property under the terms of this paragraph may not be resubmitted for 6 months from the date of withdrawal.

(c) **After Planning Commission meeting or public hearing.** Should any request for withdrawal be made by the applicant after the planning commission's meeting or public hearing but before or at the governing body's public hearing, the application shall remain on the governing body's public hearing agenda and the withdrawal request shall be considered for approval or denial, with or without prejudice, by the governing body. If withdrawal is not allowed, the public hearing on the variance will proceed.

Sec. 14-36. Notice of Action.

When a variance application is filed by a property owner, the community development director shall notify the applicant of the recommendation of the planning commission on the application, and action taken by the governing body on the application.

Sec. 14-37. Finality and Legal Recourse.

A decision of the governing body with regard to a variance application shall be final and may be appealed only to a court of competent jurisdiction. Such appeal must be taken within 30 days of the decision of the governing body. Reconsideration of an action on a variance application under court order shall follow the same procedures of this division as though a new application.

Sec. 14-38. Limitations on the Frequency of Filing Applications.

(a) No variance application affecting the same or any portion of property which was denied by the governing body shall be accepted for filing by a property owner until 12 months shall have elapsed from the date said application was denied by governing body.

(b) The same or any portion of property previously considered in a variance application which was denied by the governing body may not again be initiated by the governing body until the expiration of at least six months immediately following the final decision rendered on the application by the governing body.

[Secs. 14-39 and 14-40 Reserved.]

ARTICLE 15
SUBDIVISION OF LAND

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Division I. Purposes, Authority, and Definitions.

Sec. 15-1. Purposes.

This article is intended to serve the following purposes, among others: to assure equitable handling of all subdivision plats by providing uniform procedures and standards for the subdivider; to assure, in general, the wise development of new land areas, in harmony with the comprehensive plan of the city; to assure the accurate description of property, the identification of property boundaries with monuments, and the proper recording of property descriptions in public records; to help eliminate the costly maintenance problems which develop when streets and lots are laid out without proper consideration given to various public purposes; and to protect lot purchasers who generally lack the specialized knowledge to evaluate subdivision improvements and design.

Sec. 15-2. Authority of Director of Community Development.

In accordance with the provisions of this article, the Director of Community Development shall have final authority with regard to the review and approval, conditional approval, or disapproval of preliminary plats, final plats, lot combination plats, boundary line adjustments, and dedication plats; provided, however, the director of community development does not have authority to accept any public improvements on behalf of the city. Public improvements shall only be accepted by the Powder Springs City Council, following procedures for public dedications specified in this article. The director of community development shall not sign and approve any preliminary plat or final or other plat required by this article, nor shall any plat be authorized for recording, unless the plat meets the minimum requirements of this article and any other applicable provision of this development code.

Sec. 15-3. Authority of Director of Public Works.

The director of public works shall have authority and responsibility to: review preliminary plats for conformity with engineering, utility, and other technical requirements of this development code; approve preliminary plats that comply with such requirements, and to conditionally approve or disapprove preliminary plats that require modification to meet such requirements. Preliminary plats shall require the signature and approval of the director of public works. Final plats for which a preliminary plat is required shall also require the signature and approval of the director of public works. The director of community development may request review by the director of public works of any other plat described in this article.

Sec. 15-4. Authority of Health Department.

The Cobb County Health Department shall have authority to review all plats that will create lots served by on-site sewage management systems (e.g., septic tanks), to approve and sign such subdivision plats if they are consistent with applicable public environmental health laws and requirements and to conditionally approve or disapprove such subdivision plats if they require modifications to meet the applicable public environmental health laws and requirements. Any final plat creating lots that will be served by on-site sewage management systems (e.g., septic tanks) shall require the approval and signature of the authorized public environmental health officer of Cobb County prior to recording.

Sec. 15-5. Definitions.

The following terms are defined. Unless the context clearly indicates otherwise, terms defined in other sections of this development code shall also apply.

Block: An area of land that is entirely surrounded by streets, public lands, railroad rights-of-way, watercourses, or other well defined and fixed boundaries.

Dedication: The deliberate appropriation of land by an owner for any public use or purpose, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Dedication, public: Land or public improvements that are intended to be or have been transferred by plat and/or deeded to and accepted by the city for public use and maintenance.

Dedication plat: A plat that indicates property to be dedicated for public right-of-way or land for public use, drawn to final plat specifications and following procedures for final plat approval.

Escrow account: A type of subdivision improvement guarantee where the subdivider deposits either cash, a note, ~~a bond~~, or some other instrument readily convertible to cash for specific face value specified by the director of public works in an amount equal to or exceeding the costs of required improvements.

Final plat: The final drawing of a subdivision and, as applicable, dedication, prepared for filing for record with the Clerk of Superior Court of Cobb County, and containing all elements and requirements set forth in this article.

Geodetic control monuments: Those survey monuments which are established by federal, state, local, and private agencies, the position of which monuments on the earth's surface has been fixed by high-order surveying and computation for use by surveyors and engineers in the extension of geodetic position to property corners, improvements to property, utility systems, streets and highways, and such other objects and things as may be located by surveying. Such monuments may be in the form of metal disks set in concrete, rock, metal, or some other fixed permanent object, the position thereof having been published by the agency which established the monument and made available to the public as well as to land surveyors and engineers for

public use. It is unlawful to remove, destroy, injure or displace geodetic control monuments (O.C.G.A. 44-1-15).

Letter of credit: A type of subdivision improvement guarantee whereby a subdivider secures an instrument from a bank or other institution or from a person with resources sufficient to cover the cost of improvements specified by the director of public works in an amount equal to or exceeding the costs of required improvements. The instrument pledges the creditor to pay the cost of improvements in case of default by the subdivider.

Metes and bounds: A system of describing and identifying land by a series of lines around the perimeter of an area; "metes" means bearings and distances and "bounds" refers to physical monuments.

Performance bond: A type of improvement guarantee in the form of a bond, secured by the subdivider or land developer from a bonding company, in an amount specified by the director of public works to cover or exceed the costs of required improvements, and payable to the city. The city may call in the performance bond in the event the subdivider or land developer defaults on required improvements.

Preliminary plat: A professional drawing which shows the proposed layout of a subdivision in sufficient detail to indicate its general design. A preliminary plat is prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner, or any other person professionally familiar with land development and project construction activities. A preliminary plat is not a construction document.

Property corner monuments: Those survey monuments which are established to identify property corners, the location and description of which are made a part of any plat or any instrument pertaining to real property filed in the office of the superior court of any county of this state. Said survey monuments may be any permanent or semi-permanent objects or any live or dead plant material, including, but not limited to, iron or steel pipes, bars, or rods; concrete markers, including highway right of way markers; stone or rock, whether natural or erected; trees, stumps, stakes, and marks, including those marks made on trees, stones, rocks, concrete or metal; and such other monuments as may be described in said plats and instruments of record. It is unlawful to remove, destroy, injure or displace property corner monuments (O.C.G.A. 44-1-15).

Public improvement: The construction, enlargement, extension or other construction of a facility intended for dedication to the city or to a facility already owned by the city, including but not limited to a street, curb and gutter, sidewalk, cross drain, catch basin, other roadway appurtenance, domestic water supply system main, fire hydrant, valve or other water system appurtenance, or sanitary sewerage main or outfall, lift station, force main, manhole or other appurtenance. Utility supply lines to a building are not considered public improvements. Construction of a driveway apron connection in accordance with a standard detail approved by the director of public works shall not be considered a public improvement for purposes of triggering preliminary plat approval.

Registered Land Surveyor: A land surveyor licensed and registered to perform the duties of a registered land surveyor (R.L.S.) by the State of Georgia.

Reservation: A method of holding land for future public use or dedication to the public by showing proposed public areas on a subdivision plat.

Septic tank: An approved watertight tank designed or used to receive sewage from a building sewer and to affect separation and organic decomposition of sewerage solids, and discharging sewage effluent to an absorption field or other management system.

Subdivider: Any person who undertakes the subdivision of land, and any person having such a proprietary interest in land to be subdivided as will authorize the maintenance of proceedings to subdivide such land under this development code, or the authorized agent of such person.

Subdivision: The division of a property or tract of land into two or more tracts or lots; or a land development project in which two or more lots are created, along with the streets and utilities needed to support construction of buildings on the lots. The word "subdivision" includes re-subdivision and, when appropriate to the context, relates either to the process of subdividing or to the actual land or area which is subdivided.

[Secs. 15-6 to 15-10 Reserved.]

Division II. General Provisions.

Sec. 15-11. Land is One Lot Until Subdivided.

Until property proposed for subdivision has received final plat approval and been properly recorded, the land involving the subdivision shall be considered as one lot, or as otherwise legally recorded.

Sec. 15-12. Subdivision of Land.

No person shall subdivide land except in accordance with this article and this development code. It shall be unlawful for any person, firm, corporation, owner, agent or subdivider, by deed or map, to sell, transfer, agree to sell, offer at public auction, negotiate to sell or subdivide any land until a preliminary plat, if required, and final plat have been approved by the community development director and final plat recorded in accordance with this article. Said restriction applies to lands subdivided for non-residential as well as residential uses. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transfer shall not exempt the transaction from compliance with this article or from the penalties established for violations of this development code. The city through its attorney or other designated official may enjoin such transfer of, sale, or agreement by appropriate action.

Sec. 15-13. Reference to State and Federal Subdivision Laws.

The subdivision of land shall comply, as applicable, with the federal and state full disclosure requirements for land sales, including The Georgia Land Sales Act (O.C.G.A. 44-3-1 et seq.). All final subdivision plats shall comply with applicable state law regarding accuracy and content of all such subdivision plats (see O.C.G.A. 15-6-67, which establishes specifications for plats to be recorded in the Clerk of Superior Court's office of the county in which the subdivision is located, including line widths, sheet sizes, closure data, and equipment used).

Sec. 15-14. Special Review of Subdivisions along State Routes.

No subdivision plat containing land which abuts a state route shall be approved until such plat has been submitted for review and comment by the Georgia Department of Transportation, in accordance with the provisions of O.C.G.A. 32-6-151.

When the city receives such a plat, it shall submit two copies of the proposed subdivision plat to the Georgia Department of Transportation if such proposed subdivision includes or abuts on any part of the state highway system. The Georgia Department of Transportation, within 30 days of receipt of the plat, shall recommend approval and note its recommendation on the copy to be returned to the community development director or recommend rejection. Failure of the Georgia Department of Transportation to act within this 30 day period shall constitute approval. If the plat is recommended for rejection, the reasons for rejection and requirements for approval shall be given the community development director in writing; but such recommendation shall be advisory only and shall not be binding.

Sec. 15-15. Lots Must Comply with Zoning Requirements.

No person shall subdivide land, and the community development director shall not approve any subdivision of land, unless the lots created pursuant to said subdivision meet or exceed all applicable requirements of the zoning district in which it is located, and any other applicable requirements of this development code, and as may be amended from time to time. For minimum lot frontage, minimum lot width and minimum lot size requirements by zoning district, see article 4 "Lot and Building Standards," of this development code.

Sec. 15-16. Improvements Required for Final Platting.

No final subdivision plat involving a public dedication of land or public improvement of streets or major utilities shall be approved by the community development director or accepted for recordation by the Clerk of Superior Court of Cobb County until all improvements, if required by this article, have been constructed or installed in a satisfactory manner and approved by the public works director, unless a subdivision improvement guarantee is authorized by the community development director and the public works director in lieu of completion of such improvements specified or required at the time of final plat approval.

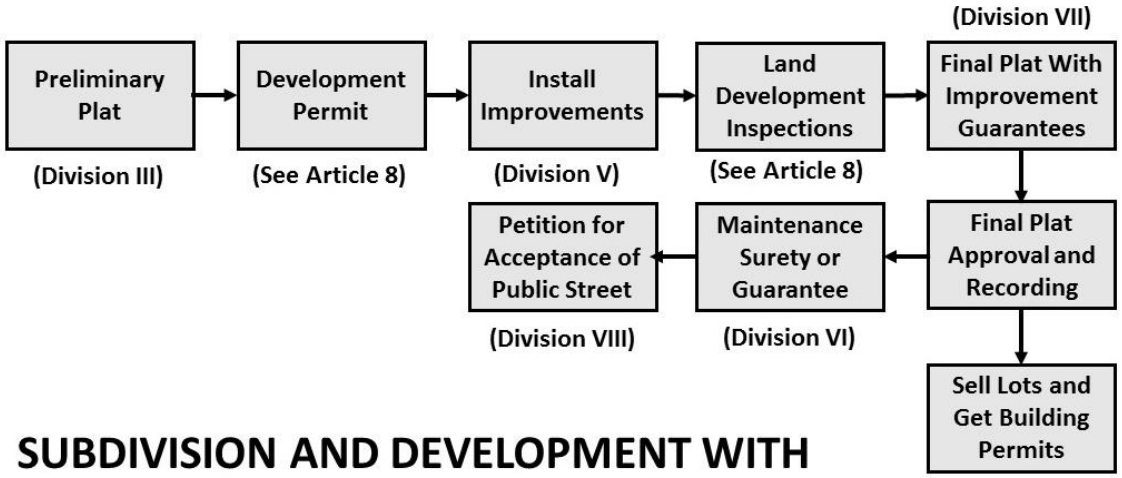
Sec. 15-17. Recording of Plats.

The Clerk of Superior Court of Cobb County shall not file or record a plat that would result in the division of a property within the City of Powder Springs into two or more lots that does not have the approval of the city as required by this article. The Clerk of the Superior Court of Cobb County shall not file or record a plat of a subdivision, whether evidenced as a plat or as an attachment to a deed, unless such plat is a final plat approved for recording by the community development director and contains said officer's signature thereon. It shall be the responsibility of the community development director, not the subdivider, to record final plats with the Clerk of Superior Court of Cobb County; provided, however, that city shall be authorized via the community development director to collect a recording fee, as may be specified from time to time, for all such plat recordings.

Sec. 15-18. Sale or Transfer of Land.

It shall be unlawful to sell or transfer title to another person any lot or tract or portion thereof of land that has not been established as a lot of record, except in compliance with this article. Unless the lot to be sold or transferred is a lot of record, final plat approval by the city in accordance with this article shall be required. Any person may offer for sale or transfer to another person any proposed lot that has been approved by the city and shown on a preliminary plat, but the sale or transfer of such lot shall not be lawfully executed until a final plat is approved and recorded in accordance with this article. This section shall not be interpreted as limiting the sale or transfer of lots consistent with previously lawfully approved recorded plats or deeds.

Overview of Article 15, Powder Springs Unified Development Code



SUBDIVISION AND DEVELOPMENT WITH PUBLIC STREET OR PUBLIC IMPROVEMENT

[Secs. 15-19 and 15-20 Reserved.]

Division III. Preliminary Plat.

Sec. 15-21. Preliminary Plat – When Required.

Any subdivision involving the dedication of a public street or public land, any subdivision involving a new private street, and any subdivision requiring a public improvement as defined, shall require the submission and approval by the city of a preliminary plat.

Sec. 15-22. Relationship of Preliminary Plat to Development Permit.

The community development director must first approve a preliminary plat for subdivision activity prior to the issuance of a development permit per Article 8 of this development code prior to initiation of any land disturbing or construction activities on the lands proposed for subdivision. An application for preliminary plat approval may be processed independently or in conjunction with an application for issuance of a development permit, but a development permit shall not be issued for lands being subdivided and involving public streets, private streets, or any public improvement as defined, without the prior approval of a preliminary plat. Applicants considering the simultaneous submission and consideration of a preliminary plat and development permit application are cautioned, however, that the preliminary plat approval is discretionary with regard to consistency with the comprehensive plan and design requirements of the development code, and therefore, proceeding simultaneously with preliminary plat and development permit applications may result in the revision of civil engineering drawings and construction plans if the layout of the preliminary plat of the proposed subdivision must be significantly modified.

Sec. 15-23. Application for Preliminary Plat Approval.

An application for preliminary plat approval shall be submitted to the community development director. The application shall include the following:

(a) Completion of an application form with information specified by the community development director, including but not limited to owner information. The owner, or agent if so authorized, shall sign the application attesting to the accuracy of the application and confirming authority and intent to submit the application for consideration.

(b) Copies of the preliminary subdivision plat in a number as established by the community development director, showing the entire ownership and drawn to the specifications required in Sec. 15-24.

(c) Payment of the applicable application and review fees as established by the Mayor and City Council from time to time for a preliminary plat.

Sec. 15-24. Preliminary Plat Specifications.

The following specifications are required for a preliminary plat:

(a) **Proposed name of subdivision.** The proposed name of the subdivision shall not duplicate or too closely approximate, phonetically, the name of any other subdivision in the city or county. If shown to the contrary, the community development director may refuse to accept such subdivision name.

(b) **Plat scale and sheet size.** The preliminary plat shall be clearly and legibly drawn at a scale of 100 feet or less to 1 inch. The recommended maximum dimensions of the sheet size is 36 inches by 48 inches and the minimum dimensions of 17 inches by 22 inches; however, the community development director may approve other sheet sizes and scales as appropriate. For property of over 100 acres, a smaller scale may be used where, in the judgment of the community development director, presentation of detailed data is not necessary to evaluate the entire project. It is the intent of this provision that in all cases sufficient information shall be provided for an adequate evaluation of the public and private improvements.

(c) **Owner and professional contact information.** Name, mailing address, telephone and fax numbers and e-mail address of the property owner and the professional preparing the preliminary plat.

(d) **Miscellaneous.** Date of boundary survey, north point and graphic scale, source of data, date of plan drawing, and, if any, revision dates.

(e) **Location and tract boundaries.** Location (Land District and Land Lot) and size of the property in acres (or in square feet if less than an acre), and the external boundaries of the tract to be subdivided or developed shown by bearings and distances. The preliminary plat must reference and be based on a boundary survey of the exterior boundaries of the proposed subdivision, prepared by a registered land surveyor.

(f) **Vicinity map.** A location map of the property in relation to the surrounding area with regard to well-known landmarks such as arterial streets, railroads, and major water courses. Vicinity maps must be drawn at a scale sufficient to show clearly the information required, but not less than one inch equal to 2,000 feet. U.S. Geological Survey 1: 2000 quadrangle maps may be used as a reference guide or as the required vicinity map, provided that property boundaries are generally superimposed.

(g) **Abutting property information.** Names of adjoining property owners per recorded deeds, zoning district of all adjoining properties, and if applicable overlay district designations of all adjoining properties.

(h) **Prior subdivision.** Name of former approved subdivision, if any, for all of the land in the preliminary plat that has been previously subdivided, showing boundaries of same.

(i) **Zoning.** Zoning district boundaries and zoning designation(s) of the subject property and, if applicable, overlay zone boundaries.

(j) **Application number and conditions.** Rezoning, special use, and variance application number, date of approval, and conditions of approval, if applicable.

(k) **Natural features and flood plains.** Natural features within the property, including topographic contours at no less than five-foot intervals, drainage channels, bodies of water, wetlands, streams with required buffer designated, wooded areas and other significant natural features such as groundwater recharge areas and rock outcroppings. On all water courses entering or leaving the property, the direction of flow shall be indicated. The 100-year flood plain, if any, shall be delineated.

(l) **Streets, easements, political boundaries and built features.** Man-made features within and adjacent to the property, including street right-of-way and pavement widths, names of existing streets, all easements, city and county political boundary lines, and other significant information such as location and dimensions of bridges, existing buildings to remain, and other features.

(m) **Subdivision block and lot layout.** The proposed subdivision layout including lot lines and street right-of-way lines, with proposed street names or letter designations and right-of-way widths, along with the front building setback line and the approximate dimensions of the length and width of each lot. The total number of lots in the subdivision and the total acreage in the tract to be subdivided shall be indicated. Lots shall be numbered consecutively in a clockwise fashion, and the approximate land area of each lot shall be indicated for each lot. The proposed phasing of the subdivision shall be indicated, if it is proposed to be platted in phases.

(n) **Water and sewage disposal.** A statement as to the source of the domestic water supply and provisions for sanitary sewage disposal. For those properties that will not be served by a public sanitary sewerage system, location and results of soil tests or percolation tests as required and approved by the Cobb County Health Department.

(o) **Stormwater management.** The approximate location of proposed storm water detention facilities. Compliance with stormwater management requirements of this development code shall not be required at the time of preliminary plat approval but will be required for the issuance of a development permit.

(p) **Public land reservations.** In addition to public streets, the preliminary plat shall indicate land if any to be dedicated for public use.

(q) **Additional information.** Additional information as may be required by the community development director to ensure compliance with this article and this development code.

(r) **Certificate of preliminary plat approval.** A place for the community development director and the public works director to sign the preliminary plat, upon their approval, evidencing that the preliminary plat meets the requirements of this development code. Unless otherwise approved, the certificate of approval shall be provided as follows:

"CERTIFICATE OF PRELIMINARY PLAT APPROVAL

All applicable requirements of the Powder Springs Unified Development Code relative to preliminary platting having been fulfilled, approval of this preliminary plat is hereby granted by the Powder Springs Director of Community Development and the Director of Public Works subject to further compliance with all provisions of said development regulations.

_____
Director of Community Development (or designee)

Date_____

_____
Director of Public Works (or designee)

Date_____

This approval does not constitute approval of a development permit or of a final subdivision plat. This certificate of preliminary plat approval shall expire 12 months from the date of approval if a development permit has not been issued or a development permit has been issued but development activity has not been commenced.

NOT FOR RECORDING"

Sec. 15-25. Preliminary Plat Review and Approval Process.

The community development director is responsible for administering the review and approval process for preliminary subdivision plats, which shall not be inconsistent with the provisions of this article. The procedures of this section, which are described as follows, may be supplemented by the community development director where additional specification is required.

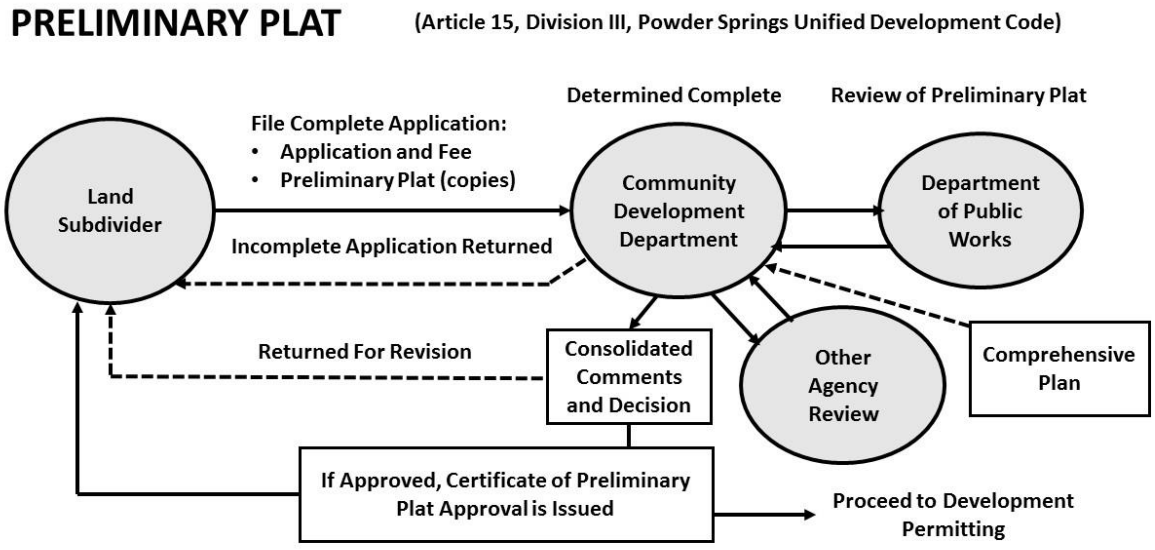
(a) **Review for completeness and application acceptance.** The community development department shall review the application for completeness within no more than 10 calendar work days from the time of submission. Incomplete applications will not be processed and will be returned to the applicant.

(b) **Distribution and agency review of preliminary plat.** The community development department shall promptly forward a copy of the complete preliminary plat application to other city departments as may be appropriate, the Georgia Department of Transportation if the proposed subdivision has frontage on or proposes access to a state or federal road, or others as appropriate, for their review and comment. Agency review shall specifically include the approval from the Cobb County Health Department if septic tanks are proposed and public utility providers in cases where connection to public water and/or sewer is proposed or required.

(c) **Time period for completion of review.** Within no more 25 calendar work days following the date the application was determined complete, during which agency review shall be completed, the community development department shall indicate on the preliminary plat or in writing all comments related to compliance with this article and the development code. The community development department shall also review the

preliminary plat for compliance with policies of the comprehensive plan. The department shall provide all comments to the applicant for resolution, who shall work with each department as necessary to resolve all issues.

(d) **Action.** When the department of community development has determined that the preliminary subdivision plat is in compliance with the requirements of this development code and consistent with the comprehensive plan, it shall be approved. The owner shall be responsible for compliance with all codes, regulations, and zoning requirements and for the satisfaction of all the noted and written comments. If it is determined that the preliminary plat is not in compliance or is inconsistent in one or more respects with the policies of the comprehensive plan or the requirements of this development code, the department shall disapprove or may conditionally approve the preliminary plat such that it is consistent with the comprehensive plan and meets all applicable requirements of this development code. Action must be taken by the department to approve, conditionally approve, or disapprove the preliminary plat application within no more than 60 days from receipt of a completed application. Applications that are disapproved may be revised and resubmitted; if more than 90 days elapses from the date action was taken by the department, the applicant shall be required to file a new preliminary plat application and pay an additional application fee.



Required Before Development Permit Can Be Issued for Land Subdivision Involving a Public Street or Public Improvement (Reviewed for Completeness Within 10 Calendar Days; 25 to 60 Days from Complete Application to Final Decision, Depending on Whether Revisions Are Required)

(e) **Variances.** The community development department shall not approve any preliminary plat that would result in a lot or situation that would clearly require a variance, until or unless such variance is lawfully obtained. An application for variance submitted after submission of the preliminary plat application will extend the time frame for action as specified in this section.

(f) **Certificate of preliminary plat approval.** Upon approval of the preliminary plat, the community development director or his or her designee and the public works director or his or her designee shall sign and date the certificate of preliminary plat approval stamped or printed on a reproducible copy of the preliminary subdivision plat. One copy of the approved drawing shall be transmitted to the applicant and the community development department shall retain additional copies for distribution to the department of public works and other agencies as may be appropriate.

Sec. 15-26. Duration of Preliminary Plat Approval.

Preliminary plat approval shall remain in effect for a period of 1 consecutive year, after which time it shall become null and void and a new certificate of preliminary plat approval may be required if no permit has been issued or no development activity has begun.

Sec. 15-27. Revision of a Preliminary Plat.

The community development director, in consultation with the director of public works when engineering or utility considerations are involved, is authorized to approve minor amendments to preliminary plats (i.e., those that do not affect the public or private street configuration or that reconfigure lots and which do not increase the number of lots), without the need to reapply for preliminary plat approval. The application requirements and procedures for amending preliminary plats, unless minor in nature, shall be the same as for preliminary plat applications.

Sec. 15-28. Land Development Following Preliminary Plat Approval.

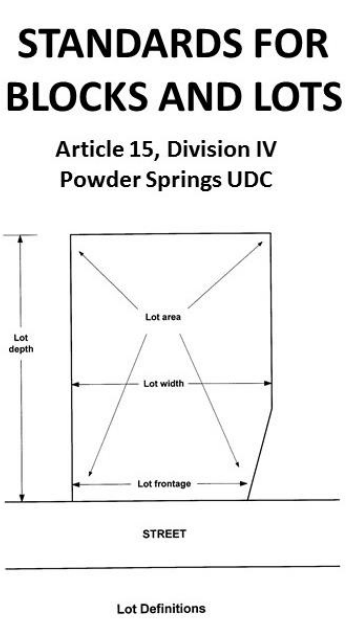
The community development director may authorize a development permit for the land to be subdivided only after a preliminary plat, if required, is approved. The property owner shall submit an application for development permit and submit all required plans and other information required for development and improvement. See article 8 of this development code.

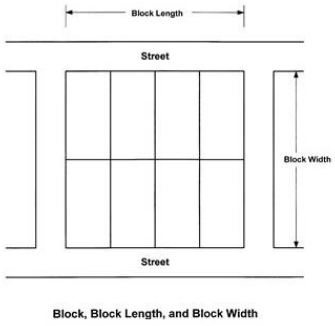
[Secs. 15-29 and 15-30 Reserved.]

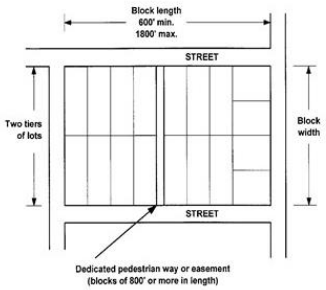
Division IV. Standards for Blocks and Lots.

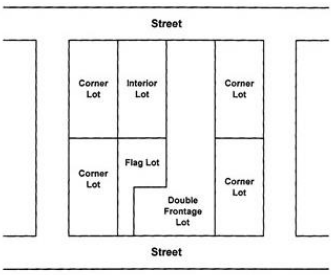
Sec. 15-31. Suitability of Land.

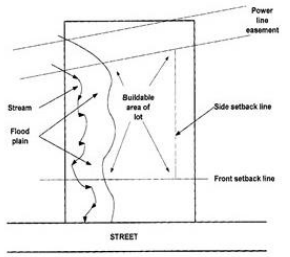
Land physically unsuitable for subdivision because of flooding, poor drainage, steep slopes, rock formations or other such features that may endanger health, life or property, aggravate erosion, increase flood hazard, or necessitate excessive expenditures of public funds for supply and maintenance of services shall not be approved for subdivision or development unless adequate methods are formulated by the subdivider for solving the problems.











Sec. 15-32. Conformance with Comprehensive Plan.

All proposed subdivisions shall conform to the comprehensive plan and development policies in effect at the time of submission to the community development director. All highways, streets and other improvements recommended in the comprehensive plan shall be platted by the developer in the location and to the dimension indicated in the comprehensive plan.
When features of other plans adopted by the Mayor and City Council (such as schools or other public-building sites, parks or other land for public uses) are located in whole or in part in a subdivision, such features shall be either dedicated or reserved by the subdivider for acquisition within a reasonable time by the appropriate public agency.

Sec. 15-33. Block Length.

Intersecting streets shall be provided at such intervals so as to provide adequate cross traffic and connectivity. Blocks in residential subdivisions should not exceed 1800 feet nor be less than 600 feet in length, except where topography or other conditions justify a departure from these standards. In blocks longer than 800 feet, pedestrian ways and/or easements through the block shall be required near the center of blocks. In addition, for blocks longer than 800 feet in length, the community development director may require one or more public easements of not less than 20 feet in width to extend entirely across the block for fire protection or utilities.

Sec. 15-34. Block Width.

The width of a block shall be sufficient to allow two tiers of lots of appropriate depth, except where reverse frontage lots on arterial streets are provided, or when prevented by topographic conditions or size of the property, or for lots along the periphery of the subdivision, in which case the community development director may approve a single row of lots.

Blocks intended for business or industrial use shall be of such width as to be considered most suitable for their respective use, including adequate space for off-street parking, deliveries, and service.

Sec. 15-35. Lot Depth.

The depth of lots intended for detached, single-family residential shall not be greater than four times the width of the lot at the regulatory building line, unless unusual circumstances make these limitations not practicable. Lots intended for other uses should observe this maximum lot depths standard where practicable.

Sec. 15-36. Adequate Building Site.

Each lot shall contain an adequate building site not subject to flooding and outside the limits of any existing easements or required building setback lines.

Sec. 15-37. Lot Lines.

All side lot lines shall be perpendicular to street lines, and all rear lot lines shall be parallel or radial to street lines, unless not practicable because of topographic or other features.

Sec. 15-38. Double Frontage Lots.

Double frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or overcome specific disadvantages of topography or orientation. The community development director may require a no-access, planting screen easement of at least 10 feet, across which there shall be no right of access, along the line of lots abutting such a traffic artery or other disadvantageous use.

Sec. 15-39. Flag Lots.

Flag lots, which meet minimum lot area requirements and meet the minimum lot width at the front building setback line where the building is placed, may be allowed where conditions of hardship make standard design or frontage impossible, impractical, or inefficient with regard to land use. Where such lots are allowed, the street frontage of each panhandle portion of the lot shall not be less than 30 feet wide, and the panhandle portion of the lot shall be no less than 30 feet wide and not more than 200 feet long. Not more than two such panhandle access points shall abut each other. The community development director may require shared driveways for abutting flag lots.

Sec. 15-40. Lot Remnants Not Permitted.

All remnants of lots less than the required minimum lot size which may be left over after subdividing a larger tract, must be added to adjacent lots, rather than allowed to remain as unusable or noncompliant parcels. The community development director may permit a lot

remnant for a specific purpose such as a detention pond or buffering, provided that access and design is appropriate and the lot remnant is restricted to specific public, utility, or conservation use.

[Secs. 15-41 to 15-50 Reserved.]

Division V. Subdivision Improvements.

Sec. 15-51. Generally.

Improvements as required by this section and article 8 of this development code, as applicable, shall be provided by the developer or at the developer's expense in every subdivision.

Sec. 15-52. Survey Monuments.

(a) Survey monuments of the public streets and lot lines in a subdivision shall be provided, where applicable. For all subdivisions, a Georgia registered land surveyor shall install permanent survey monuments at all property corners, at each point at which a property line changes direction, and land lot lines, prior to final plat approval.

(b) Concrete monuments with aluminum or brass marking shall be placed at all corners of the exterior boundaries of the subdivision being developed and shall be set flush or up to 6 inches above the finished grade. Existing permanent monuments that, in the professional opinion of a registered land surveyor, are of sufficiently durable construction may be maintained in lieu of a new concrete monument.

(c) Permanent survey monuments shall be installed in accordance with the most recent edition of Section 180-7 .05," Monument," of the Rules of State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Plat Act (O.C.G.A. 15-6-67).

Sec. 15-53. Reference to Standards.

Public streets, or if authorized, private streets, providing access to the subdivided property and to all lots in a subdivision, including the extension of streets required to provide access to adjoining properties shall be installed in accordance with article 8 and article 21 of this development code. All other required improvements specified in article 8 of this development code shall be provided in a subdivision, including but not limited to traffic control devices, street lighting, sidewalks, stormwater drainage and detention or retention facilities (see article 11), water, fire hydrants, sewer, and other utilities, and all appropriate easements for utilities and facilities (see article 8).

Sec. 15-54. Additional Subdivision Access Standards and Requirements.

(a) When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged and designed so as to allow for the opening of future streets and to provide access to those areas not presently served by streets.

(b) A single entrance to a subdivision shall serve no more than 100 lots. Where the property configuration prohibits or makes impractical the installation of two entrances, the public works director may waive this requirement following sound engineering practice.

(c) Where a residential subdivision abuts or contains a State or U.S. numbered highway, a street approximately parallel to such right-of-way shall be constructed as a frontage road to provide access to the lots, or double frontage lots shall be provided. Residential lots in a subdivision shall have no direct access to a State or U.S. numbered highway unless approved by the Georgia Department of Transportation.

Sec. 15-55. Inspections.

It shall be unlawful for any person, owner, or contractor to proceed with land development activities except as inspected for compliance in accordance with the requirements of this development code. Inspections shall be made and passed prior to continuation of further activity or proceeding into new phases. The owner shall be responsible for correcting any deficiencies identified by subdivision and land development inspections prior to approval of a final subdivision plat.

Sec. 15-56. Responsibilities Limited.

(a) Approval of preliminary plats and development plans by the department of community development shall not imply or transfer acceptance of responsibility for the application of the principles of engineering, architecture, landscape architecture, urban planning, or any other profession, from the professional, corporation, or individual under whose hand or supervision the plans were prepared.

(b) The completion of inspections by the City and authorization for work continuation shall not transfer responsibility for the quality of the work performed or materials used from the owner, nor imply or transfer acceptance of responsibility for project design or engineering from the professional, corporation, or individual under whose hand or supervision the plans were prepared.

[Secs. 15-57 to 15-60 Reserved.]

Division VI. Subdivision Improvement Guarantees.

Sec. 15-61. Guarantees Generally.

All public improvements required for subdivisions shall have been properly installed and completed in accordance with all requirements and standards of this development code (other than traffic signs, street name signs, street striping, and signalization) prior to final plat approval; provided, however, that the Mayor and City Council may upon application by the property owner and recommendation by the director of public works receive and approve a subdivision improvement guarantee in lieu of completed improvements, prior to final plat approval.

Sec. 15-62. Subdivision Improvement Guarantees.

In the event that Mayor and City Council approve a subdivision improvement guarantee in lieu of completed improvements prior to final plat approval, as provided in Sec. 15-61, the following types of guarantees may be considered and accepted, subject to the approval of the city attorney:

(a) An escrow of funds with the City; or

(b) An escrow with a bank or savings and loan association upon which the City can draw; or

(c) An irrevocable letter of commitment or credit upon which the City can draw; or

(d) A certificate of deposit with assignment letter.

Sec. 15-63. Maintenance Guarantee – Required.

Prior to approval of a final subdivision plat, a maintenance guarantee specified in Sec. 15-62 and in a form acceptable to the public works director and city attorney is required for all completed improvements shown on the as-built surveys required by this development code.

Sec. 15-64. Maintenance Guarantee – Duration.

(a) Prior to final plat approval, the owner of a subdivision involving public improvements shall submit a maintenance guarantee providing adequate surety for the maintenance of all public improvements required by this development code in the subdivision for a period of two years following the date of recordation of the final plat or completion of all required improvements, whichever occurs later.

(b) Prior to final plat approval, the owner of a subdivision involving private streets, utilities within private street right of ways, and/or private drainage facilities serving the subdivision shall submit a maintenance guarantee providing adequate surety for the maintenance of such private improvements required by this development code in the subdivision for a period of two years following the date of recordation of the final plat or completion of the improvements, whichever occurs later.

Sec. 15-65. Maintenance Guarantee – Amount.

The value of the maintenance guarantee shall be equal to 20 percent of the actual cost of construction of the improvements shown on the as-built surveys or final plat if they are 100 percent complete. The cost of construction shall be evidenced by copies of contractor agreements or actual invoices paid, or as otherwise determined by the public works director.

[Secs. 15-66 to 15-70 Reserved.]

Division VII. Final Plat.

Sec. 15-71. Final Plat – When Required.

A final plat shall be required for any subdivision, resubdivision, lot combination, boundary line adjustment, and dedication of public land or public improvement.

Sec. 15-72. Exemption from Final Plat Approval.

The following types of land subdivisions, transfers, and sales are specifically exempted from the final plat approval requirements of this article; provided, however, that such exemptions shall not apply to land development requirements and improvement requirements or compliance with other applicable requirements of this development code:

(a) The creation and sale of cemetery plots.

(b) The sale of lots consistent with previously approved and recorded plats or deeds.

(c) The creation of leaseholds for space within a multiple-occupancy building or the division of property into leaseholds (but not for sale) for commercial, industrial, or institutional use.

(d) The creation of leaseholds (but not for sale) for the agricultural use of property where the use does not involve the construction of a building to be used as a residence or for other purposes not directly related to agricultural use of the land or crops or livestock raised thereon.

(e) Any division of land to heirs through a judicial estate proceeding, or any division of land pursuant to a judicial partition, or any division of land occurring from the foreclosure of a deed of trust; provided, however, that such exemption shall not require the city to issue permits if the resulting lots or parcels fail to meet any applicable zoning provisions regarding lot size, lot width, or other dimensional requirements.

(f) Any other plat entitled to record per state law.

Sec. 15-73. Application for Final Plat Approval.

Applications for final plat approval shall include the following:

(a) **Application form.** Completion of an application form with information specified by the community development director, including but not limited to owner information. The owner, or agent if so authorized, shall sign the application attesting to the accuracy of the application and confirming authority and intent to submit the application for consideration.

(b) **Copies of plat.** Copies of the final subdivision plat in a number as established by the community development director, showing the entire ownership and drawn to the specifications required in Sec. 15-74.

(c) **Legal description of lots.** A legal description for each lot in the subdivision shall be provided.

(d) **Fee.** Payment of the applicable application and review fees as established by the Mayor and City Council from time to time for a preliminary plat.

(e) **Payment for materials and installations**. Payment to the City for materials and installation of traffic signs and street name signs. Payment of the cost of street striping or signalization, if required and not completed by the owner, shall also be included in the application.

(f) **Financial guarantee of improvements**. A maintenance guarantee, and if authorized to defer any public improvements, subdivision improvement guarantee as specified in this article.

(g) **Homeowner's association documents.** If required by provisions of this development code, a homeowners' association shall be created and the instruments of such creation and financial endowment shall be recorded at the time of final plat recording. Similarly, if a property owners association is required by this development code or established by the developer, such association shall be created and instruments of creation and financial endowment shall be required at the time of final plat recording. Two copies of the recorded instruments or instruments to be recorded shall be filed with the community development department.

Sec. 15-74. Final Plat Specifications.

A final plat shall be prepared by a registered land surveyor. In addition, if the subdivision involves public dedications of improvements, the final plat shall be approved and stamped by a professional engineer.

The final subdivision plat shall be drawn on an appropriate material and sheet size, and using minimum line weights and letter heights as required by Georgia law for the recordation of maps and plats (O.C.G.A. 15-6-67, as amended), and as acceptable to the Clerk of the Superior Court.

The final plat shall meet the following specifications:

(a) **Legal requirements.** All data required by Georgia law pertaining to the recordation of maps and plats (O.C.G.A. 15-6-67, as amended).

(b) **Name of subdivision.** The name of the subdivision shall not duplicate or too closely approximate, phonetically, the name of any other subdivision in the city or county. If shown to the contrary, the community development director may refuse to accept such

subdivision name. The phasing of the subdivision shall be indicated in the subdivision name, if the subdivision is being platted in phases.

(c) **Plat scale and sheet size.** The final plat shall be clearly and legibly drawn at a scale of 100 feet or less to one inch. The dimensions of the sheet size is 36 inches by 48 inches shall be 17 inches by 22 inches.

(d) **Owner and professional contact information.** Name, mailing address, telephone and fax numbers and e-mail address of the property owner and the professional preparing the final plat.

(e) **Miscellaneous.** Date of boundary survey, north point and graphic scale, source of data, date of plan drawing, and, if any, revision dates.

(f) **Location and tract boundaries.** Location (Land District and Land Lot) and size of the property in acres (or in square feet if less than an acre), and the external boundaries of the tract subdivided shown by bearings and distances. All final plats shall show the direction and distance from a point of reference to a point on the boundary of the individual survey, and such additional data as may be required to re-locate the boundary point from the point of reference with the same degree of accuracy required of the parcel surveyed. The point of reference shall be an established, monumented position which can be identified or located from maps, plats, or other documents in public records.

(g) **Abutting property information**. Abutting property boundaries with names of current property owners.

(h) **Vicinity map.** A location map of the property in relation to the surrounding area with regard to well-known landmarks such as arterial streets, railroads, and major water courses. Vicinity maps must be drawn at a scale sufficient to show clearly the information required, but not less than one inch equal to 2,000 feet. U.S. Geological Survey 1: 2000 quadrangle maps may be used as a reference guide or as the required vicinity map, provided that property boundaries are generally superimposed.

(i) **Prior subdivision.** Name of former approved subdivision, if any, for all of the land in the final plat that has been previously subdivided, showing boundaries of same.

(j) **Zoning.** Zoning district boundaries and zoning designation(s) of the subject property and, if applicable, overlay zone boundaries.

(k) **Application number and conditions.** Rezoning, special use, and variance application number, date of approval, and conditions of approval, if applicable.

(l) **Hydrology.** Bodies of water, wetlands, and streams with required buffer designated. On all water courses entering or leaving the property, the direction of flow shall be indicated. The 100-year flood plain, and the effective base flood elevation, if any, shall be delineated.

(s) **Streets, easements, and political boundaries.** Man-made features within and adjacent to the property, including street right-of-way and pavement widths, names of existing streets, all easements (location, dimensions and purpose), city and county political boundary lines, and other significant information such as location and dimensions of bridges.

(t) **Subdivision block and lot layout.** The subdivision layout including lot lines and street right-of-way lines, with street names, right-of-way widths, and pavement widths, along with the front building setback line and the exact dimensions of the length and width of each lot. All final plats shall show bearings of all lines of all lot lines, and distances of all lot lines. In the case of curved lines, the curve shall be defined by curve data to include the radius, arc length, chord bearing, and distance for regular curves. Chord distances and directions shall be given for irregular curves. All corner markers and markers of pertinent reference points shall be fully described and indicated. The total number of lots in the subdivision and the total acreage in the tract to be subdivided shall be indicated. Lots shall be numbered consecutively in a clockwise fashion, and the exact land area of each lot shall be indicated for each lot. Blocks, if so indicated, shall be lettered consecutively.

(u) **Water and sewage disposal.** A statement as to the source of the domestic water supply and provisions for sanitary sewage disposal. For those properties that will not be served by a public sanitary sewerage system, location and results of soil tests or percolation tests as required and approved by the Cobb County Health Department.

(v) **Stormwater management.** The location of storm water detention facilities, any easements thereto, and reference to any stormwater management agreement required by this development code.

(w) **Public land dedications.** In addition to public streets, the final plat shall indicate the amount in acres and the location of land if any to be dedicated for public use.

(x) **Private covenants.** Reference to private covenants if any, including recording information (deed book and page number); and references to homeowner's association establishment (deed book and page number).

(y) **Additional information.** Additional information as may be required by the community development director to ensure compliance with this article and this development code.

(z) **Certificates and signatures.** A place for the community development director to sign the final plat, upon approval, evidencing that the final plat meets the requirements of this development code. Unless otherwise approved, the certificate of approval shall be provided below. Plat recording and signature blocks for the Clerk of Superior Court shall also be provided. For subdivisions involving the dedication of public improvements, there shall also be a signature block for the Mayor and the public works director. For subdivisions involving septic tank or on-site sewage management systems, there shall

also be a signature block for the Cobb County Health Department. The surveyor and owner shall also sign the plat using the certificate language provided below.

CERTIFICATE OF FINAL PLAT APPROVAL

All applicable requirements of the Powder Springs Unified Development Code relative to final plats having been fulfilled, approval of this is hereby granted by the Powder Springs Director of Community Development and is entitled to be recorded.

_____
Director of Community Development

Date: _____

Note: For subdivisions involving public improvements, signatures of approval of the Director of Public Works and the Mayor of Powder Springs are required and shall be provided:

_____
Director of Public Works

Date: _____

_____
Mayor, City of Powder Springs

Date: _____

HEALTH DEPARTMENT CERTIFICATION

The lots shown have been reviewed by the Cobb County Health Department and are approved for final platting and recording.

By _____
Title _____
Date: _____

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist.

The field data upon which this plat is based has a closure precision of one foot in _____ feet, and an angular error of _____ per angle point, and was adjusted using _____ rule.

This plat has been calculated for closure and is found to be accurate within one foot in _____ feet.

By (name): _____

Registered Georgia Land Surveyor No. _____ [affix stamp)

Date: _____

For use when a public dedication is involved:

OWNER'S CERTIFICATE AND DEDICATION

I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, I do hereby convey all streets and rights-of-way, water mains and sewer lines shown hereon in fee simple to the City of Powder Springs and further dedicate to the use of the public forever all alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of this final plat and other valuable considerations, I further release and hold harmless the City of Powder Springs from any and all claims, damages, or demands arising: on account of the design, construction, and maintenance of the property shown hereon; on account of the roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer liens, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams.

And further, I warrant that I own fee simple title to the property shown hereon and agree that the City of Powder Springs shall not be liable to me, my heirs, successors, or assigns for any claims or damages resulting from the construction or maintenance of cross drain extensions, drives, structures, streets, culverts, curbs, or sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters, and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

Owner's name: _____
Owner's address: _____
Date: _____

For use when no public dedication is involved:

OWNER'S CERTIFICATE AND DEDICATION

I hereby certify that I own fee simple title to the property shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey, In consideration of the approval of this final plat and other valuable considerations, I release and hold harmless the City of Powder Springs from any and all claims, damages, or demands arising: on account of the design, construction, and maintenance of the property shown hereon. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

Owner's name: _____
Owner's address: _____
Date: _____

Sec. 15-75. Additional Specifications for Final Plats Involving Private Streets.

No final plat involving a private street shall be approved by the community development director for recording unless and until it shall contain the following on the face of the plat:

(a) The private street shall be located within an exclusive and irrevocable access and utility easement granted to the City. The access and utility easement shall be no less wide than that required for right-of-way for a similar public street. All lot area requirements, setbacks and other requirements of the applicable zoning district shall be measured outside of or from such access and utility easement. As an alternative, the private street may be located within a separate parcel of land, no less wide than that required for right-of-way for a similar public street, owned by a homeowner's association for the

development and granting an exclusive and irrevocable access and utility easement to the City.

(b) Covenants, or reference to the deed book and page of the recorded covenants.

(c) "The City of Powder Springs has no responsibility to build, improve, maintain, or otherwise service the private streets, drainage improvements, and other appurtenances contained within the general public purpose access and utility easement or easements for private streets shown on this plat."

(d) "Grant of Easement. The general purpose access and utility easement(s) shown on this plat for private street(s) is (are) hereby granted and said grant of rights shall be liberally construed to provide all necessary authority to the City of Powder Springs, and to public or private utility providers serving the subdivision, for the installation and maintenance of utilities, including, but not limited to, electric lines, gas lines, telephone lines, water lines, sewer lines, cable television lines, and fiber optic cables, together with the right to trim interfering trees and brush, together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines.

_____

Signature of Property Owner"

(e) A note shall be included as follows: "The City of Powder Springs is not responsible for the maintenance of landscaping installed per the development code. It shall be unlawful to remove landscaping required by the development code without permission from the city's department of community development.

Sec. 15-76. Purchaser's Acknowledgement for Lot Served by Private Street.

Prior to the sale or as a condition of the closing of a real estate transaction involving any lot served by a private street in the city, the subdivider or seller shall ensure that the purchaser of said lot shall execute a notarized purchaser's acknowledgement of private street construction and drainage maintenance responsibilities as set forth below. A copy of the purchaser's acknowledgement shall be retained by the purchaser and shall be required to be submitted as a condition of a building permit for a principal building on said lot.

"Purchaser's Acknowledgement of Private Street and Drainage Maintenance Responsibility.

(I) (We) have read the Declaration of Covenant which pertains to the lot that is the subject of this real estate transaction _____ (insert address or attach legal description). (I) (We) understand that the Declaration of Covenant applies to the lot that (I am) (we are) purchasing and requires (me) (us) to provide a specified percentage or amount of the financing for the construction and maintenance of any private street and drainage facilities serving the lot which (I am) (we are) purchasing, and that owners of other lots in this plat

may sue for and recover those costs which this covenant requires (me) (us) to pay, plus their damages resulting from (my) (our) refusal to contribute, plus reasonable attorneys fees. (I) (we) further understand that the City has no obligation to assist with the maintenance and improvement of the private street, drainage facilities, and other appurtenances within the general purpose public access and utility easement for the private road serving the lot in question. I (we) understand that a copy of this purchaser's acknowledgement shall be required as a condition of the issuance of a building permit for a principal building on the lot (I am) (we are) purchasing.

_____
Purchaser"

Sec. 15-77. Process for Review and Approval of a Final Plat.

Upon completion of all requirements, the subdivider or property owner can file an application for final plat approval. The procedures for final plat review and action shall be as specified in this section.

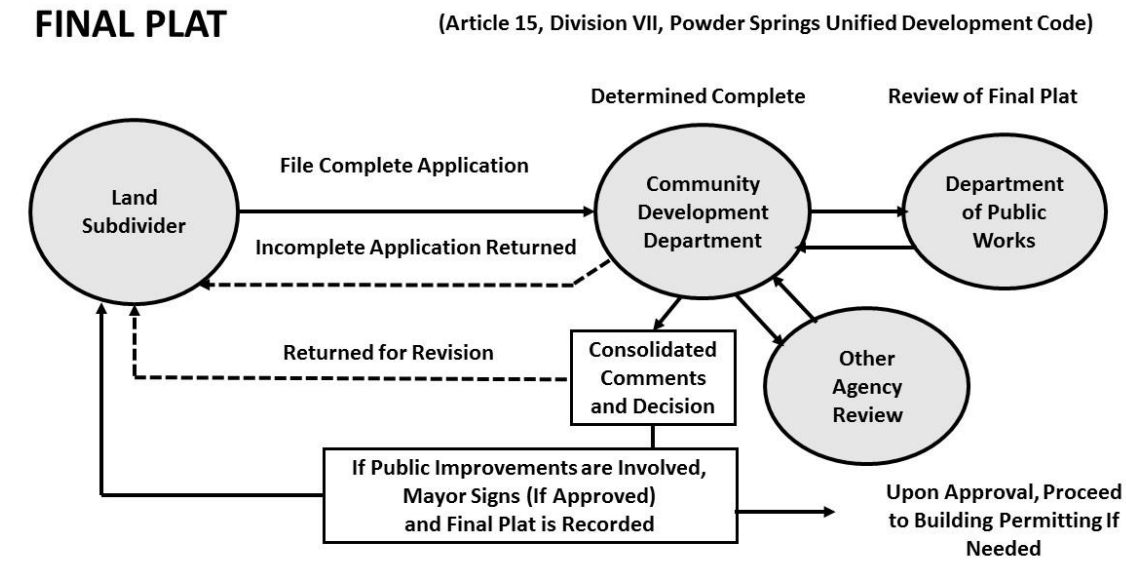
(a) **Review for completeness and application acceptance.** The community development department shall review the final plat application for completeness within no more than ten calendar work days from the time of submission. Incomplete applications will not be processed and will be returned to the applicant.

(b) **Distribution and agency review of final plat.** The community development department shall forward a copy of the final plat application to other city departments as may be appropriate, the Georgia Department of Transportation if the proposed subdivision has frontage on or proposes access to a state or federal road, or others as appropriate, for their review and comment. Agency review shall specifically include the approval from the Cobb County Health Department if septic tanks are proposed and public utility providers in cases where connection to public water and/or sewer is proposed or required.

(c) **Time period for completion of review.** Except for final plats that have frontage on or propose access to a state or federal road which require review by the Georgia Department of Transportation (which require a 30 day review period, within no more than 25 calendar work days following receipt of a complete final plat application, during which agency review shall be completed, the community development department shall indicate on the final plat or in writing all comments related to compliance with this article and the development code. The department shall provide all comments to the applicant for resolution, who shall work with each department as necessary to resolve all issues.

(d) **Action.** When the department of community development has determined that the final subdivision plat is in compliance with the approved preliminary plat for the subdivision (if applicable) and the requirements of this development code and consistent with the comprehensive plan, it shall be approved. The owner shall be responsible for compliance with all codes, regulations, and zoning requirements and for the satisfaction of all the noted and written comments. If it is determined that the final plat is not in compliance

with the requirements of this development code, the department shall disapprove the final plat. Action must be taken by the department to approve, conditionally approve, or disapprove the final plat application within no more than 60 days from receipt of a completed application.



(e) **Variances.** The community development department shall not approve any final plat that would result in a lot or situation that would clearly require a variance, until or unless such variance is lawfully obtained. An application for variance submitted after submission of the final plat application will extend the time frame for action as specified in this section.

(f) **Assignment of addresses.** If the final plat is approved, the community development director shall ensure that an address is assigned to each lot in the subdivision.

(g) **Certificate of final plat approval.** Upon approval of the final plat, the community development director or his or her designee and, if public improvements are to be dedicated the Mayor of Powder Springs, shall sign and date the certificate of final plat approval stamped or printed on a reproducible copy of the final subdivision plat. One copy of the approved drawing shall be transmitted to the applicant and the community development department shall retain additional copies for distribution to the department of public works and other agencies as may be appropriate.

Sec. 15-78. Recording of Final Plat.

Once the final subdivision plat has received approval as evidenced by the certificate of final plat approval, it shall be recorded by the community development director (or by the applicant if permission is granted to the applicant) with the Clerk of the Superior Court of Cobb County. The

community development director shall collect from the applicant an amount equal to costs of recording. Recordation of a final plat constitutes approval to begin the sale or transfer of subdivision lots.

Sec. 15-79. Distribution of Approved Final Plat.

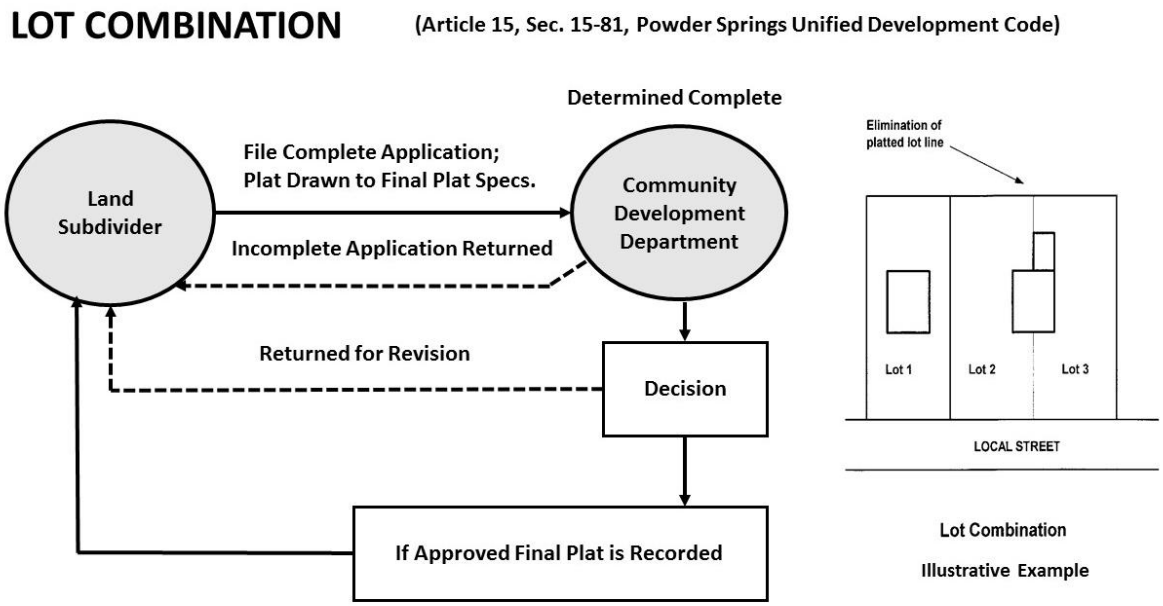
The final plat is a source of essential information to tax officials, public safety officials, and utility officials, among others. The community development director or designee shall be responsible for ensuring that appropriate departments and agencies receive a copy of the final recorded plat with addresses assigned: E-911 Department; the city building inspector; the City public works director; and The Unites States Postal Service (local postmaster). At the discretion of the community development director, additional agencies or persons may be added to the above list.

Sec. 15-80. Revision of a Final Plat.

The application requirements and procedures for amending final plats shall be the same as for final plat applications.

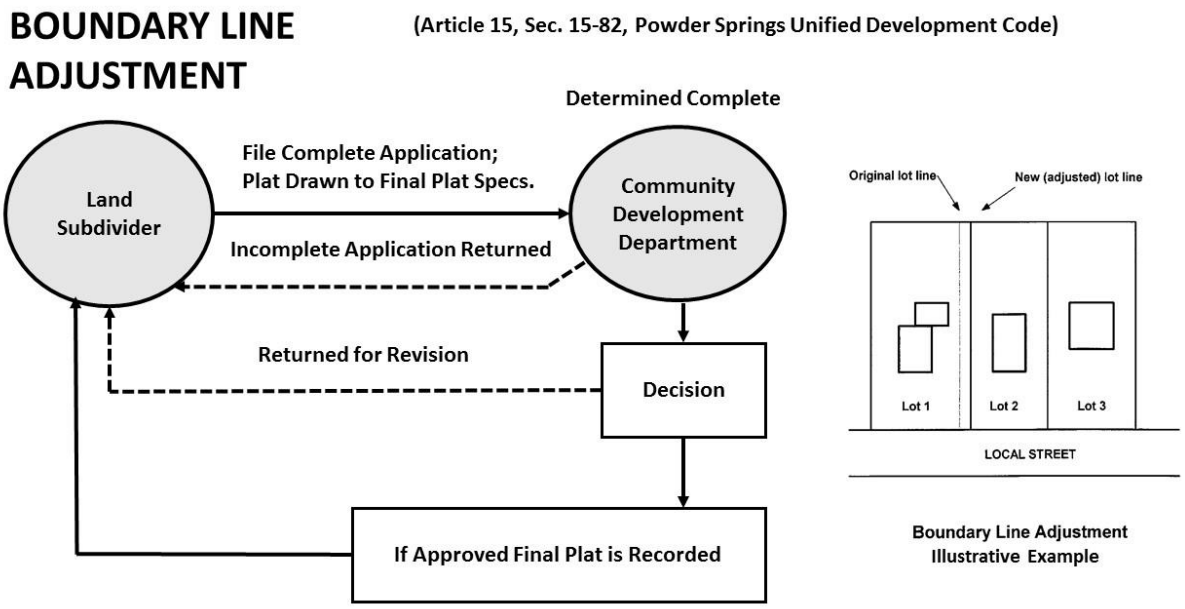
Sec. 15-81. Lot Combinations.

An existing lot line forming the boundary between two conforming platted lots located within the same subdivision or a lot line between lots or parcels that have merged to form one building lot may be removed or eliminated through a final plat revision process which conforms to the final plat requirements of this article. Where separate lots of land are proposed to be combined, they shall be submitted to the community development director as a final plat for review, approval and recording. In the case no final plat applies to the subject lots or parcels, a boundary survey and plat depicting all lots involved in the lot combination shall be required to be approved by the community development director and recorded as a final plat. Such combination plat shall be titled with the same name as that of the original subdivision, if applicable, and shall indicate thereon that the re-plat is for the purpose of removing the lot line between specific lots.



Sec. 15-82. Boundary Line Adjustments.

One or more existing lot lines forming boundaries between conforming platted lots located within the same subdivision, or one or more lot lines between abutting lots or parcels may be adjusted through a final plat revision process that requires the approval of the community development director and recording of a plat meeting the specifications of a final plat. In the case no final plat applies to the subject lots or parcels, a boundary survey and plat of the entire lots involved in the boundary line adjustment shall be required to be approved by the community development director and recorded. Such plat showing said boundary line adjustment shall be titled with the same name as that of the original subdivision, if applicable, and shall include thereon that the replat is for the purpose of adjusting the lot lines between specific lots.



[Secs. 15-83 to 15-90 Reserved.]

Division VIII. Dedications and Acceptance of Public Improvements.

Sec. 15-91. Maintenance Period.

The subdivider shall maintain the improvements in the subdivision for a period of two years. The two-year maintenance period shall begin upon recordation of the final subdivision plat or upon completion of all deferred improvements, whichever occurs later. The subdivider shall not assign this responsibility to another entity without permission of the city attorney and community development director.

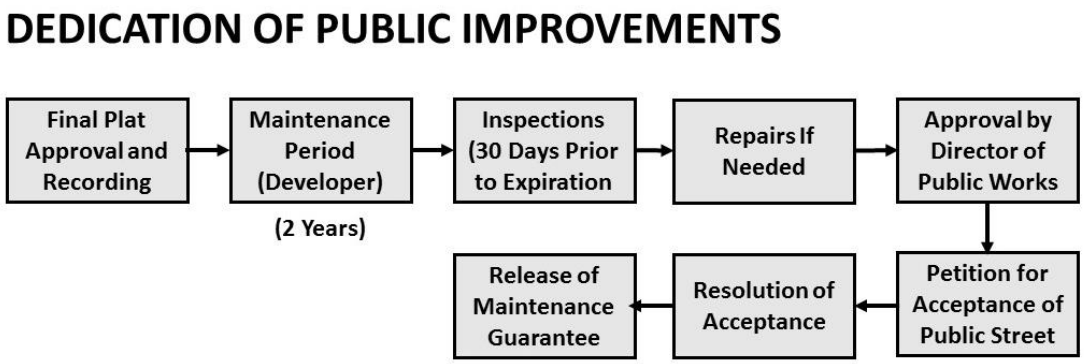
Sec. 15-92. Inspection.

Prior but close to the end of the maintenance period, the public works director shall perform an inspection of the subdivision's public improvements. The subdivider shall be notified of the inspection results in writing at least 30 days prior to the date of expiration of the two-year maintenance period.

Sec. 15-93. Repairs.

If repairs are needed for the improvements to meet city specifications during the two-year maintenance period, the subdivider shall be required to make such repairs within 30 days, after written notification by the public works director. If the repairs are not completed, the maintenance guarantee shall be called to pay for the repairs. Should the amount of the maintenance guarantee be inadequate to pay for the repairs, the developer shall pay the

remaining amount. Should the developer complete necessary maintenance repairs, he shall request in writing to the public works director for inspection of the maintenance repairs. The public works director shall make inspection and notify the developer of the inspection results.



Article 15, Division VIII, Powder Springs Unified Development Code

Sec. 15-94. Certification of Improvements by Director of Public Works.

If construction of any required public improvements was authorized by the Mayor and City Council to be deferred at the time of final plat approval, said work shall have been completed within the first year of the two-year maintenance period for the subdivision. If at the end of the two-year maintenance period, the work is free from defects the public works director shall prepare a written report for Mayor and Council certifying the improvements, which are the subject of the maintenance guarantee.

Sec. 15-95. Warranty Deed and Resolution of Acceptance.

Subdivision streets and right-of-ways and other lands to be dedicated to the public shall be accepted by the City only upon the delivery to the Mayor and City Council of a general warranty deed conveying fee simple title of such right-of-ways and lands. The warranty deed shall be accompanied by a certificate of title and a tax transfer form addressed to the Mayor and City Council, certifying that the grantor in such deed is vested with marketable fee simple title to the property conveyed thereby, free and clear of all liens and encumbrances, and further that the individual executing such deed has full authority to do so. The subdivider shall forward executed deeds for the streets, easements and dedication of other public properties, to the community development director who will schedule the matters for the next available meeting of the Mayor and City Council for consideration, and if approved, recording, along with a resolution accepting the improvements for perpetual maintenance.

Sec. 15-96. Release of Maintenance Guarantee.

Upon adoption by Council of a resolution accepting the improvements for perpetual maintenance, the maintenance bond shall be released by the community development director.

[Secs. 15-97 to 15-100 Reserved.]

Division IX. Conservation Subdivisions.

Sec. 15-101. Purposes of Conservation Subdivisions.

The purposes of this division are: to provide for the preservation of greenspace as a nonstructural stormwater runoff and watershed protection measure; to provide a by-right use as of right in selected residential zoning districts that permits flexibility of design in order to promote environmentally sensitive and efficient uses of the land; to preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat; to permit clustering of houses and structures on less environmentally sensitive soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development; to reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development; to promote interconnected greenways and corridors throughout the community; to promote greenspace contiguous with adjacent jurisdictions; to encourage interaction in the community by clustering houses and orienting them closer to the street, providing public gathering places and encouraging use of parks and community facilities as focal points in the neighborhood; to encourage street designs that reduce traffic speeds and reliance on main arteries; to promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles; to conserve scenic views and reduce perceived density by maximizing the number of houses with direct access to and views of open space; and to preserve important historic and archaeological sites.

Sec. 15-102. Definitions Pertaining to Conservation Subdivisions.

For purposes of this division, the following terms are defined:

Conservation subdivision: A subdivision for detached, single-family dwelling units, each on its own lot, with lot sizes and lot widths which may be less than minimum requirements established for the underlying zoning district, and which ensures that all primary conservation areas and some or most of the secondary conservation areas are permanently protected open space as defined in this section. Conservation subdivisions are like a golf course design without a golf course, where instead conservation areas are used as the unifying design theme. All, or a sizable majority, of the lots contained in a conservation subdivision have a lot boundary that abuts open space, as defined in this section.

Open space: The portion of the conservation subdivision that has been set aside for permanent protection. Activities within the open space are restricted in perpetuity through the use of an approved legal instrument. The only activities and uses that are authorized within open spaces of conservation subdivision are as follows: conservation of natural, archeological or historical resources; meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas; walking or bicycle trails, provided they are constructed of porous paving materials; passive recreation areas; active recreation areas, provided that they are limited to no more than 10 percent of the total open space and are not located within primary

conservation areas as defined in this section; and agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts, and such activities are not conducted within primary conservation areas as defined in this section. The community development director may also authorize inclusion of above-ground utility rights-of-ways within areas designated as open space, if such existed on the tract prior to preliminary plat approval; further, easements necessary for drainage, access, and underground utility lines may be authorized by the community development director to be included within the area defined as open space within a conservation subdivision.

Open space management plan: A plan submitted by an applicant for a conservation subdivision that: allocates responsibility and guidelines for the maintenance and operation of open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements; estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the open space and outlines the means by which such funding will be obtained or provided; provides that any changes to the plan be approved by the community development director; and, provides for enforcement of the plan.

Primary conservation areas: The regulatory 100-year floodplain; buffer zones of at least 75 feet in width along all perennial and intermittent streams; slopes above 25 percent of at least 5,000 square feet contiguous area; wetlands that meet the definition used by the U.S. Army Corps of Engineers pursuant to the Clean Water Act; populations of endangered or threatened species, or habitat for such species; and, archaeological sites, cemeteries and burial grounds.

Secondary conservation areas: important historic sites; existing healthy, native forests of at least one acre contiguous area; individual existing healthy trees greater than 8 inches caliper, as measured from their outermost drip line; other significant natural features and scenic viewsheds such as ridge lines, peaks and rock outcroppings, particularly those that can be seen from public roads; prime agricultural lands of at least five acres contiguous area; and, existing trails that connect the tract to neighboring areas.

Sec. 15-103. Conservation Subdivision – Where Permitted.

A conservation subdivision is a use by right in R15, R20, R30, and MDR zoning districts, subject to compliance with all other provisions of this development code and all other applicable laws, except those that are specifically exempted from applicability in this division.

Sec. 15-104. Conservation Subdivision Density, Lot Size and Lot Width.

Minimum lot sizes, minimum lot widths, and maximum density of the residential zoning district in which the conservation subdivision is located, as specified in Table 2-2 of this development code, shall not apply to conservation subdivisions.

No lot shall be platted in a conservation subdivision that is less than 50% of the required lot size or lot width for the zoning district in which it is located, as specified in Table 2-2. The maximum density for a detached, single-family residential development within a conservation subdivision

shall not exceed 120% of the maximum density established for the zoning district in which it is located, as specified in Table 2-2.

Sec. 15-105. Building Setbacks in Conservation Subdivisions.

Detached single-family dwellings on lots within a conservation subdivision shall not be subject to the minimum setbacks for principal buildings from street rights-of-ways and rear lot lines as established in Table 2-2 for the zoning district in which the conservation subdivision is located. Front and rear setbacks for lots within conservation subdivisions shall be as approved and shown on an approved preliminary plat; provided, however, that no front or rear setback shall be less than 50% of the front or rear setback, as the case may be, required for the zoning district in which the conservation subdivision is located.

All lots within conservation subdivisions shall remain subject to the required minimum principal building setback from side property lines as established in Table 2-2 for the zoning district in which the conservation subdivision is located, with no reductions permitted except by variance.

Sec. 15-106. Exceptions to Improvement Requirements for Conservation Subdivisions.

Certain improvement requirements of this development code are established with conventional suburban subdivisions in mind and therefore may be considered incompatible with the character of a conservation subdivision. Accordingly, the following waiver of certain requirements of this development code shall be permitted, as follows:

(a) **Private Open Spaces and Recreational Amenity in MDR districts.** When located within a Medium Density Residential zoning district, conservation subdivisions shall not require private open space and a recreational amenity as specified in Sec. 2-14 of this development code.

(b) **Architectural appearance requirements.** Conservation subdivision applicants shall describe and provide examples of the architectural appearance of detached, single-family residences to be constructed within the conservation subdivision, and the community development director may require compliance with certain standards of architectural appearance (specified in Article 5) via restrictive covenants.

(c) **Low impact development in place of curb and gutter.** Because curbs detract from rural character of subdivisions, natural drainage systems are encouraged in lieu of curbs. Conservation subdivisions may be authorized by the public works director to use low impact development methods of stormwater management in lieu of curb and gutter on subdivision streets.

(d) **Unpaved trails in place of concrete sidewalks.** A system of unpaved trails may be authorized by the community development director in lieu of concrete sidewalks required for conventional subdivisions, as specified in article 8 of this development code; provided, however, that such alternative pedestrian facilities, shall provide more or less

the same distance, and equal accessibility to that which would be obtained with the application of the conventional sidewalk requirements.

No other deviations from improvement requirements established in this development code shall be authorized administratively; any other such deviations shall be by variance approved in accordance with article 14 of this development code.

Sec. 15-107. Review and Approval Process for Conservation Subdivisions.

Conservation subdivisions shall be reviewed and approved and processed as if they were a conventional subdivision, thus being subject to all other provisions of this article except as specifically indicated otherwise.

An application for preliminary plat for a conservation subdivision shall meet all requirements specified in this article for a preliminary plat, and in addition, shall provide a separate site analysis map which delineates all primary conservation areas and secondary conservation areas, as defined in this division, on the tract to be subdivided. The site analysis map shall be prepared by a qualified professional and shall document sources used in preparing the site analysis map. Priorities for conserving or developing secondary conservation areas should be based on an understanding of what features of the given property are more special, unique, irreplaceable, environmentally valuable, historic, scenic, or otherwise significant when compared with other similar features and in relationship to neighboring parcels.

Sec. 15-108. Specifications for Open Space in Conservation Subdivisions.

(a) **Percentage of site.** A conservation subdivision shall provide at least 40% of the total area to be subdivided as permanently protected open space.

(b) **Contiguity requirement.** At least 60% of the permanently protected open space shall be provided in a single, contiguous tract.

(c) **Minimum area of any isolated open space tract.** Portions of open space not part of the single contiguous tract specified in (b) above shall be an area of at least one contiguous acre; the purpose of this requirement is to prevent the platting of small, scattered open spaces that would not functionally contribute to the overall open space network of the subdivision and surrounding area.

(d) **Width.** The width of any open space tract should be, at minimum, sufficient to accommodate a path, given the existing terrain, the center of which is at least 25 feet from any property line. In cases other than where the open space serves exclusively to provide a buffer or trail, open space tracts should not have a length-to-width ratio in excess of 4:1. The purpose of this width requirement is to ensure open spaces provide suitable wildlife habitat.

(e) **Name.** Each open space shall be given a name appropriate to its purpose and design. Acceptable identifying types of names for open spaces include but are not limited to

"common," "park," "green," "meadow," "woods," "farm," and "historic site," subject to the approval of the community development director.

(f) **Connectivity to greater open space system.** When a conservation subdivision site abuts an existing conservation area, park, nature preserve, or public undeveloped land, the length of the common boundary between the abutting conservation area and open space within the conservation subdivision should be maximized to the greatest extent possible.

Sec. 15-109. Open Space Management Plan Required.

An open space management plan, as defined, shall be prepared and submitted by the subdivider and must be approved by the community development director prior to the issuance of a development permit for the conservation subdivision. The subdivider must identify in the open space management plan the owner of the open space who is responsible for maintaining the open space and facilities located thereon. No later than the time a final plat is approved, an instrument of permanent protection, such as a conservation easement or permanent restrictive covenant, shall be placed on the open space within the conservation subdivision.

[Sec. 15-110. Reserved.]

ARTICLE 16
ADMINISTRATION, INTERPRETATION, AND ENFORCEMENT

Division I. Administration.
Sec. 16-1. Community Development Director.
Sec. 16-2. Fee Schedule.
Sec. 16-3. Application Requirements and Processing.
Sec. 16-4. Official Letter of Zoning Confirmation.
Sec. 16-5. Certificate of Zoning Compliance.
Sec. 16-6. Administrative Relief.
Sec. 16-7. Building Permit.
Sec. 16-8. Certificate of Occupancy.
[Secs. 16-9 and 16-10 Reserved.]

Division II. Interpretation.
Sec. 16-11. Responsibility for Interpretation.
Sec. 16-12. Meaning of Words and Phrases.
Sec. 16-13. Use of Figures for Illustration.
Sec. 16-14. Relationship to Other Regulations.
[Secs. 16-15 to 16-20 Reserved].

Division III. Enforcement.
Sec. 16-21. Violations.
Sec. 16-22. Notice of Violation.
Sec. 16-23. Stop Work Order.
Sec. 16-24. Utility Connection.
Sec. 16-25. Suspension or Revocation of Permit.
Sec. 16-26. Penalties.
[Secs. 16-27 to 16-30 Reserved.]

Division I. Administration.

Sec. 16-1. Community Development Director.

(a) **Responsible official.** This development code shall be administered, interpreted, and enforced by the community development director, who shall have the duties and authority with respect to this development code as provided in the various articles and sections of this development code and those necessarily implied by said provisions.

(b) **Administration.** The community development director is authorized to prepare administrative procedures, guidelines, application forms, to tend to other administrative details not inconsistent with the provisions of this development code, and to implement the provisions of this development code.

(c) **Delegation.** The community development director may delegate administrative functions, powers and duties assigned by this development code to other staff as may be

appropriate, without the need to reflect such delegation by formal action, including zoning administration and code enforcement.

Sec. 16-2. Fee Schedule.

The community development director shall be responsible for periodically proposing and updating fee schedules for various applications and permits required by this development code. Said fee schedule proposed by the community development director shall not become binding until adopted by the Powder Springs Mayor and City Council by resolution.

Sec. 16-3. Application Requirements and Processing.

The community development director shall be responsible for administering and processing applications required by this development code. To this end, the community development director may adopt schedules of dates, times and places as appropriate and necessary for the processing of applications established by this development code. The community development director shall also consult with the public works director, who also has specific responsibilities in the administration and processing of certain applications and activities under the terms of this development code.

Sec. 16-4. Official Letter of Zoning Confirmation.

Upon application, and for a fee as may be established by fee schedule, the community development director or designee may issue official letters of zoning confirmation. A boundary survey and/or legal description of the property for which the applicant seeks zoning confirmation shall be submitted with the application and shall be attached to the official letter of zoning confirmation issued by the community development director.

Sec. 16-5. Certificate of Zoning Compliance.

Upon application, and for a fee as may be established by fee schedule, the community development director or designee may issue official certificates of zoning compliance. An as-built survey of the property and improvements on the land in question may be required by the community development director if the applicant requests that the letter address compliance with building setbacks, buffers, and other dimensional requirements of this development code.

Sec. 16-6. Administrative Relief.

It is the intent of this development code that the community development director shall have authority necessary to provide minor relief from the provisions of this development code, and to that end the community development director is authorized and expected to find solutions within the spirit of this development code to exercise administrative variance authority specifically granted in this development code, where warranted.

Sec. 16-7. Building Permit.

(a) The building inspector is hereby authorized to issue building permits in accordance with all provisions of the applicable building code and this development code, but only after the community development director has issued a development permit, or if no development permit is required, after a review of said building permit for compliance with the provisions of this development code.

(b) No building or other structure shall be erected, moved, extended, occupied, or enlarged, or structurally altered, nor shall a building or structure's use be changed, nor shall any excavation, grading, or filling of any lot for the construction of any building or structure be commenced until the building inspector has issued a building permit for such work in conformity with the provisions of this development code and all applicable building and related codes.

(c) A building permit issued by the building inspector is required in advance of the initiation of construction, erection, moving or alteration of any building or structure in accordance the provisions of the building code. No building permit shall be issued and no building shall be erected on any lot in the city unless access has been established in accordance with this development code. No building permits shall be issued before approval of the final plat. All structures shall comply with the requirements of this development code, whether or not a building permit is required.

(d) Approval of a building permit shall require an application to the Building Inspector as specified in the building and related codes governing building in the city and as may be administratively required by the building inspector.

(e) If the building permit is denied, the building inspector shall state in writing the reason for the denial and the applicant shall be notified of the denial. A record of all building permits shall be kept on file in the office of the building inspector.

(f) A building permit may be suspended, revoked or modified as to all or any portion of the structure, upon finding that the holder is not in compliance with the approved plans, stipulations or this development code.

(g) Any building permit issued shall become invalid unless the work authorized by it shall have been commenced within 180 days of its date of issue, or if the work authorized by it is suspended or abandoned for a period of six months.

Sec. 16-8. Certificate of Occupancy.

(a) A certificate of occupancy issued by the building inspector is required in advance of occupancy or use, any building or structure hereafter erected, or a change in the use of an existing building or structure.

(b) It is unlawful to use or occupy or permit the use or occupancy of any part of a building, structure, or premises, until a certificate of occupancy has been issued stating that the building or structure or premises conforms to the requirements of the building codes and this development code.

(c) Permanent electric power may not be supplied to any structure until a certificate of occupancy shall have been issued and the power company contacted by the Building Inspector.

(d) A certificate of occupancy, either for the whole or part of a building or use, shall be issued within 72 hours after the erection or structural alterations of such building, or part, or use established, is completed. Work shall be completed in conformity with the provisions of this development code. A certificate of occupancy shall not be issued unless the proposed use of a building or land conforms to the applicable provisions of this development code.

(e) If the certificate of occupancy is denied, the building inspector shall state in writing the reason for the denial and the applicant shall be notified of the denial. A record of all certificates shall be kept on file in the office of the building inspector.

(f) The building inspector is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions of such building, structure or premises may be occupied safely. The building inspector shall set a reasonable time period during which and the conditions under which the temporary certificate of occupancy is valid.

[Secs. 16-9 and 16-10 Reserved.]

Division II. Interpretation.

Sec. 16-11. Responsibility for Interpretation.

Except for decisions about constructions and standard drawings as provided in Article 21, the responsibility for interpretation of which is assigned to the public works director, all questions of interpretation shall be resolved and decided by the community development director. Persons aggrieved by an official interpretation by the community development director, if the interpretation results in denial of a permit or other permission specifically required by this development code, the aggrieved person may appeal that interpretation as an administrative decision, in accordance with procedures specified in Article 14 of this development code.

Sec. 16-12. Meaning of Words and Phrases.

(a) The community development director shall be responsible for interpreting the meaning of words and phrases, in accordance with specific provisions of this development code, when the meaning of a given word or phrase is unclear or contradictory.

(b) Words and phrases not defined in this development code shall be construed to have the meaning given by common and ordinary use.

(c) In the case where two definitions conflict, the community development director shall determine which definition applies, depending on the specific context.

Sec. 16-13. Use of Figures for Illustration.

Figures associated with defined terms or regulatory paragraphs in this development code are provided for illustration only and do not limit or change the meaning of the term as defined or the requirements of the regulation as written.

Sec. 16-14. Relationship to Other Regulations.

The requirements of this development code are in addition to the requirements of other ordinances, rules, regulations and other provisions of law, and where any provision of this development code imposes restrictions different from those imposed by any other ordinance, rule, regulation or other provision of law, whichever provision is more restrictive or imposes higher protective standards for human health or the environment shall control.

[Secs. 16-15 to 16-20 Reserved.]

Division III. Enforcement.

Sec. 16-21. Enforcement Generally.

(a) Any action or inaction that violates the provisions of this development code or the requirements of an approved plan or permit may be subject to the enforcement actions outlined in this division.

(b) Any such action or inaction that is continuous with respect to time is deemed a public nuisance and may be abated by injunctive or other equitable relief. The imposition of any of the penalties described below shall not prevent such equitable relief.

Sec. 16-22. Violations.

(a) In the event the City of Powder Springs determines that an applicant or other responsible party has failed to comply with the terms and conditions of a permit, an approved plan or the provisions of this development code, the community development director or authorized designee (including code enforcement officer) shall issue a written notice of violation to such applicant or other responsible party.

(b) Where an activity covered by this development code is being conducted on a property without the owner or other responsible party having first secured a permit therefore, a notice of violation shall be served on the owner or the responsible party in charge of the activity being conducted on the site.

Sec. 16-23. Notice of Violation.

Any notice of violation shall contain the following information:

(a) Name and address of the owner, applicant or responsible party;

(b) Address or other description of the site upon which the violation is occurring;

(c) A statement specifying the nature of the violation (i.e., reference to specific code sections);

(d) A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the approved plan or this development code and the date for the completion of such remedial action;

(e) A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed, or reference to section of this development code containing such penalties; and

(f) A statement that the determination of violation may be appealed in accordance with the appeal provisions of article 14 of this development code.

Sec. 16-24. Penalties Generally.

(a) In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one or more of the actions or penalties described in this division may be taken or assessed against the person to whom the notice of violation was directed.

(b) Prior to taking any of the enforcement actions or imposing any penalties, the community development director shall first notify the applicant or other responsible party in writing of the intended action, and shall provide a reasonable opportunity of not less than ten business days to cure such violation; provided, however, that violations that constitute an immediate danger to public health or public safety shall be cured within 24 hours of receipt of such written notice.

(c) In the event the applicant or other responsible party fails to cure such violation after written notice and expiration of the stated period to cure the violation, the city may take any one or more of the actions or impose any one or more of the penalties established in this division.

Sec. 16-25. Stop Work Order.

The community development director or authorized designee may issue a stop work order that shall be served on the applicant or other responsible party. The stop work order shall remain in

effect until the applicant or other responsible party has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible party to take the necessary remedial measures to cure such violation or violations.

Sec. 16-26. Withhold Certificate of Occupancy.

The community development director, building inspector, or designee of either may refuse to issue a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible party has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.

Sec. 16-27. Utility Connection.

The community development director or other responsible official may request and/or arrange to suspend electric or other utility connection. Such suspension of utility service may be reinstated once the applicant or other responsible party has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein

Sec. 16-28. Suspension or Revocation of Permit.

The community development director or other responsible official may suspend, revoke or modify any permit authorizing a development project, building, or authorization of use. A suspended, revoked or modified permit may be reinstated once the applicant or other responsible party has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be reinstated (upon such conditions as the community development director may deem necessary) to enable the applicant or other responsible party to take the necessary remedial measures to cure such violations.

Sec. 16-29. Penalties.

(a) In the event the applicant or other responsible party fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within 10 business days, or such greater period as the community development director shall deem appropriate after the City of Powder Springs has taken one or more of the actions described in this division, the City of Powder Springs may issue a citation to the applicant or other responsible party, requiring such person to appear in Powder Springs Municipal Court to answer charges for such violation.

(b) Upon conviction, such violation shall be punishable by a fine not to exceed $1,000.00. Each act of violation and each day upon which any violation continues shall constitute a separate offense.

(c) Other penalties may be assessed if associated with violations that constitute an immediate danger to public health or public safety.

[Secs. 16-30 to 16-40 Reserved.]

ARTICLE 17
PUBLIC SAFETY DEVELOPMENT IMPACT FEES

Sec. 17-1. Legislative Findings.
Sec. 17-2. Short Title and Applicability.
Sec. 17-3. Intents and Purposes.
Sec. 17-4. Rules of Construction.
Sec. 17-5. Definitions.
Sec. 17-6. Imposition of Public Safety Development Impact Fee.
Sec. 17-7. Computation of the Amount of Public Safety Development Impact Fee.
Sec. 17-8. Payment of Fee.
Sec. 17-9. Public Safety Service Area Established.
Sec. 17-10. Public Safety Development Impact Fee Trust Fund Established.
Sec. 17-11. Use of Funds.
Sec. 17-12. Refund of Fees Paid.
Sec. 17-13. Exemptions.
Sec. 17-14. Credits.
Sec. 17-15. Appeals.
Sec. 17-16. Review and Automatic Update of Fee Schedule.
Sec. 17-17. Penalty Provision.

Sec. 17-1. Legislative Findings.

The City Council of the City of Powder Springs has considered the feasibility of imposing development impact fees and finds, determines and declares that:

(a) The Georgia Legislature, through the enactment of the Georgia Development Impact Fee Act, Georgia Code Title 36-71-1 through 36-71-13, has authorized the City of Powder Springs to enact development impact fees;

(b) The City of Powder Springs established a development impact fee advisory committee pursuant to the Georgia Development Impact Fee Act, Georgia Code Title 36-71-5, and that Committee has served in an advisory capacity and assisted and advised the City of Powder Springs with regard to the development and adoption of this development impact fee ordinance;

(c) The City of Powder Springs comprehensive plan contains within it land use categories, a capital improvement element for public safety and parks and recreation impact fees, and the establishment of a level of service standard for public safety and parks and recreation for the planning horizon to 2026; and the City of Powder Springs comprehensive plan, including the amendment to include a capital improvement element for public safety and parks and recreation impact fees, has been submitted to the Atlanta Regional Commission and determined by the Georgia Department of Community Affairs to be in compliance with the Rules of the Georgia Department of Community Affairs, Chapter 110-12-2, Development Impact Fee Compliance Requirements;

(d) The City of Powder Springs must expand its public safety capital facilities in order to maintain the level of service standard established in the City of Powder Springs comprehensive plan if new development is to be accommodated without decreasing the current standard. This must be done in order to promote and protect the health, safety, morals, convenience, order, prosperity, and the general welfare of the City of Powder Springs, Georgia;

(e) The imposition of development impact fees is a preferred method of ensuring the availability of capital facilities necessary to accommodate new development;

(f) Each of the types of land development described in this article, will create a need for the construction, equipping, or expansion of the City of Powder Springs's public safety capital facilities;

(g) The fees established by this article are derived from, are based upon, and do not exceed a proportionate share of the costs of providing additional public safety facilities necessitated by the new land developments for which the fees are levied;

(h) The report entitled "A Report on Public Safety and Park & Recreational Development Impact Fees Prepared for Powder Springs, Georgia," dated March 19, 2006, sets forth a reasonable methodology and analysis for the determination of the development impact of new development on the need for and costs for additional public safety improvements in the City of Powder Springs.

Sec. 17-2. Short Title and Applicability.

(a) This article shall be known and may be cited as the "The City of Powder Springs Public Safety Development Impact Fee Ordinance."

(b) This article shall apply throughout the incorporated area of the City of Powder Springs.

Sec. 17-3. Intents and Purposes.

(a) This article is intended to assist in the implementation of the City of Powder Springs's comprehensive plan.

(b) The purpose of this article is to regulate the use and development of land so as to assure that new development bears a proportionate share of the cost of capital expenditures necessary to protect public safety in the City of Powder Springs.

(c) This article is intended to comply fully with each and every relevant provision of the Georgia Development Impact Fee Act, Georgia Code Title 36-71-1 through 36-71-13, and shall be interpreted and implemented to so comply.

Sec. 17-4. Rules of Construction.

The provisions of this article shall be liberally construed so as to effectively carry out its purpose to promote and protect the health, safety, morals, convenience, order, prosperity, and the general welfare of the City of Powder Springs, Georgia. For the purposes of administration and enforcement of this article, unless otherwise stated in this article, the following rules of construction shall apply to the text of this article:

(a) In case of any difference of meaning or implication between the text of this ordinance and any caption, illustration, summary table, or illustrative table, the text shall control.

(b) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.

(c) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

(d) The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".

(e) The word "person" includes an individual, a corporation, a partnership, an incorporated association, a limited liability company or limited liability partnership, or any other similar entity.

(f) Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and", "or" or "either...or", the conjunction shall be interpreted as follows: "And" indicates that all the connected terms, conditions, provisions or events shall apply. "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination. “Either...or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

(g) The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

Sec. 17-5. Definitions.

The following definitions are hereby adopted and shall be applied to this article. Where the provisions of this section conflict with terms defined in any other article of this development code, the definitions of this section shall control unless the context clearly indicates otherwise.

Applicant: A person applying for the issuance of a building permit.

Building permit: The approval issued by the City of Powder Springs that authorizes the construction or permanent placement of a building, dwelling or other structure on a site.

Capital equipment: Buildings, vehicles, weapons, and communications equipment, all with an expected use life of ten years or more.

Capital improvement: New capital equipment or other actions, which increase the service capacity of the city's public safety protection facilities.

Developer: Any person or legal entity undertaking development.

Development: Any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, any of which creates additional demand and need for public safety protection facilities.

Development approval: Any written authorization from the City of Powder Springs which authorizes the commencement of construction.

Development impact fee: A payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of public safety protection system improvements needed to serve new growth and development.

Dwelling unit: One or more rooms connected together and constituting a separate, independent housekeeping establishment with complete provisions for cooking, eating, sleeping, bathing and personal hygiene, and physically set apart from any other dwelling unit in the same structure.

Encumber: To legally obligate by contract or otherwise commit to use by appropriation or other official act of the City of Powder Springs.

Feepayor: That person who pays a development impact fee or his/her successor in interest. In the absence of any express transfer or assignment of the right or entitlement to any refund of previously paid development impact fees, the right or entitlement shall be deemed "not to run with the land."

Impact fee administrator: The City of Powder Springs community development director or other municipal official designated to carry out the administration of this article.

Present value: The current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money.

Project: A particular development on an identified parcel of land.

Project improvements: Site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement

or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for public facilities approved by the governing body of the municipality or county shall be considered a project improvement.

Proportionate share: That portion of the cost of system improvements which is reasonably related to the service demands and needs of the project.

Service area: A geographic area defined by the City of Powder Springs in which a defined set of public facilities provide service to development within the area. Service areas shall be designated on the basis of sound planning or engineering principles or both.

System improvement costs: Cost incurred to provide additional public facilities capacity needed to serve growth and development for planning, design and construction, land acquisition, land improvement, design and engineering related thereto, including the cost of constructing or reconstructing system improvements or facility expansions, including but not limited to the construction contract price, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element, and administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of development impact fee receipts. Projected interest charges and other finance costs may be included if the development impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the municipality or county to finance the capital improvements element but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

System improvements: Capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to "project improvements."

Sec. 17-6. Imposition of Public Safety Development Impact Fee.

(a) Any person who, after the effective date of this Ordinance seeks to develop land within the City of Powder Springs, Georgia, by applying for a building permit, is hereby required to pay a public safety development impact fee in the manner and amount set forth in this ordinance.

(b) No new building permit for any activity requiring payment of an development impact fee pursuant to this article shall be issued unless and until the public safety development impact fee hereby required has been paid.

Sec. 17-7. Computation of the Amount of Public Safety Development Impact Fee.

(a) At the option of the applicant, the amount of the public safety development impact fee shall be determined by the following fee schedule, or pursuant to Paragraph (b) below:

Public Safety Development Impact Fee Schedule

LAND USE	FEE
Per Dwelling Unit	$669.36
Walk-in Bank per FT²	$0.37
Drive-Thru Bank per FT²	$0.41
Mini-Warehouse per FT²	$0.02
Hotel/Motel per Room	$233.66
Movie Theatre per FT²	$1.79
Religious Facility per FT²	$0.11
Day Care Center per FT²	$0.24
Restaurant per FT²	$0.94
Restaurant with Drive-Thru per FT²	$1.18
Car Sales per FT²	$0.49
Offices per FT²	$0.16
Medical Buildings:	
Medical Offices per FT²	$0.26
Hospitals per FT²	$0.28
Nursing Homes per FT²	$0.12
Industrial Buildings:	
Gen. Industrial per FT²	$0.13
Warehouse/Storage per FT²	$0.06
General Commercial/Retail per FT²:	$0.34
Pharmacy with Drive-Through per FT²	$0.21
Service Station per Fueling Station	$380.50
Convenience Retail per FT²	$1.08

(1) If a building permit is requested for mixed uses, then the fee shall be determined through using the above schedules by apportioning the space committed to uses specified on the schedules.

(2) If the type of development activity that a building permit is applied for is not specified on the above fee schedules, the impact fee administrator shall use the fee applicable to the most nearly comparable type of land use on the above fee schedules. The impact fee administrator shall be guided in the selection of a comparable type by the City of Powder Springs comprehensive plan, supporting documents of the City of Powder Springs comprehensive plan, and the City of Powder Springs unified development code. If the impact fee administrator determines that there is no comparable type of land use on the above fee schedules then the impact fee administrator shall determine the appropriate fee by considering demographic or other documentation which is

available from the City of Powder Springs community development department, and state and regional authorities.

(3) In the case of a change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a building permit, the development impact fee shall be based upon the net positive increase in the development impact fee for the new use as compared to the previous use. The impact fee administrator shall be guided in this determination by the sources listed in Paragraph 2 above.

(b) If an applicant opts not to have the public safety development impact fee determined according to paragraph (a) of this section, then the applicant shall prepare and submit to the impact fee administrator an independent fee calculation study for the land development activity for which a building permit is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made. The impact fee administrator shall consider the documentation submitted by the applicant but is not required to accept such documentation as he/she shall reasonably deem to be inaccurate or not reliable and may, in the alternative, require the applicant to submit additional or different documentation for consideration. If an acceptable independent fee calculation study is not presented, the applicant shall pay public safety development impact fees based upon the schedule shown in paragraph (a) of this section. If an acceptable independent fee calculation study is presented, the impact fee administrator may adjust the fee to that appropriate to the particular development. Determinations made by the impact fee administrator pursuant to this paragraph may be appealed to the City Council by filing a written request with the city manager within 10 days of the impact fee administrator's decision.

(c) In addition to all impact fees determined under subparagraph (a) (as updated) or (b) above, an administrative fee of 3% of said fee shall also be paid.

(d) On the request of an applicant, the impact fee administrator shall certify the public safety development impact fee schedule or public safety development impact fees resulting from an individual assessment, whichever is applicable, and said certification shall establish the applicable development impact fee for a period of 180 days from the date thereof.

Sec. 17-8. Payment of Fee.

(a) The applicant shall pay the public safety development impact fee required by this article to the impact fee administrator or his/her designee prior to the issuance of a building permit.

(b) All funds collected shall be properly identified by and promptly transferred for deposit in the Public Safety Development Impact Fee Trust Fund to be held in separate accounts as determined in this article and used solely for the purposes specified in this article.

Sec. 17-9. Public Safety Service Area Established.

There is hereby established one public safety service area which shall be the entirety of the incorporated area of the City of Powder Springs.

Sec. 17-10. Public Safety Development Impact Fee Trust Fund Established.

(a) There is hereby established one public safety development impact fee trust fund for the Public Safety Service Area established in this article.

(b) Development impact fees placed in this fund shall be maintained in an interest bearing account.

(c) All public safety development impact fees collected shall be promptly deposited in the public safety development impact fee trust fund and maintained there, including interest thereon, until withdrawn pursuant to this article.

(d) Funds withdrawn from this account must be used in accordance with the provisions of Sec. 17-11 of this article.

Sec. 17-11. Use of Funds.

(a) Funds collected from public safety development impact fees shall be used solely for the purpose of acquiring, equipping, and/or making capital improvements to public safety protection facilities under the jurisdiction of the City of Powder Springs, Cobb County, or the State of Georgia, and related expenses as permitted by the Georgia Development Impact Fee Act, and shall not be used for maintenance or operations.

(b) Funds shall be used exclusively for acquisitions, expansions, or capital improvements within the public safety development impact fee service area from which the funds were collected.

(c) In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which public safety development impact fees may be expended, development impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities provided are of the type described in paragraph (a) and (b) above.

(d) In the event a developer enters into an agreement with the City to construct, fund or contribute system improvements such that the amount of the credit created by such construction, funding or contribution is in excess of the development impact fee otherwise due, the developer shall be reimbursed for such excess construction funding or contribution from development impact fees paid by other development located in the service area which is benefited by such improvements.

(e) At least once each fiscal period the impact fee administrator shall present to the City Council a report describing the amount of development impact fees collected, encumbered and used, and a proposed capital improvement program for public safety, assigning funds, including any accrued interest, from the public safety development impact fee trust fund to specific public safety improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the public safety development impact fee trust fund until the next fiscal period except as provided by the refund provisions of this article.

(f) Funds may be used to provide refunds as described in Sec. 17-12 of this article.

(g) Funds shall be considered expended on a first in, first out basis.

Sec. 17-12. Refund of Fees Paid.

(a) If a building permit expires without commencement of construction, then the feepayor shall be entitled to a refund, without interest, of the development impact fee paid as a condition for its issuance except that the City shall retain 3% of the fee to offset a portion of the costs of collection and refund. The feepayor must submit an application for such a refund to the impact fee administrator within 30 days of the expiration of the permit.

(b) In the event that development impact fees have not been not expended or encumbered by the end of the calendar quarter immediately following 6 years from the date the development impact fee was paid, the impact fee administrator shall provide written notice of entitlement to a refund to feepayors or their successors in interest.

(c) If funds are not expended or encumbered by the end of the calendar quarter immediately following 6 years from the date the public safety development impact fee was paid, upon application of the then current landowner, they must be returned to such feepayor with interest that is a pro rata share of the interest earned by the fund. A feepayor must submit an application for a refund to the impact fee administrator within one year of the expiration of the six-year period or the publication of the notice of entitlement, whichever is later. Refunds shall be made to the feepayor within 60 days after it is determined that a sufficient proof of claim for a refund has been made.

Sec. 17-13. Exemptions.

The following shall be exempted from payment of the development impact fee:

(a) Alterations of an existing building where use and size are not changed.

(b) The construction of residential accessory buildings or structures.

(c) The replacement of a building or structure with a new building or structure of the same size and use. As provided in the case of a change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a building permit, the

development impact fee shall be based upon the net positive increase in the development impact fee for the new use as compared to the previous use.

Any claim of exemption must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.

Sec. 17-14. Credits.

Public safety land and/or capital improvements may be offered by the applicant as total or partial payment of the required public safety development impact fee. The applicant must request a public safety development impact fee credit. If the impact fee administrator accepts such an offer the credit shall be determined and provided in the following manner:

(a) Credit for the dedication of land shall be valued at: 115% of the most recent assessed value by the property appraiser, or by fair market value established by private appraisers acceptable to the City. Credit for the dedication of public safety related land shall be provided when the property has been conveyed at no charge to, and accepted by, the City in a manner satisfactory to the impact fee administrator.

(b) Applicants for credit for construction of public safety improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the impact fee administrator. The impact fee administrator shall determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the impact fee administrator determines that such estimates submitted by the applicant are either unreliable or inaccurate. The impact fee administrator shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate and return such signed document to the impact fee administrator before credit will be given. The failure of the applicant to sign, date, and return such document within 60 days shall nullify the credit.

(c) Except as provided in subparagraph (d), credit against development impact fees otherwise due will not be provided until: the construction is completed and accepted by the City, the County, or the State, whichever is capable; and a suitable maintenance and warranty bond is received and approved by the impact fee administrator, when applicable.

(d) Credit may be provided before completion of specified public safety related improvements if adequate assurances are given by the applicant that the standards set out above will be met and if the applicant posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit or escrow agreement shall be posted with and approved by the impact fee administrator in an amount determined by the impact fee administrator. If the public safety construction project will not be constructed within one year of the acceptance of the offer by the

impact fee administrator, the amount of the security shall be increased by 10% compounded, for each year of the life of the security.

(e) Any claim for credit must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.

(f) Credits shall not be transferable from one project or development to another unless so provided in a development impact fee credit agreement.

Sec 17-15. Appeals.

Notwithstanding the provisions of article 14 of this development code, the following provisions shall apply with regard to appeals of decisions made under the terms of this article:

(a) Any applicant or feepayor aggrieved by a decision of the impact fee administrator made pursuant to this article shall have the right to appeal to the Mayor and City Council. Prior to any such appeal the aggrieved applicant or feepayor shall file a request for reconsideration with the impact fee administrator who shall act upon such request within 15 days.

(b) All appeals shall be taken within 15 days of the impact fee administrator's decision on the request for reconsideration, by filing with the impact fee administrator a notice of appeal specifying the grounds therefor. The impact fee administrator shall forthwith transmit to the Mayor and City Council all papers constituting the record upon which the action appealed from is taken. The Mayor and City Council shall thereafter establish a date and time for a hearing on the appeal (said hearing date to be not more than 30 days from the date the notice of appeal is filed), and the aggrieved party shall be given at least 15 days notice of said hearing. The Mayor and Council shall decide said appeal within 15 days following the hearing. Any applicant or feepayor taking an appeal shall have the right to appear at the hearing, to present evidence and may be represented by counsel.

(c) All appeals of the Mayor and Council's decision(s) shall be taken by petition for writ of certiorari to the Cobb County Superior Court.

(d) An applicant may pay a public safety development impact fee under protest to obtain a building permit, and by making such payment, shall not be estopped from exercising the right of appeal provided for in this section or receiving a refund of any amount deemed to have been illegally collected.

Sec. 17-16. Review and Automatic Update of Fee Schedule.

(a) The fee schedule contained in this article shall be reviewed by the City Council at least once every 2 years.

(b) Unless otherwise resolved by the City Council, the impact fee schedule shown in this article shall be adjusted by the impact fee administrator in March of each calendar year

based on the methodology described in paragraph (c) of this section. Any adjustments to the impact fee schedules, made pursuant to this section, shall be effective the following first day of May.

(c) The base for computing any adjustment is the January construction cost index for the United States, published by McGraw-Hill. For the purpose of this section the initial index to be referenced is January of the last year when the impact fees were updated with cost or demographic data.

(d) If the index is changed so that the base year is different, the index shall be converted in accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor Statistics. If the construction cost index is discontinued or revised, the consumer price index or such other index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the construction cost index had not been discontinued or revised.

Sec. 17-17. Penalty Provision.

A violation of this article shall be prosecuted in the same manner as specified in article 16 of this development code, and violations of this article shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution the City of Powder Springs shall have the power to sue in civil court to enforce the provisions of this article.

ARTICLE 18
PARK AND RECREATION DEVELOPMENT IMPACT FEES

Sec. 18-1. Legislative Findings.
Sec. 18-2. Short Title and Applicability.
Sec. 18-3. Intents and Purposes.
Sec. 18-4. Rules of Construction.
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Sec. 18-14. Credits.
Sec. 18-15. Appeals.
Sec. 18-16. Review and Automatic Update of Fee Schedule.
Sec. 18-17. Penalty Provision.

Sec. 18-1. Legislative Findings.

The City Council of the City of Powder Springs has considered the feasibility of imposing development impact fees and finds, determines and declares that:

(a) The Georgia Legislature, through the enactment of the Georgia Development Impact Fee Act, Georgia Code Title 36-71-1 through 36-71-13, has authorized the City of Powder Springs to enact development impact fees;

(b) The City of Powder Springs established a development impact fee advisory committee pursuant to the Georgia Development Impact Fee Act, Georgia Code Title 36-71-5, and that committee has served in an advisory capacity and assisted and advised the City of Powder Springs with regard to the development and adoption of this development impact fee ordinance;

(c) The City of Powder Springs comprehensive plan contains within it land use categories, a capital improvement element for public safety and parks and recreation impact fees, and the establishment of a level of service standard for public safety and parks and recreation for the planning horizon to 2026; and the City of Powder Springs comprehensive plan, including the amendment to include a capital improvement element for public safety and parks and recreation impact fees, has been submitted to the Atlanta Regional Commission and determined by the Georgia Department of Community Affairs to be in compliance with the rules of the Georgia Department of Community Affairs, Chapter 110-12-2, Development Impact Fee Compliance Requirements;

(d) The City of Powder Springs must expand its park and recreation system in order to maintain the level of service standard established in the City of Powder Springs comprehensive plan if new development is to be accommodated without decreasing the current standard. This must be done in order to promote and protect the health, safety, morals, convenience, order, prosperity, and the general welfare of the City of Powder Springs, Georgia;

(e) The imposition of development impact fees is a preferred method of ensuring the availability of capital facilities necessary to accommodate new development;

(f) Each of the types of land development described in this article, will create a need for the construction, equipping, or expansion of the City of Powder Springs's park and recreation improvements;

(g) The fees established by this article are derived from, are based upon, and do not exceed a proportionate share of the costs of providing additional park and recreation land and park and recreation improvements necessitated by the new land developments for which the fees are levied;

(h) The report entitled "A Report on Public Safety and Park & Recreational Development Impact Fees Prepared for Powder Springs, Georgia," dated March 19, 2006, sets forth a reasonable methodology and analysis for the determination of the development impact of new development on the need for and costs for additional park and recreation land and park and recreation improvements in the City of Powder Springs.

Sec. 18-2. Short Title and Applicability.

(a) This article shall be known and may be cited as the "The City of Powder Springs park and recreation development impact fee ordinance."

(b) This article shall apply throughout the incorporated area of the City of Powder Springs.

Sec. 18-3. Intents and Purposes.

(a) This article is intended to assist in the implementation of the City of Powder Springs's comprehensive plan.

(b) The purpose of this article is to regulate the use and development of land so as to assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide park and recreation land and park and recreation improvements in the City of Powder Springs.

(c) This article is intended to comply fully with each and every relevant provision of the Georgia Development Impact Fee Act, Georgia Code Title 36-71-1 through 36-71-13, and shall be interpreted and implemented to so comply.

Sec. 18-4. Rules of Construction.

The provisions of this article shall be liberally construed so as to effectively carry out its purpose to promote and protect the health, safety, morals, convenience, order, prosperity, and the general welfare of the City of Powder Springs, Georgia. For the purposes of administration and enforcement of this article, unless otherwise stated in this article, the following rules of construction shall apply to the text of this article:

(a) In case of any difference of meaning or implication between the text of this ordinance and any caption, illustration, summary table, or illustrative table, the text shall control.

(b) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.

(c) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

(d) The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".

(e) The word "person" includes an individual, a corporation, a partnership, an incorporated association, a limited liability company or limited liability partnership, or any other similar entity.

(f) Unless the context clearly indicates the contrary, where a regulation involves 2 or more items, conditions, provisions, or events connected by the conjunction "and", "or" or "either...or", the conjunction shall be interpreted as follows: "And" indicates that all the connected terms, conditions, provisions or events shall apply. "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination. “Either...or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

(g) The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

Sec. 18-5. Definitions.

The following definitions are hereby adopted and shall be applied to this article. Where the provisions of this Section conflict with terms defined in any other article of this development code, the definitions of this section shall control unless the context clearly indicates otherwise.

Applicant: A person applying for the issuance of a building permit.

Building permit: The approval issued by the City of Powder Springs that authorizes the construction or permanent placement of a building, dwelling or other structure on a site.

Capital equipment: Buildings, vehicles, weapons, and communications equipment, all with an expected use life of ten years or more.

Capital improvement: Park and recreation planning, land acquisition, site improvements, and capital equipment, but excludes maintenance and operation.

Developer: Any person or legal entity undertaking development.

Development: Any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, any of which creates additional demand and need for park and recreation facilities.

Development approval: Any written authorization from the City of Powder Springs which authorizes the commencement of construction.

Development impact fee: A payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of park and recreation system improvements needed to serve new growth and development.

Dwelling unit: One or more rooms connected together and constituting a separate, independent housekeeping establishment with complete provisions for cooking, eating, sleeping, bathing and personal hygiene, and physically set apart from any other dwelling unit in the same structure.

Encumber: To legally obligate by contract or otherwise commit to use by appropriation or other official act of the City of Powder Springs.

Feepayor: That person who pays a development impact fee or his/her successor in interest. In the absence of any express transfer or assignment of the right or entitlement to any refund of previously paid development impact fees, the right or entitlement shall be deemed "not to run with the land."

Impact fee administrator: The City of Powder Springs community development director or other municipal official designated to carry out the administration of this development code.

Present value: The current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money.

Private park and/or recreational facility: An area which is not owned by or dedicated to any governmental entity and is an area designed and equipped for sports and leisure activities but does not include areas not readily accessible for such activities.

Project: A particular development on an identified parcel of land.

Project improvements: Site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for public facilities approved by the governing body of the municipality or county shall be considered a project improvement.

Proportionate share: That portion of the cost of system improvements which is reasonably related to the service demands and needs of the project.

Service area: A geographic area defined by the City of Powder Springs in which a defined set of public facilities provide service to development within the area. Service areas shall be designated on the basis of sound planning or engineering principles or both.

System improvement costs: Cost incurred to provide additional public facilities capacity needed to serve growth and development for planning, design and construction, land acquisition, land improvement, design and engineering related thereto, including the cost of constructing or reconstructing system improvements or facility expansions, including but not limited to the construction contract price, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element, and administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of development impact fee receipts. Projected interest charges and other finance costs may be included if the development impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the municipality or county to finance the capital improvements element but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

System improvements: Capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to "project improvements."

Sec. 18-6. Imposition of Park and Recreation Development Impact Fee.

(a) Any person who, after the effective date of this article seeks to develop land within the City of Powder Springs, Georgia, by applying for a building permit, is hereby required to pay a park and recreation development impact fee in the manner and amount set forth in this article.

(b) No new building permit for any activity requiring payment of an development impact fee pursuant to this article shall be issued unless and until the park and recreation development impact fee hereby required has been paid.

Sec. 18-7. Computation of the Amount of Park and Recreation **Development Impact Fee.**

(a) At the option of the applicant, the amount of the park and recreation development impact fee shall be determined by the following fee schedule, or pursuant to Paragraph (b) below:

Park & Recreation Development Impact Fee Schedule:

Per dwelling unit- $1,449.11

(1) If a building permit is requested for mixed uses, then the fee shall be determined through using the above schedule by apportioning the space committed to uses specified on the schedule.

(2) In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a building permit, the development impact fee shall be based upon the net positive increase in the development impact fee for the new use as compared to the previous use.

(b) If an applicant opts not to have the park and recreation development impact fee determined according to paragraph (a) of this section, then the applicant shall prepare and submit to the impact fee administrator an independent fee calculation study for the land development activity for which a building permit is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made. The impact fee administrator shall consider the documentation submitted by the applicant but is not required to accept such documentation as he/she shall reasonably deem to be inaccurate or not reliable and may, in the alternative, require the applicant to submit additional or different documentation for consideration. If an acceptable independent fee calculation study is not presented, the applicant shall pay park and recreation development impact fees based upon the schedule shown in paragraph (a) of this section. If an acceptable independent fee calculation study is presented, the impact fee administrator may adjust the fee to that appropriate to the particular development. Determinations made by the impact fee administrator pursuant to this paragraph may be appealed to the City Council by filing a written request with the city manager within 10 days of the impact fee administrator's decision.

(c) In addition to all impact fees determined under subparagraph (a) (as updated) or (b) above, an administrative fee of 3% of said fee shall also be paid.

(d) On the request of an applicant, the impact fee administrator shall certify the park and recreation development impact fee schedule or park and recreation development impact fees resulting from an individual assessment, whichever is applicable, and said

certification shall establish the applicable development impact fee for a period of 180 days from the date thereof.

Sec. 18-8. Payment of Fee.

(a) The applicant shall pay the park and recreation development impact fee required by this article to the impact fee administrator or his/her designee prior to the issuance of a building permit.

(b) All funds collected shall be properly identified by and promptly transferred for deposit in the park and recreation development impact fee trust fund to be held in separate accounts as determined in this article and used solely for the purposes specified in this article.

Sec. 18-9. Park and Recreation Service Area Established.

There is hereby established one park and recreation service area which shall be the entirety of the incorporated area of the City of Powder Springs.

Sec. 18-10. Park and Recreation Development Impact Fee Trust Fund Established.

(a) There is hereby established one park and recreation development impact fee trust fund for the park and recreation service area established in this article.

(b) Development impact fees placed in this fund shall be maintained in an interest bearing account.

(c) All park and recreation development impact fees collected shall be promptly deposited in the park and recreation development impact fee trust fund and maintained there, including interest thereon, until withdrawn pursuant to this article.

(d) Funds withdrawn from this account must be used in accordance with the provisions of Sec. 18-11 of this article.

Sec. 18-11. Use of Funds.

(a) Funds collected from park and recreation development impact fees shall be used solely for the purpose of acquiring, and/or making capital improvements to park and recreation facilities under the jurisdiction of the City of Powder Springs, Cobb County, or the State of Georgia, and related expenses as permitted by the Georgia Development Impact Fee Act, and shall not be used for maintenance or operations.

(b) Funds shall be used exclusively for acquisitions, expansions, or capital improvements within the park and recreation development impact fee service area from which the funds were collected.

(c) In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which park and recreation development impact fees may be expended, development impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities provided are of the type described in paragraph (a) and (b) above.

(d) In the event a developer enters into an agreement with the City to construct, fund or contribute system improvements such that the amount of the credit created by such construction, funding or contribution is in excess of the development impact fee otherwise due, the developer shall be reimbursed for such excess construction funding or contribution from development impact fees paid by other development located in the service area which is benefited by such improvements.

(e) At least once each fiscal period the impact fee administrator shall present to the City Council a report describing the amount of development impact fees collected, encumbered and used, and a proposed capital improvement program for park and recreation, assigning funds, including any accrued interest, from the park and recreation development impact fee trust fund to specific park and recreation improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the park and recreation development impact fee trust fund until the next fiscal period except as provided by the refund provisions of this article.

(f) Funds may be used to provide refunds as described in Sec. 18-12 of this article.

(g) Funds shall be considered expended on a first in, first out basis.

Sec. 18-12. Refund of Fees Paid.

(a) If a building permit expires without commencement of construction, then the feepayor shall be entitled to a refund, without interest, of the development impact fee paid as a condition for its issuance except that the City shall retain 3% of the fee to offset a portion of the costs of collection and refund. The feepayor must submit an application for such a refund to the impact fee administrator within 30 days of the expiration of the permit.

(b) In the event that development impact fees have not been not expended or encumbered by the end of the calendar quarter immediately following 6 years from the date the development impact fee was paid, the impact fee administrator shall provide written notice of entitlement to a refund to feepayors or their successors in interest.

(c) If funds are not expended or encumbered by the end of the calendar quarter immediately following 6 years from the date the park and recreation development impact fee was paid, upon application of the then current landowner, they must be returned to such feepayor with interest that is a pro rata share of the interest earned by the fund. A feepayor must submit an application for a refund to the impact fee administrator within one year of the expiration of the 6-year period or the publication of the notice of entitlement, whichever

is later. Refunds shall be made to the feepayor within 60 days after it is determined that a sufficient proof of claim for a refund has been made.

Sec. 18-13. Exemptions.

The following shall be exempted from payment of the development impact fee:

(a) Alterations of an existing building where use and size are not changed.

(b) The construction of residential accessory buildings or structures.

(c) The replacement of a building or structure with a new building or structure of the same size and use. As provided in the case of a change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a building permit, the development impact fee shall be based upon the net positive increase in the development impact fee for the new use as compared to the previous use.

Any claim of exemption must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.

Sec. 18-14. Credits.

Park and recreation land and/or capital improvements may be offered by the applicant as total or partial payment of the required park and recreation development impact fee. The applicant must request a park and recreation development impact fee credit. If the impact fee administrator accepts such an offer the credit shall be determined and provided in the following manner:

(a) Credit for the dedication of land shall be valued at: 115% of the most recent assessed value by the property appraiser, or by fair market value established by private appraisers acceptable to the City. Credit for the dedication of park and recreation land shall be provided when the property has been conveyed at no charge to, and accepted by, the City in a manner satisfactory to the impact fee administrator.

(b) Applicants for credit for construction of park and recreation improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the impact fee administrator. The impact fee administrator shall determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the impact fee administrator determines that such estimates submitted by the applicant are either unreliable or inaccurate. The impact fee administrator shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate and return such signed document to the impact fee administrator before credit will be given. The failure of the applicant to sign, date, and return such document within 60 days shall nullify the credit.

(c) Except as provided in subparagraph (d), credit against development impact fees otherwise due will not be provided until: the construction is completed and accepted by the City, the County, or the State, whichever is capable; and a suitable maintenance and warranty bond is received and approved by the impact fee administrator, when applicable.

(d) Credit may be provided before completion of specified park and recreation improvements if adequate assurances are given by the applicant that the standards set out above will be met and if the applicant posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit or escrow agreement shall be posted with and approved by the impact fee administrator in an amount determined by the impact fee administrator. If the park and recreation construction project will not be constructed within one year of the acceptance of the offer by the impact fee administrator, the amount of the security shall be increased by 10% compounded, for each year of the life of the security.

(e) Applicant may apply for credit against park and recreation development impact fees otherwise due for private park and/or recreation facilities. In no circumstance shall credit for private park and/or recreation facilities exceed 50% of the park and recreation development impact fees otherwise due. An applicant requesting credit must show that: the private park and/or recreation facility for which credit is sought serves a public recreational need; the private park and/or recreation facility for which credit is sought is consistent with the park and recreation capital improvement element of the City of Powder Springs's comprehensive plan; and the request complies with the security provisions set forth in this section.

(f) Any claim for credit must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.

(g) Credits shall not be transferable from one project or development to another unless so provided in a development impact fee credit agreement.

Sec 18-15. Appeals.

Notwithstanding the provisions of article 14 of this development code, the following provisions shall apply with regard to appeals of decisions made under the terms of this article:

(a) Any applicant or feepayor aggrieved by a decision of the impact fee administrator made pursuant to this article shall have the right to appeal to the Mayor and City Council. Prior to any such appeal the aggrieved applicant or feepayor shall file a request for reconsideration with the impact fee administrator who shall act upon such request within 15 days.

(b) All appeals shall be taken within 15 days of the impact fee administrator's decision on the request for reconsideration, by filing with the impact fee administrator a notice of appeal specifying the grounds therefor. The impact fee administrator shall forthwith

transmit to the Mayor and City Council all papers constituting the record upon which the action appealed from is taken. The Mayor and City Council shall thereafter establish a date and time for a hearing on the appeal (said hearing date to be not more than 30 days from the date the Notice of Appeal is filed), and the aggrieved party shall be given at least 15 days notice of said hearing. The Mayor and Council shall decide said appeal within 15 days following the hearing. Any applicant or feepayor taking an appeal shall have the right to appear at the hearing, to present evidence and may be represented by counsel.

(c) All appeals of the Mayor and Council's decision(s) shall be taken by petition for writ of certiorari to the Cobb County Superior Court.

(d) An Applicant may pay a park and recreation development impact fee under protest to obtain a building permit, and by making such payment, shall not be estopped from exercising the right of appeal provided for in this Section or receiving a refund of any amount deemed to have been illegally collected.

Sec. 18-16. Review and Automatic Update of Fee Schedule.

(a) The fee schedule contained in this article shall be reviewed by the City Council at least once every 2 years.

(b) Unless otherwise resolved by the City Council, the impact fee schedule shown in this article shall be adjusted by the impact fee administrator in March of each calendar year based on the methodology described in paragraph (c) of this section. Any adjustments to the impact fee schedules, made pursuant to this section, shall be effective the following first day of May.

(c) The base for computing any adjustment is the January construction cost index for the United States, published by McGraw-Hill. For the purpose of this Section the initial index to be referenced is January of the last year when the impact fees were updated with cost or demographic data.

(d) If the index is changed so that the base year is different, the index shall be converted in accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor Statistics. If the construction cost index is discontinued or revised, the consumer price index or such other index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the construction cost index had not been discontinued or revised.

Sec. 18-17. Penalty Provision.

A violation of this article shall be prosecuted in the same manner as specified in Article 16 of this development code, and violations of this article shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution the City of Powder Springs shall have the power to sue in civil court to enforce the provisions of this article.

ARTICLE 19
ILLICIT DISCHARGE AND ILLEGAL CONNECTION

Sec. 19-1. Purpose and Intent.
Sec. 19-2. Applicability.
Sec. 19-3. Compatibility with Other Regulations.
Sec. 19-4. Severability.
Sec. 19-5. Responsibility for Administration.
Sec. 19-6. Definitions.
Sec. 19-7. Prohibition of Illicit Discharges.
Sec. 19-8. Prohibition of Illegal Connections.
Sec. 19-9. Industrial or Construction Activity Discharge.
Sec. 19-10. Access and Inspection of Properties and Facilities.
Sec. 19-11. Notification of Accidental Discharges and Spills.
Sec. 19-12. Violations.
Sec. 19-13. Notice of Violation.
Sec. 19-14. Illustrative Remedial Actions for Violations.
Sec. 19-15. Appeal of Notice of Violation.
Sec. 19-16. Enforcement Measures after Appeal.
Sec. 19-17. Costs of Abatement of a Violation.
Sec. 19-18. Civil Penalties.
Sec. 19-19. Criminal Penalties.
Sec. 19-20. Violations Deemed a Public Nuisance.
Sec. 19-21. Remedies Not Exclusive.

Sec. 19-1. Purpose and Intent.

The purpose of this article is to protect the public health, safety, environment and general welfare through the regulation of non-stormwater discharges to the City's and Cobb County's separate storm sewer systems to the maximum extent practicable as required by Federal law. This article establishes methods for controlling the introduction of pollutants into the City's and Cobb County's separate storm sewer systems in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this article are to:

(a) Regulate the contribution of pollutants to the City's and Cobb County's separate storm sewer systems by any person;

(b) Prohibit illicit discharges and illegal connections to the City's and Cobb County's separate storm sewer systems;

(c) Prevent non-stormwater discharges, generated as a result of spills, inappropriate dumping or disposal, to the City's and Cobb County's separate storm sewer systems; and,

(d) To establish legal authority to carry out all inspection, surveillance, monitoring and enforcement procedures necessary to ensure compliance with this article.

Sec. 19-2. Applicability.

The provisions of this article shall apply within the boundaries of the City.

Sec. 19-3. Compatibility with Other Regulations.

This article is not intended to modify or repeal any other ordinance, rule, regulation, or other provision of law. The requirements of this section are in addition to the requirements of any other ordinance, rule, regulation, or other provision of law, and where any provision of this section imposes restrictions different from those imposed by any other ordinance, rule, regulation, or other provision of law, whichever provision is more restrictive or imposes higher protective standards for human health or the environment shall control.

Sec. 19-4. Severability.

If the provisions of any subsection, paragraph, subdivision or clause of this article shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of any subsection, paragraph, subdivision or clause of this article.

Sec. 19-5. Responsibility for Administration.

The city shall administer, implement, and enforce the provisions of this article.

Sec. 19-6. Definitions.

Accidental discharge: A discharge prohibited by this article which occurs by chance and without planning or thought prior to occurrence.

City's and Cobb County's separate storm sewer systems: Any facility designed or used for collecting and/or conveying stormwater, including but not limited to any roads with drainage systems, highways, City or Cobb County streets, curbs, gutters, inlets, catch basins, piped storm drains, pumping facilities, structural stormwater controls, ditches, swales, natural and man-made or altered drainage channels, reservoirs, and other drainage structures, and which is: owned or maintained by the City; not a combined sewer; and not part of a publicly-owned treatment works.

Clean Water Act: The Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto.

Construction activity: Activities subject to the Georgia Erosion and Sedimentation Control Act or NPDES General Construction Permits. These include construction projects resulting in land disturbance. Such activities include but are not limited to clearing and grubbing, grading, excavating, and demolition.

Illicit Discharge: Any direct or indirect non-stormwater discharge to the City's and Cobb County's separate storm sewer systems, except as exempted in this article.

Illegal connection: Either of the following: (1) Any pipe, open channel, drain or conveyance, whether on the surface or subsurface, which allows an illicit discharge to enter the storm drain system including but not limited to any conveyances which allow any non-stormwater discharge including sewage, process wastewater, and wash water to enter the storm drain system, regardless of whether such pipe, open channel, drain or conveyance has been previously allowed, permitted, or approved by an authorized enforcement agency; or (2) Any pipe, open channel, drain or conveyance connected to the City's and Cobb County's separate storm sewer systems which has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

Industrial activity: Activities subject to NPDES Industrial Permits as defined in 40 CFR, Section 122.26 (b)(14).

National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge Permit: A permit issued by the Georgia EPD under authority delegated pursuant to 33 USC § 1342(b) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

Non-stormwater discharge: Any discharge to the storm drain system that is not composed entirely of stormwater.

Person: Except to the extent exempted from this article, any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, city, county or other political subdivision of the State, any interstate body or any other legal entity.

Pollutant: Anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; petroleum hydrocarbons; automotive fluids; cooking grease; detergents (biodegradable or otherwise); degreasers; cleaning chemicals; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; liquid and solid wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; concrete and cement; and noxious or offensive matter of any kind.

Pollution: The contamination or other alteration of any water's physical, chemical or biological properties by the addition of any constituent and includes but is not limited to, a change in temperature, taste, color, turbidity, or odor of such waters, or the discharge of any liquid, gaseous, solid, radioactive, or other substance into any such waters as will or is likely to create a nuisance or render such waters harmful, detrimental or injurious to the public health, safety, welfare, or environment, or to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses, or to livestock, wild animals, birds, fish or other aquatic life.

Premises: Any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

State waters: Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface and subsurface water, natural or artificial, lying within or forming a part of the boundaries of the State of Georgia which are not entirely confined and retained completely upon the property of a single person.

Stormwater runoff or stormwater: Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

Structural stormwater control: A structural stormwater management facility or device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity and quality, the period of release or the velocity of flow.

Sec. 19-7. Prohibition of Illicit Discharges.

Except as specifically exempted in this section, no person shall throw, drain, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into the City's and Cobb County's separate storm sewer systems any pollutants or waters containing any pollutants, other than stormwater. The following discharges are exempt from the prohibition established in this section:

(a) Water line flushing performed by a government agency, other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising ground water, ground water infiltration to storm drains, uncontaminated pumped ground water, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, natural riparian habitat or wetland flows, and any other water source not containing pollutants.

(b) Discharges or flows from fire fighting, and other discharges specified in writing by the City as being necessary to protect public health and safety.

(c) Any non-stormwater discharge permitted under an NPDES permit or order issued to the discharger and administered under the authority of the State and the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the City's and Cobb County's separate storm sewer system.

Sec. 19-8. Prohibition of Illegal Connections.

(a) The construction, connection, use, maintenance or continued existence of any illegal connection to the City's and Cobb County's separate storm sewer systems is prohibited. This prohibition expressly includes, without limitation, illegal connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

(b) A person violates this section if the person connects a line conveying sewage to the City's and Cobb County's separate storm sewer system, or allows such a connection to continue.

(c) Improper connections in violation of this section must be disconnected and redirected, if necessary, to an approved onsite wastewater management system or the sanitary sewer system upon approval of the director of public works.

(d) Any drain or conveyance that has not been documented in plans, maps or equivalent, and which may be connected to the storm sewer system, shall be located by the owner or occupant of that property upon receipt of written notice of violation from the City requiring that such locating be completed. Such notice will specify a reasonable time period within which the location of the drain or conveyance is to be completed, that the drain or conveyance be identified as storm sewer, sanitary sewer or other, and that the outfall location or point of connection to the storm sewer system, sanitary sewer system or other discharge point be identified. Results of these investigations are to be documented and provided to the City.

Sec. 19-9. Industrial or Construction Activity Discharge.

Any person subject to an industrial or construction activity NPDES stormwater discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the City prior to allowing discharges to the City's or Cobb County's separate storm sewer systems.

Sec. 19-10. Access and Inspection of Properties and Facilities.

(a) The City shall be permitted to enter and inspect properties and facilities at reasonable times as often as may be necessary to determine compliance with this article.

(b) If a property or facility has security measures in force which require proper identification and clearance before entry into its premises, the owner or operator shall make the necessary arrangements to allow access to representatives of the City.

(c) The owner or operator shall allow the City ready access to all parts of the premises for the purposes of inspection, sampling, photographing, videotaping, examination and copying of any records that are required under the conditions of an NPDES permit to discharge stormwater.

(d) The City shall have the right to set up on any property or facility such devices as are necessary in the opinion of the City to conduct monitoring and/or sampling of flow discharges.

(e) The City may require the owner or operator to install monitoring equipment and perform monitoring as necessary, and make the monitoring data available to the City. This sampling and monitoring equipment shall be maintained at all times in a safe and proper

operating condition by the owner or operator at his/her own expense. All devices used to measure flow and quality shall be calibrated to ensure their accuracy.

(f) Any temporary or permanent obstruction to safe and easy access to the property or facility to be inspected and/or sampled shall be promptly removed by the owner or operator at the written or oral request of the City and shall not be replaced. The costs of clearing such access shall be borne by the owner or operator.

(g) Unreasonable delays in allowing the City access to a facility is a violation of this section.

(h) If the City has been refused access to any part of the premises from which stormwater is discharged, and the City is able to demonstrate probable cause to believe that there may be a violation of this section, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this ordinance or any order issued hereunder, or to protect the overall public health, safety, environment and welfare of the community, then the City may seek issuance of a search warrant from any court of competent jurisdiction.

Sec. 19-11. Notification of Accidental Discharges and Spills.

(a) Notwithstanding other requirements of law, as soon as any person responsible for a facility, activity or operation, or responsible for emergency response for a facility, activity or operation has information of any known or suspected release of pollutants or non-stormwater discharges from that facility or operation which are resulting or may result in illicit discharges or pollutants discharging into stormwater, the City's and Cobb County's separate storm sewer systems, state waters, or waters of the U.S., said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release so as to minimize the effects of the discharge.

(b) Said person shall notify the City by phone, facsimile or in person no later than 24 hours of the nature, quantity and time of occurrence of the discharge. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the City within three business days of the phone or in person notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years. Said person shall also take immediate steps to ensure no recurrence of the discharge or spill.

(c) In the event of such a release of hazardous materials, emergency response agencies and/or other appropriate agencies shall be immediately notified.

(d) Failure to provide notification of a release as provided above is a violation of this article.

Sec. 19-12. Violations.

(a) It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this article. Any person who has violated or continues to violate the provision of this article, may be subject to the enforcement actions outlines in this section or may be restrained by injunction or otherwise abated in a manner provided by law.

(b) In the event the violation constitutes an immediate danger to public health or public safety, the City is authorized to enter upon the subject private property, without giving prior notice, to take any and all measures necessary to abate the violation and/or restore the property. The City is authorized to seek costs of the abatement as provided in this article.

Sec. 19-13. Notice of Violation.

Whenever the City finds that a violation of this article has occurred, the City may order compliance by written notice of violation. The notice of violation shall contain:

(a) The name and address of the alleged violator;

(b) The address when available or a description of the building, structure or land upon which the violation is occurring, or has occurred;

(c) A statement specifying the nature of the violation;

(d) A description of the remedial measures necessary to restore compliance with this article and a time schedule for the completion of such remedial action;

(e) A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed; and

(f) A statement that the determination of violation may be appealed to the City by filing a written notice of appeal within 30 days of service of notice of violation.

Sec. 19-14. Illustrative Remedial Actions for Violations.

Notices of violations provided pursuant to this article may require without limitation:

(a) The performance of monitoring, analyses, and reporting;

(b) The elimination of illicit discharges and illegal connections;

(c) That violating discharges, practices, or operations shall cease and desist;

(d) The abatement or remediation of stormwater pollution or contamination hazards and the restoration of any affected property;

(e) Payment of costs to cover administrative and abatement costs; and,

(f) The implementation of pollution prevention practices.

Sec. 19-15. Appeal of Notice of Violation.

(a) Any person receiving a notice of violation may appeal the determination of the City.

(b) The notice of appeal must be received within 30 days from the date of the notice of violation.

(c) Hearing on the appeal before the City Council shall take place within 15 days from the date of receipt of the notice of appeal.

(d) The decision of the City Council shall be final.

Sec. 19-16. Enforcement Measures after Appeal.

If the violation has not been corrected pursuant to the requirements set forth in the notice of violation, or, in the event of an appeal, within 10 days of the decision of the appropriate authority upholding the decision of the City, then representatives of the City may enter upon the subject private property and are authorized to take any and all measures necessary to abate the violation and/or restore the property. It shall be unlawful for any person, owner, agent or person in possession of any premises to refuse to allow the government agency or designated contractor to enter upon the premises for the purposes described in this article.

Sec. 19-17. Costs of Abatement of a Violation.

(a) Within 45 days after abatement of the violation, the owner of the property will be notified of the cost of abatement, including administrative costs. The property owner may file a written protest objecting to the assessment or to the amount of the assessment within 15 days of receiving such notice. If the amount due is not paid within 30 days after receipt of the notice, or if an appeal is taken, within 30 days after a decision on said appeal, the charges shall become a special assessment against the property and shall constitute a lien on the property for the amount of the assessment.

(b) Any person violating any of the provisions of this article shall become liable to the City by reason of such violation.

Sec. 19-18. Civil Penalties.

In the event the alleged violator fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within ten days, or such greater period as the City shall deem appropriate, after the City has taken one or more of the

actions described above, the City may impose a penalty not to exceed $1,000 (depending on the severity of the violation) for each day the violation remains.

Sec. 19-19. Criminal Penalties.

(a) For intentional and flagrant violations of this article, the City may issue a citation to the alleged violator requiring such person to appear in municipal court to answer charges for such violation.

(b) Upon conviction, such person shall be punished by a fine not to exceed $1,000 or imprisonment for 60 days or both.

(c) Each act of violation and each day upon which any violation shall occur shall constitute a separate offense.

Sec. 19-20. Violations Deemed a Public Nuisance.

In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this article is a threat to public health, safety, welfare, and environment and is declared and deemed a nuisance, and may be abated by injunctive or other equitable relief as provided by law.

Sec. 19-21. Remedies Not Exclusive.

(a) The remedies described in this article are not exclusive of any other remedies available under any applicable Federal, State or local law and the City may seek cumulative remedies.

(b) The City may recover attorney's fees, court costs, and other expenses associated with enforcement of this article, including sampling and monitoring expenses.

ARTICLE 20
LITTER CONTROL

Sec. 20-1. Purpose and Intent.
Sec. 20-2. Applicability.
Sec. 20-3. Compatibility with Other Regulations.
Sec. 20-4. Severability.
Sec. 20-5. Definitions.
Sec. 20-6. Prohibition against Littering Public or Private Property or Waters.
Sec. 20-7. Vehicle Loads Causing Litter.
Sec. 20-8. Violations.
Sec. 20-9. Evidence.
Sec. 20-10. Penalties.
Sec. 20-11. Enforcement.

Sec. 20-1. Purpose and Intent.

The purpose of this article is to protect the public health, safety, environment, and general welfare through the regulation and prevention of litter. The objectives of this article are to:

(a) Provide for uniform prohibition throughout the City of any and all littering on public or private property; and,

(b) Prevent the desecration of the beauty and quality of life of the City and prevent harm to the public health, safety, environment, and general welfare, including the degradation of water and aquatic resources caused by litter.

Sec. 20-2. Applicability.

This article shall apply to all public and private property within the City.

Sec. 20-3. Compatibility with Other Regulations.

This article is not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, stature, or other provision of law. The requirements of this article should be considered minimum requirements, and where any provision of this article imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall be considered to take precedence.

Sec. 20-4. Severability.

If the provisions of any section, subsection, paragraph, subdivision, clause of this article shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this article.

Sec. 20-5. Definitions.

Litter: Any organic or inorganic waste material, rubbish, refuse, garbage, trash, hulls, peelings, debris, grass, weeds, ashes, sand, gravel, slag, brickbats, metal, plastic, and glass containers, broken glass, dead animals or intentionally or unintentionally discarded materials of every kind and description which are not "waste" as such term is defined in O.C.G.A., §16-7-51, paragraph 6. The term shall also include flyers, newspapers, and other printed material delivered to lawns, driveways, porches, and doorsteps which are not retrieved within 72 hours of such delivery.

Public or private property: The right of way of any road or highway; any body of water or watercourse or the shores or beaches thereof; any park, playground, building, refuge, or conservation or recreation area; timberlands or forests; and residential, commercial, industrial, or farm properties.

Sec. 20-6. Prohibition against Littering Public or Private Property or Waters.

It shall be unlawful for any person or persons to dump, deposit, throw or leave or to cause or permit the dumping, depositing, placing, throwing or leaving of litter on any public or private property in this City or any waters in this City unless:

(a) The property is designated by the State or by any of its agencies or political subdivisions for the disposal of such litter, and such person is authorized by the proper public authority to use such proper;

(b) The litter is placed into a receptacle or container installed on such property; or

(c) The person is the owner or tenant in lawful possession of such property, or has first obtained consent of the owner or tenant in lawful possession, or unless the act is done under the personal direction of the owner or tenant, all in a manner consistent with the public welfare.

Sec. 20-7. Vehicle Loads Causing Litter.

No person shall operate any motor vehicle with a load on or in such vehicle unless the load on or in such vehicle is adequately secured to prevent the dropping or shifting of materials from such load onto the roadway.

Sec. 20-8. Violations.

It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this article. Any person who has violated or continues to violate the provisions of this article may be subject to the enforcement actions provided in this article or may be restrained by injunction or otherwise sentenced in a manner provided by law.

Sec. 20-9. Evidence.

(a) Whenever litter is thrown, deposited, dropped or dumped from any motor vehicle, boat, airplane, or other conveyance in violation of this article, it shall be prima facie evidence that the operator of the conveyance has violated this article.

(b) Except as provided in above, whenever any litter which is dumped, deposited, thrown or left on public or private property in violation of this article is discovered to contain any article or articles, including but not limited to letters, bills, publications or other writing which display the name of the person thereon in such a manner as to indicate that the article belongs or belonged to such person, it shall be a rebuttable presumption that such person has violated this article.

Sec. 20-10. Penalties.

Any person who violates this article shall be guilty of a violation and, upon conviction thereof, shall be punished as follows:

(a) By the fine of not less than $200 and not more than $1,200; and

(b) In addition to the fine, the violator shall reimburse the City for the reasonable cost of removing the litter when the litter is or is ordered removed by the City; and

(c) In the sound discretion of the court, the person may be directed to pick up and remove from any public street or highway or public right-of way for a distance not to exceed one mile any litter he has deposited and any and all litter deposited thereon by anyone else prior to the date of execution of sentence; or in the sound discretion of the court, the person may be directed to pick up and remove any and all litter from any public property, private right-of-way, or with prior permission of the legal owner or tenant in lawful possession of such property, any private property upon which it can be established by competent evidence that he has deposited litter. Pick up and removal shall include any and all litter deposited thereon by anyone prior to the date of execution of sentence; and,

(d) The court may publish the names of persons convicted of violating this article.

Sec. 20-11. Enforcement.

All law enforcement agencies, officers and officials of this state or any political subdivision thereof, or any enforcement agency, officer or any official of any commission of this state or any political subdivision thereof, are hereby authorized, empowered and directed to enforce compliance with this article.

ARTICLE 21
STANDARD DESIGN SPECIFICATIONS

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Sec. 21-2. Other Design Specifications.
[Secs. 21-3 to 21-10 Reserved.]

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Division I. Generally.

Sec. 21-1. Standard Design Specifications.

This article is titled The Standard Design Specifications of Powder Springs, also referred to in this code as "standard details."

Sec. 21-2. Other Design Specifications.

(a) Unless otherwise specially set forth in this code or the standard design specifications of this article, all of the materials, methods of construction, and workmanship for the work covered in reference to street construction and storm drainage construction shall conform to the latest standard specifications of the Cobb County Department of Transportation, or if no such standard detail covers the subject improvement, the standard specifications of the Georgia Department of Transportation.

(b) Design criteria and standards not specifically set forth in this Article specifically or this Development Code generally, and not addressed in county or state Department of Transportation specifications, shall conform to the latest edition of the *AASHTO Policy on Geometric Design of Highways and Streets.*

[Secs. 21-3 to 21-10 Reserved.]

Division II. Streets.

Sec. 21-11. Street Base and Pavement Requirements.

(a) **Graded aggregate base course.** The base course shall consist of mineral aggregate and may be a combination of natural deposit or a blend of the materials specified. All materials are subject to approval by the public works director. If a blend of materials is used, it shall be blended through a base plant that meets the latest specifications of the Georgia State Highway Department Specification 815.

(b) **Thickness.** Street base material shall conform to the thickness as required for the street type in table below.

(c) **Extent.** The street base shall extend fully under curb and gutter at least 2 inches thick. For streets without curbs, the base shall extend at least 6 inches beyond the edge of payment.

(d) **Unsuitable material.** Wherever unsuitable material is found in the subgrade, the unsuitable material shall be replaced with graded aggregate stone.

(e) **Pavement topping – prime.** After the base has been placed, mixed, compacted, shaped, inspected and accepted, it shall be primed with suitable asphaltic materials as specified in Department of Transportation Specification 412.

(f) **Pavement topping – roadway binder.** After the prime has been inspected and accepted, the roadway or street shall be surfaced with Type "B" binder as required for the street type in the table below.

(g) **Pavement topping – tack coat.** Tack coat shall be applied on a prepared road surface according to the requirements of Georgia Department of Transportation Specification 413.

(h) **Pavement topping – final coat.** Final topping shall consist of a course of Type "E" asphaltic cement as required for the street type in the table below.

(i) **Staged paving.** If two-stage paving for residential streets is approved by the public works director, the developer shall place the binder course on the street but may delay final paving. Prior to the expiration of the 2-year maintenance bond, the binder surface will be primed with suitable asphaltic materials as specified in Department of Transportation Specification 412. After the prime has been inspected and accepted, the roadway or street shall be surfaced with a minimum 1½ inch of Type "E" asphaltic concrete wearing surface. No surface treatment pavement as a finished wear surface will be accepted. All asphaltic concrete will be mixed in an asphalt plant meeting the latest requirements of the Georgia Department of Transportation.

Street Classification	Base	Binder	Topping
Arterial	Per Georgia DOT	Per Georgia DOT	Per Georgia DOT
Major Collector	10 inches GAB	3 inches B	1½ inches E
Minor Collector Street	10 inches GAB	3 inches B	1½ inches E
Minor Collector—Residential	8 inches GAB	2 inches B	1½ inches E
Local Commercial	8 inches GAB	2 inches B	1½ inches E
Local Commercial or Industrial	10 inches GAB	3 inches B	1½ inches E
Local Residential	6 inches GAB	2 inches B	1½ inches E

Note: See also standard detail 400.02 in article 21 of this development code.

Sec. 21-12. Minimum Sight Distance.

Sight distance requirements at intersections shall be provided in the table below. Distances shall be measured from the centerline of ingress/egress road extending to either side of the abutting street along thoroughfare a distance of 20 feet from the edge of the thoroughfare. Intersections within subdivisions shall be designed for a minimum sight distance of 160 feet, unless the

required design speed exceeds 25 miles per hour. The design speed for sight distance requirements at entrance intersections shall be the existing city or county road speed limit.

Minimum Sight Distance

Design Speed	Distance in Feet (Each Way) City Standard	Distance in Feet (Each Way) (Cobb County, GDOT, AASHTO)
25	200	280
35	325	390
45	550	500
55	750	610

Note: the public works director may apply Cobb County/GDOT/AASHTO standard for sight distance in lieu of city standard.

The sight distance for horizontal curves at subdivision entrances is determined by the line of sight available 3.5 feet above the road surface. The sight distance is measured along the existing edge of pavement beginning at the centerline of the proposed entrance and ending where the line of sight intersects it. The line of sight is the projected line of visibility beginning at the entrance centerline and tangent to an obstruction 3.5 feet above the road surface. Examples of obstructions are vegetation, ground cover, signs, existing topography, etc.

Sec. 21-13. Vertical Curves.

All changes in grade shall be connected by a vertical curve so constructed as to afford a minimum sight distance, said sight distance being measured from the driver's eyes, which are assumed to be 3.5 feet in height above the pavement surface, to an object 2 feet high on the pavement.

Minimum length of vertical curves (for interior subdivision thru-streets and long cul-de-sacs) shall be per table below:

Algebraic Difference in Grades	**Vertical Curve Length**	
	Crest	**Sag**
1	90	100
2	90	100
3	90	100
4	90	100
5	90	100
6	96	116
7	112	135
8	128	155
9	144	174
10	160	194

11	176	213
12	192	232
13	208	252
14	224	271
15	240	290
16	256	310
17	272	329
18	288	348
19	304	368
20	320	387
21	326	402
22	332	415
23	334	425
24	336	430
25	338	435
26	340	440
27	342	445
28	344	450
29	346	455
30	348	460
31	350	464
32	352	468
33	354	472
34	356	476
35	358	480
36	360	484

Sec. 21-14. Horizontal Alignment.

Where a deflection angle of more than 10 degrees occurs in the alignment of a street, the radius of curvature of the center line of said street shall be not less than as specified in the table below:

Street Classification	Minimum Radius of Curvature of Center Line
Arterial street	Per Georgia DOT specifications
Major Collector	300 feet
Minor Collector Street	300 feet
Local street	100 feet

Sec. 21-15. Tangents.

Curved streets shall have a minimum tangent of 100 feet at intersections as measured from the centerline of cross streets. A tangent of a least 200 feet in length shall be introduced between reverse curves on collector streets (and at least 100 feet on local streets).

Sec. 21-16. Temporary Turnaround.

Temporary turnarounds shall consist of a tack coat and 1 inch of asphalt.

Sec. 21-17. Curb and Gutter.

(a) **Local residential streets.** Local residential street curbs shall be Portland cement concrete, 6-inch x 24-inch x 9-inch vertical for roll back type (see standard detail), with a minimum strength of 3,000 psi at 28 days.

(b) **Collector and local commercial or industrial streets.** Curbs along collectors and local commercial or industrial street curbs shall be Portland cement concrete, 6-inch x 24-inch x 12-inch vertical type only, with a minimum strength of 3,000 psi at 28 days.

(c) **Additional specifications.** Curbing along streets shall meet the following standards:

1. Developer's engineer or surveyor shall set line and grade.

2. One-half inch expansion joints of pre-molded bitumastic expansion joint material shall be provided at all radius points and at intervals not to exceed 50 feet in the remainder of the curb and gutter.

3. The public works director shall individually approve special curbing design (center islands, etc.).

4. Curb and gutter shall be set true to line and grade and finished by skilled workers to the section shown on the plans.

5. Inferior workmanship or construction methods resulting in unsightly curb and gutter will be cause for rejection of the finished work.

6. All curbing shall be backfilled and grassed.

7. Adequate storm drainage structures shall be provided. The curb and gutter shall be constructed so as to present a smooth, even line both horizontally and vertically.

(d) **Valley gutter.** A valley gutter may be used across a driveway at its intersection with a street. However, valley gutters shall not be allowed across streets at street intersections unless specifically approved by the public works director.

Sec. 21-18. Slopes and Shoulder Improvements.

(a) **Streets with curb and gutter.** On streets with curb and gutter, the shoulders shall slope ¼ inch to the foot toward the roadway for at least 13 feet (for residential streets, 17 feet

for industrial/commercial streets) from back of curb, and no more than 1/8 inch to the foot for the remainder of the right-of way width.

(b) **Streets with swale ditch drainage.** On streets with swale ditch drainage, the shoulders shall slope ¾ inch to the foot away from the roadway for at least 5 feet to the drainage channel. The maximum slope for the drainage channel shall be 2 feet of run for each 1 one foot of fall, with a minimum 2-foot wide channel at the bottom of the swale.

Sec. 21-19. Specifications for Acceleration/Deceleration Lanes.

(a) Minimum pavement width (not including curbs) and right-of-way to accommodate acceleration and deceleration lanes at development entrances are shown on the following table:

Street Classification	Pavement Width (ft.)	Right-of-way From Centerline (ft.)	Radii (ft.)
Arterial	24+	50+	40
Major Collector	24	40	40
Minor Collector	24	30	25
Local/Unclassified	20	25	25

(b) Lane length is measured 150 feet from radius point to beginning of taper (per standard drawing 400.05; see article 21 of this development code). Tapers are 50 feet. Vertical face curb and gutter is required through the radii, excluding the tapers. The additional lane can be stopped at the projected property line if there is inadequate right-of-way or excessive cut or fills to install the lane. In this case, the tapers would start at the projected property line unless excessive cut or fills would encroach on the right-of-way limits of the abutting property.

(c) The cost of any catch basins that must be constructed when an existing City or County road is required to be developed will be paid by the developer.

(d) Utilities (if required by the utility provider) and drain pipes shall be relocated at the developer's expense outside of the acceleration/deceleration lanes. Waterlines can remain beneath the additional lanes.

(e) The area behind all curbing shall be backfilled and landscaped.

[Secs. 21-20 to 21-30 Reserved.]

Division III. Utilities Generally.

Sec. 21-31. Utility Plans.

All utility construction plans within city right-of-way shall be reviewed and approved by the public works director prior to utility construction or placement.

Sec. 21-32. Underground Utilities.

All private utilities that will cross under pavement shall be installed completely throughout the subdivision prior to any roadway base being applied. Installation of approved utility sleeves shall be considered as an alternative.

Sec. 21-33. Pavement Cuts.

(a) **Policy.** The City's policy is that no existing city roads can be open cut unless unusual circumstances warrant it as approved by the public works director. All utilities beneath pavement shall be installed and the ditch backfilled and thoroughly compacted before any pavement or base is installed, or the pipes shall be bored if installed after street construction.

(b) **Trenching.** If the City allows open cutting all trenches under existing paving shall be backfilled and compacted in 6-inch lifts and excavated to allow for 8 inches of 3,000 psi concrete and 1½ inches of asphaltic concrete to be placed. Where permitted, all trenches for underground utilities shall be backfilled and compacted the same day the trench is opened. Trenches under the paving shall be returned to 95% compaction. Trenches elsewhere shall be returned to 90% compaction.

(c) **Width of paving cut**. The paving cut shall be widened to a minimum of 9 inches beyond the edges of the trench and excavated to allow for the 8 inches of 3000 psi concrete and 1½ inches of asphaltic concrete to be placed. The edges of the paving cut shall be smooth. A final wearing surface of 1½ inches of Type "E" asphaltic concrete shall be poured and rolled after the concrete is cured. See Standard Detail 400.13 for illustration.

(d) **Utility manholes and valve boxes**. All utility manholes and valve boxes shall be brought to the finished grade within the roadway section.

[Secs. 21-34 to 21-40 Reserved.]

Division IV. Storm Drainage.

Sec. 21-41. Storm Design Standard.

(a) Sizing and location of all existing and proposed drainage structures shall be the responsibility of a registered professional engineer, subject to approval by the public works director.

(b) The drainage formula used in determining size of drainage structures shall be determined by the developer's engineer, according to accepted engineering practice, subject to approval of the public works director.

(c) The 25-year storm event shall be used in designing the storm drains. In cases where a spring, creek, or other watercourse traverses the property, the 100-year storm event will be used for design.

(d) All stormwater detention facilities shall be designed per the requirements of Article 11 of this development code.

Sec. 21-42. Method of Sizing Detention Ponds.

The reservoir routing method or an equivalent method shall be used in sizing detention ponds. The bowstring method is not acceptable.

Sec. 21-43. Emergency Overflow Device.

An emergency overflow device (which does not include the throttling device) for a detention pond shall be designed to pass the 100-year peak developed inflow without overtopping the dam.

Sec. 21-44. Discharge Locations.

Pond discharge locations shall be in defined drainage ditches.

Sec. 21-45. Hydrology Study.

All development plans will require a hydrology study certified by a registered engineer. The developer's engineer shall include in the hydrology study a discussion of existing conditions downstream of the detention pond, including the flow capacity of downstream drainage structures, and an explanation of how downstream property owners will not be adversely affected by the concentrated runoff. If the downstream system is inadequate, the developer is required to either improve the downstream drainage structure or provide additional storage in the detention facility.

Sec. 21-46. Pond Tie-in to Existing Pipe.

If there is an existing storm drainage system within 150 feet of the discharge point of the outlet pipe for the pond, then the developer shall extend the outlet pipe and tie-in to the existing system.

Sec. 21-47. Slopes.

The steepest fill slopes shall be 3:1, and cut slopes shall be no steeper than 2:1. Slopes proposed to be steeper require approval of the director of public works.

Sec. 21-48. Pond Depth.

If a pond is deeper than four feet, a chain link or privacy fence shall be required. The fence shall be six feet high. Fence posts shall be set in concrete 10 feet on centers. There shall be a minimum 10 foot wide gate for access. The fence shall not be installed across the slope of a dam or dike, but installed completely around the pond and including suitable access.

Sec. 21-49. Pipe Slopes.

Storm drainage pipes shall be sloped so as to maintain a minimum velocity of 3 fps so that sediment will not collect.

Sec. 21-50. Pipe Sizing.

State Department of Transportation Standard 1030D (or most current) shall be used in determining class (concrete) or gauge of pipe under fill, method of backfilling and pipe installation.

Sec. 21-51. Design Standard for Catch Basins.

Storm sewer catch basins, drop inlets, manholes, and junction boxes shall be designed by the developer's engineer to Georgia Department of Transportation Standards and subject to final approval by the public works director. Catch basins shall be located outside of intersection radii unless unusual circumstances cause undue hardship, in which case the public works director may waive this requirement.

Sec. 21-52. Street Runoff Design Standard.

Street water runoff shall be designed using the gutter spread formula and shall be limited to a maximum distance as follows:

(a) 500 feet on grades up to 7%.

(b) 400 feet on grades from 7% to 10%.

(c) 250 feet on grades over 10%.

(d) Cul-de-sacs on downhill street grades shall require catch basin throat design and cul-de-sac grading detail.

Sec. 21-53. Subdrainage.

Subdrainage will be installed to control the surplus ground water by intercepting side hill seepage or by lowering or regulating the ground water level where such conditions exist.

Sec. 21-54. Bridges.

Bridges shall be designed for a 100-year storm event.

Sec. 21-55. Riprap.

Provide riprap at all downstream discharge points of storm drains.

Sec. 21-56. Exit Velocity.

Exit velocities from storm drain pipe for the 50-year storm shall not exceed 10 fps without additional energy dissipators (not including required riprap).

Sec. 21-57. Breach Analysis for Lakes.

If a new or existing lake is proposed as a part of a subdivision or land development, the developer shall be required to submit a breach analysis and show the dam breach zone on the plans.

Sec. 21-58. Cross-drain Pipes.

When located under a street, cross-drain pipes shall be no less than 18 inches in size. No storm drain pipe running parallel to the existing primary road shall be located beneath any acceleration/ deceleration lane. The public works director may modify or waive this requirement if unusual circumstances exist, such as topography.

Sec. 21-59. Inlet and Outlet Specifications.

The inlet and outlet end of all storm drain pipes (except driveway pipe) shall have either flared-end sections or concrete headwalls that meet the standards of Georgia Department of Transportation 1120 or 1125.

Sec. 21-60. Storm Pipe Length.

(a) For storm drain pipes 36 inches or smaller, pipes shall extend 20 feet past the rear of any building. For storm drains larger than 36 inches, extend pipes 20 feet past the rear of any buildings and size the drainage ditch on each end of the pipe to limit the runoff velocity to less than 5 fps, or riprap the ditch.

(b) For pipes less than 42 inches, the maximum continuous length of pipe shall be 300 feet.

Sec. 21-61. Junction Boxes.

Junction boxes having access to the pipe shall be constructed to meet the requirements of State Department of Transportation Standard 1030D (or most current).

Sec. 21-62. Stormwater Ditches.

All man-made ditches between storm drain pipes and downstream of storm drain pipe shall be designed by a registered professional engineer. The ditch profile and cross-sections every 50 feet shall be shown on the plans. The plans shall show the velocity and flow at each cross-section. Stormwater velocity shall not exceed 5 fps unless the ditches are lined.

Sec. 21-63. Pipe Materials.

Only concrete pipe shall be used within street rights-of-way. Concrete pipe shall be reinforced within the right-of-way but may be plain pipe outside of the right-of-way.

Metal pipe shall be fully coated and only used outside of the right-of-way.

Sec. 21-64. Pipe Installation and Maintenance.

(a) Pipe installation shall conform to Georgia Department of Transportation Standard Specifications for construction of roads and bridges.

(b) Before any traffic over a storm drain is allowed, the developer shall provide an adequate depth and width of compacted backfill to protect the structure from damage or displacement.

(c) The developer shall remove any debris or silt that constricts the flow through a pipe as often as necessary to maintain drainage. All pipe structures shall be cleaned before the work is accepted.

(d) Any damage or displacement that may occur due to traffic or erosion shall be repaired or corrected at the developer’s expense.

Sec. 21-65. Minimum Clearance.

(a) Minimum clearance shall be 1 foot between the bottom of the base or sub-base, if used, and the exterior crown of the culvert.

(b) There shall be a minimum of 6 inches between underground utilities and the exterior crown of culverts.

Sec. 21-66. Trench Construction.

Trench construction for storm drainage pipe shall be in accordance with State Department of Transportation Standard 1030D (or most current).

Sec. 21-67. Driveway Culverts.

Where a wet weather stream exists between the proposed road and 20 feet into the lot, the design professional shall size the driveway culvert as if the driveway was at the lowest point on that lot. The construction plans shall show the minimum driveway pipe size required.

Sec. 21-68. Field Changes.

Changes in construction plans caused by field conditions shall be made at the direction of the public works director, with the cost of such changes to be paid by the developer.

[Secs. 21-69 and 21-70 Reserved.]

Division V. Public Water System.

Sec. 21-71. Residential Water Supply Pressure.

Residential water supply for domestic use shall be in accordance with the following table "Instantaneous Water Demands for Residential Areas," and at a minimum pressure of 20 psi.

Instantaneous Water Demands for Residential Areas

Total Number of Residences Served	GPM per Residence	Total Number of Residences Served	GPM per Residence
1 to 5	8.0	90	2.1
10	5.0	100	2.0
20	4.3	150	1.6
30	3.8	200	1.3
40	3.4	300	1.2
50	3.0	400	0.9
60	2.7	500	0.8
70	2.5	750	0.7
80	2.2	1,000	0.6

Sec. 21-72. Fire Protection.

All plans for development must meet all applicable fire protection codes.

Sec. 21-73. Minimum Required Fire Flow.

The following minimum quantities of water in gallons per minute (gpm) are required prior to development of the property:

(a) Residential, single-family: 500 gpm for 30 minutes.

(b) Residential, Multi-family: 750 gpm for 30 minutes.

(c) Shopping centers: 750 gpm for 30 minutes.

(d) Motels, light industry, and schools: 750 gpm for thirty (30) minutes.

(e) Heavy industry, large/tall buildings (warehouses, office buildings, institutional): Minimum 1,000 gpm for 45 minutes.

Sec. 21-74. Fire Hydrant Spacing.

Spacing of fire hydrants shall be as follows. Hose lay distance is defined as being measured along the route a piece of fire apparatus must travel in laying a fire hose from the fire to the fire hydrant.

(a) **Residential, single-family.** Single-family residential developments shall have a maximum hose lay distance of 500 feet from the hydrant to the most distant building served by that hydrant. Fire hydrants shall normally be located at all intersections, and shall be located at the end of the line on all cul-de-sacs.

(b) **Residential, multi-family.** Fire hydrants shall be spaced not more than 500 feet apart with additional fire hydrants located as necessary to permit all portions of buildings to be reached by hose lays of not more than 300 feet in length.

(c) **Shopping centers, malls, etc.** Fire hydrants spaced not more than 300 feet so all portions of buildings can be reached by hose lays of not more than 300 feet in length.

(d) **Motels, light industry, and schools.** Fire hydrants spaced not more than 500 feet so all portions of buildings can be reached by hose lays of not more than 300 feet in length.

(e) **Heavy/tall buildings.** Fire hydrants spaced not more than 300 feet apart so any portion of the building can be reached by hose lays of not more than 300 feet in length.

Sec. 21-75. Water Main Size.

(a) **Residential, single-family:** Single-family residential developments shall use a minimum of 6 inch diameter mains unless larger size mains are called for in a water system master plan.

(b) **Residential, multi-family:** Water mains of at least 8 inch diameter pipe shall be installed; 6 inch diameter pipe may be used only where it completes a gridiron and then only up to 600 feet in length between interconnecting mains of approved diameter.

(c) **Large shopping centers, malls, etc.:** Water fire mains to be no less than 8 inches diameter.

(d) **Commercial areas:** Commercial areas with less than 200,000 square feet use water main no less than 8 inches diameter.

(e) **Motels, light industry, and schools:** no less than 8 inches diameter.

(f) **Heavy industry, large/tall buildings**: no less than 10 inches diameter.

Sec. 21-76. Waiver of Water Main Size Requirements.

The public works director or his designated representative has the authority to waive the minimum water main sizes required in Sec. 21-75, provided that: a note is provided on plans as follows: "I have designed the water service installation for this facility in accordance with all applicable City water specifications in regards to fire flows and these conditions have been met." This note is to be signed and stamped by the engineer providing the calculations. Further, the development applicant provides the city with a copy of the calculations.

Sec. 21-77. Pressure Testing.

Water mains and fire hydrants shall be installed by the developer and approved by the public works director under water pressure and ready for fire fighting before any sheathing may be installed on walls and roof.

Sec. 21-78. Water Meters.

(a) Water lines shall be metered as required by the water provider.

(b) Each residential unit shall be individually metered.

(c) Water meters shall be located at the edge of the street right-of-way.

Sec. 21-79. Location of Water Lines.

(a) On existing roads, water lines shall be located on the south and west side of the road, within two feet of the right-of-way with a minimum bury of 42 inches below the level of the roadbed. Permission must be obtained from the public works director to vary from this requirement.

(b) Water lines on new residential streets shall be located on the south and west side of the street, 5 feet from the back of the curb with a minimum bury of 48 inches. For water lines on new streets, all curbing must be installed before any water lines are installed.

Sec. 21-80. Service Laterals.

(a) Service laterals shall be located with a minimum bury of 48 inches within the right-of-way and shallowing to a bury of 12 inches at the water meter location.

(b) Service laterals crossing any roads will be placed inside a minimum 1½-inch diameter casing.

(c) A "W" shall be sawed into the curb where each service tap is made for permanent location.

(d) Copper tubing shall be used for all service laterals. Ductile iron shall be required in all other locations.

(e) Water valves at intersections shall be located behind the curb.

(f) The required number of valves shall equal the number of streets in the intersection, minus one.

(g) A gate valve and a minimum of 36 feet of pipe shall be provided at the end of all lines for phased developments. The end of the line shall be provided with temporary plug and blocking.

(h) All water lines shall be looped to prevent accumulation of stagnant or contaminated water.

Sec. 21-81. Private Fire Service Systems.

(a) Any person making application for new fire service connections with private fire hydrant(s), hand hose connection(s), or sprinkler head(s) will be required to have an underwriter approved detector check meter or a factory mutual fire line meter installed as a part of the fire service system.

(b) When unauthorized water is used through a detector check meter in three or more billing periods in one calendar year, it shall be replaced with a factory mutual fire line meter. Unauthorized use of water is defined as non-fire fighting water and/or water use without prior notification and approval of the City.

(c) All domestic water supply must be metered with proper meter.

(d) Installation of detector check meters or factory mutual fire line meters as required by this section will be handled by the developer under supervision of the public works director. The cost of installation will be at a rate established for each individual site.

(e) The public works director shall have the authority to cut off water service to buildings whose owners refuse to comply with the provisions of this section upon 60 day notification.

(f) The regular monthly fire service standby charge shall be continued for fire service installation having a detector check or mutual fire line meter. The water that is measured by the detector check meter will be billed at 5 times the normal water charge. If the services of legal counsel are required to collect bills, the cost of counsel shall be added to the billing.

Sec. 21-82. Ductile Iron Pipe.

(a) Ductile iron pipe shall be designed in accordance with ANSI A21.50-81 and manufactured in accordance with ANSI A21, 51-81. Wall thickness class shall be Class 350 or latest revision.

(b) Ductile iron pipe shall have an outside asphaltic coating per ANSI A21.51-81. Pipe shall have standard cement lining inside with asphaltic seal coat per ANSI A21.4-80.

(c) Pipe joints, except where restrained or flanged joints are specified, shall be push-on or mechanical joint type, and pipe shall be in 18 foot to 20 foot nominal lengths with standard deflection pipe sockets. Where restrained joints are shown or specified on pipe larger than 12 inches diameter the joints shall be "Lock-Fast," lock-ring or equal.

Sec. 21-83. Copper Tubing for Water Service.

Service pipe shall be copper service pipe, type K, soft temper, seamless copper tubing, conforming to Federal Specification WW-T-T00. Flared joints will be used.

Sec. 21-84. Steel Casing Pipe.

Steel casing pipe, where specified, shall be steel pipe conforming to A.S.T.M. Designation A-139, Grade B, electric fusion welded steel pipe. The pipe shall have a minimum tensile strength of 35,000 psi. The exterior and interior of the pipe shall have a coal tar varnish coating.

Sec. 21-85. Pipe Fittings.

Fittings shall be ductile iron furnished in accordance with ANSI Specifications A21.10 (AWWA C110), latest revision, and shall be a minimum of 250 psi pressure class rating. Joints shall be mechanical joint with ductile iron ring or retainer glands conforming to ANSI Specification A21.11 (AWWA C111), latest revision. Cement mortar lining shall be furnished for pipe.

Sec. 21-86. Butterfly Valves.

Butterfly valves (valves 12 inches and larger) shall be bubble-tight closing at the rated pressure with flow in either direction, and shall be satisfactory for applications involving throttling service and frequent operations or operations after long periods of inactivity. Valves shall meet the full requirements of AWWA Standard C504-74 for 150 psi working pressure and shall be suitable for above ground or buried service.

(a) All interior ferrous surfaces of valves larger than 12 inch shall have a special epoxy coating meeting the requirements of AWWA C550.

(b) Valve bodies shall be equipped with integrally cast mechanical joint ends meeting ANSI A21.11 (AWWA C111). Mechanical joints shall be fitted with retainer glands with set screws on ductile iron pipe.

(c) Butterfly valves installed underground shall come equipped with the manual operator specified in the following paragraph.

(d) Manual operators shall be of the traveling nut, self-locking type and shall be designed to hold the valve in any intermediate position between fully open and fully closed without creeping or fluttering. Operators shall be equipped with mechanical stop-limiting devices to prevent overtravel of the disc in the open and closed positions. Valves shall close with a clockwise rotation. Operators shall be fully enclosed and designed for buried operation.

Sec. 21-87. Gate Valves.

Valves 10 inch and smaller shall be gate valves. These valves shall be non-rising stem design, iron body, bronze mounted and have double disc and parallel seat. Valves shall be designed for a minimum working pressure of 200 psi and shall have 2-inch square operating nuts, except in meter vaults where handwheels shall be installed. Valves shall have non-rising stems, shall open when turned to the left and shall meet AWWA Specifications. Class 150 valves with flanged connections shall have one 125 pound flanges conforming to ANSI B16.1, and Class 250 valves with flanged connections shall have 250 pound flanges. Mechanical joints shall be fitted with retainer glands with setscrews on ductile iron pipe. Gate valve shall be manufactured per City specifications.

Sec. 21-88. Valve Boxes.

Valve boxes for valves shall be approved standard cast iron, adjustable-shaft boxes having a minimum shaft diameter of 5¼ inches. The casting shall be coated with two coats of coal tar pitch varnish. The lids of all boxes shall bear the word “Water” or the letter “W.” Boxes shall meet City specifications.

Sec. 21-89. Air and Vacuum Relief Valve Assemblies.

(a) Air and vacuum relief valves shall be cast iron body and covers with bronze trim, stainless steel float, Buna-N-Seal, and shall be designed for a minimum working pressure of 150 psi.

(b) The valve shall be designed to exhaust large quantities of air during the filling period, and small quantities of air that collect in the line while operating under pressure. The valves shall be equal in all respects to Clow Corporation combination air release valves. Valves shall be of the size shown on the plans and called for in the proposal.

(c) Gate valves between water main and air relief valve shall be all bronze, solid wedge with screw connection equal to Jenkins Company’s Figure #370.

(d) Meter box shall be manufactured per City specifications.

(e) Air and vacuum release valves to be connected to the service main with tubing as shown in the standard detail drawings.

Sec. 21-90. Fire Hydrants.

(a) All fire hydrants shall be designed and manufactured to comply with the latest specifications of the American Water Works Association (AWWA). They shall be designed for 150 pounds working pressure. The hydrants shall be of simple design, easy to operate, effectively and positively drained and protected from damage by freezing, and convenient for repairing and replacing parts.

(b) Hydrants shall be equipped with one 4½-inch diameter pumper nozzle and two 2½ inch diameter hose connections, which shall have threads meeting the latest requirements of the State Fire Insurance Commission. Hydrants shall have a safety flange on the barrel and coupling on the valve stem, to prevent damage to barrel and stem in case of traffic accident. Hydrants shall be Mueller Company's centurian traffic model, M & H Style 129 traffic model, or American Darling Model B62B, or U.S. Pipe Manufacturer's Sentinel model or East Jordan Iron Works 5CD250, or equivalent as determined by the public works director.

(c) The construction to the main line shall be with mechanical joint locked hydrant tee equal to American Cast Iron Pipe Company A-10180. The connection at the base of the hydrant shall be mechanical joint with ductile iron retainer gland, for Class 150, centrifugally cast, 6 inch cast iron pipe. The valve opening shall meet the requirements of the AWWA Specifications for 4½ inch hydrant. The valve, valve seat and inner working parts shall be easily accessible. The depth from the surface of the ground to the bottom of the connecting pipe shall be 36 inches. The distance from the ground to the hose nozzle shall not be less than 24 inches. Each hydrant shall be neatly painted with a red reflective paint.

(d) Each hydrant shall be tested to 150 psi. The first test shall be made with the valve closed. The second test shall be made with the main valve open but all nozzles closed. While this test is being carried on, the hydrant shall be subjected to a hammer test. Any hydrant showing defects by leakage, sweating or otherwise shall be rejected. The barrel and all parts shall withstand these tests. These tests shall be made in the field after the hydrants are installed.

Sec. 21-91. Tapping Saddles.

Saddles shall be either Smith Blair 313 or 311, Dresser Style 194, or Clow Style #3407 for A.C. and D.I.P. and Style 3401 for P.V.C.

Sec. 21-92. Mechanical Joint Plugs.

Mechanical joint plugs shall be similar and equal to F-1035 by the Clow Corporation.

Sec. 21-93. Pipe Connection Couplings.

Pipe connections between new pipe and existing pipe shall be made with Dresser Style 90 long steel couplings for pipe sizes 2 inches and below; for pipe sizes above 2 inches use M.J. solid sleeves.

Sec. 21-94. Curb Stops.

All metal parts of curb stops shall be made of bronze. The stops shall be Ford B23-332 or Mueller padlock wings for flared copper service pipe. The cock shall be operated with a combined cap and tee and shall open when turned counter-clock wise.

Sec. 21-95. Corporation Cocks.

Corporation cocks shall have threaded inlet and outlet connection for flared copper service pipe. All metal parts of the cock assembly shall be made of bronze. The cock shall be operated with a tee head and shall open when turned counter-clockwise. The cock shall be a Mueller H-15000, a Hayes 5200, a Ford F600, or approved equal.

Sec. 21-96. P.V.C. Casing Pipe.

P.V.C. casing pipe shall be used for long-side services and the type shall be Schedule 40.

Sec. 21-97. Meter Boxes (5/8-inch by ¾-inch).

Meter boxes shall be plastic boxes with cast iron lids.

Sec. 21-98. Tapping Valves.

Tapping valves shall be Mueller, M.J. Type, 200 psi, H-665, or equal.

Sec. 21-99. Tapping Sleeves (Tees).

Tapping tees shall be Mueller, M.J. Type, 200 psi, H-616 or equal, for pipe size as shown.

[Secs. 21-100 to 21-110 Reserved.]

Division VI. Public Sewerage System.

Sec. 21-111. Restrictions on Sewers.

Sewers shall be designed as separate sanitary sewers only in which rainwater from roofs, streets, and other areas and groundwater from foundation drains are excluded. Overflows from sewers shall not be permitted.

Sec. 21-112. Design Period.

Sewer systems should be designed for the estimated ultimate tributary population. Tributary population is considered to be all areas upstream of the discharge point of the system being designed. Sewers will be designed and installed to the uppermost property line of the development being served. Consideration should be given to the maximum anticipated capacity of institutions, industrial parks, etc.

Sec. 21-113. Design Factors.

(a) In determining the required capacities of sanitary sewers, the following factors should be considered: maximum hourly sewage flow; additional maximum sewage or waste flow from industrial plants; ground water infiltration; topography of the area; and depth of excavation.

(b) New sewer systems shall be designed on the basis of an average daily flow of sewage of not less than 400 gallons per household per day. Sewers should be designed to carry the per capita flow when flowing one-half full. Normally, all sewers shall be designed with a peaking factor of not less than 2½ and this may be increased upon the direction of the reviewing engineer. When deviation from the foregoing per capita rates is demonstrated, a description of the procedure used for design shall be included.

Sec. 21-114. Minimum Pipe Size.

No sewer shall be less than 8 inches after leaving the uppermost property line to be served.

Sec. 21-115. Depth.

(a) Any sewers installed in the street shall be sufficiently deep to provide 5 feet of cover at the inlet end of all service laterals at the street right-of-way, and over any part of the main or service within the street right-of-way.

(b) Any sewers on off street easements shall have a minimum of 3 feet of cover unless cast iron or ductile iron pipe is used. Filling over the pipe to obtain minimum cover is not allowed if the fill will impede the natural flow of surface water or will cause an erosion problem.

Sec. 21-116. Slope.

(a) All sewers shall be so designed and constructed to give mean velocities, when flowing full, of not less than two feet per second based on Kutter's formula using an "N" value of 0.013. The following are the minimum slopes which should be provided; however, slopes greater than these are desirable. These minimum slopes will be used only when sufficient flows are expected to maintain a velocity of two feet per second and maintain a cleaning action in the line.

Minimum Slope of Sewer by Size
(Slope in feet per 100 feet)

Sewer Size	Minimum Slope*	Sewer Size	Minimum Slope*
8 inch	0.40	18 inch	0.12
10 inch	0.29	21 inch	0.10
12 inch	0.22	24 inch	0.08
14 inch	0.17	27 inch	0.07
15 inch	0.15	30 inch	0.06
16 inch	0.14	36 inch	0.05

(b) Sewers shall be laid with uniform slope between manholes.

(c) Sewers on 20% slope or greater shall be cast iron or ductile iron pipe and shall be anchored securely with concrete anchors to prevent displacement by erosion or shock.

(d) Maximum slope of sewers shall be 30% and sewers shall be designed at less than 20% whenever possible.

Sec. 21-117. Connection of Different Size Pipes.

When a small sewer is connected to a large one, the connection shall not be lower than matching the 0.8 depth point of both sewers to the same elevation. For example, when connecting an 8 inch pipe to a 60 inch pipe a point 6.4 inches above the invert of the 8 inch pipe shall not be lower than a point 48 inches above the invert of the 60 inch pipe.

Sec. 21-118. Gravity Sewer Pipe.

All sanitary sewer pipe up through 15 inch diameter must be Polyvinyl Chloride (PVC), Ductile Iron Pipe (DIP), or Steel Pipe, except where DIP or Steel Pipe is designated. For 18 inch diameter pipe and above, the contractor may have the option of using either High Density Polyethylene (H.D.P.E.), Polyvinyl Chloride (P.V.C.), Reinforced Concrete Pipe (R.C.P.), Ductile Iron Pipe or Steel Pipe, except where Ductile Iron Pipe (DIP) or Steel Pipe is specifically shown on the plans. All pipe shall be constructed with a minimum Class "C" bedding.

Sec. 21-119. Ductile Iron Pipe (DIP) – Scope.

(a) Ductile iron sewer pipe shall be required at all utility crossings with less than 2 feet of clearance, in cross country locations where cover is less than 3 feet, in streets where cover is less than 5 feet, in fills, and where PVC sewer pipe has more than 18 feet of cover.

(b) Ductile Iron Pipe shall be designed in accordance with ANSI Specification A21.50-81. The thickness and class of the pipe shall be governed by ANSI Specification A21.50-81.

(c) Pipe shall be manufactured in accordance with ANSI Specification A21.51-81 latest revision.

(d) Pipe shall be coal tar epoxy lined and seal coated with approved bituminous seal coat in accordance with AWWA C151, latest revision. Coal tar epoxy lining shall adhere to the specifications of this Division.

Sec. 21-120. Ductile Iron Pipe – Materials.

(a) The lining material for ductile iron pipe and fittings shall be Koppers Bitumastic No. 300-M coat tar epoxy, Sikagard 62 or approved equal. Two coats of different colors, each 8 to 10 dry mils thick shall be applied in accordance with the manufacturer's recommendations to obtain a minimum dry film thickness of 16 to 20 mils. Each pipe joint shall be marked with the date the coating was applied and its numerical sequence of application on that date. A permanent marker of identifiable color shall be used. The coating shall be allowed to cure for a minimum of 5 days at temperatures of 70°F to 100°F before pipe installation. The contractor shall submit test reports verifying the dry film thickness and the thoroughness of the coating.

(b) Each joint shall be thoroughly sealed with the epoxy coating material during installation to provide a continuous coating throughout the pipe and allowed to cure.

Sec. 21-121. Ductile Iron Pipe (DIP) – Joints.

DIP joints shall be of the bell and spigot type with push-on joints, conforming to ANSI Specification A21.11 or mechanical joints.

Sec. 21-122. Polyvinyl Chloride (PVC) Sewer Pipe – Scope.

The contractor shall provide unplasticized polyvinyl chloride (PVC) plastic gravity sewer pipe meeting the requirements of ASTM D3034 (latest revision) in the sizes shown unless otherwise indicated on the contract documents.

Sec. 21-123. Polyvinyl Chloride (PVC) Sewer Pipe – Materials.

Pipe and fittings shall meet the requirements as specified under ASTM D3034 (latest revision) for pipe through 15 inches and ASTM F679 for pipe 18 inches through 27 inches. All pipe and fittings shall be suitable for use as a gravity sewer conduit. Bell joints shall consist of an integral wall section with elastomeric gasket joint that provides a watertight seal. Standard laying lengths shall be 20 feet (± one inch). The pipe shall be capable of passing all tests that are detailed in this specification.

Sec. 21-124. Polyvinyl Chloride (PVC) Sewer Pipe – Minimum Wall Thickness.

Minimum wall thickness shall be as provided in the following table:

Thickness of PVC Sewer Pipe Wall

Pipe Size	Minimum Wall Thickness	Pipe Size	Minimum Wall Thickness
4 inch	0.120 inches	15 inch	0.437 inches
6 inch	0.180 inches	18 inch	0.536 inches
8 inch	0.240 inches	21 inch	0.632 inches
10 inch	0.300 inches	24 inch	0.711 inches
12 inch	0.360 inches	27 inch	0.801 inches

Sec. 21-125. Polyvinyl Chloride (PVC) Sewer Pipe – Fittings.

All fittings and accessories shall be manufactured and furnished by the pipe supplier. They shall have bell and/or spigot configurations compatible with that of the pipe and shall have an equivalent wall thickness.

Sec. 21-126. Polyvinyl Chloride (PVC) Sewer Pipe – Pipe and Fittings Test.

The contractor will be required to furnish a written outline of the manufacturer's quality control program for the Engineer's approval prior to shipping any pipe to the project. Before installing any pipe the contractor shall furnish written certification that all pipe through 15 inches meets ASTM Specification D3034 and for 18 inches through 27 inches must meet ASTM F679. At least one sample from each 100 pieces of pipe furnished shall be subjected to each test outlined under Section 8 of ASTM D3034. The samples will be tested by an independent laboratory approved by the Engineer, and a certified copy of results will be furnished to the Engineer. If any test is not met then 9 additional tests of that property will be ordered, and if any of these 9 tests are not met, the manufacturer will not be allowed to furnish materials for this project. The cost of all testing shall be included in the contractor's bid proposal and no pipe shall be installed until the testing is complete and approved by the Engineer.

Sec. 21-127. Polyvinyl Chloride (PVC) Sewer Pipe – Pipe Stiffness.

Minimum "pipe stiffness" (F/Y) at 5% deflection shall be 46 psi for all sizes, when tested in accordance with ASTM Standard Method of Test D2412 (latest edition), to determine the "External Loading Properties of Plastic Pipe by Parallel Plat Loading." There shall be no evidence of splitting, cracking, or breaking at a deflection of up to 30% of the original diameter.

Sec. 21-128. Polyvinyl Chloride (PVC) Sewer Pipe – Fusion Quality.

There shall be no evidence of flaking, swelling, or disintegration when the pipe material is tested in accordance with ASTM D2152, "Quality of Extruded Poly (Vinyl Chloride) pipe by Acetone Immersion."

Sec. 21-129. Polyvinyl Chloride (PVC) Sewer Pipe – Joint Tightness.

Pipe and fitting joints shall comply with ASTM D3212 (latest edition) for "Joints for drain and Sewer Plastic Pipes Using Flexible Elastomeric Seals." Joint assemblies shall not leak when subjected to both an internal and external hydrostatic test at equivalent pressures of 10.8 psi gauge for a period of one hour. Pipes shall be tested in straight alignment, axially deflected position, and by shear load test as otherwise defined in paragraphs 7.2, 7.3, and 7.4 of ASTM D3212.

Sec. 21-130. Polyvinyl Chloride (PVC) Sewer Pipe – Installation.

(a) PVC pipe will be installed in accordance with ASTM D2321 (latest revision).

(b) In any area where the pipe is below existing ground water level, the contractor will embed PVC pipe in sand or graded gravel. No special compaction requirements will be necessary; however, the sand or gravel must extend from 6 inches below the pipe to 12 inches above the pipe, and the material must be firmly placed under the pipe haunches.

(c) When embedding PVC pipe in friable, compressible soils (e.g., silt, clay, sandy clay, silty clays, etc.), special care must be exercised to provide a uniform (undisturbed or fully compacted) trench bottom. Additionally, the backfill must be compacted to ninety-five percent (95%) standard proctor in 6 to 8 inch lifts to 12 inches above the top of the pipe. Initial backfill shall be compacted to the densities outlined in D2321. The engineer may require up to 10 random compaction tests to insure compliance with D2321.

(d) If any material tested is less than the required density, the contractor shall re-compact said material at no additional cost to the owner, and the engineer shall then have the right to additional compaction tests at the expense of the contractor to insure compliance with D2321.

(e) The contractor shall use SDR-35, for pipe with 0 to 20 feet of fill. PVC pipe cannot be used with more than 20 feet of fill.

Sec. 21-131. Polyvinyl Chloride (PVC) Sewer Pipe – Deflection Limit.

(a) Vertical deflection of installed pipe shall not exceed 7½% of the undeflected diameter as defined in Table X1.1 of ASTM D3034.

(b) Each segment of line (except service lines) will be tested at the end of each month just prior to submitting for payment on that segment. Upon completion of the pipe laying, and at least 30 days after installation (to allow for settling), the pipe will be tested again for final acceptance. The test shall be performed by the contractor pulling a mandrel of specified dimensions through the pipeline.

Sec. 21-132. Polyethylene pipe (H.D.P.E.) – Scope.

This specification covers the requirements of high density polyethylene profile wall gravity sewer and drain pipe fittings in nominal sizes 18 inches through 96 inches with integral bell and spigot gasketed and welded joints.

Sec. 21-133. Polyethylene pipe (H.D.P.E.) – Class.

Class selection for high density polyethylene profile wall sewer pipe shall be a minimum of Class 160 for pipe with 0 to 20 feet of fill. Polyethylene pipe cannot be used over 20 feet deep.

Sec. 21-134. Polyethylene pipe (H.D.P.E.) – Material.

Pipes and fittings shall be manufactured from high density polyethylene resin compound which shall meet the requirements of Type III, Class C, Category 5, Grade P 34 per ASTM D 1248. Materials meeting the requirements of ASTM D3350 with a cell classification PE 334433C or higher are also suitable. The pipe shall contain a minimum of two percent carbon black as an ultraviolet inhibitor.

Sec. 21-135. Polyethylene pipe (H.D.P.E.) – Pipe Dimensions.

The average inside diameter and the minimum wall thickness of the waterway of the pipe shall comply with ASTM F894 for RSC Class 160 pipe.

Sec. 21-136. Polyethylene pipe (H.D.P.E.) – Joints.

The pipe shall be produced with bell and spigot end construction. Joining shall be accomplished by use of neoprene rubber gaskets complying with the physical requirements as specified in ASTM F477. Joints shall be in accordance with ASTM D3212 and withstand an internal operating pressure of 50 psi.

Sec. 21-137. Polyethylene pipe (H.D.P.E.) – Pipe Stiffness.

The profile wall shall be substantially strong to protect against any diametrical deformation. All polyethylene profile wall pipe shall have a minimum specific pipe stiffness of 46 psi at a deflection of five percent (5%) of the internal diameter when tested and calculated in accordance with ASTM D24212 (latest edition).

Sec. 21-138. Polyethylene pipe (H.D.P.E.) – Retest and Rejection.

(a) If the results of any tests do not meet the requirements of this specification, the tests may be conducted again in accordance with agreement between purchaser and seller.

(b) In retesting, the product requirements of this specification shall be met and the test methods designated in this specification shall be followed. If upon retest failure occurs, the quantity of product represented by the tests shall be rejected.

Sec. 21-139. Polyethylene pipe (H.D.P.E.) – Deflection Limit.

(a) Vertical deflection of installed pipe shall not exceed 7½% of the undeflected diameter as defined in Table X1.1 of ASTM D3034.

(b) Each segment of line (except service lines) will be tested at the end of each month just prior to submitting for payment on that segment. Upon completion of the pipe laying, and at least 30 days after installation (to allow for settling), the pipe will be tested again for final acceptance. The test shall be performed by the contractor pulling a mandrel of specified dimensions through the pipeline.

Sec. 21-140. Reinforced Concrete Pipe (R.C.P.) – Scope.

The work included in this section and related sections includes furnishing all labor, equipment, and materials required to install, test, and inspect reinforced concrete (ASTM C-76) pipe sewers, including all risers, plugs, fittings, and bedding, as shown on the drawings and/or specified herein.

Sec. 21-141. Reinforced Concrete Pipe (R.C.P.) – Quality Assurance.

The contractor must submit to the owner and engineer the concrete pipe manufacturer's evidence of a working Quality Control Program for approval, prior to any pipe being manufactured. The program and standards of manufacturing must be established and well defined. The program must include the minimum following requirements:

(a) A full time Quality Control Technician.

(b) A complete and working Quality Control Laboratory capable of testing and recording the requirements set forth in these Specifications for concrete pipe.

(c) Written documentation of the concrete pipe manufacturer's performance on a recent sewer project. The performance results must be from a tested and approved installation of the pipe material set forth in this specification from either the Owner and/or Engineer stating that the pipe tested and met the requirements.

(d) A zero defect program for daily material testing and finished product testing to assure quality control as the pipe is being manufactured and shipped for this particular project.

(e) Provide the services of a competent factory representative of the pipe manufacturer for purposes of supervising and/or inspecting the installation of pipe. This service shall be for the duration of the project.

(f) Provide equipment and labor to air test each joint of pipe (30" diameter and larger) as it is installed. Joint tester shall be "Cherne Large Diameter Joint Tester" or equal. This testing shall in no way relieve the contractor from the responsibility of performing infiltration/exfiltration tests.

Sec. 21-142. Reinforced Concrete Pipe (R.C.P.) – Testing.

(a) Concrete gravity pipe (ASTM C-76) used on this Project shall meet all materials and testing requirements of ASTM C-76, ASTM C-443, and ASTM C-497 (except where modified herein). Manufacturer shall secure the services of an independent testing laboratory to conduct the tests. Testing laboratory shall be approved by the Engineer prior to conducting any tests. All testing costs shall be paid for by the pipe manufacturer.

(b) Testing shall be in Job Lots (a Job Lot is a continuous run of one size of pipe for this project) for a maximum of 6% of pipe quantity or a minimum of 5% of pipe quantity. The test specimen will have a minimum of two joints for pipe of 16 foot laying length. For pipe of 12 foot laying length, the maximum number of joints shall be 7 and the minimum number shall be two. Bulkheads will be included in this joint count.

(c) A representative of the Owner will be present to witness all tests that are conducted at the manufacturer's site and shall record all results. Manufacturer shall notify the Engineer at least 48 hours prior to conducting any tests.

(d) The following test shall be required: Pipe barrels shall be subjected to an internal hydrostatic pressure of 10 psi for 10 minutes. Pipe joints shall be subjected to an internal hydrostatic pressure of 13 psi for 10 minutes. The testing of the joints will be in the straight and deflected alignment. The manufacturer shall conduct three external load crushing strength tests per Job Lot. This test shall be by the three-edge bearing method. The test may be taken to Ultimate Load. Absorption tests shall be conducted as per ASTM C-497. The absorption rate of the sample from the pipe wall shall not exceed 6%.

(e) If any test specimen fails to pass any of the above tests, two additional test specimens shall be chosen at random from the job lot and tested. If either of those two specimens fails the test, then the entire job lot is subject to rejection. If the manufacturer requests further testing, then every section of pipe in the job lot must be tested.

(f) In addition to the above tests, manufacturer shall conduct tests to determine alkalinity of cover concrete as detailed in this Section.

(g) Each pipe shall be clearly marked as required by the governing ASTM standard specifications to show its class, date of manufacture, and the name of trademark of the manufacturer.

(h) Any pipe or specials which have been broken, cracked or otherwise damaged before or after delivery or which have failed to meet the required tests, shall be removed from the site of the work and shall not be used therein.

Sec. 21-143. Reinforced Concrete Pipe (R.C.P.) – Guarantee.

The contractor shall provide a guarantee against defective materials and workmanship.

Sec. 21-144. Reinforced Concrete Pipe (R.C.P.) – Materials.

(a) All concrete pipe and fittings 12 inches in diameter and larger shall be reinforced concrete sewer pipe conforming to the latest requirements of ASTM C-76 with the following modifications: All concrete pipe with 0 to 20 feet of fill shall be a minimum of Class III with 4500 psi concrete. All pipe with 20 to 30 feet of fill shall be Class IV with 4500 psi concrete. All pipe with 30 feet of fill and over shall be Class V with 5500 psi concrete.

(b) Pipe shall have circumferential reinforcement as required for the particular class of pipe furnished. The bell and spigot of the joint shall contain circumferential and longitudinal reinforcement. Reinforced concrete pipe shall be centrifugally cast or vibrated, horizontally or vertically cast or made on a Packerhead machine and shall be furnished in lengths not more than 20 feet and not less than 8 feet, except where short lengths are required for construction conditions. Reinforced concrete pipe shall have bell and spigot joints suitable for the use of a rubber gasket to be provided as a part of this item.

(c) Concrete pipe for sanitary sewers shall have bell and spigot joints consisting of self-centering steel joint rings securely attached to the pipe reinforcing steel. The steel joint rings shall be suitable for use with a rubber O-ring type gasket to be provided as part of this item.

(d) Bell and spigot joints consisting of self-centering steel joint rings shall have the joint rings securely attached to the pipe reinforcing steel. The rings which form the joint shall be made so that they will join with a close, sliding fit. The joint surfaces shall be such that the rubber gasket shall be confined on all sides and shall not support the weight of

the pipe. The spigot ring shall have an external groove accurately sized to receive the gasket. Special section steel for spigot rings shall conform to ASTM A-283, Grade A, or ASTM A-306, Grade 50. The bell ring shall be flared to permit gradual deformation of the gasket when the joint is assembled. Minimum thickness of bell rings shall be s (3/16"). Bell rings ¼ inch or thicker shall conform to ASTM A-283, Grade A, or ASTM A-306, Grade 50. Bells less than ¼ inch thick shall conform to ASTM A-570, Grade A. Each ring shall be precisely sized by expansion beyond the elastic limit of the steel and then gauged on an accurate template. All exposed surfaces of both rings shall be protected by a corrosion-resistant coating of zinc applied by an approved metallizing process after proper cleaning.

Sec. 21-145. Reinforced Concrete Pipe (R.C.P.) – Lining.

(a) The coal tar epoxy system shall be Koppers 300 M, Porter Tarset, Wise Chem CTE 200, Amercoat 78, Protecto 101 or equal.

(b) The interior concrete or mortar surfaces of pipe and fittings are to be sandblasted and painted with one coat of a high-build, coal tar epoxy system or two coats of a standard coal tar epoxy system. The dry film thickness of the total system shall be 16 mils minimum on concrete or mortar surfaces and on steel joint ring surfaces.

(c) Sandblasting shall result in a clean dry surface free of oil, grease, or other contaminants. Any air pockets over ¼ inch in diameter and ⅛ inch deep appearing on the concrete surface after sandblasting will be filled with an epoxy sand patching material such as those sold by Sherwin-Williams, Glidden, or Moran. The epoxy sand patch should be troweled prior to the application of the coal tar epoxy.

(d) Any steel surfaces to be painted should be sandblasted, solvent cleaned, or wire brushed prior to painting. Application of the coal tar epoxy shall be by brush, roller, or spray system using equipment recommended by the manufacturer of the coal tar epoxy system. The temperature during application and curing of coal tar epoxy shall be as recommended by the manufacturer of the coal tar epoxy. Time between coats (if applicable) shall be as recommended by the manufacturer of the coal tar epoxy.

(e) If the inside joint recess will be mortared and painted with coal tar epoxy in the field, the pipe supplier shall not paint the inside vertical surfaces at the ends of the pipe. When the inside joints will not be mortared in the field, the pipe supplier shall paint the inside vertical concrete or mortar surfaces at each end of the pipe.

(f) The paint shall be extended continuously over the front lip of the steel spigot ring and a minimum of 2 inches onto the sealing surface of unrestrained bell rings so that all interior joint surfaces which can be exposed to the fluid inside the pipe are coated.

Sec. 21-146. Steel Pipe.

Steel pipe shall meet the requirements of ASTM A-139 Grade B, AWWA C-200-75 and shall be coal tar lined 3/32 inch in accordance with AWWA C-203-75. The outer coating shall be sand/grit blasted, primed to Federal Specification TTP-86C. Pipe shall have a minimum wall thickness of 0.250 inches.

Sec. 21-147. Precast Concrete Manholes.

(a) **Manholes.** Precast concrete manholes shall consist of precast reinforced concrete sections with eccentric, (or flat slab for shallow manholes) top section and a base section conforming with the typical manhole details as shown on the Standard Detail Drawings.

(b) **Manhole sections.** Precast manhole sections shall be manufactured, tested, and marked in accordance with the latest provisions of ASTM Standard Specifications, Serial Designation C 478.

(c) **Manhole section joints.** Joints of the manhole sections shall be of the tongue-and-groove type, sections shall be joined using O-ring rubber gaskets, flexible plastic gaskets conforming to the applicable provisions of ASTM Standard Specification, Serial Designation C 433, latest revision, or an approved bituminous mastic joint material.

(d) **Lift holes.** Each section of the precast manhole shall have not more than two holes for the purpose of handling and laying. These holes shall be sealed with cement mortar using one (1) part Portland cement to two parts clean sand, meeting ASTM Standard Specifications, Serial Designation C 144, latest revision.

(e) **Manhole steps.** Manhole steps conforming to the applicable provisions of ASTM Specification C 478, latest edition, shall be of #4 steel reinforcing bars covered with Polypropylene Plastic or rubber and shall be supplied with depth rings and other necessary appurtenances. Steps shall be similar to and of an equal quality to the "PS1-PF" by M. A. Industries, Inc. of Peachtree City, Georgia. The step shall be factory built into the precast sections. See the standard details for a typical manhole step detail.

(f) **Pipe holes.** Holes in precast bases to receive sewer pipe shall be precast at the factory at the required locations and heights. Knocking out of holes in the field will not be permitted, however, holes can be cored in the field with a coring machine. All manholes shall have Kor-N-Seal (or equal) rubber boots for all pipe entries/exits.

(g) **Bases and inverts.** Manhole bases and inverts shall be constructed of 2,500 psi concrete in accordance with details on Standard Detail Drawings and the trough shall have the same cross-section as the sewers which it connects. The manhole base and invert shall be carefully formed to the required size and grade by gradual and even changes in sections. Changes in direction of flow through the sewer shall be made to a true curve with as large

a radius as the size of the manhole will permit. The minimum drop through a manhole shall be 0.1 foot.

(h) **Manhole foundation.** The manhole base shall be set upon a 6 inch (minimum thickness) mat of #57 crushed stone.

(i) **Brick.** Brickwork required to complete the precast concrete manhole shall be constructed using one part Portland cement to two parts clean sand, meeting ASTM Specifications, Serial Designation C 144, thoroughly mixed to a workable plastic mixture. Brickwork shall be constructed in a neat and workmanlike manner. Cement mortar shall be used to grout interior exposed brick joints and faces. No more than three courses of brick with 9 inch maximum total depth of bricks may be used to adjust manhole covers.

(j) **Frame and cover.** The cast iron frame for the manhole cover shall be set at the required elevation and properly anchored to the masonry. Frames and covers shall be Neenah R-1776 or equal in compliance with the latest edition of ASTM 48. Where manholes are constructed in paved areas, the top surface of the frame and cover shall be tilted, if necessary, to conform to the exact slope, crown and grade of the existing adjacent pavement. In areas where manhole tops may be submerged by street runoff or high flood waters, the manhole lid shall be "self-sealing." All covers shall have sewer printed on them.

(k) **Masonry work.** Masonry work shall be allowed to set for a period of not less than 24 hours. All loose or waste material shall be removed from the interior of the manhole. The manhole cover then shall be placed and the surface in the vicinity of the work cleaned off and left in a neat and orderly condition.

(l) **Location.** Manholes shall be installed at the end of each line; all changes in grade, size, or alignment; at all intersections; and at distances normally not greater than 350 feet. Spacings for 8 inch sewers can be more than 350 feet but not more than 400 feet and will be allowed only in isolated cases when, in the opinion of the reviewing engineer, it is impractical to install an additional manhole and when the extra distance will not impede maintenance of the line. Manhole spacing in sewers 10 inches and larger will conform to Ten State Standards. In no circumstance will a spacing of greater than 300 feet be allowed when the slope exceeds 10%. Cleanouts may be used only for special conditions and shall not be substituted for manholes nor installed at the ends of laterals greater than 150 feet in length. Manholes in cross-country areas shall be elevated so that the top is 18 inches above ground.

(m) **Drop manholes.** A drop pipe shall be provided for a sewer entering a manhole at an elevation of more than two feet above the manhole invert. The drop pipe shall be of ductile iron materials. All outside 90 degree elbows shall have thrust block poured below the elbow. Outside Drop Manhole will be noted on the construction plans at any time the drop exceeds two feet. Where the difference in elevation between the incoming sewer and the manhole invert is less than two feet, the invert shall be sloped to prevent solids deposition.

Sec. 21-148. Casings.

(a) Steel casing pipe shall be used for all cased piping where the carrier pipe is 8 inches or greater in size.

(b) Steel casing pipe shall have a minimum yield strength of 35,000 psi and shall conform to the requirements of ASTM A139. It shall be fully coated on the exterior and interior with a coal tar coating. The casing pipe diameter shall be six to eight inches greater than the "bell" diameter of the carrier pipe. Minimum wall thickness shall be as shown on the following table:

Thickness of Steel Sewer Pipe Wall

Nominal Diameter	Minimum Nominal Wall Thickness	Nominal Diameter	Minimum Nominal Wall Thickness
Under 14	0.188 inches	28 inch	0.406 inches
14 inch	0.219 inches	30 inch	0.406 inches
16 inch	0.219 inches	32 inch	0.438 inches
18 inch	0.250 inches	34 inch	0.469 inches
20 inch	0.281 inches	36 inch	0.469 inches
22 inch	0.312 inches	42 inch	0.500 inches
24 inch	0.344 inches	48 inch	0.625 inches
26 inch	0.375 inches	54 inch	0.750 inches

[Secs. 21-149 and 21-150 Reserved.]

Division VII. Wastewater Treatment Facilities.

Sec. 21-151. State Rules.

Wastewater treatment facilities must comply with all rules contained in the "Rules and Regulations for Water Quality Control" of the Georgia Department of Natural Resources, Chapter 391-3-6 latest edition, as amended from time to time.

Sec. 21-152. Local Design Modifications.

The public works director of the City of Powder Springs shall have the right to review and modify facility designs if these modifications are in the interest of the City.

Sec. 21-153. Local Inspection and Approval.

The public works director and/or his designated representative of the City of Powder Springs shall have the right to review and inspect all construction and may reject any work that does not meet quality control standards.

Sec. 21-154. Acceptance for Operation.

After completion of construction, the City will provisionally accept the project for operation subject to the requirements for maintenance as provided in these specifications.

Sec. 21-155. Operation and Maintenance Manual.

The developer shall submit 6 copies of an approved operations and maintenance manual for the facility to the City of Powder Springs.

Sec. 21-156. Maintenance and Payment Bonds.

The developer shall post a maintenance bond on the facility for a 2 year period after completion and acceptance of the facility by the City of Powder Springs. In addition the developer shall post a payment bond on the facility for all subcontractor and material supplier work.

Sec. 21-157. Maintenance.

It shall be the developer's obligation to provide all maintenance for a two year period after acceptance of the project by the City of Powder Springs. At the end of the two year maintenance period the public works director and/or his designated representative of the City shall inspect the facility, and upon correction by the developer of all deficiencies noted by the public works director and/or his designated representative, the City will accept the facility for operation.

Sec. 21-158. Relocation of Existing Facility.

If a developer wishes the City to consider allowing the relocation of an existing wastewater treatment facility the following shall apply:

(a) All of the rules outlined in other sections of this division shall apply.

(b) The City or its consultant will inspect the facility that is proposed to be relocated and prepare a deficiency list, which must be corrected by the developer prior to acceptance of the facility by the City.

(c) All of the cost incurred by the City for the consultant's time will be borne by the developer as will the cost of correcting deficiencies noted per this section.

Sec. 21-159. Registered Professional Engineer Required.

All reports, plans and studies submitted to the City by the developer must carry the seal of a Professional Engineer competent in the design of sewerage treatment works in the State of Georgia.

[Sec. 21-160. Reserved.]

Division VIII. Wastewater Lift Station Specifications.

Sec. 21-161. Lift Station Site Requirements.

(a) **Flooding.** Lift stations shall remain fully operational and accessible during the 25-year flood. All electrical controls shall be above the 100-year flood level. All motors and mechanical equipment shall be protected against physical damage from the 100-year flood.

(b) **Access road.** Access roads shall be paved with a 12 foot wide surface of either concrete (four inch thick with wire mesh) or asphalt (six inches Graded Aggregate Base, plus two inches Type E asphalt). Maximum grade shall be 20%.

(c) **Fencing.** Lift station sites shall be fenced with a minimum of 6 foot high chain link fencing topped with three strands of barbed wire. Access gates shall be a minimum of 15 feet in width. A paved area inside the fencing shall be provided to facilitate service vehicle access to the pumping station wet well and other facilities. A paved turn around area shall be provided whenever the access road length exceeds 200 feet or when the road grade exceeds 10%.

(d) **Screening.** Where natural screening is not present to screen the site from view of residences, special plantings shall be installed to screen the site.

(e) **Ground covers.** All ground areas inside the fence and extending 4 feet beyond the fence shall be treated with a herbicide and covered with a geotextile fabric, followed with a 4 inch thick layer of #57 stone. The geotextile fabric shall be a nonwoven polypropylene weighing 8 oz./S.Y. with a minimum burst strength of 250 psi, such as Amoco Type 4553 or equal.

(f) **Water supply.** A metered water supply line (¾ inch minimum size) shall be installed to the site, and a freeze-proof yard hydrant located near the wet well. The hydrant shall be equipped with a suitable backflow preventer (Watts No. NF8 or approved equal).

(g) **Lighting.** One pole-mounted, photo cell controlled, watt mercury vapor security light shall be installed. It shall be equipped with a manual on/off switch (located in the main control panel) to override the photocell control.

(h) **Ownership.** Both the lift station site and the access road right-of-way shall have ownership dedicated to the City, and this shall be indicated on the subdivision plat or development plan. The dedicated space for the lift station shall include sufficient space for parking of two trucks, plus turn-around, plus slope maintenance. The dedicated width on road right-of-way shall be 30 feet minimum.

Sec. 21-162. Pumps.

(a) Lift stations having less than 500 gpm capacity (per pump) shall utilize two submersible centrifugal pumps each having a capacity equal to the design flow.

(b) Lift stations having a capacity of 500 gpm or more shall be reviewed on an individual basis and may have requirements differing from those outlined in this division.

(c) Grinder type centrifugal pumps will be used for pumps of less than 100 gpm. Force mains shall be sized to provide a velocity of at least 2½ feet per second.

(d) The design shall allow for easy removal of any pump or equipment item without the need to shutdown the entire lift station.

(e) Manufacturers meeting approved standards include Flygt, Aurora, and Myers. Others meeting these standards may be approved. The City reserves the right to review each application on an individual basis.

(f) Lift stations with pumps up to 15 hp shall be supplied with a spare complete pump. Lift stations with pumps above 15 hp shall be supplied with an extra impeller and set of bearings plus a complete set of manufacturer's recommended spare parts.

Sec. 21-163. Pump Features.

Pumps shall have the following features:

(a) Non-clog impeller.

(b) Be capable of passing a 3 inch sphere (except grinder pumps).

(c) Be capable of running without being submersed.

(d) Have dual mechanical seals with seal leak indicator light in the control panel.

(e) Pump and motor casings shall be cast iron, and all fasteners shall be stainless steel.

(f) Motor shall be selected to be non-overloading under all operating conditions.

(g) Motor winding shall have a heat sensor with auto reset to prevent overheating; three-phase motors shall have two sensors.

(h) Operating speed of the pump shall not exceed 1,800 rpm without special approval.

(i) Motor shall have upper and lower roller bearings.

(j) The pump shall be automatically connected to the discharge connection elbow when lowered into place, and shall be easily removed for inspection or service. There shall be no need for personnel to enter pump well. Sealing of the pumping unit to the discharge connection elbow shall be accomplished by a simple linear downward motion of the pump. Each pump shall be equipped with a chain (of aluminum or other non-corrosive material) for easy removal.

Sec. 21-164. Design Features.

(a) **Wet well volume**. The wet well volume shall be sized to limit pump cycles to no more than 6 cycles per hour under worst conditions.

(b) **Ventilation.** For wet wells, the minimum requirement shall be 2 gravity vent pipes designed for natural ventilation. Where conditions are conducive to formation of hazardous conditions (in the design engineer's opinion) then mechanical ventilation shall be provided. For dry wells, mechanical ventilation shall be required.

(c) **Submersible lift stations.** Submersible lift stations shall have a wet well structure and a separate valve pit. Both structures shall be precast concrete with a monolithic base. The valve pit shall be 4 feet by 4 feet by 5 feet deep with manhole steps, floor drain pipe, and a 3 foot by 3 foot aluminum access hatch. Wet wells may be either round or rectangular and shall have a diameter or width of at least 4 feet. Wet wells shall be sized to meet cycle time requirements with a drawdown (i.e., the distance between high water level and low water level) of not more than three feet. The wet well shall have an aluminum hatch large enough for easy removal of pumps.

(d) **Riser sections.** Riser sections in precast units shall be sealed watertight using butyl rubber sealant or other approved sealant. Mastic shall not be used. Structures shall be adequately reinforced for all loading conditions normally encountered during shipping, construction and service. All openings (for pipes, hatch, conduits) shall be either cast in place or neatly cut. Sewer pipe connections shall utilize rubber boot connectors, and be watertight. The wet well shall be equipped with an aluminum ladder.

(e) **Accessories.** All materials inside the wet well and valve pit shall be corrosion resistant. Mechanical equipment requiring ferrous metals shall have a coal tar epoxy coating. Guide rails for pumps shall be stainless steel. Miscellaneous metals including fasteners shall be aluminum or stainless steel; anchor bolts shall be stainless steel.

(f) **Pressure gauge.** A pressure gage shall be installed on the force main downstream of the gate valves, inside the valve pit and visible from ground level. A corporation stop shall be installed on the tap to allow removal of the gauge.

(g) **Valves.** The discharge pipe of each pump shall have a check valve followed by a gate valve before the two pipes join into a common force main.

Sec. 21-165. Force Main.

(a) The force main shall be sized for a minimum velocity of 2½ feet per second with one pump operating.

(b) Force mains of 4-inch diameter or larger shall be ductile iron pipe. Smaller force mains may be used only with grinder pumps and shall be PVC pipe, SDR-21 with gasket joints. PVC pipe shall not be exposed to sunlight or freezing temperatures. Buried PVC pipe shall be marked continuously with metallized locator tape.

(c) The force main profile shall slope continuously upward where practical. If high points occur where air could be trapped in the pipe, then an air release valve (of the type made for sewage applications) will be installed (in a manhole) at the high points.

Sec. 21-166. Electrical.

(a) Lift station controls and electrical components shall be factory-wired in completely weather proof stainless steel metal cabinets (NEMA 4X stainless steel). The cabinet shall be provided with condensate heaters and spare fuses of each type that is used in the electrical/control system.

(b) A main circuit breaker shall be installed to disconnect power to the entire station.

(c) Three phase power will be provided for all motors exceeding 5 hp. Phase converters will not be allowed.

(d) Protection against voltage surge and loss of a phase shall be provided.

(e) The factory-wired panel shall be equipped with a ground bus and neutral bus. Terminal shall be suitable for either aluminum or copper wire. All internal panel wiring shall be copper.

(f) Motors shall be suitable for either 230 volt or 460 volt operation.

(g) Wet well level shall be controlled by 4 sealed mercury tube float switches. All floats shall be provided with 25 feet of Type SJO flexible cord and shall be attached to a bracket mounted at the top of the wet well.

Sec. 21-167. Pump Control System.

The pump control system shall include the following features:

(a) Lead pump/lag pump alternator.

(b) Alarm light and horn to indicate high water level.

(c) Seal failure indicating light.

(d) Pump failure indicating light.

(e) Condensate heater.

(f) Lead pump selector switch.

(g) H-O-A switch and run light for each pump.

(h) Control voltage shall be 120v. Wiring shall be neatly tied and number coded to facilitate maintenance. A schematic diagram shall be furnished with the panel.

(i) 120v GFCI-type receptacle.

Sec. 21-168. Permanent, In-place Generator.

The need for providing a permanent in-place generator will be determined on the basis of storage time in the sewers leading to the pump station. If the storage time is less than 12 hours then a permanent standby generator must be installed. If storage time equals 12 hours or more only a transfer switch and provisions for connecting to a portable generator will be required. Where required, emergency power will be supplied by an on-site emergency generator. The generator shall be diesel powered with an automatic transfer switch and provisions for an automatic exercise cycle. Specifications for the generator shall be provided by the City.

The following rules shall apply:

(a) Storage volume available shall be taken as the volume between the low water level in the wet well and the elevation at which overflow would first occur (this might be the top of the wet well or that upstream manhole having the lowest top elevation). Volume of the wet well, manholes and sewer mains will be counted.

(b) The rate of sewage inflow for these computations shall be taken as 150 gallons per day per residential unit. Systems serving other than residential customers will be considered individually.

(c) Height of manholes shall not be extended above normal for the purpose of meeting this rule. The design shall ensure overflow before backing sewage into a dwelling or other building.

Sec. 21-169. Stand-by Power.

The minimum requirement for standby power for lift stations shall be that each station that does not have a permanent in-place generator shall have installed a manual transfer switch and receptacle for quick connection of a portable generator.

Sec. 21-170. Construction Plan Submission Requirements.

Submittal of construction plans shall include the following lift station information:

(a) Capacity calculations. Use one gpm capacity per house on residential developments of less than 200, except that the minimum pump capacity shall be 30 gpm.

(b) System head calculations; tabulated and plotted on the pump curve. Include a plot of force main velocity.

(c) Standard drawings, details and specifications sufficient to ascertain compliance with the requirements of this division.

(d) Calculations showing determination of wet well volume and cycle time at design conditions.

(e) Calculations showing volume of storage available in the event of a power outage. The storage zone shall be delineated on plan and profile drawings of the sewer system.

(f) Buoyancy computations showing that structures are protected against flotation.

Sec. 21-171. Shop Drawings.

After construction plan approval but before purchasing any lift station equipment, shop drawings shall be submitted including the following information:

(a) As-built drawings shall be furnished including one set of mylar sepias plus four (4) sets of prints Manufacturer's catalog sheets, performance curves, installation drawings, specifications and list of options for the specific pump that is offered for approval.

(b) Catalog data for controls, valves, hatches, yard hydrants, precast wet well and other manufactured items.

Sec. 21-172. Inspection and Certification.

(a) After installation and before placing the system into full operation, the work must be inspected by the developer's engineer who must then issue a certification to the City verifying that all work has been done in accordance with approved plans.

(b) After acceptance of the work by the engineer, a factory representative shall inspect and start up the system certifying rotation, capacity; amperage draw, lack of vibration and other standard check points.

(c) This certification shall state the beginning date of the warranty and include a copy of the warranty.

Sec. 21-173. Operations and Maintenance Manuals.

On or before the date of start-up, five sets of factory operations and maintenance manuals shall be delivered to the City. These shall include the name of the contractor (or whoever's name the purchase was under), the serial numbers of pumps, telephone number and address for purchase of parts and detailed wiring schematics.

Sec. 21-174. Warranty.

Regardless of the manufacturer's warranty terms, the developer will be responsible for all repairs necessary within one year from the date the station is completed and approved by the City. The developer will be required to furnish such assurances to the City as deemed appropriate by the City to ensure prompt action.

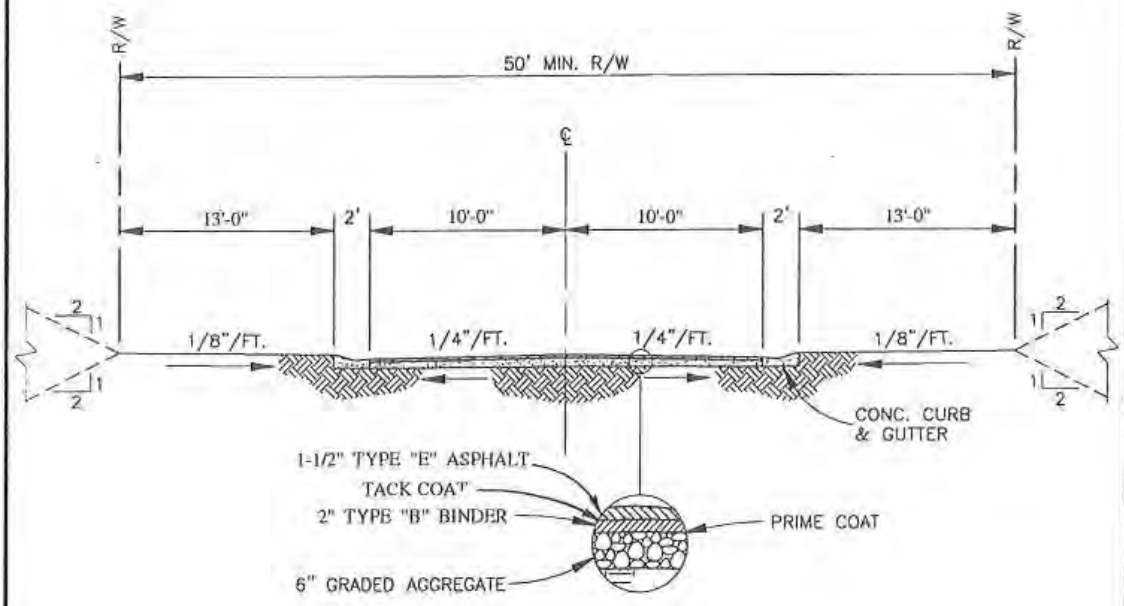
[Secs. 21-175 to 21-200. Reserved.]

[Division IX and Division X. Reserved]

Division XI. Standard Drawings – Streets.

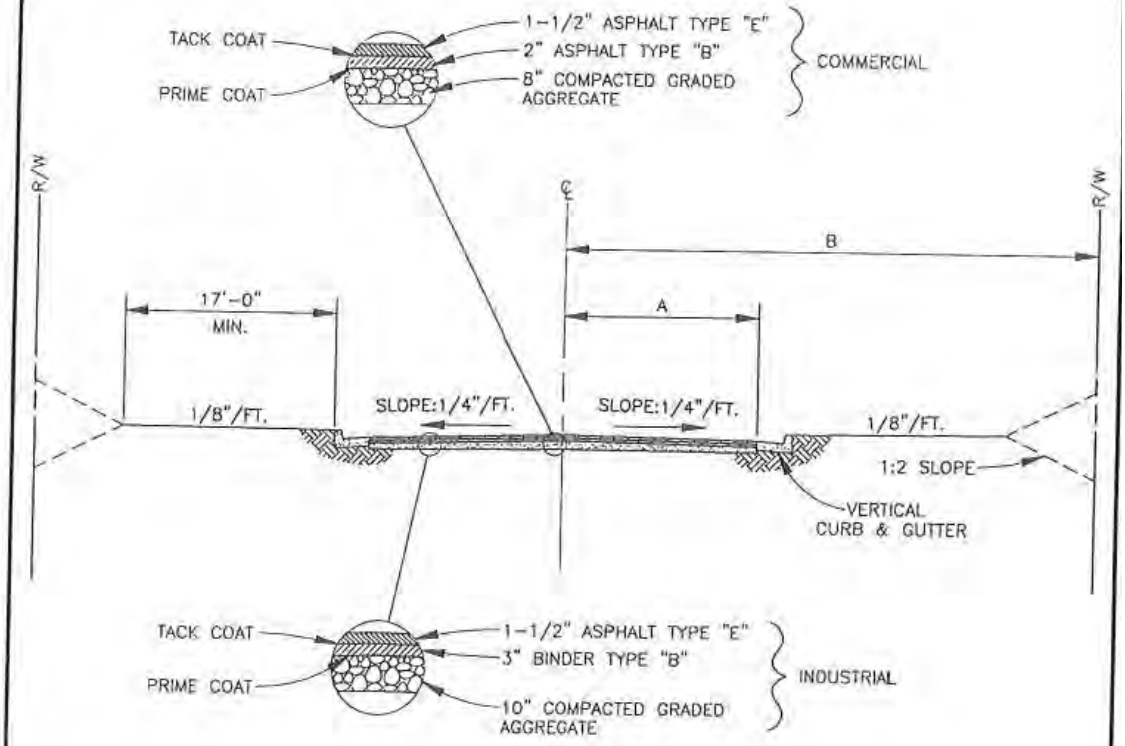
Division XII. Standard Drawings – Water.

Division XIII. Standard Drawings – Sewer.



TYPICAL CROSS SECTION
PAVED RESIDENTIAL STREET

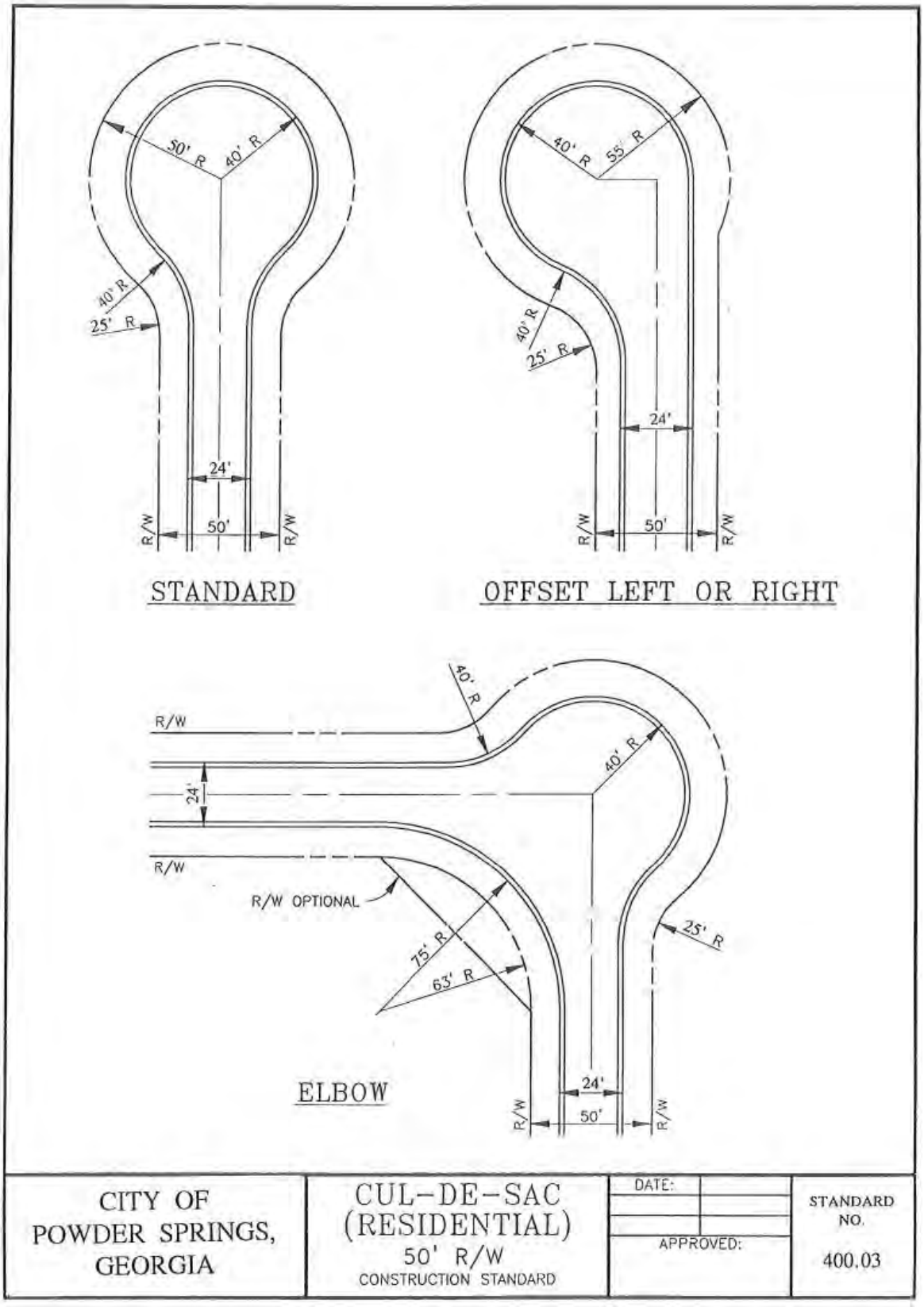
CITY OF POWDER SPRINGS, GEORGIA	PAVED RESIDENTIAL STREET CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.01

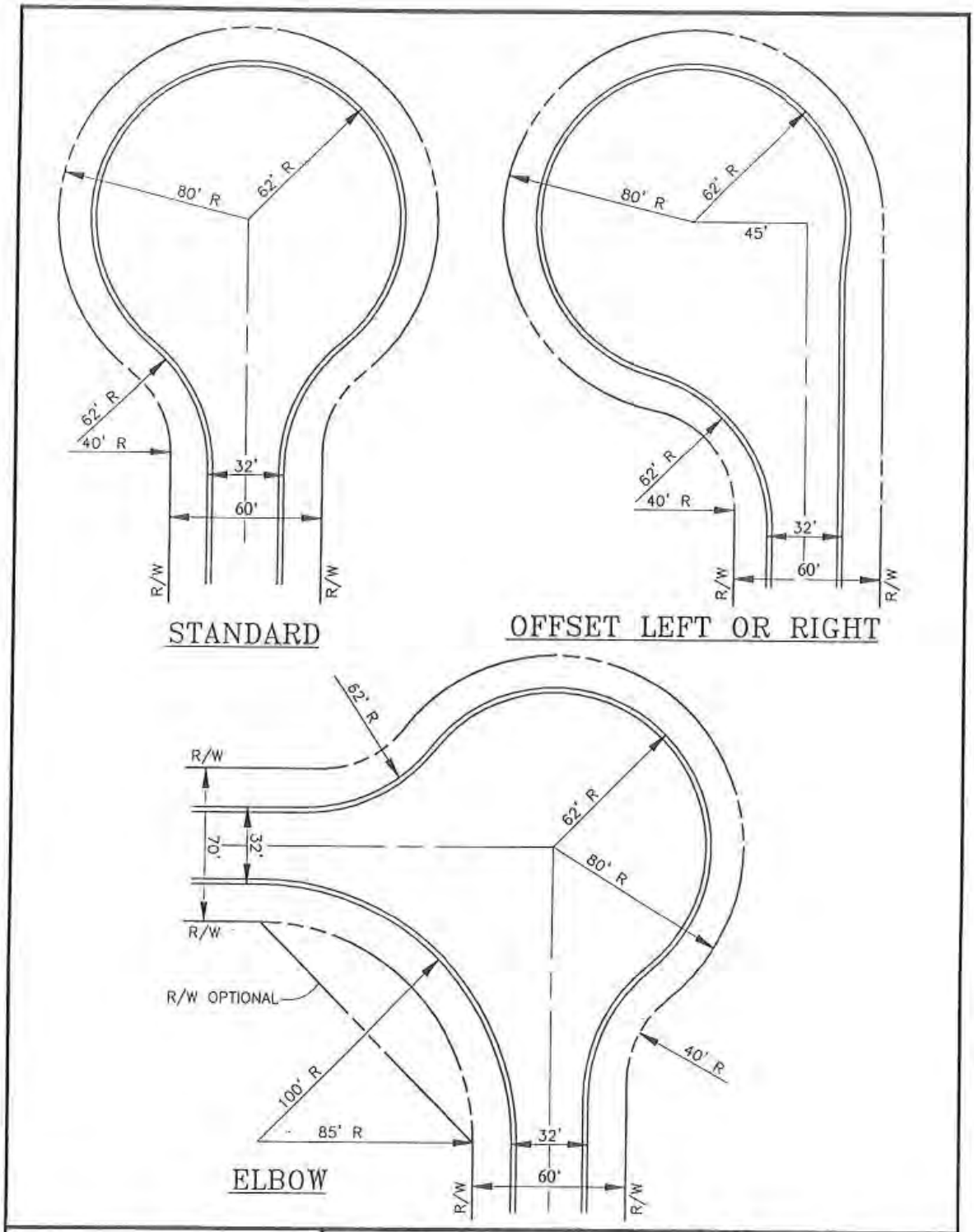


STREET CLASSIFICATION	PAVING WIDTH "A"	R/W WIDTH "B"
ARTERIAL	26'-33'	50'
MAJOR COLLECTOR	26'	40'
LOCAL OR MINOR COLLECTOR	14'	30'

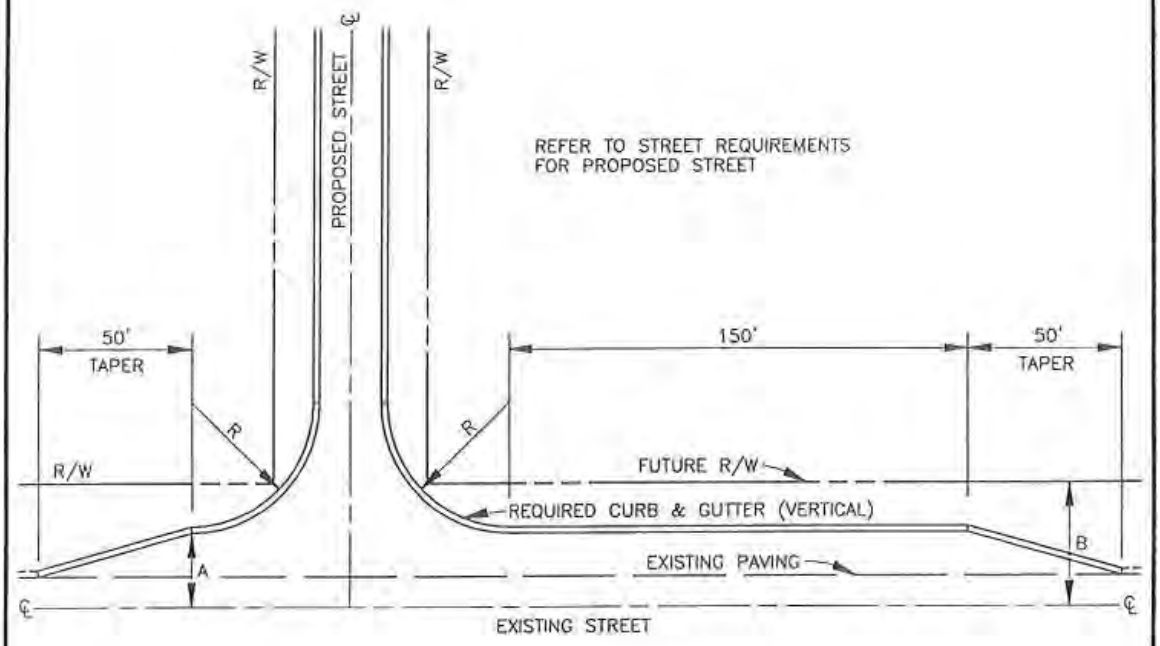
TYPICAL CROSS SECTION INDUSTRIAL/COMMERCIAL STREET

CITY OF POWDER SPRINGS, GEORGIA	INDUSTRIAL/ COMMERCIAL STREET CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.02


50' R
40' R
40' R
25' R
24'
R/W
50'
R/W
STANDARD
40' R
55' R
40' R
25' R
24'
R/W
50'
R/W
OFFSET LEFT OR RIGHT
40' R
R/W
24'
40' R
R/W
R/W OPTIONAL
75' R
63' R
25' R
ELBOW
24'
R/W
50'
R/W
CITY OF POWDER SPRINGS, GEORGIA
CUL-DE-SAC (RESIDENTIAL)
50' R/W
CONSTRUCTION STANDARD
DATE:
APPROVED:
STANDARD NO.
400.03



CITY OF POWDER SPRINGS, GEORGIA	CUL-DE-SAC (INDUSTRIAL/ COMMERCIAL) CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.04



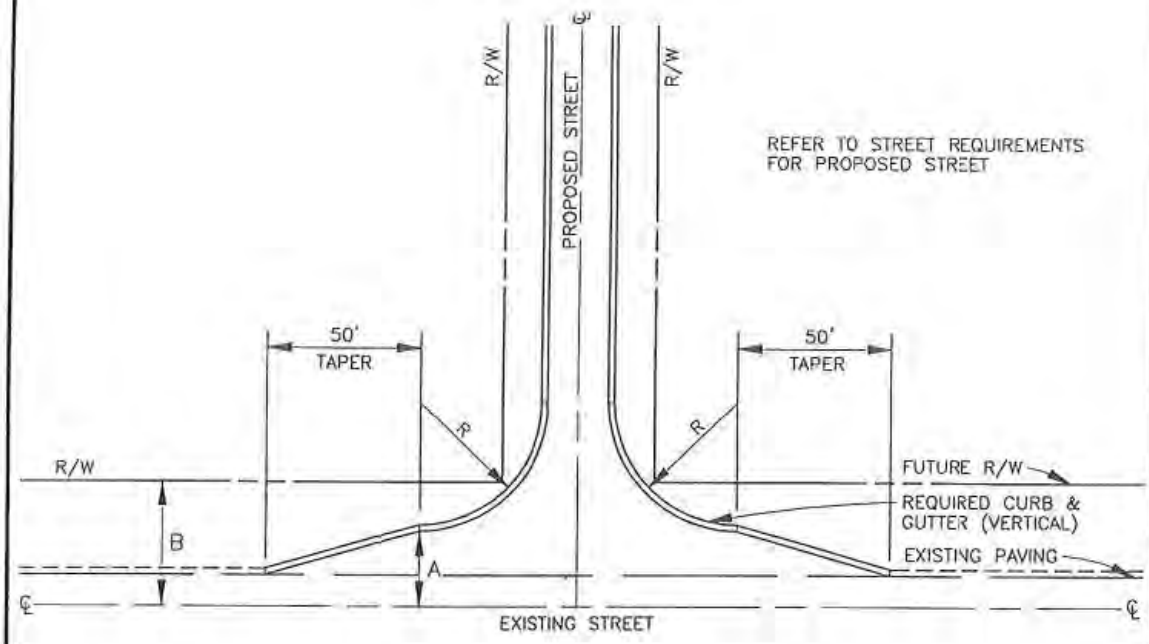
EXISTING STREET CLASSIFICATION	RADII R	STREET WIDTH TO E.P. (A)	RIGHT OF WAY WIDTH FROM ℄ (B)
ARTERIAL	40'	24'+	50'+
MAJOR COLLECTOR	40'	24'	40'
MINOR COLLECTOR	25'	24'	30'
LOCAL	25'	20'	25'

NOTES:

1. THIS STANDARD DOES NOT APPLY TO INTERSECTIONS WITHIN SUBDIVISIONS.
2. CURB AND GUTTER REQUIRED ON 50' TAPERS IF EXISTING STREET HAS CURB AND GUTTER

SUBDIVISION ENTRANCE DETAIL

CITY OF POWDER SPRINGS, GEORGIA	SUBDIVISION ENTRANCE DETAIL CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.05



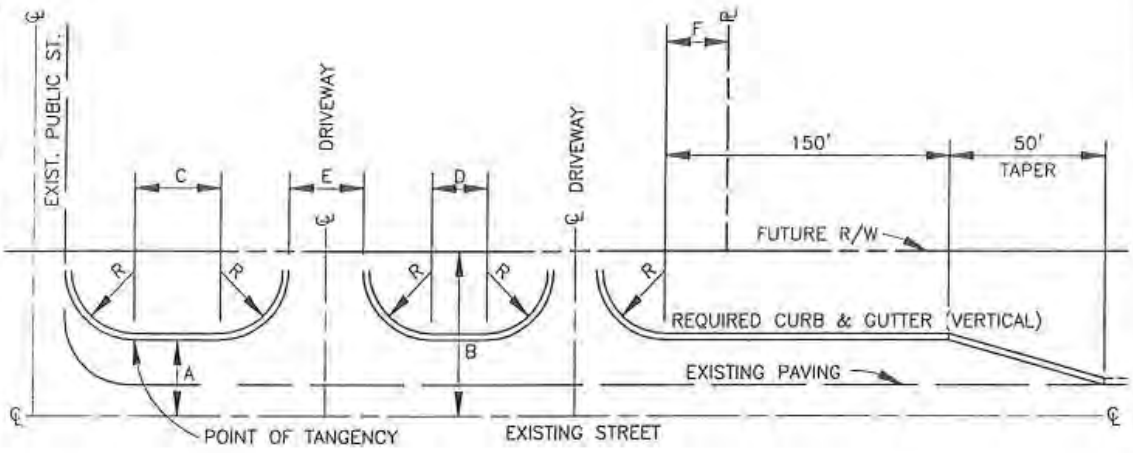
EXISTING STREET CLASSIFICATION	RADII R	STREET WIDTH TO E.P. (A)	RIGHT OF WAY WIDTH FROM ℄ (B)
MINOR COLLECTOR	25'	24'	30'
LOCAL	25'	20'	25'

NOTES:

1. THIS STANDARD DOES NOT APPLY TO INTERSECTIONS WITHIN SUBDIVISIONS.
2. CURB AND GUTTER REQUIRED ON 50' TAPERS IF EXISTING STREET HAS CURB AND GUTTER

SUBDIVISION ENTRANCE DETAIL

CITY OF POWDER SPRINGS, GEORGIA	SUBDIVISION ENTRANCE DETAIL CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.06



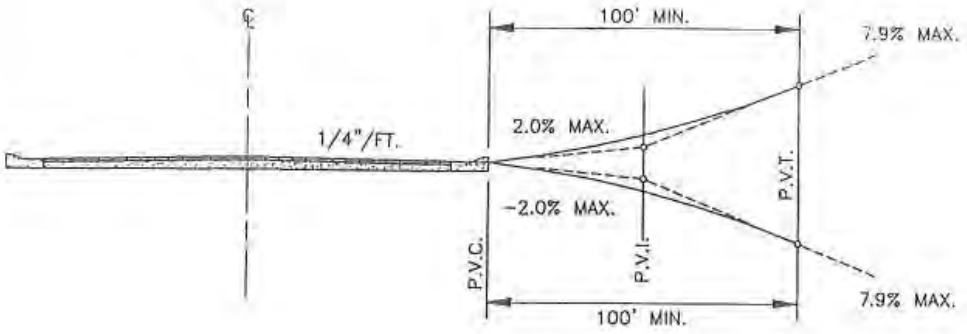
EXISTING STREET CLASSIFICATION	RADII R	"A"	"B"	"C"	"D"	1-LANE "E"	2-LANE "E"	"F"
ARTERIAL	25'	24'+	50'+	50'	40'+	14'-18'	24'-30'	20'+
MAJOR COLLECTOR	20'	24'	40'	50'	40'	↓	↓	20'
MINOR COLLECTOR	15'	24'	30'	50'	40'			20'
LOCAL	10'	20'	25'	40'	20'			15'

NOTE:

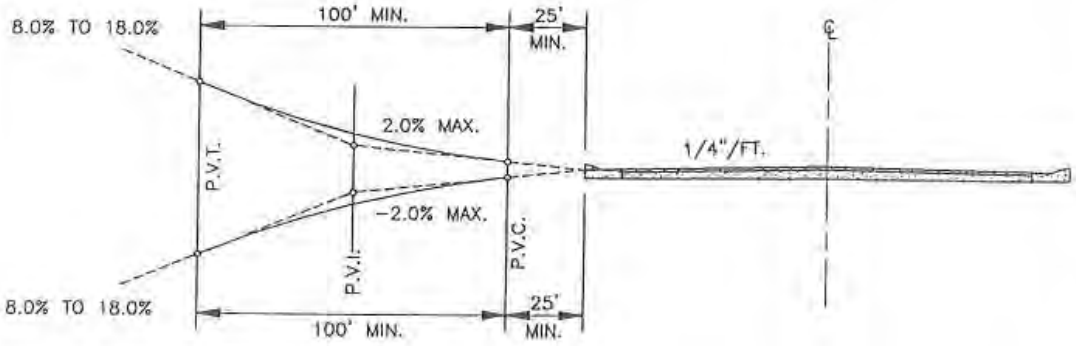
1. CURB AND GUTTER REQUIRED ON 50' TAPERS IF EXISTING STREET HAS CURB AND GUTTER

COMMERCIAL/INDUSTRIAL DRIVEWAY DETAIL

CITY OF POWDER SPRINGS, GEORGIA	COMMERCIAL/ INDUSTRIAL DRIVEWAY DETAIL CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.07

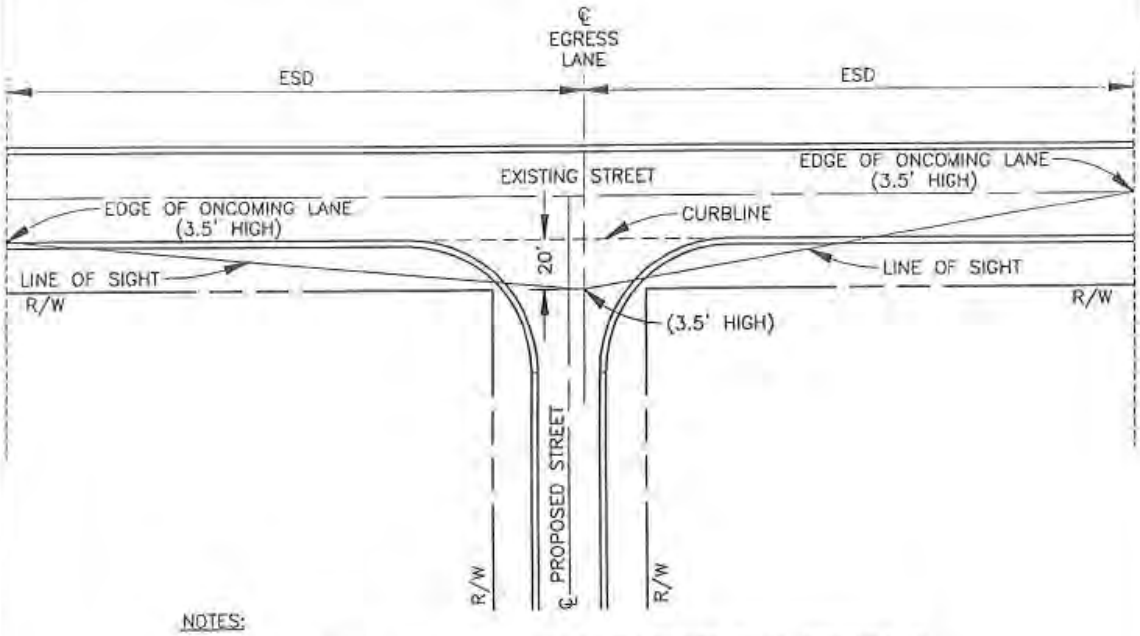


LANDING REQUIREMENT
FOR LESS THAN 8.0%



LANDING REQUIREMENT
FOR 8.0% OR LARGER

CITY OF POWDER SPRINGS, GEORGIA	LANDING REQUIREMENTS (FOR STREET INTERSECTIONS) CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.08



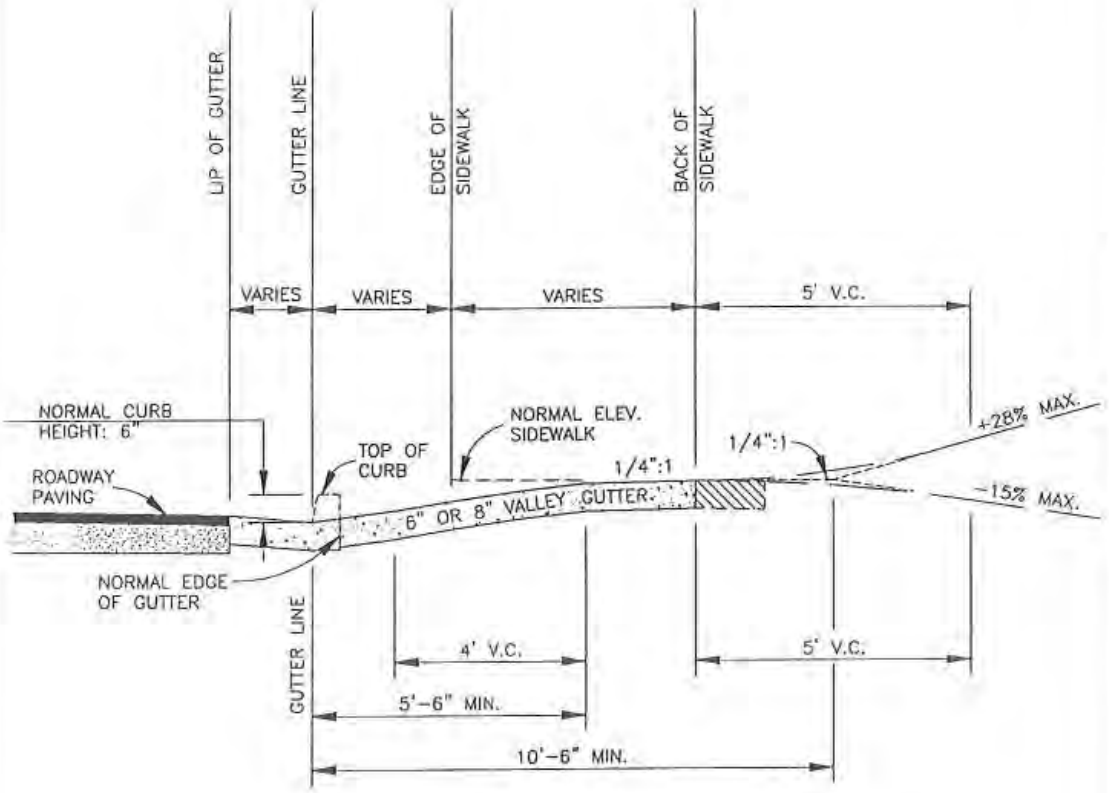
NOTES:

1. ENTRANCE SIGHT DISTANCE FOR NEW DEVELOPMENTS SHALL CONFORM TO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" MOST CURRENT EDITION, BY AASHTO. THE DETAIL SHOWN FOR DETERMINING SIGHT DISTANCE IS PROVIDED AS A GENERAL GUIDE. THE DESIGN PROFESSIONAL SHOULD REFER TO AASHTO STANDARDS TO DETERMINE IF THE PROPOSED ENTRANCE HAS ADEQUATE DISTANCE FOR ALL TURNING MOVEMENTS.
2. ENTRANCE SIGHT DISTANCE IS MEASURED FROM A POINT OF BEGINNING ESTABLISHED 20 FEET BEHIND THE BACK OF CURBLINE ON THE CENTERLINE OF THE EGRESS LANE, AT A HEIGHT OF 3.5 FEET ABOVE FINISHED GRADE ELEVATION. THE LINE OF SIGHT IS THEN EXTENDED THE MINIMUM REQUIRED DISTANCE TO EITHER SIDE OF ABUTTING STREET ALONG THOROUGHFARE TO THE EDGE OF THE ONCOMING TRAFFIC LANE (LANE OF THREAT), TERMINATING AT A POINT 3.5 FEET ABOVE FINISHED PAVEMENT ELEVATION.
3. NEW DEVELOPMENT ENTRANCES INCLUDES ENTRANCE INTERSECTIONS FOR SUBDIVISIONS AND ENTRANCE DRIVEWAYS FOR COMMERICIAL/INDUSTRIAL DEVELOPMENTS.

POSTED SPEED LIMIT OF ROADWAY WHICH VEHICLE IS ENTERING (MPH)	ESD SIGHT DISTANCE (EACH WAY)
25	200'
35	325'
45	550'
55	750'

ENTRANCE SIGHT DISTANCE

CITY OF POWDER SPRINGS, GEORGIA	DEVELOPMENT ENTRANCE SIGHT DISTANCE CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.09



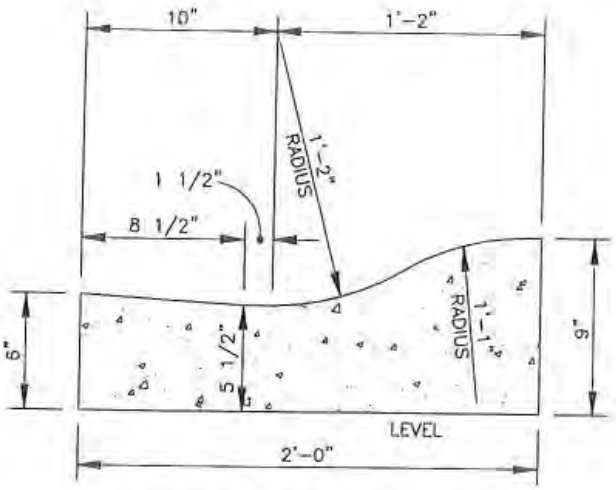
SECTION

NOTES:

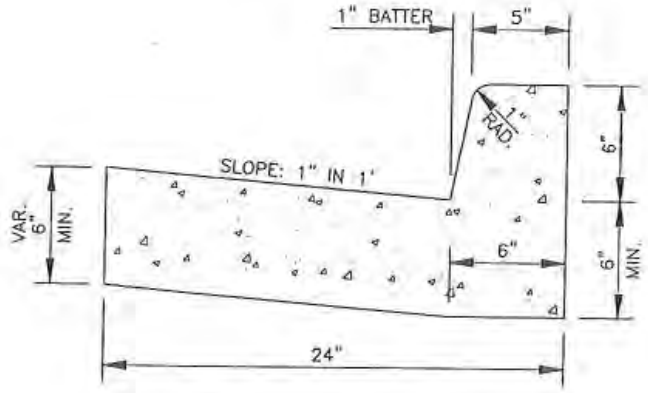
1. VALLEY GUTTER EQUAL TO GEORGIA STANDARD 9031J.
2. VALLEY GUTTER SHALL BE CONCRETE.

COMMERCIAL DRIVEWAY ON EXISTING STREET

CITY OF POWDER SPRINGS, GEORGIA	COMMERCIAL DRIVEWAY ON EXISTING STREET CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 400.10



ROLL BACK CURB

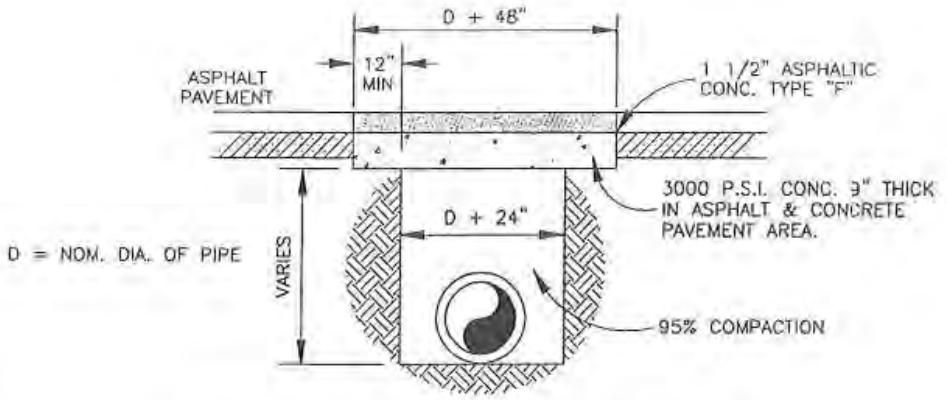


VERTICAL CURB

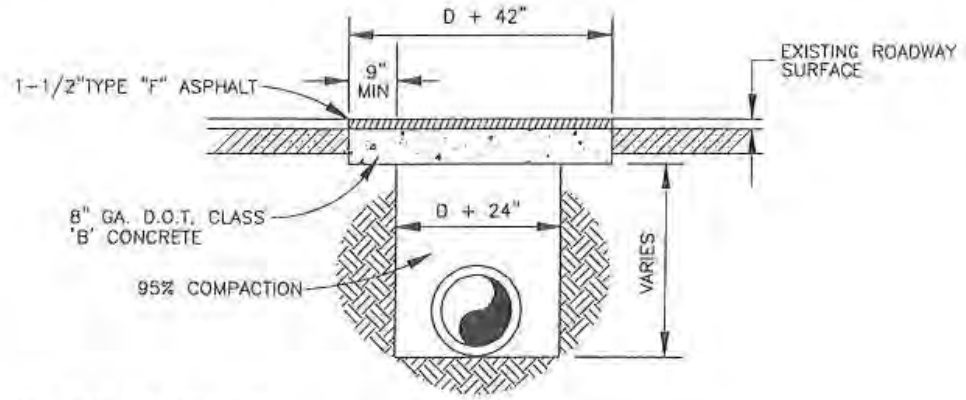
NOTES:

1. VERTICAL CURB SHALL COMPLY WITH GEORGIA STANDARD 9032B, 6" x 24", TYPE 2.
2. 1/2" PREFORMED EXPANSION JOINTS WILL BE REQUIRED AT TANGENT POINTS OF RADIUS RETURNS, AT DRIVEWAYS, AND STREET INTERSECTIONS AND AT 40' INTERVALS ALONG THE CURB.

CITY OF POWDER SPRINGS, GEORGIA	CURB DETAILS RESIDENTIAL/COMMERCIAL & INDUSTRIAL CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.11



STATE OR STATE-AID ROADS

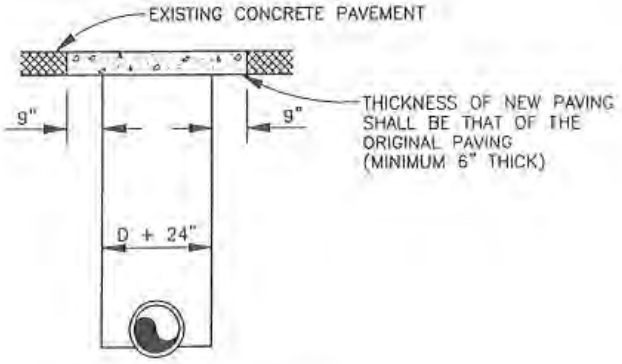


NOTES:

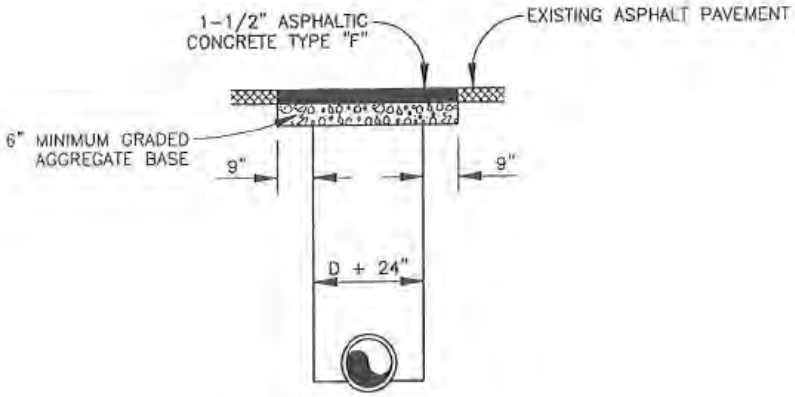
1. PERMISSION MUST BE OBTAINED TO OPEN CUT EXISTING ROADS.
2. ROADWAYS WILL GENERALLY BE BORED OR TUNNELED FROM DITCH LINE TO DITCH LINE.
3. IF CONCRETE PAVEMENT, REPLACE WITH ORIGINAL THICKNESS (MINIMUM 8"), FLUSH WITH EXISTING PAVEMENT.

CITY ROADS

CITY OF POWDER SPRINGS, GEORGIA	TYPICAL STREET CUT REPAIR CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 400.13



CONCRETE DRIVEWAY

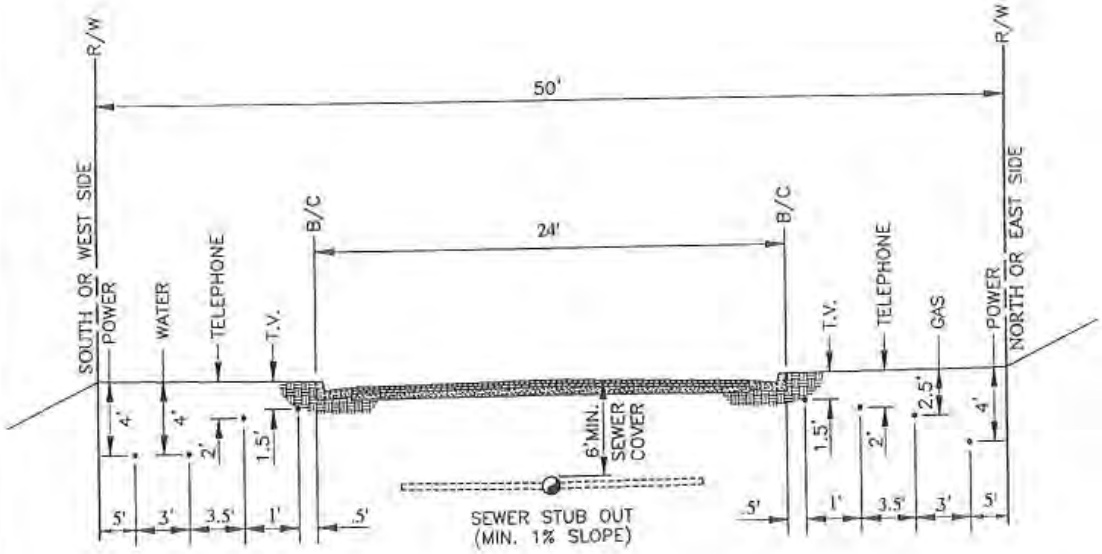


ASPHALT DRIVEWAY

NOTES:

1. BACKFILL TO BE PLACED IN TRENCH IN 6" LAYERS AND THOROUGHLY TAMPED WITH MECHANICAL TAMP TO 95% COMPACTION
2. D = NOMINAL PIPE DIAMETER

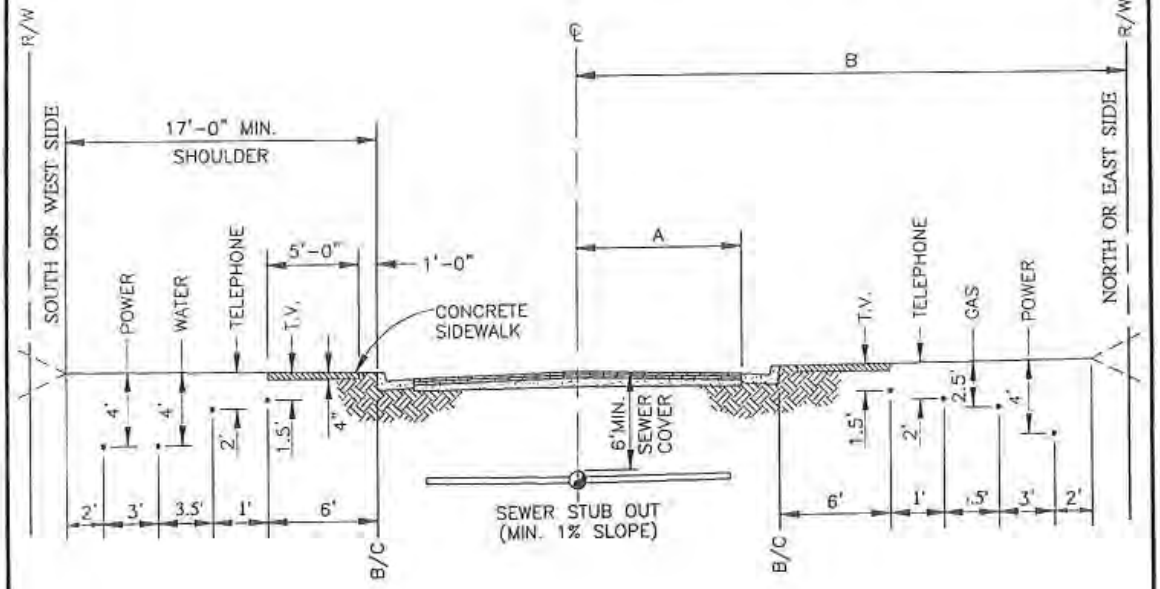
CITY OF POWDER SPRINGS, GEORGIA	TYPICAL DRIVEWAY CUT REPAIR CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.14



TYPICAL CROSS SECTION
RESIDENTIAL STREET
UTILITY LOCATION
50' R/W

NOTE: ON ALL EXISTING STREETS W/O CURB & GUTTER, NO UTILITIES SHALL ENCROACH CLOSER THAN 2.5 FT. TO EDGE OF PAVEMENT.

CITY OF POWDER SPRINGS, GEORGIA	RESIDENTIAL ST. UTILITY LOCATION (50' R/W) CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.15

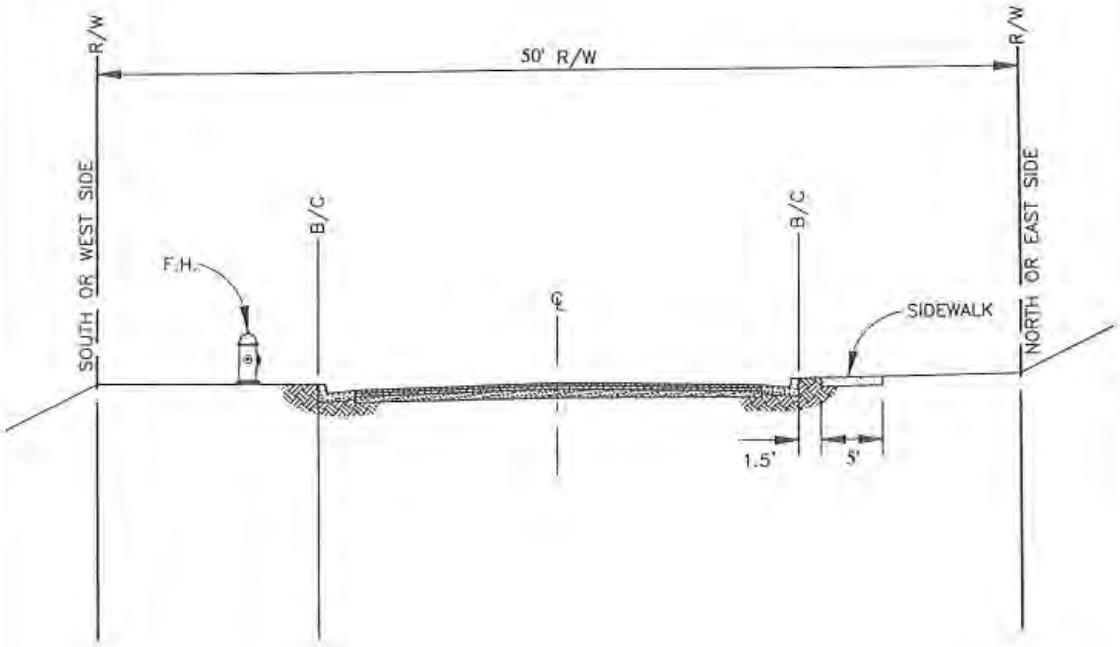


STREET CLASSIFICATION	PAVING WIDTH "A"	R/W WIDTH "B"
ARTERIAL	26'-33'	50'
MAJOR COLLECTOR	26'	40'
LOCAL OR MINOR COLLECTOR	14'	30'

TYPICAL CROSS SECTION INDUSTRIAL/COMMERCIAL STREET UTILITY LOCATION

NOTE: ON ALL EXISTING STREETS W/O CURB & GUTTER, NO UTILITIES SHALL ENCROACH CLOSER THAN 2.5 FT. TO EDGE OF PAVEMENT

CITY OF POWDER SPRINGS, GEORGIA	INDUSTRIAL/ COMMERCIAL ST. UTILITY LOCATION CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.16

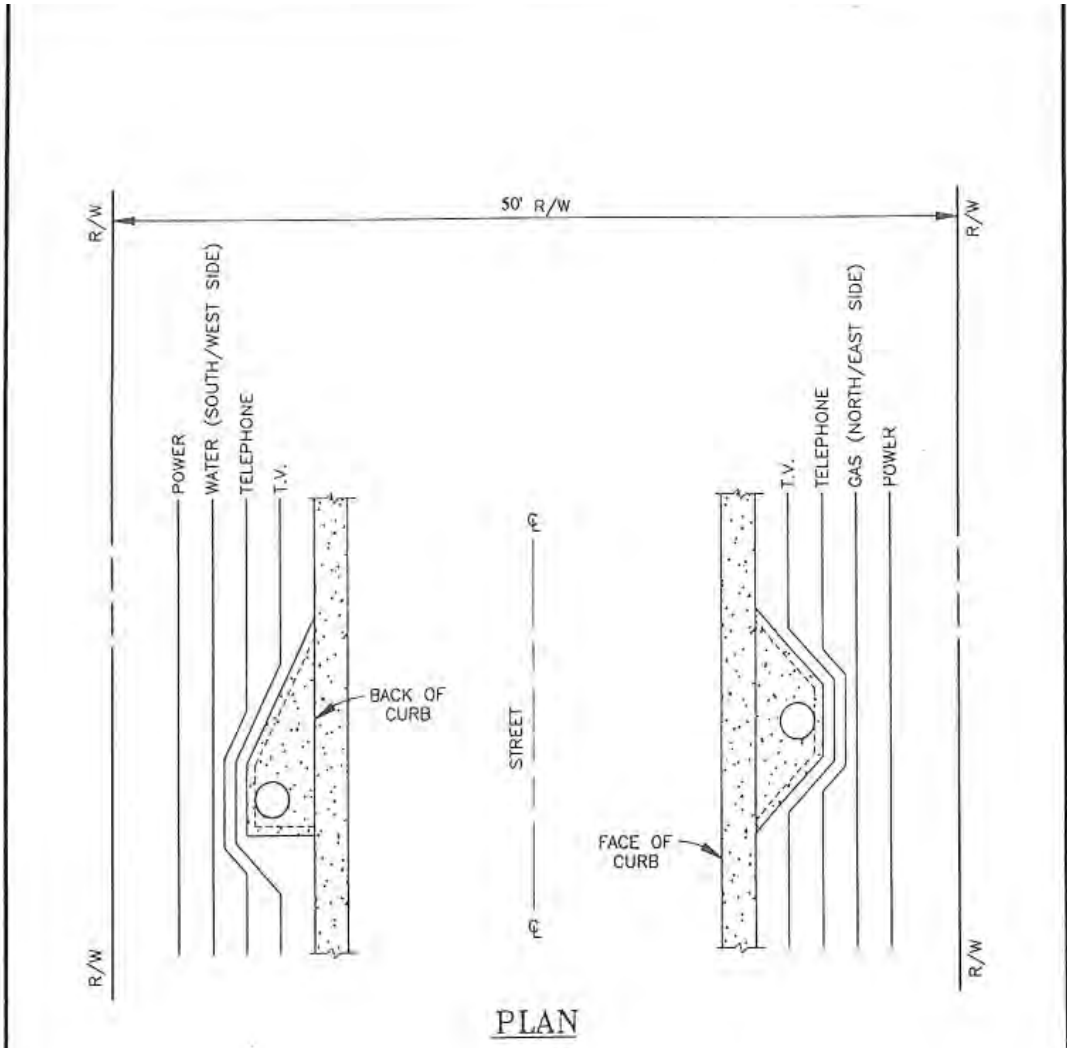


CROSS SECTION

NOTES:

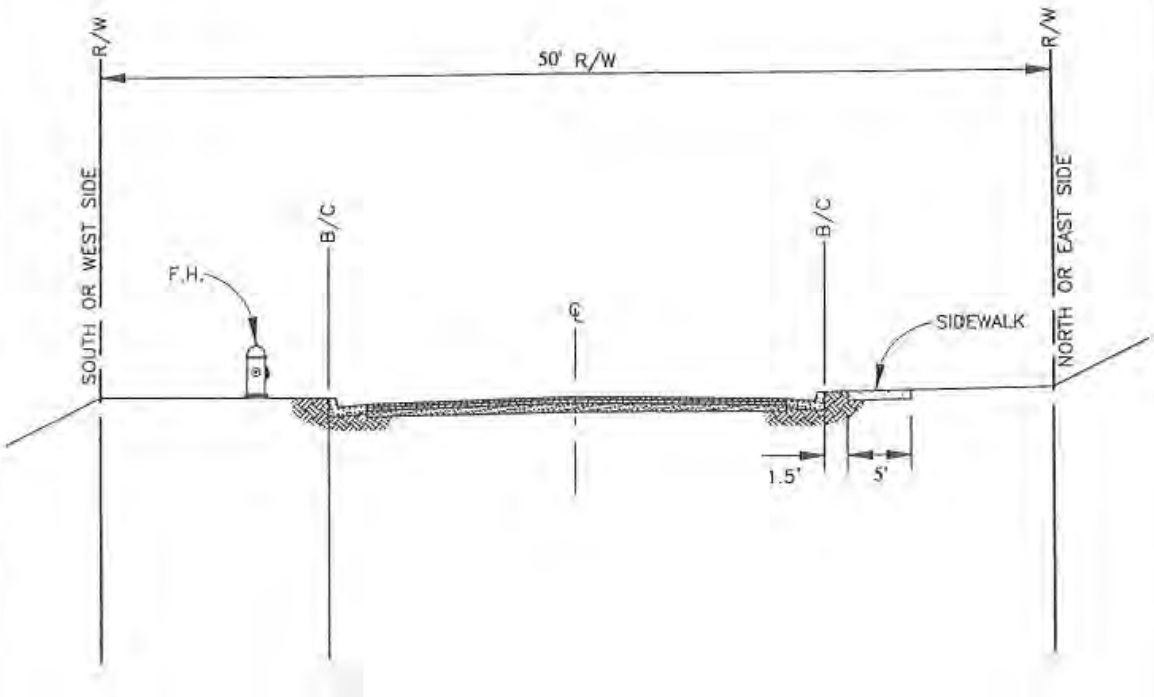
1. SIDEWALKS NORMALY TO BE LOCATED ON THE NORTH OR EAST SIDE OF STREET.
2. IN CASES WHERE STREET CONFIGURATION REQUIRES SIDEWALK TO BE LOCATED ON THE SOUTH OR WEST SIDE OF STREET, FIRE HYDRANTS MUST BE LOCATED ON OPPOSITE SIDE OF STREET.

CITY OF POWDER SPRINGS, GEORGIA	SIDEWALK LOCATION (50' R/W) CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.18



PLAN

CITY OF POWDER SPRINGS, GEORGIA	UTILITY LOCATIONS (50' R/W) CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.19

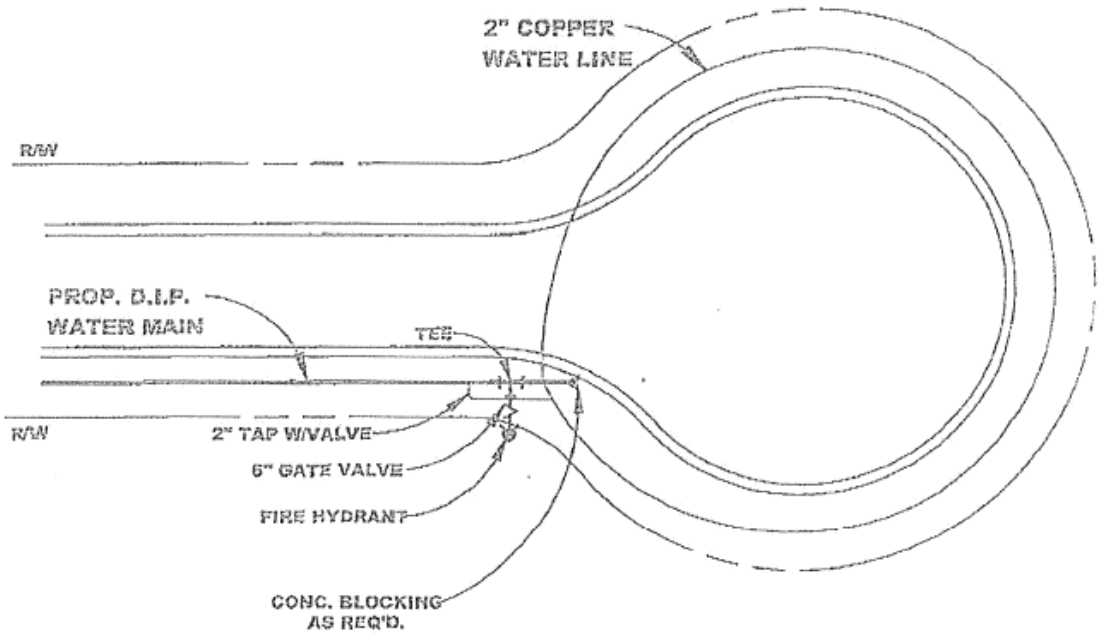


CROSS SECTION

NOTES:

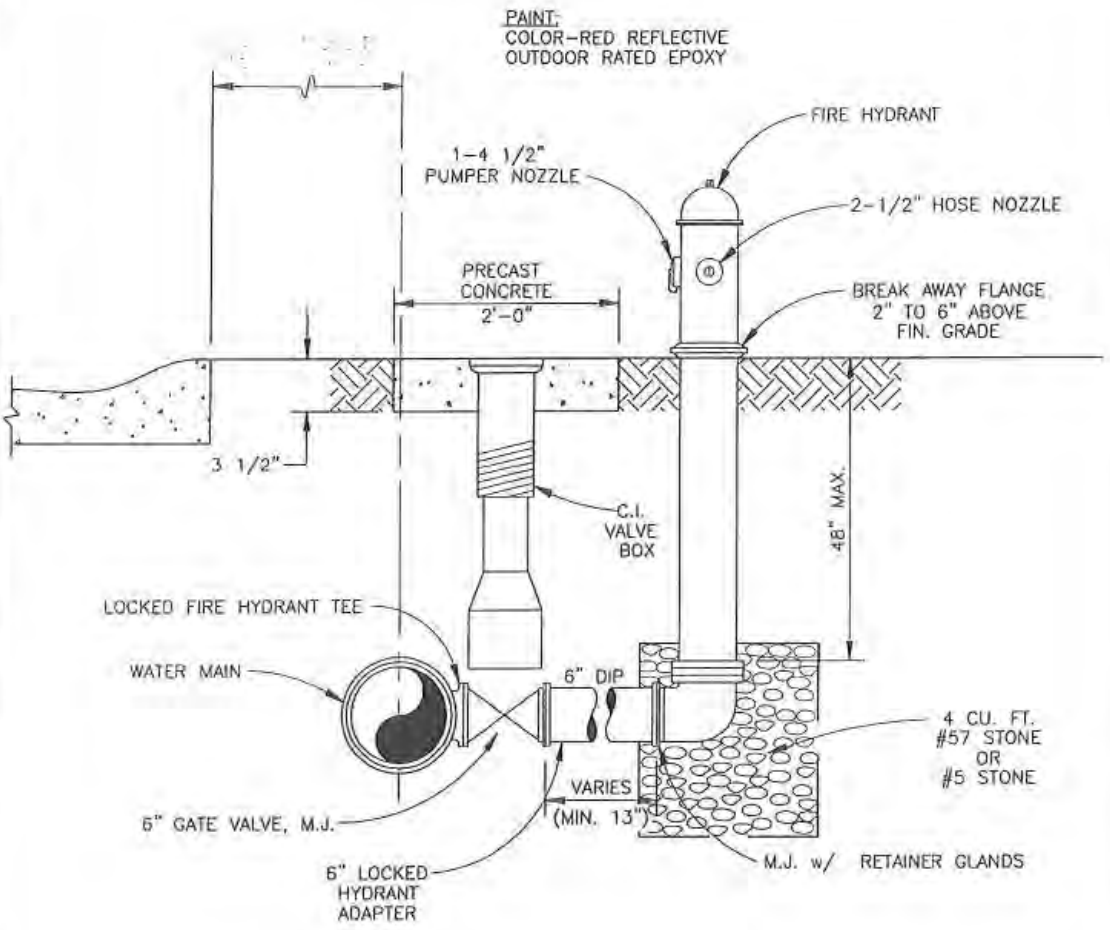
1. SIDEWALKS NORMALY TO BE LOCATED ON THE NORTH OR EAST SIDE OF STREET.
2. IN CASES WHERE STREET CONFIGURATION REQUIRES SIDEWALK TO BE LOCATED ON THE SOUTH OR WEST SIDE OF STREET, FIRE HYDRANTS MUST BE LOCATED ON OPPOSITE SIDE OF STREET.

CITY OF POWDER SPRINGS, GEORGIA	SIDEWALK LOCATION (50' R/W) CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 400.18



TYPICAL WATER MAIN
AT CUL-DE-SAC

CITY OF POWDER SPRINGS, GEORGIA	TYPICAL WATER MAIN AT CUL-DE-SAC CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 401.01

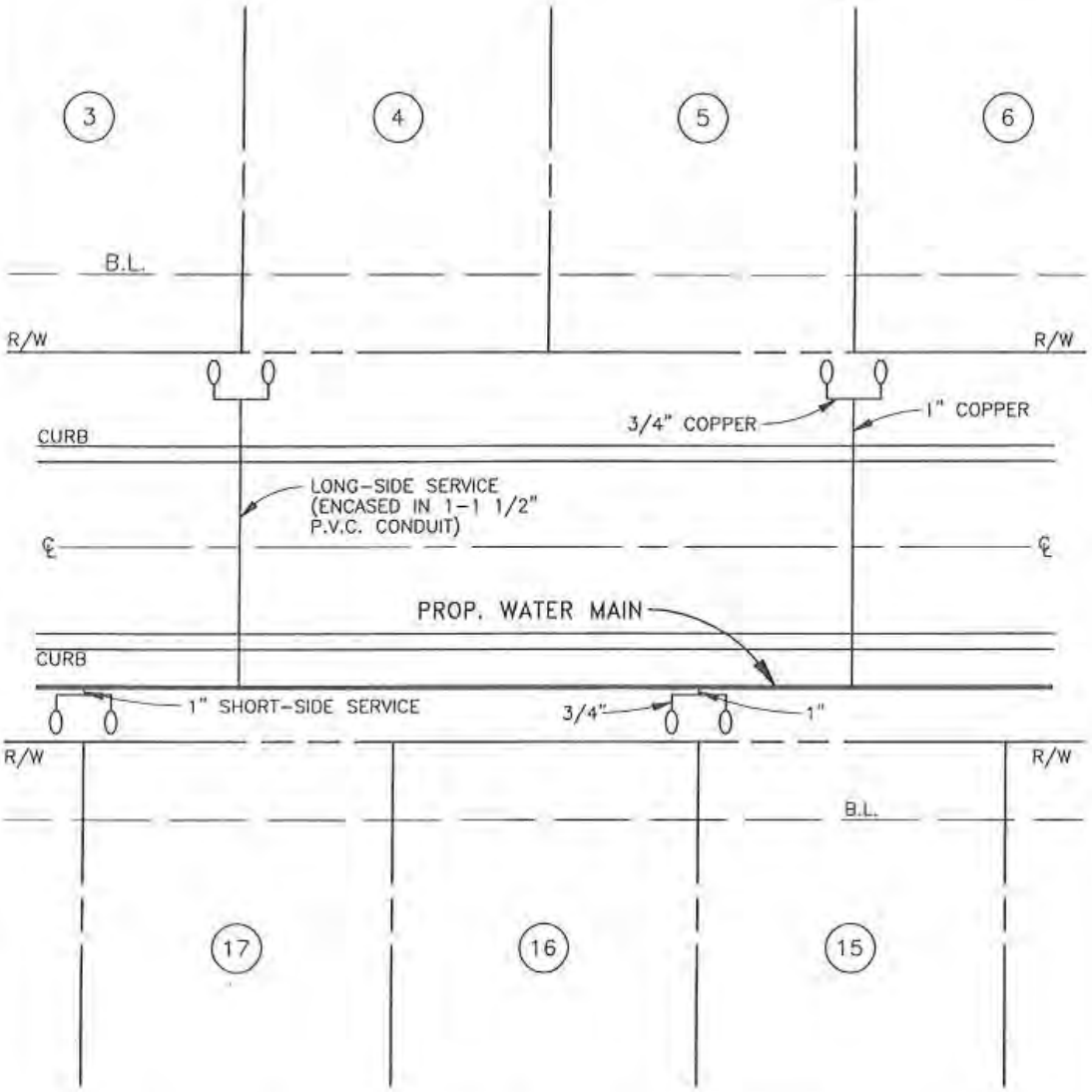


NOTES:

1. 4 1/2" PUMPER NOZZLE TO FACE STREET
2. HYDRANT NOT TO BE SET ON STREET SIDE OF WATER MAIN
3. VALVE BOX TO BE ADJUSTED TO GRADE
4. CONCRETE COLLAR AROUND VALVE BOX IF NOT IN PAVED AREA
5. GRAVEL TO BE PLACED AROUND HYDRANT DRAIN, MINIMUM DIMENSIONS 20" x 20" x 20"

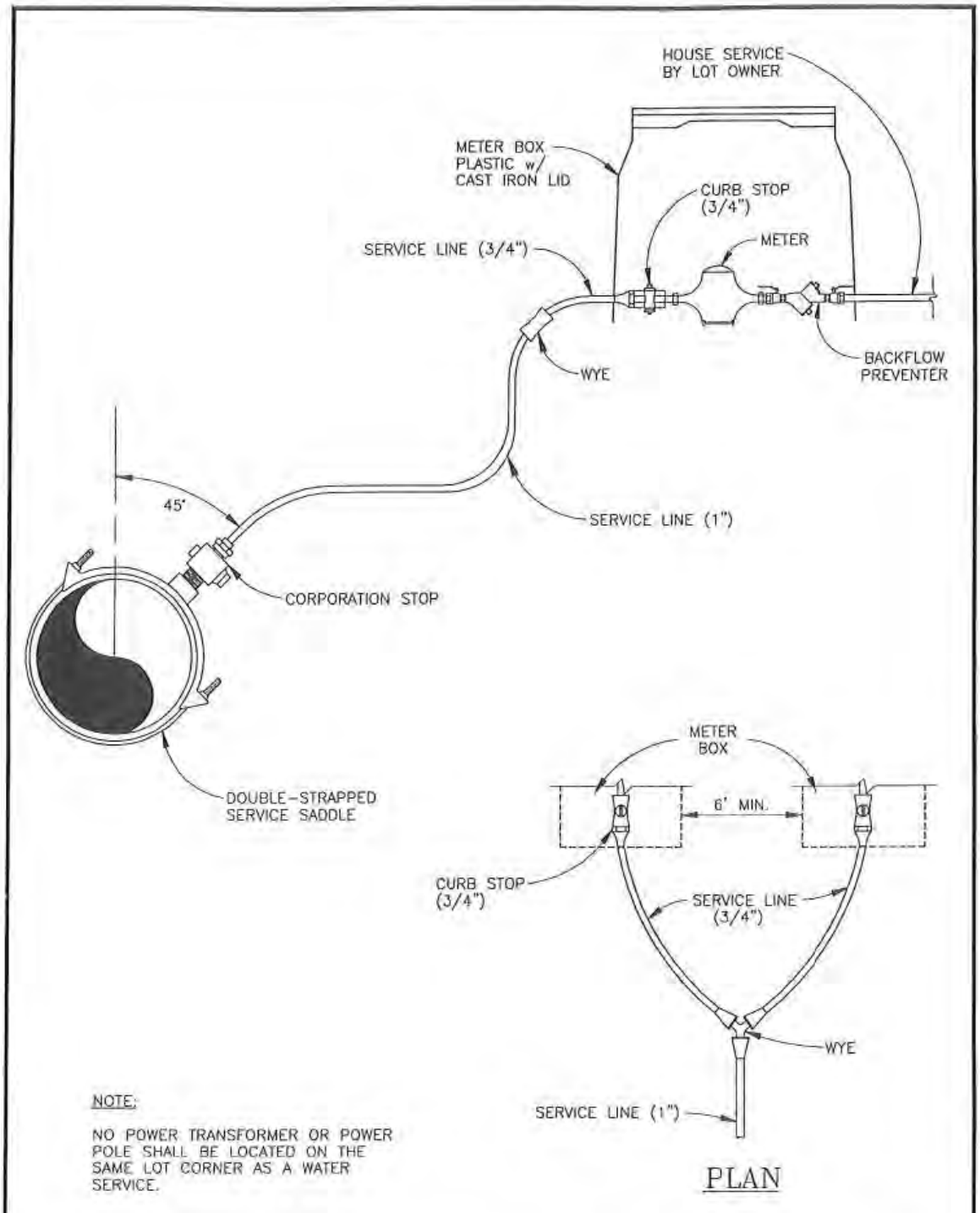
TYPICAL FIRE HYDRANT INSTALLATION

CITY OF POWDER SPRINGS, GEORGIA	TYPICAL FIRE HYDRANT INSTALLATION CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 401.02

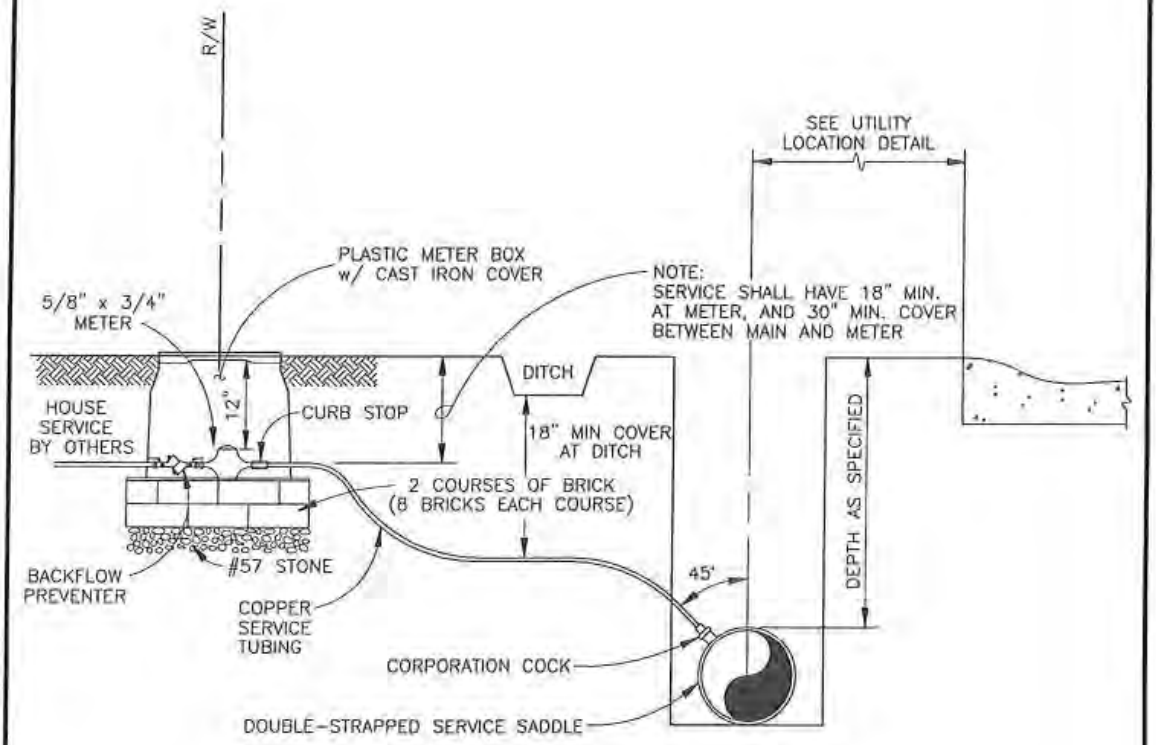


3/4" WATER METER LOCATION
(FOR SUBDIVISION)

CITY OF POWDER SPRINGS, GEORGIA	3/4" WATER METER LOCATION (FOR SUBDIVISIONS) CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 401.03



CITY OF POWDER SPRINGS, GEORGIA	RESIDENTIAL WATER METER INSTALLATION CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 401.04

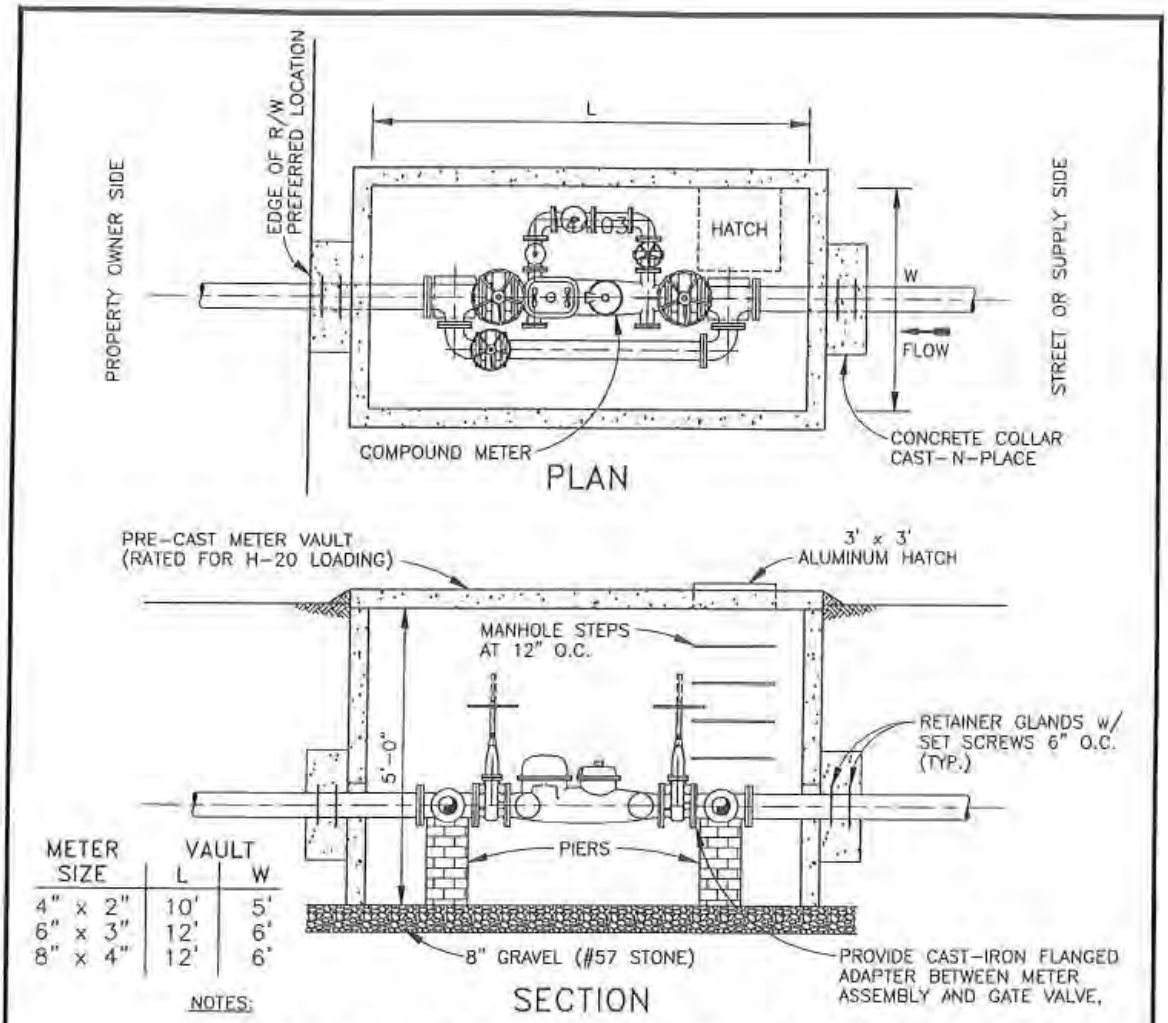


NOTES:

1. SERVICE LINE SHALL BE 3/4" FROM MAIN WHEN ONLY ONE 3/4" SERVICE IS REQUIRED.
2. USE ALL FLARE JOINTS.
3. INSTALLATION SHALL ALLOW ADEQUATE ROOM TO REMOVE AND/OR REPAIR METER.

HOUSE SERVICE INSTALLATION

CITY OF POWDER SPRINGS, GEORGIA	HOUSE SERVICE INSTALLATION CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 401.05

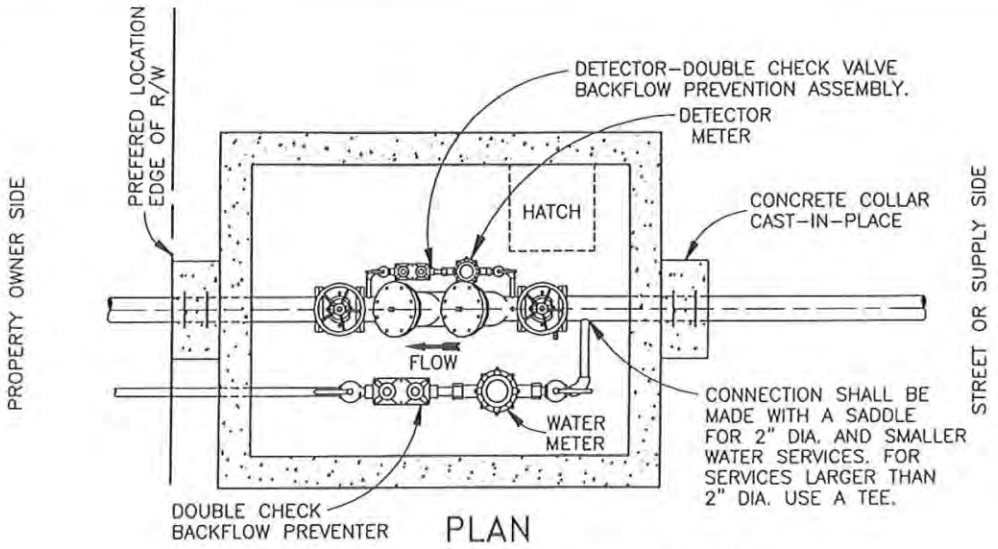


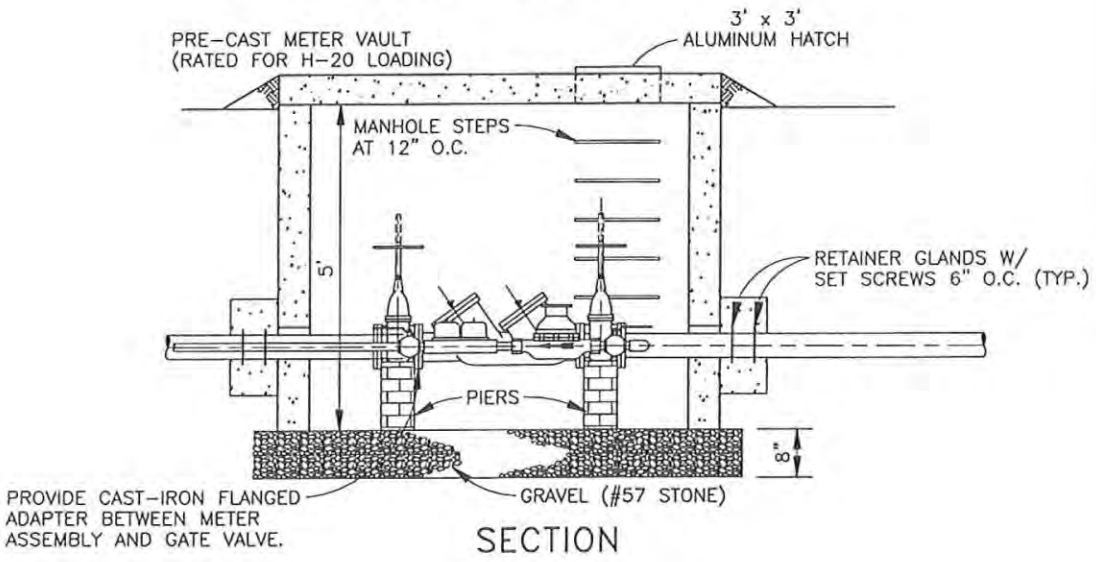
METER SIZE	VAULT L	VAULT W
4" x 2"	10'	5'
6" x 3"	12'	6'
8" x 4"	12'	6'

NOTES:

1. BOXES EXCEEDING 5' IN DEPTH MUST BE APPROVED BY THE CITY
2. WHEN METER BOX CANNOT BE LOCATED ENTIRELY ON R/W, A PERMANENT EASEMENT SHALL BE OBTAINED TO PREVENT FENCES OR OTHER OBSTRUCTIONS FROM BEING ERECTED AROUND THE METER BOX.
3. COVER OPENING & STEPS TO BE PLACED NEAREST THE METER REGISTER.
4. BYPASS REQUIRED (WITH VALVES).
5. THE METER MUST BE INSTALLED WITH AT LEAST 8 DIAMETERS OF STRAIGHT PIPE SAME SIZE AS METER ON THE INLET SIDE TO PERMIT ON-SITE MAINTENANCE AND CALIBRATION. AN INLET AND OUTLET GATE VALVE WITH BYPASS LINE ARE REQUIRED (SEE ILLUSTRATION).
6. THESE BOXES ARE NOT TO BE INSTALLED IN TRAFFIC AREAS WITHOUT PRIOR PERMISSION FROM THE
7. DOUBLE CHECK BACK FLOW PREVENTION REQUIRED ON PROPERTY OWNER'S SIDE OF METER. LOCATION SHALL BE APPROVED BY THE
8. ALL VALVES AND FITTINGS INSIDE THE VAULT SHALL BE FLANGED.
9. ALL FITTINGS OUTSIDE THE VAULT SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS.
10. ALL METERS SHALL COME EQUIPPED WITH A TOUCHREAD OR TOUCHLESS SENSOR COMPATIBLE WITH THE CITY'S METER READING EQUIPMENT.
11. FOR COMPOUND METERS 4" AND SMALLER, THE BYPASS SHALL BE INSTALLED INSIDE THE VAULT. FOR METERS 6" AND LARGER, THE BYPASS MAY BE INSTALLED OUTSIDE OF THE VAULT.

CITY OF POWDER SPRINGS, GEORGIA	COMPOUND METERS AND VAULT CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 401.06

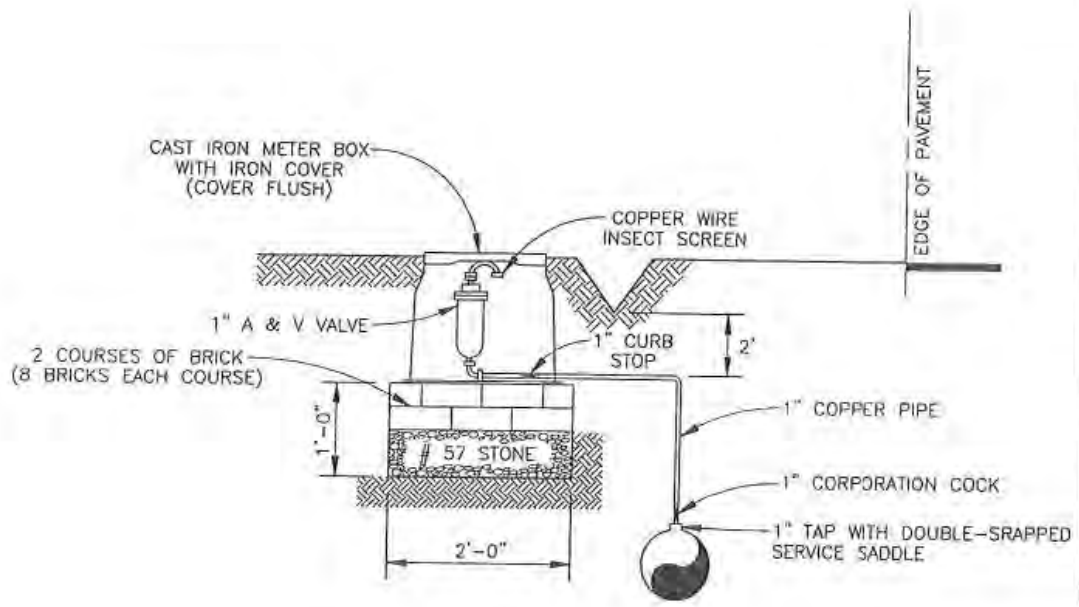




NOTES:

1. BOXES EXCEEDING 5' IN DEPTH MUST BE APPROVED BY THE CITY
2. WHEN METER BOX CANNOT BE LOCATED ENTIRELY ON R/W, A PERMANENT EASEMENT SHALL BE OBTAINED TO PREVENT FENCES OR OTHER OBSTRUCTION FROM BEING ERECTED AROUND THE METER BOX.
3. COVER OPENING & STEPS TO BE PLACED NEAREST THE METER REGISTER.
4. THESE BOXES ARE NOT TO BE INSTALLED IN TRAFFIC AREAS WITHOUT PRIOR PERMISSION FROM THE
5. ALL VALVES AND FITTINGS INSIDE THE VAULT SHALL BE FLANGED.
6. REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) REQUIRED WHEN THE DANGER FROM BACKFLOW PRESENTS A HEALTH HAZARD. ALL RPDAs SHALL BE INSTALLED IN VAULTS SET ABOVE THE GROUND WITH DRAINS.

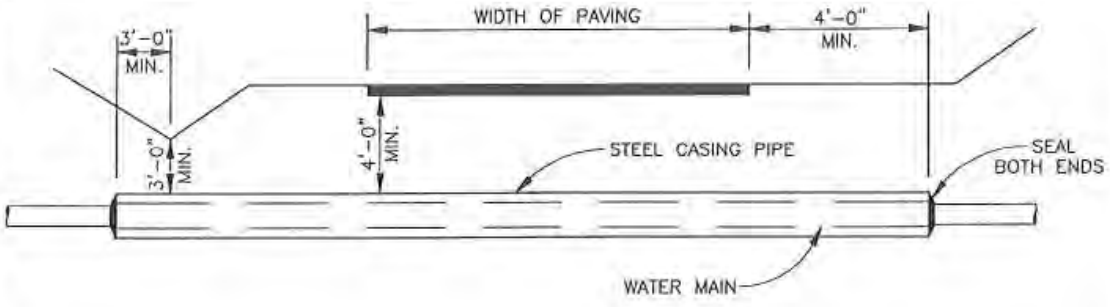
CITY OF POWDER SPRINGS, GEORGIA	DETECTOR/WATER METERS AND VAULT CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 401.07



NOTES: 1. VALVE MARKER REQUIRED.

TYPICAL WATER AIR & VACUUM RELEASE VALVE ASSEMBLY

CITY OF POWDER SPRINGS, GEORGIA	WATER A&V RELEASE VALVE ASSEMBLY CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 401.08

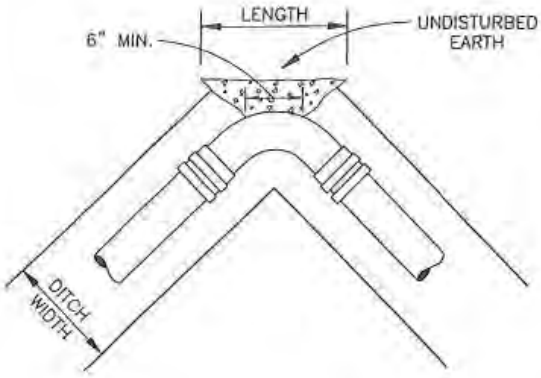


NOTES:

1. CASING PIPE SHALL EXTEND A MINIMUM OF 3' BEYOND TOE OF FILL SLOPES OR DITCH LINES AND 4' BEYOND EDGE OF PVMT. AND BACK OF CURB.
2. CASING SPACERS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

TYPICAL ROAD CROSSING

CITY OF POWDER SPRINGS, GEORGIA	TYPICAL ROAD CROSSING CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 401.09



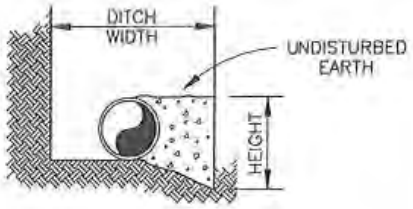


TABLE FOR CONCRETE BLOCKING
(16" PIPE, 200 PSI TEST PRESSURE)

FITTING	MINIMUM BEARING AREA LENGTH x HEIGHT
11 1/4° BEND	2' x 2'
22 1/2° BEND	2' x 3'
45° BEND	3' x 4'
90° BEND	5' x 4'
TEE	4' x 4'
DEAD END	4' x 4'

FOR SMALLER PIPE, THE ABOVE BLOCKING BEARING AREA CAN BE MULTIPLIED BY REDUCTION FACTORS SHOWN BELOW; HOWEVER, THE LEAST DIMENSION IS TO BE NOT LESS THAN 1 FOOT.

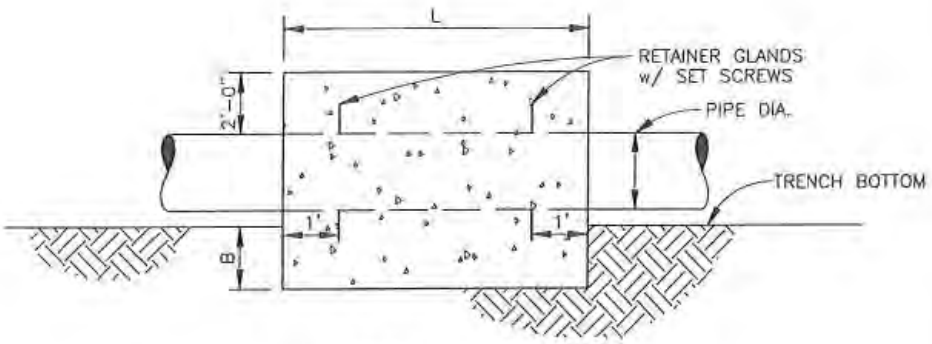
PIPE SIZE	REDUCTION FACTOR
12"	0.58
10"	0.41
8"	0.27
6"	0.16

NOTE:

1. SOIL BEARING STRENGTH OF 2500 PSI IS ASSUMED IN THE CALCULATIONS ABOVE.
2. REDUCTION FACTOR IS TO BE MULTIPLIED BY BEARING AREA, NOT BY LENGTH AND HEIGHT DIMENSIONS.

CONCRETE BLOCKING DETAIL

CITY OF POWDER SPRINGS, GEORGIA	CONCRETE BLOCKING DETAIL CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 401.10



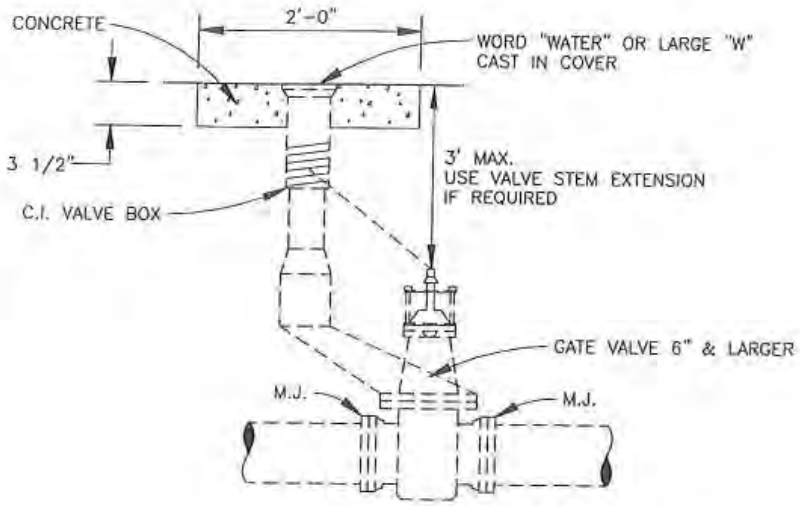
PROFILE VIEW

PIPE DIA.	L	B
8"	4'	1'
10"	4'	1'
12"	4'	1'
16"	4'	2'

NOTE:
CONCRETE COLLAR WIDTH EQUALS THE WIDTH OF THE TRENCH PLUS FOUR FEET (TWO FEET ON EACH SIDE OF THE TRENCH).

CONCRETE THRUST COLLAR

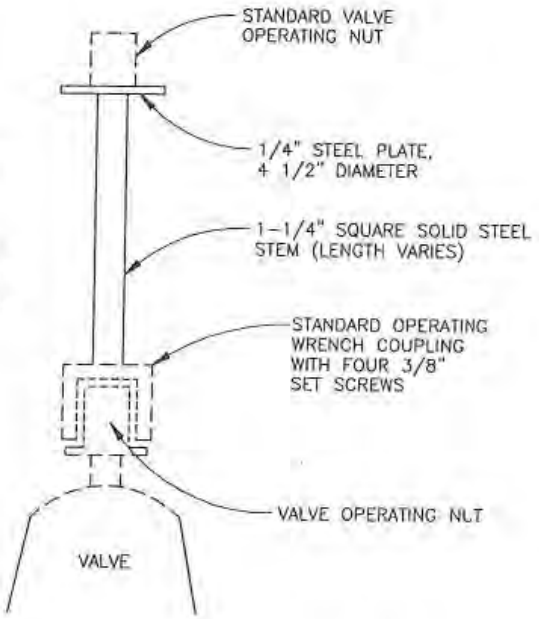
CITY OF POWDER SPRINGS, GEORGIA	CONCRETE THRUST COLLAR CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 401.11



TYPICAL VALVE INSTALLATION

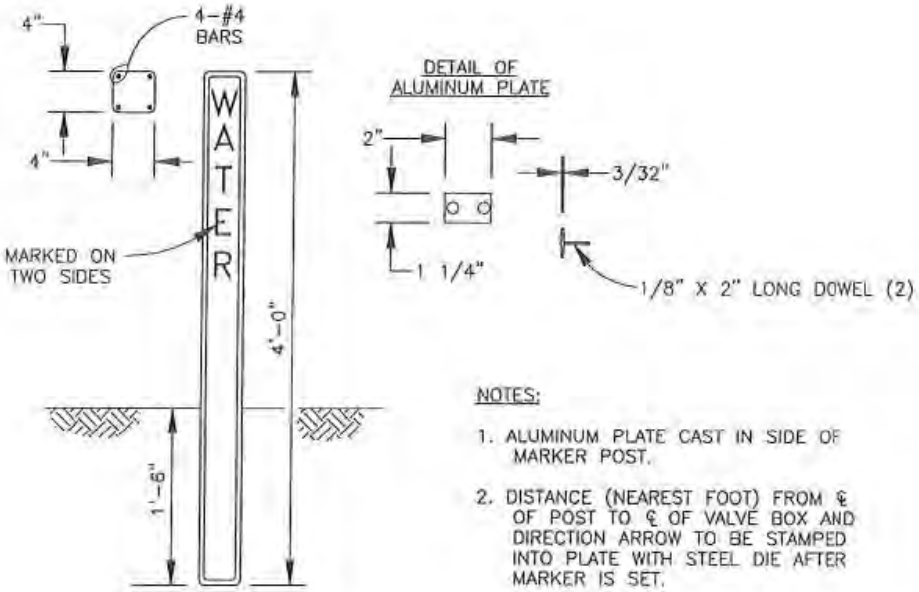
NOTES:

1. TOP OF EXTENSION SHALL BE NO MORE THAN THREE FEET BELOW FINAL GRADE.
2. CONTRACTOR IS RESPONSIBLE FOR IN FIELD MEASUREMENT OF DEPTH OF PIPE COVER TO DETERMINE NEED FOR VALVE STEM EXTENSION.



VALVE STEM EXTENSION DETAIL

CITY OF POWDER SPRINGS, GEORGIA	TYPICAL VALVE INSTALLATION CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 401.12

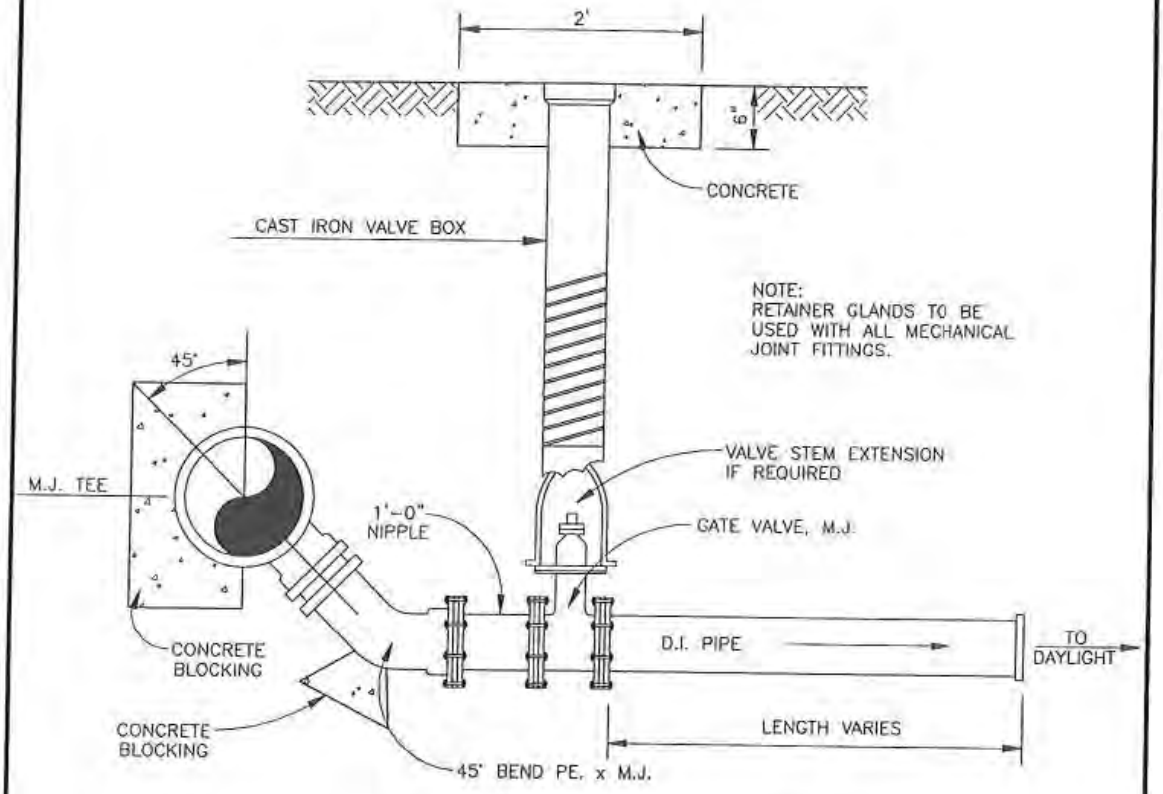


NOTES:

1. ALUMINUM PLATE CAST IN SIDE OF MARKER POST.
2. DISTANCE (NEAREST FOOT) FROM ℄ OF POST TO ℄ OF VALVE BOX AND DIRECTION ARROW TO BE STAMPED INTO PLATE WITH STEEL DIE AFTER MARKER IS SET.

DETAIL OF CONCRETE VALVE MARKER

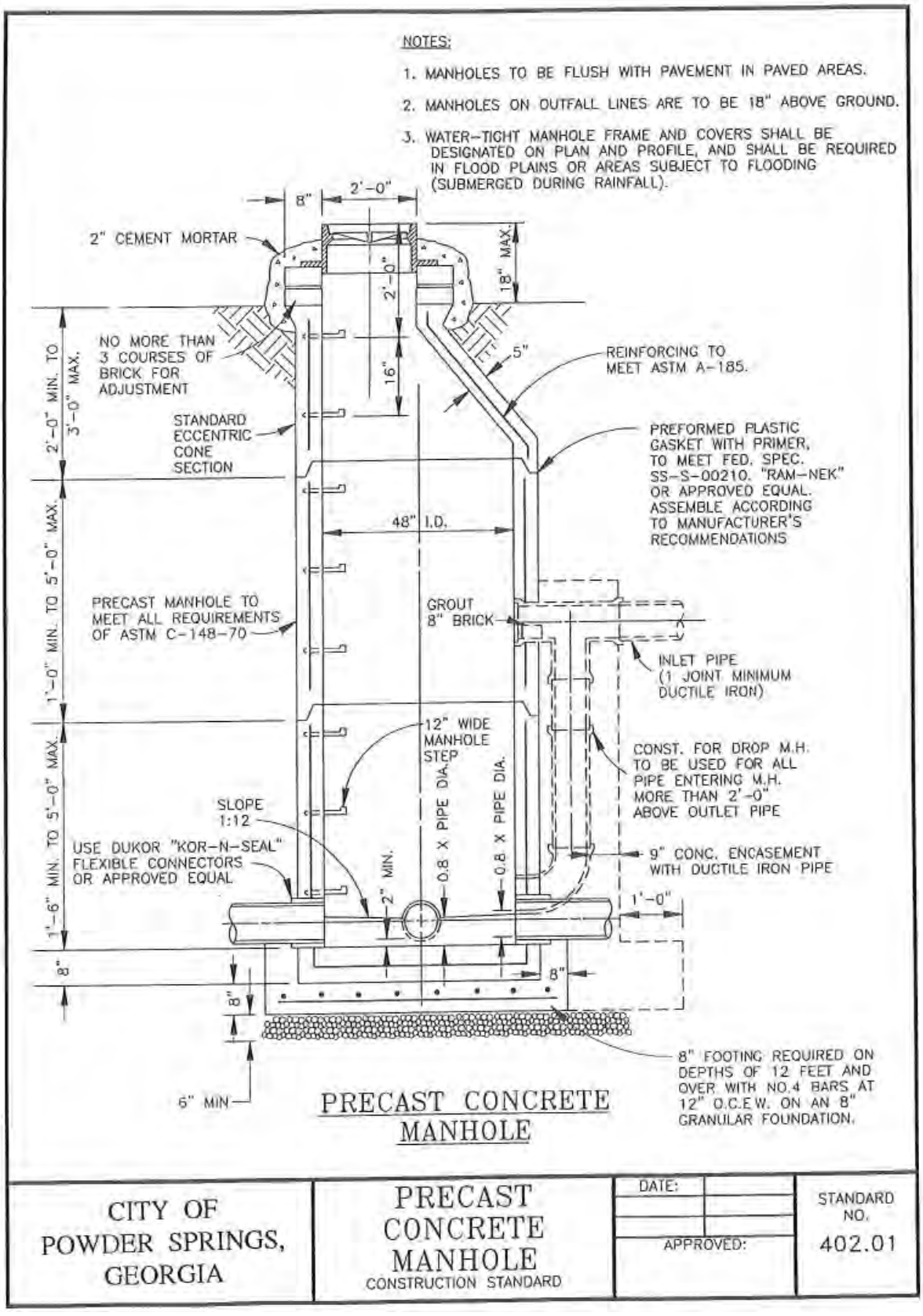
CITY OF POWDER SPRINGS, GEORGIA	CONCRETE VALVE MARKER CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 401.13

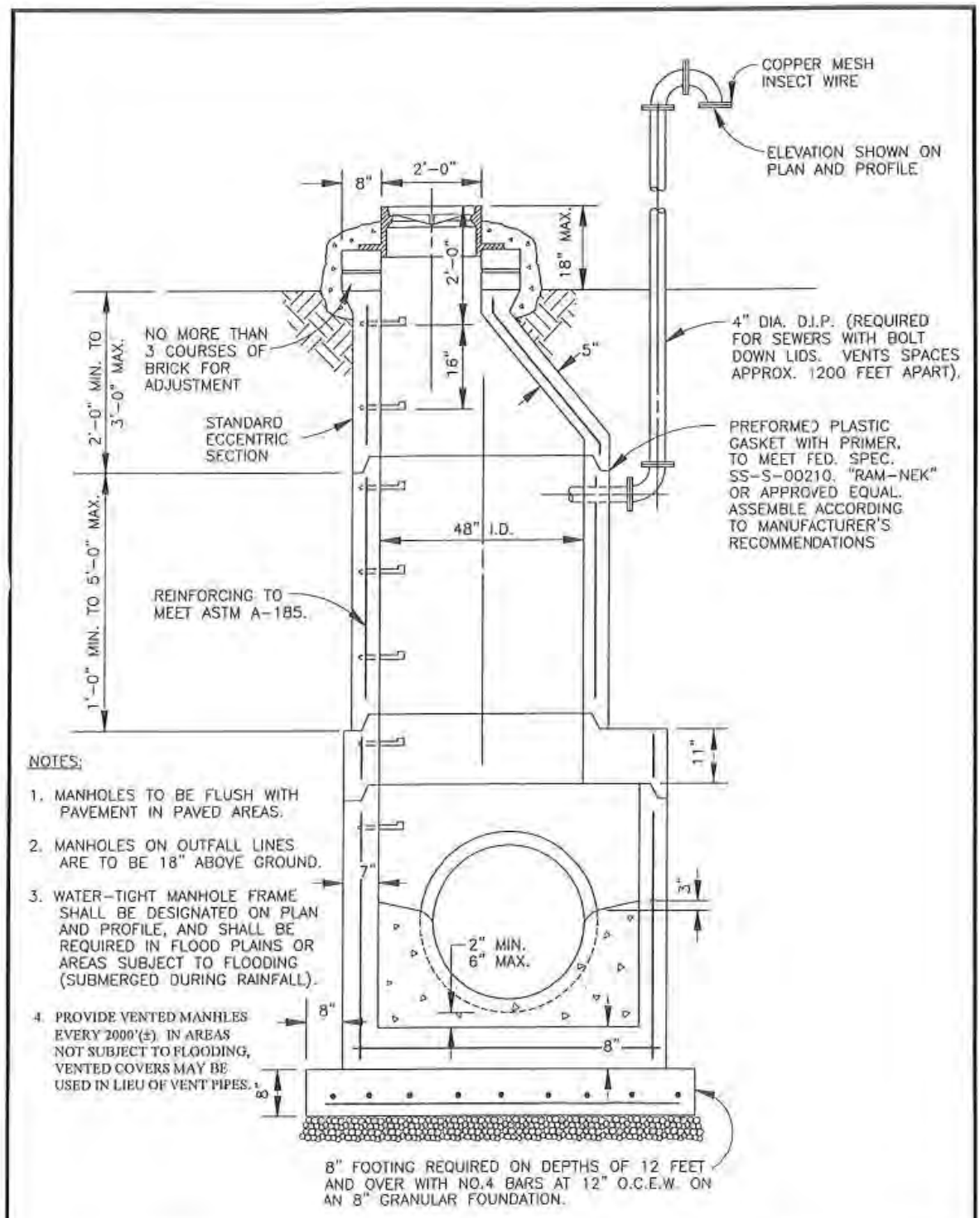


BLOW-OFF ASSEMBLY

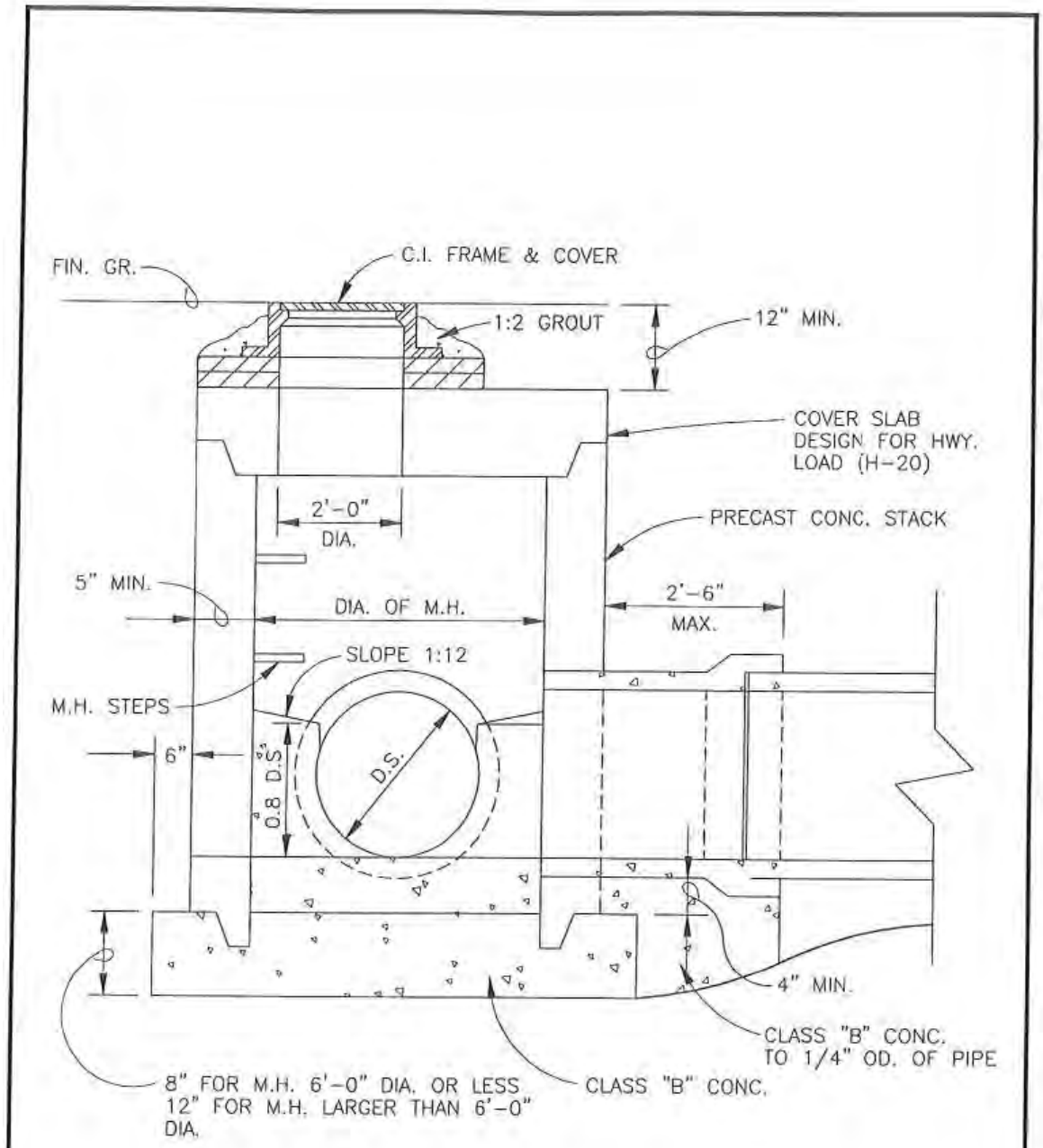
NOT TO SCALE

CITY OF POWDER SPRINGS, GEORGIA	BLOW-OFF VALVE ASSEMBLY CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 401.14


NOTES:
1. MANHOLES TO BE FLUSH WITH PAVEMENT IN PAVED AREAS.
2. MANHOLES ON OUTFALL LINES ARE TO BE 18" ABOVE GROUND.
3. WATER-TIGHT MANHOLE FRAME AND COVERS SHALL BE DESIGNATED ON PLAN AND PROFILE, AND SHALL BE REQUIRED IN FLOOD PLAINS OR AREAS SUBJECT TO FLOODING (SUBMERGED DURING RAINFALL).
8"
2'-0"
2" CEMENT MORTAR
18" MAX.
2'-0"
16"
5"
NO MORE THAN 3 COURSES OF BRICK FOR ADJUSTMENT
2'-0" MIN. TO 3'-0" MAX.
REINFORCING TO MEET ASTM A-185.
STANDARD ECCENTRIC CONE SECTION
PREFORMED PLASTIC GASKET WITH PRIMER, TO MEET FED. SPEC. SS-S-00210. "RAM-NEK" OR APPROVED EQUAL. ASSEMBLE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS
48" I.D.
1'-0" MIN. TO 5'-0" MAX.
PRECAST MANHOLE TO MEET ALL REQUIREMENTS OF ASTM C-148-70
GROUT 8" BRICK
INLET PIPE (1 JOINT MINIMUM DUCTILE IRON)
12" WIDE MANHOLE STEP
CONST. FOR DROP M.H. TO BE USED FOR ALL PIPE ENTERING M.H. MORE THAN 2'-0" ABOVE OUTLET PIPE
1'-6" MIN. TO 5'-0" MAX.
SLOPE 1:12
USE DUKOR "KOR-N-SEAL" FLEXIBLE CONNECTORS OR APPROVED EQUAL
2" MIN.
0.8 X PIPE DIA.
0.8 X PIPE DIA.
9" CONC. ENCASEMENT WITH DUCTILE IRON PIPE
1'-0"
8"
8"
8"
8" FOOTING REQUIRED ON DEPTHS OF 12 FEET AND OVER WITH NO.4 BARS AT 12" O.C.E.W. ON AN 8" GRANULAR FOUNDATION.
6" MIN
PRECAST CONCRETE MANHOLE
CITY OF POWDER SPRINGS, GEORGIA
PRECAST CONCRETE MANHOLE
CONSTRUCTION STANDARD
DATE:
APPROVED:
STANDARD NO.
402.01

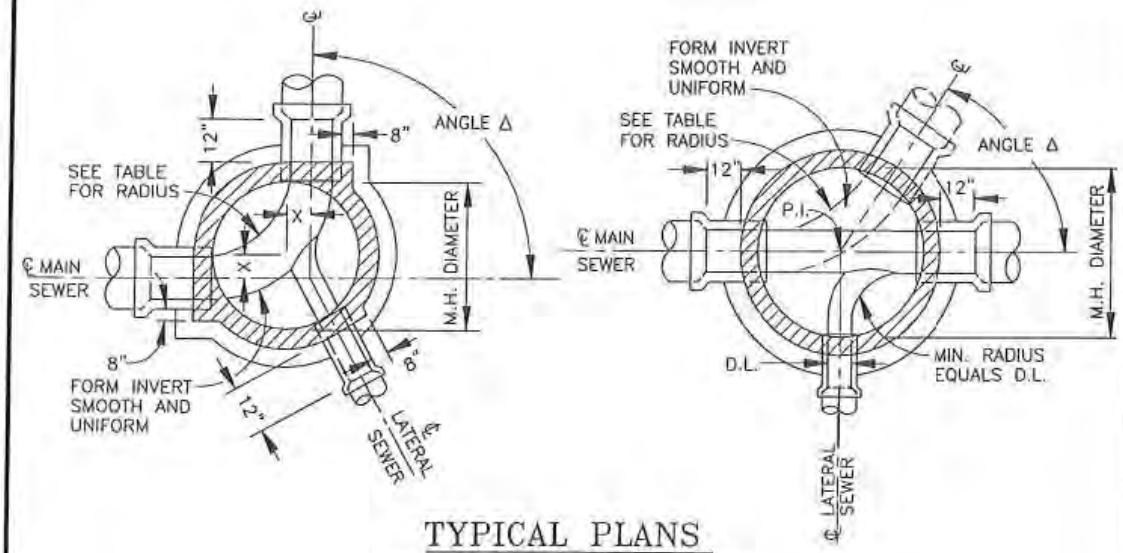


CITY OF POWDER SPRINGS, GEORGIA	STANDARD VENTED MANHOLE (FOR PIPE LARGER THAN 18") CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 402.02



SHALLOW MANHOLE DETAIL

CITY OF POWDER SPRINGS, GEORGIA	PRECAST CONCRETE MANHOLE CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 402.03

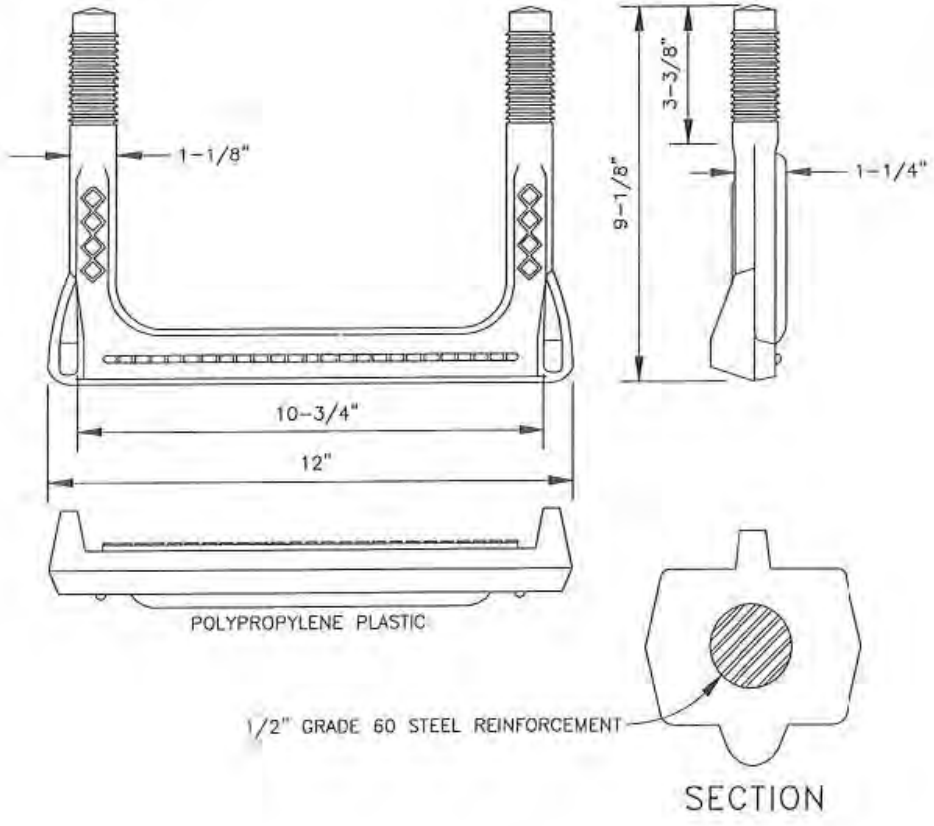


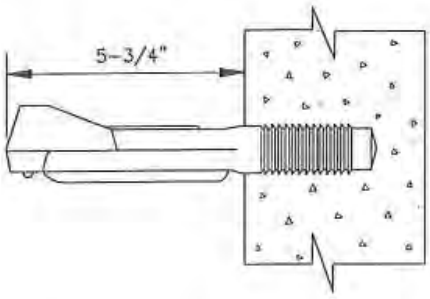
TYPICAL PLANS
STANDARD MANHOLE

STANDARD MANHOLE
SCHEDULE OF GOVERNING DIMENSIONS

PIPE SIZE	ANGLE Δ	MANHOLE DIAMETER	"R"	"X"
8" TO 18"	0° TO 90°	4'-0"	2'-0"	0"
21" & 24"	0° TO 60°	4'-0"	2'-0"	6"
21" & 24"	60° TO 70°	5'-0"	2'-0"	6"
21" & 24"	70° TO 80°	5'-0"	2'-0"	7- 1/2"
21" & 24"	80° TO 90°	5'-0"	2'-0"	10- 1/2"
30" & 36"	0° TO 60°	5'-0"	3'-0"	8"
30" & 36"	60° TO 70°	6'-0"	3'-0"	10"
30" & 36"	70° TO 80°	6'-0"	3'-0"	13"
30" & 36"	80° TO 90°	6'-0"	3'-0"	16"
42"	0° TO 35°	6'-0"	3'-0"	3"
42"	35° TO 50°	6'-0"	6'-0"	6"
42"	50° TO 90°	7'-0"	6'-0"	0"
48" & 54"	0° TO 35°	6'-0" & 7'-0"	6'-0"	0"
48" & 54"	35° TO 90°	8'-0"	6'-0"	0"

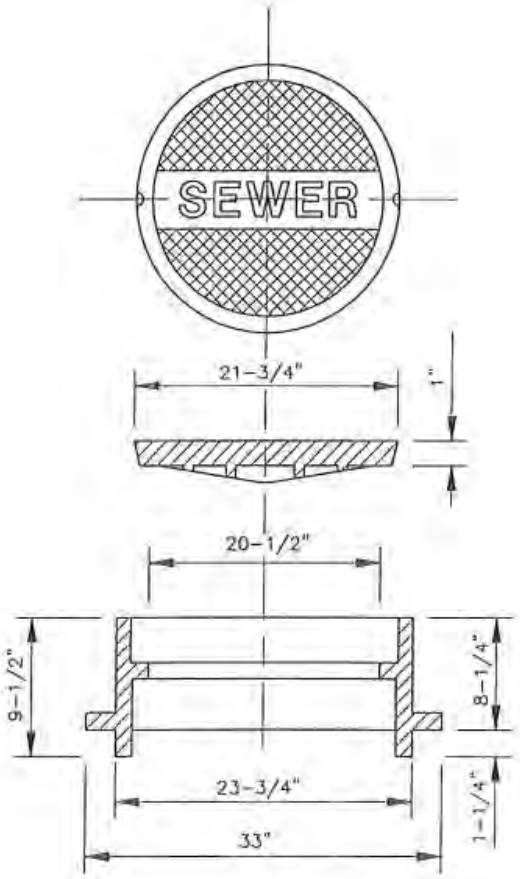
CITY OF POWDER SPRINGS, GEORGIA	STANDARD MANHOLE PLANS CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 402.04





MANHOLE STEP
DETAIL

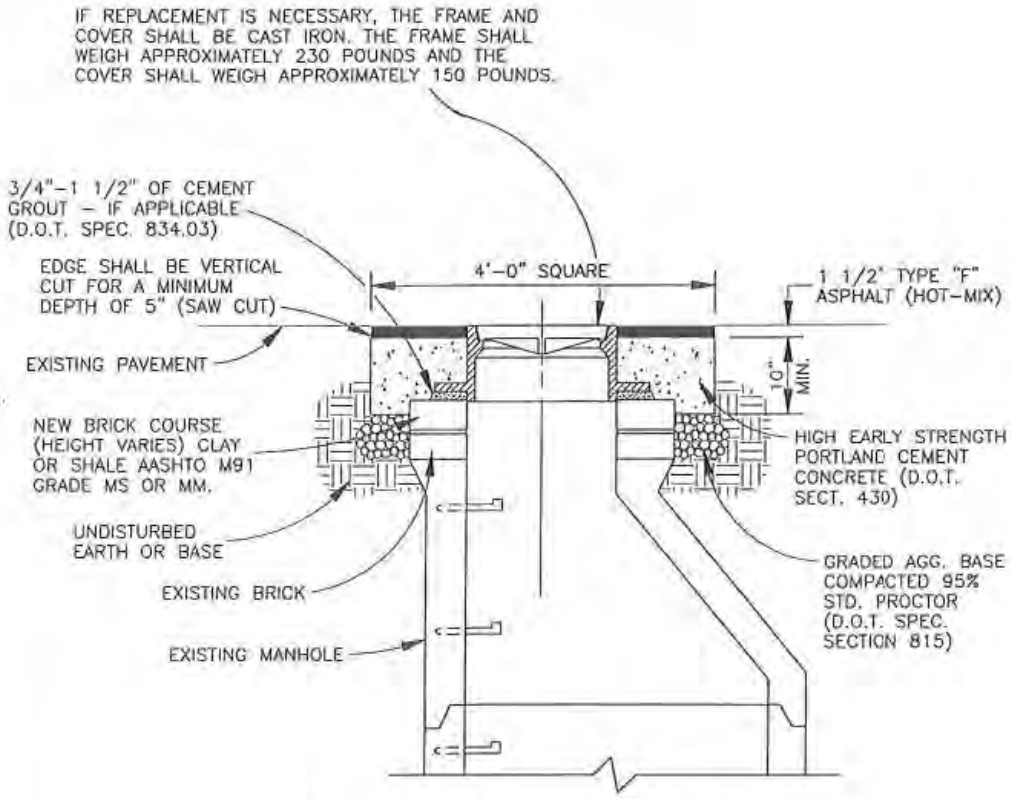
CITY OF POWDER SPRINGS, GEORGIA	MANHOLE STEP CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 402.05



MANHOLE FRAME AND COVER

TOTAL WEIGHT: 300 LB. NON-TRAFFIC
365 LB. IN ROADWAY OR PARKING LOT
435 LB. WATER-TIGHT

CITY OF POWDER SPRINGS, GEORGIA	STANDARD MANHOLE FRAME & COVER CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 402.06



MANHOLE FRAME-GRADE ADJUSTMENT

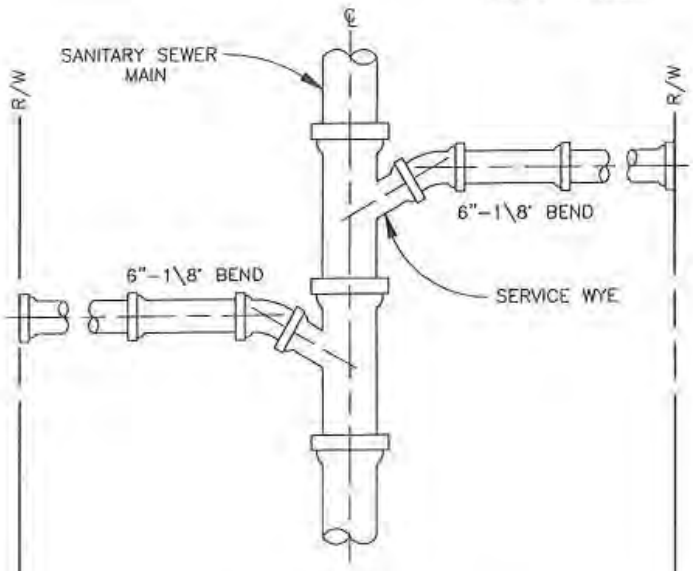
NOTES:

1. PORTLAND CONCRETE FOR COLLAR SHALL BE A MIN. OF 10" THICK AND SHALL EXTEND FROM THE LAST FULL COURSE OF BRICK TO 1 1/2" BELOW THE EXISTING PAVEMENT.
2. THE CONTRACTOR HAS THE OPTION OF USING PORTLAND CONCRETE FOR THE FULL DEPTH (FROM THE ASPHALT TO UNDISTURBED EARTH) OR AS SHOWN ABOVE.
3. THE CONCRETE SHALL BE LEFT WITH A RAKED FINISH TO PROVIDE A ROUGH SURFACE FOR THE ASPHALT TO BOND TO BITUMINOUS TACK AND ASPHALT SHALL BE PLACED PER CURRENT D.O.T. SPECIFICATIONS.
4. STEEL PLATES MAY BE REQUIRED BY THE CITY IN HIGH TRAFFIC AREAS TO PROTECT THE FRESH CONCRETE FOR A MINIMUM OF 40 HOURS. IN THESE HIGH TRAFFIC AREAS BARRICADES, CONES, ETC. WILL NOT BE ALLOWED.
5. BEFORE WORKING IN AN AREA, THE CONTRACTOR SHALL NOTIFY THE CITY

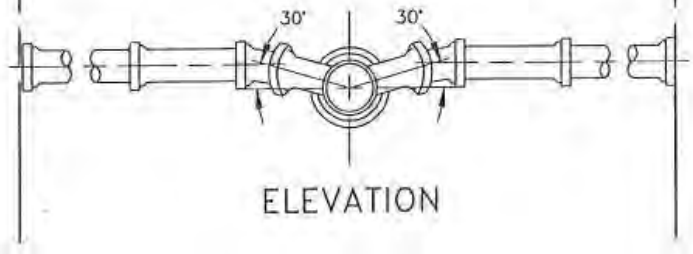
CITY OF POWDER SPRINGS, GEORGIA	MANHOLE FRAME-GRADE ADJUSTMENT CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 402.07

NOTE:

1. SEWER LATERAL TO BE LOCATED 5 FEET FROM THE SIDE LOT LINE ON THE DOWNSTEAM SIDE OF THE SANITARY SEWER.
2. MIN. SLOPE OF 1% REQ'D. FOR 6" SERVICE. MIN SLOPE OF 2% REQ'D FOR 4" SERVICE.



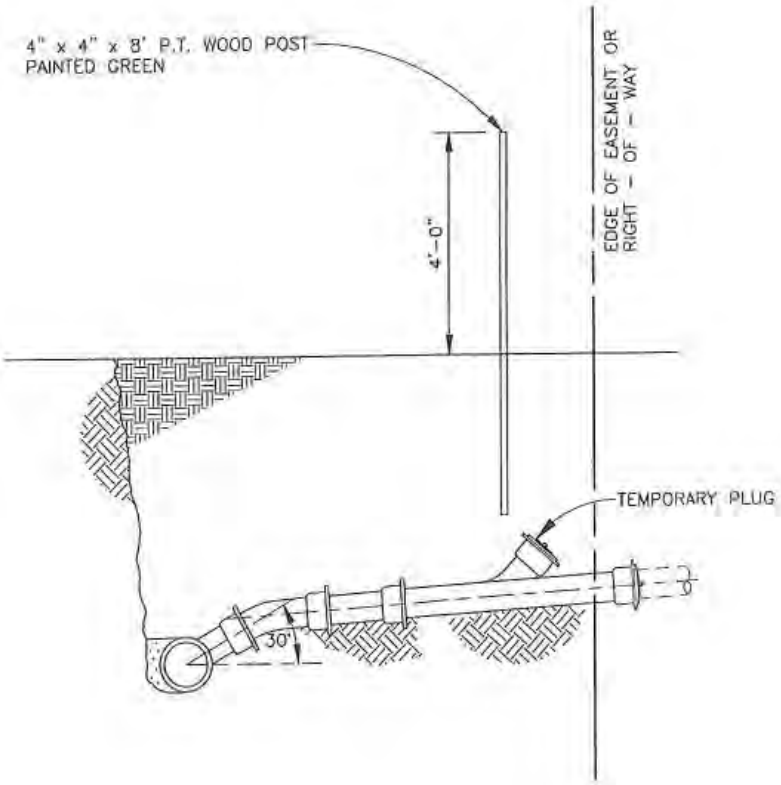
PLAN



ELEVATION

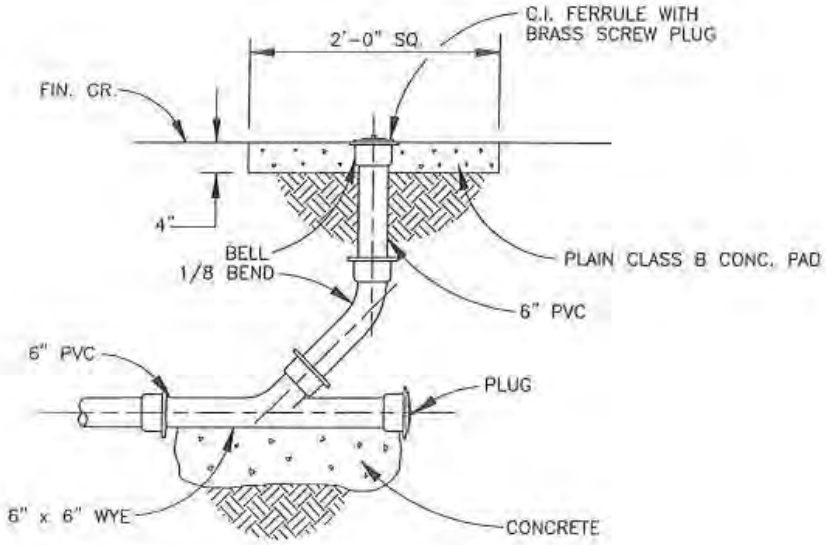
SEWER SERVICE LATERAL

CITY OF POWDER SPRINGS, GEORGIA	SEWER SERVICE LATERAL CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 402.08



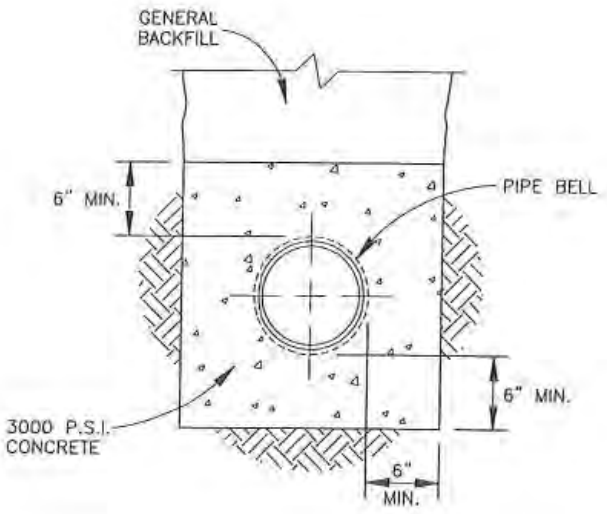
SANITARY
SEWER SERVICE
LOCATION DETAIL

CITY OF POWDER SPRINGS, GEORGIA	SEWER SERVICE LOCATION DETAIL CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 402.09



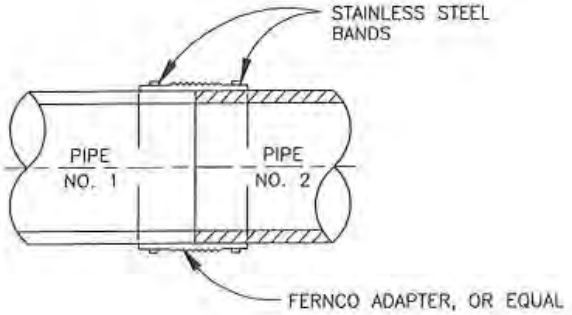
CLEANOUT DETAIL

CITY OF POWDER SPRINGS, GEORGIA	CLEANOUT DETAIL CONSTRUCTION STANDARD	DATE: JAN. '96 APPROVED:	STANDARD NO. 402.10



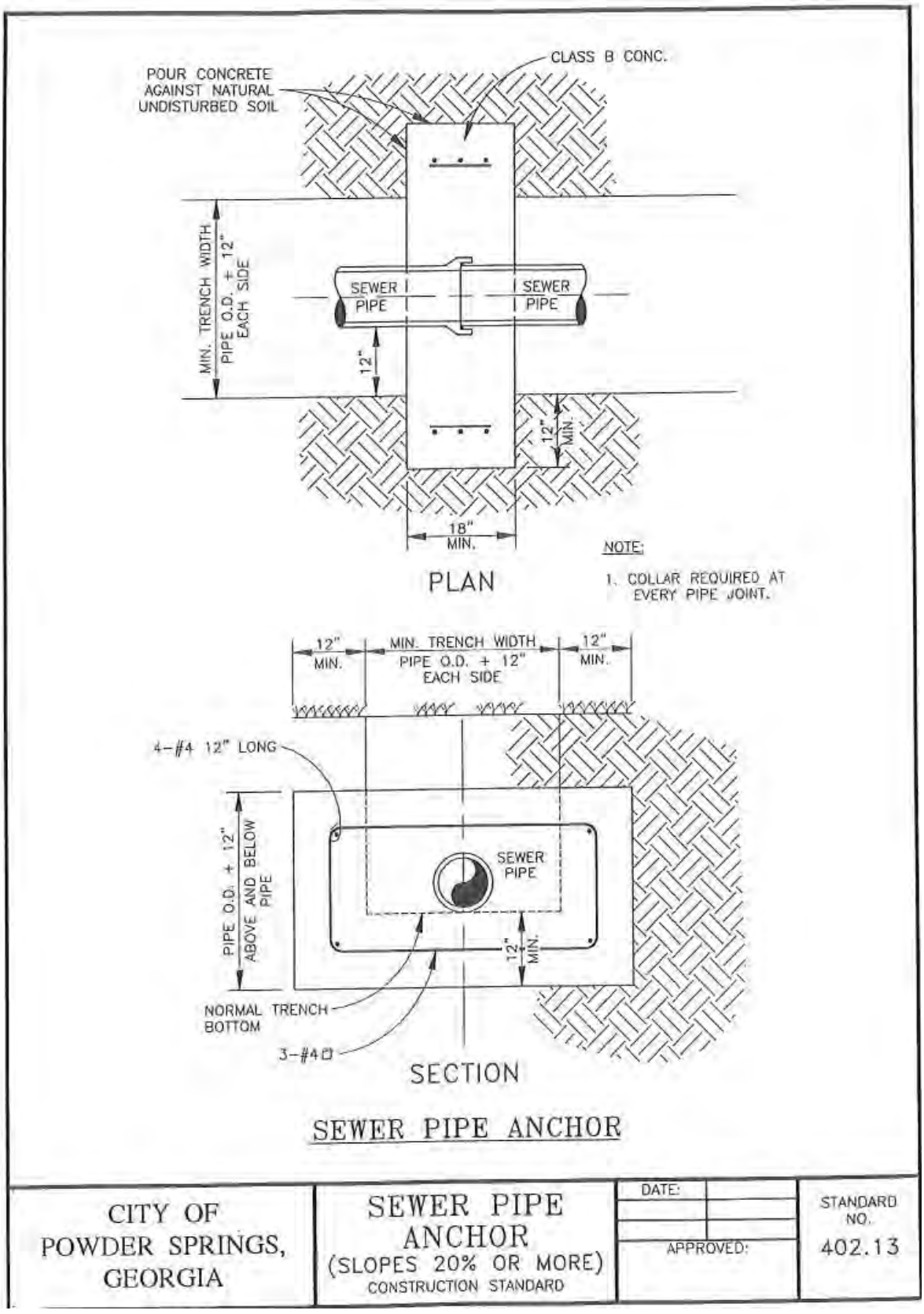
CONCRETE ENCASEMENT

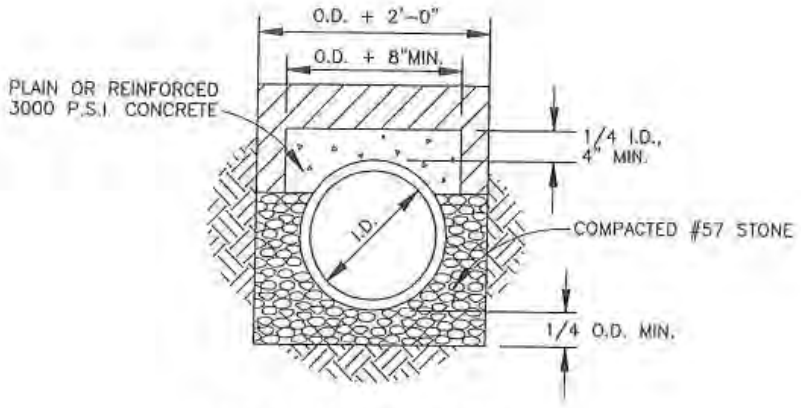
CITY OF POWDER SPRINGS, GEORGIA	CONCRETE ENCASEMENT CONSTRUCTION STANDARD	DATE: JAN. '96 APPROVED:	STANDARD NO. 402.11



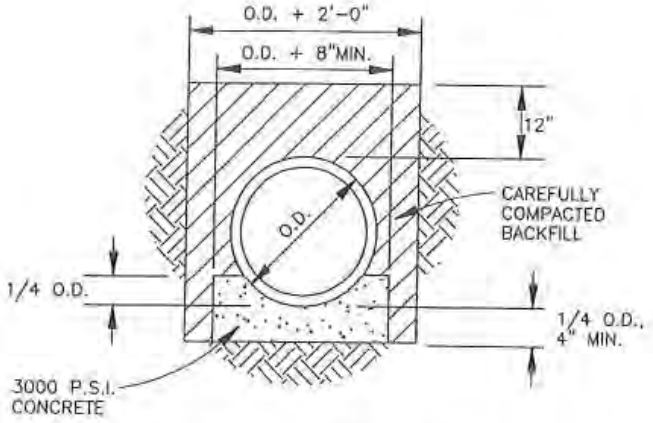
PIPE ADAPTER
JOINING DIFFERENT TYPES OF PIPE

CITY OF POWDER SPRINGS, GEORGIA	TYPICAL PIPE ADAPTER CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 402.12


POUR CONCRETE AGAINST NATURAL UNDISTURBED SOIL
CLASS B CONC.
MIN. TRENCH WIDTH PIPE O.D. + 12" EACH SIDE
SEWER PIPE
SEWER PIPE
12"
12" MIN.
18" MIN.
PLAN
NOTE:
1. COLLAR REQUIRED AT EVERY PIPE JOINT.
12" MIN.
MIN. TRENCH WIDTH PIPE O.D. + 12" EACH SIDE
12" MIN.
4-#4 12" LONG
PIPE O.D. + 12" ABOVE AND BELOW PIPE
SEWER PIPE
12" MIN.
NORMAL TRENCH BOTTOM
3-#4
SECTION
SEWER PIPE ANCHOR
CITY OF POWDER SPRINGS, GEORGIA
SEWER PIPE ANCHOR (SLOPES 20% OR MORE) CONSTRUCTION STANDARD
DATE:
APPROVED:
STANDARD NO. 402.13

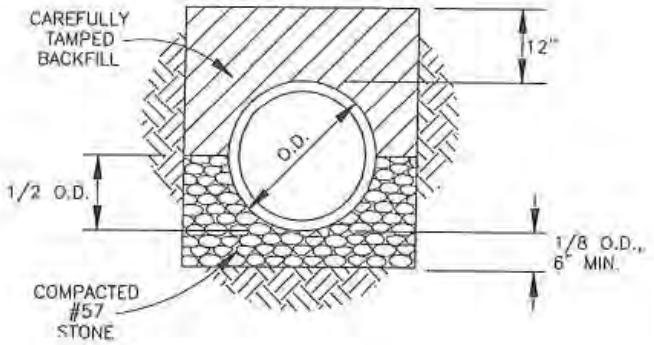


CONCRETE ARCH



CONCRETE CRADLE

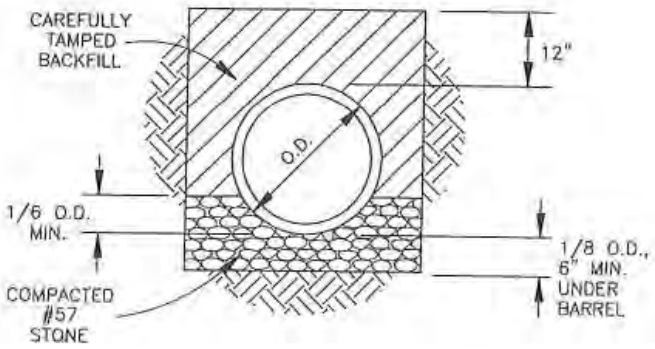
CITY OF POWDER SPRINGS, GEORGIA	PIPE CLASS 'A' BEDDING CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 402.14.



COMPACTED GRANULAR BEDDING
LOAD FACTOR 1.9

PIPE CLASS 'B' BEDDING

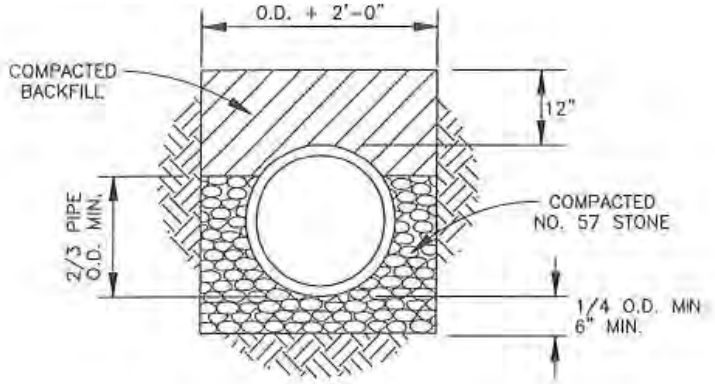
CITY OF POWDER SPRINGS, GEORGIA	PIPE CLASS 'B' BEDDING CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 402.15



GRANULAR BEDDING
LOAD FACTOR 1.5

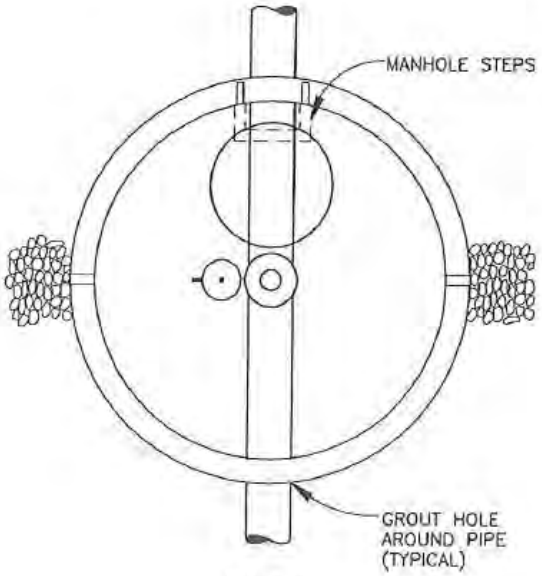
PIPE CLASS 'C' BEDDING

CITY OF POWDER SPRINGS, GEORGIA	PIPE CLASS 'C' BEDDING CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 402.16



MINIMUM P.V.C. PIPE
BEDDING DETAIL
NOT TO SCALE

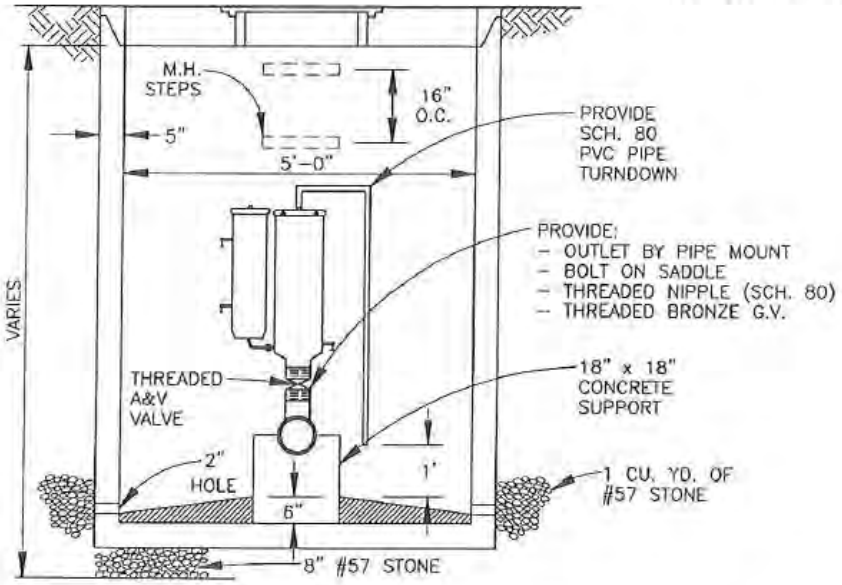
CITY OF POWDER SPRINGS, GEORGIA	PIPE CLASS 'B' BEDDING CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 402.17



PLAN

NOTES:

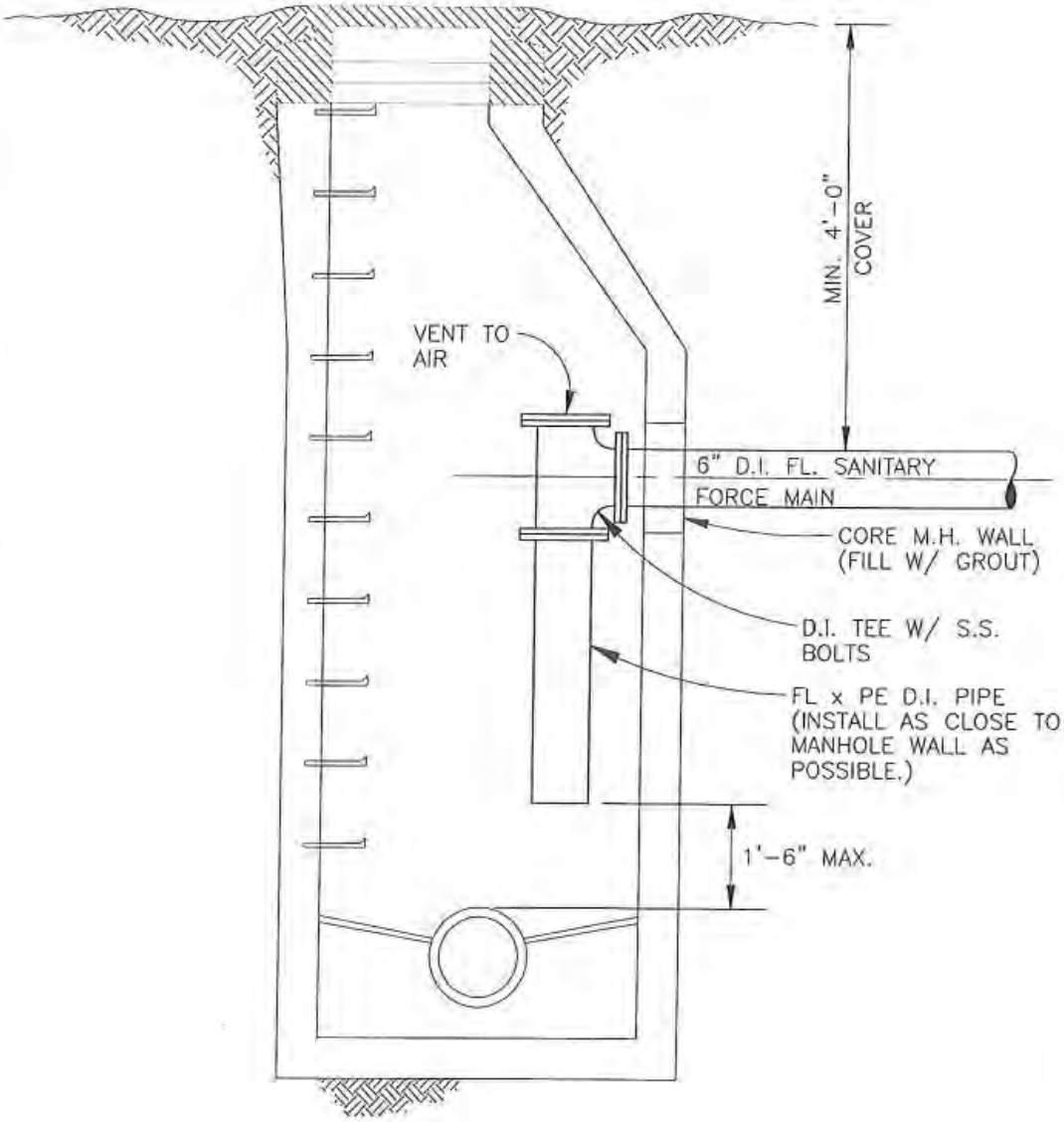
1. NO PIPE JOINTS ALLOWED WITHIN MANHOLE.
2. ALL MANHOLES IN ROAD RIGHT-OF-WAY SHALL BE FLUSH WITH GRADE



SECTION

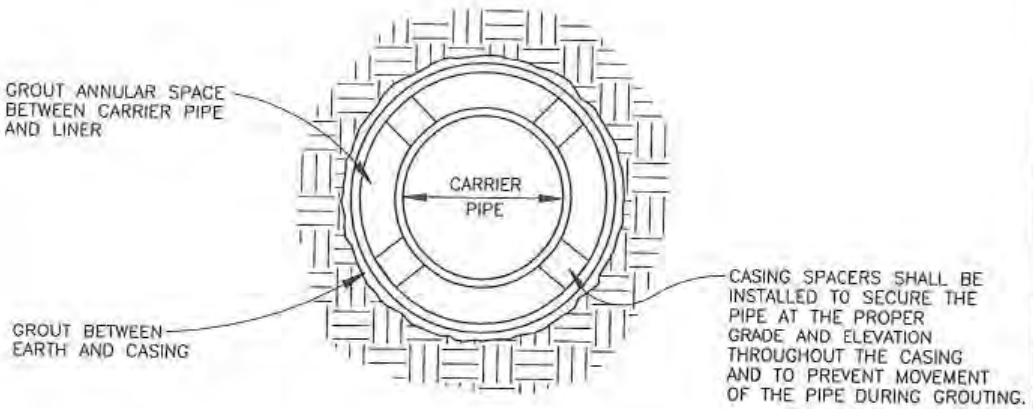
SEWER AIR & VACUUM VALVE ASSEMBLY

CITY OF POWDER SPRINGS, GEORGIA	SEWER AIR & VACUUM VALVE ASSEMBLY CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 402.18



FORCE MAIN CONNECTION TO EXISTING MANHOLE

CITY OF POWDER SPRINGS, GEORGIA	FORCE MAIN CONNECTION TO MANHOLE CONSTRUCTION STANDARD	DATE: / APPROVED:	STANDARD NO. 402.19



CASING SPACER DETAIL

CITY OF POWDER SPRINGS, GEORGIA	SEWER CASING SPACER DETAIL CONSTRUCTION STANDARD	DATE: APPROVED:	STANDARD NO. 402.20

ARTICLE 22
RESERVED

ARTICLE 23
RESERVED

ARTICLE 24
ADOPTION OF STANDARD CODES

Sec. 24-1. State Minimum Standard Codes Adopted.
Sec. 24-2. Additional Codes Adopted.

Sec. 24-1. State Minimum Standard Codes Adopted.

The City adopts the State Minimum Standards Codes as defined by O.C.G.A. § 8-2-20(9). It is hereby declared to be the intention of the City to enforce the latest edition of the following Georgia State Minimum Standard Codes, as adopted and amended by the Georgia Department of Community Affairs:

(a) International Building Code

(b) International Fuel Gas Code

(c) International Mechanical Code

(d) International Plumbing Code

(e) National Electrical Code

(f) International Fire Code

(g) International Energy Conservation Code

(h) International Residential Code

(i) International Swimming Pool and Spa Code.

Sec. 24-2. Additional Codes Adopted.

The following codes, the latest editions as adopted and amended by the Georgia Department of Community Affairs, are hereby adopted by reference as though they were copied herein fully:

(a) International Existing Building Code

(b) International Property Maintenance Code.

INDEX TO THE UNIFIED DEVELOPMENT CODE
(ARTICLES, DIVISIONS, SECTIONS, TABLES AND FIGURES)

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Architectural review, conservation subdivisions	Sec. 15-106
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Definitions, floodplain management-related	Sec. 10-2
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SUBJECT	ARTICLE, DIVISION, SECTION
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Cobb County Fire & Emergency Services

OPERATIONAL GUIDELINES FOR INCIDENTS OTHER THAN STRUCTURE FIRES

Section 6-21

Effective Date: Adopted 11/02/09
Rescinds: 1997 OGM Section 14
Related Guidance:
Issued By: Chief Sam D. Heaton **Page 1 of 12**

6-21.1 PURPOSE

To establish guidelines for Cobb County Fire & Emergency Services personnel regarding the strategies and tactics to be employed by the initial responding company on emergency scenes. These basic tactics are to be based on current industry best practices, in order to maximize safety for responders and citizens while attempting to preserve property.

While not every situation can be anticipated, sound tactical procedures of a broad, general nature should be adhered to. These should be pursuant to existing best industry practices, the latest in training and technology, and the professional judgment of those performing certain tasks, as well as those in a position of Command.

6-21.2 SCOPE

All employees of Cobb Fire and Emergency Services.

6-21.3 VEHICLE FIRES

A. General Information and Definitions

1. Sealed Fuel Systems- These systems have the ability to "BLEVE" (Boiling Liquid Expanding Vapor Explosion).

2. Plastic Fuel Tanks- Can melt when the fire is burning below the tanks.

3. Auxiliary Fuel Systems- Increased storage capacity (some increased as much as 100 gallons).

4. Shock Absorbing Bumpers- These cylinder shocks are closed containers. Fire can cause overpressure, where the bumper may be launched and/or become projectiles.

5. Drive Shafts- These are essentially hollow tubes. In fire conditions, they have the ability to explode, throwing shards of metal, such as shrapnel in a hand grenade.

6. Macpherson-Type and other gas-filled Struts- These devices replace conventional shock absorbers. They are closed containers under pressure, can BLEVE, releasing hot oil from the front fender area, and and/or become projectiles.

7. Heat from Exhaust Systems- Catalytic converters with operating temperatures between 1,300° F and 1,600°F can possibly ignite flammable liquids and combustible materials.

8. Tire Explosions- Under certain conditions, violent explosions of tire and rim components of Terex machine (split-ring rim) tires can occur. The safe distance in a fire involving these tires is 1,500 feet to both sides, and 50 feet from the front and rear.

9. Batteries- Overheating of vehicle and marine batteries can produce flying fragments and sulfuric acid. Consider the ever-increasing presence of hybrid vehicles.

10. Unsuspected Contents-
    a. Propane cylinders BLEVE.
    b. CO2 extinguishers have the potential to explode, propelling shrapnel similar to a hand grenade.
    c. Hazardous materials.

11. Backdraft Hazards- Under certain conditions, sealed areas such as the trunk and passenger compartment can backdraft when opened.

B. Safety Guidelines to be Followed

1. Generally, the danger zone is defined as a 100 foot radius around a vehicle fire. However, this may increase based on the materials involved.

2. Persons should not be permitted inside the danger zone without full protective clothing. If there is any fire involvement, the Officer in Charge is to order the use of SCBAs.

3. At a minimum, the use of a 1 ¾" line is required for extinguishment.

4. The fuel tank is to be cooled from as far a distance as possible. A straight stream can be bounced off the surface of the road to spray the tank. To maximize

firefighter safety, the flow pattern is to be widened as the stream is moved closer to the fire.

5. Personnel are to stay clear from unsafe areas, such as the front and rear of the vehicle. If the vehicle is resting on its side with the underside exposed to fire, the vehicle should not to be approached until the underside is cooled.

6. When hoods are raised, face shields are to be down to protect eyes from sulfuric acid in the event of a battery explosion.

7. Firefighters should anticipate:
   a. Extra fuel tanks.
   b. Exploding fuel tanks.
   c. LPG, CNG, or other alternate fuel systems.
   d. Airborne bumpers.
   e. Exploding drive shafts.
   f. Exploding tires.
   g. Exploding batteries.
   h. Hazardous contents.

8. The gasoline filler cap should not be removed from a vehicle. This may permit heated gasoline vapors to escape, increasing danger to responding personnel and exacerbating the incident.

6-21.4 NATURAL GAS INCIDENTS

A. Gas Leaks With No Fires:

1. The most immediate concern is to prevent ignition.

2. The primary objective is to shut off the flow of gas.

3. In all incidents involving a reported gas leak with no fire, CCFES should take actions deemed necessary to provide for life safety and property preservation.

4. DO NOT rely on gas odor. Use combustible gas indicators to check all suspected areas.

5. Evacuate civilians in the area of the escaping gas. Secure the scene and cordon off the area.

6. Attempt to locate the source of the gas and any shutoff valves or devices available.

7. In gas leak situations within a building where the source of the leak is unknown or uncontrolled, the gas supply must be cut off at the meter. The meter shall be

locked in the off position until repairs are completed. This can be accomplished with the assistance of the gas supplier at the scene.

8. If there are any indications of gas accumulating inside a structure, the supplying gas company shall be notified. All occupants shall be evacuated, and ignition sources controlled. Electrical power should be shut off from the outside breaker, and ventilation performed utilizing blowers from the outside to pressurize, if necessary.

9. If gas company personnel must excavate to shut off a gas leak, CCFES may provide standby protection with a charged 1¾" line, and a firefighter in full protective equipment. A continuous water supply must be established for this operation.

B. Gas Leaks With A Fire:

1. The most immediate concern is to prevent fire extension and to prevent premature extinguishment of gas fire.

2. The primary objective is to shut off the flow of gas.

3. Protect exposures, but do not extinguish the fire.

4. Shut the gas feed off if possible. Call appropriate gas company for assistance.

5. Notify the appropriate gas company any time there has been a natural gas leak involving fire.

C. Safety of Personnel:

1. All personnel working in the vicinity of a known or suspected gas leak should wear full protective clothing.

2. Personnel working in a suspected ignitable atmosphere (i.e., attempting to shut off a gas line) shall use SCBA and be covered by a charged protective hose line.

3. The number of exposed personnel should be kept to an absolute minimum at all times.

4. A safety perimeter should be established and maintained around any suspected gas leak. Fire Line Tape (or Crime Scene Tape obtained from CCPD, CCSO, or Fire Investigators) should be used to identify the safety perimeter when necessary.

5. Consider the use of law enforcement and/or the 911 Center (i.e. reverse 911 or door-to-door evacuations) to assist in the event that there may be a need for a large-scale evacuation.

6-21.5 LIQUEFIED PETROLEUM GAS INCIDENTS

A. Gas Leaks With No Fire:

1. The most immediate concern is to prevent ignition.

2. The primary objective is to shut off the flow of gas.

3. Until it can be determined that the area is safe from danger, evacuate all civilians and keep the number of Fire Department and other emergency personnel to a minimum number necessary to stabilize the situation.

4. DO NOT rely on gas odor. Use combustible gas indicators to check all suspected areas. Chief's Cars, Squads, and Haz Mat Units have combustible gas indicators.

5. SHUT OFF THE GAS. Close valves at the container or remotely by using valve wheels or wrenches, by crushing or crimping copper tubing, or driving wooden plugs into holes.

6. If valves cannot be located or used;
   a. Evacuate the area of the cloud and its probable path.
   b. Shut off ALL ignition sources in the path of the vapor cloud.
   c. If possible, use water fog to push vapor into a safer area. Water fog can also dissipate the gas. A continuous water supply must be established for this operation.

7. If a gas concentration is encountered inside, adjacent to or underneath any building;
   a. Secure all possible sources of ignition in the affected area. Cut electricity from outside the affected area to avoid arcing.
   b. DO NOT USE BLOWERS TO VENTILATE. Blowers placed in the vapor area can contribute to an ignition. Open doors and allow time to ventilate the structure.
   c. AN EXPLOSION IS HIGHLY LIKELY – **DO NOT ENTER.** THE ONLY EXCEPTION IS FOR A KNOWN VIABLE RESCUE.

B. Gas Leaks with a Fire:

1. The most immediate concern is to protect exposed tanks and prevent fire extension.

2. The primary objective is to shut off the flow of gas.

3. DO NOT EXTINGUISH the LPG fire.

4. Apply HEAVY STREAMS to exposed tanks:
   a. Cool flame impinged area.
   b. Cool vapor area in the tank.
   c. Consider the use of an unmanned hose stream.

5. NEVER undertake this operation without FIRST establishing a permanent water supply.

6. Protect exposures.

7. Work from the sides of the tank; NEVER from the ends.

8. WITHDRAW:
   a. If heavy and continuous streams cannot be supplied.
   b. If a bubble forms on the tank.
   c. If noise level from leak suddenly increases and torch flame suddenly grows.
   d. If relief valves are blocked, rupture should be expected.

C. No Gas Leak with a Fire:

This situation arises when LPG tanks are exposed to hostile fire from another source. Firefighters often face this problem at commercial building fires, or in rural areas at residential fires.

1. The most immediate concern is to prevent Boiling Liquid Expanding Vapor Explosion (BLEVE) or Ignition.

2. The primary objective is to remove the danger of impinging flame or high heat.

3. Apply HEAVY STREAMS to exposed tanks quickly;
   a. To flame impinged area.
   b. To vapor area of the tank.
   c. NEVER undertake this operation without FIRST establishing a permanent water supply.
   d. Consider the use of an unmanned hose stream.

4. Work from the sides of the tank, NEVER from the ends.

5. WITHDRAW:
   a. If heavy and continuous streams cannot be supplied.
   b. If a bubble forms on the tank.
   c. If noise level from leak suddenly increases and torch flame suddenly grows.

6. If relief valves are blocked, rupture should be expected.

D. Safety of Personnel

1. All personnel working in the vicinity of a known or suspected gas leak should wear full protective clothing.

2. Personnel working in a suspected ignitable atmosphere (i.e., attempting to shut off a gas line) should use SCBA and should be covered by a charged protective hose line.

3. The number of exposed personnel should be kept to an absolute minimum at all times.

4. A safety perimeter shall be established and maintained around any suspected gas leak. Fire Line Tape (or Crime Scene Tape obtained from CCPD, CCSO, or Fire Investigators) should be used to identify the safety perimeter when necessary.

6-21.6 HAZARDOUS MATERIALS INCIDENTS (Guidelines for First-In Officers)

A. Obtain all available information from E911 dispatcher and record the information.

B. The first-in officer must consciously avoid committing the crew or apparatus to a dangerous position. When approaching, slow down or stop in order to make a visual assessment of the scene and any apparent activity.

C. When selecting an initial size-up position, take into account the effects of wind, topography and the location of the situation or incident. Establish a command post; this will set the framework for a safe mitigation procedure.

D. Advise other units to stage. Include pertinent information about wind; spill flow, exposure hazards, etc., in order that an officer selecting a staging area can choose a safe location. Do not crowd the forward position with additional vehicles.

E. A hazardous materials incident requires more caution and deliberation in size-up than most fire situations. Exercise size-up tactics which do not expose you or your crew to risk. Avoid premature commitment of personnel to potentially hazardous locations.

F. If the incident has not been previously recognized as a hazardous materials incident, advise radio upon confirmation: "This is a confirmed hazardous materials incident. Notify all responding units and dispatch the Hazardous Materials Team." Request a Battalion Chief's Car.

G. Identify a hazardous area taking into account: visual observations of the material involved, the time of day, wind and weather conditions, location of the incident, and most importantly, risk to unprotected personnel.

H. Take action to evacuate and/or rescue persons in critical danger only if these persons are still "savable" and if you can and do provide for the safety of the rescuers.

I. Any action taken to evacuate people must provide for the safety of:
   1. Firefighters
   2. Civilians
   3. Environment

J. Consider the option of sheltering in place, when appropriate.

K. Life hazard in a contaminated or threatening hazardous materials incident is the only reason for action prior to the arrival of the Hazardous Material Team. If you must act, PROVIDE FOR SAFETY FIRST, then act aggressively.

6-21.7 SEARCHES

A. Contact the official agency that may already be on the scene (i.e. law enforcement). Establish command or use the command post that is already established.

B. Contact the individual(s) who have called in the missing person report.

   1. Obtain the name and physical description.

   2. How long has the person been missing?

   3. Identify potential life threatening hazards (lakes, swimming pools, wells, etc.).

   4. Are they mentally competent?

   5. Medical information?

   6. Are they taking medications? If so, do the medications affect actions or behavior?

   7. Medication schedule?

   8. Places they might be likely to go.

C. If search is necessary:

   1. Establish Command Post.

   2. If additional manpower is needed, establish and identify staging area.

D. Begin the search:

1. Inside the residence.

2. Near the residence and immediate area.

3. Do not commit crew to a search far from the residence/area.
   a. When beginning a search, children are often found inside or close to the residence.

6-21.8 AIRCRAFT CRASHES

A. Identify Aircraft:

1. Type of Aircraft
   a. Military (advise Radio to contact Dobbins ARB)
   b. Commercial
   c. Private

2. Note identification numbers, if possible

B. Control Hazards:

1. Fuel – Be aware of fuel volume and/or fuel spills

2. Exposures

3. Military – Treat all as if they are armed until advised by military personnel

C. Extricate

1. It is advisable to wear respiratory protection (SCBA) during any aircraft extrication operation. Many parts of an aircraft are made from special alloy metals that when cut or burning emit microscopic fibers which are harmful when inhaled.

D. Secure the area at a minimum of 200 ft. around the entire crash site. Treat the area as a crime scene/accident scene- preserve evidence and chain of custody whenever possible!

6-21.9 TRAIN DERAILMENTS

A. Freight

1. Establish Command.

2. Contact the appropriate railroad company and advise them to stop all traffic.

3. Approach as a hazardous materials incident until identification can be made. Information on hazardous materials being carried will be contained in the waybill. If papers cannot be located, inquire with the railroad company where they might be located.

4. Secure the scene as quickly as possible.

5. Request Law Enforcement to block streets.

6. Keep personnel at a safe distance from the train until all hazards can be identified.

7. Check for problems from a distance – leaks, smoke, fire, etc.

8. Be prepared to evacuate civilians and /or emergency personnel.

9. Set up staging area – be specific.

10. If the incident has not been previously recognized as a hazardous materials incident, advise radio upon confirmation: "This is a confirmed hazardous materials incident. Notify all responding units and dispatch the Hazardous Materials Team." Request a Battalion Chief's Car.

11. Safety of Personnel:
    Remember that the diesel engines are there to generate electricity for the electric motors at the drive wheels. Use extreme caution if water must be applied to burning fuel. The electric motors store and discharge a tremendous amount of electrical energy. This can **KILL** firefighters if a hose stream comes in contact with an electric motor. Additionally, be aware that the locomotive's diesel fuel tank may have a capacity of up to 5000 gallons.

6-21.10 BOMB THREATS

A. Public Schools:
In the event of a request for assistance from the Cobb County Police Department or the Cobb County School System regarding a bomb threat in a public school building, the following applies:

1. The responding companies, unless otherwise directed, will follow the normal flow of traffic and will not use red lights or siren, or any other warning device.

2. The first Company Officer on the scene will report directly to the Principal of the school, or the Director of School Safety, and will go into a support role regarding the search and removal of any device.

3. If a device is located, additional units will be dispatched from the Cobb County Police Department Bomb Squad. All Fire units will be required to lend any assistance possible in controlling the situation and shall stay on the scene until relieved by orders of the Chief Officer at the scene, the principal, or school security.

B. Other than a Public School:

1. When a bomb threat has been received by the Communications Center, the following procedures will apply:
   a. One apparatus will be dispatched to the scene. It will respond without red lights and siren.
   b. Radio silence need not be maintained.
   c. The fire department will stand by in case the bomb explodes. The crew should not participate in the search. The logical persons to conduct a search are those who work in the building. They will be more likely to notice an object which is out of place or does not belong.

2. If a suspicious object is found:
   a. Call for the CCPD Bomb Squad.
   b. Do not allow anyone to attempt to move anything that may be a bomb. Wait for the bomb disposal technician.
   c. Call for additional CCFES equipment if needed. This equipment will respond without red lights and siren unless upgraded.
   d. A Fire Investigator will not be called unless the CCPD Bomb Squad makes this request. The CCPD will call a Fire Investigator if one is needed.

6-21.11 WOODS FIRES

A. Facts to Remember:

1. Wind is the most important factor in fighting woods fires.

2. Be aware of the wind speed, direction, and any wind changes in the forecast for the day.

3. Be aware of spot fires outside your firebreaks that might trap you. More breaks usually will be needed on a high wind day, in addition to more mop-ups when fire is controlled.

4. Always stay alert and ready and take no fire for granted on a windy day. Keep safety in mind at all times.

5. Lower humidity = increased number of fires and more erratic fire behavior.

6. Cutting Fire Breaks:

a. Attack the area of the fire that threatens structures or other personal property other than the woods first.
b. Work your way toward the head of the fire or the area farthest from the direction of the wind. Cut the firebreak and maintain as "clean" a break as possible.
c. The assistance of Georgia Forestry Commission fire tractors can be requested by a Battalion Chief through the 911 Dispatch Center.

ORDINANCE 2015-032
1st reading and Public Hearing: October 19, 2015
2nd reading: December 7, 2015

AN ORDINANCE BY THE CITY OF POWDER SPRINGS, GEORGIA, TO AMEND THE UNIFIED DEVELOPMENT CODE AND THE ZONING MAP TO REFLECT SAID CODE AMENDMENTS; PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council of the City of Powder Springs wish to amend the Unified Development Code,

WHEREAS, notice of public hearing was duly published as required by O.C.G.A. Section 36-66-4 and Section 11-13(b) of the Unified Development Code; and

WHEREAS, pursuant to O.C.G.A Section 36-66-4 and Section 11-13(b) of the Unified Development Code, a public hearing before the Mayor and council has been held; and

WHEREAS, the standards set forth in section 11-13(c) have been duly considered by the Mayor and Council of the City of Powder Springs;

NOW THEREFORE the Council of the City of Powder Springs hereby ordains that the Unified Development Code of the City of Powder Springs is amended by striking in its entirety the existing Unified Development Code and adopting in lieu thereof a new Unified Development Code and a corresponding updated zoning map, each dated December 7, 2015, and attached hereto as Exhibit A, complete copies of which are on file in the Office of City Clerk.

BE IT FURTHER ORDAINED, that all ordinances and parts of ordinances, including the zoning map, in conflict herewith are hereby repealed, and this ordinance and updated zoning map shall become effective immediately upon execution of this Ordinance by the Mayor and City Council.

SO ORDAINED this 7th day of December, 2015.

Patricia C. Vaughn

Patricia C. Vaughn, Mayor

[additional signature page follows]

ORDINANCE 2015-032
1st reading and Introduction: October 19, 2015
2nd reading and Public Hearing: November 2, 2015

Rosalyn Neal, Council Member

Cheryl Sarvis, Council Member

Doris Dawkins, Council Member

Nancy Hudson, Council Member

Chris Wizner, Council Member

Attest:

Kelly, City Clerk

2028623_1

CITY OF POWDER SPRINGS, GEORGIA

UNIFIED DEVELOPMENT CODE

December 7, 2015

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ORDINANCE 2016-34

1st reading and Introduction: December 5, 2016

2nd reading and Public Hearing: January 3, 2017

AN ORDINANCE BY THE CITY OF POWDER SPRINGS, GEORGIA, TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO ARTICLE 9, EROSION AND SEDIMENT CONTROL; PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council of the City of Powder Springs wish to amend the Unified Development Code,

WHEREAS, notice of public hearing was duly published as required by O.C.G.A. Section 36-66-4 and the Unified Development Code; and

WHEREAS, pursuant to O.C.G.A Section 36-66-4 and Section 11-13(b) of the Unified Development Code, public hearing before the Mayor and Council has been held; and

WHEREAS, the standards set forth in the Unified Development Code have been duly considered by the Mayor and Council of the City of Powder Springs;

NOW THEREFORE, the Council of the City of Powder Springs hereby ordains that Article 9 of the Unified Development Code of the City of Powder Springs is amended as reflected in the Attached Exhibit "A"

BE IT FURTHER ORDAINED, that all ordinances and parts of ordinances in conflict herewith are hereby repealed, and this ordinance shall become effective immediately upon execution by the Mayor and City Council.

SO ORDAINED this 3rd day of January 2017.

Albert Thurman, Mayor

Cheryl Sarvis, Council Member

[additional signature page follows]

ORDINANCE 2016-34
1st reading and Introduction: December 5, 2016
2nd reading and Public Hearing: January 3, 2017

Doris Dawkins, Council Member

Nancy Hudson, Council Member

Patrick Bordelon, Council Member

Patricia Wisdom, Council Member

Attest:

Kelly, City Clerk

ARTICLE 9
SOIL EROSION AND SEDIMENTATION CONTROL

Division I. General Provisions.
Sec. 9-1. Title.
Sec. 9-2. Definitions.
Sec. 9-3. Applicability.
Sec. 9-4. Exemptions.
[Secs. 9-5 to 9-10 Reserved].

Division II. Minimum Requirements/Best Management Practices.
Sec. 9-11. General Requirements.
Sec. 9-12. Adherence to Erosion Control Manual and Additional Requirements.
Sec. 9-13. Injury Not Proof of Violation.
[Secs. 9-14 to 9-20 Reserved].

Division III. Application and Permit Process.
Sec. 9-21. General.
Sec. 9-22. Permit Application Requirements.
Sec. 9-23. Plan Requirements.
Sec. 9-24. Permits.
[Sec. 9-25 to 9-30 Reserved].

Division IV. Inspection and Enforcement.
Sec. 9-31. Inspections.
Sec. 9-32. Required Amendment to this Article.
Sec. 9-33. Investigations.
Sec. 9-34. No Refusal of Access.
Sec. 9-35. Review of Actions.
Sec. 9-36. Failure to Obtain a Permit for Land-Disturbing Activity.
Sec. 9-37. Stop Work Orders.
Sec. 9-38. Bond Forfeiture.
Sec. 9-39. Monetary Penalties.
[Sec. 9-40 Reserved].

Division V. Education and Certification.
Sec. 9-41. Education and Training Certification Requirements.
Sec. 9-42. On-site Responsibility.
[Secs. 9-43 to 9-50 Reserved].

Division VI. Legal Status Provisions.
Sec. 9-51. Administrative Remedies.
Sec. 9-52. Judicial Review.
Sec. 9-53. Effective Date.
Sec. 9-54. Validity.
Sec. 9-55. Liability.

[Sec. 9-56 to 9-60 Reserved].

Division I. General Provisions.

Sec. 9-1. Title.

This article shall be known as "The City of Powder Springs Soil Erosion ~~and~~ ,Sedimentation and Pollution Control Ordinance."

Sec. 9-2. Definitions.

The following definitions shall apply in the interpretation and enforcement of this article, unless otherwise specifically stated:

Best Management Practices (BMPs): These include sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the 'Manual for Erosion and Sediment Control in Georgia' published by the Commission as of January 1 of the year in which the land-disturbing activity was permitted.
Board: The Board of Natural Resources.
Buffer: The area of land immediately adjacent to the banks of state waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat.
Certified Personnel: A person who has successfully completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission.
Coastal Marshlands: Shall have the same meaning as in O.C.G.A. 12-5-282.
Commission: The Georgia Soil and Water Conservation Commission (GSWCC).
CPESC: Certified Professional in Erosion and Sediment Control with current certification by EnviroCert, Inc., which is also referred to as CPESC or CPESC, Inc.
Cut: A portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to the excavated surface. Also known as excavation.
Department: The Georgia Department of Natural Resources (DNR).
Design Professional: A professional licensed by the State of Georgia in the field of: engineering, architecture, landscape architecture, forestry, geology, or land surveying; or a person that is a Certified Professional in Erosion and Sediment Control (CPESC) with a current certification by EnviroCert, Inc. Design Professionals shall practice in a manner that complies with applicable Georgia law governing professional licensure.
Director: The Director of the Environmental Protection Division or an authorized representative.
District: The Soil and Water Conservation District.
Division: The Environmental Protection Division (EPD) of the Department of Natural Resources.
Drainage Structure: A device composed of a virtually nonerodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for storm water management, drainage control, or flood control purposes.

Erosion: The process by which land surface is worn away by the action of wind, water, ice or gravity.

Erosion, Sedimentation and Pollution Control Plan: A plan required by the Erosion and Sedimentation Act, O.C.G.A. Chapter 12-7, that includes, as a minimum protections at least as stringent as the State General Permit, best management practices, and requirements in section IV.C. of this ordinance.

Fill: A portion of land surface to which soil or other solid material has been added; the depth above the original ground surface or an excavation.

Final Stabilization: All soil disturbing activities at the site have been completed, and that 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 landscape areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and seeding of target crop perennials appropriate for the region). Final stabilization applies to each phase of construction.

Finished Grade: The final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

Grading: Altering the shape of ground surfaces to a predetermined condition; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled condition.

Ground Elevation: The original elevation of the ground surface prior to cutting or filling.

Land-Disturbing Activity: Any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices as described in Section III, Paragraph 5.

Larger Common Plan of Development or Sale: A contiguous area where multiple separate and distinct construction activities are occurring under one plan of development or sale. For the purposes of this paragraph, "plan" means an announcement; piece of documentation such as a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, or computer design; or physical demarcation such as boundary signs, lot stakes, or surveyor markings, indicating that construction activities may occur on a specific plot.

Local Issuing Authority: The governing authority of any county or municipality which is certified pursuant to subsection (a) O.C.G.A. 12-7-8.

Metropolitan River Protection Act (MRPA): A state law referenced as O.C.G.A. 12-5-440 et.seq. which addresses environmental and developmental matters in certain metropolitan river corridors and their drainage basins.

Natural Ground Surface: The ground surface in its original state before any grading, excavation or filling.

Nephelometric Turbidity Units (NTU): Numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloidally dispersed or suspended particles are present.

NOI: A Notice of Intent form provided by EPD for coverage under the State General Permit.

NOT: A Notice of Termination form provided by EPD to terminate coverage under the State General Permit.

Operator: The party or parties that have: (A) operational control of construction project plans and specifications, including the ability to make modifications to those plans and

specifications; or (B) day-to-day operational control of those activities that are necessary to ensure compliance with an erosion, sedimentation and pollution control plan for the site or other permit conditions, such as a person authorized to direct workers at a site to carry out activities required by the erosion, sedimentation and pollution control plan or to comply with other permit conditions.

Outfall: The location where storm water in a discernible, confined and discrete conveyance, leaves a facility or site or, if there is a receiving water on site, becomes a point source discharging into that receiving water.

Permit: The authorization necessary to conduct a land-disturbing activity under the provisions of this ordinance.

Person: Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of the State of Georgia, any interstate body or any other legal entity.

Phase or Phased: Sub-parts or segments of construction projects where the sub-part or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

Project: The entire proposed development project regardless of the size of the area of land to be disturbed.

Properly Designed: Designed in accordance with the design requirements and specifications contained in the "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted and amendments to the Manual as approved by the Commission up until the date of NOI submittal.

Roadway Drainage Structure: A device such as a bridge, culvert, or ditch, composed of a virtually nonerodible material such as concrete, steel, plastic, or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled roadway consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

Sediment: Solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by wind, water, ice, or gravity as a product of erosion.

Sedimentation: The process by which eroded material is transported and deposited by the action of water, wind, ice or gravity.

Soil and Water Conservation District Approved Plan: An erosion, sedimentation and pollution control plan approved in writing by the Soil and Water Conservation District.

Stabilization: The process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

State General Permit: The National Pollution Discharge Elimination System (NPDES) general permit or permits for storm water runoff from construction activities as is now in effect or as may be amended or reissued in the future pursuant to the state's authority to implement the same through federal delegation under the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251, et seq., and subsection (f) of Code Section 12-5-30.

State Waters: Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of Georgia which are not entirely

confined and retained completely upon the property of a single individual, partnership, or corporation.

Structural Erosion, Sedimentation and Pollution Control Practices: Practices for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sediment control practices are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures and sediment traps, etc. Such practices can be found in the publication *Manual for Erosion and Sediment Control in Georgia*.

Trout Streams: All streams or portions of streams within the watershed as designated by the Wildlife Resources Division of the Georgia Department of Natural Resources under the provisions of the Georgia Water Quality Control Act, O.C.G.A. 12-5-20, in the rules and regulations for Water Quality Control, Chapter 391-3-6 at www.epd.georgia.gov. Streams designated as primary trout waters are defined as water supporting a self- sustaining population of rainbow, brown or brook trout. Streams designated as secondary trout waters are those in which there is no evidence of natural trout reproduction, but are capable of supporting trout throughout the year. First order trout waters are streams into which no other streams flow except springs.

Vegetative Erosion and Sedimentation Control Measures: Measures for the stabilization of erodible or sediment-producing areas by covering the soil with:

a. Permanent seeding, sprigging or planting, producing long-term vegetative cover, or
b. Temporary seeding, producing short-term vegetative cover; or
c. Sodding, covering areas with a turf of perennial sod-forming grass.

Such measures can be found in the publication *Manual for Erosion and Sediment Control in Georgia*.

Watercourse: Any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

Wetlands: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Sec. 9-3. Applicability.

This article shall apply to all property within the corporate limits of the City of Powder Springs.

Sec. 9-4. Exemptions.

This ordinance shall apply to any land-disturbing activity undertaken by any person on any land except for the following

1. Surface mining, as the same is defined in O.C.G.A. 12-4-72, "The Georgia Surface Mining Act of 1968".
2. Granite quarrying and land clearing for such quarrying;

3. Such minor land-disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences, and other related activities which result in minor soil erosion;
4. The construction of single-family residences, when such construction disturbs less than one (1) acre and is not a part of a larger common plan of development or sale with a planned disturbance of equal to or greater than one (1) acre and not otherwise exempted under this paragraph; provided, however, that construction of any such residence shall conform to the minimum requirements as set forth in O.C.G.A. 12-7-6 and this paragraph. For single-family residence construction covered by the provisions of this paragraph, there shall be a buffer zone between the residence and any state waters classified as trout streams pursuant to Article 2 of Chapter 5 of the Georgia Water Quality Control Act. In any such buffer zone, no land-disturbing activity shall be constructed between the residence and the point where vegetation has been wrested by normal stream flow or wave action from the banks of the trout waters. For primary trout waters, the buffer zone shall be at least 50 horizontal feet, and no variance to a smaller buffer shall be granted. For secondary trout waters, the buffer zone shall be at least 50 horizontal feet, but the Director may grant variances to no less than 25 feet. Regardless of whether a trout stream is primary or secondary, for first order trout waters, which are streams into which no other streams flow except for springs, the buffer shall be at least 25 horizontal feet, and no variance to a smaller buffer shall be granted. The minimum requirements of subsection (b) of O.C.G.A. 12-7-6 and the buffer zones provided by this paragraph shall be enforced by the Local Issuing Authority;
5. Agricultural operations as defined in O.C.G.A. 1-3-3, "definitions", to include raising, harvesting or storing of products of the field or orchard; feeding, breeding or managing livestock or poultry; producing or storing feed for use in the production of livestock, including but not limited to cattle, calves, swine, hogs, goats, sheep, and rabbits or for use in the production of poultry, including but not limited to chickens, hens and turkeys; producing plants, trees, fowl, or animals; the production of aqua culture, horticultural, dairy, livestock, poultry, eggs and apiarian products; farm buildings and farm ponds;
6. Forestry land management practices, including harvesting; provided, however, that when such exempt forestry practices cause or result in land-disturbing or other activities otherwise prohibited in a buffer, as established in paragraphs (15) and (16) of Section IV C. of this ordinance, no other land-disturbing activities, except for normal forest management practices, shall be allowed on the entire property upon which the forestry practices were conducted for a period of three (3) years after completion of such forestry practices;
7. Any project carried out under the technical supervision of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture;
8. Any project involving less than one (1) acre of disturbed area; provided, however, that this exemption shall not apply to any land-disturbing activity within a larger common plan of development or sale with a planned disturbance of equal to or greater than one (1) acre or within 200 feet of the bank of any state waters, and for purposes of this paragraph, “State Waters” excludes channels and drainage ways which have water in them only during and immediately after rainfall events and intermittent streams which do not have water in them year-round; provided, however, that any person responsible for a project which involves less than one (1) acre, which involves land-disturbing activity, and which is within 200 feet of any such excluded channel or drainage way, must prevent sediment from moving beyond the boundaries of the property on which such project is located and provided, further, that nothing contained herein shall prevent the Local Issuing Authority from regulating any such project which is not specifically exempted by paragraphs 1, 2, 3, 4, 5, 6, 7, 9 or 10 of this section;

9. Construction or maintenance projects, or both, undertaken or financed in whole or in part, or both, by the Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority; or any road construction or maintenance project, or both, undertaken by any county or municipality; provided, however, that construction or maintenance projects of the Department of Transportation or the State Road and Tollway Authority which disturb one or more contiguous acres of land shall be subject to provisions of O.C.G.A. 12-7-7.1; except where the Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the Local Issuing Authority, the Local Issuing Authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders;
10. Any land-disturbing activities conducted by any electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power; except where an electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. 36-18-1, or any agency or instrumentality of the United states engaged in the generation, transmission, or distribution of power is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case the Local Issuing Authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders; and
11. Any public water system reservoir.

[Secs. 9-5 to 9-10 Reserved].

Division II. Minimum Requirements~~/Best Management Practices.~~For Erosion, Sedimentation and Pollution Control Using Best Management Practices

~~-~~Sec. 9-11. General ~~Requirements~~ Provisions.

Excessive soil erosion and resulting sedimentation can take place during land-disturbing activities if requirements of the ordinance and the NPDES General Permit are not met. Therefore, plans for those land-disturbing activities which are not exempted by this ordinance shall contain provisions for application of soil erosion, sedimentation and pollution control measures and practices. The provisions shall be incorporated into the erosion, sedimentation and pollution control plans. Soil erosion, sedimentation and pollution control measures and practices shall conform to the minimum requirements of Section IV B. & C. of this ordinance. The application of measures and practices shall apply to all features of the site, including street and utility installations, drainage facilities and other temporary and permanent improvements. Measures shall be installed to prevent or control erosion, sedimentation and pollution during all stages of any land-disturbing activity in accordance with requirements of this ordinance and the NPDES General Permit.

A. MINIMUM REQUIREMENTS/ BMPs

1. Best management practices as set forth in Section IV B. & C. of this ordinance shall be required for all land-disturbing activities. Proper design, installation, and maintenance of best management practices shall constitute a complete defense to any action by the Director or to any other allegation of noncompliance with paragraph (2) of this subsection or any substantially similar terms contained in a permit for the discharge of storm water issued pursuant to subsection (f) of O.C.G.A. 12-5-30, the "Georgia Water Quality Control Act". As used in this subsection the terms "proper design" and "properly designed" mean designed in accordance with the hydraulic design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" specified in O.C.G.A. 12-7-6 subsection (b).
2. A discharge of storm water runoff from disturbed areas where best management practices have not been properly designed, installed, and maintained shall constitute a separate violation of any land-disturbing permit issued by a local Issuing Authority or of any state general permit issued by the Division pursuant to subsection (f) of O.C.G.A. 12-5-30, the "Georgia Water Quality Control Act", for each day on which such discharge results in the turbidity of receiving waters being increased by more than twenty-five (25) nephelometric turbidity units for waters supporting warm water fisheries or by more than ten (10) nephelometric turbidity units for waters classified as trout waters. The turbidity of the receiving waters shall be measured in accordance with guidelines to be issued by the Director. This paragraph shall not apply to any land disturbance associated with the construction of single family homes which are not part of a larger common plan of development or sale unless the planned disturbance for such construction is equal to or greater than five (5) acres.

3. Failure to properly design, install, or maintain best management practices shall constitute a violation of any land- disturbing permit issued by a Local Issuing Authority or of any state general permit issued by the Division pursuant to subsection (f) of Code Section 12-5-30, the "Georgia Water Quality Control Act", for each day on which such failure occurs.
4. The Director may require, in accordance with regulations adopted by the Board, reasonable and prudent monitoring of the turbidity level of receiving waters into which discharges from land disturbing activities occur.
5. The LIA may set more stringent buffer requirements than stated in C.15,16 and 17, in light of O.C.G.A. § 12-7-6 (c).

B. The rules and regulations, ordinances, or resolutions adopted pursuant to O.C.G.A. 12-7-1 et. seq. for the purpose of governing land-disturbing activities shall require, as a minimum, protections at least as stringent as the state general permit; and best management practices, including sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the *Manual for Erosion and Sediment Control in Georgia* published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, as well as the following:

1. Stripping of vegetation, regrading and other development activities shall be conducted in a manner so as to minimize erosion;
2. Cut-fill operations must be kept to a minimum;
3. Development plans must conform to topography and soil type so as to create the lowest practicable erosion potential;
4. Whenever feasible, natural vegetation shall be retained, protected and supplemented;
5. The disturbed area and the duration of exposure to erosive elements shall be kept to a practicable minimum;
6. Disturbed soil shall be stabilized as quickly as practicable;
7. Temporary vegetation or mulching shall be employed to protect exposed critical areas during development;
8. Permanent vegetation and structural erosion control practices shall be installed as soon as practicable;
9. To the extent necessary, sediment in run-off water must be trapped by the use of debris basins, sediment basins, silt traps, or similar measures until the disturbed area is stabilized. As used in this paragraph, a disturbed area is stabilized when it is brought to a condition of continuous compliance with the requirements of O.C.G.A. 12-7-1 et. seq.;
10. Adequate provisions must be provided to minimize damage from surface water to the cut face of excavations or the sloping of fills;
11. Cuts and fills may not endanger adjoining property;
12. Fills may not encroach upon natural watercourses or constructed channels in a manner so as to adversely affect other property owners;
13. Grading equipment must cross flowing streams by means of bridges or culverts except when such methods are not feasible, provided, in any case, that such crossings are kept to a minimum;
14. Land-disturbing activity plans for erosion, sedimentation and pollution control shall include provisions for treatment or control of any source of sediments and adequate sedimentation control facilities to retain sediments on-site or preclude sedimentation of adjacent waters beyond the levels specified in Section IV B. 2. of this ordinance;
15. Except as provided in paragraph (16) and (17) of this subsection, there is established a 25 foot buffer along the banks of all state waters, as measured horizontally from the point where

vegetation has been wrested by normal stream flow or wave action, except where the Director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the Director pursuant to O.C.G.A. 12-2-8, where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications, and are implemented; or where bulkheads and sea walls are installed to prevent shoreline erosion on Lake Oconee and Lake Sinclair; or along any ephemeral stream. As used in this provision, the term 'ephemeral stream' means a stream: that under normal circumstances has water flowing only during and for a short duration after precipitation events; that has the channel located above the ground-water table year round; for which ground water is not a source of water; and for which runoff from precipitation is the primary source of water flow, Unless exempted as along an ephemeral stream, the buffers of at least 25 feet established pursuant to part 6 of Article 5, Chapter 5 of Title 12, the "Georgia Water Quality Control Act", shall remain in force unless a variance is granted by the Director as provided in this paragraph. The following requirements shall apply to any such buffer:

a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and

b. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) Stream crossings for water lines; or (ii) Stream crossings for sewer lines; and

16. There is established a 50 foot buffer as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any state waters classified as "trout streams" pursuant to Article 2 of Chapter 5 of Title 12, the “Georgia Water Quality Control Act", except where a roadway drainage structure must be constructed ; provided, however, that small springs and streams classified as trout streams which discharge an average annual flow of 25 gallons per minute or less shall have a 25 foot buffer or they may be piped, at the discretion of the landowner, pursuant to the terms of a rule providing for a general variance promulgated by the Board, so long as any such pipe stops short of the downstream landowner’s property and the landowner complies with the buffer requirement for any adjacent trout streams. The Director may grant a variance from such buffer to allow land-disturbing activity, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented. The following requirements shall apply to such buffer:

a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities

on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed: provided, however, that any person constructing a single–family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and

b. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) Stream crossings for water lines; or (ii) Stream crossings for sewer lines; and

17. There is established a 25 foot buffer along coastal marshlands, as measured horizontally from the coastal marshland-upland interface, as determined in accordance with Chapter 5 of Title 12 of this title, the "Coastal Marshlands Protection Act of 1970." And the rules and regulations promulgated thereunder, except where the director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the director pursuant to Code Section 12-2-8, where an alteration within the buffer area has been authorized pursuant to Code Section 12-5-286, for maintenance of any currently serviceable structure, landscaping, or hardscaping, including bridges, roads, parking lots, golf courses, golf cart paths, retaining walls, bulkheads, and patios; provided, however, that if such maintenance requires any land-disturbing activity, adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented, where a drainage structure or roadway drainage structure is constructed or maintained; provided, however, that if such maintenance requires any land-disturbing activity, adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented, on the landward side of any currently serviceable shoreline stabilization structure, or for the maintenance of any manmade storm-water detention basin, golf course pond, or impoundment that is located entirely within the property of a single individual, partnership, or corporation; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented. For the purposes of this paragraph maintenance shall be defined as actions necessary or appropriate for retaining or restoring a currently serviceable improvement to the specified operable condition to achieve its maximum useful life. Maintenance includes emergency reconstruction of recently damaged parts of a currently serviceable structure so long as it occurs within a reasonable period of time after damage occurs. Maintenance does not include any modification that changes the character, scope or size of the original design and serviceable shall be defined as usable in its current state or with minor maintenance but not so degraded as to essentially require reconstruction.

a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is

achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat; provided, however, that any person constructing a single–family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat; and

b. The buffer shall not apply to crossings for utility lines that cause a width of disturbance of not more than 50 feet within the buffer, provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented.

c. The buffer shall not apply to any land-disturbing activity conducted pursuant to and in compliance with a valid and effective land-disturbing permit issued subsequent to April 22, 2014, and prior to December 31, 2015; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented or any lot for which the preliminary plat has been approved prior to December 31, 2015 if roadways, bridges, or water and sewer lines have been extended to such lot prior to the effective date of this Act and if the requirement to maintain a 25 foot buffer would consume at least 18 percent of the high ground of the platted lot otherwise available for development; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented.

d. Activities where the area within the

buffer is not more than 500 square feet or that have a “Minor Buffer Impact” as defined in 391-3-7-.01(r), provided that the total area of buffer impacts is less than 5,000 square feet are deemed to have an approved buffer variance by rule. Bank stabilization structures are not eligible for coverage under the variance by rule and notification shall be made to the Division at least 14 days prior to the commencement of land disturbing activities.

Sec. 9-13. Injury Not Proof of Violation.

Nothing contained in O.C.G.A. 12-7-1 et. seq. shall prevent any local issuing authority from adopting rules and regulations, ordinances, or resolutions which contain stream buffer requirements that exceed the minimum requirements of this article. The fact that land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of, nor create a presumption of, a violation of the standards provided for in this ordinance or the terms of the permit.

[Secs. 9-14 to 9-20 Reserved].

Division III. Application and Permit Process.

Sec. 9-21. General.

The property owner, developer and designated planners and engineers shall design and review before submittal the general development plans. The local issuing authority shall review the tract to be developed and the area surrounding it. They shall consult the zoning ordinance, stormwater management ordinance, subdivision ordinance, flood damage prevention ordinance, this article, and any other ordinances, rules, regulations or permits, which regulate the development of land within the jurisdictional boundaries of the ~~local issuing authority~~ City of Powder Springs. However, the owner and/or operator are the only parties who may obtain a permit.

Sec. 9-22. Permit Application Requirements.

No person shall conduct any land-disturbing activity within the jurisdictional boundaries of the City of Powder Springs without first obtaining a permit from the City of Powder Springs to perform such activity and providing a copy of Notice of Intent submitted to EPD, if applicable. The following permit applications procedures are hereby established and shall control processing and issuance of permits under this article:

(a) **Plan and data.** The application for a permit shall be submitted to the City of Powder Springs and must include the applicant's erosion, sedimentation and pollution control plan with supporting data, as necessary. Said plans shall include, as a minimum, the data specified in Sec. 9-23 of this article. Erosion, sedimentation and pollution control plans, together with supporting data, must demonstrate affirmatively that the land disturbing activity proposed will be carried out in such a manner that the provisions of this article will be met. Applications for a permit will not be accepted unless accompanied by four copies of the applicant's erosion, sedimentation and pollution control plans. All applications shall contain a certification stating that the plan preparer or the designee thereof visited the site prior to creation of the plan in accordance with EPD Rule 391-3-7 .10.

(b) **Fees.** In addition to the local permitting fees, fees will also be assessed pursuant to paragraph (5) subsection (a) of O.C.G.A. 12-5-23, provided that such fees shall not exceed $80.00 per acre of land-disturbing activity, and these fees shall be calculated and paid by the primary permittee as defined in the state general permit for each acre of land-disturbing activity included in the planned development or each phase of development. All applicable fees shall be paid prior to issuance of the land disturbance permit. In ~~a jurisdiction that is certified pursuant to~~ accordance with subsection (a) of O.C.G.A. 12-7-8 half of such fees levied shall be submitted to the division and half shall be submitted to the City of Powder Springs; except that any and all fees due from an entity which is required to give notice pursuant to paragraph (9) or (10) of O.C.G.A. 12- 7-17 shall be submitted in full to the division, regardless of the existence of a local issuing authority in the jurisdiction.

(c) **~~District~~ City of Powder Springs review of plans.** Following receipt of an application and plan for a permit and following completion of local review for compliance, the ~~local issuing authority shall refer the application and plan to the District for its review and approval or disapproval concerning the adequacy of the erosion, sedimentation and pollution control plan. The district shall approve or deny a plan within 35 calendar days of receipt. Failure of the district to act within 35 calendar days shall be considered an approval of the pending plan. The results of the district review shall be forwarded to the local issuing authority. No permit will be issued unless the plan has been approved by the district, and any variances required by this article have been obtained, all fees have been paid, and bonding, if required per this article, have been obtained. Such review will not be required if the local issuing authority and the district have entered into an agreement which allows the local issuing authority to conduct such review and approval of the plan without referring the application and plan to the district. The local issuing authority with plan review authority~~ City of Powder Springs shall approve or disapprove a revised plan ~~submittal~~ within 35 calendar days of receipt. Failure of the ~~local issuing authority with plan review authority~~ City of Powder Springs to act within 35 calendar days shall be considered an approval of the revised plan submittal.

(d) **Denial for violations.** If a permit applicant has had 2 or more violations of previous permits, this article, or the Erosion and Sedimentation Act, as amended, within 3 years prior to the date of filing the application under consideration, the ~~local issuing authority~~ City of Powder Springs may deny the permit application.

~~(e)~~ **Bond.** The ~~local issuing authority~~ City of Powder Springs may require the permit applicant to post a bond in the form of government security, cash, irrevocable letter of credit, or any combination thereof up to, but not exceeding, $3,000.00 per acre or fraction thereof of the proposed land-disturbing activity, prior to issuing the permit. If the applicant does not comply with this section or with the conditions of the permit after issuance, the ~~local issuing authority may~~City of Powder Springs may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance. ~~These provisions shall not apply unless there is in effect an ordinance or statute specifically providing for hearing and judicial review of any determination or order of the local issuing authority with respect to alleged permit violations.~~

Sec. 9-23. Plan Requirements.

All erosion, sedimentation and pollution control plans shall comply with the following requirements:

(a) Plans must be prepared to meet the minimum requirements of this article, or through the use of more stringent, alternate design criteria which conform to sound conservation and engineering practices. The *Manual for Erosion and Sediment Control in Georgia* is hereby incorporated by reference into this article.

The plan for the land-disturbing activity shall consider the interrelationship of the soil types, geological and hydrological characteristics, topography, watershed, vegetation, proposed

permanent structures including roadways, constructed waterways, sediment control and storm water management facilities, local ordinances and state laws. Maps, drawings and supportive computations shall bear the signature and seal of the certified design professional.

(b) Persons involved in land development design, review, permitting, construction, monitoring, or inspections or any land disturbing activity shall meet the education and training certification requirements, dependent on his or her level of involvement with the process, as developed by the commission and in consultation with the division and the Stakeholder Advisory Board created pursuant to O.C.G.A. 12-7-20.

(c) Data required for site plan shall include all the information required from the appropriate erosion, sedimentation and pollution control plan review checklist established by the commission as of January 1 of the year in which the land-disturbing activity was permitted.

Sec. 9-24. Permits.

Permits shall be issued or denied as soon as practicable but in any event not later than 45 calendar days after receipt by the ~~local issuing authority~~ City of Powder Springs of a completed application, providing variances and bonding are obtained, where necessary and all applicable fees have been paid prior to permit issuance. The permit shall include conditions under which the activity may be undertaken.

(a) **Permit requires plan approval.** No permit shall be issued by the ~~local issuing authority~~ City of Powder Springs unless the erosion, sedimentation and pollution control plan has been approved by the ~~district and the local issuing authority has affirmatively determined that the plan is~~ City of Powder is in compliance with this article, any variances required are obtained, bonding requirements, if necessary, are met and all additional ordinances and rules and regulations in effect within the jurisdictional boundaries of the ~~local issuing authority~~City of Powder Springs are met. If the permit is denied, the reason for denial shall be furnished to the applicant.

(b) **Land disturbance consistent with this article.** Any land-disturbing activities by ~~a local issuing authority~~ The City of Powder Springs shall be subject to the same requirements of this article, and any other ordinances relating to land development, as are applied to private persons, and the division shall enforce such requirements upon the ~~local issuing authority~~ City of Powder Springs.

(c) **Phasing.** If the tract is to be developed in phases, then a separate permit shall be required for each phase.

(d) **Suspension, revocation, or modification of permit.** The permit may be suspended, revoked, or modified by the ~~local issuing authority~~ City of Powder Springs, as to all or any portion of the land affected by the plan, upon finding that the holder or his successor in the title is not in compliance with the approved erosion and sedimentation control plan or that the holder or his successor in title is in violation of this article. A holder of a permit shall notify any successor in title to him as to all or any portion of the land affected by the approved plan of the conditions contained in the permit~~.~~

~~(d)~~(e) **Rejection for prior violations.** The ~~local issuing authority~~ City of Powder Springs

may reject a permit application if the applicant has had two or more violations of previous permits or the Erosion and Sedimentation Act permit requirements within three years prior to the date of the application, in light of O.C.G.A. 12-7-7 (f) (1).

[Secs. 9-25 to 9-30 Reserved].

Division IV. Inspection and Enforcement.

Sec. 9-31. Inspections.

(a) **Inspections and regulation of permittees.** Upon issuing a permit in accordance with Section 9-24, the City of Powder Springs shall require a pre-construction conference between the permittee and City of Powder Springs Inspection Staff prior to any land disturbance activity occurring. Said pre-construction conference may include, but is not limited to: the discussion of perimeter erosion control methods, protection of state waters and other protection matters as may be identified on the approved erosion, sedimentation and pollution control plan. The city will periodically inspect the sites of land-disturbing activities for which permits have been issued to determine if the activities are being conducted in accordance with the plan and if the measures required in the plan are effective in controlling erosion and sedimentation. Also, the ~~local issuing authority~~ City of Powder Springs shall regulate primary, secondary and tertiary permittees as such terms are defined in the state general permit.

(b) **Permitee responsibilities.** Primary permittees shall be responsible for installation and maintenance of best management practices where the primary permittee is conducting land-disturbing activities. Secondary permittees shall be responsible for installation and maintenance of best management practices where the secondary permittee is conducting land-disturbing activities. Tertiary permittees shall be responsible for installation and maintenance where the tertiary permittee is conducting land-disturbing activities.

(c) **Notice to comply for non-compliance.** If, through inspection, it is deemed that a person engaged in land-disturbing activities as defined herein has failed to comply with the approved plan, with permit conditions, or with the provisions of this article, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this article.

Sec. 9-32. Required Amendment to this Article.

The ~~local issuing authority~~ City of Powder Springs shall amend its ordinances to the extent appropriate within 12 months of any amendments to the Erosion and Sedimentation Act of 1975.

Sec. 9-33. Investigations.

The city shall have the power to conduct such investigations as it may reasonably deem necessary to carry out duties as prescribed in this article, and for this purpose to enter at reasonable times upon any property, public or private, for the purpose of investigation and inspecting the sites of land-disturbing activities.

Sec. 9-34. No Refusal of Access.

No person shall refuse entry or access to any authorized representative or agent of the ~~local issuing authority~~City of Powder Springs, the commission, the district, or division who requests entry for the purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out his official duties.

Sec. 9-35. Review of Actions.

(a) **Review by district or commission.** The district or the commission or both shall semi-annually review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to O.C.G.A. 12-7-8 (a). The district or the commission or both may provide technical assistance to any county or municipality for the purpose of improving the effectiveness of the county's or municipality's erosion, sedimentation and pollution control program. The district or the commission shall notify the division and request investigation by the division if any deficient or ineffective local program is found.

(b) **Review of local issuing authority actions.** The division may periodically review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to Code Section 12-7-8 (a). Such review may include, but shall not be limited to, review of the administration and enforcement of a governing authority's ordinance and review of conformance with an agreement, if any, between the district and the governing authority. If such review indicates that the governing authority of any county or municipality certified pursuant to O.C.G.A. 12-7-8 (a) has not administered or enforced its ordinances or has not conducted the program in accordance with any agreement entered into pursuant to O.C.G.A. 12-7-7 (e), the division shall notify the governing authority of the county or municipality in writing. The governing authority of any municipality so notified shall have 90 calendar days within which to take the necessary corrective action to retain certification as a local issuing authority. If the municipality does not take necessary corrective action within 90 calendar days after notification by the division, the division shall revoke the certification of the municipality as a local issuing authority.

Sec. 9-36. Failure to Obtain a Permit for Land-Disturbing Activity.

If any person commences any land-disturbing activity requiring a land-disturbing permit as prescribed in this article without first obtaining said permit, the person shall be subject to revocation of his business license, work permit or other authorization for the conduct of a business and associated work activities within the jurisdictional boundaries of the ~~local issuing authority~~ City of Powder Springs.

Sec. 9-37. Stop Work Orders.

For the first and second violations of the provisions of this article, the director or ~~the local issuing authority~~ Community Development or his/her designee shall issue a written warning to the violator. The violator shall have five business days to correct the violation. If the violation is not corrected within five business days, the director ~~or the local issuing authority~~ of

Community Development shall issue a stop-work order requiring that land- disturbing activities be stopped until necessary corrective action or mitigation has occurred; provided, however, that, if the violation presents an imminent threat to public health or waters of the state or if the land-disturbing activities are conducted without obtaining the necessary permit, the director or the local issuing authority shall issue an immediate stop-work order in lieu of a warning.

(a) For a third and each subsequent violation, the director ~~or the local issuing authority~~ of Community Development shall issue an immediate stop-work order; and

(b) All stop-work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred.

(c) When a violation in the form of taking action without a permit, failure to maintain a stream buffer, or significant amounts of sediment, as determined by the ~~local issuing authority~~City of Powder Springs or by the director or his or her designee, have been or are being discharged into state waters and where best management practices have not been properly designed, installed, and maintained, a stop work order shall be issued by the ~~local issuing authority~~ City of Powder Springs or by the director or his or her designee. All such stop work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred. Such stop work orders shall apply to all land-disturbing activity on the site with the exception of the installation and maintenance of temporary or permanent erosion and sediment controls.

Sec. 9-38. Bond Forfeiture.

If, through inspection, it is determined that a person engaged in land-disturbing activities has failed to comply with the approved plan, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance with the plan and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this article and, in addition to other penalties, shall be deemed to have forfeited his performance bond, if required to post one under the provisions of this article. The ~~local issuing authority~~ City of Powder Springs may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance.

Sec. 9-39. Monetary Penalties.

Any person who violates any provisions of this article, or any permit condition or limitation established pursuant to this article, or who negligently or intentionally fails or refuses to comply with any final or emergency order of the director issued as provided in this article shall be liable for a civil penalty not to exceed $2,500.00 per day. For the purpose of enforcing the provisions of this article, notwithstanding any provisions in any city charter to the contrary, municipal courts shall be authorized to impose penalty not to exceed $2,500.00 for each violation. Each day during which a violation, or failure or refusal to comply continues, shall be a separate violation.

[Sec. 9-40 Reserved].

Division V. Education and Certification.

Sec. 9-41. Education and Training Certification Requirements.

Persons involved in land development design, review, permitting, construction, monitoring, or inspection or any land-disturbing activity shall meet the education and training certification requirements, dependent on their level of involvement with the process, as developed by the commission in consultation with the division and the stakeholder advisory board created pursuant to O.C.G.A. 12-7-20.

Sec. 9-42. On-site Responsibility.

(a) For each site on which land-disturbing activity occurs, each entity or person acting as either a primary, secondary, or tertiary permittee, as defined in the state general permit, shall have as a minimum one person who is in responsible charge of erosion and sedimentation control activities on behalf of said entity or person and meets the applicable education or training certification requirements developed by the commission present on site whenever land-disturbing activities are conducted on that site. A project site shall herein be defined as any land-disturbance site or multiple sites within a larger common plan of development or sale permitted by an owner or operator for compliance with the state general permit.

(b) Persons or entities involved in projects not requiring a state general permit but otherwise requiring certified personnel on site may contract with certified persons to meet the requirements of this ordinance.

(c) If a state general permittee who has operational control of land-disturbing activities for a site has met the certification requirements of paragraph (1) of subsection (b) of O.C.G.A. 12-7-19, then any person or entity involved in land-disturbing activity at that site and operating in a subcontractor capacity for such permittee shall meet those educational requirements specified in paragraph (4) of subsection (b) of O.C.G.A 12-7-19 and shall not be required to meet any educational requirements that exceed those specified in said paragraph.

[Secs. 9-43 to 9-50 Reserved].

Division VI. Legal Status Provisions.

Sec. 9-51. Administrative Remedies.

The suspension, revocation, modification or grant with condition of a permit by the ~~local issuing authority~~ City of Powder Springs upon finding that the holder is not in compliance with the approved erosion, sediment and pollution control plan; or that the holder is in violation of permit conditions; or that the holder is in violation of any ordinance; shall entitle the person submitting the plan or holding the

permit to a hearing before the Mayor and Council of the City of Powder Springs within 30 calendar days after receipt by the ~~local issuing authority~~City of Powder Springs of written notice of appeal.

Sec. 9-52. Judicial Review.

Any person, aggrieved by a decision or order of the local issuing authority, after exhausting his administrative remedies, shall have the right to appeal de novo to the Superior Court of Cobb County.

Sec. 9-54. Validity.

Should any section, paragraph, clause, phrase, or provision of this article be adjudged invalid or held unconstitutional, such decisions shall not affect the remaining portions of this article or development code.

Sec. 9-55. Liability.

(a) Neither the approval of a plan under the provisions of this article, nor the compliance with provisions of this article shall relieve any person from the responsibility for damage to any person or property otherwise imposed by law nor impose any liability upon the ~~local issuing authority~~ City of Powder Springs or District for damage to any person or property.

(b) The fact that a land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of nor create a presumption of a violation of the standards provided for in this article or the terms of the permit.

(c) No provision of this article shall permit any persons to violate the Georgia Erosion and Sedimentation Act of 1975, the Georgia Water Quality Control Act or the rules and regulations promulgated and approved thereunder or pollute any Waters of the State as defined thereby.

[Secs. 9-56 to 9-60 Reserved].

ARTICLE 9
SOIL EROSION AND SEDIMENTATION CONTROL

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[Sec. 9-40 Reserved].

Division V. Education and Certification.
Sec. 9-41. Education and Training Certification Requirements.
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Division VI. Legal Status Provisions.
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Sec. 9-54. Validity.
Sec. 9-55. Liability.

[Sec. 9-56 to 9-60 Reserved].

Division I. General Provisions.

Sec. 9-1. Title.

This article shall be known as "The City of Powder Springs Soil Erosion ~~and~~ ,Sedimentation and Pollution Control Ordinance."

Sec. 9-2. Definitions.

The following definitions shall apply in the interpretation and enforcement of this article, unless otherwise specifically stated:

Best Management Practices (BMPs): These include sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the 'Manual for Erosion and Sediment Control in Georgia' published by the Commission as of January 1 of the year in which the land-disturbing activity was permitted.

Board: The Board of Natural Resources.

Buffer: The area of land immediately adjacent to the banks of state waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat.

Certified Personnel: A person who has successfully completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission.

Coastal Marshlands: Shall have the same meaning as in O.C.G.A. 12-5-282.

Commission: The Georgia Soil and Water Conservation Commission (GSWCC).

CPESC: Certified Professional in Erosion and Sediment Control with current certification by EnviroCert, Inc., which is also referred to as CPESC or CPESC, Inc.

Cut: A portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to the excavated surface. Also known as excavation.

Department: The Georgia Department of Natural Resources (DNR).

Design Professional: A professional licensed by the State of Georgia in the field of: engineering, architecture, landscape architecture, forestry, geology, or land surveying; or a person that is a Certified Professional in Erosion and Sediment Control (CPESC) with a current certification by EnviroCert, Inc. Design Professionals shall practice in a manner that complies with applicable Georgia law governing professional licensure.

Director: The Director of the Environmental Protection Division or an authorized representative.

District: The Soil and Water Conservation District.

Division: The Environmental Protection Division (EPD) of the Department of Natural Resources.

Drainage Structure: A device composed of a virtually nonerodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for storm water management, drainage control, or flood control purposes.

Erosion: The process by which land surface is worn away by the action of wind, water, ice or gravity.

Erosion, Sedimentation and Pollution Control Plan: A plan required by the Erosion and Sedimentation Act, O.C.G.A. Chapter 12-7, that includes, as a minimum protections at least as stringent as the State General Permit, best management practices, and requirements in section IV.C. of this ordinance.

Fill: A portion of land surface to which soil or other solid material has been added; the depth above the original ground surface or an excavation.

Final Stabilization: All soil disturbing activities at the site have been completed, and that 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 landscape areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and seeding of target crop perennials appropriate for the region). Final stabilization applies to each phase of construction.

Finished Grade: The final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

Grading: Altering the shape of ground surfaces to a predetermined condition; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled condition.

Ground Elevation: The original elevation of the ground surface prior to cutting or filling.

Land-Disturbing Activity: Any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices as described in Section III, Paragraph 5.

Larger Common Plan of Development or Sale: A contiguous area where multiple separate and distinct construction activities are occurring under one plan of development or sale. For the purposes of this paragraph, "plan" means an announcement; piece of documentation such as a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, or computer design; or physical demarcation such as boundary signs, lot stakes, or surveyor markings, indicating that construction activities may occur on a specific plot.

Local Issuing Authority: The governing authority of any county or municipality which is certified pursuant to subsection (a) O.C.G.A. 12-7-8.

Metropolitan River Protection Act (MRPA): A state law referenced as O.C.G.A. 12-5-440 et.seq. which addresses environmental and developmental matters in certain metropolitan river corridors and their drainage basins.

Natural Ground Surface: The ground surface in its original state before any grading, excavation or filling.

Nephelometric Turbidity Units (NTU): Numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloidally dispersed or suspended particles are present.

NOI: A Notice of Intent form provided by EPD for coverage under the State General Permit.

NOT: A Notice of Termination form provided by EPD to terminate coverage under the State General Permit.

Operator: The party or parties that have: (A) operational control of construction project plans and specifications, including the ability to make modifications to those plans and

specifications; or (B) day-to-day operational control of those activities that are necessary to ensure compliance with an erosion, sedimentation and pollution control plan for the site or other permit conditions, such as a person authorized to direct workers at a site to carry out activities required by the erosion, sedimentation and pollution control plan or to comply with other permit conditions.

Outfall: The location where storm water in a discernible, confined and discrete conveyance, leaves a facility or site or, if there is a receiving water on site, becomes a point source discharging into that receiving water.

Permit: The authorization necessary to conduct a land-disturbing activity under the provisions of this ordinance.

Person: Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of the State of Georgia, any interstate body or any other legal entity.

Phase or Phased: Sub-parts or segments of construction projects where the sub-part or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

Project: The entire proposed development project regardless of the size of the area of land to be disturbed.

Properly Designed: Designed in accordance with the design requirements and specifications contained in the "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted and amendments to the Manual as approved by the Commission up until the date of NOI submittal.

Roadway Drainage Structure: A device such as a bridge, culvert, or ditch, composed of a virtually nonerodible material such as concrete, steel, plastic, or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled roadway consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

Sediment: Solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by wind, water, ice, or gravity as a product of erosion.

Sedimentation: The process by which eroded material is transported and deposited by the action of water, wind, ice or gravity.

Soil and Water Conservation District Approved Plan: An erosion, sedimentation and pollution control plan approved in writing by the Soil and Water Conservation District.

Stabilization: The process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

State General Permit: The National Pollution Discharge Elimination System (NPDES) general permit or permits for storm water runoff from construction activities as is now in effect or as may be amended or reissued in the future pursuant to the state's authority to implement the same through federal delegation under the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251, et seq., and subsection (f) of Code Section 12-5-30.

State Waters: Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of Georgia which are not entirely

confined and retained completely upon the property of a single individual, partnership, or corporation.

Structural Erosion, Sedimentation and Pollution Control Practices: Practices for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sediment control practices are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures and sediment traps, etc. Such practices can be found in the publication *Manual for Erosion and Sediment Control in Georgia*.

Trout Streams: All streams or portions of streams within the watershed as designated by the Wildlife Resources Division of the Georgia Department of Natural Resources under the provisions of the Georgia Water Quality Control Act, O.C.G.A. 12-5-20, in the rules and regulations for Water Quality Control, Chapter 391-3-6 at www.epd.georgia.gov. Streams designated as primary trout waters are defined as water supporting a self- sustaining population of rainbow, brown or brook trout. Streams designated as secondary trout waters are those in which there is no evidence of natural trout reproduction, but are capable of supporting trout throughout the year. First order trout waters are streams into which no other streams flow except springs.

Vegetative Erosion and Sedimentation Control Measures: Measures for the stabilization of erodible or sediment-producing areas by covering the soil with:

a. Permanent seeding, sprigging or planting, producing long-term vegetative cover, or
b. Temporary seeding, producing short-term vegetative cover; or
c. Sodding, covering areas with a turf of perennial sod-forming grass.

Such measures can be found in the publication *Manual for Erosion and Sediment Control in Georgia*.

Watercourse: Any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

Wetlands: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Sec. 9-3. Applicability.

This article shall apply to all property within the corporate limits of the City of Powder Springs.

Sec. 9-4. Exemptions.

This ordinance shall apply to any land-disturbing activity undertaken by any person on any land except for the following

1. Surface mining, as the same is defined in O.C.G.A. 12-4-72, "The Georgia Surface Mining Act of 1968".
2. Granite quarrying and land clearing for such quarrying;

3. Such minor land-disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences, and other related activities which result in minor soil erosion;
4. The construction of single-family residences, when such construction disturbs less than one (1) acre and is not a part of a larger common plan of development or sale with a planned disturbance of equal to or greater than one (1) acre and not otherwise exempted under this paragraph; provided, however, that construction of any such residence shall conform to the minimum requirements as set forth in O.C.G.A. 12-7-6 and this paragraph. For single-family residence construction covered by the provisions of this paragraph, there shall be a buffer zone between the residence and any state waters classified as trout streams pursuant to Article 2 of Chapter 5 of the Georgia Water Quality Control Act. In any such buffer zone, no land-disturbing activity shall be constructed between the residence and the point where vegetation has been wrested by normal stream flow or wave action from the banks of the trout waters. For primary trout waters, the buffer zone shall be at least 50 horizontal feet, and no variance to a smaller buffer shall be granted. For secondary trout waters, the buffer zone shall be at least 50 horizontal feet, but the Director may grant variances to no less than 25 feet. Regardless of whether a trout stream is primary or secondary, for first order trout waters, which are streams into which no other streams flow except for springs, the buffer shall be at least 25 horizontal feet, and no variance to a smaller buffer shall be granted. The minimum requirements of subsection (b) of O.C.G.A. 12-7-6 and the buffer zones provided by this paragraph shall be enforced by the Local Issuing Authority;
5. Agricultural operations as defined in O.C.G.A. 1-3-3, "definitions", to include raising, harvesting or storing of products of the field or orchard; feeding, breeding or managing livestock or poultry; producing or storing feed for use in the production of livestock, including but not limited to cattle, calves, swine, hogs, goats, sheep, and rabbits or for use in the production of poultry, including but not limited to chickens, hens and turkeys; producing plants, trees, fowl, or animals; the production of aqua culture, horticultural, dairy, livestock, poultry, eggs and apiarian products; farm buildings and farm ponds;
6. Forestry land management practices, including harvesting; provided, however, that when such exempt forestry practices cause or result in land-disturbing or other activities otherwise prohibited in a buffer, as established in paragraphs (15) and (16) of Section IV C. of this ordinance, no other land-disturbing activities, except for normal forest management practices, shall be allowed on the entire property upon which the forestry practices were conducted for a period of three (3) years after completion of such forestry practices;
7. Any project carried out under the technical supervision of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture;
8. Any project involving less than one (1) acre of disturbed area; provided, however, that this exemption shall not apply to any land-disturbing activity within a larger common plan of development or sale with a planned disturbance of equal to or greater than one (1) acre or within 200 feet of the bank of any state waters, and for purposes of this paragraph, "State Waters" excludes channels and drainage ways which have water in them only during and immediately after rainfall events and intermittent streams which do not have water in them year-round; provided, however, that any person responsible for a project which involves less than one (1) acre, which involves land-disturbing activity, and which is within 200 feet of any such excluded channel or drainage way, must prevent sediment from moving beyond the boundaries of the property on which such project is located and provided, further, that nothing contained herein shall prevent the Local Issuing Authority from regulating any such project which is not specifically exempted by paragraphs 1, 2, 3, 4, 5, 6, 7, 9 or 10 of this section;

9. Construction or maintenance projects, or both, undertaken or financed in whole or in part, or both, by the Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority; or any road construction or maintenance project, or both, undertaken by any county or municipality; provided, however, that construction or maintenance projects of the Department of Transportation or the State Road and Tollway Authority which disturb one or more contiguous acres of land shall be subject to provisions of O.C.G.A. 12-7-7.1; except where the Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the Local Issuing Authority, the Local Issuing Authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders;
10. Any land-disturbing activities conducted by any electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power; except where an electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. 36-18-1, or any agency or instrumentality of the United states engaged in the generation, transmission, or distribution of power is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case the Local Issuing Authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders; and
11. Any public water system reservoir.

[Secs. 9-5 to 9-10 Reserved].

Division II. Minimum Requirements~~/Best Management Practices.~~For Erosion, Sedimentation and Pollution Control Using Best Management Practices

~~-~~Sec. 9-11. General ~~Requirements~~ Provisions.

Excessive soil erosion and resulting sedimentation can take place during land-disturbing activities if requirements of the ordinance and the NPDES General Permit are not met. Therefore, plans for those land-disturbing activities which are not exempted by this ordinance shall contain provisions for application of soil erosion, sedimentation and pollution control measures and practices. The provisions shall be incorporated into the erosion, sedimentation and pollution control plans. Soil erosion, sedimentation and pollution control measures and practices shall conform to the minimum requirements of Section IV B. & C. of this ordinance. The application of measures and practices shall apply to all features of the site, including street and utility installations, drainage facilities and other temporary and permanent improvements. Measures shall be installed to prevent or control erosion, sedimentation and pollution during all stages of any land-disturbing activity in accordance with requirements of this ordinance and the NPDES General Permit.

A. MINIMUM REQUIREMENTS/ BMPs

1. Best management practices as set forth in Section IV B. & C. of this ordinance shall be required for all land-disturbing activities. Proper design, installation, and maintenance of best management practices shall constitute a complete defense to any action by the Director or to any other allegation of noncompliance with paragraph (2) of this subsection or any substantially similar terms contained in a permit for the discharge of storm water issued pursuant to subsection (f) of O.C.G.A. 12-5-30, the "Georgia Water Quality Control Act". As used in this subsection the terms "proper design" and "properly designed" mean designed in accordance with the hydraulic design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" specified in O.C.G.A. 12-7-6 subsection (b).
2. A discharge of storm water runoff from disturbed areas where best management practices have not been properly designed, installed, and maintained shall constitute a separate violation of any land-disturbing permit issued by a local Issuing Authority or of any state general permit issued by the Division pursuant to subsection (f) of O.C.G.A. 12-5-30, the "Georgia Water Quality Control Act", for each day on which such discharge results in the turbidity of receiving waters being increased by more than twenty-five (25) nephelometric turbidity units for waters supporting warm water fisheries or by more than ten (10) nephelometric turbidity units for waters classified as trout waters. The turbidity of the receiving waters shall be measured in accordance with guidelines to be issued by the Director. This paragraph shall not apply to any land disturbance associated with the construction of single family homes which are not part of a larger common plan of development or sale unless the planned disturbance for such construction is equal to or greater than five (5) acres.

3. Failure to properly design, install, or maintain best management practices shall constitute a violation of any land- disturbing permit issued by a Local Issuing Authority or of any state general permit issued by the Division pursuant to subsection (f) of Code Section 12-5-30, the "Georgia Water Quality Control Act", for each day on which such failure occurs.
4. The Director may require, in accordance with regulations adopted by the Board, reasonable and prudent monitoring of the turbidity level of receiving waters into which discharges from land disturbing activities occur.
5. The LIA may set more stringent buffer requirements than stated in C.15,16 and 17, in light of O.C.G.A. § 12-7-6 (c).

B. The rules and regulations, ordinances, or resolutions adopted pursuant to O.C.G.A. 12-7-1 et. seq. for the purpose of governing land-disturbing activities shall require, as a minimum, protections at least as stringent as the state general permit; and best management practices, including sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the *Manual for Erosion and Sediment Control in Georgia* published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, as well as the following:

1. Stripping of vegetation, regrading and other development activities shall be conducted in a manner so as to minimize erosion;
2. Cut-fill operations must be kept to a minimum;
3. Development plans must conform to topography and soil type so as to create the lowest practicable erosion potential;
4. Whenever feasible, natural vegetation shall be retained, protected and supplemented;
5. The disturbed area and the duration of exposure to erosive elements shall be kept to a practicable minimum;
6. Disturbed soil shall be stabilized as quickly as practicable;
7. Temporary vegetation or mulching shall be employed to protect exposed critical areas during development;
8. Permanent vegetation and structural erosion control practices shall be installed as soon as practicable;
9. To the extent necessary, sediment in run-off water must be trapped by the use of debris basins, sediment basins, silt traps, or similar measures until the disturbed area is stabilized. As used in this paragraph, a disturbed area is stabilized when it is brought to a condition of continuous compliance with the requirements of O.C.G.A. 12-7-1 et. seq.;
10. Adequate provisions must be provided to minimize damage from surface water to the cut face of excavations or the sloping of fills;
11. Cuts and fills may not endanger adjoining property;
12. Fills may not encroach upon natural watercourses or constructed channels in a manner so as to adversely affect other property owners;
13. Grading equipment must cross flowing streams by means of bridges or culverts except when such methods are not feasible, provided, in any case, that such crossings are kept to a minimum;
14. Land-disturbing activity plans for erosion, sedimentation and pollution control shall include provisions for treatment or control of any source of sediments and adequate sedimentation control facilities to retain sediments on-site or preclude sedimentation of adjacent waters beyond the levels specified in Section IV B. 2. of this ordinance;
15. Except as provided in paragraph (16) and (17) of this subsection, there is established a 25 foot buffer along the banks of all state waters, as measured horizontally from the point where

vegetation has been wrested by normal stream flow or wave action, except where the Director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the Director pursuant to O.C.G.A. 12-2-8, where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications, and are implemented; or where bulkheads and sea walls are installed to prevent shoreline erosion on Lake Oconee and Lake Sinclair; or along any ephemeral stream. As used in this provision, the term 'ephemeral stream' means a stream: that under normal circumstances has water flowing only during and for a short duration after precipitation events; that has the channel located above the ground-water table year round; for which ground water is not a source of water; and for which runoff from precipitation is the primary source of water flow, Unless exempted as along an ephemeral stream, the buffers of at least 25 feet established pursuant to part 6 of Article 5, Chapter 5 of Title 12, the "Georgia Water Quality Control Act", shall remain in force unless a variance is granted by the Director as provided in this paragraph. The following requirements shall apply to any such buffer:

a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and

b. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) Stream crossings for water lines; or (ii) Stream crossings for sewer lines; and

16. There is established a 50 foot buffer as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any state waters classified as "trout streams" pursuant to Article 2 of Chapter 5 of Title 12, the “Georgia Water Quality Control Act", except where a roadway drainage structure must be constructed ; provided, however, that small springs and streams classified as trout streams which discharge an average annual flow of 25 gallons per minute or less shall have a 25 foot buffer or they may be piped, at the discretion of the landowner, pursuant to the terms of a rule providing for a general variance promulgated by the Board, so long as any such pipe stops short of the downstream landowner’s property and the landowner complies with the buffer requirement for any adjacent trout streams. The Director may grant a variance from such buffer to allow land-disturbing activity, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented. The following requirements shall apply to such buffer:

a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities

on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed: provided, however, that any person constructing a single–family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and

b. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) Stream crossings for water lines; or (ii) Stream crossings for sewer lines; and

17. There is established a 25 foot buffer along coastal marshlands, as measured horizontally from the coastal marshland-upland interface, as determined in accordance with Chapter 5 of Title 12 of this title, the "Coastal Marshlands Protection Act of 1970." And the rules and regulations promulgated thereunder, except where the director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the director pursuant to Code Section 12-2-8, where an alteration within the buffer area has been authorized pursuant to Code Section 12-5-286, for maintenance of any currently serviceable structure, landscaping, or hardscaping, including bridges, roads, parking lots, golf courses, golf cart paths, retaining walls, bulkheads, and patios; provided, however, that if such maintenance requires any land-disturbing activity, adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented, where a drainage structure or roadway drainage structure is constructed or maintained; provided, however, that if such maintenance requires any land-disturbing activity, adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented, on the landward side of any currently serviceable shoreline stabilization structure, or for the maintenance of any manmade storm-water detention basin, golf course pond, or impoundment that is located entirely within the property of a single individual, partnership, or corporation; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented. For the purposes of this paragraph maintenance shall be defined as actions necessary or appropriate for retaining or restoring a currently serviceable improvement to the specified operable condition to achieve its maximum useful life. Maintenance includes emergency reconstruction of recently damaged parts of a currently serviceable structure so long as it occurs within a reasonable period of time after damage occurs. Maintenance does not include any modification that changes the character, scope or size of the original design and serviceable shall be defined as usable in its current state or with minor maintenance but not so degraded as to essentially require reconstruction.

a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is

achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat; provided, however, that any person constructing a single–family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat; and

b. The buffer shall not apply to crossings for utility lines that cause a width of disturbance of not more than 50 feet within the buffer, provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented.

c. The buffer shall not apply to any land-disturbing activity conducted pursuant to and in compliance with a valid and effective land-disturbing permit issued subsequent to April 22, 2014, and prior to December 31, 2015; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented or any lot for which the preliminary plat has been approved prior to December 31, 2015 if roadways, bridges, or water and sewer lines have been extended to such lot prior to the effective date of this Act and if the requirement to maintain a 25 foot buffer would consume at least 18 percent of the high ground of the platted lot otherwise available for development; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented.

d. Activities where the area within the

buffer is not more than 500 square feet or that have a "Minor Buffer Impact" as defined in 391-3-7-.01(r), provided that the total area of buffer impacts is less than 5,000 square feet are deemed to have an approved buffer variance by rule. Bank stabilization structures are not eligible for coverage under the variance by rule and notification shall be made to the Division at least 14 days prior to the commencement of land disturbing activities.

Sec. 9-13. Injury Not Proof of Violation.

Nothing contained in O.C.G.A. 12-7-1 et. seq. shall prevent any local issuing authority from adopting rules and regulations, ordinances, or resolutions which contain stream buffer requirements that exceed the minimum requirements of this article. The fact that land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of, nor create a presumption of, a violation of the standards provided for in this ordinance or the terms of the permit.

[Secs. 9-14 to 9-20 Reserved].

Division III. Application and Permit Process.

Sec. 9-21. General.

The property owner, developer and designated planners and engineers shall design and review before submittal the general development plans. The local issuing authority shall review the tract to be developed and the area surrounding it. They shall consult the zoning ordinance, stormwater management ordinance, subdivision ordinance, flood damage prevention ordinance, this article, and any other ordinances, rules, regulations or permits, which regulate the development of land within the jurisdictional boundaries of the ~~local issuing authority~~ City of Powder Springs. However, the owner and/or operator are the only parties who may obtain a permit.

Sec. 9-22. Permit Application Requirements.

No person shall conduct any land-disturbing activity within the jurisdictional boundaries of the City of Powder Springs without first obtaining a permit from the City of Powder Springs to perform such activity and providing a copy of Notice of Intent submitted to EPD, if applicable. The following permit applications procedures are hereby established and shall control processing and issuance of permits under this article:

(a) **Plan and data.** The application for a permit shall be submitted to the City of Powder Springs and must include the applicant's erosion, sedimentation and pollution control plan with supporting data, as necessary. Said plans shall include, as a minimum, the data specified in Sec. 9-23 of this article. Erosion, sedimentation and pollution control plans, together with supporting data, must demonstrate affirmatively that the land disturbing activity proposed will be carried out in such a manner that the provisions of this article will be met. Applications for a permit will not be accepted unless accompanied by four copies of the applicant's erosion, sedimentation and pollution control plans. All applications shall contain a certification stating that the plan preparer or the designee thereof visited the site prior to creation of the plan in accordance with EPD Rule 391-3-7 .10.

(b) **Fees.** In addition to the local permitting fees, fees will also be assessed pursuant to paragraph (5) subsection (a) of O.C.G.A. 12-5-23, provided that such fees shall not exceed $80.00 per acre of land-disturbing activity, and these fees shall be calculated and paid by the primary permittee as defined in the state general permit for each acre of land-disturbing activity included in the planned development or each phase of development. All applicable fees shall be paid prior to issuance of the land disturbance permit. In ~~a jurisdiction that is certified pursuant to~~ accordance with subsection (a) of O.C.G.A. 12-7-8 half of such fees levied shall be submitted to the division and half shall be submitted to the City of Powder Springs; except that any and all fees due from an entity which is required to give notice pursuant to paragraph (9) or (10) of O.C.G.A. 12- 7-17 shall be submitted in full to the division, regardless of the existence of a local issuing authority in the jurisdiction.

(c) ~~District~~ **City of Powder Springs review of plans.** Following receipt of an application and plan for a permit and following completion of local review for compliance, the ~~local issuing authority shall refer the application and plan to the District for its review and approval or disapproval concerning the adequacy of the erosion, sedimentation and pollution control plan. The district shall approve or deny a plan within 35 calendar days of receipt. Failure of the district to act within 35 calendar days shall be considered an approval of the pending plan. The results of the district review shall be forwarded to the local issuing authority. No permit will be issued unless the plan has been approved by the district, and any variances required by this article have been obtained, all fees have been paid, and bonding, if required per this article, have been obtained. Such review will not be required if the local issuing authority and the district have entered into an agreement which allows the local issuing authority to conduct such review and approval of the plan without referring the application and plan to the district. The local issuing authority with plan review authority~~ City of Powder Springs shall approve or disapprove a revised plan ~~submittal~~ within 35 calendar days of receipt. Failure of the ~~local issuing authority with plan review authority~~ City of Powder Springs to act within 35 calendar days shall be considered an approval of the revised plan submittal.

(d) **Denial for violations.** If a permit applicant has had 2 or more violations of previous permits, this article, or the Erosion and Sedimentation Act, as amended, within 3 years prior to the date of filing the application under consideration, the ~~local issuing authority~~ City of Powder Springs may deny the permit application.

~~(e)~~ **Bond.** The ~~local issuing authority~~ City of Powder Springs may require the permit applicant to post a bond in the form of government security, cash, irrevocable letter of credit, or any combination thereof up to, but not exceeding, $3,000.00 per acre or fraction thereof of the proposed land-disturbing activity, prior to issuing the permit. If the applicant does not comply with this section or with the conditions of the permit after issuance, the ~~local issuing authority may~~City of Powder Springs may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance. ~~These provisions shall not apply unless there is in effect an ordinance or statute specifically providing for hearing and judicial review of any determination or order of the local issuing authority with respect to alleged permit violations.~~

Sec. 9-23. Plan Requirements.

All erosion, sedimentation and pollution control plans shall comply with the following requirements:

(a) Plans must be prepared to meet the minimum requirements of this article, or through the use of more stringent, alternate design criteria which conform to sound conservation and engineering practices. The *Manual for Erosion and Sediment Control in Georgia* is hereby incorporated by reference into this article.

The plan for the land-disturbing activity shall consider the interrelationship of the soil types, geological and hydrological characteristics, topography, watershed, vegetation, proposed

permanent structures including roadways, constructed waterways, sediment control and storm water management facilities, local ordinances and state laws. Maps, drawings and supportive computations shall bear the signature and seal of the certified design professional.

(b) Persons involved in land development design, review, permitting, construction, monitoring, or inspections or any land disturbing activity shall meet the education and training certification requirements, dependent on his or her level of involvement with the process, as developed by the commission and in consultation with the division and the Stakeholder Advisory Board created pursuant to O.C.G.A. 12-7-20.

(c) Data required for site plan shall include all the information required from the appropriate erosion, sedimentation and pollution control plan review checklist established by the commission as of January 1 of the year in which the land-disturbing activity was permitted.

Sec. 9-24. Permits.

Permits shall be issued or denied as soon as practicable but in any event not later than 45 calendar days after receipt by the ~~local issuing authority~~ City of Powder Springs of a completed application, providing variances and bonding are obtained, where necessary and all applicable fees have been paid prior to permit issuance. The permit shall include conditions under which the activity may be undertaken.

(a) **Permit requires plan approval.** No permit shall be issued by the ~~local issuing authority~~ City of Powder Springs unless the erosion, sedimentation and pollution control plan has been approved by the ~~district and the local issuing authority has affirmatively determined that the plan is~~ City of Powder is in compliance with this article, any variances required are obtained, bonding requirements, if necessary, are met and all additional ordinances and rules and regulations in effect within the jurisdictional boundaries of the ~~local issuing authority~~City of Powder Springs are met. If the permit is denied, the reason for denial shall be furnished to the applicant.

(b) **Land disturbance consistent with this article.** Any land-disturbing activities by ~~a local issuing authority~~ The City of Powder Springs shall be subject to the same requirements of this article, and any other ordinances relating to land development, as are applied to private persons, and the division shall enforce such requirements upon the ~~local issuing authority~~ City of Powder Springs.

(c) **Phasing.** If the tract is to be developed in phases, then a separate permit shall be required for each phase.

(d) **Suspension, revocation, or modification of permit.** The permit may be suspended, revoked, or modified by the ~~local issuing authority~~ City of Powder Springs, as to all or any portion of the land affected by the plan, upon finding that the holder or his successor in the title is not in compliance with the approved erosion and sedimentation control plan or that the holder or his successor in title is in violation of this article. A holder of a permit shall notify any successor in title to him as to all or any portion of the land affected by the approved plan of the conditions contained in the permit.

~~(d)~~(e) **Rejection for prior violations.** The ~~local issuing authority~~ City of Powder Springs

may reject a permit application if the applicant has had two or more violations of previous permits or the Erosion and Sedimentation Act permit requirements within three years prior to the date of the application, in light of O.C.G.A. 12-7-7 (f) (1).

[Secs. 9-25 to 9-30 Reserved].

Division IV. Inspection and Enforcement.

Sec. 9-31. Inspections.

(a) **Inspections and regulation of permittees.** Upon issuing a permit in accordance with Section 9-24, the City of Powder Springs shall require a pre-construction conference between the permittee and City of Powder Springs Inspection Staff prior to any land disturbance activity occurring. Said pre-construction conference may include, but is not limited to: the discussion of perimeter erosion control methods, protection of state waters and other protection matters as may be identified on the approved erosion, sedimentation and pollution control plan. The city will periodically inspect the sites of land-disturbing activities for which permits have been issued to determine if the activities are being conducted in accordance with the plan and if the measures required in the plan are effective in controlling erosion and sedimentation. Also, the ~~local issuing authority~~ City of Powder Springs shall regulate primary, secondary and tertiary permittees as such terms are defined in the state general permit.

(b) **Permitee responsibilities.** Primary permittees shall be responsible for installation and maintenance of best management practices where the primary permittee is conducting land-disturbing activities. Secondary permittees shall be responsible for installation and maintenance of best management practices where the secondary permittee is conducting land-disturbing activities. Tertiary permittees shall be responsible for installation and maintenance where the tertiary permittee is conducting land-disturbing activities.

(c) **Notice to comply for non-compliance.** If, through inspection, it is deemed that a person engaged in land-disturbing activities as defined herein has failed to comply with the approved plan, with permit conditions, or with the provisions of this article, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this article.

Sec. 9-32. Required Amendment to this Article.

The ~~local issuing authority~~ City of Powder Springs shall amend its ordinances to the extent appropriate within 12 months of any amendments to the Erosion and Sedimentation Act of 1975.

Sec. 9-33. Investigations.

The city shall have the power to conduct such investigations as it may reasonably deem necessary to carry out duties as prescribed in this article, and for this purpose to enter at reasonable times upon any property, public or private, for the purpose of investigation and inspecting the sites of land-disturbing activities.

Sec. 9-34. No Refusal of Access.

No person shall refuse entry or access to any authorized representative or agent of the ~~local issuing authority~~City of Powder Springs, the commission, the district, or division who requests entry for the purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out his official duties.

Sec. 9-35. Review of Actions.

(a) **Review by district or commission.** The district or the commission or both shall semi-annually review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to O.C.G.A. 12-7-8 (a). The district or the commission or both may provide technical assistance to any county or municipality for the purpose of improving the effectiveness of the county's or municipality's erosion, sedimentation and pollution control program. The district or the commission shall notify the division and request investigation by the division if any deficient or ineffective local program is found.

(b) **Review of local issuing authority actions.** The division may periodically review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to Code Section 12-7-8 (a). Such review may include, but shall not be limited to, review of the administration and enforcement of a governing authority's ordinance and review of conformance with an agreement, if any, between the district and the governing authority. If such review indicates that the governing authority of any county or municipality certified pursuant to O.C.G.A. 12-7-8 (a) has not administered or enforced its ordinances or has not conducted the program in accordance with any agreement entered into pursuant to O.C.G.A. 12-7-7 (e), the division shall notify the governing authority of the county or municipality in writing. The governing authority of any municipality so notified shall have 90 calendar days within which to take the necessary corrective action to retain certification as a local issuing authority. If the municipality does not take necessary corrective action within 90 calendar days after notification by the division, the division shall revoke the certification of the municipality as a local issuing authority.

Sec. 9-36. Failure to Obtain a Permit for Land-Disturbing Activity.

If any person commences any land-disturbing activity requiring a land-disturbing permit as prescribed in this article without first obtaining said permit, the person shall be subject to revocation of his business license, work permit or other authorization for the conduct of a business and associated work activities within the jurisdictional boundaries of the ~~local issuing authority~~ City of Powder Springs.

Sec. 9-37. Stop Work Orders.

For the first and second violations of the provisions of this article, the director or ~~the local issuing authority~~ Community Development or his/her designee shall issue a written warning to the violator. The violator shall have five business days to correct the violation. If the violation is not corrected within five business days, the director ~~or the local issuing authority~~ of

Community Development shall issue a stop-work order requiring that land- disturbing activities be stopped until necessary corrective action or mitigation has occurred; provided, however, that, if the violation presents an imminent threat to public health or waters of the state or if the land-disturbing activities are conducted without obtaining the necessary permit, the director or the local issuing authority shall issue an immediate stop-work order in lieu of a warning.

(a) For a third and each subsequent violation, the director ~~or the local issuing authority~~ of Community Development shall issue an immediate stop-work order; and

(b) All stop-work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred.

(c) When a violation in the form of taking action without a permit, failure to maintain a stream buffer, or significant amounts of sediment, as determined by the ~~local issuing authority~~City of Powder Springs or by the director or his or her designee, have been or are being discharged into state waters and where best management practices have not been properly designed, installed, and maintained, a stop work order shall be issued by the ~~local issuing authority~~ City of Powder Springs or by the director or his or her designee. All such stop work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred. Such stop work orders shall apply to all land-disturbing activity on the site with the exception of the installation and maintenance of temporary or permanent erosion and sediment controls.

Sec. 9-38. Bond Forfeiture.

If, through inspection, it is determined that a person engaged in land-disturbing activities has failed to comply with the approved plan, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance with the plan and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this article and, in addition to other penalties, shall be deemed to have forfeited his performance bond, if required to post one under the provisions of this article. The ~~local issuing authority~~ City of Powder Springs may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance.

Sec. 9-39. Monetary Penalties.

Any person who violates any provisions of this article, or any permit condition or limitation established pursuant to this article, or who negligently or intentionally fails or refuses to comply with any final or emergency order of the director issued as provided in this article shall be liable for a civil penalty not to exceed $2,500.00 per day. For the purpose of enforcing the provisions of this article, notwithstanding any provisions in any city charter to the contrary, municipal courts shall be authorized to impose penalty not to exceed $2,500.00 for each violation. Each day during which a violation, or failure or refusal to comply continues, shall be a separate violation.

[Sec. 9-40 Reserved].

Division V. Education and Certification.

Sec. 9-41. Education and Training Certification Requirements.

Persons involved in land development design, review, permitting, construction, monitoring, or inspection or any land-disturbing activity shall meet the education and training certification requirements, dependent on their level of involvement with the process, as developed by the commission in consultation with the division and the stakeholder advisory board created pursuant to O.C.G.A. 12-7-20.

Sec. 9-42. On-site Responsibility.

(a) For each site on which land-disturbing activity occurs, each entity or person acting as either a primary, secondary, or tertiary permittee, as defined in the state general permit, shall have as a minimum one person who is in responsible charge of erosion and sedimentation control activities on behalf of said entity or person and meets the applicable education or training certification requirements developed by the commission present on site whenever land-disturbing activities are conducted on that site. A project site shall herein be defined as any land-disturbance site or multiple sites within a larger common plan of development or sale permitted by an owner or operator for compliance with the state general permit.

(b) Persons or entities involved in projects not requiring a state general permit but otherwise requiring certified personnel on site may contract with certified persons to meet the requirements of this ordinance.

(c) If a state general permittee who has operational control of land-disturbing activities for a site has met the certification requirements of paragraph (1) of subsection (b) of O.C.G.A. 12-7-19, then any person or entity involved in land-disturbing activity at that site and operating in a subcontractor capacity for such permittee shall meet those educational requirements specified in paragraph (4) of subsection (b) of O.C.G.A 12-7-19 and shall not be required to meet any educational requirements that exceed those specified in said paragraph.

[Secs. 9-43 to 9-50 Reserved].

Division VI. Legal Status Provisions.

Sec. 9-51. Administrative Remedies.

The suspension, revocation, modification or grant with condition of a permit by the ~~local issuing authority~~ City of Powder Springs upon finding that the holder is not in compliance with the approved erosion, sediment and pollution control plan; or that the holder is in violation of permit conditions; or that the holder is in violation of any ordinance; shall entitle the person submitting the plan or holding the

permit to a hearing before the Mayor and Council of the City of Powder Springs within 30 calendar days after receipt by the ~~local issuing authority~~City of Powder Springs of written notice of appeal.

Sec. 9-52. Judicial Review.

Any person, aggrieved by a decision or order of the local issuing authority, after exhausting his administrative remedies, shall have the right to appeal de novo to the Superior Court of Cobb County.

Sec. 9-54. Validity.

Should any section, paragraph, clause, phrase, or provision of this article be adjudged invalid or held unconstitutional, such decisions shall not affect the remaining portions of this article or development code.

Sec. 9-55. Liability.

(a) Neither the approval of a plan under the provisions of this article, nor the compliance with provisions of this article shall relieve any person from the responsibility for damage to any person or property otherwise imposed by law nor impose any liability upon the ~~local issuing authority~~ City of Powder Springs or District for damage to any person or property.

(b) The fact that a land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of nor create a presumption of a violation of the standards provided for in this article or the terms of the permit.

(c) No provision of this article shall permit any persons to violate the Georgia Erosion and Sedimentation Act of 1975, the Georgia Water Quality Control Act or the rules and regulations promulgated and approved thereunder or pollute any Waters of the State as defined thereby.

[Secs. 9-56 to 9-60 Reserved].

ORDINANCE 2019-02
1st reading and Introduction: January 7, 2019
2nd reading: January 22, 2019

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE WITH REGARD TO STORMWATER MANAGEMENT EROSION AND SEDIMENT CONTROL; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council of the City of Powder Springs have heretofore adopted the Unified Development Code of Powder Springs, Georgia ("the UDC"; and

NOW THEREFORE, the Mayor and Council of the City of Powder Springs find that in the interest of the public health, safety and welfare, it does hereby ordain that the UDC shall be and is hereby amended as follows:

SECTION ONE

Article 4, Division I, of the UDC is amended by deleting the existing Section 4-120 and replacing it in its entirety with a new Section 4-120 as shown in the attached Exhibit A.

SECTION TWO

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION THREE

If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

SECTION FOUR

This ordinance shall become effective five (5) days after its adoption by the City Council.

SO ORDAINED, this 22 day of January, 2019.

ORDINANCE 2019-02
1st reading and Introduction: January 7, 2019
2nd reading: January 22, 2019

Albert Thurman, Mayor

Patrick Bordelon, Council Member

Doris Dawkins, Council Member

Patricia Wisdom, Council Member

Henry Lust, Council Member

Thelma C. Farmer, Council Member

ATTEST:

Kelly Axt, City Clerk

EXHIBIT A

Division III. Application and Permit Process. Sec. 9-21.

General.

The property owner, developer and designated planners and engineers shall design and review before submittal the general development plans. The local issuing authority shall review the tract to be developed and the area surrounding it. They shall consult the zoning ordinance, stormwater management ordinance, subdivision ordinance, flood damage prevention ordinance, this article, and any other ordinances, rules, regulations or permits, which regulate the development of land within the jurisdictional boundaries of the ~~local issuing authority~~ City of Powder Springs. However, the owner and/or operator are the only parties who may obtain a permit.

Sec. 9-22. Permit Application Requirements.

No person shall conduct any land-disturbing activity within the jurisdictional boundaries of the City of Powder Springs without first obtaining a permit from the City of Powder Springs to perform such activity and providing a copy of Notice of Intent submitted to EPD, if applicable. The following permit applications procedures are hereby established and shall control processing and issuance of permits under this article:

(a) **Plan and data.** The application for a permit shall be submitted to the City of Powder Springs and must include the applicant's erosion, sedimentation and pollution control plan with supporting data, as necessary. Said plans shall include, as a minimum, the data specified in Sec. 9-23 of this article. Erosion, sedimentation and pollution control plans, together with supporting data, must demonstrate affirmatively that the land disturbing activity proposed will be carried out in such a manner that the provisions of this article will be met. Applications for a permit will not be accepted unless accompanied by four copies of the applicant's erosion, sedimentation and pollution control plans. All applications shall contain a certification stating that the plan preparer or the designee thereof visited the site prior to creation of the plan in accordance with EPD Rule 391-3-7
.10.

(b) **Fees.** In addition to the local permitting fees, fees will also be assessed pursuant to paragraph (5) subsection (a) of O.C.G.A. 12-5-23, provided that such fees shall not exceed $80.00 per acre of land-disturbing activity, and these fees shall be calculated and paid by the primary permittee as defined in the state general permit for each acre of land- disturbing activity included in the planned development or each phase of development. All applicable fees shall be paid prior to issuance of the land disturbance permit. In ~~a jurisdiction that is certified pursuant to~~ accordance with subsection (a) of O.C.G.A. 12-7-8 half of such fees levied shall be submitted to the division and half shall be submitted to the City of Powder Springs; except that any and all fees due from an entity which is required to give notice pursuant to paragraph (9) or (10) of O.C.G.A. 12- 7-17 shall be submitted in full to the division, regardless of the existence of a local issuing authority in

the jurisdiction.

(c) **~~District~~ City of Powder Springs review of plans.** Following receipt of an application and plan for a permit and following completion of local review for compliance, the ~~local issuing authority shall refer the application and plan to the District for its review and approval or disapproval concerning the adequacy of the erosion, sedimentation and pollution control plan. The district shall approve or deny a plan within 35 calendar days of receipt. Failure of the district to act within 35 calendar days shall be considered an approval of the pending plan. The results of the district review shall be forwarded to the local issuing authority. No permit will be issued unless the plan has been approved by the district, and any variances required by this article have been obtained, all fees have been paid, and bonding, if required per this article, have been obtained. Such review will not be required if the local issuing authority and the district have entered into an agreement which allows the local issuing authority to conduct such review and approval of the plan without referring the application and plan to the district. The local issuing authority with plan review authority~~ City of Powder Springs shall approve or disapprove a revised plan ~~submittal~~ within 35 calendar days of receipt. Failure of the ~~local issuing authority with plan review authority~~ City of Powder Springs to act within 35 calendar days shall be considered an approval of the revised plan submittal.

(d) **Denial for violations.** If a permit applicant has had 2 or more violations of previous permits, this article, or the Erosion and Sedimentation Act, as amended, within 3 years prior to the date of filing the application under consideration, the ~~local issuing authority~~ City of Powder Springs may deny the permit application.

~~(e)~~ **Bond.** The ~~local issuing authority~~ City of Powder Springs may require the permit applicant to post a bond in the form of government security, cash, irrevocable letter of credit, or any combination thereof up to, but not exceeding, $3,000.00 per acre or fraction thereof of the proposed land-disturbing activity, prior to issuing the permit. If the applicant does not comply with this section or with the conditions of the permit after issuance, the ~~local issuing authority may~~City of Powder Springs may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance. ~~These provisions shall not apply unless there is in effect an ordinance or statute specifically providing for hearing and judicial review of any determination or order of the local issuing authority with respect to alleged permit violations.~~

Sec. 9-23. Plan Requirements.

All erosion, sedimentation and pollution control plans shall comply with the following requirements:

(a) Plans must be prepared to meet the minimum requirements of this article, or through the use of more stringent, alternate design criteria which conform to sound conservation and engineering practices. The *Manual for Erosion and Sediment Control in Georgia* is hereby incorporated by reference into this article.

(b) The plan for the land-disturbing activity shall consider the interrelationship of the soil types, geological and hydrological characteristics, topography, watershed, vegetation, proposed permanent structures including roadways, constructed waterways, sediment control and storm water management facilities, local ordinances and state laws. Maps, drawings and supportive

computations shall bear the signature and seal of the certified design professional.

(c) Persons involved in land development design, review, permitting, construction, monitoring, or inspections or any land disturbing activity shall meet the education and training certification requirements, dependent on his or her level of involvement with the process, as developed by the commission and in consultation with the division and the Stakeholder Advisory Board created pursuant to O.C.G.A. 12-7-20.

(d) Data required for site plan shall include all the information required from the appropriate erosion, sedimentation and pollution control plan review checklist established by the commission as of January 1 of the year in which the land-disturbing activity was permitted.

Sec. 9-24. Permits.

Permits shall be issued or denied as soon as practicable but in any event not later than 45 calendar days after receipt by the ~~local issuing authority~~ City of Powder Springs of a completed application, providing variances and bonding are obtained, where necessary and all applicable fees have been paid prior to permit issuance. The permit shall include conditions under which the activity may be undertaken.

(a) **Permit requires plan approval.** No permit shall be issued by the ~~local issuing authority~~ City of Powder Springs unless the erosion, sedimentation and pollution control plan has been approved by the ~~district and the local issuing authority has affirmatively determined that the plan is~~ City of Powder is in compliance with this article, any variances required are obtained, bonding requirements, if necessary, are met and all additional ordinances and rules and regulations in effect within the jurisdictional boundaries of the ~~local issuing authority~~City of Powder Springs are met. If the permit is denied, the reason for denial shall be furnished to the applicant.

(b) **Land disturbance consistent with this article.** Any land-disturbing activities by ~~a local issuing authority~~ The City of Powder Springs shall be subject to the same requirements of this article, and any other ordinances relating to land development, as are applied to private persons, and the division shall enforce such requirements upon the ~~local issuing authority~~ City of Powder Springs.

(c) **Phasing.** If the tract is to be developed in phases, then a separate permit shall be required for each phase.

(d) **Suspension, revocation, or modification of permit.** The permit may be suspended, revoked, or modified by the ~~local issuing authority~~ City of Powder Springs, as to all or any portion of the land affected by the plan, upon finding that the holder or his successor in the title is not in compliance with the approved erosion and sedimentation control plan or that the holder or his successor in title is in violation of this article. A holder of a permit shall notify any successor in title to him as to all or any portion of the land affected by the approved plan of the conditions contained in the permit.

(e) **Rejection for prior violations.** The ~~local issuing authority~~ City of Powder Springs may reject a permit application if the applicant has had two or more violations of previous permits or the Erosion and Sedimentation Act permit requirements within three years prior to the date of the application, in light of O.C.G.A. 12-7-7 (f) (1).

[Secs. 9-25 to 9-30 Reserved].

Division IV. Inspection and Enforcement. Sec. 9-

31. Inspections.

(a) **Inspections and regulation of permittees.** The city will periodically inspect the sites of land-disturbing activities for which permits have been issued to determine if the activities are being conducted in accordance with the plan and if the measures required in the plan are effective in controlling erosion and sedimentation. Also, the ~~local issuing authority~~ City of Powder Springs shall regulate primary, secondary and tertiary permittees as such terms are defined in the state general permit.

(b) **Permitee responsibilities.** Primary permittees shall be responsible for installation and maintenance of best management practices where the primary permittee is conducting land-disturbing activities. Secondary permittees shall be responsible for installation and maintenance of best management practices where the secondary permittee is conducting land-disturbing activities. Tertiary permittees shall be responsible for installation and maintenance where the tertiary permittee is conducting land-disturbing activities.

(c) **Notice to comply for non-compliance.** If, through inspection, it is deemed that a person engaged in land-disturbing activities as defined herein has failed to comply with the approved plan, with permit conditions, or with the provisions of this article, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this article.

Sec. 9-32. Required Amendment to this Article.

The ~~local issuing authority~~ City of Powder Springs shall amend its ordinances to the extent appropriate within 12 months of any amendments to the Erosion and Sedimentation Act of 1975.

Sec. 9-33. Investigations.

The city shall have the power to conduct such investigations as it may reasonably deem necessary to carry out duties as prescribed in this article, and for this purpose to enter at reasonable times upon any property, public or private, for the purpose of investigation and inspecting the sites of land-disturbing activities.

Sec. 9-34. No Refusal of Access.

No person shall refuse entry or access to any authorized representative or agent of the ~~local issuing authority~~City of Powder Springs, the commission, the district, or division who requests entry for the purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out his official duties.

Sec. 9-35. Review of Actions.

(a) **Review by district or commission.** The district or the commission or both shall semi- annually review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to O.C.G.A. 12-7-8 (a). The district or the commission or both may provide technical assistance to any county or municipality for the purpose of improving the effectiveness of the county's or municipality's erosion, sedimentation and pollution control program. The district or the commission shall notify the division and request investigation by the division if any deficient or ineffective local program is found.

(b) **Review of local issuing authority actions.** The division may periodically review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to Code Section 12-7-8 (a). Such review may include, but shall not be limited to, review of the administration and enforcement of a governing authority's ordinance and review of conformance with an agreement, if any, between the district and the governing authority. If such review indicates that the governing authority of any county or municipality certified pursuant to O.C.G.A. 12-7-8 (a) has not administered or enforced its ordinances or has not conducted the program in accordance with any agreement entered into pursuant to O.C.G.A. 12-7-7 (e), the division shall notify the governing authority of the county or municipality in writing. The governing authority of any municipality so notified shall have 90 calendar days within which to take the necessary corrective action to retain certification as a local issuing authority. If the municipality does not take necessary corrective action within 90 calendar days after notification by the division, the division shall revoke the certification of the municipality as a local issuing authority.

Sec. 9-36. Failure to Obtain a Permit for Land-Disturbing Activity.

If any person commences any land-disturbing activity requiring a land-disturbing permit as prescribed in this article without first obtaining said permit, the person shall be subject to revocation of his business license, work permit or other authorization for the conduct of a business and associated work activities within the jurisdictional boundaries of the ~~local issuing authority~~ City of Powder Springs.

Sec. 9-37. Stop Work Orders.

For the first and second violations of the provisions of this article, the director or ~~the local issuing authority~~ Community Development or his/her designee shall issue a written warning to the violator. The violator shall have five business days to correct the violation. If the violation is not corrected within five business days, the director ~~or the local issuing authority~~ of Community Development shall issue a stop-work order requiring that land- disturbing activities be stopped until necessary corrective action or mitigation has occurred; provided, however, that, if the violation presents an imminent threat to public health or waters of the state or if the land-disturbing activities are conducted without obtaining the necessary permit, the director or the local issuing authority shall issue an immediate stop-work order in lieu of a warning.

(a) For a third and each subsequent violation, the director ~~or the local issuing authority~~ of Community Development shall issue an immediate stop-work order; and

(b) All stop-work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred.

(c) When a violation in the form of taking action without a permit, failure to maintain a stream buffer, or significant amounts of sediment, as determined by the ~~local issuing authority~~City of Powder Springs or by the director or his or her designee, have been or are being discharged into state waters and where best management practices have not been properly designed, installed, and maintained, a stop work order shall be issued by the ~~local issuing authority~~ City of Powder Springs or by the director or his or her designee. All such stop work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred. Such stop work orders shall apply to all land-disturbing activity on the site with the exception of the installation and maintenance of temporary or permanent erosion and sediment controls.

Sec. 9-38. Bond Forfeiture.

If, through inspection, it is determined that a person engaged in land-disturbing activities has failed to comply with the approved plan, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance with the plan and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this article and, in addition to other penalties, shall be deemed to have forfeited his performance bond, if required to post one under the provisions of this article. The ~~local issuing authority~~ City of Powder Springs may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance.

Sec. 9-39. Monetary Penalties.

Any person who violates any provisions of this article, or any permit condition or limitation established pursuant to this article, or who negligently or intentionally fails or refuses to comply with any final or emergency order of the director issued as provided in this article shall be liable for a civil penalty not to exceed $2,500.00 per day. For the purpose of enforcing the provisions of this article, notwithstanding any provisions in any city charter to the contrary, municipal courts shall be authorized to impose penalty not to exceed $2,500.00 for each violation. Each day during which a violation, or failure or refusal to comply continues, shall be a separate violation.

[Sec. 9-40 Reserved].

Division V. Education and Certification.

Sec. 9-41. Education and Training Certification Requirements.

Persons involved in land development design, review, permitting, construction, monitoring, or inspection or any land-disturbing activity shall meet the education and training certification requirements, dependent on their level of involvement with the process, as developed by the commission in consultation with the division and the stakeholder advisory board created pursuant to O.C.G.A. 12-7-20.

Sec. 9-42. On-site Responsibility.

(a) For each site on which land-disturbing activity occurs, each entity or person acting as either a primary, secondary, or tertiary permittee, as defined in the state general permit, shall have as a minimum one person who is in responsible charge of erosion and sedimentation control activities on behalf of said entity or person and meets the applicable education or training certification requirements developed by the commission present on site whenever land-disturbing activities are conducted on that site. A project site shall herein be defined as any land-disturbance site or multiple sites within a larger common plan of development or sale permitted by an owner or operator for compliance with the state general permit.

(b) Persons or entities involved in projects not requiring a state general permit but otherwise requiring certified personnel on site may contract with certified persons to meet the requirements of this ordinance.

(c) If a state general permittee who has operational control of land-disturbing activities for a site has met the certification requirements of paragraph (1) of subsection (b) of O.C.G.A. 12-7-19, then any person or entity involved in land-disturbing activity at that site and operating in a subcontractor capacity for such permittee shall meet those educational requirements specified in paragraph (4) of subsection (b) of O.C.G.A 12-7-19 and shall not be required to meet any educational requirements that exceed those specified in said paragraph.

[Secs. 9-43 to 9-50 Reserved].

Division VI. Legal Status Provisions.

Sec. 9-51. Administrative Remedies.

The suspension, revocation, modification or grant with condition of a permit by the ~~local issuing authority~~ City of Powder Springs upon finding that the holder is not in compliance with the approved erosion, sediment and pollution control plan; or that the holder is in violation of permit conditions; or that the holder is in violation of any ordinance; shall entitle the person submitting the plan or holding the permit to a hearing before the Mayor and Council of the City of Powder

Springs within 30 calendar days after receipt by the ~~local issuing authority~~City of Powder Springs of written notice of appeal.

Sec. 9-52. Judicial Review.

Any person, aggrieved by a decision or order of the local issuing authority, after exhausting his administrative remedies, shall have the right to appeal de novo to the Superior Court of Cobb County.

Sec. 9-54. Validity.

Should any section, paragraph, clause, phrase, or provision of this article be adjudged invalid or held unconstitutional, such decisions shall not affect the remaining portions of this article or development code.

Sec. 9-55. Liability.

(a) Neither the approval of a plan under the provisions of this article, nor the compliance with provisions of this article shall relieve any person from the responsibility for damage to any person or property otherwise imposed by law nor impose any liability upon the ~~local issuing authority~~ City of Powder Springs or District for damage to any person or property.

(b) The fact that a land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of nor create a presumption of a violation of the standards provided for in this article or the terms of the permit.

(c) No provision of this article shall permit any persons to violate the Georgia Erosion and Sedimentation Act of 1975, the Georgia Water Quality Control Act or the rules and regulations promulgated and approved thereunder or pollute any Waters of the State as defined thereby.

[Secs. 9-56 to 9-60 Reserved].

ORDINANCE 2019-22
1st reading and Introduction: October 7, 2019
2nd reading: October 21, 2019

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE WITH REGARD TO PERMITTED USES AND RESTRICTIONS ON USES; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council of the City of Powder Springs have heretofore adopted the Unified Development Code of Powder Springs, Georgia ("the UDC"); and

NOW THEREFORE, the Mayor and Council of the City of Powder Springs find that in the interest of the public health, safety and welfare, it does hereby ordain that the UDC shall be and is hereby amended as follows:

SECTION ONE

Article 4, Section 4-145, is amended as shown in the attached Exhibit A.

SECTION TWO

Article 8, Sections 8-22, 8-27 and 8-27 are amended as shown in the attached Exhibit B.

SECTION THREE

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION FOUR

If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

SECTION FIVE

This ordinance shall become effective five (5) days after its adoption by the City Council.

SO ORDAINED, this 21st day of October, 2019.

ORDINANCE 2019-22
1st reading and Introduction: October 7, 2019
2nd reading: October 21, 2019

Albert Thurman, Mayor

Patrick Bordelon, Council Member

Doris Dawkins, Council Member

Patricia Wisdom, Council Member

Henry Lust, Council Member

Thelma C. Farmer, Council Member

ATTEST:

Kelly Axt, City Clerk

EXHIBIT A

Sec. 4-145. Food Truck.

(a) **Motor vehicle tag**. A food truck must have a valid tag from the state's division of motor vehicles.

(b) **Food service rules**. Food trucks shall operate in accordance with the State of Georgia's Rules and Regulations Food Service – Chapter 290-5-14, Manual for Design, Installation and Construction, Section U - Special Food Service Operations.

(c) **Health Department license, permit or approval**. The operator of a food truck shall make application for a license or permit as may be required to the Cobb County Health Department, and the applicant shall submit evidence of health department approval as part of an application for a zoning permit. No food truck shall operate without a health department permit or approval.

(d) **Zoning restrictions and zoning permit**. Food trucks are permitted in certain zoning districts as indicated in article 2, Table 2-3 of this development code. A food truck shall not be located on a vacant lot. A zoning permit for a food truck shall be applied for and must be received from the director of community development prior to operation. No more than two food trucks may operate simultaneously on any lot of record, and no lot shall be approved for more than two spaces or areas for food truck operations.

(e) **City business license**. A city business license shall be required to operate a food truck.

(f) **On-site location requirements.**

1. Food truck operators shall obtain the signed approval of the property owner for each location at which the food truck operates. Such approval must be made available for inspection upon request.

2. The location for the parking and operation of food trucks must be approved by the community development director. The approved location must be marked on a site or plot plan of the lot on which it is located, and the community development director may require the food truck location on the ground to be marked with paint, tape, chalk, or any other easily identifiable material.

3. Food trucks shall be located no less than 10 feet from any fire hydrant, sidewalk, utility box, handicap ramp, or building entrance. No fire lane, vehicular access way, or pedestrian walkway shall be obstructed or encroached upon by the food truck or its operational area. Food trucks shall not park in handicapped accessible parking spaces; a food truck may be permitted to occupy any other private parking space, unless it is determined by the community development director that parking demand may exceed supply at the subject location while the food truck is operating.

(g) **Location restrictions from certain adjacent uses.** Except for properties zoned in the Central Business District (CBD), no food truck shall operate (as measured in a straight line from property line to closest point of the approved food truck location, where distances are specified):

1. Within 750 feet of a public or private elementary, junior or high school while school is in session.

2. Within 150 feet of a property with a single or two-family residential dwelling.

3. Within 150 feet of a restaurant entrance, unless a waiver is granted by the owner of property on which the restaurant is located.

4. Within 300 feet of a city, county, state or private park or open space, unless a temporary permit is granted by the city manager.

5. On a public or private street, or on in a city park or other open space, unless a temporary permit is granted by the city manager. The city manager is authorized to promulgate additional rules and regulations for the issuance of temporary permits for food trucks on public streets and public properties.

6. On the grounds of a school, unless authorized by the school's administration as part of a school-authorized function.

(h) **Operational Limitations.** Food trucks shall comply with the following:

1. Food trucks shall not operate between the hours of 10:00 p.m. and 7:00 a.m.

2. Food trucks shall be limited in their operation to a maximum of six consecutive hours per day at any single location.

3. Food trucks shall not be parked in an approved operating location overnight and shall not be parked longer than one hour before or after allowable hours of operation; a food truck shall not be in a set-up/start-up or break-down/ close-up mode between the hours of 11:00 p.m. and 6:00 a.m.

4. No food truck shall be permitted to have a vehicular drive-through facility or drive-up window.

5. No amplified microphones or bullhorns shall be permitted as part of the food truck operation.

6. The food truck must be self-contained with regard to water and sanitary sewer needs; no temporary potable water or sanitary sewer shall be permitted.

7. Signage and advertising shall be limited to copy on the food truck itself, and one "sidewalk" sign as defined in the city's sign regulations, not to exceed four square feet of area, located only within the operational area approved by the community development director. Such signage shall be in addition to that approved for the principal use on the lot.

8. All associated equipment, such as trash receptacles and signage, must be confined within the operational area approved by the community development director.

(i) **Sanitation.** Food truck operators shall be responsible for the proper disposal of waste and trash associated with the operation. City trash receptacles shall not be used for this purpose. Operators shall remove all waste and trash prior to leaving each location or as needed to maintain the health and safety of the public.

Proposed Text Amendment

Sec. 8-22. Exemptions and Exceptions.

The following activities are exempt from the requirements of this division:

(a) Activities for the purpose of building one of the following: a stream crossing by a driveway, transportation route or utility line; public water supply intake or public wastewater outfall structures; intrusions necessary to provide access to a property; public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks; and unpaved foot trails and paths; activities to restore and enhance stream bank stability, vegetation, water quality and/or aquatic habitat, so long as native vegetation and bioengineering techniques are used.

(b) Public sewer line easements paralleling the stream, except that all easements (permanent and construction) and land disturbance should be at least 25 feet from the top of the bank. This includes such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures. This exemption shall not be construed as allowing the construction of roads, bike paths or other transportation routes in such easements, regardless of paving material, except for access for the uses specifically cited in this section.

(c) Land development activities within a right-of-way on the effective date of this article.

(d) Within an easement of any utility existing at the time this ordinance takes effect or approved under the terms of this article, land disturbance activities and such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents, and valve structures.

(e) Emergency work necessary to preserve life or property. However, when emergency work is performed under this section, the person performing it shall report such work to the community development director on the next business day after commencement of the work. The community development director after inspection of the emergency work may require the person performing emergency work to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality of the protection area.

(f) Forestry and silviculture activities on land that is zoned for forestry, silvicultural or agricultural uses and are not incidental to other land development activity. If such activity results in land disturbance in the buffer that would otherwise be prohibited, then no other land disturbing activity other than normal forest management practices will be allowed on the entire property for three years after the end of the activities that intruded on the buffer.

~~(g) Work authorized by or conducted pursuant to the requirements or directives of local, state, and federal departments, agencies and authorities.~~

~~(h) The following activities are exceptions from the requirements of this division:~~

~~(i) (a) Where the 100-year floodplain constricts within the buffer and "buffer averaging" is permitted such that the net buffer area is not reduced or the average buffer width conforms to the widths as outlined above (this exception is not applicable to the state-mandated 25-foot buffer).~~

~~(j) (b) Where the Community Development Director, or his/her assign(s) determine to allow a variance to the requirements greater than the state-mandated 25-foot buffer that is at least protective of natural resources and the environment, or where otherwise allowed pursuant to O.C.G.A.§12-2-8. For the purposes of this section, at least as protective shall mean that there is no net decrease in the square footage of the required buffer that is greater than the state-mandated 25-foot buffer. Any request to allow a variance that would result in a net decrease in the square footage of the required buffer that is greater than the statemandated 25-foot buffer must be approved by the City of Powder Springs in accordance with Section 8-24 and Article 14 of the Unified Development Code.~~

SECTION 8-27. VIOLATIONS, ENFORCEMENT AND PENALTIES

Any action or inaction which violates the provisions of this ordinance or the requirements of an approved stormwater management plan or permit, may be subject to the enforcement actions outlined in this Section. Any such action or inaction which is continuous with respect to time is deemed to be a public nuisance and may be abated by injunctive or other equitable relief. The imposition of any of the penalties described below shall not prevent such equitable relief. The imposition of any of the penalties described below shall not prevent such equitable relief.

a) .Notice of Violation

If the City of Powder Springs determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan or the provisions of this ordinance, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this ordinance without having first secured a permit therefor, the notice of violation shall be served on the owner or the responsible person in charge of the activity being conducted on the site.

The notice of violation shall contain:

(1) The name and address of the owner or the applicant or the responsible person;
(2) The address or other description of the site upon which the violation is occurring;
(3) A statement specifying the nature of the violation;
(4) A description of the remedial measures necessary to bring the action or

inaction into compliance with the permit, the stormwater management plan or this ordinance and the date for the completion of such remedial action;
(5) A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and,
(6) A statement that the determination of violation may be appealed to the City of Powder Springs by filing a written notice of appeal within thirty (30) days after the notice of violation (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient).

b) Penalties

In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed. Before taking any of the following actions or imposing any of the following penalties, the City of Powder Springs shall first notify the applicant or other responsible person in writing of its intended action, and shall provide a reasonable opportunity, of not less than ten days (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient) to cure such violation. In the event the applicant or other responsible person fails to cure such violation after such notice and cure period, the City of Powder Springs may take any one or more of the following actions or impose any one or more of the following penalties.

(1) **Stop Work Order -** The City of Powder Springs may issue a stop work order which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take the necessary remedial measures to cure such violation or violations.

(2) **Withhold Certificate of Occupancy -** The City of Powder Springs may refuse to issue a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.

(3) **Suspension, Revocation or Modification of Permit –** The City of Powder Springs may suspend, revoke or modify the permit authorizing the land development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be reinstated [upon such conditions as the City of Powder Springs may deem necessary] to enable the applicant or other

responsible person to take the necessary remedial measures to cure such violations.

(4) **Civil Penalties -** In the event the applicant or other responsible person fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within ten days, or such greater period as the City of Powder Springs shall deem appropriate (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient) after the City of Powder Springs has taken one or more of the actions described above, the City of Powder Springs may impose a penalty not to exceed $1,000 (depending on the severity of the violation) for each day the violation remains unremedied after receipt of the notice of violation.

(5) **Criminal Penalties -** For intentional and flagrant violations of this ordinance, the **City of Powder Springs** may issue a citation to the applicant or other responsible person, requiring such person to appear in **City of Powder Springs** court to answer charges for such violation. Upon conviction, such person shall be punished by a fine not to exceed $1,000 or imprisonment for 60 days or both. Each act of violation and each day upon which any violation shall occur shall constitute a separate offense.

Section 8-28. ADMINISTRATIVE APPEAL AND JUDICIAL REVIEW

1) Administrative Appeal Any person aggrieved by a decision or order of the City of Powder Springs, may appeal in writing within 30 calendar days after the issuance of such decision or order to the Community Development Director or his/her designee of the City of Powder Springs and shall be entitled to a hearing before the Mayor and Council of the City of Powder Springs within 30 days of receipt of the written appeal.

2) Judicial Review Any person aggrieved by a decision or order of the City of Powder Springs, after exhausting all administrative remedies, shall have the right to appeal de novo to the Superior Court of Cobb County.

BILL OF SALE

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged THE CITY OF POWDER SPRINGS, GEORGIA ("**Seller**"), hereby sells, bargains, transfers, assigns, grants, delivers and conveys to COBB COUNTY, GEORGIA ("**Buyer**"), all of the following property interests, exclusive of Excluded Assets as defined and as more specifically set forth in the Sale and Purchase Agreement ("Agreement") between the parties, dated June 25, 2019 (collectively, the "**Property**"):

A. All water distribution lines, meters, valves, fire hydrants, and individual services, in place owned by Seller;

B. All sewage collection lines, manholes, and services, in place, owned by Seller;

C. All rights of Seller to provide water and sewage services from and after June 25, 2019 at 5:00 p.m.;

D. All customer accounts of Seller for supplying water and sewage services, from and after June 25, 2019 at 5:00 p.m.;

E. All Water and/or sewer easements in, over, through, and under Seller's rights-of-way and other property owned by Seller where Seller's water and/or sewage facilities are presently located or could be located;

F. All of Seller's easements (including prescriptive easements) in, over, under, and through private properties, granted to Seller exclusively for either or both water and sewer purposes, provided Seller has the legal right to grant such rights under such easements or pursuant to applicable law; where such easements have not been granted to Seller exclusively for either or both water and sewer purposes, the right to Buyer to use such easements for water and/or sewer purposes, provided Seller has the right to grant to Buyer such rights granted to Seller under such easements or pursuant to applicable law. Notwithstanding anything herein to the contrary, Seller does not warrant or represent that all such easements exist as formal, written easements;

G. All of Seller's right to use all other lands and properties not specifically described herein for water and/or sewage purposes being utilized for either or both such purposes by Seller;

H. All of Sellers right, title and interest in and to the trailer-mounted jet machine (Vin#1u9fs13152ao44052) and the residential water meters delivered to the Buyer;

I. All water and sewer deposits in the amount of $50 for residential accounts and $180 for commercial accounts, or actual amount held if less, for customer accounts which have been active for less than twenty-four (24) months or have

been cut off within the preceding twenty-four (24) months to County with a complete listing of each customer and their corresponding deposits per Article V of the Agreement.

All terms not defined herein shall have the same meaning as ascribed to them in the Agreement.

Notwithstanding anything herein to the contrary, the Seller hereby reserves the right to utilize its rights of way associated with the water and sewer facilities for such other purposes including, but not limited to, storm water transport, and for other franchise operations as the City may authorize from time to time.

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto belonging to Buyer, its successors and assigns.

Seller hereby covenants that it will, at any time and from time to time, following a written request therefor, execute and deliver to Buyer and its successors and assigns, any additional or confirmatory instruments and take such further acts as Buyer may reasonably request to evidence fully the conveyance contained herein.

EFFECTIVE, as of 5:00 p.m. on the 25th day of June, 2019

SELLER:
THE CITY OF POWDER SPRINGS, GEORGIA

BY: _____
Al Thurman, Mayor

ATTEST: _____
Kelly Axt, City Clerk

Pkm to Cobb Cty
7/31/19

John Schnall copy

Reference No. 16579

Scanned Date: _____

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is entered into by and between COBB COUNTY ("the County") and the CITY OF POWDER SPRINGS (the "City"), pursuant to Ga. Const. Art. 9, § III; ¶1.

WITNESSETH:

WHEREAS, the County is a duly constituted and functioning political subdivision of the state of Georgia with full authority to enter into the within Agreement with the City of Powder Springs; and

WHEREAS, the City is a duly constituted and functioning municipal corporation of the State of Georgia with full authority to enter into the within Agreement with the County; and

WHEREAS, both parties have each adopted resolutions authorizing the execution of this Agreement and performance of all obligations set forth herein; and

WHEREAS, on June 11, 2014, the State of Georgia Department of Natural Resources Environmental Protection Division authorized Cobb County to discharge stormwater under the National Pollutant Discharge Elimination System (NPDES), discharges from the County's Municipal Separate Storm Sewer System (MS4) under Phase 1 Large MS4; NPDES permit No. GASOOO108 ("the County Permit").

WHEREAS, the County Permit was issued and effective as of June 11, 2014, and expires on midnight June 10, 2019 ("Permit Cycle").

WHEREAS on June 11, 2014 , the State of Georgia Department of Natural Resources Environmental Protection Division ("GAEPD") authorized the **CITY of POWDER SPRINGS** to discharge stormwater under the National Pollutant Discharge Elimination System (NPDES), discharges from the City's Municipal Separate Storm Sewer System (MS4) under Phase 1 Large MS4; NPDES permit No. GAS000129 ("the City Permit").

WHEREAS Section 3.2 ("Sharing Responsibility") of the permits states in part that:

> ...The permittee (i.e. the City) may share implementation of one of more of the SWMP components with another entity (Cobb County), or the entity (Cobb County) may assume full responsibility for the component. However the permittee (City) may rely on another entity only if: ...The other entity agrees to implement the component on the permittee's behalf through a written agreement, memorandum of understanding, memorandum of agreement, contract, or other

signed document that establishes the obligation of each party....Written acceptance of this obligation is mandatory and must be maintained as a part of the SWMP.....If the other entity (Cobb County) fails to implement the component on thel permittee's behalf the permittee (City) remains liable for any enforcement actions due to the failure to implement and/or report.

WHEREAS the County has for many years offered, and is willing to continue offering during the Permit Cycle, the following County-wide programs to citizens residing in both unincorporated and incorporated areas of the County:

- Public Education seminars and workshops
- Recycling and Household Waste Collection Programs
- "Amnesty Day" household waste collections
- I& I sewer line inspections and sewer easement maintenance programs that cross jurisdictional boundaries.
- CMOM program where it crosses jurisdictional boundaries
- Sanitary Sewer Line Inventory and Asset Management program where it crosses jurisdictional boundaries.
- Data collection from the county-funded network of 14 USGS streamflow, stage and precipitation gaging stations
- County-wide Floodplain Map updates
- Keep Cobb Beautiful (Scope of KCB's participation as defined by separate contract(s))

WHEREAS the County has collected, and continues to collect, water quality data at:

- Stream Monitoring Stations listed in Exhibit "A", attached to and made a part of this Agreement

WHEREAS in the past, upon request by the City, the County has made available to the City various water quality data collected within the City's jurisdictional boundaries, which the City has, at their discretion, incorporated into their Annual NPDES submittal to GAEPD

NOW THEREFORE, in consideration of the foregoing recitals, the County is willing to continue performing the services described above for the current Permit Cycle, subject to the execution of this Intergovernmental Agreement by the parties, and in accordance with the terms as set forth below:

1. The City would be and remain responsible for:
   - Obtaining the stream flow monitoring data from the County. During the Permit Cycle, annual stream monitoring information shall be available to the City from the County, by May 15th of each year.
   - Assessments made and conclusions drawn from the water quality data furnished by the County

- Tracking down local source(s) of a pollutant. County and City will continue to cooperate to track down sources of major spills on shared common major waterways in the respective MS4's.).
- Developing programs and action plans in response to identified problems
- Implementing TMDL Plans and/or BMP's devised to mitigate pollutants and 'delist' segments identified in the City on the 303(d) list of impacted streams
- Stormwater Drainage Structure Inventories

2. Time is of the essence of this Agreement.

3. This Agreement and the rights and parties hereto shall be governed, construed and interpreted according to the laws of the State of Georgia.

4. This Agreement expresses the entire understanding and all agreements between the parties hereto with respect to the matters set forth herein.

5. All agreements, covenants, certifications, representations, and warranties made in writing by or on behalf of them in connection with the transactions contemplated hereby shall survive the execution and delivery hereof, regardless of any investigation or other action taken by any person relying thereon.

6. This Agreement may be executed in several counterparts, each of which shall be an original, and all off which shall constitute but one and the same instrument.

7. This Agreement may be amended, supplemented or otherwise modified solely by a document in writing duly executed and delivered by the County and the City. No waiver, release, or similar modification of this Agreement shall be established by conduct, custom, or course of dealing, but solely by a document in writing duly executed and delivered by a duly authorized official of the City and the County.

8. Except as otherwise specifically provided herein, any notices, demands, approvals, consents, requests, and other communications hereunder shall be in writing and shall be deemed given when the writing is delivered in person, or one business day after being sent by reputable overnight registered delivery service, charges prepaid, or three business days after being mailed, if mailed, by certified mail, return receipt requested, postage prepaid, to the City, and the County respectively, at the addresses shown below or at such other addresses as may be furnished by the City, or the County in writing from time to time

City of Powder Springs
Stormwater Management
4484 Marietta Street
Powder Springs, GA 30127

Cobb County
100 Cherokee St.
Marietta, GA 30090

Deborah Dance, Esq.
County Attorney
100 Cherokee St.
Marietta, GA 30090

9. Nothing in this Agreement, express or implied, shall give to any person, other than the parties hereto and their successors and assigns hereunder, any benefit or any legal or equitable right, remedy, or claim under this Agreement.

IN WITNESS WHEREOF, the City and the County have caused this Intergovernmental Agreement to be executed in their respective official names and have caused their respective official seals to be hereunto affixed and attested by their duly authorized officers, all as of the dates set forth below.

This 23rd day of June, 2016.

CITY OF POWDER SPRINGS, GEORGIA

Mayor

COBB COUNTY, GEORGIA

By:

Timothy Lee, Chairman, Board of Commissioners

Attest:

Approved As To Form:

COBB COUNTY ATTORNEY'S OFFICE

APPROVED
PER MINUTES OF
COBB COUNTY
BOARD OF COMMISSIONERS

EXHIBIT A

(see attachment)

Stream Monitoring Sites Within City Limits

[redacted]

Stream	Station ID	Sampling Location	Chemical Monitor	Biological Monitor	305(b)/303(d)	MNGWP District	Pre - Treatment CFR 40 -403	NPDES Wastewater CFR 40 - 136, 122	NPDES Stormwater CFR 40 -122	Sample Quality Assurance- 4/3/14- 5/13/5
Butler Creek										
	BT4	Nance Road	✓		Fecal Coliform; Bio F	✓	✓	✓	✓	✓
Proctor Creek										
	PC3	Kenworth Park	✓		Fecal Coliform; Bio F	✓	✓	✓	✓	✓
Tanyard Creek										
	T1	Cowan Road	✓		Fecal Coliform	✓	✓	✓	✓	
	T2	Cherokee Street	✓	✓	Fecal Coliform	✓	✓	✓	✓	
	T3	Highway 92	✓		Fecal Coliform	✓	✓	✓	✓	
	T4	Tanyard Creek Lift Station	✓		Fecal Coliform	✓	✓	✓	✓	✓

[redacted]

Stream	Station ID	Sampling Location	Chemical Monitor	Biological Monitor	305(b)/303(d)	MNGWP District	Pre - Treatment CFR 40 -403	NPDES Wastewater CFR 40 - 136, 122	NPDES Stormwater CFR 40 -122	Sample Quality Assurance 4/3/14- 5/13/5
Buttermilk Creek										
	BM3	Collins Ind Blvd	✓	✓	Fecal Coliform	✓	✓	✓	✓	
	BM4	Maxham Road	✓		Fecal Coliform	✓	✓	✓	✓	
Powder Springs Creek										
	PS4	Garrett	✓							
Sweetwater Creek										
	SW3	Westside Road	✓							
	SW4	Legion Park	✓							
	SW5	Perkerson Mill Road	✓							
	SW6	Old Alabama Road	✓							

[redacted]

Stream	Station ID	Sampling Location	Chemical Monitor	Biological Monitor	305(b)/303(d)	MNGWP District	Pre - Treatment CFR 40 -403	NPDES Wastewater CFR 40 - 136, 122	NPDES Stormwater CFR 40 -122	Sample Quality Assurance 4/3/14- 5/13/5
Butler Creek										
	BT1	Pine Mountain Road	✓		Fecal Coliform; Bio F	✓	✓	✓	✓	
	BT2	Mack Dobbs Road	✓		Fecal Coliform; Bio F	✓	✓	✓	✓	
Proctor Creek										
	PC2	Jiles Road	✓		Fecal Coliform; Bio F	✓	✓	✓	✓	

EXHIBIT A

Stream Monitoring Sites Within City Limits

Stream	Station ID	Sampling Location	Chemical Monitor	Biological Monitor	305(b)/303(d)	MNGWP District	Pre-Treatment CFR 40-403	NPDES Wastewater CFR 40-136, 122	NPDES Stormwater CFR 40-122	Sample Quality Assurance 4/3/14-5/13/5
Olley Creek										
	OL1	Saine Drive	✓		Fecal Coliform; Bio M	✓	✓	✓	✓	
Rottenwood Creek										
	RT1	Aviation Road	✓		Fecal Coliform; Bio M	✓	✓	✓	✓	
	RT2	Barclay Circle	✓		Fecal Coliform; Bio M	✓	✓	✓	✓	
	RT3	Franklin Road	✓		Fecal Coliform; Bio M	✓	✓	✓	✓	
Sope Creek										
	SP1	Cobb Industrial Drive	✓		Fecal Coliform; Bio F	✓	✓	✓	✓	
	SP2	Allgood Road	✓		Fecal Coliform; Bio F	✓	✓	✓	✓	
	SP3	Barnes Mill Road	✓	✓	Fecal Coliform; Bio F	✓	✓	✓	✓	
	SPC	Merritt Road	✓		Fecal Coliform;Bio F	✓	✓	✓	✓	
Ward Creek										
	WR1	Highland Avenue	✓	✓	Fecal Coliform; Bio F	✓	✓	✓	✓	
	WR2	Kirkpatrick Drive	✓		Fecal Coliform; Bio F	✓	✓	✓	✓	

Stream	Station ID	Sampling Location	Chemical Monitor	Biological Monitor	305(b)/303(d)	MNGWP District	Pre-Treatment CFR 40-403	NPDES Wastewater CFR 40-136, 122	NPDES Stormwater CFR 40-122	Sample Quality Assurance 4/3/14-5/13/5
Powder Springs Creek										
	PS1	Elliot Road	✓	✓			✓	✓	✓	✓	
	PS2	Shipp Road	✓				✓	✓	✓	✓	
	PS3	Lewis Road	✓				✓	✓	✓	✓	

Stream	Station ID	Sampling Location	Chemical Monitor	Biological Monitor	305(b)/303(d)	MNGWP District	Pre-Treatment CFR 40-403	NPDES Wastewater CFR 40-136, 122	NPDES Stormwater CFR 40-122	Sample Quality Assurance 4/3/14-5/13/5
Nickajack Creek										
	NC4	Cooper Lake Road	✓	✓	Fecal Coliform; Bio F	✓	✓	✓	✓	
	NC5	Buckner Road	✓		Fecal Coliform;Bio F	✓	✓	✓	✓	

Stream Monitoring Sites Within Unincorporated Cobb

UNINCORP COBB

Stream	Station ID	Sampling Location	Chemical Monitor	Biological Monitor	305(b)/303(d)	MNGWP District	Pre-Treatment CFR 40-403	NPDES Wastewater CFR 40-136, 122	NPDES Stormwater CFR 40-122	Sample Quality Assurance 4/3/14-5/13/5
Allatoona Creek										
	AL1	Midway Road	✓	✓	Fecal Coliform	✓	✓	✓	✓	✓
	AL2	Due West Road	✓		Fecal Coliform	✓	✓	✓	✓	
	AL3	Stilesboro Road	✓	✓	Fecal Coliform	✓	✓	✓	✓	✓
	AL4	County Line Road	✓		Fecal Coliform	✓	✓	✓	✓	
Butler Creek										
	BT3	Jim Owens Road	✓	✓	Fecal Coliform;Bio F	✓	✓	✓	✓	
Buttermilk Creek										
	BM1	Clay Road	✓		Fecal Coliform	✓	✓	✓	✓	
	BM2	Harris Street	✓		Fecal Coliform	✓	✓	✓	✓	
Little Allatoona Creek										
	LAL 1	County Line Road	✓			✓	✓	✓	✓	
	LAL 2	Collins Road	✓			✓	✓	✓	✓	
	LAL 3	Pitner Road	✓	✓		✓	✓	✓	✓	
	LAL4	Old Stilesboro Road	✓			✓	✓	✓	✓	
Little Noonday										
	LND 1	Rio Montana	✓		Fecal Coliform	✓	✓	✓	✓	
	LND 2	Worley Drive		✓	Fecal Coliform	✓	✓	✓	✓	
	LND 3	Noonday Park	✓		Fecal Coliform	✓	✓	✓	✓	✓
Mud Creek										
	MD 1	Old Dallas Road	✓		Fecal Coliform	✓	✓	✓	✓	
	MD 2	Villa Rica Road	✓		Fecal Coliform	✓	✓	✓	✓	
	MD 3	Casteel Road	✓		Fecal Coliform	✓	✓	✓	✓	
	MD 4	Macland Road	✓		Fecal Coliform	✓	✓	✓	✓	
Nancy Creek										
	NA 1	Stillhouse Road	✓							
	NA 2	Paces Mill	✓	✓						
Nickajack Creek										
	NC 1	Pat Mell Road	✓		Fecal Coliform;Bio F	✓	✓	✓	✓	
	NC 2	Windy Hill Road	✓		Fecal Coliform;Bio F	✓	✓	✓	✓	
	NC 3	Covered Bridge Road	✓		Fecal Coliform;Bio F	✓	✓	✓	✓	
	NC 6	Nickajack Park			Fecal Coliform;Bio F	✓	✓	✓	✓	

Stream Monitoring Sites Within Unincorporated Cobb

UNINCORPORATED COBB

Stream	Station ID	Sampling Location	Chemical Monitor	Biological Monitor	305(b)/303(d)		MNGWP District	Pre - Treatment CFR 40 -403	NPDES Wastewater CFR 40 - 136, 122	NPDES Stormwater CFR 40 -122	Sample Quality Assurance 4/3/14- 5/13/5
Noonday											
	ND 1	Kurtz Road	✓	✓	Bio F		✓	✓	✓	✓	
	ND 2	Duncan Road	✓		Bio F		✓	✓	✓	✓	
	ND 3	New Chastain Road	✓		Bio F		✓	✓	✓	✓	
	ND 4	Shallowford Road	✓	✓	Fecal coli, Bio F, M		✓	✓	✓	✓	✓
	ND 5	Highway 92	✓		Fecal coli, Bio F, M		✓	✓	✓	✓	
Noses Creek											
	NS 1	Mt. Calvary Road	✓		Bio F		✓	✓	✓	✓	
	NS 2	Irwin Road	✓	✓	Bio F		✓	✓	✓	✓	
	NS 3	Macland Road	✓		Bio F		✓	✓	✓	✓	
	NS 4	Macedonia Road	✓	✓	Bio F		✓	✓	✓	✓	
	NS5	Clay Road	✓								
Ofley Creek											
	OL 2	County Services Parkway	✓		Fecal Coliform;BioM		✓	✓	✓	✓	
	OL 3	Callaway Road	✓		Fecal Coliform;BioM		✓	✓	✓	✓	
	OL 4	Millford Church Road	✓		Fecal Coliform;BioM		✓	✓	✓	✓	
	OL 5	Clay Road	✓	✓	Fecal Coliform;BioM		✓	✓	✓	✓	
Poplar Creek											
	-	Interstate North Pkwy	✓	✓			✓	✓	✓	✓	
Powder Springs Creek											
	None										
Proctor Creek											
	PC1	Baker Road	✓	✓	Fecal Coliform;Bio F		✓	✓	✓	✓	
Rottenwood Creek											
	RT 4	Terrell Mill Road	✓	✓	Fecal Coliform;BioM		✓	✓	✓	✓	
	RT 5	Akers Mill Road	✓		Fecal Coliform;BioM		✓	✓	✓	✓	
Rubes Creek											
	RB 1	Blackwell Road	✓	✓	Bio F		✓	✓	✓	✓	
	RB 2	Steinhauer Road	✓	✓	Bio F		✓	✓	✓	✓	
	RB 3	Jamerson Road East	✓		Bio F		✓	✓	✓	✓	
	RB 4	Jamerson Road West	✓		Bio F		✓	✓	✓	✓	
	RB 5	Highway 92	✓		Bio F		✓	✓	✓	✓	

Stream Monitoring Sites Within Unincorporated Cobb

Stream	Station ID	Sampling Location	Chemical Monitor	Biological Monitor	305(b)/303(d)	MNGWP District	Pre - Treatment CFR 40 -403	NPDES Wastewater CFR 40 - 136, 122	NPDES Stormwater CFR 40 -122	Sample Quality Assurance 4/3/14- 5/13/5
Sewell Mill Creek										
	SL 1	Casteel Road	✓		Fecal Coliform	✓	✓	✓	✓	
	SL 2	Holly Springs Road	✓	✓	Fecal Coliform	✓	✓	✓	✓	
	SL 3	Sewell Mill Road	✓		Fecal Coliform	✓	✓	✓	✓	
	SL 4	Robinson Road	✓	✓	Fecal Coliform	✓	✓	✓	✓	
Sope Creek										
	SP 4	Holt Road	✓		Fecal Coliform;Blo F	✓	✓	✓	✓	
	SP 5	Indian Hills Drive	✓		Fecal Coliform;Blo F	✓	✓	✓	✓	
	SP 6	Paper Mill Road	✓		Fecal Coliform;Blo F	✓	✓	✓	✓	
Sweetwater Creek										
	SW 1	Brownsville Road	✓							
	SW 2	Hollowman Road	✓							
Tanyard Creek										
	None									
Ward Creek										
	WR 3	Cheatham Hill Road	✓		Fecal Coliform;Blo F	✓	✓	✓	✓	
	WR 4	John Ward Road	✓		Fecal Coliform;Blo F	✓	✓	✓	✓	
Willeo Creek										
	WL 1	Childers Road	✓	✓	Fecal Coliform	✓	✓	✓	✓	
	WL 2	Shallowford Road	✓		Fecal Coliform	✓	✓	✓	✓	
	WL 3	Roswell Road	✓		Fecal Coliform	✓	✓	✓	✓	
	WL 4	Willeo Creek Point	✓		Fecal Coliform	✓	✓	✓	✓	

EXHIBIT A

GUIDE : ***AUTHORITIES AND FEDERAL CODES THAT MANDATE, GUIDE, AND INFORM STREAM MONITORING***

1 Metropolitan North Georgia Water Planning
District Georgia General Assembly in 2001 (O.C.G.A. §12-5-572

2 CFR 40 : ENVIRONMENT

		PART 403—GENERAL PRETREATMENT REGULA 403.12 Reporting requirements for POTW's and users
Wastewater Discharge Permit	NPDES	PART 136—GUIDELINES ESTABLISHING TEST PROCEDURES FOR THE ANALYSIS OF POLLUTANTS
		PART 122—EPA ADMINISTERED PERMIT PROGRAMS: THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
Stormwater Discharge Permit NPDES		PART 122—EPA ADMINISTERED PERMIT PROGRAMS: THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
		CFR 40 122.26

3 CFR 33 ; Chapter 26 Water Pollution Prevention and Control
Wastewater/Stormwater NPDES

Subchapter IV Section 402 33 U.S.C. (1342) The National Pollutant Discharge Elimination System

Pesticides, Fertilizers, and Herbicides Application Protocol

1.0 Powder Springs NPDES Stormwater Permit

The purpose of this standard operating procedure (SOP) is to define an application protocol for the routine and non-routine application of pesticides, fertilizers, and herbicides (including pre-emergents) as required per the City of Powder Springs MS4 Permit.

2.0 Scope

The scope of this application protocol is to focus on preventing pesticides, fertilizers, and herbicides from entering the storm drain system and discharging to receiving waters. This protocol is applicable to 1) the outdoor use of pesticides, herbicides, and fertilizers; 2) the use of pesticides and fertilizers where the materials may come into contact with precipitation; 3) the use of pesticides, herbicides, and fertilizers where these materials may come into contact with runoff (natural or induces); and 4) the use of pesticides, herbicides, or fertilizers anywhere where they may be directly or indirectly discharged to a storm drainage system.

This protocol is applicable to any staff member and/or contracted services that apply pesticides, fertilizers, or herbicides. Such staff commonly include, park, public works, purchasing, building/grounds maintenance, hazardous materials, and pesticide application staff.

This protocol is not applicable to the indoor use of pesticides, herbicides or fertilizers, but is applicable to the consequential outdoor handling, mixing, transport, or disposal of materials related to indoor use. This protocol does not apply when another NPDES permit and/or abatement orders are in effect at the selected site.

Furthermore, this protocol is not intended to replace federal or state requirements or provide complete directions for applying, handling, transporting, mixing, or storing pesticides, fertilizers, or herbicides. Consult federal and state requirements for this additional information. Use information for each pesticide, fertilizer, or herbicide can be found on the manufacturer's label. Additional safety information can be found in chemical-specific material safety data sheets (MSDSs).

3.0 Definitions

Application – means the use of the product as a fumigant, direct surface spray, treatment, drench, injection, incorporation, side-dressing, pre-emergent, furrowed spread, or broadcast agent.

Direct On-site Supervision –A QAL or QDL is physically present and available, on-site (within the location as specified in the Monthly Summary Pesticide Use Report Form located on the California Department of Pesticide Regulation website: http://www.cdpr.ca.gov/docs/enforce/preffrm/enf060.pdf to directly manage and control the application (of any pesticide, herbicide, or fertilizer) by supervising others. The QAL manages and controls the application of pesticides, herbicides, and fertilizers through available verbal communication to include direct interaction, telephones, cellular phones, and radios.

Feasible – means capable of being accomplished in a successful manner, within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Forecasted Storm Event – A weather event predicted to commence within the next 24-hour time window, where at least 0.25 inches of rain or more is forecasted to fall.

Herbicide – A common pesticide focused on killing weeds and other plants that grow where they are not wanted.

Integrated Pest Management (IPM) – means a sustainable approach to managing pests by combining biological, cultural, physical and chemical tools in a way that minimizes economic, health, and environmental risks.

Manufacturer's Label – The main source of information on how to use the product correctly, safely, and legally. The main sections of a label are: common name and brand name, active ingredient, EPA registration number, signal words, first aid, directions for use, and storage/disposal.

Material Safety Data Sheets (MSDSs) – An information sheet provided by a chemical manufacturer describing chemical qualities, hazards, safety precautions, and emergency procedures to be followed in case of a spill, fire, or other emergency.

Non-Routine Application – A non-scheduled application to include a "one-time" or an "emergency" use of pesticides, herbicides, and fertilizers.

Notice of Intent (N01) for Pesticide Usage– An oral or written notification submitted prior to the use of a restricted use pesticide, pursuant to a permit.

Pesticide – Defined by the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) as "...any substance or mixture of substances intended for preventing, destroying, repelling, or mitigating any insects, rodents, nematodes, fungi, weeds, or any other forms of life declared to be pests, and any substance or mixture of substances intended for use as a plant regulator, defoliant, or desiccant.

Qualified Applicator License Holder (QAL) –Any person who has successfully passed the Georgia State Pesticide Laws and Regulations exam, and qualified in one or more pest control categories and may therefore apply restricted materials (herbicides and insecticides) and supervise the pesticide application/operations made by a licensed pest control business. Continuing education units are required each year to maintain the license.

Qualified Distributor License Holder (QDL) – Any person who has successfully passed the Georgia State Pesticide Laws and Regulations exam, and qualified in one or more pest control categories and may therefore distribute restricted materials and supervise the pesticide application/operations made by a licensed pest control business. Continuing education units are required each year to maintain the license.

Routine Application – A scheduled (weekly, quarterly, annually, etc.) use of a pesticide, herbicide, or fertilizer to attain a specific goal.

Signal Word – Defines approximately how hazardous a pesticide could be to people by using descriptors such as DANGER, WARNING, CAUTION, or DANGER-POISON.

Storm Event – A weather event that produces more than 0.25 inch of precipitation.

Use - means any pesticide related activity including:

- Pre-application to include arranging for application, mixing, loading, and making necessary preparations for application;
- Application of the pesticide; and
- Post-application activities – control of the treated area, management of the treated area, transportation, storage, disposal of excess pesticides, equipment wash, containers, and cleaning of equipment.

Note: Use does not include emergency responders, commercial transportation, manufacturing, formulating, or packaging.

4.0 Responsibilities

The City of Powder Springs shall:

A. Designate a QAL or QDL holder, to provide advice and assistance in all matters related to pesticide usage, disposal of products, and safety.
B. Provide pesticide applicators (including contracted businesses) with appropriate record keeping forms to document pesticide use http://www.cdpr.ca.gov/docs/enforce/preffrm/enf060.pdf (Attachment A).
C. Annually verify that the purchasing, storing, mixing, loading, and safety tasks for pesticide, fertilizer, and herbicide use are in accordance with this protocol, applicable laws, and regulations including the current and valid QAUQDL certifications.
D. Verify that no banned or unregistered pesticide is stored or applied.
E. Request landscapers to implement procedures to encourage the retention and planting of native vegetation to reduce water, pesticide and fertilizer needs.
F. Coordinate annual refresher training courses for all pesticide handlers to meet the continuing education requirements.

Pesticide applicators shall:

A. Be certified as or under the direct on-site supervision of, a QAL holder and be properly trained to start work with pesticides, fertilizers, and/or herbicides,
B. Follow manufacturer's label instructions and this SOP. When such instruction is in conflict with this SOP, the label instructions will be followed.
C. Ensure that no banned or unregistered pesticide is stored or applied.
D. Follow the policies and procedures established in this application protocol.
E. Report any unsafe work practices to their respective supervisors.

4.1 Integrated Pest Management Program (IPM)

The City of Powder Springs and Pesticide applicators shall adhere to the following guidelines of the IPM program.

A. Pesticides are used only if monitoring indicates they are needed according to established guidelines.
B. Treatment is made with the goal of removing only the target organism.
C. Pest controls are selected and applied in a manner that minimizes risks to human health, beneficial, non-target organisms, and the environment.
D. Its use of pesticides, including Organophosphates and Pyrethroids do not threaten water quality.
E. Partner with other agencies and organizations to encourage the use of IPM.
F. Adopt and verifiably implement policies, procedures, and/or ordinances requiring the minimization of pesticide use and encouraging the use of IPM techniques (including beneficial insects) in the Permittee's overall operations and on municipal property.

G. Policies, procedures, and ordinances shall include commitments and timelines to reduce the use of pesticides that cause impairment of surface waters by implementing the following procedures:
    - Quantify pesticide use by its staff and hired contractors.
    - Prepare and annually update an inventory of pesticides used by all internal departments, divisions, and other operational units.
    - Demonstrate reductions in pesticide use.

5.0 Environmental Conditions

Environmental conditions (weather and site conditions) required for application of pesticides, fertilizers, and herbicides are dependent upon label and City of Powder Springs Stormwater Permit requirements. Site conditions are determined by visually (V) observing the area for situations or by collecting information from recognized weather forecasting (F) organizations. For example, storm events can be tracked by using any Internet web link that forecasts rainfall (e.g. www.weather.com).

The following table is provided as a guide to applicators where weather or site conditions may impact the application of the pesticide, fertilizer, or herbicide. Weather/Site conditions must be verified for all listed conditions. Forecasting may be used for other weather/site conditions, but is necessary to establish a 24-hour timeframe prior to actual rainfall. A "Yes" indicates the weather/site conditions where application of pesticides, fertilizers, and herbicides may occur. A "No" indicates weather/site conditions where application of pesticides, fertilizers, and herbicides may not occur.

Weather/Site	Form of Determining Weather/Site Conditions	Routine Application	Non-routine Application
Wind-free (sufficient to avoid spray drift from point of application)	V	Yes	Yes
Storm events (see definition)	V	No	No
Within one day of a forecasted storm event (see definition) > 0.25 inches	V, F	No (except for application of pre-emergents)	No
After a storm event where water is leaching or running	V	No	No
Water is running off-site	V	No	No
Rising groundwater	V	No	No
Ground is saturated	V	No	No

6.0 Pollution Prevention and Spill Control

Irrigation canals, open trenches, surface waters, wetlands, designated 303(d) water bodies, and groundwater sources should be noted and application shall be made to prevent contamination of these areas.

In the event that pesticides, fertilizers, and/or herbicides not intended for water application are inadvertently sprayed or spilled into the water sources listed above, the following steps are to be taken:

1. Stop all pesticide applications and assess the situation.
2. Prevent further contamination of water sources by using control measures such as storm drain inlet protection, absorbent materials, sandbags, or trenching.
3. Mark the area where the spill or overspray occurred.
4. Contact the environmental coordinator in your jurisdiction.
5. Report the spill to the appropriate department for clean-up.
6. Contact governmental agency of reportable quantities.

7.0 Aquatic Pesticide Application

For control of pests and weeds in open water, storm drainage system, and flood control channel areas, only those materials specifically designed and registered for direct water application may be used. Directions on the labels must be followed as well as evaluating the application for the potential to harm the environment. Currently, the following is required prior to applying an aquatic pesticide.

1. Coverage is obtained and compliance is achieved under Water Quality Order No. 2004-009-DWQ — Aquatic Pesticide NPDES Permit. For copy of the permit visit the State Water Resources Control Board web site at: http://www.waterboards.ca.gov/water_issues/programs/npdes/aquatic.shtml.
2. Directions on the label are followed.
3. The application site is evaluated prior to application for the potential of the pesticide to harm the environment.

8.0 Training and Documentation

8.1 QAL and QDL Requirements

The City of Powder Springs will only use staff (including contracted businesses) under the direct on-site supervision of a QAL holder. The QAL must possess a valid and current certification. The applicator is responsible for following any federal and state requirements as well as all label requirements and reviewing the MSDS prior to use.

8.2 Training

Each person who applies pesticides, fertilizers, or herbicides must be trained for the following:

- Appropriate application of the pesticide, fertilizer, or herbicide.
- Application laws and regulations
- Affects application may have on stormwater quality management
- The type of chemical and the immediate and long term hazards resulting from exposure
- The MSDS information
- Safety procedures
- Emergency spill information
- Use of protective equipment
- Cleanup procedures
- Disposal procedures

9.0 Storage Facilities

The City of Powder Springs will adopt a purchase, storage, and disposal policy such that all pesticides, fertilizers, and herbicides are under the control of a QAL holder. Pesticide storage facilities shall meet regulatory requirements to prevent releases into the surrounding environment, water bodies, or be exposed to stormwater and protect the safety of personnel working within such facilities. These pesticides storage facilities shall be locked/secured when not in use. All doors/entrances to the facilities shall be posted with appropriate warning signs. All signs shall be legible at a minimum distance of 25 feet from any direction.

Pesticide containers should not be stored on the floor or bare ground. No floor drains, which empty into storm drains, are permitted within the storage facility. All pesticides in a storage facility shall either be in the original container, or the service container. Secondary containment is recommended, but not mandatory. All containers will have a copy of the product label attached.

Open bags of pesticides must be enclosed in a secondary container (a closed heavy plastic bag, or can with a tight lid), to prevent exposure or spillage. If the original pesticide containers are metal and are in a state of rust or deterioration, properly labeled plastic or metal secondary containers shall be provided to prevent accidental leakage.

10.0 Decontamination/Disposal

The City of Powder Springs will adopt a decontamination and disposal procedure that is managed by a QAL and meets the state's minimum requirements. Liquids produced during the decontamination process shall be handled according to federal and state requirements and managed to reduce exposure to stormwater and from entering the storm drain system or surface waters.

10.1 Cleanup

Containers used to apply pesticides, fertilizers, or herbicides of 28 gallons or less must be triple rinsed after each use. Containers sent back to the manufacturer will follow manufacturer's recommendations or State and Federal guidelines for transporting. The triple-rinse procedures will consist of the following:

1. Use 1/4 the container volume for containers less than 5 gallons and 1/5 the container volume for container volume for containers greater than 5 gallons.
2. Place rinse medium in the container, securely close, agitate.
3. Drain rinse solution into tank mix. Allow draining 30 seconds.
4. Repeat steps b. and c. a minimum of two times; or
5. Invert emptied container over a nozzle located in the opening of the mix tank that is capable of rinsing all inner surfaces of the container.

10.2 Disposal

Pesticide, fertilizer, and herbicide waste includes leftover chemicals and chemical container rinsates. All pesticide waste shall be treated as hazardous waste. Minimization of pesticide waste is a high priority for the pesticide user. If waste is stored before removal, it should be stored in an area that is not exposed to stormwater, stormwater runoff, or surface water.

10.3 Storage

Storage of pesticides, fertilizers, and herbicides should be in accordance with requirements as specified in the manufacturer's instructions or Georgia Department of Agriculture Regulations (see References) if the instructions from the manufacturer are not provided.

11.0 References

11.1 Regulations

A. City of Powder Springs NPDES Permit GAS000129

B. 40 CFR Regulations of Pesticides sections 165.1-180 (wwvv.usepasiov) http://rules.sos.state.ga.us/cgi-bin/page.cgi?g=GEORGIA DEPARTMENT_OF A GRICULTURE%2FPESTICIDE USE AND APPLICATIO¯N%2Findex.html&d=1 _ _ _

11.2 Web Sites

A . Georgia Department of Agriculture - http://www.georgia.gov/00/article/0,2086,38902732_0_41469527,00.htrn1

B . UGA College of Agriculture and Environmental Sciences - http://www.ent.uga.edu/pesticide.htm

C. Weather tracking – www.weather.com

D . US Environmental Protection Agency – www.usepa.gov

ORDINANCE 2020 - 020
1st reading and Introduction: September 21, 2020
2nd reading: October 5, 2020

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO CONSTRUCTION RUNOFF, MODEL HOME PERMITS, ADMINISTRATIVE VARIANCES, PLANNED UNIT DEVELOPMENTS AND PLAT SIGNATURE BLOCKS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council of the City of Powder Springs have heretofore adopted the Unified Development Code of Powder Springs, Georgia ("the UDC"); and

WHEREAS, the Mayor and Council find it in the interest of public health, safety and welfare to amend the UDC;

NOW THEREFORE, the Mayor and Council of the City of Powder Springs hereby ordain that the UDC and the Code of Ordinances shall be and is hereby amended as follows:

SECTION ONE

The UDC is amended as set forth in the attached Exhibits A, B, C, D and E.

SECTION TWO

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION THREE

If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

SECTION FOUR

This ordinance shall become effective five (5) days after its adoption by the City Council.

SO ORDAINED, this 5th day of October, 2020.

ORDINANCE 2020 - 020
1st reading and Introduction: September 21, 2020
2nd reading: October 5, 2020

[Signature Page Follows]

Albert Thurman, Mayor

Henry Lust, Council Member

Doris Dawkins, Council Member

Thelma C. Farmer, Council Member

Patrick Bordelon, Council Member

Patricia Wisdom, Council Member

ATTEST:

Kelly Axt, City Clerk

Appendix C

Maps & Inventories

MS4 Structures

city of powder springs

Legend
- City Owned Ponds
- Ditches
- Pipes
- Catch Basins

4/12/2021

Catch Basins

Name	Street	Subdivisio	Structure_	Inlet_Mate	Lid_Type	Curb_Marke	Pipe_In_Di	Pipe_In_D2	Pipe_Out_D	Pipe_Out_2	Pipe_Ditch	Condition
CB1022	Brownsville Rd		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Very Poor
CB1024	Brownsville Rd		Single Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Metal	Fair
CB1025	Brownsville Rd		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1026	Brownsville Rd		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1027	Brownsville Rd		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1029	Brownsville Rd		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1030	Brownsville Rd		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1031	Brownsville Rd		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1032	Brownsville Rd		Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1033	Brownsville Rd		Double Wing Catch Ba	Concrete	Metal	No	18	24	24	0	Concrete	Good
CB1034	Brownsville Rd		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1035	Brownsville Rd		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1036	Brownsville Rd		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1037	Brownsville Rd		Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB701	Woodbridge Dr	Woodbridge	Single Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good
CB700	Woodbridge Dr	Woodbridge	Single Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good
CB729	Woodcrest Ln	Woodbridge	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	24	0	Metal	Good
CB728	Woodbridge Dr	Woodbridge	Single Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB727	Woodbridge Dr	Woodbridge	Single Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB725	Woodbridge Ct	Woodbridge	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB726	Woodbridge Ct	Woodbridge	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB730	Woodcrest Dr	Woodbridge	Double Wing Catch Ba	Concrete	Plastic Locking	No	30	0	30	0	Metal	Good
CB731	Woodcrest Dr	Woodbridge	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good
CB724	Woodcrest Trl	Woodbridge	Double Wing Catch Ba	Concrete	Plastic Locking	No	12	0	18	0	Metal	Good
CB723	Woodbridge Ct	Woodbridge	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB722	Christian Dr	Woodbridge	Double Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good
CB721	Christian Dr	Woodbridge	Double Wing Catch Ba	Concrete	Plastic Locking	No	36	0	36	0	Metal	Good
CB720	Wylie Ln	Woodbridge	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB739	Saddleridge Rd	Steeplechase	Single Wing Catch Ba	Concrete	Plastic Locking	No	0	0	28	0	Metal	Good
CB740	Saddleridge Rd	Steeplechase	Single Wing Catch Ba	Concrete	Plastic Locking	No	28	0	30	0	Metal	Good
CB742	Saddleridge Rd	Steeplechase	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	30	0	Metal	Good
CB741	Saddleridge Rd	Steeplechase	Double Wing Catch Ba	Concrete	Plastic Locking	No	30	0	30	0	Metal	Good
CB738	Furlong Way	Steeplechase	Single Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB737	Furlong Way	Steeplechase	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB736	Saddleridge Rd	Steeplechase	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB735	Saddleridge Rd	Steeplechase	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB733	Wager Ct	Steeplechase	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB743	Bridle Ct	Steeplechase	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB745	Steeplechase Dr	Steeplechase	Double Wing Catch Ba	Concrete	Plastic Locking	No	48	0	48	0	Metal	Good
CB744	Steeplechase Dr	Steeplechase	Double Wing Catch Ba	Concrete	Plastic Locking	No	48	0	48	0	Metal	Good
CB746	Steeplechase Dr	Steeplechase	Double Wing Catch Ba	Concrete	Plastic Locking	No	34	0	34	0	Metal	Good
CB747	Steeplechase Dr	Steeplechase	Double Wing Catch Ba	Concrete	Plastic Locking	No	34	0	34	0	Metal	Fair
CB734	Spring Gate Dr	Spring Gate	Single Wing Catch Ba	Concrete	Plastic	No	0	0	18	0	Metal	Good
CB732	Spring Gate Dr	Spring Gate	Single Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB1013	Deercreek Dr	Platinum Creek	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1014	Deercreek Dr	Platinum Creek	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1015	Deercreek Dr	Platinum Creek	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1016	Deercreek Dr	Platinum Creek	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1017	Deercreek Ct	Platinum Creek	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB1018	Deercreek Ct	Platinum Creek	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good
CB1019	Deercreek Dr	Platinum Creek	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1020	Deercreek Dr	Platinum Creek	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1021	Deercreek Dr	Platinum Creek	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good

CB191	Lost Lakes Way	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB192	Lost Lakes Way	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB190	Lost Lakes Way	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB189	Lost Lakes Way	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB181	Lost Lakes Drive	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB182	Lost Lakes Drive	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB185	Lost Lakes Way	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB183	Lost Lakes Way	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB184	Lost Lakes Drive	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB178	Stonewater Dr	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB179	Stonewater Dr	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB180	Stonewater Ct	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB177	Stonewater Dr	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB174	Fountainwood Dr	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB175	Fountainwood Dr	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB176	Fountainwood Dr	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB171	Mountain Oaks Ct	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	24	0	32	0	Metal	Good
CB170	Coolwood Cv	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	32	0	36	0	Metal	Good
CB167	Lost Lakes Drive	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB168	Lost Lakes Drive	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB573	Rose Petal Ln	Rosewood Park	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB572	Rose Petal Ln	Rosewood Park	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB574	Rose Petal Ln	Rosewood Park	Double Wing Catch Ba	Concrete	Metal	No	0	0	0	0	Metal	Good
CB575	Red Rose Dr	Rosewood Park	Double Wing Catch Ba	Concrete	Metal	No	48	0	48	0	Metal	Good
CB576	Red Rose Dr	Rosewood Park	Double Wing Catch Ba	Concrete	Metal	No	48	0	48	0	Metal	Good
CB577	Rose Garden Ct	Rosewood Park	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB578	Rose Garden Ct	Rosewood Park	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB661	Akins Ridge Ln	Akins Ridge	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB660	Akins Ridge Ln	Akins Ridge	Double Wing Catch Ba	Concrete	Metal	No	42	18	42	0	Metal	Good
CB659	Akins Ridge Ln	Akins Ridge	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB663	Akins Ridge Ln	Akins Ridge	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB664	Akins Ridge Ln	Akins Ridge	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB667	Akins Ridge Ln	Akins Ridge	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB665	Akins Ridge Ct	Akins Ridge	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB666	Akins Ridge Ct	Akins Ridge	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB668	Akins Ridge Ct	Akins Ridge	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB500	Preston Place Ln	Preston Place	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB501	Preston Place Ln	Preston Place	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB502	Preston Place Ct	Preston Place	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB503	Preston Place Ct	Preston Place	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB505	Preston Place Ct	Preston Place	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB506	Preston Place Ct	Preston Place	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB504	Preston Pl	Preston Place	Double Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Metal	Good
CB152	Nectar Dr	Peach Plantation	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB153	Nectar Dr	Peach Plantation	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB1101	Bengal Dr	Lancer Place	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1102	Bengal Dr	Lancer Place	Single Wing Catch Ba	Concrete	Metal	No	18	0	0	0	Metal	Poor
CB1103	Lancer Dr	Lancer Place	Double Wing Catch Ba	Concrete	Metal	No	18	24	48	0	Metal	Good
CB1104	Lancer Dr	Lancer Place	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1105	Delhi Dr	Lancer Place	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1106	Delhi Dr	Lancer Place	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1108	Kipling Dr	Lancer Place	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Fair
CB1109	Kipling Dr	Lancer Place	Single Wing Catch Ba	Concrete	Metal	No	18	24	24	0	Metal	Good
CB1110	Delhi Dr	Lancer Place	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1111	Lancer Dr	Lancer Place	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Poor

CB1112	Lancer Dr	Lancer Place	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Poor
CB1113	Lancer Dr	Lancer Place	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1114	Lancer Dr	Lancer Place	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1023	Lost Lakes Way	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	38	0	38	0	Metal	Good
CB1028	Lost Lakes Way	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	38	0	38	0	Metal	Good
CB1004	Lost Lakes Drive	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1005	Lost Lakes Drive	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1048	Lost Lakes Drive	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1047	Mountain Oaks Ct	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1049	Rose Petal Ln	Rosewood Park	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1050	Red Rose Dr	Rosewood Park	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1051	Red Rose Dr	Rosewood Park	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1053	Brittany Dr	Whispering Pines	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1054	Brittany Dr	Whispering Pines	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1055	Brittany Dr	Whispering Pines	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1000	Lost Lakes Drive	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1003	Lost Lakes Drive	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1010	Lost Lakes Drive	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB164	Lost Lakes Drive	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB166	Lost Lakes Drive	Lost Mountain Lakes	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB671	Starboard Dr	Powder Cove	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB671	Starboard Dr	Powder Cove	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB670	Starboard Dr	Powder Cove	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB669	Starboard Dr	Powder Cove	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB673	Port Ln	Powder Cove	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB672	Port Ln	Powder Cove	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB675	Starboard Dr	Powder Cove	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB674	Starboard Dr	Powder Cove	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB513	Hopkins Crossing Dr	Autumn Trace	Single Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB512	Hopkins Crossing Dr	Autumn Trace	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB514	Acorn Dr	Autumn Trace	Double Wing Catch Ba	Concrete	Metal	No	36	0	42	0	Metal	Good
CB515	Acorn Dr	Autumn Trace	Double Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Metal	Good
CB516	Acorn Dr	Autumn Trace	Single Wing Catch Ba	Concrete	Metal	No	42	0	48	0	Metal	Good
CB517	Acorn Dr	Autumn Trace	Single Wing Catch Ba	Concrete	Metal	No	48	0	48	0	Metal	Good
CB1012	Woodpond Cv	Lost Mountain Lakes	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1056	Starboard Dr	Powder Cove	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1057	Starboard Dr	Powder Cove	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB29	Yoshino Ter	Evergreen Park	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB28	Yoshino Ter	Evergreen Park	Double Wing Catch Ba	Concrete	Metal	No	18	18	24	0	Metal	Good
CB767	Yoshino Ter	Evergreen Park	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB768	Yoshino Ter	Evergreen Park	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB30	Yoshino Ter	Evergreen Park	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB31	Yoshino Ter	Evergreen Park	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB32	Lusterleaf Ct	Evergreen Park	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB75	Liberty Dr	Liberty Oaks	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB73	Liberty Dr	Liberty Oaks	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB74	Liberty Dr	Liberty Oaks	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB72	Liberty Ln	Liberty Oaks	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB71	Liberty Ln	Liberty Oaks	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB70	Liberty Ln	Liberty Oaks	Single Wing Catch Ba	Concrete	Metal	No	18	18	27	0	Metal	Good
CB1052	Liberty Ln	Liberty Oaks	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB68	Oak Ln	Liberty Oaks	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB69	Oak Ln	Liberty Oaks	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB67	Liberty Ln	Liberty Oaks	Double Wing Catch Ba	Concrete	Metal	No	27	0	30	0	Metal	Good
CB1058	Sharon Woods Dr	Sharon Place	Single Wing Catch Ba	Concrete	Plastic	No	0	0	18	0	Metal	Good

CB1059	Sharon Woods Dr	Sharon Place	Single Wing Catch Ba	Concrete	Plastic	No	18	18	0	0	Metal	Good
CB1060	Sharon Woods Dr	Sharon Place	Double Wing Catch Ba	Concrete	Plastic-Locking	No	18	0	24	0	Metal	Good
CB1061	Sharon Woods Dr	Sharon Place	Double Wing Catch Ba	Concrete	Plastic Locking	No	24	24	0	0	Metal	Good
CB1066	Sharon Spgs	Sharon Place	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB1062	Sharon Run	Sharon Place	Double Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Metal	Good
CB1063	Sharon Run	Sharon Place	Double Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Metal	Good
CB1064	Sharon Woods Dr	Sharon Place	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB1065	Sharon Woods Dr	Sharon Place	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB26	Grandiflora Pl	Evergreen Park	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB273	RD Sailors Pkwy		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB794	TEAL CIRCLE	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB795	TEAL CIRCLE	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB792	TEAL CIRCLE	SWEETWATER LANDING	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB793	TEAL CIRCLE	SWEETWATER LANDING	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB790	SWEETWATER BLVD	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB789	TEAL CIRCLE	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB788	TEAL CIRCLE	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB786	SWEETWATER BLVD	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	18	24	24	0	Metal	Good
CB787	SWEETWATER BLVD	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB785	SWEETWATER BLVD	SWEETWATER LANDING	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB783	SWEETWATER BLVD	SWEETWATER LANDING	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB714	BROWNSVILLE RD		Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB713	BROWNSVILLE RD		Single Wing Catch Ba	Concrete	Metal	No	18	24	24	0	Metal	Good
CB711	BROWNSVILLE RD		Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB712	BROWNSVILLE RD		Single Wing Catch Ba	Concrete	Metal	No	18	24	24	0	Metal	Good
CB1039	BROWNSVILLE RD		Single Wing Catch Ba	Concrete	Metal	No	32	0	36	0	Metal	Good
CB677	HIRAM LITHIA SPR RD		Double Wing Catch Ba	Concrete	Metal	No	18	18	0	0	Concrete	Good
CB676	HIRAM LITHIA SPR RD		Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB679	BROWNSVILLE RD		Double Wing Catch Ba	Concrete	Metal	No	42	0	48	0	Metal	Good
CB678	BROWNSVILLE RD		Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB228	SPLITWOOD WAY	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB224	SPLITWOOD WAY	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB239	HOLLOW STREAM TRL	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	32	18	42	0	Metal	Good
CB240	HOLLOW STREAM TRL	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB230	COUNTRY WALK DR	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB231	COUNTRY WALK DR	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB211	WINDING LANE	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB212	RAMBLEWOOD CT	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB213	RAMBLEWOOD CT	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB214	SADDLERUN LANE	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB218	BUCKHORN	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB215	LOOKOUT TRACE	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB216	HILLSIDE CT	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	24	0	Metal	Good
CB217	HILLSIDE CT	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good
CB225	HICKORY DR	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB226	HICKORY CT	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB227	HICKORY CT	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB194	COUNTRY WALK ESTATE	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB195	COUNTRY WALK ESTATE	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB196	COUNTRY WALK DR	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	24	0	Metal	Good
CB197	COUNTRY WALK DR	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good
CB199	Quail Hunt	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB200	QUAIL HUNT CT	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	24	0	Metal	Good
CB202	DEER CHASE	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	24	0	Metal	Good
CB201	DEER CHASE	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good

CB204	COUNTRY WALK DR	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	30	0	36	0	Metal	Good
CB203	COUNTRY WALK DR	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	36	0	36	0	Metal	Good
CB198	DEER CHASE	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB205	HUNTERS TR	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB206	WOODCLIFF WAY	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB207	COUNTRY WALK DR	COUNTRY WALK	Single Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB208	COUNTRY WALK DR	COUNTRY WALK	Single Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB210	COUNTRY WALK DR	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	36	0	36	0	Metal	Good
CB717	BROWNSVILLE RD		Single Wing Catch Ba	Concrete	Metal	No	0	18	0	0	Concrete	Good
CB716	BROWNSVILLE RD		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB715	BROWNSVILLE RD		Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB710	BROWNSVILLE RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB223	COUNTRY WALK DR	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Metal	Good
CB222	COUNTRY WALK DR	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Metal	Good
CB238	SHALLOW SPRINGS CT	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB193	COUNTRY WALK ESTATE	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1044	COUNTRY WALK DR	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic Locking	No	32	18	36	0	Metal	Good
CB1134	CALEB CROSSING	VILLAS OF SEVEN SPRI	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1135	CALEB CROSSING	VILLAS OF SEVEN SPRI	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1136	CALEB CROSSING	VILLAS OF SEVEN SPRI	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1137	CALEB CROSSING	VILLAS OF SEVEN SPRI	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1139	CALEB CROSSING	VILLAS OF SEVEN SPRI	Single Wing Catch Ba	Concrete	Metal	No	24	18	24	0	Metal	Good
CB1138	CALEB CROSSING	VILLAS OF SEVEN SPRI	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1140	CALEB CROSSING	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1141	CALEB CROSSING	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1142	CALEB CROSSING	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB1143	SHAE CT	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1144	SHAE CT	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB1220	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1219	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1221	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1222	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1223	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1225	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1224	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Concrete	Good
CB1026	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Concrete	Good
CB1028	BETHESDA MC		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1227	ATLANTA ST		Single Wing Catch Ba	Concrete	No Lid	No	18	0	18	0	Concrete	Good
CB1229	DILLARD ST		Single Wing Catch Ba	Concrete	Metal	No	15	0	18	0	Concrete	Good
CB1230	DILLARD ST		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1231	DILLARD ST		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1232	DILLARD ST		Single Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Concrete	Good
CB1233	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1233	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1034	DILLARD ST		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1035	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1236	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1237	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1238	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1239	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1240	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1241	WALTON ST		Double Wing Catch Ba	Concrete	Metal	No	30	0	18	0	Concrete	Good
CB1242	WALTON ST		Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1243	WALTON ST		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1244	WALTON ST		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good

CB1045	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1246	ATLANTA ST		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB374	RICHARD SAILORS PKWY		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB384	NEW MACLAND RD		Single Wing Catch Ba	Block	Metal	No	0	0	18	0	Concrete	Good
CB755	NEW MACLAND RD		Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB393	NEW MACLAND RD		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB756	RICHARD SAILORS PKWY		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB376	RICHARD SAILORS		Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB377	RICHARD SAILORS PKWY		Single Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB378	RICHARD SAILORS PKWY		Single Wing Catch Ba	Concrete	Metal	No	30	0	36	0	Concrete	Good
CB622	NEW TOWNE DR		Single Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB621	NEW TOWNE DR		Single Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good
CB620	NEW TOWNE DR		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB619	NEW TOWNE DR		Single Wing Catch Ba	Concrete	Metal	No	18	36	36	0	Metal	Good
CB618	NEW TOWNE DR		Double Wing Catch Ba	Concrete	Metal	No	36	0	42	0	Metal	Good
CB1216	NEW TOWNE		Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1217	NEW TOWNE DR		Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1218	GRADY GREER RD		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
JB94	GRADY GRIER RD	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB630	MORNINGSIDE WAY	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB631	MORNINGSIDE WAY	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB632	MORNINGSIDE WAY	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB633	NEW TOWNE DRIVE	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB634	MORNINGSIDE WAY	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB650	MORNINGSIDE CIR	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB649	MORNINGSIDE DR	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB648	MORNINGSIDE DR	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB645	MISTY MORN WAY	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB646	MORNINGSIDE DR	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB647	MORNINGSIDE DR	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB643	MISTY MORN WAY	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB644	MISTY MORN WAY	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB637	MISTY MORN WAY	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB636	MISTY MORN WAY	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB635	MISTY MORN WAY	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB638	MORNING DEW DR	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB639	MORNING STAR AVE	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB642	MORNING DEW DR	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB641	MORNING DEW DR	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB640	MORNING DEW CT	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB662	MORNING DEW WAY	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB654	MISTY MORN TRACE	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB653	MISTY MORN TRACE	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB652	MISTY MORN WAY	MORNINGSIDE	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB651	MISTY MORN WAY	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB655	MISTY MORN WAY	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB656	MISTY MORN WAY	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB658	MISTY MORN WAY	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB658	MISTY MORN WAY	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB657	MISTY MORN WAY	MORNINGSIDE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB627	MISTYMORN LN	AIKEN'S MILL	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB623	MISTY MORN LN	AIKEN'S MILL	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB626	MISTY MORN LN	AIKEN'S MILL	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB624	MISTY MORN LN	AIKEN'S MILL	Double Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Metal	Good
CB625	MISTY MORN PL	AIKEN'S MILL	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good

CB628	MISTYMORN LN	AIKEN'S MILL	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB629	MISTY MORN LN	AIKEN'S MILL	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB48	WOODBERRY LN	WOODBERRY FARM	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB49	WOODBERRY LN	WOODBERRY FARM	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB50	WOODBERRY LN	WOODBERRY FARM	Double Wing Catch Ba	Block	Metal	No	24	0	36	0	Metal	Good
CB709	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	0	0	18	0	Concrete	Good
CB708	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	18	18	0	Concrete	Good
CB707	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	0	0	18	0	Concrete	Fair
CB706	BROWNSVILLE RD		Single Wing Catch Ba	Concrete	Metal	No	12	18	18	0	Concrete	Good
CB705	BROWNSVILLE		Single Wing Catch Ba	Block	Metal	No	18	18	30	0	Concrete	Good
CB704	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	0	0	18	0	Concrete	Good
CB702	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	0	0	18	0	Concrete	Good
CB699	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	18	18	0	Concrete	Good
CB697	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	12	0	18	Metal	Good
CB696	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB695	BROWNSVILLE RD		Double Wing Catch Ba	Concrete	Metal	No	12	0	18	18	Concrete	Good
CB694	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB693	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	0	0	18	0	Concrete	Good
CB691	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB692	BROWNSVILLE RD			Block	Metal	No	18	0	18	0	Concrete	Good
CB690	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB689	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB688	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB687	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB684	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB685	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB686	BROWNSVILLE RD		Double Wing Catch Ba	Block	Metal	No	0	0	18	0	Concrete	Good
CB683	BROWNSVILLE RD		Double Wing Catch Ba	Block	Metal	No	0	0	18	0	Concrete	Good
CB682	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB681	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB680	BROWNSVILLE RD		Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Metal	Good
CB471	VILLAS SPRINGS CIRCLE	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB469	VILLAS SPRINGS CIRCLE	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB472	VILLAS SPRINGS CIRCLE	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB470	VILLAS SPRINGS CIRCLE	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	18	24	30	0	Metal	Good
CB476	VILLAS SPRINGS CIRCLE	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB475	VILLAS SPRINGS CIRCLE	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	18	30	48	0	Metal	Good
CB477	VILLAS SPRINGS CIRCLE	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB478	VILLAS SPRINGS CIRCLE	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	18	36	42	0	Metal	Good
CB478	VILLAS SPRINGS CIRCLE	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	18	36	42	0	Metal	Good
CB473	VILLAS SPRINGS CIRCLE	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Concrete	Good
CB474	VILLAS SPRINGS CIRCLE	VILLAS OF SEVEN SPRI	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB1158	BIRCHHAVEN TR	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1159	BIRCHHAVEN TR	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1160	BIRCHHAVEN TR	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1161	BIRCHHAVEN TR	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1162	BIRCHHAVEN TR	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	42	48	0	Concrete	Good
CB1163	BIRCHHAVEN TR	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Concrete	Good
CB1164	WALNUT MILL LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1165	WALNUT MILL LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1166	BIRCHHAVEN TR	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Concrete	Good
CB1168	BIRCHHAVEN TR	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1167	BIRCHHAVEN TR	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Concrete	Good
CB1169	BIRCHHAVEN TR	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1170	BIRCHHAVEN TR	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	18	24	24	0	Concrete	Good

CB1171	BIRCHHAVEN TR	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1172	BIRCHHAVEN TR	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1173	BIRCHHAVEN TR	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1174	BIRCHHAVEN TR	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1175	BIRCHHAVEN TR	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	18	18	24	0	Concrete	Good
CB1176	BIRCHHAVEN TR	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1177	BIRCHHAVEN TR	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1178	WALNUT MILL LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1179	WALNUT MILL LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1180	WALNUT MILL LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1181	WALNUT MILL LN	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Concrete	Good
CB1182	WALNUT MILL LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1183	WALNUT MILL LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1184	BARTOWS BRIDGE	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1185	BARTOWS BRIDGE	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Concrete	Good
CB1187	BARTOWS BRIDGE	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1186	BARTOWS BRIDGE	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	18	24	24	0	Concrete	Good
CB1189	WALNUT MILL LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1188	WALNUT MILL LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1190	WALNUT MILL LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1191	WALNUT MILL LN	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	18	18	24	0	Concrete	Good
CB1192	REDWOOD FOREST LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1193	REDWOOD FOREST LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1195	REDWOOD FOREST LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1194	REDWOOD FOREST	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1196	REDWOOD FOREST LN	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1197	REDWOOD FOREST LN	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	18	24	24	0	Concrete	Good
CB1198	BARTOWS BRIDGE	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Concrete	Good
CB1199	BARTOWS BRIDGE	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good
CB1200	SILVER WOODS WALK	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1201	SILVER WOODS WALK	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1203	LAUREL KNOLL CT	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1202	LAUREL KNOLL CT	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	18	24	0	Concrete	Good
CB1204	LAUREL KNOLL CT	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1205	LAUREL KNOLL CT	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	24	30	0	Concrete	Good
CB1206	LAUREL KNOLL CT	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good
CB1207	SILVER WOODS WALK	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1208	SILVER WOODS WALK	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1209	WALNUT FOREST LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1210	WALNUT FOREST LN	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1211	WALNUT FOREST LN	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1212	SILVER WOODS WALK	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1213	SILVER WOODS WALK	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1214	SILVER WOODS WALK	CAMERON SPRINGS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1215	SILVER WOODS WALK	CAMERON SPRINGS	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Concrete	Good
CB100	CARRINGTON PARK DR	CARRINGTON PARK	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB99	CARRINGTON PARK DR	CARRINGTON PARK	Double Wing Catch Ba	Concrete	Metal	No	24	0	36	0	Metal	Good
CB94	CARRINGTON PARK DR	CARRINGTON PARK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB93	CHILDRESS LN	CARRINGTON PARK	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB92	CHILDRESS LN	CARRINGTON PARK	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB91	CHILDRESS LN	CARRINGTON PARK	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB88	CARRINGTON PARK DR	CARRINGTON PARK	Single Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB87	CARRINGTON PARK DR	CARRINGTON PARK	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB86	CARRINGTON PARK DR	CARRINGTON PARK	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB85	CARRINGTON PARK DR	CARRINGTON PARK	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good

CB83	CARRINGTON PARK DR	CARRINGTON PARK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB84	CARRINGTON PARK DR	CARRINGTON PARK	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB82	CARRINGTON PARK DR	CARRINGTON PARK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB456	MOORING DR	POWDER BAY	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Fair
CB457	MOORING DR	POWDER BAY	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Fair
CB458	MOORING DR	POWDER BAY	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Fair
CB459	MOORING DR	POWDER BAY	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Fair
CB460	MOORING DR	POWDER BAY	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Fair
CB98	THORNBRIDGE DR	CARRINGTON PARK	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB95	THORNBRIDGE DR	CARRINGTON PARK	Single Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB816	SILVERBROOKE CROSSING	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB821	SILVERBROOKE CROSSING	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB823	SILVERBROOKE CROSSING	SILVERBROOKE	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB822	SILVERBROOKE CROSSING	SILVERBROOKE	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB818	SILVERCREST CT	SILVERBROOKE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB817	SILVERCREST CT	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB819	SILVERCREST CT	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB820	SILVERCREST CT	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB805	STERLINGBROOKE DRIVE	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB806	STERLINGBROOKE DRIVE	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB811	STERLINGBROOKE DR	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB812	STERLINGBROOKE DRIVE	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Metal	Good
CB817	STERLINGBROOKE DRIVE	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB814	STERLINGBROOKE DRIVE	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB815	STERLINGBROOKE DRIVE	SILVERBROOKE	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB804	SILVER MIST CIR	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB803	SILVER MIST CIR	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB801	SILVER MIST CIR	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	18	0	30	36	Metal	Good
CB802	SILVER MIST CIRCLE	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good
CB800	SILVER MEADOWS DR	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good
CB799	SILVER MEADOWS DR	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	18	36	36	0	Metal	Good
CB798	SILVER MIST CIRCLE	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB797	SILVER MIST CIRCLE	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good
CB796	SILVER MIST CIRCLE	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Metal	Good
CB810	SILVER MIST CIRCLE	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB807	SILVER MIST CIRCLE	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB808	SILVER MIST CIRCLE	SILVERBROOKE	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Concrete	Good
CB809	SILVER MIST CIRCLE	SILVERBROOKE	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB151	SHIPP RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB150	SHIPP RD		Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Concrete	Good
CB149	SHIPP RD		Single Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Concrete	Good
CB155	NECTAR DR	PEACH PLANTATION	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Fair
CB154	NECTAR DR	PEACH PLANTATION	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Fair
CB156	RED HAVEN CT	PEACH PLANTATION	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Fair
CB157	NECTAR DR	PEACH PLANTATION	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Fair
CB158	NECTAR DR	PEACH PLANTATION	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Fair
CB159	NECTAR DR	PEACH PLANTATION	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Fair
CB160	NECTAR DR	PEACH PLANTATION	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Fair
CB162	CLINGSTONE PL	PEACH PLANTATION	Double Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Fair
CB161	CLINGSTONE PL	PEACH PLANTATION	Double Wing Catch Ba	Concrete	Plastic Locking	No	24	0	0	0	Metal	Poor
CB38	SILVERBROOKE DR	SILVERBROOKE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB37	SILVERBROOKE DR	SILVERBROOKE	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB40	SILVERBROOKE DR	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB41	SILVERBROOKE DR	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB39	SILVERBROOKE DR	SILVERBROOKE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good

CB824	SILVERCREST CT	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB825	SILVERCREST CT	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB826	SILVERBROOKE CROSSING	SILVERBROOKE	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB827	SILVERBROOKE CROSSING	SILVERBROOKE	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Very Poor
CB481	LINDLEY WAY	FOREST HILLS ESTATE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB480	LINDLEY WAY	FOREST HILL ACRES	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB479	LINDLEY DR	FOREST HILLS ESTATE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB478	LINDLEY DR	FOREST HILLS ESTATE	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB478	LINDLEY DR	FOREST HILLS ESTATE	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB485	LINDLEY DR	FOREST HILLS ESTATE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB484	LINDLEY DR	FOREST HILLS ESTATE	Double Wing Catch Ba	Concrete	Metal	No	18	18	24	0	Metal	Good
CB483	LINDLEY DR	FOREST HILLS ESTATE	Single Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB482	LINDLEY KNOLL	FOREST HILLS ESTATE	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good
CB15	SPRINGTIDE LN		Single Wing Catch Ba	Concrete	Metal	No	18	30	36	0	Metal	Fair
CB16	SPRINGTIDE LN		Single Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Fair
CB18	SPRINGTIDE LN		Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	30	0	Metal	Excellent
CB17	SPRINGTIDE LN	SCENIC HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	No	30	36	48	0	Metal	Good
CB766	QUARTERS WAY	ELLIOT QRTRS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	30	0	36	0	Metal	Good
CB765	QUARTERS WAY	ELLIOT QRTRS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	36	0	36	0	Metal	Good
CB21	QUARTERS WAY	ELLIOT QRTRS	Double Wing Catch Ba	Concrete	Metal	Yes	0	0	24	0	Metal	Good
CB19	QUARTERS WAY	ELLIOT QRTRS	Double Wing Catch Ba	Concrete	Metal	Yes	0	0	30	0	Metal	Good
CB20	QUARTERS WAY	ELLIOT QRTRS	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good
CB25	ELLIOT RD	SPRING GATE	Double Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good
CB24	ELLIOT RD	SPRING GATE	Single Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good
CB42	ELLIOTT RD	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB43	ELLIOTT RD	SILVERBROOKE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Poor
CB14	PADDOCKS WAY	PADDOCKS WEST	Double Wing Catch Ba	Concrete	Metal	Yes	24	0	24	0	Metal	Good
CB13	PADDOCKS WAY	PADDOCKS WEST	Double Wing Catch Ba	Concrete	Metal	Yes	24	0	24	0	Metal	Good
CB11	PADDOCKS WAY	PADDOCKS WEST	Double Wing Catch Ba	Concrete	Metal	Yes	0	0	24	0	Metal	Good
CB12	PADDOCKS WAY	PADDOCKS WEST	Double Wing Catch Ba	Concrete	Metal	Yes	24	0	24	0	Metal	Good
CB10	QUARTERS LN	PADDOCKS WEST	Double Wing Catch Ba	Concrete	Metal	Yes	0	0	18	0	Metal	Good
CB9	QUARTERS LN	PADDOCKS WEST	Double Wing Catch Ba	Concrete	Metal	Yes	18	0	18	0	Metal	Good
CB8	PADDOCKS WAY	PADDOCKS WEST	Single Wing Catch Ba	Concrete	Metal	Yes	18	0	18	0	Metal	Good
CB7	PADDOCKS WAY	PADDOCKS WEST	Single Wing Catch Ba	Concrete	Metal	Yes	18	0	24	0	Metal	Good
CB6	PADDOCKS WAY	PADDOCKS WEST	Single Wing Catch Ba	Concrete	Metal	Yes	24	0	36	0	Metal	Good
CB5	PADDOCKS WAY	PADDOCKS WEST	Single Wing Catch Ba	Concrete	Metal	Yes	36	0	36	0	Metal	Good
CB3	PADDOCKS WAY	PADDOCKS WEST	Single Wing Catch Ba	Concrete	Metal	Yes	42	36	42	0	Metal	Good
CB4	PADDOCKS WAY	PADDOCKS WEST	Single Wing Catch Ba	Concrete	Metal	Yes	0	0	36	0	Metal	Good
CB1	PADDOCKS WAY	PADDOCKS WEST	Double Wing Catch Ba	Concrete	Metal	Yes	42	36	42	0	Metal	Good
CB2	PADDOCKS WAY	PADDOCKS WEST	Single Wing Catch Ba	Concrete	Metal	Yes	0	0	36	0	Metal	Good
CB23	PADDOCKS CT	PADDOCKS WEST	Double Wing Catch Ba	Concrete	Metal	Yes	24	0	24	0	Metal	Good
CB22	PADDOCKS CT	PADDOCKS WEST	Double Wing Catch Ba	Concrete	Metal	Yes	0	0	24	0	Metal	Good
CB1132	DILMUS DR	STONE CREEK	Single Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Excellent
CB1133	DILMUS DR	STONE CREEK	Single Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Excellent
CB1146	EVELYN DR	GLENBROOK ACRES	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB1147	EVELYN DR	GLENBROOK ACRES	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	18	18	0	Metal	Good
CB1149	EVELYN DR	GLENBROOK ACRES	Single Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB1148	EVELYN DR	GLENBROOK ACRES	Single Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB1150	EVELYN WAY	GLENBROOK ACRES	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1151	EVELYN WAY	GLENBROOK ACRES	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1152	EVELYN DR	GLENBROOK ACRES	Double Wing Catch Ba	Concrete	Plastic Locking	No	24	0	30	0	Metal	Good
CB1153	EVELYN DR	GLENBROOK ACRES	Double Wing Catch Ba	Concrete	Plastic Locking	No	30	0	30	0	Metal	Good
CB486	EVELYN DR	GLENBROOK ACRES	Double Wing Catch Ba	Concrete	Metal	No	36	0	48	0	Metal	Good
CB487	EVELYN DR	GLENBROOK ACRES	Double Wing Catch Ba	Concrete	Metal	No	48	0	48	0	Metal	Good
CB1156	EVELYN DR	GLENBROOK ACRES	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good

CB1157	EVELYN DR	GLENBROOK ACRES	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB1158	GLENBROOK DR	GLENBROOK ACRES	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB1159	GLENBROOK DR	GLENBROOK ACRES	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB1339	FALL AVENUE	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	Yes	0	0	18	0	Concrete	Good
CB1340	FALL AVENUE	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	Yes	18	0	18	0	Concrete	Good
CB1341	FALL AVENUE	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	Yes	0	0	18	0	Metal	Good
CB1342	FALL AVENUE	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	Yes	18	0	18	0	Metal	Good
CB1343	FALL AVENUE	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	Yes	18	18	24	0	Metal	Good
CB1344	FALL AVENUE	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	Yes	30	0	30	0	Metal	Good
CB1345	FALL AVENUE	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	Yes	0	0	18	0	Metal	Good
CB1346	FALLS AVENUE	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	Yes	18	0	24	0	Metal	Good
CB1347	CREEKSIDE LN	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	Yes	24	0	24	0	Metal	Good
CB1348	FALLS AVENUE	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	Yes	24	0	24	0	Metal	Good
CB1349	FALLS AVENUE	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	Yes	30	0	36	0	Metal	Good
CB1350	FALLS AVENUE	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	Yes	36	0	36	0	Metal	Good
CB1351	CREEKSIDE LN	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	Yes	18	0	18	0	Metal	Good
CB1352	CREEKSIDE LN	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	Yes	24	0	24	0	Metal	Good
CB1353	BIRCH BROOK PATH	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1354	BIRCH BROOK PATH	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	No	18	36	42	0	Metal	Good
CB1355	BIRCH BROOK PATH	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Metal	Good
CB1356	BIRCH BROOK PATH	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Concrete	Good
CB1357	BIRCH BROOK PATH	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Concrete	Good
CB1358	LILY BROOK CT	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Concrete	Good
CB1359	LILY BROOK CT	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Concrete	Good
CB1360	LILY BROOK CT	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1361	LILY BROOK CT	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1362	LILY BROOK CT	SPRINGBROOKE ESTATES	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1363	LILY BROOK CT	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	No	18	24	24	0	Concrete	Good
CB1364	LILY BROOK CT	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Concrete	Good
CB1365	LILY BROOK CT	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Concrete	Good
CB1366	LILY BROOK PATH	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Concrete	Good
CB1367	MISTY CREEK PATH	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB1368	MISTY CREEK PATH	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB1369	MISTY CREEK PATH	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1369	MISTY CREEK PATH	SPRINGBROOKE ESTATES	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1371	OLD AUSTELL RD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Metal	Fair
CB1370	OLD AUSTELL RD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Metal	Fair
CB1372	FRANK AIKEN RD		Double Wing Catch Ba	Concrete	Metal	No	18	18	24	24	Concrete	Good
CB1373	FRANK AIKEN RD		Single Wing Catch Ba	Concrete	Metal	No	24	24	36	0	Concrete	Good
CB1374	FRANK AIKEN RD		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1375	FRANK AIKEN RD		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1376	FRANK AIKEN RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1377	FRANK AIKEN RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1378	FRANK AIKEN RD		Single Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Concrete	Good
CB1379	FRANK AIKEN RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1380	FRANK AIKEN RD		Single Wing Catch Ba	Concrete	Metal	No	18	18	24	0	Concrete	Good
CB1381	FRANK AIKEN RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1382	FRANK AIKEN		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1383	FRANK AIKEN RD		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1384	FRANK AIKEN		Single Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Concrete	Good
CB1385	FRANK AIKEN RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1386	FRANK AIKEN RD		Single Wing Catch Ba	Concrete	Metal	No	18	24	24	0	Concrete	Good
CB1387	FRANK AIKEN RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1388	FRANK AIKEN RD		Single Wing Catch Ba	Concrete	Metal	No	18	24	24	0	Concrete	Good
CB570	CALEY MILL DR	CALEY'S MILL	Double Wing Catch Ba	Concrete	Metal	Yes	0	0	18	0	Metal	Good

CB571	CALEY MILL DR	CALEY'S MILL	Double Wing Catch Ba	Concrete	Metal	Yes	18	0	18	0	Metal	Good
CB565	CALEY MILL DR	CALEY'S MILL	Single Wing Catch Ba	Concrete	Metal	Yes	0	0	24	0	Metal	Good
CB564	CALEY MILL DR	CALEY'S MILL	Single Wing Catch Ba	Concrete	Metal	Yes	24	0	24	0	Metal	Good
CB569	CALEY MILL DR	CALEY'S MILL	Double Wing Catch Ba	Concrete	Metal	Yes	8	0	18	0	Metal	Good
CB566	CALEY MILL DR	CALEY'S MILL	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB567	CALEY MILL CT	CALEY'S MILL	Double Wing Catch Ba	Concrete	Metal	Yes	18	0	30	0	Metal	Good
CB568	CALEY MILL CT	CALEY'S MILL	Double Wing Catch Ba	Concrete	Metal	Yes	30	0	30	0	Metal	Good
CB559	CALEY MILL DR	CALEY'S MILL	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB558	CALEY MILL DR	CALEY'S MILL	Single Wing Catch Ba	Concrete	Metal	No	18	30	30	0	Metal	Good
CB557	CALEY MILL DR	CALEY'S MILL	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Fair
CB1389	CALEY MILL LN	CALEY'S MILL	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	0	0	18	0	Metal	Good
CB1390	CALEY MILL LN	CALEY'S MILL	Single Wing Catch Ba	Concrete	Plastic Locking	Yes	18	0	24	0	Metal	Good
CB1391	CALEY MILL DR	CALEY'S MILL	Single Wing Catch Ba	Concrete	Plastic Locking	Yes	24	0	30	0	Metal	Good
CB1392	CALEY MILL WAY	CALEY'S MILL	Single Wing Catch Ba	Concrete	Plastic Locking	Yes	0	0	18	0	Metal	Good
CB1393	CALEY MILL DR	CALEY'S MILL	Single Wing Catch Ba	Concrete	Plastic Locking	No	18	30	30	0	Metal	Good
CB1394	CALEY MILL DR	CALEY'S MILL	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	0	0	18	0	Metal	Good
CB1395	CALEY MILL LN	CALEY'S MILL	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	0	0	18	0	Metal	Good
CB598	OLD LOST MOUNTAIN RD		Single Wing Catch Ba	Concrete	Other	No	0	0	18	0	Concrete	Good
CB597	OLD LOST MOUNTAIN RD		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB594	OLD LOST MOUNTAIN RD		Single Wing Catch Ba	Other	Metal	No	18	18	18	0	Concrete	Good
CB596	OLD LOST MOUNTAIN RD		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB595	OLD LOST MOUNTAIN RD		Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB592	OLD LOST MOUNTAIN RD		Double Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB593	OLD LOST MOUNTAIN RD		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
JB77	OLD LOST MOUNTAIN RD		Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB591	OLD LOST MOUNTAIN		Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB589	OLD LOST MOUNTAIN RD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB590	OLD LOST MOUNTAIN RD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB588	OLD LOST MOUNTAIN RD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
JB80	OLD LOST MOUNTAIN RD		Double Wing Catch Ba	Brick	Metal	No	18	48	0	60	Concrete	Good
CB587	OLD LOST MOUNTAIN RD		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB586	OLD LOST MOUNTAIN RD		Double Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB585	OLD LOST MOUNTAIN RD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB584	OLD LOST MOUNTAIN RD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB1396	HOPELAND PARK DR	HOPELAND PARK	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Fair
CB1397	HOPELAND DR	HOPELAND PARK	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Fair
CB130	ST CLAIRE PL	HOPELAND PARK	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB120	HOPELAND DR	HOPELAND PARK	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Fair
CB119	HOPELAND DR	HOPELAND PARK	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Fair
CB121	HOPELAND DR	HOPELAND PARK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Fair
CB122	HOPELAND DR	HOPELAND PARK	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Fair
CB123	HOPELAND DR	HOPELAND PARK	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB124	HOPELAND DR	HOPELAND PARK	Double Wing Catch Ba	Concrete	Metal	No	24	24	30	0	Metal	Good
CB129	ST CLAIRE PL	HOPELAND PARK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB128	ST CLAIRE PL	HOPELAND PARK	Single Wing Catch Ba	Concrete	Metal	No	18	0	30	0	Metal	Good
CB127	ST CLAIRE PL	HOPELAND PARK	Single Wing Catch Ba	Concrete	Metal	No	30	0	36	0	Metal	Good
CB125	ST CLAIRE PL	HOPELAND PARK	Double Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good
CB126	ST CLAIRE PL	HOPELAND PARK	Double Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good
CB116	HOPELAND PARK DR	HOPELAND PARK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB117	HOPELAND DR	HOPELAND PARK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Fair
CB118	HOPELAND DR	HOPELAND PARK	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Fair
CB131	COUNTRY COVE WAY	COUNTRY COVE	Single Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good
CB134	COUNTRY COVE WAY	COUNTRY COVE	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Poor
CB133	COUNTRY COVE WAY	COUNTRY COVE	Double Wing Catch Ba	Concrete	Metal	No	30	36	42	0	Metal	Good
CB409	RICHARD SAILORS PKWY		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good

CB406	RICHARD SAILORS PKWY	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB405	RICHARD SAILORS PKWY	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB401	RICHARD SAILORS PKWY	Single Wing Catch Ba	Concrete	Metal	No	30	30	36	0	Concrete	Good
CB400	RICHARD SAILORS PKWY	Double Wing Catch Ba	Other	Metal	No	30	0	30	0	Metal	Good
CB399	RICHARD SAILORS PKWY	Double Wing Catch Ba	Other	Metal	No	30	0	30	0	Metal	Good
CB398	RICHARD SAILORS PKWY	Double Wing Catch Ba	Other	Metal	No	0	0	30	0	Metal	Good
CB397	RICHARD SAILORS PKWY	Double Wing Catch Ba	Other	Metal	No	8	12	24	0	Metal	Good
CB396	RICHARD SAILORS PKWY	Double Wing Catch Ba	Other	Metal	No	24	0	36	0	Metal	Good
CB390	RICHARD SAILORS PKWY	Single Wing Catch Ba	Other	Metal	No	36	0	36	0	Metal	Good
CB461	RICHARD SAILORS PKWY	Double Wing Catch Ba	Other	Metal	No	24	24	36	0	Concrete	Good
CB462	RICHARD SAILORS PKWY	Double Wing Catch Ba	Other	Metal	No	16	36	36	0	Concrete	Good
CB463	RICHARD SAILORS PKWY	Single Wing Catch Ba	Concrete	Metal	No	24	36	36	0	Metal	Good
CB386	NEW MACLAND RD	Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB387	NEW MACLAND RD	Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB388	NEW MACLAND RD	Double Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB389	NEW MACLAND RD	Single Wing Catch Ba	Other	Metal	No	18	24	24	0	Concrete	Good
CB391	NEW MACLAND RD	Single Wing Catch Ba	Brick	Metal	No	24	0	24	0	Concrete	Good
CB392	NEW MACLAND RD	Single Wing Catch Ba	Other	Metal	No	24	0	24	0	Concrete	Good
CB394	RED OAK DR	Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB395	NEW MACLAND RD	Single Wing Catch Ba	Brick	Metal	No	24	0	24	0	Concrete	Good
CB1247	LEWIS ROAD	Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB1248	LEWIS ROAD	Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB1249	LEWIS ROAD	Single Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB1250	LEWIS ROAD	Single Wing Catch Ba	Block	Metal	No	18	48	48	0	Concrete	Good
CB1251	LEWIS ROAD	Double Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1252	LEWIS ROAD	Double Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB1253	HOTEL AVENUE	Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1254	HOTEL AVENUE	Single wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB1255	MURRAY AVENUE	Double Wing Catch Ba	Brick	Metal	No	18	48	48	0	Concrete	Good
CB1256	LEWIS ROAD	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1257	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1258	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	18	30	30	0	Concrete	Good
CB1259	LEWIS ROAD	Double Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1260	LEWIS ROAD	Double Wing Catch Ba	Brick	Metal	No	18	0	18	0	Plastic	Good
CB1261	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1262	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB1263	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB1264	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB1265	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB1266	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	18	18	36	0	Concrete	Good
CB1267	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1268	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Plastic	Good
CB1269	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1270	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Plastic	Good
CB1271	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1272	LEWIS ROAD	Single wing catch ba	Brick	Metal	No	18	18	18	0	Plastic	Good
CB1273	LEWIS EXTENSION	Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Plastic	Good
CB1274	LEWIS EXTENSION	Double Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1275	LEWIS EXTENSION	Double Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB1276	LEWIS EXTENSION	Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB1277	LEWIS EXTENSION	Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1278	LEWIS EXTENSION	Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB1279	LEWIS EXTENSION	Double Wing Catch Ba	Brick	Metal	No	36	0	36	0	Concrete	Good
CB1281	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1282	LEWIS ROAD	Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Plastic	Good

CB1283	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1284	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Plastic	Good
CB1285	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1286	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Plastic	Good
CB1287	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Plastic	Good
CB1288	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Plastic	Good
CB1289	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1289	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1290	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Plastic	Good
CB1291	LEWIS ROAD		Double Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB1292	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Plastic	Good
CB1293	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Plastic	Good
CB1294	LEWIS ROAD			Brick	Metal	No	18	18	18	0	Plastic	Good
CB1295	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1296	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Plastic	Good
CB1297	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Plastic	Good
CB1289	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1289	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1299	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Plastic	Good
CB1301	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB1300	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Plastic	Good
CB1302	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Plastic	Good
CB1303	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	30	0	30	0	Concrete	Good
CB1304	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	30	18	30	0	Concrete	Good
CB1305	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	36	0	36	0	Concrete	Good
CB1306	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	36	0	36	0	Concrete	Good
CB1307	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1308	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Plastic	Good
CB1309	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Plastic	Good
CB1310	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Plastic	Good
CB1311	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1312	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Plastic	Good
CB1313	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1314	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Plastic	Good
CB1315	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1316	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Plastic	Good
CB1317	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1318	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Plastic	Good
CB1319	LEWIS ROAD		Double Wing Catch Ba	Brick	Metal	No	18	0	18	0	Plastic	Good
CB1320	LEWIS ROAD		Single Wing Catch Ba	Brick	Metal	No	18	18	36	0	Concrete	Good
CB1321	LEWIS ROAD		Double Wing Catch Ba	Brick	Metal	No	36	0	36	0	Concrete	Good
CB1322	GROVELAND PARK DR	VINEYARDS	Single Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB1323	GROVELAND PARK DR	VINEYARDS	Single Wing Catch Ba	Concrete	Metal	No	30	30	0	0	Metal	Good
CB1324	VINE RIDGE DR	VINEYARDS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1325	GROVELAND PARK DR	VINEYARDS	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1326	GROVELAND PARK DR	VINEYARDS	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1327	VINEGROVE ST	VINEYARDS	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1328	VINE GROVE ST	VINEYARDS	Double Wing Catch Ba	Concrete	Metal	No	18	24	30	0	Metal	Good
CB1329	LILY CREST WAY	VINEYARDS	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Concrete	Good
CB1330	LILY CREST WAY	VINEYARDS	Single Wing Catch Ba	Concrete	Metal	No	18	24	36	0	Metal	Good
CB1331	VINE RIDGE DR	VINEYARDS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1332	VINE RIDGE	VINEYARDS	Single Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Metal	Good
CB1333	VINE RIDGE DR	VINEYARDS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1334	VINE RIDGE DR	VINEYARDS	Single Wing Catch Ba	Concrete	Metal	No	18	42	42	0	Metal	Good
CB1335	VINE RIDGE DR	VINEYARDS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good

CB1336	VINE RIDGE	VINEYARDS	Double Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Metal	Good
CB1337	GROVELAND PARK DR	VINEYARDS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1338	GROVELAND PARK DR	VINEYARDS	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB429	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB428	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB427	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	24	0	Concrete	Good
CB426	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB424	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB425	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB423	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	18	24	0	Concrete	Good
CB422	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB419	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB420	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	24	0	24	0	Concrete	Good
CB421	RICHARD SAILORS PKWY		Double Wing Catch Ba	Other	Metal	No	24	0	24	0	Concrete	Good
CB415	RICHARD SAILORS PKWY		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB416	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	0	0	Concrete	Good
CB417	RICHARD SAILORS PKWY			Other	Metal	No	0	0	0	0	Concrete	Good
CB418				Concrete		No	18	0	0	0	Metal	Good
CB413	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	24	24	0	Concrete	Good
CB414	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB412	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB411	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	18	24	0	Concrete	Good
CB410	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB408	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	18	18	0	Concrete	Good
CB407	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB402	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB403	RICHARD SAILORS		Single Wing Catch Ba	Other	Metal	No	18	18	18	0	Concrete	Good
CB404	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB465	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB464	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	18	18	0	Concrete	Good
CB383	RICHARD SAILORS PKWY		Single Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Concrete	Good
CB382	RICHARD SAILORS PKWY		Single Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Concrete	Good
CB381	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB380	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB379	RICHARD SAILORS		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB375	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB373	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	30	30	0	Metal	Good
CB372	RICHARD SAILORS PKWY		Single Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Concrete	Good
CB371	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB370	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB369	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB368	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB367	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB366	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB365	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB364	RICHARD SAILORS PKWY		Double Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB363	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	0	24	0	Concrete	Good
CB362	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB361	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	24	24	0	Concrete	Good
CB359	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	24	24	0	Concrete	Good
CB360	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB357	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	24	0	30	0	Concrete	Good
CB358	RICHARD SAILORS		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB356	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	24	0	24	0	Concrete	Good
CB354	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	24	0	24	0	Concrete	Good

CB345	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB346	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB347	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	0	0	18	Concrete	Good
CB351	RICHARD SAILORS PKWY		Double Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB348	RICHARD SAILORS PKWY		Double Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB353	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB352	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB272	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB270	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB271	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB268	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB269	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB267	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB266	RICHARD SAILORS PKWY		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB264	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB265	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	18	18	0	Concrete	Good
CB262	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB263	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB261	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB258	RICHARD SAILORS PKWY		Double Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB260	RICHARD SAILORS PKWY		Double Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB259	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	18	18	0	0	Concrete	Good
CB1399	RICHARD SAILORS PKWY		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB520	HOPKINS CT	WHISPERING GLEN	Single Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB521	HOPKINS CT	WHISPERING GLEN	Single Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB525	HOPKINS CT	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB524	HOPKINS CT	WHISPERING GLEN	Single Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB523	HOPKINS CT	WHISPERING GLEN	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB522	HOPKINS CT	WHISPERING GLEN	Single Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good
CB527	HOPKINS CT	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB526	HOPKINS CT	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	24	0	Metal	Good
CB528	HOPKINS CT	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB529	HOPKINS CT	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	24	0	Metal	Good
CB530	STEPHANIE CT	WHISPERING GLEN	Single Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good
CB531	STEPHANIE CT	WHISPERING GLEN	Single Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good
CB532	HOPKINS CT	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Plastic Locking	No	16	24	30	0	Metal	Very Poor
CB534	TEN OAKS CT	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Metal	No	18	30	36	0	Metal	Good
CB533	TEN OAKS CT	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Plastic Locking	No	36	0	36	0	Metal	Good
CB536	TEN OAKS CIR	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB535	TEN OAKS CIR	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB537	TEN OAKS CT	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB542	TEN OAKS CIR	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB543	TEN OAKS CIR	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good
CB539	CHRYS ST	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB538	CHRYS ST	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB540	TEN OAKS CIR	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB541	TEN OAKS CIR	WHISPERING GLEN	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB599	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB583	POWDER SPRINGS DALLAS RD		Double Wing Catch Ba	Brick	Metal	No	18	0	0	0	Concrete	Good
CB771	POWDER SPRINGS DALLAS RD		Double Wing Catch Ba	Concrete	No Lid	No	0	0	0	0	Concrete	Good
CB770	POWDER SPRINGS DALLAS RD		Double Wing Catch Ba	Concrete	No Lid	No	0	0	0	0	Concrete	Good
CB1400	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1401	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1402	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1403	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Concrete	Good

CB1404	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1405	POWDER SPRINGS DALLAS RD		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1406	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1407	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1408	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	18	8	18	0	Concrete	Good
CB1409	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	0	0	Concrete	Good
CB1410	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB81	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	18	18	24	0	Metal	Good
CB80	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB79	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB78	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB77	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	24	0	36	0	Metal	Good
CB76	POWDER SPRINGS DALLAS RD		Double Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good
CB582	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	1	0	Metal	Good
CB581	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	18	24	24	0	Metal	Good
CB580	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB579	POWDER SPRINGS DALLAS RD		Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB44	CH JAMES PKWY		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1411	CH JAMES PKWY		Single Wing Catch Ba	Concrete	Metal	Yes	18	0	36	0	Metal	Good
CB1412	CH JAMES PKWY		Single Wing Catch Ba	Concrete	Metal	Yes	36	0	36	0	Metal	Good
CB1413	CH JAMES PKWY		Single Wing Catch Ba	Concrete	Metal	Yes	24	36	36	0	Metal	Good
CB46	CH JAMES PKWY		Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB47	CH JAMES PKWY		Double Wing Catch Ba	Concrete	Metal	No	10	0	18	0	Metal	Good
CB1414	CH JAMES PKWY		Double Wing Catch Ba	Concrete	Metal	No	8	36	36	0	Metal	Good
CB1415	CH JAMES PKWY		Single Wing Catch Ba	Concrete	Metal	Yes	18	42	42	0	Metal	Good
CB1416	CH JAMES PKWY		Single Wing Catch Ba	Concrete	Metal	No	30	42	42	0	Metal	Good
CB1417	POWDER SPRINGS DALLAS RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Very Poor
CB1418	SWEETWATER AVE	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1419	SWEETWATER AVE	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1420	SWEETWATER AVE	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1421	SWEETWATER AVE	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1422	SWEETWATER AVE	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1423	GLEN DIANNE WAY	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1424	GLEN DIANNE WAY	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
1425	SWEETWATER AVE	SWEETWATER LANDING	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB1426	SWEETWATER AVE	SWEETWATER LANDING	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good
CB1427	SWEETWATER AVE	SWEETWATER LANDING	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1428	SWEETWATER AVE	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1429	SWEETWATER AVE	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1430	SWEETWATER AVE	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1431	LAGRONE ST	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1432	LAGRONE ST	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1433	LAGRONE ST	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1434	LAGRONE ST	SWEETWATER LANDING	Single Wing Catch Ba	Concrete	Metal	No	18	18	24	0	Metal	Good
CB1435	LAGRONE ST	SWEETWATER LANDING	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1436	LAGRONE ST	SWEETWATER LANDING	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1437	JELLICO DR	SWEETWATER LANDING	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1437	JELLICO DR	SWEETWATER LANDING	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1439	JELLICO DR	SWEETWATER LANDING	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB281	SILVER SPRINGS WAY	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB282	SILVER SPRINGS WAY	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB283	SILVER SPRINGS BLVD	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	18	24	58	0	Metal	Good
CB284	SILVER SPRINGS BLVD	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB285	SILVER SPRINGS WAY	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB286	SILVER SPRINGS BLVD	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good

CB288	FLOWERING BRANCH	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB287	FLOWERING BRANCH	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB279	FLORAL RIDGE LN	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Metal	Good
CB278	FLORAL RIDGE LN	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Concrete	Good
CB276	FLORAL RIDGE LN	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB277	FLORAL RIDGE LN	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Concrete	Good
CB275	SPRING BEAUTY CT	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB274	SPRING BEAUTY CT	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB290	FLOWERING BRANCH	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Concrete	Good
CB289	FLOWERING BRANCH	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB291	FLOWERING BRANCH	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Concrete	Good
CB294	LILAC SPRINGS DR	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Concrete	Good
CB299	LILAC SPRINGS DR	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Concrete	Good
CB300	LILAC SPRINGS DR	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	18	24	30	0	Concrete	Good
CB302	LILAC SPRINGS DR	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB301	LILAC SPRINGS DR	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB305	FLOWERING SPRINGS	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB304	FLOWERING SPRINGS	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB303	FLOWERING SPRINGS	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	18	24	42	0	Metal	Good
CB144	COUNTRY COVE WAY	COUNTRY COVE	Single Wing Catch Ba	Concrete	Plastic Locking	No	42	0	42	0	Metal	Fair
CB145	COUNTRY COVE WAY	COUNTRY COVE	Single Wing Catch Ba	Concrete	Plastic Locking	No	42	0	42	0	Metal	Fair
CB146	SHIPP RD	COUNTRY COVE	Single Wing Catch Ba	Concrete	Plastic Locking	No	42	0	42	0	Concrete	Fair
CB143	COUNTRY COVE WAY	COUNTRY COVE	Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB141	COUNTRY COVE WAY	COUNTRY COVE	Single Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB142	COUNTRY COVE WAY	COUNTRY COVE	Single Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Good
CB140	COUNTRY COVE WAY	COUNTRY COVE	Double Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good
CB139	COUNTRY COVE WAY	COUNTRY COVE	Double Wing Catch Ba	Concrete	Plastic Locking	No	24	0	24	0	Metal	Good
CB137	COUNTRY COVE WAY	COUNTRY COVE	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good
CB138	COUNTRY COVE WAY	COUNTRY COVE	Double Wing Catch Ba	Concrete	Metal	No	30	0	36	0	Metal	Fair
CB135	COUNTRY COVE WAY	COUNTRY COVE	Single Wing Catch Ba	Concrete	Plastic Locking	No	0	0	18	0	Metal	Good
CB136	COUNTRY COVE WAY	COUNTRY COVE	Single Wing Catch Ba	Concrete	Plastic Locking	No	18	0	24	0	Metal	Good
CB62	WEB FOREST LN	WARREN CREEK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB63	CREEK TRACE WEST	WARREN CREEK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB64	CREEK TRACE WEST	WARREN CREEK	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB61	CREEK TRACE WEST	WARREN CREEK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB60	CREEK TRACE WEST	WARREN CREEK	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB59	PATHWAY CIR	WARREN CREEK	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good
CB1471	CREEK TRACE WEST	WARREN CREEK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1472	CREEK TRACE WEST	WARREN CREEK	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1473	CREEK TRACE EAST	WARREN CREEK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB65	CREEK TRACE EAST	WARREN CREEK	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB66	CREEK TRACE EAST	WARREN CREEK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB758	FOREST HILL RD		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1474	FOREST HILL RD		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB1475	FOREST HILL RD		Single Wing Catch Ba	Brick	Metal	No	18	30	30	0	Concrete	Good
CB1476	FOREST HILL RD		Single Wing Catch Ba	Brick	Metal	No	18	30	30	0	Concrete	Good
CB1477	FOREST HILL RD		Single Wing Catch Ba	Brick	Metal	No	18	30	30	0	Concrete	Good
CB1478	FOREST HILL RD		Single Wing Catch Ba	Brick	Metal	No	30	0	30	0	Concrete	Good
CB1464	LOCKERBIE LN	PINE BLUFF	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1465	BLUE HERON PSGE	PINE BLUFF	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1466	BLUE HERON PSGE	PINE BLUFF	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1467	BLUE HERON PSGE	PINE BLUFF	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1468	BLUE HERON PSGE	PINE BLUFF	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1469	BLUE HERON PSGE	PINE BLUFF	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB1470	BLUE HERON PSGE	PINE BLUFF	Double Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good

CB52	WARREN CREEK DR	WARREN CREEK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB51	WARREN CREEK DR	WARREN CREEK	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB53	ALLISON WOODS CT	WARREN CREEK	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB54	WARREN CREEK DR	WARREN CREEK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB55	WARREN CREEK DR	WARREN CREEK	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB56	OVERLOOK CIR	WARREN CREEK	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB57	WARREN CREEK DR	WARREN CREEK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB58	WARREN CREEK DR	WARREN CREEK	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1450	ABBOTT WAY	ASHLEIGH PARC	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1451	ABBOTT WAY	ASHLEIGH PARC	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1452	ABBOTT LN	ASHLEIGH PARC	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1453	ABBOTT DR	ASHLEIGH PARC	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1454	ABBOTT DR	ASHLEIGH PARC	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1455	ABBOTT CT	ASHLEIGH PARC	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB1456	ABBOTT DR	ASHLEIGH PARC	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Concrete	Good
CB1457	LOCKERBIE LN	PINE BLUFF	Single Wing Catch Ba	Concrete	Metal	No	16	0	18	0	Metal	Good
CB1458	LOCKERBIE LN	PINE BLUFF	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1459	LOCKERBIE LN	PINE BLUFF	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1460	LOCKERBIE LN	PINE BLUFF	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB1461	SINGLETON CT	PINE BLUFF	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1462	LOCKERBIE LN	PINE BLUFF	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB1463	LOCKERBIE LN	PINE BLUFF	Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good
CB1440	NEW HORIZONS ST	NEW HORIZON	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1441	NEW HORIZONS ST	NEW HORIZON	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1442	NEW HORIZONS ST	NEW HORIZON	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1443	NEW HORIZONS ST	NEW HORIZON	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1444	NEW HORIZONS ST	NEW HORIZON	Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1445	NEW HORIZONS ST	NEW HORIZON	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1446	NEW HORIZONS ST	NEW HORIZON	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1447	NEW HORIZONS ST	NEW HORIZON	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB314	PEMBROOKE WAY	PEMBROOKE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB315	PEMBROOKE WAY	PEMBROOKE	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB317	SWEETBRIAR LN	PEMBROOKE	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB316	SWEETBRIAR LN	PEMBROOKE	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB318	SWEETBRIAR LN	PEMBROOKE	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB319	SWEETBRIAR LN	PEMBROOKE	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB320	WARWICK LN	PEMBROOKE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1448	ABBOTT LN	ASHLEIGH PARC	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1449	ABBOTT LN	ASHLEIGH PARC	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Concrete	Good
CB292	LILAC SPRINGS DR	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	24	24	30	0	Concrete	Good
CB295	FLOWERING BRANCH	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB296	FLOWERING BRANCH	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	18	36	36	0	Concrete	Good
CB298	FLOWERING BRANCH	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB297	FLOWERING BRANCH	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	18	36	42	0	Concrete	Good
CB307	FLOWERING SPRINGS	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB306	FLOWERING SPRINGS	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB312	LILAC SPRINGS DR	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB313	LILAC SPRINGS DR	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB311	LILAC SPRINGS DR	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	18	18	24	0	Concrete	Good
CB293	FLOWERING BRANCH	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB310	FLOWERING SPRINGS	SILVER SPRINGS VILLA	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB309	FLOWERING SPRINGS	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Concrete	Good
CB308	FLOWERING SPRINGS	SILVER SPRINGS VILLA	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Concrete	Good
CB1115	DELHI DR	LANCER PLACE	Double Wing Catch Ba	Concrete	Metal	No	30	0	32	0	Metal	Fair
CB1116	DELHI DR	LANCER PLACE	Double Wing Catch Ba	Concrete	Metal	No	32	0	36	0	Metal	Good

CB1117	DELHI DR	LANCER PLACE	Double Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good
CB1119	LANCER DR	LANCER PLACE	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1120	LANCER DR	LANCER PLACE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1121	LANCER DR	LANCER PLACE	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1122	LANCER DR	LANCER PLACE	Double Wing Catch Ba	Concrete	Metal	No	24	0	32	0	Metal	Good
CB1123	LANCER DR	LANCER PLACE	Double Wing Catch Ba	Concrete	Metal	No	32	0	32	0	Metal	Good
CB1124	LANCER DR	LANCER PLACE	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1125	LANCER DR	LANCER PLACE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1126	BENGAL DR	LANCER PLACE	Single Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB1127	BENGAL DR	LANCER PLACE	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1128	CALCUTTA CT	LANCER PLACE	Single Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB1129	CALCUTTA CT	LANCER PLACE	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1130	KIPLING DR	LANCER PLACE	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1131	KIPLING DR	LANCER PLACE	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB553	PALOMINO DR	WILDHORSE HILLS	Single Wing Catch Ba	Concrete	Plastic Locking	Yes	24	0	24	0	Metal	Fair
CB554	PALOMINO DR	WILDHORSE HILLS	Single Wing Catch Ba	Concrete	Plastic Locking	Yes	24	0	24	0	Metal	Fair
CB1542	MUSTANG DR	WILDHORSE HILLS	Single Wing Catch Ba	Concrete	Plastic Locking	Yes	36	0	36	0	Metal	Fair
CB1546	MUSTANG DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	24	0	24	0	Metal	Fair
CB1547	MUSTANG DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Metal	Yes	24	0	24	0	Metal	Fair
CB1548	PINTO DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	36	0	36	0	Metal	Fair
CB562	PINTO DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	42	0	42	0	Metal	Poor
CB563	PINTO DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	42	0	42	0	Metal	Poor
CB1537	MUSTANG DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	36	0	36	0	Metal	Fair
CB1538	MUSTANG DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	36	0	36	0	Metal	Fair
CB1540	APACHE CT	WILDHORSE HILLS	Single Wing Catch Ba	Concrete	Plastic Locking	No	42	0	42	0	Metal	Good
CB550	STALLION CT	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	0	0	18	0	Metal	Fair
CB1525	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	16	0	18	0	Concrete	Good
CB1529	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	0	0	18	0	Metal	Good
CB1530	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	12	18	18	0	Metal	Good
CB1531	MACEDONIA DR		Double Wing Catch Ba	Other	Metal	No	0	0	18	0	Metal	Good
CB1532	MACEDONIA DR		Double Wing Catch Ba	Other	Metal	No	0	0	18	0	Metal	Good
CB1533	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	0	0	18	0	Metal	Good
CB1536	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	36	0	36	0	Concrete	Good
CB1514	MACEDONIA RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1515	MACEDONIA RD		Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1516	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB1517	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB1502	MACEDONIA RD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB1503	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB1504	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB1505	MACEDONIA RD		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1506	MACEDONIA RD		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1507	MACEDONIA RD		Single Wing Catch Ba	Other	Metal	No	18	18	18	0	Concrete	Good
CB1508	MACEDONIA RD		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB1509	MACEDONIA RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1510	MACEDONIA RD		Single Wing Catch Ba	Other	Metal	No	18	24	24	0	Concrete	Good
CB1511	MACEDONIA RD		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1512	MACEDONIA RD		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1513	MACEDONIA RD		Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1492	MACEDONIA RD		Single Wing Catch Ba	Concrete	Metal	No	48	0	48	0	Metal	Good
CB1493	MACEDONIA RD		Double Wing Catch Ba	Concrete	Metal	No	0	0	30	0	Metal	Good
CB1494	MACEDONIA RD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1496	MACEDONIA RD		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB1495	MACEDONIA RD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1497	MACEDONIA RD		Single Wing Catch Ba	Brick	Metal	No	18	30	30	0	Concrete	Good

CB1498	MACEDONIA RD		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Metal	Good
CB1498	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	18	0	18	0	Metal	Good
CB1499	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	24	0	24	0	Metal	Good
CB1500	MACEDONIA RD		Double Wing Catch Ba	Concrete	Plastic Locking	No	0	0	24	0	Concrete	Good
CB1501	MACEDONIA RD		Single Wing Catch Ba	Concrete	Metal	Yes	0	0	24	0	Concrete	Good
CB616	NEW MACLAND RD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB613	NEW MACLAND RD		Double Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB614	NEW MACLAND RD		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB615	NEW MACLAND RD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB608	NEW MACLAND RD		Single Wing Catch Ba	Brick	Metal	No	24	0	24	0	Concrete	Good
CB608	NEW MACLAND RD		Single Wing Catch Ba	Brick	Metal	No	24	0	24	0	Concrete	Good
CB467	NEW MACLAND RD		Single Wing Catch Ba	Other	Metal	No	18	0	24	0	Concrete	Good
CB466	NEW MACLAND RD		Single Wing Catch Ba	Other	Metal	No	0	0	24	0	Concrete	Good
CB610	NEW MACLAND RD		Single Wing Catch Ba	Brick	Metal	No	24	0	24	0	Concrete	Good
CB611	NEW MACLAND RD		Double Wing Catch Ba	Brick	Metal	No	18	18	24	0	Concrete	Good
CB611	NEW MACLAND RD		Double Wing Catch Ba	Brick	Metal	No	18	18	24	0	Concrete	Good
CB612	NEW MACLAND RD		Double Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB1489	MACEDONIA RD		Double Wing Catch Ba	Concrete	Metal	No	16	18	18	0	Concrete	Good
CB1490	MACEDONIA RD		Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1491	MACEDONIA RD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB430	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB431	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB432	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB435	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	0	0	18	0	Concrete	Good
CB434	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB436	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB437	POWDER SPRINGS RD		Single Wing Catch Ba	brick	Metal	No	18	0	18	0	Concrete	Good
CB438	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB439	POWDER SPRINGS RD		Single Wing Catch Ba	Other	Metal	No	18	18	24	0	Concrete	Good
CB440	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB441	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB442	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB443	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	24	0	24	0	Concrete	Good
CB444	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Concrete	Good
CB445	POWDER SPRINGS RD		Double Wing Catch Ba	Brick	Metal	No	18	18	18	0	Concrete	Good
CB446	POWDER SPRINGS RD		Double Wing Catch Ba	Brick	Metal	No	24	0	24	0	Concrete	Good
CB447	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	24	30	30	0	Concrete	Good
CB448	POWDER SPRINGS RD		Single Wing Catch Ba	Brick	Metal	No	18	18	30	0	Concrete	Good
CB1485	POWDER SPRINGS RD		Double Wing Catch Ba	Concrete		No	0	0	0	0	Concrete	Good
CB1486	POWDER SPRINGS RD		Double Wing Catch Ba	Concrete		No	0	0	0	0	Concrete	Good
CB1487	POWDER SPRINGS RD		Double Wing Catch Ba	Concrete		No	0	0	0	0	Concrete	Good
CB1488	POWDER SPRINGS RD		Double Wing Catch Ba	Concrete		No	0	0	0	0	Concrete	Good
CB1480	FOREST HILL RD		Double Wing Catch Ba	Concrete	Metal	No	18	18	24	0	Concrete	Fair
CB1481	FOREST HILL RD		Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1482	FOREST HILL RD		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Poor
CB1483	FOREST HILL RD		Double Wing Catch Ba	Concrete	Metal	No	18	48	48	0	Concrete	Good
CB1484	FOREST HILL RD		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB556	PALOMINO DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	0	0	18	0	Metal	Fair
CB555	PALOMINO DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	18	0	18	0	Metal	Fair
CB1543	MUSTANG DR	WILDHORSE HILLS	Single Wing Catch Ba	Concrete	Plastic Locking	Yes	36	0	36	0	Metal	Fair
CB1544	MUSTANG DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	0	0	24	0	Metal	Fair
CB1545	MUSTANG DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	24	0	24	0	Metal	Fair
CB1549	PINTO DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	36	0	36	0	Metal	Fair
CB1539	APACHE CT	WILDHORSE HILLS	Single Wing Catch Ba	Concrete	Plastic Locking	Yes	42	0	42	0	Metal	Good
CB1541	APACHE CT	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	No	42	0	42	0	Metal	Good

CB561	MUSTANG DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	42	0	42	0	Metal	Fair
CB560	MUSTANG DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	42	0	42	0	Metal	Fair
CB549	PALOMINO DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	36	0	36	0	Metal	Good
CB548	PALOMINO DR	WILDHORSE HILLS	Single Wing Catch Ba	Concrete	Plastic Locking	Yes	36	0	36	0	Metal	Good
CB547	MUSTANG DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	No	30	36	42	0	Metal	Good
CB546	MUSTANG DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	42	0	42	0	Metal	Poor
CB552	PALOMINO DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	Yes	0	0	18	0	Metal	Fair
CB551	PALOMINO DR	WILDHORSE HILLS	Double Wing Catch Ba	Concrete	Plastic Locking	No	18	0	18	0	Metal	Fair
CB1528	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB1534	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	0	0	18	0	Metal	Good
CB1535	MACEDONIA RD		Double Wing Catch Ba	Other	Metal	No	18	30	36	0	Concrete	Good
CB499	OLD VILLA RICA RD	BAGLEY FOREST	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB495	BAGLEY FOREST DR	BAGLEY FOREST	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB496	BAGLEY FOREST DR	BAGLEY FOREST	Single Wing Catch Ba	Concrete	Metal	No	18	18	24	0	Metal	Good
CB497	BAGLEY FOREST DR	BAGLEY FOREST	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB498	BAGLEY FOREST DR	BAGLEY FOREST	Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB237	HOLLOW STREAM TR	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB236	HOLLOW STREAM TR	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	24	36	42	0	Metal	Good
CB242	HOLLOW STREAM TR	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	42	18	42	0	Metal	Good
CB241	HOLLOW STREAM TR	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB243	HOLLOW STREAM TR	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	42	0	48	0	Metal	Good
CB233	HOLLOW STREAM TR	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB232	HOLLOW STREAM TR	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB221	BRADFORD LN	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB220	BRADFORD LN	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB257	TIMBER RIDGE	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB248	STONE PATH WAY	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB247	STONE PATH WAY	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB245	STONE PATH WAY	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB246	STONE PATH WAY	COUNTRY WALK	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB249	COUNTRY WALK DR	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	48	0	54	0	Metal	Good
CB235	COUNTRY WALK DR	COUNTRY COVE	Double Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good
CB234	COUNTRY WALK DR	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good
CB244	BARNWOOD PLACE	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1558	FAMBROUGH DR		Double Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB112	MCNEEL IND DR		Double Wing Catch Ba	Concrete	Metal	No	24	0	30	0	Metal	Good
CB111	MCNEEL IND DR		Double Wing Catch Ba	Concrete	Metal	No	30	0	30	0	Metal	Good
CB113	FAMBROUGH DR		Single Wing Catch Ba	Concrete	Metal	No	0	0	12	12	Metal	Good
CB114	FAMBROUGH DR		Single Wing Catch Ba	Concrete	Metal	No	12	12	18	0	Metal	Good
CB36	SPRING IND DR		Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB37	SPRING IND DR		Single Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good
CB34	SPRING IND DR		Single Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good
CB35	SPRING IND DR		Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB251	FLORENCE CIR		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB252	FLORENCE CIR		Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB253	FLORENCE CIR		Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB254	FLORENCE CIR		Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1554	FLORENCE CIR		Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB1555	FLORENCE CIR		Double Wing Catch Ba	Concrete	Metal	Yes	24	0	24	0	Metal	Good
CB1561		SILVERBROOKE		Concrete		No	0	0	18	0	Metal	Good
CB1562		SILVERBROOKE		Concrete		No	18	24	36	0	Metal	Good
CB1559		SILVERBROOKE		Concrete		No	0	0	24	0	Metal	Good
CB1560		SILVERBROOKE		Concrete		No	24	0	24	0	Metal	Good
CB1563	CH JAMES PKWY		Single Wing Catch Ba	Concrete	Metal	No	18	18	24	0	Metal	Good
CB1564	CH JAMES		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good

CB1398	NEW MACLAND RD	Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB1570	Richard Sailors Parkway	Double Wing Catch Ba	Concrete	Metal	Yes	0	0	18	0	Metal	Good
CB115	FAMBROUGH DR	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Concrete	Good
CB1569	FLORENCE	Single Wing Catch Ba	Concrete	Metal	Yes - on manhole	0	0	18	0	Concrete	Good
CB1565	Old Austell RD	Single Wing Catch Ba	Concrete	Metal	No	0	0	15	0	Metal	Good
CB1566	Old Austell RD	Single Wing Catch Ba	Concrete	Metal	No	15	0	15	0	Metal	Good
CB1567	Old Austell RD	Single Wing Catch Ba	Concrete	Metal	No	15	0	15	0	Metal	Good
CB603	Marietta Street	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB604	Marietta Street	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB605	Marietta Street	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB606	Marietta Street	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1568	Marietta Street	Single Wing Catch Ba	Concrete	Metal	No	8	10	15	0	Metal	Good
CB1569	NORTH AVENUE	Double Wing Catch Ba	Block	Metal	No	0	0	0	0	Metal	Good
CB1570	NORTH AVENUE	Double Wing Catch Ba	Concrete	Metal	No	0	0	36	0	Concrete	Good
CB607	NORTH AVENUE	Single Wing Catch Ba	Concrete	Metal	No	36	0	42	0	Metal	Good
CB1571	Marietta Street	Double Wing Catch Ba	Concrete	Metal	No	15	0	18	0	Metal	Good
CB102	Hopeland Industrial drive	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB101	Hopeland Industrial Drive	Single Wing Catch Ba	Concrete	Metal	No	18	0	30	0	Metal	Good
CB104	Hopeland Industrial Drive	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB103	Fulton Industrial Drive	Single Wing Catch Ba	Concrete	Metal	No	18	30	30	0	Metal	Good
CB105	FlORENCE Road	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB106	FlORENCE Road	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1518	MACEDONIA RD	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1519	MACEDONIA RD	Single Wing Catch Ba	Other	Metal	No	18	18	18	0	Concrete	Good
CB1520	MACEDONIA RD	Single Wing Catch Ba	Other	Metal	No	24	0	24	0	Concrete	Good
CB1520	MACEDONIA RD	Double Wing Catch Ba	Other	Metal	No	42	0	42	0	Metal	Fair
CB1522	MACEDONIA RD	Double Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Metal	Good
CB1523	MACEDONIA RD	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1524	MACEDONIA RD	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1526	MACEDONIA RD	Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Metal	Good
CB1525	MACEDONIA RD	Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Metal	Good
CB1556	LAFAYETTE DR	Double Wing Catch Ba	Other	Metal	No	42	0	24	24	Metal	Good
CB1557	COMPTON CIR	Double Wing Catch Ba	Block	Metal	No	18	0	18	0	Concrete	Good
CB1633	Marietta Street	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1634	Jackson Way	Single Wing Catch Ba	Brick	Plastic	No	0	0	18	0	Metal	Good
CB1635	Jackson Way	Single Wing Catch Ba	Brick	Metal	No	18	0	18	0	Metal	Good
CB1636	Jackson Way	Single Wing Catch Ba	Brick	Plastic	No	18	18	18	0	Metal	Good
CB1637	Jackson Way	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1572	Marietta Street	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1573	Marietta Street	Single Wing Catch Ba	Other	Metal	No	24	0	24	0	Metal	Good
CB1574	POWDER SPRING Rd	Single Wing Catch Ba	Other	Metal	No	0	0	15	0	Metal	Good
CB1574	POWDER SPRING Rd	Double Wing Catch Ba	Concrete	Metal	No	0	0	12	0	Metal	Good
CB1575	POWDER SPRING Rd	Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB602	Jackson Way	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB601	Jackson Way	Double Wing Catch Ba	Concrete	Metal	No	18	18	24	0	Concrete	Good
CB600	Jackson Way	Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Concrete	Good
CB1605	Oak View Drive	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1606	Oak View Drive	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1607	Oak View Drive	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1608	Oak View Drive	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1609	Oak View Drive	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1610	Oak View Drive	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1612	Oak View Drive	Single Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Concrete	Good
CB1611	Oak View Drive	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1614	Oak View Drive	Single Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Concrete	Good

CB1613	Oak View Drive		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1615	Oak View Drive		Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1616	Oak View Drive		Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Concrete	Good
CB1617	Lynn Drive		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1618	Lynn Drive		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1619	Lynn Drive		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1620	Lynn Drive		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1621	Lynn Drive		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1622	Lynn Drive		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1623	Lynn Drive		Single Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Concrete	Good
CB1624	Lynn Drive		Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1625	Lynn Drive		Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Concrete	Good
CB1626	George David Way		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1627	George David Way		Double Wing Catch Ba	Concrete	Metal	No	18	0	24	0	Metal	Good
CB1628	Jack Verron CirCLE		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1629	Jack Verron CirCLE		Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1630	Jack Verron CirCLE		Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1631			Double Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Metal	Good
CB1588	Silvercomet way	ENCLAVE AT SILVER CO	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1589	Silvercomet Way	ENCLAVE AT SILVER CO	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1590	Silvercomet Drive	ENCLAVE AT SILVER CO	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1592	silvercomet Drive	ENCLAVE AT SILVER CO	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1591	Silvercomet Drive	ENCLAVE AT SILVER CO	Double Wing Catch Ba	Concrete	Metal	No	30	18	30	0	Metal	Good
CB1593	Silvercomet Way	ENCLAVE AT SILVER CO	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1594	Silvercomet Way	ENCLAVE AT SILVER CO	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1596	Silvercomet Drive	ENCLAVE AT SILVER CO	Double Wing Catch Ba	Concrete	Metal	No	30	18	30	0	Metal	Good
CB1595	Silvercomet Drive	ENCLAVE AT SILVER CO	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1597	Silvercomet Drive	ENCLAVE AT SILVER CO	Double Wing Catch Ba	Concrete	Metal	No	42	0	42	0	Concrete	Good
CB1598	Silvercomet Drive	ENCLAVE AT SILVER CO	Double Wing Catch Ba	Concrete	Metal	No	42	0	48	0	Concrete	Good
CB1599	Silvercomet Drive	ENCLAVE AT SILVER CO	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1600	Silvercomet Drive	ENCLAVE AT SILVER CO	Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1601	Silvercomet Way	ENCLAVE AT SILVER CO	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1602	Silvercomet Way	ENCLAVE AT SILVER CO	Double Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1603	Silvercomet Way	ENCLAVE AT SILVER CO	Double Wing Catch Ba	Concrete	Metal	No	18	18	18	0	Metal	Good
CB1604	Austell POWDER SPRING		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB1605	Austell POWDER SPRING		Single Wing Catch Ba	Concrete	Metal	No	48	0	24	0	Metal	Good
CB1606	Austell POWDER SPRING		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB1583	Austell POWDER SPRING rd		Single Wing Catch Ba	Other	Metal	No	15	0	15	0	Concrete	Good
CB1584	Austell POWDER SPRING rd		Single Wing Catch Ba	Block	Metal	No	24	15	0	0	Concrete	Good
CB1585	Austell POWDER SPRING rd		Single Wing Catch Ba	Other	Metal	No	0	0	15	0	Concrete	Good
CB1586	Austell POWDER SPRING rd		Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Earthen	Good
CB1587		ENCLAVE AT SILVER CO	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB1639	Sharron DRIVE		Double Wing Catch Ba	Concrete	Metal	Yes	24	0	48	0	Concrete	Good
CB1639	Sharon DRIVE		Single Wing Catch Ba	Concrete		No	0	0	0	0	Concrete	Good
CB455	Dogwood DrIVE	Spring Crossing	Double Wing Catch Ba	Concrete	Metal	No	0	0	24	0	Metal	Good
CB494	Dogwood DrIVE	Spring Crossing	Double Wing Catch Ba	Concrete	Metal	No	0	0	30	0	Metal	Good
CB493	Maple Lane		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB492	Maple Lane		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB488	Poplar Trail	Spring Crossing	Single Wing Catch Ba	Other	Metal	No	18	0	24	0	Metal	Good
CB489	Poplar Trail	Spring Crossing	Single Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Metal	Good
CB490	Dogwood DrIVE	Spring Crossing	Double Wing Catch Ba	Concrete	Metal	No	24	18	36	0	Metal	Good
CB491	Dogwood DrIVE	Spring Crossing	Double Wing Catch Ba	Other	Metal	No	36	0	36	0	Metal	Good
CB1639	Dogwood DrIVE		Double Wing Catch Ba	Concrete	No Lid	No	48	0	48	0	Metal	Good
CB1640	Dogwood DrIVE		Double Wing Catch Ba	Concrete	No Lid	No	0	0	48	0	Metal	Good
CB1642	Dogwood DrIVE		Single Wing Catch Ba	Block	No Lid	No	18	0	18	0	Concrete	Good

CB1641	Dogwood DrIVE		Single Wing Catch Ba	Block	No Lid	No	18	0	18	0	Concrete	Good
CB1644			Double Wing Catch Ba	Other	Metal	No	15	18	18	0	Concrete	Good
CB229	Splitwood Way	Country Walk	Double Wing Catch Ba	Concrete	Metal	Yes	48	0	48	0	Metal	Good
CB333	Old Lost Mountain		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB27	elliot dr	Evergreen Park	Single Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good
CB1643	steading rd		Double Wing Catch Ba	Concrete	Plastic	No	15	0	15	0	Metal	Good
CB748	Steading rd		Double Wing Catch Ba	Concrete	Plastic	No	15	0	15	0	Metal	Good
CB769	Shipp Rd		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB147	Shipp Rd		Single Wing Catch Ba	Other	Metal	No	18	36	36	0	Concrete	Good
CB1644	Shipp Rd		Double Wing Catch Ba	Other	Metal	No	30	0	30	0	Concrete	Good
CB454	NEW MACLAND rd		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB453	NEW MACLAND rd		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB519	Hopkins Rd		Double Wing Catch Ba	Other	Metal	No	15	0	18	0	Metal	Good
CB518	Hopkins Rd		Single Wing Catch Ba	Other	No Lid	No	18	0	18	0	Concrete	Good
CB1644	Hopkins Rd		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB1645	Hopkins Rd		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1646	Hopkins Rd		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1647	Hopkins Rd		Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Concrete	Good
CB544	Hopkins Rd		Single Wing Catch Ba	Other	No Lid	No	36	0	36	0	Metal	Good
CB545	Hopkins Rd		Single Wing Catch Ba	Concrete	No Lid	No	36	0	36	0	Metal	Good
CB1648	Hopkins rd		Single Wing Catch Ba	Other	No Lid	No	0	0	18	0	Concrete	Good
CB1649	Hopkins rd		Double Wing Catch Ba	Concrete	No Lid	No	18	0	18	0	Concrete	Good
CB1650	Hopkins Rd		Double Wing Catch Ba	Other	Metal	No	0	0	15	0	Metal	Good
CB1651	Hopkins Rd		Double Wing Catch Ba	Other	Metal	No	15	0	18	0	Metal	Good
CB1652	Hopkins Rd		Double Wing Catch Ba	Other	No Lid	No	18	0	18	0	Concrete	Good
CB1648	Hickory dr		Single Wing Catch Ba	Block	No Lid	No	0	0	18	0	Metal	Good
CB1649	Hickory dr		Single Wing Catch Ba	Block	No Lid	No	18	0	18	0	Metal	Good
CB355	Richard Sailors		Double Wing Catch Ba	Other	Metal	No	24	0	30	0	Concrete	Good
CB1632			Single Wing Catch Ba	Concrete	Metal	No	18	15	18	0	Metal	Good
CB132	Country Cove Way	COUNTRY COVE	Single Wing Catch Ba	Concrete	Metal	No	36	0	36	0	Metal	Good
CB449	Pinetree Ct	Macland Meadows	Double Wing Catch Ba	Concrete	Plastic	No	36	0	36	0	Metal	Good
CB450	pinetree Ct	Macland Meadows	Double Wing Catch Ba	Concrete	Plastic	No	36	0	36	0	Metal	Good
CB452	Pinetree CT	Macland Meadows	Double Wing Catch Ba	Concrete	Plastic	No	0	0	18	0	Metal	Good
CB451	pinetree CT	Macland Meadows	Double Wing Catch Ba	Concrete	Plastic	No	18	0	18	0	Metal	Good
CB1653	Hopkins Rd		Single Wing Catch Ba	Concrete	Metal	No	15	0	15	0	Metal	Good
CB1654	Hopkins Rd		Single Wing Catch Ba	Concrete	No Lid	No	15	0	18	0	Concrete	Good
CB1039	Forest Hill rd		Double Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB	Lost Lakes DriVE	LOST LAKES	Single Wing Catch Ba	Concrete	Metal	No	18	0	1	0	Metal	Good
CB165	lost Lakes DriVE	LOST LAKES	Double Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good
CB209	County Walk Dr	COUNTRY WALK	Double Wing Catch Ba	Concrete	Plastic	Yes	18	30	36	0	Metal	Good
CB1659	Old Lost Mountain Road		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB1660	Old Lost Mountain Road		Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB1661	Old Lost Mountain Road		Single Wing Catch Ba	Other	Metal	No	18	0	18	0	Concrete	Good
CB1662	Old Lost Mountain Road		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB1663	Old Lost Mountain Road		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Concrete	Good
CB75	Liberty DrIVE	LIBERTY OAKS	Single Wing Catch Ba	Concrete	Metal	No	0	0	0	0	Metal	Good
	liberty lane	LIBERTY OAKS	Single Wing Catch Ba	Concrete	Metal	No	18	24	30	0	Metal	Good
	Liberty lane	LIBERTY OAKS	Single Wing Catch Ba	Concrete	Metal	No	0	0	18	0	Metal	Good
CB1655	Dillard St		Double Wing Catch Ba	Concrete	Metal	No	24	0	24	0	Concrete	Good
CB1657	Dillard St		Double Wing Catch Ba	Concrete	Metal	No	24	18	32	0	Metal	Good
CB1658	Dillard St		Double Wing Catch Ba	Concrete	No Lid	No	30	0	30	0	Metal	Good
CB1659	Dillard St		Single Wing Catch Ba	Concrete	Metal	No	15	0	18	0	Concrete	Good
CB1576	Marietta Street		Single Wing Catch Ba	Other	Metal	No	0	0	15	0	Concrete	Good
CB1577	Marietta Street		Single Wing Catch Ba	Other	Metal	No	0	0	18	0	Concrete	Good
CB1578	Marietta Street		Single Wing Catch Ba	Concrete	Metal	No	18	0	18	0	Metal	Good

CB1579	Marietta Street		Single Wing Catch Ba	Other	Metal	No		24		0	24	0	Concrete	Good
CB1580	Marietta Street		Single Wing Catch Ba	Other	Metal	No		24		0	15	0	Concrete	Good
CB1581	Marietta Street		Double Wing Catch Ba	Concrete	Metal	No		30		0	30	0	Concrete	Good
CB1582	Marietta Street		Double Wing Catch Ba	Concrete	Metal	No		30		0	30	0	Concrete	Good
CB1583	Marietta Street		Double Wing Catch Ba	Other	Metal	No		15		0	15	0	Concrete	Fair
CB1583	Old Austell Rd		Double Wing Catch Ba	Concrete	Metal	No		18		0	18	0	Concrete	Good
CB1584	Old Austell rd		Double Wing Catch Ba	Concrete	Metal	No		18		0	18	0	Earthen	Good
CB1662	FLORENCE RD		Double Wing Catch Ba	Concrete	Metal	No		15		15	24	0	Concrete	Good
CB507	<Null>	<Null>	Double Wing Catch Ba	Concrete	Plastic Locking	No		30	<Null>		30	<Null>	Metal	Good
CB760	<Null>	<Null>	Double Wing Catch Ba	Concrete	Plastic Locking	No		0	<Null>		36	<Null>	Metal	Good
CB761	<Null>	<Null>	Double Wing Catch Ba	Concrete	Metal	No		36	<Null>		36	<Null>	Metal	Good
CB511	<Null>	<Null>	Double Wing Catch Ba	Concrete	Plastic Locking	No		0	<Null>		18	<Null>	Metal	Good
CB510	<Null>	<Null>	Single Wing Catch Ba	Concrete	Plastic Locking	No		0	<Null>		24	<Null>	Metal	Good
CB509	<Null>	<Null>	Single Wing Catch Ba	Concrete	Plastic Locking	No		36	<Null>		48	<Null>	Metal	Good
CB508	<Null>	<Null>	Double Wing Catch Ba	Concrete	Plastic Locking	No		48	<Null>		48	<Null>	Metal	Good
CB219	HILLSIDE DR	COUNTRY WALK	Double Wing Catch Ba	Concrete	Metal	Yes	<Null>		<Null>		18	<Null>	Metal	Good
CB249	COUNTRY WALK DR	Country Walk	Double Wing Catch Ba	Concrete	Metal	Yes		48		18	48	<Null>	Metal	Good
CB1118	LANCER DR	Lancer Place	Double Wing Catch Ba	Concrete	Metal	No	<Null>		<Null>		18	0	Concrete	Fair

OBJECTID *	Shape *	Ditches Miles	Shape_Length
1	Polyline	0.049134	259.425888
2	Polyline	0.015664	82.704949
3	Polyline	0.011576	61.123302
4	Polyline	0.034549	182.418275
5	Polyline	0.01362	71.916091
6	Polyline	0.021533	113.695077
7	Polyline	0.001958	10.338891
8	Polyline	0.006823	36.024245
9	Polyline	0.039072	206.300196
10	Polyline	0.010584	55.88585
11	Polyline	0.002903	15.327798
12	Polyline	0.016896	89.213381
13	Polyline	0.018445	97.387989
14	Polyline	0.010866	57.374428
15	Polyline	0.040441	213.529477
16	Polyline	0.016453	86.873677
17	Polyline	0.026769	141.34179
18	Polyline	0.039536	208.74979
19	Polyline	0.028575	150.878607
20	Polyline	0.078513	414.551004
21	Polyline	0.023631	124.773327
22	Polyline	0.020122	106.246145
23	Polyline	0.02003	105.758977
24	Polyline	0.010729	56.651234
25	Polyline	0.021602	114.057401
26	Polyline	0.025554	134.924395
27	Polyline	0.011746	62.020391
28	Polyline	0.028905	152.619853
29	Polyline	0.024248	128.029505
30	Polyline	0.021159	111.717316
31	Polyline	0.039223	207.097253
32	Polyline	0.030716	162.181491
33	Polyline	0.013834	73.041325
34	Polyline	0.025801	136.230225
35	Polyline	0.010251	54.127388
36	Polyline	0.067748	357.707757
37	Polyline	0.01165	61.513775
38	Polyline	0.055323	292.105397
39	Polyline	0.022388	118.209178
40	Polyline	0.038818	204.961385
41	Polyline	0.157192	829.972205
42	Polyline	0.097091	512.641788
43	Polyline	0.139323	735.623529
44	Polyline	0.002505	13.228596
45	Polyline	0.053046	280.084015
46	Polyline	0.011914	62.908384
47	Polyline	0.026899	142.02679
48	Polyline	0.031473	166.179617
49	Polyline	0.016153	85.290447
50	Polyline	0.006499	34.313379
51	Polyline	0.036334	191.842859
52	Polyline	0.075742	399.919186
53	Polyline	0.091521	483.229141
54	Polyline	0.170269	899.020696
55	Polyline	0.079994	422.367483
56	Polyline	0.067651	357.19832
57	Polyline	0.05363	283.166043
58	Polyline	0.014037	74.113873
59	Polyline	0.017477	92.278364
60	Polyline	0.010002	52.811955
61	Polyline	0.002148	11.341534
62	Polyline	0.017929	94.662778
63	Polyline	0.031748	167.631442
64	Polyline	0.00834	44.036552
65	Polyline	0.008988	47.458418
66	Polyline	0.031946	168.675431
67	Polyline	0.087735	463.240799
68	Polyline	0.126594	668.418448
69	Polyline	0.034354	181.390417
70	Polyline	0.027432	144.839522
71	Polyline	0.053112	280.428922
72	Polyline	0.028603	151.026006
73	Polyline	0.002537	13.397158
74	Polyline	0.040508	213.884316
75	Polyline	0.073013	385.511055

76	Polyline	0.085083	449.237896
77	Polyline	0.065506	345.87045
78	Polyline	0.069464	366.770645
79	Polyline	0.033077	174.646354
80	Polyline	0.038095	201.143241
81	Polyline	0.112127	592.030801
82	Polyline	0.023614	124.681983
83	Polyline	0.053846	284.309445
84	Polyline	0.000241	1.274197
85	Polyline	0.024737	130.609475
86	Polyline	0.064369	339.870132
87	Polyline	0.033307	175.858844
88	Polyline	0.006331	33.429367
89	Polyline	0.194939	1029.276594

Pipes

OBJECTID	Size_in	Material	Condition	Notes	Miles	Shape_Leng
1	18	Metal	Good		0.013002	68.648961
2	24	Metal	Good		0.020234	106.833313
3	18	Concrete	Good		0.005239	27.660729
4	24	Concrete	Good		0.005259	27.767302
5	30	Metal	Good		0.018796	92.272236
6	18	Concrete	Excellent		0.003865	20.406713
7	18	Concrete	Fair		0.003403	17.96954
8	18	Concrete	Good		0.005154	27.211373
9	18	Concrete	Good		0.00506	26.717074
10	24	Metal	Good		0.021299	112.459637
11	24	Concrete	Good		0.00574	30.305965
12	18	Concrete	Good		0.006006	31.712759
13	18	Metal	Good		0.020335	107.369122
14	24	Metal	Good		0.013023	68.759868
15	24	Concrete	Good		0.006057	31.980524
16	30	Metal	Good		0.017485	92.321217
17	18	Concrete	Good		0.005626	29.703914
18	24	Metal	Good		0.042331	223.505721
19	24	Concrete	Good		0.006429	33.94683
20	24	Metal	Good		0.030424	160.641028
21	36	Metal	Good		0.023826	125.799731
22	36	Metal	Good		0.006027	31.823175
23	42	Metal	Good		0.009278	48.986546
24	42	Metal	Good		0.017089	90.228084
25	18	Concrete	Good		0.005524	29.164575
26	18	Concrete	Good		0.040759	215.208377
27	36	Metal	Good		0.029891	157.823709
28	30	Metal	Good		0.005282	27.890781
29	30	Metal	Good		0.025439	134.320101
30	36	Metal	Good		0.005278	27.866884
31	18	Concrete	Good		0.009136	48.239696
32	18	Metal	Good		0.022947	121.162028
33	18	Metal	Good		0.018	91.721325
34	18	Concrete	Good		0.005149	27.187405
35	18	Metal	Good		0.037324	197.068168
36	18	Metal	Good		0.022684	119.772905
37	18	Concrete	Good		0.005455	28.803479
38	18	Metal	Good		0.021028	111.028516
39	18				0.0069	36.430429
40	18	Metal	Good		0.007962	42.037099
41	18				0.006921	36.5404
42	18				0.006445	34.032221
43	18				0.005361	28.305361
44	24				0.013993	73.882907
45	24				0.014085	74.366869
46	30				0.007101	37.492018
47	30	Metal	Good		0.014637	77.282878
48	18	Metal	Good		0.016066	84.829414
49	0				0.008981	47.419327
50	18				0.018764	99.071571
51	18				0.015116	79.814808
52	18				0.018502	97.688169
53	18				0.015024	79.328602
54	18				0.027988	147.776472
55	18				0.006246	32.978829
56	24				0.027566	145.550479
57	24				0.00543	28.668755
58	24	Metal	Good		0.015158	80.034484
59	18				0.00529	27.931167
60	18	Metal	Good		0.016093	84.970117
61	18	Metal	Good		0.016271	85.912431
62	18				0.00987	52.112866
63	18				0.020957	110.652157
64	18				0.035502	187.449911
65	18				0.008082	42.672122
66	18				0.027604	145.746894
67	18				0.018291	96.576569
68	18				0.012878	67.995277
69	18				0.008566	45.226213
70	18				0.057113	301.556394
71	18				0.007909	41.761713
72	18				0.055935	295.334752
73	18				0.005555	29.332111
74	24				0.026033	137.455905
75	0				0.002147	11.334994

76	0				0.007271	38.390031
77	0				0.01215	64.153864
78	18	Concrete	Good		0.009207	48.610762
79	18	Concrete	Good		0.00891	47.046615
80	0				0.00509	26.875027
81	24	Concrete	Good		0.009763	51.548446
82	24	Concrete	Good		0.016589	87.590584
83	24	Concrete	Good		0.033564	177.219029
84	18	Concrete	Good		0.008031	42.401132
85	18	Concrete	Good		0.0564	297.794475
86	18	Concrete	Good		0.006967	36.787654
87	18	Concrete	Good		0.007326	38.682956
88	18	Concrete	Good		0.008255	43.584505
89	18	Concrete	Good		0.019507	102.999417
90	18				0.025799	136.218925
91	18				0.010444	55.145738
92	18				0.011647	61.498425
93	18	Concrete	Good		0.01059	55.913682
94	18	Concrete	Good		0.017479	92.287954
95	18	Concrete	Good		0.015922	84.065818
96	18	Concrete	Good		0.009204	48.597306
97	18	Concrete	Good		0.014646	77.331631
98	18	Concrete	Good		0.008964	47.331715
99	18	Concrete	Good		0.016543	87.347308
100	18	Concrete	Good		0.010452	55.185004
101	18	Concrete	Good		0.01599	84.425034
102	18	Concrete	Good		0.012815	67.663971
103	18	Concrete	Good		0.040118	211.82563
104	18	Concrete	Good		0.007819	41.282575
105	18	Concrete	Good		0.02593	136.912225
106	18	Concrete	Good		0.007964	42.048613
107	18	Concrete	Good		0.029442	155.456323
108	18	Concrete	Good		0.007864	41.521101
109	18	Concrete	Good		0.031322	165.382755
110	18	Concrete	Good		0.009949	52.528483
111	18	Concrete	Good		0.005682	30.001696
112	18	Concrete	Good		0.009315	49.18359
113	18	Concrete	Good		0.009428	49.77941
114	18	Concrete	Good		0.008649	45.669138
115	18	Concrete	Good		0.005818	30.720314
116	18	Concrete	Good		0.006365	33.608728
117	24	Concrete	Good		0.00828	38.305459
118	0				0.01055	55.705101
119	0				0.014043	75.690247
120	0				0.019263	101.70863
121	18	Concrete	Good		0.008252	43.570611
122	0				0.007911	41.769246
123	0				0.014226	75.114427
124	0				0.009751	51.487632
125	0				0.008294	43.793537
126	0				0.009758	51.522697
127	0				0.008084	42.681331
128	18	Concrete	Good		0.007949	41.969551
129	18	Concrete	Good		0.01775	93.718035
130	24	Concrete	Good		0.028353	149.7042
131	24	Concrete	Good		0.046147	243.654611
132	18	Concrete	Good		0.007736	40.848663
133	18	Concrete	Good		0.005782	30.530898
134	18	Metal	Good		0.01014	53.541784
135	24	Metal	Good		0.051396	271.373218
136	18	Metal	Good		0.004827	25.487271
137	30	Metal	Good		0.032868	173.545007
138	30	Metal	Good		0.017428	90.028924
139	0				0.012763	71.941714
140	18	Metal	Good		0.0059	31.152134
141	24	Metal	Good		0.013501	71.284831
142	24	Metal	Good		0.020675	109.163272
143	18	Metal	Good		0.005407	28.550131
144	18	Metal	Good		0.046151	243.675742
145	18	Concrete	Good		0.051175	270.205895
146	24	Concrete	Good		0.037952	200.386271
147	24	Metal	Excellent		0.005923	31.274845
148	18	Metal	Good		0.00555	29.301384
149	0		Poor	Rectangular - s	0.010092	53.286455
150	18	Metal	Fair		0.029559	156.069628
151	24	Metal	Good		0.0059	31.151923
152	24	Metal	Good		0.029472	155.613177

153	18	Metal	Poor		0.005776	30.499513
154	0				0.003639	19.213294
155	0			Unknown (no	0.014525	76.689868
156	0			Unknown (no	0.014564	76.900255
157	24	Metal	Good		0.014724	77.742441
158	0				0.001835	9.690037
159	24	Metal	Good		0.006432	33.958552
160	24	Metal	Good		0.032069	169.325553
161	30	Metal	Good		0.028342	149.644063
162	0				0.018005	95.06781
163	0				0.006107	32.245695
164	0				0.042599	224.924273
165	30	Concrete	Good	goes to unveri	0.023674	125.000822
166	30	Metal	Good		0.025217	133.147849
167	24	Metal	Unknown		0.019609	103.534929
168	24		Metal	Verify after 4/	0.003339	17.629488
169	18	Metal	Fair		0.006286	33.188909
170	24	Metal	Unknown		0.00634	33.474782
171	18	Metal	Good		0.008564	45.220138
172	18	Metal	Good		0.049526	261.499554
173	24	Metal	Good		0.015172	80.107244
174	18	Metal	Good		0.005568	29.400049
175	24	Metal	Good		0.032213	170.084855
176	18	Metal	Good		0.005663	29.90008
177	18	Metal	Good		0.006487	34.253139
178	18	Metal	Good		0.005429	28.667113
179	27	Metal	Good		0.05471	288.868884
180	30	Metal	Good		0.027997	147.825033
181	48	Metal	Good		0.021153	111.689332
182	48	Metal	Good		0.006714	35.448051
183	18	Metal	Good		0.004835	25.530266
184	18	Metal	Good		0.023059	121.751166
185	18	Metal	Good		0.025417	134.202647
186	18	Metal	Good		0.005024	26.525094
187	24	Metal	Good		0.005138	27.126761
188	24	Metal	Good		0.01955	103.226637
189	18	Metal	Good		0.01857	98.048246
190	42	Metal	Good		0.006816	35.98965
191	42	Metal	Good		0.005442	28.731856
192	42	Metal	Good		0.00612	32.314206
193	18	Metal	Good		0.005743	30.32319
194	18	Metal	Good		0.00688	36.327296
195	18	Metal	Good		0.006235	32.920719
196	18	Metal	Good		0.01288	68.006767
197	18	Metal	Good		0.010251	54.126779
198	18	Metal	Good		0.005616	29.651331
199	18	Metal	Good		0.052489	277.14159
200	18	Metal	Good		0.005316	28.071046
201	18	Metal	Good		0.035995	190.053777
202	18	Metal	Good		0.005924	31.276183
203	18	Metal	Good		0.020978	110.764871
204	0				0.014189	74.916412
205	18	Concrete	Good		0.005756	30.389697
206	18	Concrete	Good		0.010194	53.823206
207	18	Concrete	Good		0.059068	311.8797
208	18	Metal	Good		0.005391	28.463596
209	18	Metal	Good		0.025006	132.033871
210	42	Metal	Good		0.034502	182.169273
211	18	Metal	Good		0.007755	40.947241
212	42	Metal	Good		0.035531	187.602987
213	48	Metal	Good		0.004187	22.105119
214	48	Metal	Good		0.005586	29.494455
215	48	Metal	Good		0.010346	54.62621
216	18	Metal	Good		0.010125	53.461291
217	48	Metal	Good		0.019801	104.548027
218	18	Metal	Good		0.034151	180.315576
219	18	Metal	Good		0.004857	25.644638
220	18	Metal	Good		0.033676	177.811483
221	18	Metal	Good		0.055523	293.160742
222	18	Metal	Good		0.023109	122.014973
223	48	Metal	Good		0.008247	43.542205
224	48	Metal	Good		0.011148	58.859382
225	18	Metal	Good		0.005232	27.624011
226	18	Metal	Good		0.016636	87.837197
227	42	Metal	Good		0.01244	65.683018
228	42	Metal	Good		0.008737	46.131221
229	18	Metal	Good		0.005464	28.848366

230	24	Metal	Good	0.008409	44.39712
231	48	Metal	Good	0.02344	123.7625
232	18	Metal	Good	0.001686	8.904214
233	18	Metal	Good	0.004278	22.586541
234	18	Metal	Good	0.019645	103.727527
235	18	Metal	Good	0.00534	28.192833
236	18	Metal	Good	0.005473	28.898218
237	18	Metal	Good	0.016908	89.273572
238	18	Metal	Good	0.00605	31.945768
239	24	Metal	Good	0.01424	75.186197
240	24	Metal	Good	0.010941	57.769868
241	18	Metal	Good	0.019741	104.231202
242	18	Metal	Good	0.02946	155.546465
243	18	Metal	Good	0.019299	101.899756
244	24	Metal	Good	0.007918	41.808334
245	24	Metal	Good	0.032724	172.782034
246	24	Metal	Good	0.030918	163.247493
247	0			0.005538	29.238562
248	0			0.024189	127.720002
249	18	Metal	Good	0.021901	115.639533
250	36	Metal	Good	0.013619	71.906713
251	42	Metal	Good	0.005036	26.58918
252	42	Metal	Good	0.024965	124.601349
253	24	Metal	Good	0.02	105.597969
254	24	Metal	Good	0.005185	27.374735
255	48	Metal	Good	0.005315	28.060788
256	48	Metal	Good	0.021613	113.241489
257	46	Metal	Fair	0.008808	46.506459
258	36	Metal	Good	0.015549	82.100636
259	36	Metal	Good	0.004785	25.266795
260	24	24		0.012016	63.443504
261	18	Plastic	Good	0.002392	12.628067
262	24	Metal	Good	0.002559	13.51079
263	24	Metal	Good	0.029264	154.514673
264	24	Metal	Good	0.012042	63.58407
265	24	Concrete	Good	0.007988	42.177443
266	8	Metal	Good	0.015079	79.618666
267	24	Metal	Good	0.020929	110.503185
268	36	Metal	Good	0.024705	130.442884
269	36	Metal	Good	0.002589	13.669999
270	30	Metal	Good	0.036901	194.835292
271	30	Metal	Good	0.046653	246.329301
272	8	Metal	Good	0.009571	50.532894
273	30	Metal	Good	0.037605	198.556011
274	18	Concrete	Good	0.026088	137.743587
275	18	Concrete	Good	0.040645	214.606371
276	18	Concrete	Good	0.00298	15.732541
277	18	Concrete	Good	0.006583	34.759398
278	18	Concrete	Good	0.021054	111.163792
279	24	Concrete	Good	0.012903	68.127354
280	18	Metal	Good	0.014149	74.704159
281	18	Metal	Good	0.007909	41.760464
282	18	Metal	Good	0.025021	132.108309
283	18	Metal	Good	0.01288	68.006164
284	24	Metal	Good	0.041003	216.493653
285	24	Metal	Good	0.036679	193.664579
286	36	Concrete	Good	0.009708	51.258996
287	16	Metal	Good	0.015589	82.31196
288	36	Concrete	Good	0.019421	102.54338
289	24	Metal	Good	0.008294	43.794582
290	18	Metal	Good	0.020855	110.111849
291	18	Metal	Good	0.017487	92.331556
292	30	Metal	Good	0.012485	65.920652
293	24	Metal	Good	0.010973	57.934842
294	12	Plastic	Good	0.005906	31.18534
295	24	Metal	Good	0.011082	58.515537
296	30	Metal	Good	0.028937	152.789071
297	18	Metal	Good	0.0053	27.982791
298	18	Metal	Good	0.013169	69.530914
299	24	Metal	Good	0.013165	69.51292
300	18	Metal	Good	0.00549	28.989057
301	0			0.009096	48.028977
302	18	Metal	Good	0.023007	121.475447
303	18	Metal	Good	0.023395	123.525879
304	24	Metal	Good	0.010475	55.305444
305	18	Metal	Good	0.014618	77.181148
306	30	Metal	Good	0.004425	23.36233

307	36	Concrete	Good	0.013807	72.902482
308	36	Metal	Good	0.002706	14.289158
309	36	Concrete		0.01968	103.912047
310	18	Metal	Good	0.005022	26.517412
311	18	Concrete	Good	0.03659	49.315648
312	18	Metal	Good	0.004776	25.218377
313	18	Metal	Good	0.008512	44.943717
314	48	Concrete	Good	0.00975	109.765823
315	18	Metal	Good	0.023758	125.442716
316	24	Metal	Good	0.006508	34.360297
317	24	Metal	Good	0.005905	31.176136
318	24	Metal	Good	0.004975	26.265618
319	24	Metal	Good	0.005985	31.600719
320	24	Metal	Good	0.02363	124.767644
321	24	Metal	Good	0.025811	136.281022
322	32	Metal	Good	0.022293	117.708889
323	32	Metal	Good	0.022002	116.172695
324	32	Metal	Good	0.018921	99.905299
325	36	Metal	Good	0.028192	148.852933
326	36	Metal	Good	0.00512	27.035546
327	18	Metal	Good	0.005792	30.580202
328	18	Metal	Good	0.048727	257.278226
329	18	Metal	Good	0.022779	120.272474
330	18	Metal	Good	0.034582	182.593863
331	18	Metal	Good	0.005586	29.493449
332	18	Metal	Good	0.027942	147.535043
333	18	Metal	Good	0.01236	65.258556
334	24	Metal	Good	0.033346	176.067764
335	18	Metal	Good	0.016993	89.720566
336	18	Metal	Good	0.016391	86.5451
337	18	Metal	Good	0.008948	47.244608
338	18	Metal	Good	0.005713	30.16475
339	24	Metal	Good	0.034692	183.174854
340	24	Metal	Good	0.02446	129.149219
341	24	Metal	Good	0.019302	101.915183
342	12	Metal	Good	0.014066	74.268062
343	18	Metal	Good	0.00171	9.028306
344	24	Metal	Good	0.004602	24.296459
345	18	Metal	Good	0.004711	24.874843
346	24	Metal	Good	0.025327	133.727472
347	24	Metal	Good	0.034931	184.437264
348	38	Metal	Good	0.0057	30.094648
349	38	Metal	Good	0.005641	29.787119
350	38	Metal	Good	0.00241	12.727171
351	38	Metal	Good	0.013037	68.83486
352	18	Metal	Good	0.00505	26.666215
353	18	Metal	Good	0.023532	124.24835
354	24	Metal	Good	0.016789	88.647011
355	24	Metal	Good	0.012065	63.703964
356	0			0.008192	63.07593
357	36	Metal	Good	0.005804	39.056864
358	18	Metal	Good	0.014293	75.464739
359	18	Metal	Good	0.025322	138.956919
360	36	Metal	Good	0.008336	38.037877
361	18	Metal	Good	0.010216	35.816941
362	18	Metal	Good	0.011314	59.738408
363	18	Metal	Good	0.014892	78.630336
364	24	Metal	Good	0.004898	28.300382
365	18	Metal	Good	0.00511	26.979742
366	18	Metal	Good	0.025288	133.519104
367	18	Metal	Good	0.005597	29.550402
368	18	Metal	Good	0.026006	137.310248
369	24	Metal	Good	0.018708	98.777378
370	0			0.00432	22.810692
371	0			0.029177	121.453728
372	16	Metal	Good	0.005846	30.868875
373	18	Metal	Good	0.005551	29.3099
374	18	Metal	Good	0.030718	162.19199
375	18	Metal	Good	0.011052	58.354232
376	18	Metal	Good	0.005836	30.811757
377	18	Metal	Good	0.033016	174.325328
378	18	Metal	Good	0.017619	93.026606
379	24	Metal	Good	0.025989	137.220115
380	30	Metal	Good	0.005897	31.138206
381	30	Metal	Good	0.023566	124.428683
382	18	Metal	Good	0.005695	30.072103
383	24	Metal	Good	0.034454	181.916589

384	30	Metal	Good		0.025803	136.239135
385	36	Metal	Good		0.005996	31.658466
386	36	Metal	Good		0.028402	149.964082
387	18	Metal	Good		0.018376	97.025709
388	18	Metal	Good		0.013837	73.059108
389	18	Metal	Good		0.028821	152.174134
390	24	Metal	Good		0.005493	29.004209
391	30	Metal	Good		0.023485	124.003308
392	30	Metal	Good		0.021882	115.537833
393	30	Metal	Good		0.029587	156.221199
394	18	Metal	Good		0.027707	146.293345
395	18	Concrete	Good		0.00695	36.693569
396	18	Concrete	Good		0.015283	80.692246
397	18	Concrete	Good		0.02481	130.997549
398	18	Concrete	Good		0.008844	46.696529
399	24	Concrete	Good		0.023178	122.382426
400	36	Metal	Good		0.005904	31.17062
401	18	Metal	Good		0.004591	24.242497
402	24	Metal	Good		0.028752	151.813048
403	24	Metal	Good		0.01782	94.09178
404	24	Metal	Good		0.03082	162.731372
405	30	Metal	Good		0.005659	29.878455
406	24	Concrete	Good		0.002319	12.24395
407	36	Metal	Good		0.001205	6.363794
408	30	Metal	Good		0.008106	42.802261
409	24	Concrete	Good		0.010993	58.045312
410	24	Concrete	Good		0.017682	93.358914
411	24	Concrete	Good		0.041872	221.086286
412	24	Concrete	Good		0.001828	9.650771
413	24	Concrete	Good		0.003889	20.534299
414	24	Concrete	Good		0.002737	14.451634
415	18	Concrete	Good		0.012182	64.320187
416	24	concrete	Good		0.007312	38.606534
417	18	Metal	Good		0.005476	28.91451
418	24	Metal	Good		0.017145	90.524711
419	24	Metal	Good		0.004843	25.569802
420	24	Metal	Good		0.008556	45.175946
421	24	Metal	Very Poor	Structural Rep	0.016372	86.444725
422	0				0.042745	225.691947
423	24	Metal	Good		0.005488	28.974516
424	24	Metal	Good		0.036689	193.716679
425	18	Metal	Good		0.017022	89.87402
426	18	Metal	Good		0.004308	22.746873
427	18	Metal	Good		0.003733	19.707876
428	18	Metal	Good		0.005445	28.74959
429	18	Metal	Good		0.014685	77.537656
430	24	Metal	Good		0.004792	25.300185
431	24	Metal	Good		0.012389	65.413886
432	18	Metal	Good		0.004462	23.561055
433	24	Metal	Good		0.017197	90.801822
434	24	Metal	Good		0.017146	90.533214
435	24	Metal	Good		0.005693	30.059811
436	24	Metal	Good		0.00683	36.060382
437	18	Metal	Good		0.005649	29.825871
438	6	Plastic	Good		0.00459	24.233528
439	18	Metal	Good		0.014154	74.732282
440	18	Metal	Good		0.014121	74.557288
441	18	Metal	Good		0.015942	84.172913
442	18	Metal	Good		0.030311	160.042624
443	24	Metal	Good		0.005635	29.755262
444	18	Metal	Good		0.005263	27.790748
445	18	Metal	Good		0.015189	80.200072
446	24	Metal	Good		0.018778	99.147267
447	0				0.006394	33.759408
448	0				0.024087	127.177258
449	24	Metal	Good		0.014733	77.789656
450	24	Metal	Good		0.005809	30.669391
451	24	Metal	Good		0.019768	104.374981
452	24	Metal	Good		0.010678	56.38063
453	24	Metal	Good		0.020341	107.401367
454	24	Metal	Good		0.025434	134.291089
455	24	Metal	Good		0.005742	30.319416
456	24	Metal	Good		0.00598	31.573087
457	24	Metal	Good		0.023021	121.549293
458	24	Metal	Good		0.015009	79.247166
459	24	Metal	Good		0.024935	131.657467
460	0				0.005928	31.297762

461	30	Metal	Good		0.011245	59.375727
462	30	Metal	Good		0.03907	206.291482
463	30	Metal	Good		0.016211	85.59265
464	18	Metal	Good		0.0057	30.094444
465	24	Metal	Good		0.022383	118.179978
466	18	Metal	Good		0.005162	27.254246
467	18	Metal	Good		0.016593	87.612105
468	48	Metal	Good		0.025345	133.823495
469	0				0.014918	78.768413
470	0				0.005141	27.143745
471	18	Metal	Fair		0.007173	44.782267
472	24	Metal	Poor	Pipe corroded	0.004801	25.351911
473	24	Metal	Good		0.021006	100.504854
474	0				0.017078	87.818702
475	24	Metal	Good		0.004782	25.248837
476	24	Metal	Fair		0.013418	70.847716
477	48	Metal	Good		0.012736	67.244325
478	48	Metal			0.015567	82.192555
479	18	Metal	Good		0.005463	28.844785
480	24	Metal	Good		0.021073	111.26499
481	48	Metal	Good		0.041713	220.246623
482	36	Metal	Good		0.006856	36.200331
483	48	Metal	Fair		0.012331	65.108973
484	48	Metal	Fair		0.010672	56.348139
485	48	Metal	Fair		0.012549	66.258399
486	18	Metal	Good		0.017097	90.272591
487	24	Metal	Good		0.0215	113.521521
488	24	Metal	Fair		0.009032	47.691478
489	18	Metal	Good		0.003779	19.953187
490	18	Metal	Good		0.005215	27.532576
491	18	Metal	Fair		0.02155	113.78235
492	18	Metal	Good		0.005188	27.392479
493	18	Metal	Good		0.010366	54.734244
494	24	Metal	Good		0.004816	25.427747
495	24	Metal	Good		0.036735	193.981194
496	18	Metal	Good		0.02112	111.516202
497	18	Metal	Good		0.015846	63.578733
498	18	Metal	Good		0.004402	23.243138
499	18	Metal	Good		0.030896	163.129697
500	36	Metal	Poor		0.005363	28.317012
501	36	Metal	Good		0.018187	144.014471
502	16	Metal	Good		0.00393	20.747943
503	30	Metal	Poor		0.045867	242.177088
504	18	Metal	Good		0.005584	29.482292
505	24	Metal	Good		0.00731	38.596777
506	24	Metal	Good		0.00517	27.297503
507	24	Metal	Poor		0.028753	151.81761
508	18	Metal	Good		0.033446	176.596786
509	18	Metal	Good		0.005011	26.460195
510	18	Metal	Good		0.009886	49.517872
511	18	Metal	Good		0.024492	137.94772
512	24	Metal	Good		0.005328	28.129951
513	24	Metal	Good		0.023072	121.818272
514	24	Metal	Good		0.005238	27.657402
515	24	Metal	Good		0.003129	16.521171
516	24	Metal	Good		0.006368	33.6218
517	24	Metal	Good		0.005561	29.360663
518	24	Metal	Good		0.025805	155.195152
519	24	Metal	Good		0.005688	30.033041
520	24	Metal	Good		0.029964	158.207584
521	24	Metal	Good		0.045676	257.044824
522	18	Metal	Good		0.00587	30.993035
523	18	Metal	Good		0.005679	29.982879
524	18	Metal	Good		0.061334	323.842205
525	24	Metal	Good		0.037479	197.888154
526	36	Metal	Good		0.006039	31.884024
527	36	Metal	Good		0.006791	35.855649
528	60	Metal	Good		0.025855	124.716134
529	42	Metal	Good		0.021708	114.617528
530	42	Metal	Good		0.054604	288.307847
531	36	Metal	Good		0.005359	28.296216
532	36	Metal	Good		0.049564	261.698066
533	42	Metal	Good		0.005716	30.179641
534	42	Metal	Good		0.017727	93.599588
535	24	Metal			0.016155	85.299201
536	24	Metal	Good		0.018846	99.507292
537	24	Metal	Good		0.016929	89.387216

538	42	Metal	Good	0.00627	33.104015
539	0			0.00457	24.131881
540	42	Metal	Fair	0.005634	29.748049
541	42	Metal	Fair	0.018013	88.818134
542	30	Metal	Good	0.024511	129.41768
543	30	Metal	Good	0.016977	89.637175
544	0			0.01171	61.828296
545	36	Metal	Good	0.025603	135.185733
546	36	Metal	Good	0.006382	26.668312
547	36	Metal	Good	0.014299	80.801995
548	42	Metal	Fair	0.05179	273.449167
549	18	Metal	Good	0.005334	28.164944
550	24	Metal	Good	0.035822	189.139741
551	30	Metal	Good	0.004757	25.118282
552	30	Metal	Good	0.00575	30.360048
553	36	Metal	Fair	0.004862	25.669411
554	24	Metal	Fair	0.019808	104.586456
555	24	Metal	Fair	0.00582	30.731405
556	24	Metal	Fair	0.020784	109.737285
557	18	Metal	Good	0.005624	29.692416
558	18	Metal	Good	0.029711	156.872733
559	18	Metal	Good	0.021538	113.722599
560	42	Metal	Fair	0.007204	38.038865
561	42	Metal	Fair	0.009457	49.935493
562	42	Metal	Fair	0.008517	44.967251
563	42	Metal	Fair	0.025117	132.616068
564	42	Metal	Fair	0.008215	42.90308
565	0			0.019803	95.869527
566	18	Metal	Fair	0.005679	29.983955
567	18	Metal	Fair	0.023096	121.947506
568	0			0.002394	12.641987
569	30	Metal	Fair	0.005601	29.575111
570	30	Metal	Fair	0.010858	57.329696
571	30	Metal	Good	0.004904	25.893814
572	18	Metal	Good	0.016788	88.639259
573	24	Metal	Fair	0.022737	120.051602
574	30	Metal	Fair	0.00562	29.672917
575	30	Metal	Good	0.026535	140.106057
576	18	Metal	Fair	0.0055	29.039157
577	18	Metal	Fair	0.01473	77.772164
578	24	Metal	Good	0.037877	199.988522
579	24	Metal	Good	0.006437	33.988481
580	30	Metal	Good	0.017681	93.357509
581	18	Metal	Good	0.005259	27.765838
582	30	Metal	Good	0.058582	309.310722
583	36	Metal	Good	0.034499	182.153426
584	36	Metal	Good	0.005352	28.257681
585	36	Metal	Good	0.02017	106.497732
586	18	Concrete	Good	0.010087	53.259944
587	18	Concrete	Good	0.015154	80.01363
588	18	Concrete	Good	0.025817	136.312977
589	18	Concrete	Good	0.018307	96.658419
590	18	Concrete	Good	0.00968	51.111395
591	24	Concrete	Good	0.006613	34.919255
592	58	Metal	Good	0.020435	107.896192
593	58	Metal	Good	0.019279	101.793287
594	42	Metal	Good	0.032309	170.591234
595	42	Metal	Good	0.021863	115.436734
596	42	Concrete	Good	0.005611	29.624005
597	42	Concrete	Good	0.011374	60.055264
598	18	Concrete	Good	0.021818	115.197917
599	18	Concrete	Good	0.005161	27.250447
600	24	Concrete	Good	0.01886	99.578726
601	18	Concrete	Good	0.037737	199.252766
602	24	Concrete	Good	0.009801	51.747185
603	42	Concrete	Good	0.028205	148.922766
604	18	Metal	Good	0.017533	92.574367
605	12	Plastic	Good	0.0217	114.573896
606	12	Plastic	Good	0.01164	61.458288
607	12	Plastic	Good	0.014245	75.216069
608	15	Plastic	Good	0.013013	68.707424
609	15	Plastic	Good	0.012392	65.42893
610	18	Plastic	Good	0.014979	79.088118
611	18	Concrete	Good	0.0204	107.712826
612	24	Concrete	Good	0.030304	160.002856
613	0			0.005096	26.908607
614	18	Concrete	Good	0.039075	206.314201

615	30	Concrete	Good	0.006955	36.724753
616	30	Metal	Good	0.023096	121.948528
617	12	Plastic	Good	0.011593	61.209186
618	12	Plastic	Good	0.012962	68.438847
619	12	Plastic	Good	0.013609	71.856515
620	12	Plastic	Good	0.014126	74.585047
621	12	Plastic	Good	0.013348	70.475213
622	15	Plastic	Good	0.031378	165.673922
623	36	Metal	Good	0.023126	122.104339
624	18	Concrete	Good	0.026918	142.125729
625	42	Concrete	Good	0.029893	129.425739
627	18	Concrete	Good	0.005585	29.490463
628	12	Plastic	Good	0.008906	47.025311
629	12	Plastic	Good	0.01707	90.127504
630	15	Plastic	Good	0.00599	31.625826
631	15	Plastic	Good	0.012399	65.466569
632	15	Plastic	Good	0.025882	136.659063
633	15	Plastic	Good	0.007541	39.818458
634	12	Plastic	Good	0.012673	66.915544
635	12	Plastic	Good	0.013683	73.259365
636	12	Plastic	Good	0.012717	67.148196
637	12	Plastic	Good	0.012526	66.135069
638	12	Plastic	Good	0.012841	67.801757
639	12	Plastic	Good	0.018295	96.598833
640	42	Metal	Good	0.017263	92.988752
641	18	Concrete	Good	0.005489	28.981844
642	18	Concrete	Good	0.0117	61.77387
643	36	Concrete	Good	0.019202	101.388616
644	18	Concrete	Good	0.005293	27.94931
645	36	Concrete	Good	0.035682	188.401232
646	18	Concrete	Good	0.005137	27.124892
647	36	Concrete	Good	0.011033	58.256356
648	42	Metal	Good	0.026897	142.017833
649	18	Concrete	Good	0.040985	216.401855
650	24	Concrete	Good	0.010372	54.762505
651	24	Concrete	Good	0.004982	26.305485
652	24	Concrete	Good	0.022167	117.040051
653	12	Plastic	Good	0.013077	69.048026
654	12	Plastic	Good	0.01294	68.322016
655	12	Plastic	Good	0.012554	66.284525
656	12	Plastic	Good	0.012821	67.69402
657	12	Plastic	Good	0.013562	71.607318
658	15	Plastic	Good	0.022385	118.195002
659	12	Plastic	Good	0.025444	134.343904
660	12	Plastic	Good	0.021031	111.045571
661	12	Plastic	Good	0.011659	61.559109
662	18	Concrete	Good	0.017459	92.186129
663	24	Concrete	Good	0.022051	116.430025
664	12	Plastic	Good	0.010012	52.86098
665	12	Plastic	Good	0.012722	67.174397
666	12	Plastic	Good	0.01322	69.79967
667	18	Plastic	Good	0.02801	147.894752
668	18	Concrete	Good	0.007392	39.027928
669	24	Concrete	Good	0.018349	96.881272
670	24	Concrete	Good	0.015122	79.846085
671	24	Concrete	Good	0.014114	74.524017
672	24	Concrete	Good	0.049013	258.786732
673	18	Concrete	Good	0.034307	181.142312
674	18	Concrete	Good	0.03329	175.768784
675	18	Concrete	Good	0.00517	27.295139
676	18	Concrete	Good	0.0111	58.607238
677	18	Concrete	Good	0.007128	37.634456
678	18	Concrete	Good	0.014839	78.348856
679	18	Concrete	Good	0.007889	41.655232
680	18	Concrete	Good	0.009413	49.701246
681	18	Concrete	Good	0.007633	40.303629
682	18	Concrete	Good	0.009588	50.626002
683	18	Concrete	Good	0.007371	38.916744
684	18	Concrete	Good	0.034572	182.53839
685	18	Concrete	Good	0.005282	27.887044
686	18	Concrete	Good	0.045595	244.269451
687	18	Concrete	Good	0.008286	41.086481
688	48	Concrete	Good	0.007288	28.999739
689	48	Concrete	Good	0.001839	12.791877
690	18	Concrete	Good	0.038802	204.873055
691	60	Concrete	Good	0.012104	63.907148
692	18	Concrete	Good	0.009578	50.574141

693	18	Concrete	Good	0.010207	53.890444
694	18	Concrete	Good	0.036351	191.933722
695	18	Concrete	Good	0.023617	128.885639
696	18	Concrete	Good	0.003483	18.391102
697	24	Concrete	Good	0.01802	104.089299
698	18	Concrete	Good	0.006585	34.618568
699	24	Concrete	Good	0.034088	179.538523
700	18	Concrete	Good	0.026342	139.087077
701	18	Concrete	Good	0.014391	75.982728
702	18	Concrete	Good	0.027016	142.644585
703	18	Concrete	Good	0.016387	86.522822
704	24	Concrete	Good	0.016034	84.659977
705	36	Concrete	Good	0.02792	147.416974
706	42	Concrete	Good	0.031156	164.505624
707	48	Concrete	Good	0.005205	55.149046
708	0			0.012684	66.96944
709	42	Concrete	Good	0.00346	18.269684
710	60	Concrete	Good	0.006341	33.482306
711	60	Metal	Good	0.011877	77.053368
712	42	Concrete	Good	0.025082	132.432171
713	42	Concrete	Good	0.025209	133.105228
714	24	Concrete	Good	0.034071	179.892701
715	42	Concrete	Good	0.023737	125.329289
716	42	Concrete	Good	0.025037	132.197961
717	15	Plastic	Good	0.018788	99.201922
718	18	Plastic	Good	0.018808	99.308877
719	12	Plastic	Good	0.019359	102.217507
720	30	Concrete	Good	0.011999	63.352661
721	36	Concrete	Good	0.024473	129.219092
722	18	Concrete	Good	0.01361	71.860847
723	42	Concrete	Good	0.023573	124.463663
724	18	Concrete	Good	0.023348	123.279155
725	18	Concrete	Good	0.03684	194.516438
726	18	Concrete	Good	0.012471	65.848737
727	42	Concrete	Good	0.020468	108.073189
728	14	Concrete	Good	0.00143	7.550885
729	14	Concrete	Good	0.000593	3.130889
730	14			0.001311	6.923085
731	18	Metal	Good	0.009956	52.569735
732	18	Metal	Good	0.009021	47.628448
733	48	Concrete	Good	0.008207	43.333196
734	18	Metal	Good	0.016928	89.378139
735	18	Metal	Good	0.015181	80.156992
736	18	Metal	Good	0.016411	86.652132
737	18	Metal	Good	0.017632	93.096476
738	18	Metal	Good	0.035312	186.448892
739	18	Concrete	Good	0.019245	101.614499
740	18	Concrete	Good	0.018947	100.042605
741	18	Concrete	Good	0.018944	100.022391
742	18	Concrete	Good	0.02618	138.228146
743	42	Metal	Good	0.052488	277.134181
744	24	Concrete	Good	0.001989	10.501848
745	36	Concrete	Good	0.008001	42.244523
746	36	Concrete	Good	0.019011	100.377219
747	18	Concrete	Good	0.050803	268.242221
748	18	Concrete	Good	0.0021	11.089518
749	18	Concrete	Good	0.007835	41.366371
750	18	Concrete	Good	0.051154	270.091253
751	30	Concrete	Good	0.006426	33.928158
752	30	Concrete	Good	0.009329	49.259316
753	24	Concrete	Good	0.001646	8.688711
754	36	Concrete	Good	0.016803	88.719324
755	18	Concrete	Good	0.007748	40.911089
756	18	Metal	Good	0.006733	35.551511
757	18	Concrete	Good	0.00269	14.204134
758	0			0.0026	13.730283
759	24	Metal	Fair	0.036621	193.358929
760	30	Metal	Fair	0.039452	208.307381
761	0			0.006689	35.319059
762	0			0.032972	174.090475
763	24	Metal	Good	0.004033	21.293907
764	24	Metal	Fair	0.029395	155.206405
765	24	Metal	Fair	0.00633	33.421266
766	18	Metal	Fair	0.029517	155.848216
767	0			0.006881	36.331435
768	24	Metal	Fair	0.025022	132.116232
769	0			0.025398	134.099098

770	32	Metal	Fair		0.005988	31.618103
771	36	Metal	Fair		0.00815	43.03192
772	36	Metal	Fair		0.03384	178.674972
773	32	Metal	Fair		0.005982	31.582689
774	32	Metal	Fair		0.028876	152.467767
775	18	Metal	Good		0.00588	31.047885
776	18	Metal	Good		0.019374	102.292666
777	18	Metal	Good		0.012576	66.400587
778	18	Metal	Good		0.01951	103.013826
779	0				0.005781	30.521451
780	0				0.022758	120.159697
781	18	Metal	Good		0.016349	86.325
782	24	Metal	Good		0.024643	130.115843
783	36	Metal	Good		0.022975	121.310457
784	24	Metal	Good		0.025633	135.34439
785	60	Metal	Good		0.032168	169.848819
786	48	Metal	Good		0.033472	176.733565
787	48	Metal	Good		0.024979	131.890192
788	48	Metal	Good		0.027489	145.143728
789	18	Metal	Good		0.01713	90.448754
790	24	Metal	Good		0.026875	141.899579
791	18	Metal	Good		0.017933	94.686605
792	24	Metal	Good		0.017646	93.171787
793	60	Metal	Good		0.032848	173.436274
794	0	Metal	Good		0.010614	56.039504
795	0	Metal	Good		0.013629	71.961888
796	24	Metal	Good		0.019371	102.276575
797	18	Concrete	Good		0.014145	74.683993
798	0				0.014698	77.603751
799	18	Metal	Good		0.03119	164.68311
800	18	Metal	Good		0.014896	78.650313
801	36	Metal	Good		0.008352	44.099676
802	36	Metal	Good		0.02143	113.14923
803	24	Metal	Good		0.027497	145.182438
804	18	Metal	Good		0.035198	185.84792
805	10	Metal	Good		0.00218	11.509073
806	36	Metal	Good		0.019523	103.083431
807	36	Metal	Good		0.006783	35.814912
808	36	Metal	Good		0.031391	165.747038
809	36	Metal	Good		0.017889	94.452585
810	42	Metal	Good		0.02512	132.635976
811	18	Metal	Good		0.020995	110.852447
812	18	Metal	Good		0.031348	165.516045
813	18	Metal	Good		0.01883	99.424588
814	18	Metal	Good		0.030973	163.536501
815	42	Metal	Good		0.018659	98.517036
816	30	Metal	Good		0.015243	80.481472
817	42				0.00223	11.775578
818	42				0.003314	17.498782
819	42				0.007861	41.504796
820	42				0.00541	28.565569
821	24				0.00191	10.085896
822	24				0.001869	9.868589
823	24				0.001415	7.468818
824	18	Concrete	Good		0.003437	18.144948
825	18	Concrete	Good		0.024305	128.331532
826	18	Concrete	Good		0.002831	14.948974
827	18	Concrete	Good		0.001659	8.758696
828	0	Concrete	Good	3 x 2 box	0.005291	27.934058
829	0	Concrete		flume	0.001168	6.168763
830	0	Concrete		flume	0.001319	6.964877
831	18	Concrete	Good		0.017304	91.363408
832	18	Concrete	Good		0.005785	30.547238
833	18	Concrete	Good		0.010173	53.714379
834	18	Concrete	Good		0.00545	28.774075
835	18	Concrete	Good		0.008192	43.255234
836	18	Concrete	Good		0.017695	93.429736
837	18	Concrete	Good		0.02365	124.872775
838	18	Concrete	Good		0.015333	80.958115
839	24	Concrete	Good		0.021748	114.831679
840	18	Metal	Good		0.003575	18.878348
841	18	Metal	Good		0.001635	8.633589
842	24	Metal	Good		0.043586	230.132932
847	24	Metal	Good		0.054168	286.005497
848	0				0.002792	14.741626
849	24	Metal	Good		0.034377	181.510387
850	24	Metal	Good		0.015674	82.757902

851	24	Metal	Good	0.044205	233.400961
852	36	Metal	Good	0.038155	201.456219
853	36	Metal	Good	0.007772	41.036318
854	18	Concrete	Good	0.012889	68.055324
855	18	Concrete	Good	0.005014	26.474545
856	24	Metal	Good	0.049419	260.931524
857	18	Metal	Good	0.004446	23.473936
858	30	Metal	Good	0.034957	184.57272
859	18	Metal	Good	0.005389	28.452251
860	48	Metal	Good	0.0339	178.992058
861	24	Concrete	Good	0.005719	30.195579
862	30	Metal	Good	0.041371	218.439282
863	0			0.038121	209.7963
864	36	Metal	Good	0.055117	291.017066
865	18	Metal	Good	0.005605	29.592078
866	42	Metal	Good	0.031116	164.294464
867	18	Metal	Good	0.029312	154.76997
868	48	Concrete	Good	0.013703	72.354366
869	18	Metal	Fair	0.004874	25.735517
870	24	Metal	Fair	0.02006	105.915162
871	24	Metal	Fair	0.009461	49.955672
872	24	Metal	Fair	0.023128	122.117899
873	24	Metal	Fair	0.022792	120.342381
874	24	Metal	Fair	0.019639	103.69556
875	30	Metal	Fair	0.018704	98.757242
876	18			0.019855	104.833131
877	24			0.015809	83.470802
878	36			0.028909	152.640242
879	42			0.017465	82.145281
880	18	Metal	Good	0.005512	29.105503
881	24	Metal	Good	0.00371	19.590074
882	24	Metal	Good	0.050205	265.080283
883	36	Metal	Good	0.024427	128.976702
884	18	Metal	Good	0.021271	112.308655
885	24	Metal	Good	0.005069	26.766667
886	24	Metal	Good	0.014565	76.902065
887	24	Metal	Good	0.016417	86.682051
888	24	Metal	Good	0.002153	11.368138
889	0			0.006299	33.256194
890	18	Metal	Good	0.017733	93.629806
891	28			0.005399	28.507568
892	30			0.030184	159.372887
893	24	Metal	Good	0.020836	110.01545
894	30	Metal	Good	0.00399	21.067157
895	30	Metal	Good	0.023585	124.530548
896	30	Metal	Good	0.006688	35.313668
897	48	Metal	Good	0.010854	57.307196
898	48	Metal	Good	0.020672	109.150395
899	48	Metal	Good	0.011903	62.848073
900	48	Metal	Good	0.001761	9.298139
901	48	Metal	Good	0.006226	32.873005
902	48	Metal	Good	0.021304	112.48764
903	34	Metal	Good	0.002295	12.115686
904	34	Metal	Good	0.005949	31.408588
905	34	Metal	Fair	0.003292	17.384103
906	48	Metal	Fair	0.011387	60.123807
907	48	Metal	Fair	0.011387	60.123807
908	0			0.01101	58.131733
909	18	Metal	Good	0.005547	29.286936
910	18	Metal	Good	0.020897	110.337111
911	18	Metal	Good	0.005531	29.205879
912	24	Metal	Good	0.045563	240.57303
913	18	Metal	Good	0.013798	72.855739
914	0			0.013218	69.793227
915	18	Metal	Good	0.004954	26.158312
916	0			0.02726	143.933042
917	18	Metal	Good	0.005667	29.923889
918	18	Metal	Good	0.060226	317.992553
919	24	Metal	Good	0.014209	75.025057
920	30	Metal	Good	0.016311	86.120374
921	18	Metal	Good	0.005482	28.943792
922	24	Metal	Good	0.007273	38.402427
923	24	Metal	Good	0.005565	29.380601
924	24	Metal	Good	0.020152	106.400974
925	18	Metal	Good	0.023352	123.300576
926	24	Metal	Good	0.004837	25.539414
927	24	Metal	Good	0.018684	98.648913

928	18	Metal	Good		0.016875	89.100771
929	0	Metal	Good		0.019196	101.354897
930	18	Metal	Good		0.017827	94.126349
931	18	Metal	Good		0.004599	24.285043
932	18	Metal	Good		0.02676	141.291815
933	18	Metal	Good		0.015018	79.295439
934	18	Metal	Good		0.004355	22.991984
935	18	Metal	Good		0.007233	38.190237
936	18	Metal	Good		0.005639	29.77587
937	18	Metal	Good		0.007446	39.31267
938	18	Metal	Good		0.040906	215.981312
939	24	Metal	Good		0.004968	26.232102
940	24	Metal	Good		0.023295	128.802197
942	18	Metal	Good		0.005658	29.875395
943	0				0.014173	74.834025
944	60				0.023644	124.839175
945	18	Metal	Good		0.014402	79.219808
946	18	Metal	Good		0.004625	19.446355
947	18	Metal	Good		0.025027	132.140855
948	18	Metal	Good		0.006243	32.961532
949	18	Metal	Good		0.056772	299.757732
950	18	Metal	Good		0.02031	109.744697
951	18	Metal	Good		0.020001	105.605096
952	18	Metal	Good		0.025893	136.715718
953	18	Metal	Good		0.009869	52.110554
954	18	Metal	Good		0.016539	87.324542
955	24	Metal	Good		0.005087	26.857298
956	24	Metal	Good		0.020072	105.978623
957	24	Metal	Good		0.01108	50.701009
958	24	Metal	Good		0.013756	72.630746
959	30	Metal	Good		0.004983	26.311293
960	30	Metal	Good		0.016927	89.375382
961	0	Metal	Good		0.020276	107.055762
962	36	Metal	Good		0.038107	201.205402
963	36	Metal	Good		0.019322	102.020395
964	18	Metal	Good		0.004903	25.886036
965	42	Metal	Good		0.016921	89.343044
966	0				0.005568	29.400266
967	0				0.015366	81.130352
968	0				0.005447	28.76224
969	0				0.018632	98.378057
970	8	Metal	Good	Comes from u	0.010788	56.962222
971	18	Metal	Good		0.006675	35.244278
972	18	Metal	Good		0.07191	379.685544
973	30	Metal	Good		0.006107	32.245764
974	18	Metal	Good		0.012268	64.774433
975	18	Metal	Good		0.005851	30.892331
976	30	Metal	Good		0.0372	196.413587
977	0				0.003176	25.268884
978	0				0.002338	12.342156
979	30	Metal	Good		0.081237	428.933786
980	18	Metal	Good		0.005342	28.207321
981	24	Metal	Good		0.047832	252.553129
982	30	Metal	Good		0.012833	67.755903
983	18	Metal	Good		0.010707	56.535206
984	30	Metal	Good		0.023888	126.127714
985	18	Metal	Good		0.010897	57.534088
986	18	Plastic	Good		0.016188	85.473517
987	18	Concrete	Good		0.026534	140.102106
988	18	Concrete	Good		0.009338	49.305249
989	18	Concrete	Good		0.022454	118.558963
990	18	Concrete	Good		0.005254	27.740676
991	24	Metal	Good		0.018776	99.136158
992	18	Concrete	Good		0.005297	27.96592
993	18	Concrete	Good		0.008269	43.660394
994	18	Concrete	Good		0.004902	25.883462
995	18	Concrete	Good		0.035241	186.073054
996	18	Concrete	Good		0.015713	82.965937
997	18	Concrete	Good		0.007176	37.890319
998	18	Concrete	Good		0.006594	34.814359
999	18	Concrete	Good		0.007186	37.94137
1000	18	Concrete	Good		0.005505	29.063845
1001	24	Concrete	Good		0.017987	94.972757
1002	18				0.005475	28.907784
1003	30	Concrete	Good		0.022955	121.204197
1004	30	Metal	Good		0.02797	147.679384
1005	24	Metal	Good		0.024443	129.06065

1006	30	Concrete	Good		0.004974	26.263189
1007	30	Metal	Good		0.010126	53.464654
1008	30	Metal	Good		0.020614	108.841564
1009	24	Concrete	Good		0.040666	214.717538
1010	18	Concrete	Good		0.005082	26.832198
1011	24	Metal	Good		0.026667	140.802364
1012	18	Concrete	Good		0.009734	51.393134
1013	18	Concrete	Good		0.055522	293.156189
1014	18	Concrete	Good		0.004864	25.68064
1015	18	Concrete	Good		0.005291	27.934057
1016	18	Concrete	Good		0.047347	249.992033
1017	18	Concrete	Good		0.017744	93.687171
1018	18	Concrete	Good		0.01482	78.248377
1019	18	Concrete	Good		0.013865	73.208353
1020	24	Concrete	Good		0.008639	45.613787
1021	24	Metal		Work Order	0.014791	78.096311
1022	18	Concrete	Good		0.005879	31.043088
1023	18	Concrete	Good		0.007826	41.322101
1024	18	Concrete	Good		0.022509	118.847583
1025	24	Concrete	Good		0.031222	164.853499
1026	18	Concrete	Good		0.00497	26.24363
1027	24	Concrete	Good		0.005408	28.55461
1028	18	Metal	Fair		0.027758	146.563019
1029	18	Metal	Fair		0.005759	30.405149
1030	24	Metal	Good		0.016578	87.533082
1031	24	Metal	Good		0.013615	71.889284
1032	18	Concrete	Good		0.004253	22.458398
1033	18	Concrete	Good		0.010081	53.228698
1034	42	Concrete	Good		0.005565	29.384699
1035	36	Concrete	Good		0.005222	27.571604
1036	48	Concrete	Good		0.004993	26.364686
1037	18	Concrete	Good		0.005275	27.851171
1038	18	Concrete	Good		0.007809	41.229737
1039	24	Concrete	Good		0.026168	138.167193
1040	18	Concrete	Good		0.008185	43.217983
1041	24	Concrete	Good		0.029938	158.074612
1042	18	Concrete	Good		0.003511	18.535635
1043	18	Concrete	Good		0.010848	57.276004
1044	24	Concrete	Good		0.025633	135.342144
1045	18	Concrete	Good		0.008605	45.432829
1046	18	Concrete	Good		0.015778	83.305545
1047	18	Concrete	Good		0.021712	114.64028
1048	24	Metal	Good		0.021613	114.118542
1049	18	Metal	Good		0.025687	135.627289
1050	18	Concrete	Good		0.013178	69.577877
1051	18	Concrete	Good		0.032236	170.206358
1052	18	Concrete	Good		0.006013	31.750074
1053	18	Concrete	Good		0.01065	56.232756
1054	18	Concrete	Good		0.014298	75.491246
1055	24	Concrete	Good		0.022411	118.327414
1056	18	Concrete	Good		0.14122	745.642339
1057	15	Concrete	Good		0.007285	38.467054
1058	18	Concrete	Good		0.007001	36.964777
1059	18	Metal	Good		0.004953	26.150889
1060	18	Concrete	Good		0.089397	472.018472
1061	15	Concrete	Good		0.007448	39.327529
1062	18	Concrete	Good		0.007494	39.566752
1063	18	Concrete	Good		0.033407	176.389733
1064	18	Concrete	Good		0.007233	38.188966
1065	24	Concrete	Good		0.004034	21.297542
1066	36	Concrete	Good		0.007287	38.47353
1067	0				0.014952	78.946221
1068	30	Concrete	Good		0.012631	66.69017
1069	18	Concrete	Good		0.014821	78.254549
1070	30	Concrete	Good		0.005734	30.275345
1071	30	Concrete	Good		0.011243	59.364155
1072	18	Concrete	Good		0.002568	13.561369
1073	30	Concrete	Good		0.006199	32.73051
1074	18	Concrete	Good		0.002788	14.720822
1075	30	Concrete	Good		0.042568	224.758881
1076	0				0.010949	58.366906
1077	30	Concrete	Good		0.006565	34.665389
1078	18	Concrete	Good		0.007714	40.730296
1079	18	Concrete	Good		0.028298	167.919192
1080	18	Concrete	Good		0.00571	30.151259
1081	18	Metal	Fair		0.004805	25.370968
1082	18	Metal	Fair		0.011696	61.757353

1083	18	Metal	Fair	0.005426	28.651652
1084	18	Metal	Fair	0.033852	178.738008
1085	18	Metal	Fair	0.021437	113.189921
1086	18	Metal	Fair	0.005389	28.455588
1087	24	Metal	Fair	0.006102	32.217869
1088	30	Metal	Fair	0.010615	56.045065
1089	30	Metal	Fair	0.004803	25.359717
1090	30	Metal	Fair	0.017584	92.844881
1091	24	Metal	Good	0.00507	26.770308
1092	0			0.030368	161.646236
1093	30	Metal	Fair	0.008139	42.97239
1094	36	Metal	Fair	0.011152	58.879925
1095	48	Metal	Fair	0.012211	64.475906
1096	48	Metal	Fair	0.005824	30.748605
1097	0			0.013441	70.971048
1098	36	Metal	Fair	0.012086	63.815276
1099	36	Metal	Fair	0.006669	35.210625
1100	18	Metal	Fair	0.014162	74.77522
1101	18	Metal	Fair	0.004493	23.720636
1102	18	Metal	Fair	0.011235	59.322476
1103	18	Concrete	Fair	0.011312	59.726403
1104	18	Metal	Fair	0.002952	15.587586
1105	18	Metal	Fair	0.005967	31.506348
1106	18	Metal	Fair	0.006121	32.31929
1107	36	Metal	Fair	0.003715	19.615725
1108	36	Metal	Fair	0.003715	19.615725
1109	18	Concrete	Good	0.038196	201.676634
1110	18	Concrete	Good	0.004851	25.612863
1111	12	Metal	Good	0.002433	12.846563
1112	18	Concrete	Good	0.005143	27.157151
1113	30	Concrete	Good	0.004208	24.709883
1114	18	Concrete	Good	0.035726	188.635303
1115	12	Metal	Good	0.006751	35.643014
1116	18	Concrete	Good	0.024306	128.333224
1117	18	Concrete	Good	0.054807	289.37903
1118	24	Metal	Good	0.006162	32.537747
1119	24	Metal	Good	0.009811	51.800728
1120	18	Concrete	Good	0.03708	195.783391
1121	12	Metal	Good	0.007291	38.497539
1122	12	Metal	Good	0.002565	13.543259
1123	18	Concrete	Good	0.020596	108.747
1124	18	Concrete	Good	0.041209	217.581991
1125	12	Metal	Good	0.006334	33.444069
1126	12	Metal	Good	0.003015	15.921419
1127	18	Concrete	Good	0.004762	25.145072
1128	18	Concrete	Good	0.007579	40.015412
1129	18	Concrete	Good	0.039894	210.640159
1130	18	Concrete	Good	0.004746	25.057363
1131	18	Concrete	Good	0.036244	191.369979
1132	18	Concrete	Good	0.018956	100.088031
1133	18	Concrete	Good	0.027361	144.465863
1134	18	Concrete	Good	0.027389	144.613804
1135	18	Concrete	Good	0.025613	135.23899
1136	18	Concrete	Good	0.009975	52.66942
1137	18	Concrete	Good	0.021219	112.037919
1138	18	Concrete	Good	0.007881	41.610567
1139	18	Concrete	Good	0.008087	42.701533
1140	18	Concrete	Good	0.002474	13.063699
1141	18	Concrete	Good	0.011088	58.545863
1142	18	Concrete	Good	0.006164	32.546584
1143	18	Concrete	Good	0.028799	152.060035
1144	18	Concrete	Good	0.005711	35.058424
1145	18	Metal	Good	0.006224	32.860481
1146	18	Metal	Good	0.005391	28.462398
1147	0			0.020272	107.037819
1148	18	Metal	Good	0.010415	54.988545
1149	0			0.008103	42.786287
1150	0	Metal	Good	0.014206	75.009856
1151	0			0.004609	24.334506
1152	24	Metal	Good	0.017453	92.150827
1153	24	Metal	Good	0.011396	60.173233
1154	24	Metal	Good	0.009623	50.811411
1155	24	Metal	Good	0.003889	20.536552
1156	18	Metal	Good	0.008108	42.810416
1157	18	Metal	Good	0.023656	124.905995
1158	18	Metal	Good	0.005251	27.725297
1159	24	Metal	Good	0.016167	85.36323

1160	24	Metal	Fair		0.031174	164.598679
1161	24	Metal	Fair		0.012184	64.33344
1162	24	Metal	Fair	Unknown dest	0.020256	106.952635
1164	30	Metal	Fair		0.02105	111.14177
1165	18	Metal	Fair		0.004905	25.898019
1166	36	Metal	Fair		0.055593	293.529404
1167	36	Metal	Fair		0.055642	293.787562
1168	30	Metal	Excellent		0.004544	23.991202
1169	48	Metal		48 or 42? Poo	0.022797	120.368569
1170	36	Metal	Fair		0.014579	76.977991
1171	30	Metal	Poor		0.006147	32.455723
1172	36	Metal	Poor		0.004834	25.521926
1173	36	Metal	Fair		0.007792	41.14329
1174	30	Metal	Fair		0.006348	33.515758
1175	30	Metal	Fair		0.025911	136.808366
1176	24	Metal	Fair		0.026477	139.798245
1177	18	Metal	Good		0.005142	27.14998
1178	24	Metal	Good		0.046623	246.168238
1179	24	Metal	Good		0.005336	28.175937
1180	24	Metal	Good		0.026226	138.472332
1181	18	Metal	Good		0.005501	29.046325
1182	24	Metal	Good		0.020287	107.114014
1183	30	Metal	Good		0.00578	30.515884
1184	0				0.03465	182.951313
1185	18	Metal	Good		0.005229	27.607928
1186	24	Metal	Good		0.005017	26.487919
1187	18	Concrete	Good		0.032415	171.150368
1188	30	Metal	Good		0.001222	6.4522
1189	24	Metal	Good		0.006111	32.263754
1190	24	Metal	Good		0.002166	11.435333
1191	18	Metal	Good		0.004962	26.19747
1192	18	Metal	Good		0.023321	123.133934
1193	12	Metal	Good		0.004379	23.118545
1194	36	Metal	Good		0.007296	38.520951
1195	36	Metal	Good		0.007296	38.520951
1196	36	Metal	Good		0.007296	38.520951
1197	18	Concrete	Fair		0.029236	154.365595
1198	18	Concrete	Fair		0.013821	72.974884
1199	18	Concrete	Fair		0.00956	50.478912
1200	18	Concrete	Fair		0.013516	71.364918
1201	24	Metal	Fair		0.01069	56.441572
1202	0				0.013359	70.533391
1203	0				0.002006	10.592384
1204	0				0.017158	90.596443
1205	0				0.002909	15.362099
1206	24	Concrete	Good		0.008089	42.709263
1207	0				0.003184	16.81195
1208	0				0.024211	127.833526
1209	42	Metal	Good		0.013763	72.667209
1210	0				0.006059	31.992481
1211	18	Concrete	Good		0.00965	50.952066
1212	18				0.008637	45.602722
1213	18	Concrete	Good		0.008983	47.432553
1214	18	Concrete	Very Poor		0.031921	168.543611
1215	0				0.003307	17.458963
1216	18	Concrete	Good		0.02203	116.320218
1217	18	Concrete	Good		0.021492	113.479305
1218	18	Concrete	Good		0.046237	244.132509
1219	18	Concrete	Good		0.056603	298.863526
1220	18	Concrete	Good		0.056578	298.73171
1221	18	Concrete	Good		0.006246	32.976563
1222	18	Concrete	Good		0.003961	20.91275
1223	18	Concrete	Good		0.024791	130.895748
1224	18	Concrete	Good		0.018972	100.17132
1225	18	Concrete	Good		0.018494	97.649377
1226	24	Concrete	Good		0.007677	40.533825
1227	24	Concrete	Good		0.003245	17.134906
1228	18	Concrete	Good		0.024061	127.041024
1229	18	Concrete	Good		0.032225	170.14751
1230	24	Metal	Good		0.02079	109.769498
1231	24	Metal	Good		0.018403	97.170431
1232	24	Metal	Good		0.001226	6.475543
1233	24	Metal	Good		0.025402	134.119994
1234	24	Metal	Good		0.023779	125.555167
1235	18	Metal	Good		0.026107	137.844333
1236	24	Metal	Good		0.012932	68.281197
1237	30	Metal	Good		0.023676	125.011099

1238	36	Metal	Good	0.029537	155.95719
1239	42	Metal	Good	0.026733	141.148602
1240	42	Metal	Good	0.016154	85.294682
1241	42	Metal	Good	0.046995	248.133635
1242	48	Metal	Good	0.015044	82.305953
1243	48	Metal	Good	0.007078	34.735781
1244	24	Metal	Good	0.008183	43.206255
1245	54	Metal	Good	0.023858	125.968409
1246	0			0.022673	119.712335
1247	18	Concrete	Good	0.011215	59.217811
1248	18	Concrete	Good	0.025917	136.840734
1249	0			0.005686	30.024078
1250	24	Metal	Good	0.021058	111.185814
1251	24	Metal	Good	0.022248	117.468401
1252	0			0.00847	44.721427
1253	24	Metal	Good	0.008866	46.813469
1254	24	Metal	Good	0.023076	121.84225
1255	24	Metal	Good	0.010739	56.704035
1256	24	Metal	Good	0.045215	238.734735
1257	18	Metal	Good	0.005422	28.62571
1258	18	Metal	Good	0.035213	185.922596
1259	18	Concrete	Good	0.005285	27.906368
1260	18	Concrete	Good	0.026187	138.270014
1261	30	Metal	Good	0.00661	34.900978
1262	30	Metal	Good	0.004509	23.806674
1263	30	Metal	Good	0.017714	93.530006
1264	18	Metal	Good	0.007914	41.784133
1265	18	Metal	Good	0.004831	25.506529
1266	18	Metal	Good	0.021261	112.255454
1267	18	Metal	Good	0.022092	116.64741
1268	24	Metal	Good	0.018947	100.040544
1269	24	Metal	Good	0.004922	25.987747
1270	24	Metal	Good	0.033997	179.501742
1271	18	Metal	Good	0.023475	123.946383
1272	30	Metal	Good	0.018086	95.495493
1273	30	Metal	Good	0.004399	23.2268
1274	30	Metal	Good	0.015505	81.866063
1275	0	Metal	Good	0.044979	237.487843
1276	18	Metal	Good	0.009779	51.634897
1277	24	Metal	Good	0.005494	29.009949
1278	36	Metal	Good	0.021438	113.193908
1279	24	Metal	Good	0.014966	79.021676
1280	24	Metal	Good	0.006351	33.535551
1281	24	Metal	Good	0.005251	27.727197
1282	24	Metal	Good	0.017779	93.873868
1283	18	Metal	Good	0.01301	68.691521
1284	18	Metal	Good	0.020241	106.87024
1285	18	Metal	Good	0.041744	220.406655
1286	24	Metal	Good	0.016848	88.957639
1287	30	Metal	Good	0.004436	23.422168
1288	30	Metal	Good	0.016889	89.175752
1289	18	Concrete	Good	0.006049	31.940661
1290	18	Concrete	Good	0.012553	66.280654
1291	18	Concrete	Good	0.037045	195.596142
1292	18	Concrete	Good	0.023067	121.791543
1293	18	Concrete	Good	0.017448	92.125512
1294	0			0.013648	72.061882
1295	0			0.027515	145.280356
1296	18	Concrete	Good	0.038388	202.687264
1297	18	Concrete	Good	0.038023	200.761244
1298	18	Concrete	Good	0.039542	208.783101
1299	24	Concrete	Good	0.034512	182.222883
1300	18	Concrete	Good	0.009236	48.767999
1301	18	Concrete	Good	0.010349	54.643649
1302	18	Concrete	Good	0.013969	73.753736
1303	18	Concrete	Good	0.017256	91.109824
1304	18	Concrete	Good	0.019021	100.431286
1305	18	Concrete	Good	0.012918	68.204407
1306	30	Concrete	Good	0.012388	65.410287
1307	24	Concrete	Good	0.012813	67.650612
1308	24	Concrete	Good	0.035594	187.935769
1309	18	Concrete	Good	0.00242	12.77544
1310	18	Concrete	Good	0.004307	22.74252
1311	18	Concrete	Good	0.07545	398.374661
1312	18	Metal	Good	0.006439	33.996526
1313	18	Metal	Good	0.042272	223.198505
1314	24	Metal	Good	0.021245	112.17511

1315	24	Metal	Good	0.010003	52.813403
1316	18	Metal	Good	0.005029	26.552343
1317	18	Metal	Good	0.024465	129.173764
1318	24	Metal	Good	0.025137	132.72566
1319	18	Metal	Good	0.005137	27.124456
1320	18	Metal	Good	0.009817	51.833509
1321	70	Metal	Good	0.012283	64.852971
1322	70	Metal	Good	0.016317	86.152559
1323	18	Metal	Good	0.005901	31.158423
1324	24	Metal	Good	0.015418	81.405902
1325	24	Metal	Good	0.01823	96.255761
1326	18	Metal	Good	0.021955	115.92348
1327	18	Metal	Good	0.010117	53.420134
1328	24	Metal	Good	0.03437	181.471213
1329	18	Metal	Good	0.006538	34.522461
1330	24	Metal	Good	0.012942	68.334507
1331	30	Metal	Good	0.024702	130.427841
1332	30	Metal	Good	0.022725	119.990532
1333	18	Metal	Good	0.009147	48.297962
1334	24	Metal	Good	0.023867	126.016938
1335	18	Metal	Good	0.005839	30.83085
1336	24	Metal	Good	0.007104	37.506645
1337	46	Metal	Good	0.016554	87.403134
1338	46	Metal	Good	0.014064	74.256497
1339	18	Metal	Good	0.031457	166.094141
1340	24	Concrete	Good	0.033875	178.861994
1341	18	Concrete	Good	0.004405	23.259954
1342	18	Concrete	Good	0.006208	32.779075
1343	24	Concrete	Good	0.036931	194.993716
1344	24	Concrete	Good	0.021854	115.388028
1345	18	Concrete	Good	0.004855	25.634144
1346	18	Concrete	Good	0.057232	302.186259
1347	18	Concrete	Good	0.005347	28.231347
1348	18	Concrete	Good	0.022251	117.482754
1349	18	Concrete	Good	0.012511	66.055969
1350	18	Concrete	Good	0.044114	232.92086
1351	18	Concrete	Good	0.003993	21.080823
1352	18	Concrete	Good	0.035044	185.031756
1353	18	Concrete	Good	0.003872	20.443661
1354	18	Concrete	Good	0.022297	117.729527
1355	18	Concrete	Good	0.015175	80.122399
1356	18	Concrete	Good	0.012236	64.607475
1357	18	Concrete	Good	0.010075	53.197743
1358	18	Concrete	Good	0.031351	165.534212
1359	18	Metal	Good	0.006412	33.854964
1360	18	Metal	Good	0.06139	324.139147
1361	18	Metal	Good	0.00539	28.461607
1362	24	Metal	Good	0.01096	57.866768
1363	24	Metal	Good	0.005476	28.910797
1364	30	Metal	Good	0.019723	104.138943
1365	30	Metal	Good	0.01899	91.23983
1366	30	Metal	Good	0.005807	30.661215
1367	24	Concrete	Good	0.044728	236.165679
1368	18	Metal		0.005658	29.874497
1369	36	Metal	Good	0.010798	57.013048
1370	42	Metal	Good	0.029929	158.025202
1371	42	Metal	Good	0.045226	238.794432
1372	18	Metal	Good	0.006033	31.8553
1373	42	Metal	Good	0.011657	61.547481
1374	18	Metal	Good	0.030106	158.957381
1375	18	Metal	Good	0.005609	29.613499
1376	24	Metal	Good	0.010506	55.469675
1377	24	Metal	Good	0.047749	252.116638
1378	18	Metal	Good	0.005426	28.649441
1379	30	Metal	Good	0.039233	207.150764
1380	42	Metal	Good	0.039349	207.763135
1381	18	Metal	Good	0.006677	35.257152
1382	42	Metal	Good	0.020057	105.901023
1383	18	Metal	Good	0.027479	145.08811
1384	0			0.012107	63.923816
1385	18	Metal	Fair	0.003424	18.077939
1386	18	Metal	Fair	0.039847	210.392216
1387	18	Metal	Fair	0.007728	40.805157
1388	18	Metal	Fair	0.00999	52.744577
1389	18	Metal	Fair	0.025313	133.653811
1390	12	Metal	Fair	0.024951	131.740719
1391	18	Metal	Good	0.017515	92.481045

1392	18	Metal	Fair		0.00316	16.682281
1393	18	Concrete	Good		0.001971	10.4065
1394	18	Concrete	Good		0.020268	107.01518
1395	18	Concrete	Good		0.00124	6.5458
1396	18	Concrete	Good		0.016057	84.778513
1397	18	Concrete	Good		0.014598	77.077987
1398	18		Good		0.001811	9.55974
1399	18	Concrete	Good		0.001447	7.638534
1400	0				0.005636	29.756999
1401	24	Concrete	Good		0.005636	29.756999
1402	18	Concrete	Good		0.044625	235.620906
1403	18	Concrete	Good		0.024206	127.807211
1404	24	Metal	Fair		0.01941	102.486961
1405	24	Metal	Fair		0.00497	26.243968
1406	24	Metal	Fair		0.032872	54.853735
1407	24	Metal	Fair		0.005115	27.006476
1408	24	Metal	Good		0.029421	155.343015
1409	18	Metal	Fair		0.005112	26.991379
1410	18	Metal	Fair		0.046891	247.58688
1411	0	Metal	Fair	Unknown	0.007054	37.244361
1412	36	Metal	Fair		0.01187	62.670936
1413	36	Metal	Fair		0.005874	31.01526
1415	24	Metal	Fair		0.009343	49.330344
1416	24	Metal	Fair		0.005073	26.784483
1417	24	Metal	Fair		0.01942	102.537776
1418	42	Metal	Poor		0.006356	33.559187
1419	42	Metal	Poor		0.005472	28.892349
1420	42	Metal	Poor		0.005171	31.225125
1421	24	Metal	Fair		0.038439	202.960239
1422	36	Metal	Fair		0.004903	25.886382
1423	36	Metal	Poor		0.00506	26.715539
1424	36	Metal	Fair		0.004156	21.945114
1425	42	Metal	Fair		0.016001	84.483779
1426	42	Metal	Fair		0.005767	30.448782
1427	42	Metal	Fair		0.033251	175.565913
1428	42	Metal	Fair		0.004838	25.544434
1429	42	Metal	Fair		0.005754	30.380662
1430	42	Metal	Fair		0.005374	28.374033
1431	42	Metal	Fair		0.006138	32.410351
1432	36	Concrete	Fair		0.021484	113.437369
1433	0				0.007572	39.981605
1434	36	Metal	Fair		0.011512	60.780917
1435	36	Metal	Fair		0.005077	26.80592
1436	36	Metal	Fair		0.004305	22.728214
1437	18	Metal	Fair		0.00502	26.503288
1438	18	Metal	Fair		0.014041	74.136797
1439	18	Metal	Fair		0.036451	192.462825
1440	30	Metal	Fair		0.018193	96.058914
1441	30	Metal	Fair		0.017938	94.715157
1442	36	Metal	Fair		0.005408	28.553155
1443	36	Metal	Fair		0.009067	47.873375
1444	42	Metal	Fair		0.005646	29.808279
1445	42	Metal	Fair		0.005549	34.869527
1446	30	Metal	Fair		0.015709	82.943766
1447	18	Concrete	Good		0.015266	80.602035
1448	18	Plastic	Good		0.027554	145.482485
1449	18	Concrete	Good		0.007063	37.292964
1450	18	Concrete	Good		0.006819	36.002336
1451	18	Plastic	Good		0.031579	166.739358
1452	18	Concrete	Good		0.006982	36.864486
1453	18	Plastic	Good		0.004811	25.400289
1454	18	Concrete	Good	From County S	0.009547	50.408735
1455	18	Plastic	Good		0.01807	95.411446
1456	18	Plastic	Good		0.008443	44.576764
1457	36	Concrete	Good		0.00712	37.595024
1458	36	Concrete	Good		0.007154	37.774696
1459	36	Concrete	Good	2 4.5' x 8' box	0.013494	71.249305
1460	18	Plastic	Good		0.018953	100.071851
1461	18	Concrete	Good		0.006653	35.125422
1462	18	Plastic			0.038379	202.639151
1463	18	Concrete	Good		0.011479	60.609385
1464	18	Metal	Good		0.005944	31.386611
1465	36	Concrete	Good		0.017063	90.094729
1466	36	Metal	Good		0.005942	31.374321
1467	36	Metal	Good		0.02119	111.880976
1468	18	Concrete	Good		0.011872	62.683834
1469	18	Plastic	Good		0.053703	283.553242

1470	18	Plastic	Good	0.013002	68.648667
1471	18	Concrete	Good	0.006814	35.977588
1472	18	Plastic	Good	0.013328	70.373851
1473	18	Plastic	Good	0.014669	77.454818
1474	18	Concrete	Good	0.014278	75.389433
1475	18	Plastic	Good	0.00633	33.424321
1476	18	Concrete	Good	0.009506	50.191229
1477	18	Plastic	Good	0.022472	118.650769
1478	18	Plastic	Good	0.002909	15.358563
1479	18	Plastic	Good	0.003869	20.42723
1480	18	Concrete	Good	0.011433	60.367446
1481	18	Plastic	Good	0.026965	142.374726
1482	18	Plastic	Good	0.019761	104.337612
1483	30	Concrete	Good	0.009184	48.49188
1484	30	Concrete	Good	0.003412	18.01435
1485	30	Concrete	Good	0.010242	54.077134
1486	18	Plastic	Good	0.003437	18.147718
1487	18	Plastic	Good	0.007549	39.858233
1488	18	Concrete	Good	0.004456	23.526512
1489	18	Plastic	Good	0.040345	213.019823
1490	18	Concrete	Good	0.011501	60.726076
1491	18	Plastic	Good	0.029659	156.597245
1492	18	Concrete	Good	0.010301	54.389604
1493	18	Plastic	Good	0.007424	39.200447
1494	18	Concrete	Good	0.003317	17.516074
1495	18	Concrete	Good	0.020328	107.333237
1496	18	Concrete	Good	0.003857	20.366795
1497	18	Concrete	Good	0.00345	18.218485
1498	18	Concrete	Good	0.022003	116.176525
1499	18	Concrete	Good	0.005303	27.998912
1500	18	Concrete	Good	0.006997	36.941598
1501	36	Concrete	Good	0.005014	26.476148
1502	36	Concrete	Good	0.006502	34.327965
1503	18	Concrete	Good	0.005102	26.938316
1504	18	Concrete	Good	0.031134	164.387556
1505	18	Concrete	Good	0.002677	14.135353
1506	18	Concrete	Good	0.014053	74.19941
1507	18	Concrete	Good	0.006101	32.210933
1508	18	Plastic	Good	0.050604	267.187144
1509	18	Concrete	Good	0.006846	36.145071
1510	18	Plastic	Good	0.00757	39.968743
1511	18	Plastic	Good	0.012161	64.210097
1512	18	Concrete	Good	0.006329	33.417463
1513	18	Plastic	Good	0.012064	63.697476
1514	18	Concrete	Good	0.005023	26.518924
1515	18	Concrete	Good	0.005293	27.94597
1516	18	Concrete	Good	0.041214	217.611872
1517	0			0.00541	28.563068
1518	18	Concrete	Good	0.045998	242.868266
1519	18	Plastic	Good	0.011578	61.133097
1520	18	Concrete	Good	0.005368	28.342662
1521	18	Concrete	Good	0.006901	36.436794
1522	18	Concrete	Good	0.008932	47.160713
1523	18	Concrete	Good	0.007014	37.031391
1524	36	Metal	Good	0.02917	154.018063
1525	18	Concrete	Good	0.007122	37.605943
1526	18	Plastic	Good	0.027493	145.164971
1527	18	Concrete	Good	0.019612	103.552776
1528	30	Concrete	Good	0.009666	51.035765
1529	30	Concrete	Good	0.016404	86.613064
1530	36	Concrete	Good	0.006857	36.206615
1531	36	Concrete	Good	0.002301	12.151582
1532	18	Plastic	Good	0.014306	75.533671
1533	18	Concrete	Good	0.017134	90.466376
1534	18	Metal	Good	0.023101	121.97458
1535	48	Metal	Good	0.019153	101.127126
1536	18	Concrete	Good	0.005093	26.889971
1537	48	Concrete	Good	0.006662	35.173691
1538	0			0.023949	126.450673
1539	18	Concrete	Good	0.007203	38.029204
1540	18	Concrete	Good	0.00336	17.73919
1541	48	Concrete	Good	0.005421	28.62361
1542	48	Concrete	Good	0.011203	59.154098
1543	48	Concrete	Good	0.006796	35.882054
1544	48	Concrete	Good	0.025511	134.697006
1545	18	Concrete	Good	0.005435	28.69571
1546	18	Concrete	Good	0.007695	40.630263

1547	18	Concrete	Good		0.013385	70.672185
1548	18	Concrete	Good		0.022599	119.321171
1549	18	Concrete	Good		0.005974	31.541035
1550	18	Concrete	Good		0.007942	41.931969
1551	18	Plastic	Good		0.018272	96.475572
1552	18	Plastic	Good		0.016702	88.185279
1553	18	Plastic	Good		0.010587	55.896898
1554	18	Metal	Good		0.006335	33.451398
1555	24	Metal	Good		0.017224	90.942717
1556	18	Concrete	Good		0.009263	48.908792
1557	18	Concrete	Good		0.018387	97.083285
1558	18	Concrete	Good		0.003813	20.13152
1559	18	Concrete	Good		0.028426	150.08905
1560	18	Concrete	Good		0.00528	27.878823
1561	18	Concrete	Good		0.010673	56.352233
1562	18	Concrete	Good		0.009997	52.7849
1563	18	Concrete	Good		0.023845	125.900903
1564	18	Concrete	Good		0.020758	109.602513
1565	18	Metal	Good		0.006335	33.451398
1566	24	Metal	Good		0.017224	90.942717
1567	18	Concrete	Good		0.006444	34.023126
1568	18	Concrete	Good		0.000544	2.870357
1569	24	Concrete	Good		0.0014	7.390756
1570	12	Concrete	Good		0.0139	73.391372
1571	12	Concrete	Good		0.009433	49.806867
1572	18	Concrete	Good		0.011551	60.989715
1573	18	Concrete	Good		0.022052	116.434832
1574	18	Concrete	Good		0.004597	24.271582
1575	18	Metal	Good		0.039897	210.653554
1576	10	Plastic	Good	might be two	0.016163	85.340766
1577	18	Concrete	Good		0.001187	6.266314
1578	24	Metal	Good		0.038619	203.908599
1579	24	Concrete	Good		0.001873	9.887089
1580	12	Plastic	Good		0.016163	85.340766
1581	24	Metal	Good		0.006793	35.866098
1582	18	Concrete	Good		0.000847	4.46966
1583	18	Concrete	Good		0.004815	25.423753
1584	30	Metal	Good		0.002707	14.290863
1585	18	Concrete	Good		0.005911	31.208994
1586	18	Concrete	Good		0.002947	15.559942
1587	18	Concrete	Good		0.021169	111.770476
1588	18	Concrete	Good		0.004991	26.355072
1589	18	Concrete	Good		0.002587	13.661759
1590	18	Concrete	Good		0.005442	28.732417
1591	18	Concrete	Good		0.011059	58.391847
1592	12	Plastic	Good		0.007126	37.623969
1593	18	Concrete	Good		0.00605	31.945044
1594	18	Concrete	Good		0.001739	9.18103
1595	18	Concrete	Good		0.005783	30.536091
1596	18	Concrete	Good		0.028132	148.53567
1597	18	Concrete	Good		0.005188	27.391959
1598	18	Concrete	Good		0.005334	28.162567
1599	18	Concrete	Good		0.001339	7.068092
1600	18	Concrete	Good		0.006632	35.016234
1601	18	Concrete	Good		0.00176	9.290369
1602	18	Concrete	Good		0.005763	30.426693
1603	18	Concrete	Good		0.058769	310.301521
1604	18	Concrete	Good		0.00422	22.279127
1605	18	Concrete	Good		0.013865	73.209656
1606	0				0.030565	161.384937
1607	18	Concrete	Good		0.041037	216.677414
1608	18	Concrete	Good		0.005887	31.08335
1609	18	Concrete	Good		0.021483	113.428912
1610	18	Metal	Good		0.015094	79.695901
1611	18	Metal	Good		0.015892	83.909271
1612	18	Metal	Good		0.038586	203.731865
1613	18	Metal	Good		0.013532	71.44683
1614	18	Concrete	Good		0.005276	27.856103
1615	18	Concrete	Good		0.008218	43.39051
1616	18	Metal	Good		0.006895	36.40726
1617	18	Metal	Good		0.02699	142.50817
1618	30	Concrete	Good		0.019992	105.555385
1619	18	Metal	Good		0.017988	94.976851
1620	18	Metal	Good		0.017414	91.943499
1621	18	Metal	Good		0.018541	97.897177
1622	18	Metal	Good		0.016267	85.887819
1623	24	Concrete	Good		0.004935	26.057925

1624	24	Metal	Good	0.019453	102.714354
1625	36	Metal	Good	0.054755	289.104225
1626	18	Metal	Good	0.008779	46.351019
1627	42	Metal	Good	0.037424	197.598206
1628	42	Concrete	Good	0.013005	68.665322
1629	42	Concrete	Good	0.006073	32.064226
1630	42	Concrete	Good	0.008534	45.061163
1631	42	Concrete	Good	0.005783	30.534651
1632	42	Concrete	Good	0.023541	124.295945
1633	18	Concrete	Good	0.012105	63.91346
1634	18	Concrete	Good	0.03657	193.087658
1635	18	Metal	Good	0.002858	15.088184
1636	18	Metal		0.027274	144.00644
1637	18	Metal		0.002684	14.172425
1638	18	Metal		0.010761	56.819735
1639	24	Metal		0.015921	84.064815
1640	24	Metal	Good	0.02774	146.466373
1641	30	Concrete	Good	0.006331	33.429494
1642	18	Metal		0.005363	28.317802
1643	18	Metal		0.031214	164.810753
1644	18	Metal		0.029285	154.626476
1645	30	Metal		0.005364	28.320666
1646	30	Metal		0.008853	46.745818
1647	30	Metal	Good	0.019472	102.81046
1648	18	Metal		0.00757	39.967439
1649	18	Metal		0.008007	42.274757
1650	24	Metal		0.006322	33.378982
1651	30	Metal		0.028147	148.615133
1652	18	Metal		0.028371	149.796522
1653	30	Metal		0.01761	92.983159
1654	36	Metal		0.005445	28.751187
1655	36	Metal	Good	0.012555	66.288108
1656	24	Metal		0.024264	128.115154
1657	24	Concrete		0.004956	26.166792
1658	24	Concrete		0.020258	106.963544
1659	24	Metal	Good	0.004726	24.955139
1660	30	Metal	Good	0.027291	144.09796
1661	18	Metal	Good	0.003199	16.892721
1662	24	Metal	Good	0.013527	71.42461
1663	24	Metal	Good	0.024997	131.981703
1664	32	Metal	Good	0.042724	225.584807
1665	36	Metal	Good	0.004533	23.932003
1666	24	Metal	Good	0.030399	160.505058
1667	18	Metal	Good	0.006432	33.960824
1668	12	Metal	Good	0.00872	46.041129
1669	18	Concrete	Good	0.010827	57.165073
1670	18	Concrete	Good	0.010321	54.493668
1671	18	Metal	Good	0.001771	9.352405
1672	18	Metal	Good	0.033643	177.637445
1673	18	Metal	Good	0.03645	192.456786
1674	24	Metal	Good	0.010987	58.012369
1675	15	Plastic	Good	0.006602	34.860779
1676	15	Plastic	Good	0.004877	25.751731
1677	15	Plastic	Good	0.009092	48.00828
1678	15	Plastic	Good	0.004921	25.98504
1679	24	Metal	Good	0.01224	64.626431
1680	24	Metal	Good	0.015734	83.075795
1681	24	Metal	Good	0.009934	52.453592
1682	30	Metal	Good	0.009948	52.52685
1683	36	Concrete	Good	0.013862	73.193389
1684	36	Concrete	Good	0.043252	228.372337
1685	18	Metal	Good	0.005579	29.454516
1686	18	Plastic	Good	0.017171	90.664284
1687	18	Metal	Good	0.027878	147.195353
1688	18	Metal	Good	0.03396	179.309375
1689	18	Metal	Good	0.015101	79.733497
1690	12	Metal	Good	0.010653	56.250017
1691	0			0.043272	228.47432
1692	36	Concrete	Good	0.012957	68.41099
1693	36	Concrete	Good	0.009227	48.71612
1694	36	Concrete	Good	0.01174	61.986747
1695	54	Metal	Good	0.017059	90.06977
1696	54	Metal	Good	0.017462	92.200562
1697	54	Metal	Good	0.014086	74.375256
1698	54	Metal	Good	0.022117	116.780328
1699	30	Metal	Good	0.010532	55.608758
1700	30	Metal	Good	0.010578	55.850278

1701	30	Metal	Good		0.027573	145.584342
1702	60	Metal	Good		0.048171	254.34377
1703	6	Plastic	Good		0.014189	74.915486
1704	12	Metal	Good		0.022106	116.718391
1705	12	Metal	Good		0.015364	81.123561
1706	18	Metal	Good		0.015694	73.831209
1707	18	Concrete	Good		0.01495	78.93861
1708	18	Concrete	Good		0.013228	69.8427
1709	24	Metal	Good		0.023639	114.312427
1710	18	Concrete	Good	Pipe full of roc	0.012776	67.457318
1711	18	Concrete	Good		0.004061	21.439598
1712	18	Concrete	Good		0.007685	40.579281
1713	24	Metal	Good		0.003885	29.029987
1714	36	Metal	Good		0.013945	73.627361
1715	24	Metal	Good		0.004589	24.230391
1716	42	Metal	Good		0.043236	228.287492
1717	18	Metal	Good		0.014913	78.740191
1718	42	Metal	Good		0.025739	135.900464
1719	18	Metal	Good		0.006113	32.275234
1720	42	Metal	Good		0.029002	153.128334
1721	42	Metal	Good		0.028495	150.451209
1722	18	Metal	Good		0.00464	24.499029
1723	42	Metal	Good		0.026447	139.642058
1724	48	Metal	Good		0.02565	135.434218
1725	0				0.039222	98.514677
1726	18	Metal	Good		0.00546	28.827394
1727	18	Metal	Good		0.018312	96.688995
1728	24	Metal	Good		0.004555	24.052319
1729	18	Metal	Good		0.017746	93.699143
1730	18	Metal	Good		0.005957	31.454631
1731	24	Metal	Good		0.029302	154.716262
1732	18	Metal	Good		0.020505	108.265897
1733	18	Metal	Good		0.004106	21.678688
1734	18	Metal	Good		0.005719	30.19413
1735	18	Metal	Good		0.036163	192.681362
1736	48	Metal	Good		0.004768	25.555846
1737	48	Metal	Good		0.004205	22.167434
1738	56	Metal	Good		0.003394	17.922504
1739	24	Metal	Good		0.006418	33.88818
1740	24	Metal	Good		0.025734	135.876614
1741	24	Metal	Good		0.006407	33.82965
1742	18	Metal	Good		0.0222	117.217681
1743	18	Metal	Good		0.039239	207.182425
1744	24	Metal	Good		0.013421	70.861799
1745	30	Metal	Good		0.002642	13.951693
1746	18	Metal	Fair		0.011463	55.271619
1747	18	Metal	Good		0.011943	63.058009
1748	24	Metal	Good		0.023516	124.164351
1749	18	Metal	Good		0.001815	9.583946
1750	18	Metal	Good		0.030647	161.816907
1751	36	Metal	Good		0.006256	33.034119
1752	36	Metal	Good		0.015706	82.927506
1753	32	Metal	Good		0.01002	52.906434
1754	32	Metal	Good		0.017063	90.094884
1755	24	Metal	Good		0.014217	75.06463
1756	18	Metal	Good		0.023994	126.68846
1757	18	Metal	Good		0.021215	112.013905
1758	24	Metal	Good	unknown endi	0.002307	12.180193
1759	42	Metal	Fair		0.002704	14.275746
1760	42	Metal	Good		0.023108	122.010169
1761	42	Metal	Good		0.00627	33.105946
1762	42	Metal	Fair		0.014226	75.113711
1763	18	Metal	Good		0.020798	109.812513
1764	18	Metal	Good		0.004651	24.559296
1765	18	Metal	Good		0.010361	54.70548
1766	15	Metal	Good		0.004381	23.129126
1767	18	Metal	Good		0.021594	114.016717
1768	18	Metal	Good		0.031488	166.25422
1769	18	Metal	Good		0.019093	100.80877
1770	24	Metal	Good		0.010387	54.845167
1771	24	Metal	Good		0.011425	60.322039
1772	24	Metal	Good		0.005875	31.022054
1773	24	Metal	Good		0.008162	43.09777
1774	32	Metal	Good		0.02047	108.080104
1775	56	Metal	Good		0.004241	22.391309
1776	36	Metal	Good		0.020054	105.883504
1777	36	Metal	Good		0.005471	28.886044

1778	36	Metal	Good		0.038906	205.426074
1779	18	Metal	Good		0.023185	122.41507
1780	36	Metal	Good		0.013365	70.568098
1781	36	Metal	Good		0.013174	69.5579
1782	18	Concrete	Good		0.00988	52.167455
1783	32	Metal	Good		0.008638	45.608642
1784	18	Metal	Good		0.017324	91.473203
1785	18	Metal	Good		0.005303	27.999441
1786	24	Metal	Good		0.005357	28.282644
1787	24	Metal	Good		0.020499	108.23708
1788	24	Metal	Good		0.005991	31.635056
1789	24	Metal	Good		0.004321	22.812681
1790	24	Metal	Good		0.017745	93.693227
1791	30	Metal	Good		0.018886	99.717989
1792	36	Metal	Good		0.010848	57.27954
1793	36	Metal	Good		0.018289	96.564724
1794	24	Metal	Good		0.004968	26.23155
1795	24	Metal	Good		0.006126	32.346591
1796	36	Metal	Good		0.021787	115.033443
1797	18	Metal	Good		0.004017	21.207149
1798	24	Metal	Good		0.004542	23.982668
1799	24	Metal	Good		0.023635	124.793572
1800	18	Metal	Good		0.003387	17.884001
1801	18	Metal	Good		0.005182	27.359702
1802	18	Metal	Good		0.01096	57.868909
1803	18	Metal	Good		0.032931	173.877591
1804	18	Metal	Good		0.00637	33.633135
1805	18	Metal	Good		0.025161	132.851565
1806	18	Metal	Good		0.030039	158.604365
1807	18	Metal	Good		0.015766	83.246512
1808	18	Metal	Good		0.009873	52.129502
1809	18	Metal	Good		0.019191	101.327799
1810	18	Plastic	Good		0.035163	185.658443
1811	48	Concrete	Good		0.077162	407.414324
1812	48	Concrete	Good		0.075411	398.168563
1813	48	Concrete	Good		0.031354	165.550534
1814	48	Metal	Good		0.033777	178.344616
1815	36	Metal	Good		0.009016	47.602223
1816	36	Metal	Good		0.001643	8.675904
1817	0			unknown end	0.071208	375.9763
1818	36	Metal	Good		0.013591	71.761068
1819	36	Metal	Good		0.009636	50.879015
1820	0				0.004102	21.657979
1821	0				0.029882	157.774748
1822	0				0.004102	21.657888
1823	0				0.038135	201.354651
1824	0				0.003618	19.101883
1825	48	Concrete	Good		0.007329	38.695509
1826	30	Concrete	Good		0.008045	42.478615
1827	0			9x6 culvert	0.01069	56.442408
1828	0			11' x 5'9"	0.003432	18.121718
1829	30	Metal	Good		0.040801	215.426904
1830	42	Metal	Good		0.012188	64.353835
1831	36	Metal	Good		0.00845	44.618557
1832	24	Metal	Good		0.016989	89.70078
1833	18	Metal	Good		0.041684	220.093265
1834	18	Metal	Good		0.042505	224.426434
1835	18	Metal	Good		0.021376	112.863172
1836	18	Concrete	Good		0.010523	55.560597
1837	60	Metal	Good		0.044358	234.212633
1838	60	Metal	Good		0.041667	219.999233
1839	24	Metal	Good		0.030249	159.71703
1840	0				0.01604	84.690337
1841	18	Metal	Good		0.048219	254.597306
1842	18	Metal	Good		0.041279	217.952831
1843	18	Metal	Good		0.022856	120.679432
1844	18	Concrete	Good		0.040306	212.814526
1845	18	Concrete	Good		0.035218	185.952736
1846	18	Concrete	Good		0.009652	50.961295
1847	18	Concrete	Good		0.010425	55.04621
1848	18	Concrete	Good		0.045469	240.077828
1849	18	Concrete	Good		0.011133	58.780728
1850	24	Concrete	Good		0.042677	225.334302
1851	24	Concrete	Good		0.021814	115.177822
1852	24	Concrete	Good		0.002302	12.15513
1853	18	Concrete	Good		0.014925	78.801495
1854	18	Concrete	Good		0.01296	68.427195

1855	18	Metal	Good		0.018362	96.951437
1856	18	Metal	Good		0.003793	20.025174
1857	18	Concrete	Good		0.006492	34.277295
1858	18	Metal	Good		0.013291	70.175449
1859	24	Metal	Good		0.017583	92.839979
1860	24	Metal	Good		0.004256	22.469316
1861	30	Metal	Good		0.002959	22.601655
1862	18	Metal			0.004658	27.1701
1863	18	Concrete	Good		0.005404	28.532411
1864	18	Metal	Good		0.016791	88.658042
1865	24	Concrete	Good		0.004303	22.721274
1866	0	Metal	Good	9' x 5'	0.01933	102.064011
1867	24	Metal	Good		0.006716	35.459055
1868	30	Metal	Good		0.016049	84.741224
1869	30	Metal	Good		0.005904	31.170669
1870	42	Concrete	Good		0.010776	56.896548
1871	18	Metal	Good		0.014444	76.262721
1872	18	Metal	Good		0.005331	28.149692
1873	30	Metal	Good		0.004075	21.516177
1874	42	Metal	Good		0.009997	52.785889
1875	42	Metal	Good		0.006899	36.427989
1876	24	Metal	Good		0.004958	26.180058
1877	24	Metal	Good		0.03053	161.199299
1878	18	Metal	Good		0.005554	29.322766
1879	36	Metal	Good		0.024462	129.157744
1880	12	Plastic	Good		0.028213	148.966031
1881	24	Metal	Good		0.036305	191.689446
1882	24	Metal	Good		0.008308	43.865057
1883	30	Metal	Fair		0.006417	33.883721
1884	30	Metal	Good		0.034624	182.813235
1885	18	Metal	Good		0.015445	81.551869
1886	0				0.0387	204.337705
1887	0				0.006115	32.287482
1888	36	Metal	Fair		0.023319	146.947398
1889	48	Metal	Good		0.035998	190.069524
1890	48	Metal	Good		0.032513	171.667546
1891	48	Metal	Good		0.029592	156.247196
1892	48	Metal	Good		0.01909	100.794567
1893	0				0.001973	10.417711
1894	0				0.016068	84.840969
1895	0				0.037383	197.381002
1896	0				0.001543	8.144939
1897	0				0.012749	67.315459
1898	0				0.035566	187.790504
1899	0				0.006924	36.559245
1905	18	Metal	Good		0.005254	27.739861
1906	30	Metal	Good		0.04767	251.697812
1907	30	Metal	Good		0.047297	249.730078
1908	18	Metal	Good		0.005823	30.743721
1909	30	Metal		Unknown con	0.019606	103.518827
1910	36	Metal	Good		0.017725	93.585645
1911	30	Metal	Good		0.018657	98.510372
1912	36	Concrete	Good		0.03261	172.182368
1913	42	Concrete	Good	Not cemented	0.0131	69.165989
1914	24	Metal	Fair		0.00258	13.623324
1915	18	Metal	Good		0.023651	124.877276
1916	18	Metal	Good		0.046946	247.872519
1921	18	Metal	Good		0.03517	185.698503
1922	18	Metal	Good		0.005154	27.210864
1923	18	Metal	Good		0.003613	19.078365
1924	18	Concrete	Good		0.04195	221.494624
1925	24	Concrete	Good		0.003045	16.079788
1926	0	Concrete	Fair	Box	0.001659	8.757069
1927	18	Metal	Good		0.04263	225.085731
1928	18	Metal	Good		0.043472	229.530475
1929	24	Metal	Good		0.041193	217.499545
1930	30	Metal	Good		0.005061	26.719475
1931	15	Metal	Good		0.012119	63.990283
1932	15	Metal	Good		0.030678	161.978908
1933	0				0.035397	186.896784
1934	18	Concrete	Good		0.008706	45.96986
1935	0			Clogged - unkr	0.002179	11.504545
1936	18	Metal	Good		0.019567	103.315825
1937	18	Metal	Good		0.005992	31.635932
1938	18	Metal	Good		0.002184	11.530946
1939	18	Concrete	Good		0.006977	36.840212
1940	18				0.012417	59.385075

1941	18	Metal	Good		0.004722	24.932024
1942	18	Metal	Good		0.019224	101.502348
1943	18	Metal	Good		0.033422	176.470585
1944	18	Metal	Good		0.002447	12.92173
1945	12	Plastic	Good		0.001582	8.351651
1946	12	Plastic	Good		0.0005	2.639518
1947	12	Plastic	Good		0.001495	7.894006
1948	36	Metal	Good		0.002325	12.278466
1949	36	Metal	Good		0.006711	35.433769
1950	36	Metal	Good		0.002278	12.028319
1951	24	Metal	Good		0.002147	11.337013
1952	24	Metal	Good		0.006523	34.440725
1953	24	Metal	Good		0.002589	13.669742
1954	30	Metal	Good		0.01061	56.021956
1955	18	Metal	Good		0.013038	68.838056
1956	18	Metal	Good		0.012279	64.830546
1957	18	Metal	Good		0.010484	55.357863
1958	18	Metal	Good		0.027522	145.317234
1959	24	Metal	Good		0.008663	45.742342
1960	18	Metal	Good		0.009802	51.75305
1961	18	Metal	Good		0.011839	62.508811
1962	15	Metal	Good		0.028226	149.031084
1964	30	Metal	Fair		0.042592	224.884831
1965	36	Metal	Good		0.029266	154.524836
1966	36	Metal	Good		0.020835	110.006202
1967	54	Concrete	Good		0.008056	42.535689
1968	54	Concrete	Good		0.017495	92.374326
1969	0				0.002604	13.74841
1970	0				0.001047	5.527681
1971	24	Metal	Good		0.005476	28.910988
1972	18	Metal	Good		0.00781	41.238309
1973	15	Plastic	Good		0.010492	55.395431
1974	15	Plastic	Good		0.012408	65.516116
1975	36	Metal	Good		0.022184	117.133564
1976	15	Metal	Good		0.003254	17.181421
1977	36	Metal	Good		0.050812	268.284952
1978	42	Metal	Good		0.003023	15.961869
1979	32	Metal	Good		0.013703	72.350779
1980	8	Plastic	Good		0.03606	190.397598
1981	15	Plastic	Good		0.00834	44.033626
1982	15	Plastic	Good		0.007137	37.684877
1983	15	Plastic	Good		0.007012	37.025554
1984	15	Plastic	Good		0.002046	10.804097
1985	18	Metal	Good		0.007221	38.128092
1986	18	Metal	Good		0.026817	141.595727
1987	15	Metal	Good		0.01941	102.485674
1988	15	Metal	Good		0.023117	122.059354
1989	15	Metal	Good		0.029727	156.96005
1990	36	Metal	Good		0.024606	129.921922
1991	36	Metal	Good		0.025353	133.862429
1992	36	Metal	Good		0.041469	218.954794
1993	36	Metal	Good		0.035625	188.09958
1994	0				0.025844	136.455317
1995	42	Metal	Good		0.049059	259.034086
1996	0				0.014515	76.639952
1997	0				0.021124	111.532257
1998	15	Metal	Good		0.00683	36.060516
1999	30	Concrete	Good		0.007728	40.802936
2000	24	Concrete	Good	Paperworks sa	0.005458	28.819648
2001	30	Concrete	Good		0.046036	243.071646
2002	30	Concrete	Good		0.02167	114.419924
2003	18	Metal	Good		0.010145	53.565249
2004	30	Metal	Good		0.045389	239.655196
2005	30	Metal	Good		0.011501	60.723252
2006	0	Concrete	Good	5'x4'	0.035191	185.806134
2007	0	Concrete	Poor	5'x5'	0.014927	78.813064
2008	54	Metal	Good		0.022841	120.597864
2009	18	Metal	Good		0.014046	16.376812
2010	54	Metal	Good		0.029139	110.759958
2011	24	Concrete	Good		0.05135	271.128131
2012	0				0.01168	61.672965
2013	0				0.004732	24.987255
2014	18	Concrete	Good		0.011545	60.959972
2015	24	Concrete	Good		0.009363	49.438371
2016	18	Concrete	Good		0.023201	122.499203
2017	18	Concrete	Good		0.008028	42.390051
2018	18	Concrete	Good		0.023051	121.707286

2019	18	Concrete	Good		0.007787	41.11739
2020	18	Concrete	Good		0.007836	41.376712
2021	24	Concrete	Good		0.009778	51.628524
2022	24	Concrete	Good		0.025812	136.286839
2023	24	Concrete	Good		0.059828	306.03015
2024	24	Concrete	Good		0.003282	52.372219
2025	18	Concrete	Good		0.012891	68.062712
2026	0				0.006297	33.246797
2027	24	Concrete	Good		0.021077	111.287326
2028	24	Concrete	Good		0.019117	100.936368
2029	24	Concrete	Good		0.009337	49.299747
2030	24	Concrete	Good		0.010224	53.98204
2031	18	Concrete	Good		0.005825	30.756912
2032	24	Concrete	Good		0.030158	159.232072
2033	18	Concrete	Good		0.009102	48.0611
2034	16	Concrete	Good		0.011681	61.673747
2035	24	Concrete	Good		0.009694	56.970713
2036	18	Concrete	Good		0.046605	246.07487
2037	18	Concrete	Good		0.047783	252.295526
2038	18	Concrete	Good		0.007539	39.804773
2039	18	Concrete	Good		0.008352	44.096113
2040	18	Concrete	Good		0.03152	9.14033
2041	16	Metal	Good		0.000894	4.720275
2042	16	Metal	Good		0.007954	41.998657
2043	18	Concrete	Good		0.006584	34.765589
2044	18	Metal	Good		0.003566	18.826621
2045	18	Concrete	Good		0.001808	9.54537
2046	18	Concrete	Good		0.003506	18.512087
2047	10	Plastic	Good		0.002922	15.42914
2048	18	Concrete	Good		0.001395	7.364441
2049	18	Metal			0.013702	72.348224
2050	48	Metal	Good		0.019127	100.991104
2051	48	Metal	Good		0.027153	143.368213
2052	48	Metal	Good		0.009192	48.532647
2053	48	Metal	Good		0.007521	39.708756
2054	24	Metal	Good		0.016955	89.52279
2055	24	Metal	Good		0.034592	182.64729
2056	30	Metal	Good		0.02895	152.857491
2057	30	Metal	Good		0.017353	91.624234
2058	30	Metal	Good		0.005531	29.204287
2059	18	Concrete	Good		0.067005	353.785465
2060	18	Concrete	Good		0.008147	43.017181
2061	18	Concrete	Good		0.093236	492.284387
2062	30	Concrete	Good		0.002464	13.009748
2063	30	Concrete	Good		0.008822	46.580124
2064	30	Concrete	Good		0.008871	46.840934
2065	24	Concrete	Good		0.003617	19.097519
2066	24	Concrete	Good		0.013642	72.032301
2067	24	Concrete	Good		0.005049	26.656564
2068	24	Concrete	Good		0.008795	46.436387
2069	24	Metal	Good		0.016392	86.548966
2070	0	Concrete	Good	5'x10'	0.011257	59.435772
2071	0	Concrete	Good	box	0.002418	12.767678
2072	18	Concrete	Good		0.006762	35.705842
2073	0				0.005782	30.527982
2074	0				0.011106	58.642103
2075	0				0.017411	91.932573
2076	0				0.014995	79.17346
2077	0				0.010519	55.541658
2078	0				0.020516	108.327018
2079	0				0.007739	40.863294
2080	0				0.02528	133.475858
2081	0				0.000701	3.702902
2082	0				0.010475	55.310149
2083	0				0.018683	98.647072
2084	0				0.015654	82.651586
2085	0				0.006584	34.762022
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2087	0				0.007421	39.182793
2088	0				0.08547	451.280474
2089	0				0.006773	35.762072
2090	0				0.070808	373.866495
2091	0				0.004436	23.42354
2092	24	Concrete	Good		0.032532	171.770009
2093	18	Concrete	Good		0.00351	18.532341
2094	18	Concrete	Good		0.007269	38.382118
2095	24	Concrete	Good		0.06832	360.731661

2096	18	Metal	Good	0.017223	90.938185
2097	18	Concrete	Good	0.008367	44.177194
2098	18	Concrete	Good	0.002463	13.00724
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2150	0			0.012084	63.803167
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2195	12	Metal	Poor		0.015468	81.672596
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2197	0				0.017067	90.111262
2198	24	Metal	Fair	work order	0.008066	42.588709
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2200	0				0.015659	82.680427
2201	8	Plastic	Good		0.00839	44.300278
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2212	30	Metal	Good		0.012647	66.777975
2213	30	Metal	Good		0.016782	88.610758
2214	18	Metal	Good		0.012036	63.55256
2215	30	Concrete	Good		0.008185	43.214395
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2219	18	Metal	Good		0.005314	28.059194
2220	30	Metal	Good		0.006478	34.203813
2221	30	Metal	Good		0.007928	41.860676
2222	30	Metal	Good		0.008439	44.557311
2223	42	Concrete	Good	might be 36	0.023842	125.88704
2224	42	Concrete	Good		0.005921	31.263284
2225	48	Metal	Good		0.007754	40.939322
2226	18	Metal	Good		0.013272	70.076742
2227	18	Metal	Good		0.020072	105.978875
2228	48	Metal	Fair	might be 42	0.003619	27.304681
2229	18	Metal	Good		0.005706	30.128646
2230	18	Metal	Good		0.0042	22.175159
2231	18	Metal	Good		0.024185	127.696424
2232	18	Metal	Good		0.010102	53.337148
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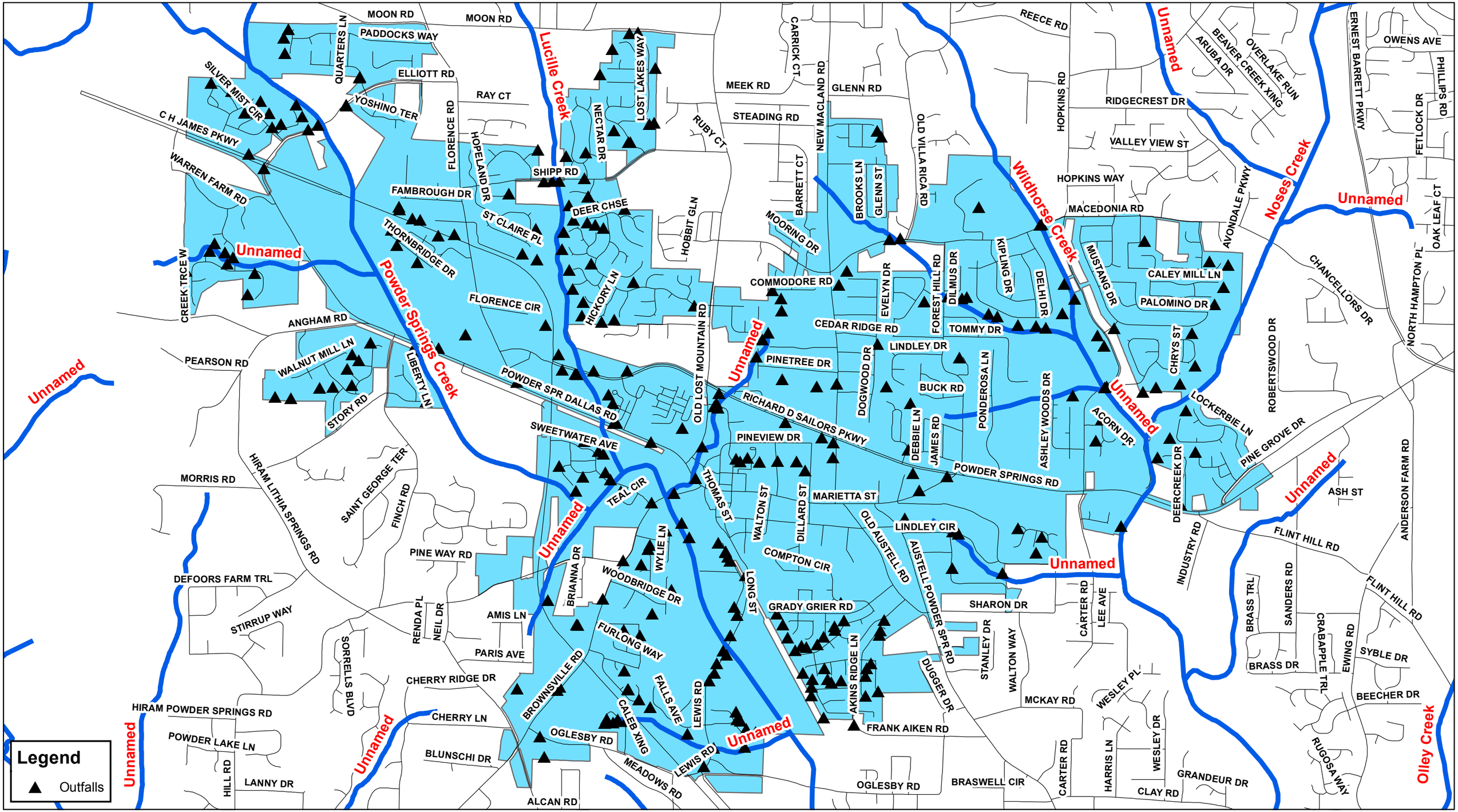
City-Owned Ponds

Name	Street
DP003	3730 Acorn Dr.
DP012	5337 Yoshino Terrace
DP014	3550 Lindley Knoll
DP015	3996 Lindley Dr.
DP029	3450 New Macland
DP113	3006 Springs Ind. Dr.
RP003	Country Cove Subdivision
UD007	Town Square (south side)
DP058	Oak View Dr.
DP066	New Macland & RDS Parkway

city of powder springs

Outfalls



4/12/2021

Name	Street	Subdivisio	Outfalls Condition	Structure_	Pipe_Out_D	Pipe_Ditch	Potential_
			Good	Pipe	0	Metal	Unlikely or No Flow
OF1	PADDOCKS CT	PADDOCKS WEST	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1000	Wylie Ln	Woodbridge	Good	Pipe	0	Metal	Unlikely or No Flow
OF1001	Lancer Dr	Lancer Place	Good		0		Unlikely or No Flow
OF1002	Lancer Dr	Lancer Place	Good		0		Unlikely or No Flow
OF1003	Lancer Dr	LANCER PLACE	Good	Headwall Out	0	Concrete	Unlikely or No Flow
OF1005	BROWNSVILLE RD	SWEETWATER LANDING	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1006	TEAL CIRCLE	SWEETWATER LANDING	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1008	Misty Bleau Dr	Ashley Woods	Good	Headwall Out	50	Metal	Unlikely or No Flow
OF1009	Deercreek Dr	Platinum Creek	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF101	Old Lost Moutain RD		Good	Pipe	24	Concrete	Unlikely or No Flow
OF1012	Deercreek Dr	Platinum Creek	Good	Pipe	30	Metal	Unlikely or No Flow
OF1013	Starboard Dr	Powder Cove	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1014	Bridle Ct	Steeplechase	Good	Pipe	30	Metal	Unlikely or No Flow
OF1015	Steeplechase Dr	Steeplechase	Good	Headwall Out	48	Metal	Unlikely or No Flow
OF1016	Steeplechase Ct	Steeplechase	Good	Headwall Out	48	Metal	Unlikely or No Flow
OF1017	Steeplechase Dr	Steeplechase	Poor	Headwall Out	34	Metal	Unlikely or No Flow
OF1018	Spring Gate Dr	Spring Gate	Good	Pipe	12	Metal	Unlikely or No Flow
OF1019	Woodbridge Dr	Woodbridge	Good	Pipe	36	Metal	Unlikely or No Flow
OF1020	Christian Dr	Woodbridge	Good	Pipe	0	Metal	Unlikely or No Flow
OF1021	Oglesby Rd		Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1022	Brownsville Rd		Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1023	Brownsville Rd		Good	Headwall Out	24	Concrete	Unlikely or No Flow
OF1024	Lost Lakes Way	Lost Mountain Lakes	Good	Headwall Out	38	Metal	Unlikely or No Flow
OF1026	BROWNSVILLE RD		Good	Pipe	42	Metal	Unlikely or No Flow
OF1027	BROWNSVILLE		Good	Headwall Out	18	Metal	Unlikely or No Flow
OF103	Old Lost Moutain RD		Good	Headwall Out	60	Concrete	Unlikely or No Flow
OF1030	SADDLERUN LANE	COUNTRY WALK	Good	Pipe	24	Metal	Unlikely or No Flow
OF1031	NECTAR DR	PEACH PLANTATION	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1032	Rose Petal Ln	Rosewood Park	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1033	Starboard Dr	Powder Cove	Good	Pipe	18	Metal	Unlikely or No Flow
OF1034	Akins Ridge Ln	Akins Ridge	Good		18		Unlikely or No Flow
OF1035	Sharon Woods Dr	Sharon Place	Good	Headwall Out	24		Unlikely or No Flow
OF1036	Sharon Run	Sharon Place	Good	Headwall Out	42		Unlikely or No Flow
OF1037	Sharon Spgs	Sharon Place	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1038	Akins Ridge Ln	Akins Ridge	Good		0		Unlikely or No Flow
OF1041	Acorn Dr	Autumn Trace	Good	Headwall Out	46	Metal	Unlikely or No Flow
OF1042	LANCER DR	LANCER PLACE	Good	Pipe	36	Metal	Unlikely or No Flow
OF1043	LANCER DR	LANCER PLACE	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1043	LANCER DR	LANCER PLACE	Good	Pipe	18	Metal	Unlikely or No Flow
OF1045	CALEB CROSSING	VILLAS OF SEVEN SPRI	Good	Headwall Out	30	Metal	Unlikely or No Flow
OF1045	LANCER DR	LANCER PLACE	Good	Pipe	32	Metal	Unlikely or No Flow
OF1045	LANCER DR	LANCER PLACE	Good	Pipe	18	Metal	Unlikely or No Flow
OF1046	CALEB CROSSING	VILLAS OF SEVEN SPRI	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1047	CALEB CROSSING	VILLAS OF SEVEN SPRI	Good	Headwall Out	0	Metal	Unlikely or No Flow

OF1048	SHAE CT	VILLAS OF SEVEN SPRI	Good	Headwall Out	30	Metal	Unlikely or No Flow
OF1049	SHAE CT	VILLAS OF SEVEN SPRI	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF105	Powder SprINGs/DALLAS RD		Good	Pipe	24	Concrete	Unlikely or No Flow
OF1050	EVELYN DR	GLENBROOK ACRES	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1052	QUARTERS WAY	ELLIOT QRTRS	Good	Headwall Out	36	Metal	Unlikely or No Flow
OF1053	QUARTERS WAY	ELLIOT QRTRS	Fair	Headwall Out	36	Metal	Unlikely or No Flow
OF1054	CARRINGTON PARK DR	CARRINGTON PARK	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1055	THORNBRIDGE DR	CARRINGTON PARK	Good	Headwall Out	30	Metal	Unlikely or No Flow
OF1056	LEWIS EXTENSION		Good	Pipe	36	Concrete	Unlikely or No Flow
OF1057	CALEY MILL LN	CALEY'S MILL	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1058	ST CLAIRE PL	HOPELAND PARK	Fair	Headwall Out	48	Metal	Unlikely or No Flow
OF106	Powder SprINGs/DALLAS RD		Good	Pipe	18	Concrete	Unlikely or No Flow
OF1060	LOCKERBIE LN	PINE BLUFF	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1061	CREEK TRACE WEST	WARREN CREEK	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1062	MACEDONIA RD		Good	Pipe	18	Metal	Unlikely or No Flow
OF1063	MACEDONIA RD		Good	Pipe	30	Concrete	Unlikely or No Flow
OF1064	COMMODORE DR	SPRINGVILLE ESTATES	Good	Pipe	24	Metal	Unlikely or No Flow
OF1065	COMMODORE RD	SPRINGVILLE ESTATES	Good	Pipe	0	Metal	Unlikely or No Flow
OF1066	FRANK AIKENS RD		Good	Pipe	36	Concrete	Unlikely or No Flow
OF1066	Carrington Park DR	CARRINGTON PARK	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1067	Carrington Park DR	CARRINGTON PARK	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1068	Thornebridge DR	CARRINGTON PARK	Good	Pipe	30	Metal	Unlikely or No Flow
OF1069	BIRCHHAVEN TRACE	CAMERON SPRINGS	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1070	BIRCHHAVEN TRACE	CAMERON SPRINGS	Good	Headwall Out	36	Concrete	Unlikely or No Flow
OF1071	Laurel Knoll CT	CAMERON SPRINGS	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1072	Silver Woods Walk	CAMERON SPRINGS	Good	Headwall Out	30	Metal	Unlikely or No Flow
OF1073	Walnut forest lane	CAMERON SPRINGS	Good	Headwall Out	18	Concrete	Unlikely or No Flow
OF1074	Silver Woods Walk	CAMERON SPRINGS	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1075	Redwood forest lane	CAMERON SPRINGS	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1077	SwEETWATER Avenue	SWEETWATER LANDING	Good	Headwall Out	30	Metal	Unlikely or No Flow
OF1078	kanasta CT	SWEETWATER LANDING	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1079	SweETWATER Avenue	SWEETWATER LANDING	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1080	SweETWATER Avenue	SWEETWATER LANDING	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1081	LAGRONE ST	SWEETWATER LANDING	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1082	JELLICO DR	SWEETWATER LANDING	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1083	JELLICO DR	SWEETWATER LANDING	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1084	CARRINGTON PARK DR	CARRINGTON PARK	Good	Headwall Out	48	Metal	Unlikely or No Flow
OF1085	BIRCHHAVEN TRACE	CAMERON SPRINGS	Good	Headwall Out	24	Concrete	Unlikely or No Flow
OF1086	Walnut Mill Lane	CAMERON SPRINGS	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1087	BRICHEAVEN TRACE	CAMERON SPRINGS	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1088	MISTY Morne LANE	AIKEN'S MILL	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1088	MISTY MORNE WAY	AIKEN'S MILL	Good	Pipe	18	Metal	Unlikely or No Flow
OF1089	Caley Mills Dr	CALEY'S MILL	Good	Pipe	36	Metal	Unlikely or No Flow
OF1090	Powder SprINGs ParK		Good	Headwall Out	48	Metal	Unlikely or No Flow
OF1091	AKINS RIDGE LANE	AKINS RIDGE	Good	Headwall Out	36	Metal	Unlikely or No Flow
OF1091	Lily Brook CT	SPRINGBROOKE ESTATES	Good	Headwall Out	30	Concrete	Unlikely or No Flow
OF1092	Lily Brook CT	SPRINGBROOKE ESTATES	Good	Headwall Out	42	Concrete	Unlikely or No Flow

OF1093	Lily Brook CT	SPRINGBROOKE ESTATES	Good	Headwall Out	24	Concrete	Unlikely or No Flow
OF1094	Lily Brook CT	SPRINGBROOKE ESTATES	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1095	Lily Brook CT	SPRINGBROOKE ESTATES	Good	Headwall Out	30	Metal	Unlikely or No Flow
OF1096	Falls AVENUE	SPRINGBROOKE ESTATES	Good	Headwall Out	30	Concrete	Unlikely or No Flow
OF1097	FALLS AVENUE	SPRINGBROOKE ESTATES	Good	Pipe	30	Metal	Unlikely or No Flow
OF1098	Vinegrove DR	VINEYARDS	Good	Headwall Out	36	Metal	Unlikely or No Flow
OF1099	Vinegrove DR	VINEYARDS	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF11	ELLIOTT RD	SILVERBROOKE	Good	Headwall Out	18	Concrete	Unlikely or No Flow
OF110	Marietta Street		Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1100	Lewis RD		Good	Pipe	18	Plastic	Unlikely or No Flow
OF1101	Long Street		Good	Pipe	18	Concrete	Unlikely or No Flow
OF1101	Lewis EXT		Good	Pipe	48	Metal	Unlikely or No Flow
OF1102	Long Street		Good	Pipe	36	Concrete	Unlikely or No Flow
OF1102	Long Street		Good	Pipe	18	Concrete	Unlikely or No Flow
OF1103	Long Street		Good	Pipe	18	Plastic	Unlikely or No Flow
OF1103	Lewis Ext		Good	Pipe	18	Plastic	Unlikely or No Flow
OF1104	Lewis Rd		Good	Pipe	18	Plastic	Unlikely or No Flow
OF1105	Lewis Rd		Good	Pipe	18	Plastic	Unlikely or No Flow
OF1106	Lewis Rd		Good	Pipe	18	Plastic	Unlikely or No Flow
OF1107	Lewis Rd		Good	Pipe	18	Plastic	Unlikely or No Flow
OF1108	Lewis Rd		Good	Pipe	18	Plastic	Unlikely or No Flow
OF1109	Lewis Rd		Good	Pipe	30	Concrete	Unlikely or No Flow
OF1110	Lewis Rd		Good	Other	0	Concrete	Unlikely or No Flow
OF1111	Lewis Rd		Good	Pipe	18	Plastic	Unlikely or No Flow
OF1112		SILVERBROOKE	Good	Headwall Out	48	Concrete	Unlikely or No Flow
OF1113	Silverbrooke Crossing	SILVERBROOKE	Good	Headwall Out	30	Metal	Unlikely or No Flow
OF1114	SILVERBROOKE CROSSING	SILVERBROOKE	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1115	SILVERBROOKE CROSSING	SILVERBROOKE	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1116	SILVERBROOKE CROSSING	SILVERBROOKE	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1117	Sterling Brooke DRIVE	SILVERBROOKE	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1117	Sterling Brooke DRIVE	SILVERBROOKE	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1119	SILVERMIST CIR	SILVERBROOKE	Fair	Headwall Out	30	Metal	Unlikely or No Flow
OF1120	SILVERMIST CIR	SILVERBROOKE	Good	Headwall Out	42	Metal	Unlikely or No Flow
OF1121	CH JAMES	SILVERBROOKE	Good	Pipe	30	Concrete	Unlikely or No Flow
OF1121	North AVENUE		Good	Pipe	36	Metal	Unlikely or No Flow
OF1122	NORTH AVENUE		Good	Headwall Out	32	Metal	Unlikely or No Flow
OF1123	Hopeland Industrial Drive		Good	Pipe	24	Metal	Unlikely or No Flow
OF1124	Richard Sailors Parkway		Good	Headwall Out	30	Metal	Unlikely or No Flow
OF1125	Richard Sailors		Good	Pipe	18	Concrete	Unlikely or No Flow
OF1126	Richard Sailors		Good	Pipe	30	Concrete	Unlikely or No Flow
OF1127	GRADY GREIR RD		Good	Pipe	18	Metal	Unlikely or No Flow
OF1128	FAMBROUGHN DR		Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1130	FLORENCE CIR		Good	Headwall Out	36	Metal	Unlikely or No Flow
OF1131	FOREST HILL RD	STONE CREEK	Good	Pipe	24	Metal	Unlikely or No Flow
OF1132	DILMUS DR	STONE CREEK	Good	Headwall Out	30	Concrete	Unlikely or No Flow
OF1133	VALLEY DR		Good	Pipe	18	Metal	Unlikely or No Flow
OF1134	LINDLEY DR	FOREST HILLS ESTATE	Good	Headwall Out	30	Metal	Unlikely or No Flow

OF1135	GRADY GREIR RD		Good	Headwall Out	42	Metal	Unlikely or No Flow
OF1138	POWDER SPRING RD		Good	Pipe	18	Metal	Unlikely or No Flow
OF1138	Austell POWDER SPRING		Good	Headwall Out	3	Concrete	Unlikely or No Flow
OF1139	BrOWNSVILLE rd	POWDER SPRINGS PARK	Good	Pipe	15	Metal	Unlikely or No Flow
OF114	Richard Sailors		Good	Pipe	24	Concrete	Unlikely or No Flow
OF1143	Lynn Drive		Good	Pipe	24	Concrete	Unlikely or No Flow
OF1144	Lynn Drive		Good	Pipe	24	Concrete	Unlikely or No Flow
OF1145	LinDLEY CirCLE		Good	Pipe	24	Concrete	Unlikely or No Flow
OF1146	LinDLEY CirCLE		Good	Pipe	0	Concrete	Unlikely or No Flow
OF1147	Parks DrIVE		Good	Pipe	18	Concrete	Unlikely or No Flow
OF1147	Dogwood DrIVE		Good	Pipe	48	Metal	Unlikely or No Flow
OF1148	Hopkins Rd		Good	Pipe	18	Concrete	Unlikely or No Flow
OF1149	FAMBROUGHN DR		Good	Pipe	15	Concrete	Unlikely or No Flow
OF1149	Hopkins Rd		Good	Pipe	18	Concrete	Unlikely or No Flow
OF115	Preston Pl	Preston Place	Good	Headwall Out	0		Unlikely or No Flow
OF1153	Lost Lakes Way	LOST LAKES	Good	Headwall Out	42	Metal	Unlikely or No Flow
OF1155	pinetree Ct		Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1156	warwick lane		Good	Headwall Out	60	Metal	Unlikely or No Flow
OF1156	New MACLAND		Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1157	Dillard St		Good	Pipe	0	Metal	Unlikely or No Flow
OF1157	Jack verron circle	TOWNHOMES AT PARK PL	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1158	Florence Rd		Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1158	Jack verron circLE	TOWNHOMES AT PARK PL	Good	Headwall Out	36	Metal	Unlikely or No Flow
OF1159	ten oaks ct	WHISPERING GLEN	Good	Headwall Out	36	Metal	Unlikely or No Flow
OF1160	Macedonia rd		Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1161	Macedonia rd		Good	Headwall Out	24	Concrete	Unlikely or No Flow
OF1162	sharron driVE		Good	Pipe	18	Metal	Unlikely or No Flow
OF1163	MUSTANG DR	WILDHORSE HILLS	Good	Headwall Out	30	Metal	Unlikely or No Flow
OF1163	OGLESBY RD		Good	Headwall Out	30	Plastic	Unlikely or No Flow
OF1165	<Null>	<Null>	Good	Pipe	30	Metal	Unlikely or No Flow
OF1166	LAWLER DR		Fair	Pipe	18	Metal	Unlikely or No Flow
OF1167	MACEDONIA RD		Good	Headwall Out	30	Metal	Unlikely or No Flow
OF1169	NEW MACLAND RD		Good	Headwall Out	36	Concrete	Unlikely or No Flow
OF1170	HOPKKINS RD		Fair	Pipe	18	Metal	Unlikely or No Flow
OF1171	HOPKINS RD		Poor	Pipe	18	Concrete	Unlikely or No Flow
OF1172	FOREST HILL		Good	Pipe	24	Concrete	Unlikely or No Flow
OF1173	WILDHORSE PARK		Good	Headwall Out	36	Metal	Unlikely or No Flow
OF1174	CALEB CROSSING	<Null>	Good	Headwall Out	40	Concrete	Unlikely or No Flow
OF1175	WALNUT MILL LN	CAMERON SPRINGS	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF1176	Richard Sailors		Good	Headwall Out	36	Metal	Unlikely or No Flow
OF1177	AUSTELL POWDER SPRING RD		Good	Pipe	42	Concrete	Unlikely or No Flow
OF1178	HOPKINS RD		Good	Headwall Out	0	Metal	Unlikely or No Flow
OF1179	Richard Sailors		Good	Headwall Out	60	Metal	Unlikely or No Flow
OF1180	ABBOTT DR	ASHLEIGH PARC	Good	Headwall Out	36	Metal	Unlikely or No Flow
OF1181	FRANK AIKENS RD		Good	Headwall Out	24	Concrete	Unlikely or No Flow
OF1182	SWEETWATER BLVD	SWEETWATER LANDING	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF1183	Wildhorse drIVE	WILDHORSE HILLS	Good	Headwall Out	24	Metal	Unlikely or No Flow

OF1184	POWDER SPRINGS DALLAS RD		Good	Pipe		24	Metal	Unlikely or No Flow
OF1185	Richard Sailors		Good	Headwall Out		18	Metal	Unlikely or No Flow
OF1186	FLOWERING SPRING	SILVER SPRINGS VILLA	Good	Headwall Out		36	Metal	Unlikely or No Flow
OF1187	<Null>	<Null>	<Null>	<Null>	<Null>		<Null>	<Null>
OF1188	<Null>	<Null>	<Null>	<Null>	<Null>		<Null>	<Null>
OF1189	<Null>	<Null>	<Null>	<Null>	<Null>		<Null>	<Null>
OF119	MISTY MORNE LANE	MORNINGSIDE	Good	Headwall Out		24	Metal	Unlikely or No Flow
OF12	ELLIOTT RD	SILVERBROOKE	Good	Headwall Out		18	Concrete	Unlikely or No Flow
OF122	MISTY MORN WAY	MACLAND MEADOWS	Good	Headwall Out		30	Metal	Unlikely or No Flow
OF125	Mistymorn cirCLE	MORNINGSIDE	Good	Headwall Out		0	Metal	Unlikely or No Flow
OF126	BRADFORD LANE	COUNTRY WALK	Good	Headwall Out		24	Metal	Unlikely or No Flow
OF13	SILVERBROOKE DR	SILVERBROOKE	Good	Headwall Out		24	Metal	Unlikely or No Flow
OF131	QUAIL HUNT CT	COUNTRY WALK	Good	Pipe		24	Metal	Unlikely or No Flow
OF136	WARWICK LN	PEMBROOKE	Good	Headwall Out		18	Metal	Unlikely or No Flow
OF138	New MACLAND		Good	Headwall Out		24	Concrete	Unlikely or No Flow
OF139	Richard Sailors		Good	Pipe		36	Concrete	Unlikely or No Flow
OF14	SILVERBROOKE DR	SILVERBROOKE	Good	Headwall Out		24	Metal	Unlikely or No Flow
OF141	Richard Sailors		Good	Pipe		30	Concrete	Unlikely or No Flow
OF142	Richard Sailors		Good	Pipe		0	Concrete	Unlikely or No Flow
OF143	Richard Sailors		Good	Pipe		24	Concrete	Unlikely or No Flow
OF146	Buck rd	VILLAS OF SEVEN SPRI	Good	Headwall Out		36	Metal	Unlikely or No Flow
OF147	VILLA SPRINGS CIR	VILLAS OF SEVEN SPRI	Good	Headwall Out		30	Metal	Unlikely or No Flow
OF148	RICHARD SAILORS PKWY		Good	Pipe		18	Concrete	Unlikely or No Flow
OF15	SILVERBROOKE DR	SILVERBROOKE	Good	Headwall Out		18	Metal	Unlikely or No Flow
OF156	<Null>	<Null>	Good	Headwall Out		36	Metal	Unlikely or No Flow
OF157	<Null>	<Null>	Good	Headwall Out		18	Metal	Unlikely or No Flow
OF159	Acorn Dr	Autumn Trace	Good	Headwall Out		36	Metal	Unlikely or No Flow
OF16	POWDER SPRINGS DALLAS RD		Fair	Pipe		18	Concrete	Unlikely or No Flow
OF160	Hopkins Crossing Dr	Autumn Trace	Good	Headwall Out		24	Metal	Unlikely or No Flow
OF162	HOPPKINS CT	WHISPERING GLEN	Good	Headwall Out		18	Metal	Unlikely or No Flow
OF164	Ten Oaks CiRCLE	WHISPERING GLEN	Good	Headwall Out		18	Metal	Unlikely or No Flow
OF165	TEN OAKS CIR	WHISPERING GLEN	Good	Headwall Out		24	Metal	Unlikely or No Flow
OF172		Wildhorse Hills				0		
OF174		Wildhorse Hills				0		
OF177	Lost Lakes DriVE	LOST LAKES	Good	Headwall Out		18	Metal	Unlikely or No Flow
OF179	Woodpond Cv	Lost Mountain Lakes	Good	Pipe		24	Metal	Unlikely or No Flow
OF180	Lost Lakes Way	Lost Mountain Lakes	Good	Headwall Out		12	Metal	Unlikely or No Flow
OF182	Lost Lakes Dr	LOST LAKES	Good	Headwall Out		36	Metal	Unlikely or No Flow
OF184	Stonewater	LOST LAKES	Good	Headwall Out		36	Metal	Unlikely or No Flow
OF185	COUNTRY WALK ESTATE	COUNTRY WALK	Good	Headwall Out		18	Metal	Unlikely or No Flow
OF187	COUNTRY WALK ESTATE	COUNTRY WALK	Good	Headwall Out		18	Metal	Unlikely or No Flow
OF188	COUNTRY WALK DR	COUNTRY WALK	Good	Other		0	Metal	Unlikely or No Flow
OF188	COUNTY WALK ESTATES	COUNTRY WALK	Good	Headwall Out		18	Metal	Unlikely or No Flow
OF191	DEER CHASE	COUNTRY WALK	Good	Headwall Out		18	Metal	Unlikely or No Flow
OF192	WINDING LANE	COUNTRY WALK	Good	Headwall Out		18	Metal	Unlikely or No Flow
OF193	RAMBLEWOOD CT	COUNTRY WALK	Good	Pipe		18	Metal	Unlikely or No Flow
OF194	COUNTRY WALK DR	COUNTRY WALK	Good	Pipe		36	Metal	Unlikely or No Flow

OF196	COUNTRY WALK DR	COUNTRY WALK	Good	Pipe	36	Metal	Unlikely or No Flow
OF198	RAMBLEWOOD CT	COUNTRY WALK	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF199	HILLSIDE CT	COUNTRY WALK	Good	Headwall Out	30	Metal	Unlikely or No Flow
OF2	PADDOCKS CT	PADDOCKS WEST	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF200	HILLSIDE DR	COUNTRY WALK	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF201	BUCKHORN	COUNTRY WALK	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF202	HICKORY CT	COUNTRY WALK	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF202	HICKORY DR	COUNTRY WALK	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF21	CREEK TRACE EAST	WARREN CREEK	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF212	SPLITWOOD LN	COUNTRY WALK	Good	Pipe	42	Metal	Suspect
OF214	COUNTRY WALK DR	COUNTRY WALK	Good	Headwall Out	56	Metal	Unlikely or No Flow
OF218	MISTY MORNE Trace	MORNINGSIDE	Good	Pipe	24	Metal	Unlikely or No Flow
OF219	MORNINGSIDE DR	MORNINGSIDE	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF22	MORNING DEW DR	MORNINGSIDE	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF222	Mistymorn way	MORNINGSIDE	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF223	MORNINGSIDE WAY	AIKEN'S MILL	Fair	Headwall Out	18	Metal	Unlikely or No Flow
OF224	MISTY MORNE WAY	AIKEN'S MILL	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF226	MORNINGSIDE WAY	AIKEN'S MILL	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF227	Newtown dr	AIKEN'S MILL	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF229	MORNING STAR AVE	AIKEN'S MILL	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF23	CREEK TRACE EAST	WARREN CREEK	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF230	MORNING DEW CT	MORNINGSIDE	Fair	Headwall Out	18	Metal	Unlikely or No Flow
OF231	MORNING DEW DRIVE	AIKEN'S MILL	Good	Pipe	24	Metal	Unlikely or No Flow
OF232	MORNING DEW WAY	AIKEN'S MILL	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF234	Akins Ridge Ln	Akins Ridge	Good		18		Unlikely or No Flow
OF239	Akins Ridge Ct	Akins Ridge	Good		48		Unlikely or No Flow
OF240	Akins Ridge Ct	Akins Ridge	Good		18		Unlikely or No Flow
OF241	Akins Ridge Ln	Akins Ridge	Good		0		Unlikely or No Flow
OF245	Starboard Dr	Powder Cove	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF246	Starboard Dr	Powder Cove	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF255	street life church		Good	Headwall Out	48	Metal	Unlikely or No Flow
OF256	BROWNSVILLE RD		Good	Headwall Out	54	Metal	Unlikely or No Flow
OF260	BROWNSVILLE RD		Good	Pipe	18	Concrete	Unlikely or No Flow
OF261	BROWNSVILLE RD		Fair	Pipe	18	Concrete	Unlikely or No Flow
OF263	Woodbridge Ct	Woodbridge	Good	Pipe	0	Metal	Unlikely or No Flow
OF264	Woodcrest Trl	Woodbridge	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF266	Woodcrest Ln	Woodbridge	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF267	Woodbridge Dr	Woodbridge	Good	Pipe	18	Concrete	Unlikely or No Flow
OF269	Woodcrest Dr	Woodbridge	Good	Headwall Out	30	Metal	Unlikely or No Flow
OF27	CREEK TRACE WEST	WARREN CREEK	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF270	Spring Gate Dr	Spring Gate	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF274	Bridle Ct	Steeplechase	Good	Headwall Out	0	Metal	Unlikely or No Flow
OF276	SPRING BEAUTY CT	SILVER SPRINGS VILLA	Good	Pipe	18	Metal	Unlikely or No Flow
OF277	FLORAL RIDGE LN	SILVER SPRINGS VILLA	Good	Headwall Out	42	Concrete	Unlikely or No Flow
OF278	FLORAL RIDGE LANE	SILVER SPRINGS VILLA	Good	Pipe	12	Plastic	Unlikely or No Flow
OF28	PATHWAY CIR	WARREN CREEK	Good	Pipe	30	Metal	Unlikely or No Flow
OF282	Florence rd.		Good	Headwall Out	36	Concrete	Unlikely or No Flow

OF284	POWDER SPRING Dallas rd		Good	Headwall Out	24	Concrete	Unlikely or No Flow
OF285	POWDER SPRINGS DALLAS RD		Good	Headwall Out	0	Concrete	Unlikely or No Flow
OF289	elliot rd		Good	Pipe	0	Concrete	Unlikely or No Flow
OF29	WARREN FARM RD	WARREN CREEK	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF296	SHIPP RD	HOPELAND PARK	Good	Pipe	18	Concrete	
OF299	SHIPP RD		Good	Headwall Out	36	Metal	Unlikely or No Flow
OF3	PADDOCKS CT	PADDOCKS WEST	Good	Headwall Out	42	Metal	Unlikely or No Flow
OF300	SHIPP RD		Good	Pipe	36	Metal	Unlikely or No Flow
OF302	SHIPP RD		Good	Pipe	36	Metal	Unlikely or No Flow
OF303	SHIPP RD		Good	Pipe	36	Concrete	Unlikely or No Flow
OF313	BROWNSVILLE RD		Good	Pipe	30	Concrete	Unlikely or No Flow
OF34	OVERLOOK CIR	WARREN CREEK	Good	Pipe	24	Metal	Unlikely or No Flow
OF35	ALLISON WOODS CT	WARREN CREEK	Good	Headwall Out	24	Metal	Unlikely or No Flow
OF36	POWDER SPRINGS DALLAS ROAD		Good	Headwall Out	36	Metal	Unlikely or No Flow
OF37	POWDER SPRINGS DALLAS RD		Good	Headwall Out	24	Metal	Unlikely or No Flow
OF39	Liberty Dr	Liberty Oaks	Good	Headwall Out	24		Unlikely or No Flow
OF40	Liberty Ln	Liberty Oaks	Good	Headwall Out	48	Metal	Unlikely or No Flow
OF42	FAMBROUGH DR		Good	Pipe	15	Metal	Unlikely or No Flow
OF54	HOPELAND DR	HOPELAND PARK	Good	Headwall Out	30	Metal	Unlikely or No Flow
OF59	country cove way	COUNTRY COVE	Good	Headwall Out	42	Metal	Unlikely or No Flow
OF6	Yoshino Ter	Evergreen Park	Good		24		Unlikely or No Flow
OF67	WOODCREST WAY	COUNTRY COVE	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF69	SHIPP RD		Good	Headwall Out	36	Metal	Unlikely or No Flow
OF7	elliot dr	Evergreen Park	Good	Pipe	30	Metal	Unlikely or No Flow
OF70	SHIPP RD		Fair	Pipe	24	Concrete	Unlikely or No Flow
OF72	shipp Rd		Good	Headwall Out	18	Metal	Unlikely or No Flow
OF73	NECTAR DR	PEACH PLANTATION	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF83	NECTAR DR	PEACH PLANTATION	Good	Pipe	24	Metal	Unlikely or No Flow
OF87	Lost Lakes Way	LOST LAKES	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF88	Lost Lakes Way	LOST LAKES	Good	Headwall Out	48	Metal	Unlikely or No Flow
OF91	CALEY MILL DR	CALEY'S MILL	Good	Headwall Out	18	Metal	Unlikely or No Flow
OF95	Rose Petal Ln	Rosewood Park	Good	Headwall Out	48	Metal	Unlikely or No Flow
OF96	Richard Sailors		Good	Pipe	18	Concrete	Unlikely or No Flow
OF98	Richard Sailors		Good	Pipe	18	Concrete	Unlikely or No Flow
OF99	Richard Sailors		Good	Pipe	24	Concrete	Unlikely or No Flow
OS1065	FRANK AIKENS RD		Good	Pipe	18	Concrete	Unlikely or No Flow

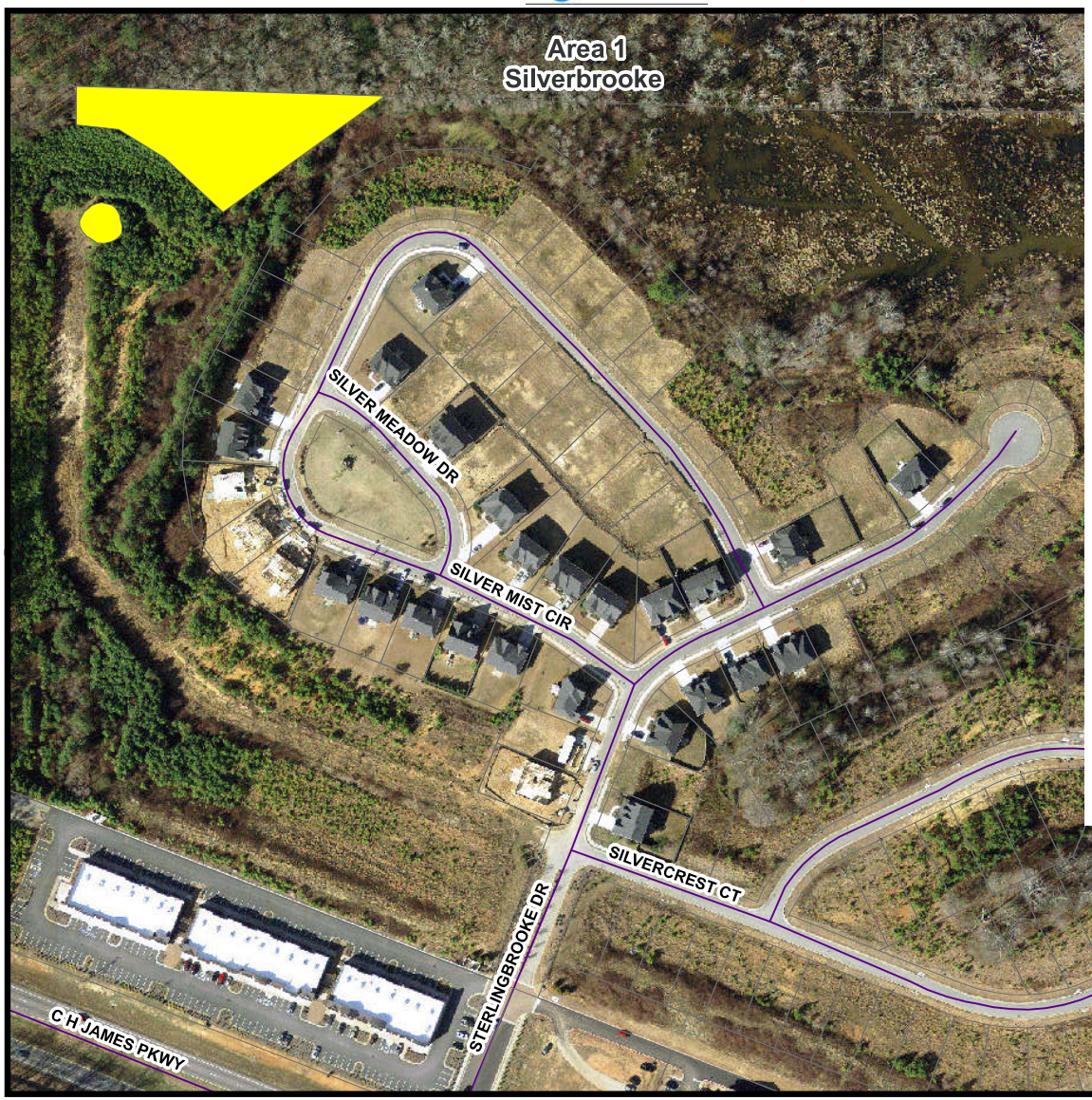
FACILITY_SITE_NAME	FACILITY_ADDRESS	COUNTY	PERMIT_NUMBER	NOI_TYPE
SHADY VENT ALUMINUM PRODUCTS, INC.	4370 DUGGER DRIVEPOWDER SPRINGS, GA 30127	Cobb	3533	No Exposure Exclusion
Powder Springs Machine Company	4018 Lindley RdPowder Springs, Georgia, 30127	Cobb	13124	No Exposure Exclusion
Vintage Specialty Metal Products	4031 Fambrough Dr, Powder Springs, Georgia, 30127	Cobb	13259	No Exposure Exclusion

Business Name	Business Type	Business Address	Phone Number	Website
Customs and Colors	Automotive	5018 Frank Aiken Rd. Building 200	(678) 964-0888	
Advance Auto Parts	Automotive	1068 Richard D. Sailors Pkwy.	(770) 222-4518	www.advanceautoparts.com
Alpha Truck Service	Automotive	Home Business	(770) 757-6053	
American Corvette	Automotive	5023 Frank Aiken Rd.	(770) 943-2530	www.americancorvette.com
American Custom Design Vehicles	Automotive	5045 McNeel Industrial Way	(770) 439-1140	www.acdv.com
AutoZone	Automotive	1060 Richard D. Sailors Pkwy.	(678) 384-0408	www.autozone.com
Bill's Payless Tires	Automotive	3316 New Macland Rd.	(404) 579-5226	
Butler Automotive Repair	Automotive	3410 Florence Cir. Suite 100	(770) 439-1843	www.butlerautomotiverepair.com
C&A Auto Repair LLC	Automotive	4174 Old Austell Rd.	(678) 247-8202	
Candy Apple Custom Inc.	Automotive	3225 Powder Springs Rd.	(770) 943-5024	www.candyapplecustom.com
David Bethune's Custom/Restoration	Automotive	4005 Lindley Rd.	(770) 943-5553	
DTD Tint and Wash	Automotive	4148 Marietta St.	(404) 809-4611	
Ebtec Automotive	Automotive	5014 Frank Aiken Rd.	(678) 895-7785	www.ebtecautomotive.com
Faith Auto Solutions Inc.	Automotive	5018 Frank Aiken Rd. Suite 100	(770) 675-7291	
Gamble's Auto Shine	Automotive	Home Business	(404) 354-2476	
Georgia Collision Inc.	Automotive	5010 Frank Aiken Rd.	(770) 439-2900	
Jackson Glass LLC	Automotive	4000 Fambrough Dr. Suite 2	(678) 497-5602	
James' Auto Repair	Automotive	4018 Lindley Rd.	(770) 943-4825	
Limitless Auto Styling	Automotive	4000 Fambrough Dr. Suite 11	(404) 447-5283	www.limitlessautostyling.com
Macs Tire Service Inc	Automotive	4165 Austell Powder Springs Rd.	(770) 943-2431	
Mac's Tire Service Inc.	Automotive	4165 Austell Powder Springs Rd.	(770) 943-2431	
Major Service Center	Automotive	5016 Frank Aiken Rd.	(770) 943-2050	www.majorservicecenter.com
Mild 2 Wild 4x4 Customs	Automotive	5010 Frank Aiken Rd.	(770) 439-2926	
NG Tires Automotive Services	Automotive	3943 Old Austell Rd.	(678) 426-8383	www.ngtiresautomotive.com
Powder Springs BLT	Automotive	3915 Austell Powder Springs Rd.	(770) 222-6343	
Revelation Mts. & Repairs Inc.	Automotive	3260 New Macland Rd. Bldg. 100-200	(678) 384-0085	
Rigo's Auto Body Shop	Automotive	3180 Florence Rd. Suite 301	(678) 708-6404	www.rigosautobody.com
S S Vintage Motorsports	Automotive	4031 Fambrough Dr. Suite 300	(770) 421-6195	
Tires Plus	Automotive	1066 Richard D. Sailors Pkwy.	(844) 212-2033	www.tiresplus.com
Walk-Er-Ride Inc.	Automotive	3180 Florence Rd. Suite 201	(770) 943-9455	
Enterprise Rent-A-Car	Car Rental	3225 Powder Springs Rd.	(678) 567-2401	www.enterprise.com
Paradise Falls Car Wash	Car Wash	1122 Richard D. Sailors Pkwy.		www.paradisefallscarwash.com
Stars Car Wash	Car Wash	3917 Austell Powder Springs Rd.	(770) 222-6343	
American Flooring Services Inc.	Construction	3403 Florence Cir.	(770) 445-5955	
B&R Dispose All LLC	Construction	4000 Fambrough Dr. Suite 8	(678) 616-6846	
Calwell Insulation Inc.	Construction	3402 Florence Cir.	(770) 439-3727	www.caldwellinsulation.com
Compass Building Systems Inc.	Construction	4547 Silver Springs Blvd.	(770) 439-1250	www.compassbuilding.com
Countertop Expressions	Construction	3192 Florence Rd. Suite 102	(770) 733-3434	www.countertop-expressions.com
Custom Architectural Designs	Construction	4021 Fambrough Dr. Suite B	(770) 439-9451	www.cadconcepts.net
D M Mechanical Inc.	Construction	4630 Hiram Lithia Springs Rd.	(770) 422-6480	www.dmmechanicalinc.com
Daco Enterprises Inc.	Construction	3275 Florence Rd.	(770) 222-2425	
Electric Wiring Inc.	Construction	3180 Florence Rd. Suite 204	(770) 943-1323	
Enterprise Gen Cont Co. Inc.	Construction	4071 Fambrough Dr.	(770) 439-5556	
GA. National Glass & Metal Co.	Construction	4075 Fambrough Dr.	(770) 943-4467	
Gorman Construction Inc.	Construction	3401 Florence Cir. Suite 100	(770) 439-9400	www.gormanconstructioninc.com

H.E.C. Inc.	Construction	4071 Fambrough Dr.	(770) 439-7088	
Hussmann Services Corporation	Construction	3004 Springs Industrial Dr. Suite C	(770) 615-5110	www.hussmann.com/en
Luca Electric	Construction	4575 Brownsville Rd. Suite A	(770) 439-0000	www.jluca.com
Mainline Plumbing LLC	Construction	4000 Fambrough Dr. Suite 5/6	(770) 943-0576	
Mid South Floor Systems Inc.	Construction	4041 Lawler Dr.	(770) 439-8336	www.midsouthfloorsga.com
Perimeter Construction Grp LLC	Construction	4071 Fambrough Dr. Building 100	(678) 653-8155	www.perimeterconstructiongroup.biz
Prime Contractors Inc.	Construction	3406 Florence Cir.	(770) 949-1930	www.primecontractorsinc.net
Rainey Bros Ceiling/Insulation	Construction	3889 Brownsville Rd.	(770) 943-9191	
Saige Enterprises Inc.	Construction	4018 Lindley Rd. B200/Suite 120	(678) 567-0109	
Sanders Electric Inc.	Construction	3180 Florence Rd. Suite 205	(770) 439-1896	www.sanderselectric.com
Servpro of Marietta West	Construction	4031 Fambrough Dr. Suite 1	(770) 428-5467	www.servpromariettawest.com
Signature Sign Service Inc.	Construction	3410 Florence Cir. Suite 600	(678) 427-0350	www.signaturesignservice.com
Southern Hydro Vac Inc.	Construction	4028 Lindley Rd.	(770) 475-8383	www.southernhydrovac.com
United Granite LLC	Construction	4640 Powder Springs Dallas Rd.	(770) 439-9988	www.unitedgranitetops.com
Vintage Constructors & Bldrs Inc.	Construction	4031 Fambrough Court Suite 300	(770) 421-6195	www.vintageconstructors.com
76	Gas Stations	4148 Marietta St.	(770) 966-2492	www.76.com
Chevron	Gas Stations	3290 New Macland Rd.	(678) 567-9207	www.chevronwithtechron.com
Powder Springs Shell	Gas Stations	1390 Richard D. Sailors Pkwy.	(678) 504-5966	
Sunoco	Gas Stations	4150 Marietta St.	(770) 672-4140	www.sunoco.com
Sunoco	Gas Stations	4551 Brownsville Rd.	(770) 439-0549	www.sunoco.com
CECS Inc.	Landscaping	5012 Frank Aiken Rd.	(770) 231-1356	
Rid Property Services Inc.	Landscaping	4060 Austell Powder Springs Rd.	(678) 665-8811	www.ridpropertyservices.com
3D-Cylinders Inc.	Manufacturing	4073 Fambrough Dr. Building 300	(770) 439-9497	www.3d-cylinders.com
3D-Machine Inc.	Manufacturing	4073 Fambrough Dr Building 100-200	(770) 222-4918	www.3d-machine.com
Carstens Inc.	Manufacturing	5045 McNeel Industrial Way	(770) 439-1140	www.acdv.com
Forbo Siegling LLC	Manufacturing	3408 Florence Cir.	(770) 222-4950	www.forbo.com
Gaging Technology Inc.	Manufacturing	3000 Spring Indutrial Dr.	(770) 943-0555	www.gtiprecision.com
Gregory's Quality Printing	Manufacturing	3864 Siniard St.	(770) 439-0611	www.gqpinc.com
Hatchery Planning Inc.	Manufacturing	3190 Florence Rd.	(800) 248-1617	www.hatcheryplanning.com
Industrial Process Welding LLC	Manufacturing	4020 Lawler Dr	(678) 384-0216	
Integrated Equipment Inc.	Manufacturing	3190 Florence Rd Suite 200	(678) 945-0005	
JPM Group	Manufacturing	Home Business	(404) 615-3269	
Powder Springs Machine Company	Manufacturing	4018 Lindley Rd.	(770) 943-1694	
Star Filing Products LLC	Manufacturing	3010 Spring Industrial Dr.	(800) 303-4237	www.star-filing.com
Vintage Speciality Metal Prdts	Manufacturing	4031 Fambrough Dr.	(770) 421-6195	www.vintageconstructors.com
Powder Springs Service Station	Other Services	4180 Old Austell Rd.	(770) 943-5550	
Animal Care Clinic	Pet Services	4327 Brownsville Rd.	(770) 439-1996	www.westmariettavetclinic.com
Powder Springs Animal Clinic	Pet Services	4082 Macedonia Rd.	(770) 943-1811	www.powderspringsvet.com
Spa Wags	Pet Services	3911 Dillard St.	(678) 800-2040	www.spawags.com
RGA Services Inc.	Plumbing, Heating & Air	3410 Florence Cir. Suite 500	(770) 222-6544	
Wilson Air Conditioning	Plumbing, Heating & Air	4011 Lawler Dr.	(770) 943-1613	www.wilsonac.com
Big River Books LLC	Retail	5001 McNeel Industrial Way	(678) 264-0340	www.ebay.com/str/bigriverbooks
Building Supply Association	Retail	3194 Florence Rd.	(770) 439-0101	www.bsabuildingsupply.com
Carter Lumber of The South Inc.	Retail	3365 Florence Rd.	(678) 324-8616	www.carterlumber.com
The Home Depot	Retail	1062 Richard D. Sailors Pkwy.	(678) 567-1161	www.homedepot.com
West Cobb Towing Services Co.	Transportation & Warehousing	4182 Old Austell Rd.	(770) 943-4961	www.westcobbtowing.com
Furniture Classics Service Center	Upholstery	5000-A McNeel Industrial Way	(770) 943-9188	www.fcscinc.com

Buckeye Fasteners Co.	Wholesale	4000 Fambrough Dr. Suite 10	(770) 439-9745	
Boge America Inc.	Wholesale	3414 Florence Cir. Suite 100	(770) 874-1570	www.us.boge.com/en
Engine Power Source Inc.	Wholesale	4000 Fambrough Dr. Suite 4	(800) 374-7522	
Georgia Window Company	Wholesale	4025 Fambrough Dr.	(770) 943-4113	www.gwcompany.homestead.com/GWChome.html
Harcros Chemicals Inc.	Wholesale	4030 Fambrough Dr.	(770) 943-8966	www.harcros.com
Industrial Processing Systems	Wholesale	4020 Lawler Dr.	(678) 384-0216	
National Diversified Sales, Inc.	Wholesale	3380 Florence Rd.	(678) 384-0610	www.ndspro.com
Pierce Aluminum Co. Inc.	Wholesale	3412 Florence Cir.	(770) 422-8416	www.piercealuminum.com
Shaw Stainless LLC	Wholesale	3275 Florence Rd. Building 3	(678) 290-9211	www.stainlessandalloy.com

Green Infrastructure and Low Impact Design



Legend

Ownership, Type

- Private, Rain Garden
- Private, Bioretention
- Public, Bioretention

N
W E
S

Type of Structure	Location	Number of Structures	Ownership
Bioretention	Silverbrook Subdivision	2	Private
Rain Garden	Arbington Trail/Trillium Drive	2	Private
Bioretention	Silverbrook Crossing	2	Public

Appendix D

Inspection Checklists & Procedures

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS

SWCD:_____

Project Name:_____ **Address:**_____

City/County:_____ **Date on Plans:**_____

Name & email of person filling out checklist:_____

Plan Page #	Included Y/N	
		TO BE SHOWN ON ES&PC PLAN
		1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
		2 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 reviewed)
		3 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.)
		4 The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
		5 Provide the name, address, email address, and phone number of primary permittee.
		6 Note total and disturbed acreage of the project or phase under construction.
		7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
		8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
		9 Description of the nature of construction activity.
		10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
		11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
		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 19 of the permit.
		13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 19 of the permit.*
		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 25 of the permit.*
		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."
		16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
		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."*

☐ ☐ 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."*

☐ ☐ 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."

☐ ☐ 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."

☐ ☐ 21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."

☐ ☐ 22 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.*

☐ ☐ 23 If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan.*

☐ ☐ 24 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.*

☐ ☐ 25 Provide BMPs for the remediation of all petroleum spills and leaks.

☐ ☐ 26 Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.*

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

☐ ☐ 28 Description of the practices that will be used to reduce the pollutants in storm water discharges.*

☐ ☐ 29 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).

☐ ☐ 30 Provide complete requirements of inspections and record keeping by the primary permittee.*

☐ ☐ 31 Provide complete requirements of sampling frequency and reporting of sampling results.*

☐ ☐ 32 Provide complete details for retention of records as per Part IV.F. of the permit.*

☐ ☐ 33 Description of analytical methods to be used to collect and analyze the samples from each location.*

☐ ☐ 34 Appendix B rationale for NTU values at all outfall sampling points where applicable.*

☐ ☐ 35 Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged.*

☐ ☐ 36 A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial 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.*

37 Graphic scale and North arrow.

38 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2,5 or 10

39 Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.

40 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.*

41 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.

42 Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.

43 Delineation and acreage of contributing drainage basins on the project site.

44 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.*

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

46 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.

47 Soil series for the project site and their delineation.

48 The limits of disturbance for each phase of construction.

49 Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual included for structural BMPs and all calculations used by the storage design professional to obtain the required sediment when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.

50 Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.

51 Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.

52 Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of the year that seeding will take place and for the appropriate geographic region of Georgia.

*If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream the * checklist items would be N/A.

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS

SWCD:_____

Project Name:_____ **Address:**_____
City/County:_____ **Date on Plans:**_____
Name & email of person filling out checklist:_____

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
		1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed) **Permit IV.D.1 pg 26**
		2 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 reviewed) The Level II certification must be issued to the Design Professional whose signature and seal are on the Plan.
		3 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.) **Permit IV.D.3 pg 27**
		4 The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls. May be shown on ES&PC Plan sheets and/or ES&PC notes. **Permit II.B.1.c pg 12**
		5 Provide the name, address, **email address**, and phone number of primary permittee. May be shown on cover sheet, ES&PC Plan or under ES&PC notes. **Permit II.B.1.b pg 12**
		6 Note total and disturbed acreage of the project or phase under construction. Must be shown on ES&PC Plan or under ES&PC notes. **Permit IV.D.2.c pg 27**
		7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees. GPS location of the construction exit must be shown on cover sheet and may also be shown on ES&PC Plan sheets and ES&PC notes. It must match the NOI. **Permit II.B.1.a pg 12**
		8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions. The initial Plan date should be shown on all pages. With each resubmittal, the revision date and entity requesting revisions should be shown on cover sheet and each sheet that has been revised.
		9 Description of the nature of construction activity. Provide a description of the existing site and a description of the proposed project. These must be shown on ES&PC Plan or under ES&PC notes. **Permit IV.D.2.a pg 27**
		10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary. Site location must be delineated showing surrounding area roads and highways. If the project is being done in phases, each individual phase must be delineated and labeled. This information is important for Plan Reviewers if a site visit is needed, or if the site needs to be located on another map. **Permit IV.D.2.e pg 27**
		11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected. The name of the initial receiving water(s) or if unnamed, the first named blue line stream indicated on the appropriate USGS Topographic map, and when the discharge is through a municipal separate storm sewer system (MS4), the name of the local government operating the municipal separate storm sewer system and the name of the receiving water(s) which receives the discharge from the MS4, and the permittee's determination of whether the receiving water(s)

supports warm water fisheries or is a trout stream. Describe any neighboring area which could be affected by the post-developed runoff from the site. **Permit IV.D.2.f pg 27**

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 19** of the permit.
The following statement and the signature of the design professional must be shown on the ES&PC Plan or under ES&PC notes. "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."

13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on **Part IV page 19** of the permit.*
The following statement and the signature of the design professional must be shown on the ES&PC Plan or under ES&PC notes. "I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of Best Management Practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the **Georgia** Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving 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 NPDES Permit No. GAR 100001."

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." *
The Plan must include a statement indicating that the primary permittee must retain the design professional who prepared the Plan, except when the primary permittee has requested in writing and EPD has agreed to an alternate design professional, to inspect the installation of the initial sediment storage requirements and perimeter control BMPs which the design professional designed within seven (7) days after installation. The design professional shall determine if these BMPs have been installed and are being maintained as designed. The design professional shall report the results of the inspection to the primary permittee within seven (7) days and the permittee must correct all deficiencies within two (2) business days of receipt of the inspection report from the design professional unless weather related site conditions are such that additional time is required. **Permit IV.A.5 pg 25**

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."
See **Part IV.(i) - (iv) on pages 19-24** of the permit and show under ES&PC notes.

16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
When the project requires an approved buffer variance from the GA EPD, an indication shall be shown on the ES&PC Plan. A description of the encroachment activity must be shown on the ES&PC Plan or under ES&PC notes.

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."*
See **Part IV.C. on page 26** of the permit. This can be clarified in a narrative and shown under ES&PC notes. Revisions or amendments should be submitted to the Local Issuing Authority for review.

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."*
The Plan must include a description of how waste materials, including waste building materials, construction and demolition debris, concrete washout, excavated sediment, etc., will be properly disposed of. Any disposal of solid waste to waters of the State is prohibited unless authorized by a Section 404 permit. **Permit IV.D.3.c.(1) pg 30**

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."
Must be shown on ES&PC Plan or under ES&PC notes.

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."
Must be shown on ES&PC Plan or under ES&PC notes.

21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
Must be shown on ES&PC Plan or under ES&PC notes. **Permit IV.D.3.a.(1) pg 28**

22 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.*
If any storm water associated with construction activities discharges into an Impaired Stream Segment that has been listed for the criteria violated, "Bio F" (Impaired Fish Community) and/or "Bio M" (Impaired Macroinvertebrate Community), within Category 4a, 4b or 5, and the potential cause is either "NP" (nonpoint source) or "UR" (urban runoff), the ES&PC Plan must include at least four (4) of the BMPs listed in **Part III.C.2.a. - v.** of the permit. The Impaired Stream Segment(s) should be delineated on the ES&PC Plan. Georgia's most current and subsequent "305(b)/303(d) List Documents **(Approved)**' can be viewed on the GAEPD website (www.gaepd.org/Documents/305b.html) **Permit III.C.2.a. - v. pg 15-17**

23 If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan.*
List of TMDL Implementation Plans can be viewed on the GAEPD website, www.gaepd.org. The TMDL Implementation Plan for sediment should be delineated on the ES&PC Plan. **Permit III.C.1 pg 15**

24 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.*
When the project allows the concrete washdown of tools, concrete mixer chutes, hoppers and rear of the vehicles on the project site delineate the location of the area provided for washing and provide detail of BMPs that will be used. If the project does not allow the concrete washdown on the project site, note that on the Plan. **Permit IV.D.3.c.(6) pg 31**

25 Provide BMPs for the remediation of all petroleum spills and leaks.
The Plan must provide BMPs and guidance for the prevention of spills and leaks of petroleum products from any areas where such products are stored or used as well as guidance for the proper remediation of any spills and leaks that do occur. This information can be in the form of a separate Spill Prevention/Spill Response document so long as that information accompanies the Plan. **Permit IV.D.3.c.(5) pg 31**

26 Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.*
The Plan must contain a 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. These may include storm water detention and retention structures, use of vegetated swales and natural depressions for flow attenuation or a combination of these practices (sequential systems). The Plan must also include a technical explanation of the basis used to select these practices where flows will exceed pre-development levels. The Plan must indicate that velocity dissipation devices will be placed at discharge locations and along the length of any outflow channel in order to provide a non-erosive flow so that the natural physical and biological characteristics and functions of the water course are maintained and protected. The installation of these devices may be subject to Section 404 of the Federal Clean Water Act.
Note: The permittee is only responsible for the installation and maintenance of storm water management devices prior to final stabilization of the site and not the operation and maintenance of such structures after construction activities have been completed. **Permit IV.D.3.b pg 29**

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

The Plan must contain a description of measures, such as plastic sheeting or temporary roofs, to cover building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials in order to minimize exposure to precipitation and to stormwater. **Permit IV.D.3.c.(2) pg 30**

28 Description of the practices that will be used to reduce the pollutants in storm water discharges.*
The Plan must identify all potential sources of storm water pollution expected to be present on the site and provide a narrative explaining how the pollutants will be minimized in the storm water discharges. **Permit IV pg 24**

29 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).
Activity schedule must be site specific. The narrative description and timeline for each phase of construction may be shown on ES&PC Plan sheet or under ES&PC notes. **Permit IV.D.2.b pg 27**

30 Provide complete requirements of Inspections and record keeping by the primary permittee.*
The Plan must include all of the Inspections and record keeping requirements of the primary permittee as stated in **Part IV.D.4.a. on pages 31-33** of the permit. The complete Inspection and record keeping requirements shall be shown on the Plan under ES&PS notes.

31 Provide complete requirements of Sampling Frequency and Reporting of sampling results.*
See **Part IV.D.6.d pages 35-37** *Sampling Frequency* and **Part IV.E page 37** *Reporting* in the permit. Complete Sampling Frequency and Reporting requirements are to be shown on the Plan under ES&PC notes.

32 Provide complete details for Retention of Records as per Part IV.F. of the permit.*
See **Part IV.F page 38** *Retention of Records* in the permit. Complete details of Retention of Records are to be shown on the Plan under ES&PC notes.

33 Description of analytical methods to be used to collect and analyze the samples from each location.*
This narrative must is to be shown on the Plan under ES&PC notes and shall include quality control/assurance procedures and precise sampling methodology for each sampling location. **Permit IV.D.6.a. - c. pg 33-35**

34 Appendix B rationale for NTU values at all outfall sampling points where applicable.*
When the permittee has determined that some or all outfalls will be monitored, a rationale must be shown on the Plan under ES&PC notes which includes 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). **Permit IV.D.6.a.(3) pg 33**

35 Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged.*
The Plan shall include 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 locations of the site or the common development. The map must include (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 the 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. **Permit IV.D.6.a.(1) pg 33**

36 A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the sediment storage requirements and 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.*

The Plan must be shown in a minimum of three phases with each phase shown on a separate sheet. Initial phase of the Plan must include the required 67 cy per acre sediment storage, construction exit, tree-save fence if applicable and any other BMPs necessary to prevent sediment from leaving the site such as silt fence, inlet protection on existing storm drain structures, diversions, check dams, temporary ground cover, etc. Limits of disturbance for the initial phase are to be only the areas needed to install initial BMPs. The intermediate phase should show rough grading and utility construction. BMPs should include initial inlet protection, additional silt fence as needed, any revised sediment storage needed as drainage basins are altered, outlet protection, retrofit if applicable, matting with temporary or permanent vegetation as needed, temporary down drains, filter rings, etc. Final phase of Plan should show finished grade, curbing and paving if applicable, building construction if applicable, etc. BMPs should include permanent vegetation, appropriate inlet protection, etc.
For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and the final BMPs are the same, the Plan may combine all of the BMPs into a single phase Plan. The Plan will include appropriate staging and access requirements for construction equipment. **Permit IV.D.3 pg 27**

☐ ☐ 37 Graphic scale and North arrow.

The graphic scale and North arrow must be clearly shown on all phases of the ES&PC Plan sheets.

☐ ☐ 38 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2,5 or 10

The initial, intermediate, and final phase sheets of the Plan must show the proposed grade in bold contour lines with the above intervals overlaying the original contour lines. Elevations of both the existing and proposed contour lines must be shown.

☐ ☐ 39 Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.

Please refer to the Alternative BMP Guidance Document found at www.gaswcc.georgia.gov **Permit IV.D.3.a (4) pg 29**

☐ ☐ 40 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.*

Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition.

☐ ☐ 41 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.

The State Law of Georgia mandates these minimum undisturbed buffers, but the Local Issuing Authorities are allowed to require more stringent buffers of State waters. The minimum undisturbed buffers required by the State and all other buffers of State waters required by the issuing authority must be delineated. Any undisturbed buffer area that is impacted by the project site must be noted on the Plan. **Permit IV.D.2.e pg 27**

☐ ☐ 42 Delineation of on-site wetlands and all State waters located on and within 200 feet of the project site.

ALL STATE WATERS LOCATED ON AND WITHIN 200 FEET OF THE PROJECT SITE MUST BE DELINEATED ON ALL PHASES OF THE PLAN. When a project is located in a jurisdiction with a certified Local Issuing Authority and the LIA must make a determination of State waters that are not delineated on the Plan, the Plan review could be delayed for beyond the full forty-five day review time allowed to the LIA, or the full thirty-five day review time allowed to the District if the District is reviewing the Plan. For all projects in a jurisdiction where there is no certified Local Issuing Authority regulating that project, EPD is responsible for State waters determinations and there are no time limits for reviewing the Plan.
ALL WETLANDS LOCATED WITHIN THE PROJECT SITE ONLY MUST BE DELINEATED.
If the Local Issuing Authority requires an undisturbed buffer of wetlands, delineate required buffer.

43 Delineation and acreage of contributing drainage basins on the project site.

All existing drainage basins on the project site and their acreage must be delineated on the existing conditions and/or on the initial phase of the Plan. As the basins are altered or new ones created during intermediate and fnal phases, the new basins and their acreage must be delineated throughout each phase of the Plan. **Permit IV.D.2.e pg 27**

44 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.*

Hydrology study and drainage maps should be separate from the Plan. Maps should include each individual basin draining to, through, and from, the project site, with each one delineated, labeled and showing its total acreage.

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

The Plan must provide both pre- and post-construction estimates of the runoff coefficient or peak discharge flow for the site. This can be in the form of a hydrologic study so long as that study is made a part of the Plan and accompanies the Plan. A complete hydrologic study is not a required element of the Plan, only the pre and post-construction estimates of the run-off coefficient or peak discharge flow for the site. **Permit IV.D.2.d pg 27**

46 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.

The storm-drain pipe and weir velocities must show the flow characteristics of the pipe at full flow including pipe diameter, flow rate (cfs), velocity (fps), and tailwater conditions. This information should be shown in a chart on the storm-drain profile sheet, ES&PC intermediate phase sheet, or on the ES&PC detail sheet that shows outlet protection.

The dimensions of the apron must include length (La), width at the headwall (W1), down-stream width (W2), average stone diameter (d50), and stone depth (D) designed in accordance with Figures 6-34.1 and 6-34.2 in the Manual. These should be shown in a chart on ES&PC intermediate and/or final phase sheet or ES&PC detail sheet with outlet protection.

Velocity dissipation devices shall be placed at all discharge locations and along the length of any outfall channel for the purpose of providing a non-erosive velocity flow from the structure to a water course so that the natural physical and biological functions and characteristics are maintained and protected.

47 Soil series for the project site and their delineation.

Soil series delineations are required for the Plan review and can be found on the NRCS web site. The highest level of soil survey required for the project site, such as a level three or level four survey for projects that will be using septic systems, must be delineated on the Plan. The soil series delineation should be shown on the existing site Plan or the initial phase Plan. A chart listing the soils located on the project should be shown on the sheet with their delineation.

48 The limits of disturbance for each phase of construction.

The limits of disturbance for the initial phase should delineate only the area required to be disturbed for the installation of perimeter control and initial sediment storage. The intermediate phase should delineate the entire area to be disturbed for that phase, such as grading, drainage, utilities installed, etc. The final phase should delineate any additional areas to be disturbed such as individual lots, etc.

49 Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.

For each common drainage location, a temporary (or Permanent) sediment basin (Sd3, Sd4, Rt, or excavated Sd2) providing at least 67 cubic yards of storage per acre drained, or equivalent control measures, shall be provided until final stabilization of the site. The 67cubic yards of storage per acre does not apply to flows from off-site areas and flows from on-site areas that are either undisturbed or have undergone final stabilization where such flows are diverted around both the disturbed area and the sediment basin. Sediment basins may not be appropriate for some common drainage locations and a written justification explaining the decision not to use sediment basins must be included in the Plan. Worksheets from the Manual must be completed and shown on the Plan or attached to the Plan for each temporary sediment basin designed for the project. All cross sections and details required per the Manual for Sd3's must be shown on the ES&PC detail section of the Plan. Completed worksheets from the Manual must be shown on the Plan for each retrofit and excavated inlet sediment trap. When the design professional chooses to use equivalent controls the calculations used to obtain the required 67 cubic yards per acre drained must be included on the Plan. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan. **Permit IV.D.3.a.(3) pg 28**

☐ ☐ 50 Location of Best Management Practices that are consistent with, and no less stringent than, the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
BMPs for all phases of the Plan must be consistent with and no less stringent than the Manual and shown using uniform coding symbols from the Manual. The uniform coding symbols legend from the Manual must be included and may be shown on detail sheet or any of the ES&PC Plan sheets.

☐ ☐ 51 Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
The erosion and sediment control detail sheet must show a detailed drawing for each structural BMP shown on the Plan. All BMPs and details shown must, at a minimum, meet the guidelines given in the Manual. Note that a worksheet is provided in the Manual for most structural BMPs that must be included on the ES&PC Plan or detail sheet.

☐ ☐ 52 Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.
Must be shown on ES&PC Plan, on the ES&PC detail sheet or under ES&PC notes.

*If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream the * checklist items would be N/A.

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
INFRASTRUCTURE CONSTRUCTION PROJECTS

SWCD:_____

Project Name:_____ **Address:**_____

City/County:_____ **Date on Plans:**_____

Name & email of person filling out checklist:_____

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
		1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
		2 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 reviewed)
		3 The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
		4 Provide the name, address, email address, and phone number of primary permittee.
		5 Note total and disturbed acreage of the project or phase under construction.
		6 Provide the GPS locations of the beginning and end of the Infrastructure project. Give the Latitude and Longitude in decimal degrees.
		7 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
		8 Description of the nature of construction activity.
		9 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
		10 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
		11 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 21 of the permit.
		12 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 20 of the permit.*
		13 Design professional certification statement and signature that the permittee's ES&PC Plan provides for representative sampling as stated on Part IV.D.6.c.(3) page 37 of the permit as applicable.*
		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, perimeter control BMPs, and sediment basins within 7 days after installation." in accordance with Part IV.A.5 page 26 of the permit *
		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."
		16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
		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."*
		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."*

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."

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22 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.*

23 If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan.*

24 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.*

25 Provide BMPs for the remediation of all petroleum spills and leaks.

26 Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.*

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

28 Description of the practices that will be used to reduce the pollutants in storm water discharges.*

29 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).

30 Provide complete requirements of inspections and record keeping by the primary permittee.*

31 Provide complete requirements of sampling frequency and reporting of sampling results.*

32 Provide complete details for retention of records as per Part IV.F. of the permit.*

33 Description of analytical methods to be used to collect and analyze the samples from each location.*

34 Appendix B rationale for NTU values at all outfall sampling points where applicable.*

35 Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged also provide a summary chart of the justification and analysis for the representative sampling as applicable.*

36 A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial 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.*

37 Graphic scale and North arrow.

38 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Existing Contours	USGS 1": 2000' Topographical Sheets
Proposed Contours	1" : 400' Centerline Profile

39 Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.

40 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.*

41 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.

42 Delineation of on-site wetlands and all State waters located on and within 200 feet of the project site.

43 Delineation and acreage of contributing drainage basins on the project site.

44 Delineate on-site drainage and off-site watersheds using USGS 1" :2000' topographical sheets.

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

46 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.

47 Soil series for the project site and their delineation.

48 The limits of disturbance for each phase of construction.

49 Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.

50 Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.

51 Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.

52 Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.

*If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream the * checklist items would be N/A.

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
INFRASTRUCTURE CONSTRUCTION PROJECTS

SWCD:_____

Project Name:_____ **Address:**_____
City/County:_____ **Date on Plans:**_____
Name & email of person filling out checklist:_____

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
		1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed) **Permit IV.D.1 pg 28**
		2 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 reviewed) The Level II certification must be issued to the Design Professional whose signature and seal are on the Plan.
		3 The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls. May be shown on ES&PC Plan sheets and/or ES&PC notes. **Permit II.B.1.c pg 13**
		4 Provide the name, address, **email address**, and phone number of primary permittee. May be shown on cover sheet, ES&PC Plan or under ES&PC notes. **Permit II.B.1.b pg 13**
		5 Note total and disturbed acreage of the project or phase under construction. Must be shown on ES&PC Plan or under ES&PC notes. **Permit IV.D.2.c pg 28**
		6 Provide the GPS locations of the beginning and end of the Infrastructure project. Give the Latitude and Longitude in decimal degrees. GPS locations of the beginning and end of the infrastructure project must be shown on cover sheet and may also be shown on ES&PC Plan sheets and ES&PC notes. It must match the NOI. **Permit II.B.1.a pg 13**
		7 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions. The initial Plan date should be shown on all pages. With each resubmittal, the revision date, and the entity requesting revisions should be shown on cover sheet and each sheet that has been revised.
		8 Description of the nature of construction activity. Provide a description of the existing site and a description of the proposed project. These must be shown on ES&PC Plan or under ES&PC notes. **Permit IV.D.2.a pg 28**
		9 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary. Site location must be delineated showing surrounding area roads and highways. If the project is being done in phases, each individual phase must be delineated and labeled. This information is important for Plan Reviewers if a site visit is needed, or if the site needs to be located on another map. **Permit IV.D.2.e pg 28**
		10 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected. The name of the initial receiving water(s) or if unnamed the first named blue line stream indicated on the appropriate USGS Topographic map, and when the discharge is through a municipal separate storm sewer system (MS4), the name of the local government operating the municipal separate storm sewer system and the name of the receiving water(s) which receives the discharge from the MS4, and the permittee's determination of whether the receiving water(s) supports warm water fisheries or is a trout stream. Describe any neighboring area which could be affected by the **Permit IV.D.2.f pg 28**
		11 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 21** of the permit. The following statement and the signature of the design professional must be shown on the ES&PC Plan or under ES&PC notes. "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."
		12 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate

and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 20 of the permit.*
The following statement and the signature of the design professional must be shown on the ES&PC Plan or under ES&PC notes. "I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of Best Management Practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving 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 NPDES Permit No. GAR 100002."

13 Design professional certification statement and signature that the permittee's ES&PC Plan provides for representative sampling as stated on Part IV.D.6.c.(3) page 37 of the permit as applicable.*
The following statement and the signature of the design professional must be shown on the ES&PC Plan or under ES&PC notes. "I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for the monitoring of: (a) all perennial and intermittent streams and other water bodies shown on the USGS topographic map and all other field verified perennial and intermittent steams and other water bodies, or (b) where any such specific identified perennial or intermittent stream and other water body is not proposed to be sampled, I have determined in my professional judgment, utilizing the factors required in the General NPDES Permit No. GAR 100002, that the increase in the turbidity of each specific identified sampled receiving water will be representative of the increase in the turbidity of a specific identified un-sampled receiving water."

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, perimeter control BMPs, and sediment basins within 7 days after installation." *
The Plan must include a statement indicating that the primary permittee must retain the design professional who prepared the Plan, or an alternative professional approved by EPD in writing, to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within (7) days after installation. Alternatively, for linear infrastructure projects, the primary permittee must retain the design professional who prepared the Plan, or alternative design professional approved by EPD in writing to inspect (a) the installation of sediment storage requirements and perimeter control BMPs for the "initial segment" of the linear infrastructure project and (b) all sediment basins within the entire linear infrastructure project within (7) days after the installation. For the purposes of the specific requirements in Part IV.A.5., the disturbed acreage of the "initial segment" of a linear infrastructure project must be equal to or greater than 10% of the total estimated disturbed acreage for the linear infrastructure project but not less than one(1) acre. The design professional shall determine if these BMPs have been installed and are being maintained as designed. The design professional shall report the results of the inspection to the primary permittee within (7) days and the permittee must correct all deficiencies within (2) business days of receipt of the inspection report from the design professional unless weather related site conditions are such that additional time is required. Part IV.A.5 pg 26

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."
See Part IV.(i) - (iv) on pages 21-25 of the permit and show under ES&PC notes.

16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
When the project requires an approved buffer variance from the GA EPD, an indication shall be shown on the ES&PC Plan. A description of the encroachment activity must be shown on the ES&PC Plan or under ES&PC notes.

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."*
See Part IV.C. on page 27 of the permit. This can be clarified in a narrative and shown under ES&PC notes. Revisions or amendments should be submitted to the Local Issuing Authority for review.

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."*

The Plan must include a description of how waste materials, including waste building materials, construction and demolition debris, concrete washout, excavated sediment, etc., will be properly disposed of. Any disposal of solid waste to waters of the State is prohibited unless authorized by a Section 404 permit. **Permit IV.D.3.c.(1) pg 31**

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."
Must be shown on ES&PC Plan or under ES&PC notes.

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."
Must be shown on ES&PC Plan or under ES&PC notes.

21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
Must be shown on ES&PC Plan or under ES&PC notes. **Permit IV.D.3.a.(1) pg 29**

22 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.*
If any storm water associated with construction activities discharges into an Impaired Stream Segment that has been listed for the criteria violated, "Bio F" (Impaired Fish Community) and/or "Bio M" (Impaired Macroinvertebrate Community), within Category 4a, 4b or 5, and the potential cause is either "NP" (nonpoint source) or "UR" (urban runoff), the ES&PC Plan must include at least four (4) of the BMPs listed in **Part III.C.2.a. - v.** of the permit. The Impaired Stream Segment(s) should be delineated on the ES&PC Plan. Georgia's most current and subsequent "305(b)/303(d) List Documents **(Approved)**' can be viewed on the GAEPD website (www.gaepd.org/Documents/305b.html) **Permit III.C.2.a. - v. pg 17-19**

23 If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan.*
List of TMDL Implementation Plans can be viewed on the GAEPD website, www.gaepd.org. The TMDL Implementation Plan for sediment should be delineated on the ES&PC Plan. **Permit III.C.1 pg 16**

24 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.*
When the project allows the concrete washdown of tools, concrete mixer chutes, hoppers and rear of the vehicles on the project site, delineate the location of the area provided for washing and provide detail of BMPs that will be used. If the project does not allow the concrete washdown on the project site, note that on the Plan. **Permit IV.D.3.c.(6) pg 32**

25 Provide BMPs for the remediation of all petroleum spills and leaks.
The Plan must provide BMPs and guidance for the prevention of spills and leaks of petroleum products from any areas where such products are stored or used as well as guidance for the proper remediation of any spills and leaks that do occur. This information can be in the form of a separate Spill Prevention/Spill Response document so long as that information accompanies the Plan. **Permit IV.D.3.c.(5) pg 32**

26 Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.*
The Plan must contain a 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. These may include storm water detention and retention structures, use of vegetated swales and natural depressions for flow attenuation or a combination of these practices (sequential systems). The Plan must also include a technical explanation of the basis used to select these practices where flows will exceed pre-development levels. The Plan must indicate that velocity dissipation devices will be placed at discharge locations and along the length of any outflow channel in order to provide a non-erosive flow so that the natural physical and biological characteristics and functions of the water course are maintained and protected. The installation of these devices may be subject to Section 404 of the Federal Clean Water Act.

Note: The permittee is only responsible for the installation and maintenance of storm water management devices prior to final stabilization of the site and not the operation and maintenance of such structures after construction activities have been completed. **Permit IV.D.3.b pg 30**

27 Description of practices to provide cover for building materials and building products on site.*
The Plan must contain a description of measures, such as plastic sheeting or temporary roofs, to cover building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials in order to minimize exposure to precipitation and to stormwater. **Permit IV.D.3.c.(2) pg 31**

28 Description of the practices that will be used to reduce the pollutants in storm water discharges.*
The Plan must identify all potential sources of storm water pollution expected to be present on the site and provide a narrative explaining how the pollutants will be minimized in the storm water discharges. **Permit IV pg 25**

29 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).
Activity schedule must be site specific. The narrative description and timeline for each phase of construction may be shown on ES&PC Plan sheet or under ES&PC notes. **Permit IV.D.2.b pg 28**

30 Provide complete requirements of Inspections and record keeping by the primary permittee.*
The Plan must include all of the Inspections and record keeping requirements of the primary permittee as stated in **Part IV.D.4.a on pages 32-34** of the permit. The complete Inspection and record keeping requirements shall be shown on the Plan under ES&PS notes.

31 Provide complete requirements of Sampling Frequency and Reporting of sampling results.*
See **Part IV.D.6.d pages 38-39** *Sampling Frequency* and **Part IV.E page 40** *Reporting* in the permit. Complete Sampling Frequency and Reporting requirements are to be shown on the Plan under ES&PC notes.

32 Provide complete details for Retention of Records as per Part IV.F. of the permit.*
See **Part IV.F pages 40-41** *Retention of Records* in the permit. Complete details of Retention of Records are to be shown on the Plan under ES&PC notes.

33 Description of analytical methods to be used to collect and analyze the samples from each location.*
This narrative must be shown on the Plan under ES&PC notes and shall include quality control/assurance procedures and precise sampling methodology for each sampling location. **Permit IV.D.6.a. - c. pg 34-38**

34 Appendix B rationale for NTU values at all outfall sampling points where applicable.*
When the permittee has determined that some or all outfalls will be monitored, a rationale must be shown on the Plan under ES&PC notes which includes 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). **Permit IV.D.6.a.(3) pg 34**

35 Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged.*
The Plan shall include 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 locations of the site or the common development. The map must include (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 the 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. **Permit IV.D.6.a.(1) pg 34**

36 A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial sediment storage requirements and 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.*

The Plan must be shown in a minimum of three phases with each phase shown on a separate sheet. Initial phase of the Plan must include the required 67 cy per acre sediment storage, construction exit, tree-save fence if applicable and any other BMPs necessary to prevent sediment from leaving the site such as silt fence, inlet protection on existing storm drain structures, diversions, check dams, temporary ground cover, etc. Limits of disturbance for the initial phase are to be only the areas needed to install initial BMPs. The intermediate phase should show rough grading and utility construction. BMPs should include initial inlet protection, additional silt fence as needed, any revised sediment storage needed as drainage basins are altered, outlet protection, retrofit if applicable, matting with temporary or permanent vegetation as needed, temporary down drains, filter rings, etc. Final phase of Plan should show finished grade, curbing and paving if applicable, building construction if applicable, etc. BMPs should include permanent vegetation, appropriate inlet protection, etc.
For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and the final BMPs are the same, the Plan may combine all of the BMPs into a single phase Plan. The Plan will include appropriate staging and access requirements for construction equipment. **Permit IV.D.3 pg 28**

☐ ☐ 37 Graphic scale and North arrow.

The graphic scale and North arrow must be clearly shown on all phases of the ES&PC Plan sheets.

☐ ☐ 38 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Existing Contours	USGS 1": 2000' Topographical Sheets
Proposed Contours	1" : 400' Centerline Profile

The initial, intermediate, and final phase sheets of the Plan must show the proposed grade in bold contour lines with the above intervals overlaying the original contour lines. Elevations of both the existing and proposed contour lines must be shown.

☐ ☐ 39 Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.

Please refer to the Alternative BMP Guidance Document found at www.gaswcc.georgia.gov **Permit IV.D.3.a.(4) pg 49**

☐ ☐ 40 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.*

Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition.

☐ ☐ 41 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.

The State Law of Georgia mandates these minimum undisturbed buffers, but the Local Issuing Authorities are allowed to require more stringent buffers of State waters. The minimum undisturbed buffers required by the State and all other buffers of State waters required by the issuing authority must be delineated. Any undisturbed buffer area that is impacted by the project site must be noted on the Plan. **Permit IV.D.2.e pg 28**

☐ ☐ 42 Delineation of on-site wetlands and all State waters located on and within 200 feet of the project site.

ALL STATE WATERS LOCATED ON AND WITHIN 200 FEET OF THE PROJECT SITE MUST BE DELINEATED ON ALL PHASES OF THE PLAN. When a project is located in a jurisdiction with a certified Local Issuing Authority and the LIA must make a determination of State waters that are not delineated on the Plan, the Plan review could be delayed for beyond the full forty-five day review time allowed to the LIA, or the full thirty-five day review time allowed to the District if the District is reviewing the Plan. For all projects in a jurisdiction where there is no certified Local Issuing Authority regulating that project, EPD is responsible for State waters determinations and there is no time limits for reviewing the Plan.
ALL WETLANDS LOCATED WITHIN THE PROJECT SITE ONLY MUST BE DELINEATED.
If the Local Issuing Authority requires an undisturbed buffer of wetlands, delineate required buffer.

☐ ☐ 43 Delineation and acreage of contributing drainage basins on the project site.

All existing drainage basins on the project site and their acreage must be delineated on the existing conditions and/or on the initial phase of the Plan. As the basins are altered or new ones created during intermediate and final phases, the new basins and their acreage must be delineated throughout each phase of the Plan. **Permit IV.D.2.e pg 28**

☐ ☐ 44 Delineate on-site drainage and off-site watersheds using USGS 1" :2000' topographical sheets.

Hydrology study and drainage maps should be separate from the Plan. Maps should include each individual basin draining to, through and from the project site, with each one delineated, labeled and showing its total acreage.

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

The Plan must provide both pre- and post-construction estimates of the runoff coefficient or peak discharge flow for the site. This can be in the form of a hydrologic study so long as that study is made a part of the Plan and accompanies the Plan. A complete hydrologic study is not a required element of the Plan, only the pre and post-construction estimates of the run-off coefficient or peak discharge flow for the site. **Permit IV.D.2.d pg 28**

46 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.

The storm-drain pipe and weir velocities must show the flow characteristics of the pipe at full flow, including pipe diameter, flow rate (cfs), velocity (fps), and tailwater conditions. This information should be shown in a chart shown on storm-drain profile sheet, ES&PC intermediate phase sheet or on the ES&PC detail sheet that shows outlet protection.

The dimensions of the apron must include length (La), width at the headwall (W1), down-stream width (W2), average stone diameter (d50), and stone depth (D) designed in accordance with Figures 6-34.1 and 6-34.2 in the Manual. These should be shown in a chart on ES&PC intermediate and/or final phase sheet or ES&PC detail sheet with outlet protection.

Velocity dissipation devices shall be placed at all discharge locations and along the length of any outfall channel for the purpose of providing a non-erosive velocity flow from the structure to a water course so that the natural physical and biological functions and characteristics are maintained and protected.

47 Soil series for the project site and their delineation.

Soil series delineations are required for the Plan review and can be found on the NRCS web site. The highest level of soil survey required for the project site, such as a level three or level four survey for projects that will be using septic systems, must be delineated on the Plan. The soil series delineation should be shown on the existing site Plan or the initial phase Plan. A chart listing the soils located on the project should be shown on the sheet with their delineation.

48 The limits of disturbance for each phase of construction.

The limits of disturbance for the initial phase should delineate only the area required to be disturbed for the installation of perimeter control and initial sediment storage. The intermediate phase should delineate the entire area to be disturbed for that phase, such as grading, drainage, utilities installed, etc. The final phase should delineate any additional areas to be disturbed such as individual lots, etc.

49 Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.

For each common drainage location, a temporary (or permanent) sediment basin (Sd3, Sd4, Rt, or excavated Sd2) providing at least 67 cubic yards of storage per acre drained, or equivalent control measures, shall be provided until final stabilization of the site. The 67cubic yards of storage per acre does not apply to flows from off-site areas and flows from on-site areas that are either undisturbed or have undergone final stabilization where such flows are diverted around both the disturbed area and the sediment basin. Sediment basins may not be appropriate for some common drainage locations and a written justification explaining the decision not to use sediment basins must be included in the Plan. Worksheets from the Manual must be completed and shown on the Plan or attached to the Plan for each temporary sediment basin designed for the project. All cross sections and details required per the Manual for Sd3's must be shown on the ES&PC detail section of the Plan. Completed worksheets from the Manual must be shown on the Plan for each retrofit and excavated inlet sediment trap. When the design professional chooses to use equivalent controls the calculations used to obtain the required 67 cubic yards per acre drained must be included on the Plan. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan. **Permit IV.D.3.a.(3) pg 29**

50 Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
BMPs for all phases of the Plan must be consistent with and no less stringent than the Manual and shown using uniform coding symbols from the Manual. The uniform coding symbols legend from the Manual must be included and may be shown on detail sheet or any of the ES&PC Plan sheets.

51 Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
The erosion and sediment control detail sheet must show a detailed drawing for each structural BMP shown on the Plan. All BMPs and details shown must, at a minimum, meet the guidelines given in the Manual. Note that a worksheet is provided in the Manual for most structural BMPs that must be included on the ES&PC Plan or detail sheet.

52 Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.
Must be shown on ES&PC Plan, on the ES&PC detail sheet or under ES&PC notes.

*If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream the * checklist items would be N/A.

Effective January 1, 2019

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
COMMON DEVELOPMENT CONSTRUCTION PROJECTS (Primary and Tertiary Permittees)
SWCD:_____

Project Name:_____ Address:_____
City/County:_____ Date on Plans:_____
Name & email of person filling out checklist:_____

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
		1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
		2 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 reviewed)
		3 Limit 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.)
		4 The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
		5 Provide the name, address, email address, and phone number of the primary permittee or tertiary permittee.
		6 Note total and disturbed acreage of the project or phase under construction.
		7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
		8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
		9 Description of the nature of construction activity.
		10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
		11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
		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.
		13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV pg 22 of the permit.
		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 *
		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."
		16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.

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.

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."

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."

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."

21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."

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 permittees.*

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.*

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.*

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.

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

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

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.

29 Description of the practices that will be used to reduce the pollutants in storm water discharges.

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).

31 Provide complete requirements of inspections and record keeping by the primary permittee or tertiary permittee.

32 Provide complete requirements of sampling frequency and reporting of sampling results.*

33 Provide complete details for retention of records as per Part IV.F. of the permit.

34 Description of analytical methods to be used to collect and analyze the samples from each location.*

35 Appendix B rationale for NTU values at all outfall sampling points where applicable.*

36 Delineate all sampling locations if applicable, perennial and intermittent streams and other water bodies into which storm water is discharged. *

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.

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.

39 Graphic scale and North arrow.

40 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2,5 or 10

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.

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.

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.

44 Delineation of on-site wetlands and all State waters located on and within 200 feet of the project site.

45 Delineation and acreage of contributing drainage basins on the project site.

46 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.*

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

48 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.

49 Soil series for the project site and their delineation.

50 The limits of disturbance for each phase of construction.

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 storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.

52 Location of Best Management Practices that are consistent with, and no less stringent than, the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.

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.

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.

*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.

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
COMMON DEVELOPMENT CONSTRUCTION PROJECTS (Primary and Tertiary Permittees)
SWCD:_____

Project Name:_____ **Address:**_____
City/County:_____ **Date on Plans:**_____
Name & email of person filling out checklist:_____

Plan Page #	Included Y/N	TO BE SHOWN ON ES&PC PLAN
		1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed) **Permit IV.D.1 pg 29**
		2 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 reviewed) The Level II certification must be issued to the Design Professional whose signature and seal are on the Plan.
		3 Limit 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.) **Permit IV.D.3 pg 30**
		4 The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls. May be shown on ES&PC Plan sheets and/or ES&PC notes. **Permit II.B.1.c pg 12, II.B.2.e pg 14, II.B.3.d pg 15**
		5 Provide the name, address, **email address**, and phone number of the primary permittee or tertiary permittee. May be shown on cover sheet, ES&PC Plan or under ES&PC notes. **Permit II.B.1.b pg 12, II.B.2.c pg 14, II.B.3.b pg 15**
		6 Note total and disturbed acreage of the project or phase under construction. Must be shown on ES&PC Plan or under ES&PC notes. **Permit IV.D.2.c pg 30**
		7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees. GPS location of the construction exit must be shown on cover sheet and may also be shown on ES&PC Plan sheets and ES&PC notes. It must match the NOI. **Permit II.B.1.a pg 12, II.B.3.a pg 15**
		8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions. The initial Plan date should be shown on all pages. With each resubmittal the revision date and entity requesting revisions should be shown on cover sheet and each sheet that has been revised.
		9 Description of the nature of construction activity. Provide a description of the existing site and a description of the proposed project. These must be shown on ES&PC Plan or under ES&PC notes. **Permit IV.D.2.a pg 29**
		10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary. Site location must be delineated showing surrounding area roads and highways. If the project is being done in phases, each individual phase must be delineated and labeled. This information is important for Plan reviewers if a site visit is needed, or if the site needs to be located on another map. **Permit IV.D.2.e pg 30**
		11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected. The name of the initial receiving water(s) or if unnamed the first named blue line stream indicated on the appropriate USGS Topographic map, and when the discharge is through a municipal separate storm sewer system (MS4), the name of the local government operating the municipal separate storm sewer system and the name of the receiving water(s) which receives the discharge from the MS4, and the permittee's determination of whether the receiving water(s) supports warm water fisheries or is a trout stream. Describe any neighboring area which could be affected by the post-developed runoff from the site. **Permit IV.D.2.f pg 30**
		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.

The following statement and the signature of the design professional must be shown on the ES&PC Plan or under ES&PC notes. "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."

13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on **Part IV page 22** of the permit.
The following statement and the signature of the design professional must be shown on the ES&PC Plan or under ES&PC notes. "I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of Best Management Practices required by the **Georgia** Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the State Soil and Water Conservation Commission as of January 1 of the year in which 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 NPDES Permit No. GAR 100003."

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." *
The Plan must include a statement indicating that the primary permittee must retain the design professional who prepared the Plan, except when the primary permittee has requested in writing and EPD has agreed to an alternate design professional, to inspect the installation of the initial sediment storage requirements and perimeter control BMPs which the design professional designed within seven (7) days after installation. The design professional shall determine if these BMPs have been installed and are being maintained as designed. The design professional shall report the results of the inspection to the primary permittee within seven (7) days and the permittee must correct all deficiencies within two (2) business days of receipt of the inspection report from the design professional unless weather related site conditions are such that additional time is required. **Permit IV.A.5 pg 27**

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."
See **Part IV.(i) - (iv) on pages 23-26** of the permit and show under ES&PC notes.

16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
When the project requires an approved buffer variance from the GA EPD, an indication shall be shown on the ES&PC Plan. A description of the encroachment activity must be shown on the ES&PC Plan or under ES&PC notes.

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."
See **Part IV.C on page 29** of the permit. This can be clarified in a narrative and shown under ES&PC notes.
Revisions or amendments should be submitted to the Local Issuing Authority for review.

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."
The Plan must include a description of how waste materials, including waste building materials, construction and demolition debris, concrete washout, excavated sediment, etc., will be properly disposed of. Any disposal of solid waste to waters of the State is prohibited unless authorized by a Section 404 permit. **Permit IV.D.3.c.(1) pg 33**

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."
Must be shown on ES&PC Plan or under ES&PC notes.

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."
Must be shown on ES&PC Plan or under ES&PC notes.

21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
Must be shown on ES&PC Plan or under ES&PC notes. **Permit IV.D.3.a.(1) pg 31**

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 permittees.*

The Plan must contain a list of and contact information for all secondary permittees and a statement that the primary permittee shall provide a copy of the Plan (and any subsequent revisions to the Plan) to each secondary permittee. The Plan must include a section for each secondary to sign indicating that they have made a written acknowledgement of receipt of the Plan and a copy of the acknowledgement must be kept in the primary's records. **Permit IV.D.2.g pg 30**

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.*

If any storm water associated with construction activities discharges into an Impaired Stream Segment that has been listed for the criteria violated, "Bio F" (Impaired Fish Community) and/or "Bio M" (Impaired Macroinvertebrate Community), within Category 4a, 4b or 5, and the potential cause is either "NP" (nonpoint source) or "UR" (urban runoff), the ES&PC Plan must include at least four (4) of the BMPs listed in **Part III.C.2.a. - v.** of the permit. The Impaired Stream Segment(s) should be delineated on the ES&PC Plan. Georgia's most current and subsequent "305(b)/303(d) List Documents **(Approved)**' can be veiwed on the GAEPD website (www.gaepd.org/Documents/305b.html) **Part III.C.2.a. - v. pg 19-21**

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.*

List of TMDL Implementation Plans can be viewed on the GAEPD website, www.gaepd.org. The TMDL Implementation Plan for sediment should be delineated on the ES&PC Plan. **Permit III.C.1 pg 19**

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.

When the project allows the concrete washdown of tools, concrete mixer chutes, hoppers and rear of the vehicles on the project site delineate the location of the area provided for washing and provide detail of BMPs that will be used. If the project does not allow the concrete washdown on the project site, note that on the Plan. **Permit IV.D.3.c.(6) pg 34**

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

The Plan must provide BMPs and guidance for the prevention of spills and leaks of petroleum products from any areas where such products are stored or used as well as guidance for the proper remediation of any spills and leaks that do occur. This information can be in the form of a separate Spill Prevention/Spill Response document so long as that information accompanies the Plan. **Permit IV.D.3.c.(5) pg 34**

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

The Plan must contain a description of measures, such as plastic sheeting or temporary roofs, to cover building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials in order to minimize exposure to precipitation and to stormwater. **Permit IV.D.3.c.(2) pg 33**

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.

The Plan must contain a 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. These may include storm water detention and retention structures, use of vegetated swales and natural depressions for flow attenuation or a combination of these practices (sequential systems). The Plan must also include a technical explanation of the basis used to select these practices where flows will exceed pre-development levels. The Plan must indicate that velocity dissipation devices will be placed at discharge locations and along the length of any outflow channel in order to provide a non-erosive flow so that the natural physical and biological characteristics and functions of the water course are maintained and protected. The installation of these devices may be subject to Section 404 of the Federal Clean Water Act.

Note: The permittee is only responsible for the installation and maintenance of storm water management devices prior to final stabilization of the site and not the operation and maintenance of such structures after construction activities have been completed. **Permit IV.D.3.b pg 32**

29 Description of the practices that will be used to reduce the pollutants in storm water discharges.
The Plan must identify all potential sources of storm water pollution expected to be present on the site and provide a narrative explaining how the pollutants will be minimized in the storm water discharges. **Permit IV pg 26**

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).
Activity schedule must be site specific. The narrative description and timeline for each phase of construction may be shown on ES&PC Plan sheet or under ES&PC notes. **Permit IV.D.2.b pg 30**

31 Provide complete requirements of Inspections and record keeping by the primary permittee or tertiary permittee.
The Plan must include all of the Inspections and record keeping requirements of the primary permittee or tertiary permittee as stated in **Part IV.D.4.a. - c. on pages 34-40** of the permit. The complete Inspection and record keeping requirements shall be shown on the Plan under ES&PS notes.

32 Provide complete requirements of Sampling Frequency and Reporting of sampling results.*
See **Part IV.D.6.d pages 43-44** *Sampling Frequency* and **Part IV.E pages 44-45** *Reporting* in the permit. Complete Sampling Frequency and Reporting requirements are to be shown on the Plan under ES&PC notes.

33 Provide complete details for Retention of Records as per Part IV.F. of the permit.
See **Part IV.F page 45** *Retention of Records* in the permit. Complete details of Retention of Records are to be shown on the Plan under ES&PC notes.

34 Description of analytical methods to be used to collect and analyze the samples from each location.*
This narrative must is to be shown on the Plan under ES&PC notes and shall include quality control/assurance procedures and precise sampling methodology for each sampling location. **Permit IV.D.6.a. - c. pg 40-42**

35 Appendix B rationale for NTU values at all outfall sampling points where applicable.*
When the permittee has determined that some or all outfalls will be monitored, a rationale must be shown on the Plan under ES&PC notes which includes 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). **Permit IV.D.6.a.(3) pg 40**

36 Delineate all sampling locations if applicable, perennial and intermittent streams and other water bodies into which storm water is discharged. *
The Plan shall include 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 locations of the site or the common development. The map must include (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 the 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. **Permit IV.D.6.a.(1) pg 40**

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.
The Plan must be shown in a minimum of three phases with each phase shown on a separate sheet. Initial phase of the Plan must include the required 67 cy per acre sediment storage, construction exit, tree-save fence if applicable and any other BMPs necessary to prevent sediment from leaving the site such as silt fence, inlet protection on existing storm drain structures, diversions, check dams, temporary ground cover, etc. Limits of disturbance for the initial phase are to be only the areas needed to install initial BMPs. The intermediate phase should show rough grading and utility construction. BMPs should include initial inlet protection, additional silt fence as needed, any revised sediment storage needed as drainage basins are altered, outlet protection, retrofit if applicable, matting with temporary or permanent vegetation as needed,

temporary down drains, filter rings, etc. Final phase of Plan should show finished grade, curbing and paving if applicable, building construction if applicable, etc. BMPs should include permanent vegetation, appropriate inlet protection, etc. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and the final BMPs are the same, the Plan may combine all of the BMPs into a single phase Plan. The Plan will include appropriate staging and access requirements for construction equipment. **Permit IV.D.3 pg 30**

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.
The Erosion, Sedimentation & Pollution Control plans for a common development is designed for the life of the project and must include practices to be implemented by all secondary permittees involved, whether the primary permittee relinquishes ownership of the land rights or not. This includes providing an ES&PC Plan for typical and situational lots for each secondary permittee (builder) who purchases a lot from the primary permittee (developer). Situational lots may include, but are not limited to, lots adjacent to State waters buffers (in which a double row of Type S sediment barriers must be shown adjacent to wetlands, lots with an extreme grade, etc.

39 Graphic scale and North arrow.
The graphic scale and North arrow must be clearly shown on all phases of the ES&PC Plan sheets.

40 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2,5 or 10

The initial, intermediate and final phase sheets of the Plan must show the proposed grade in bold contour lines with the above intervals overlaying the original contour lines. Elevations of both the existing and proposed contour lines must be shown.

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.
Please refer to the Alternative BMP Guidance Document found at www.gaswcc.georgia.gov **Permit IV.D.3.a.(4) pg 32**

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.
Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition.

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.
The State Law of Georgia mandates these minimum undisturbed buffers, but the Local Issuing Authorities are allowed to require more stringent buffers of State waters. The minimum undisturbed buffers required by the State and all other buffers of State waters required by the issuing authority must be delineated. Any undisturbed buffer area that is impacted by the project site must be noted on the Plan. **Permit IV.D.2.e pg 30**

44 Delineation of on-site wetlands and all State waters located on and within 200 feet of the project site.
ALL STATE WATERS LOCATED ON AND WITHIN 200 FEET OF THE PROJECT SITE MUST BE DELINEATED ON ALL PHASES OF THE PLAN. When a project is located in a jurisdiction with a certified Local Issuing Authority and the LIA must make a determination of State waters that are not delineated on the Plan, the Plan review could be delayed for beyond the full forty-five day review time allowed to the LIA, or the full thirty-five day review time allowed to the District if the District is reviewing the Plan. For all projects in a jurisdiction where there is no certified Local Issuing Authority regulating that project, EPD is responsible for State waters determinations and there is no time limits for reviewing the Plan.
ALL WETLANDS LOCATED WITHIN THE PROJECT SITE ONLY MUST BE DELINEATED.
If the Local Issuing Authority requires an undisturbed buffer of wetlands, delineate required buffer.

45 Delineation and acreage of contributing drainage basins on the project site.

All existing drainage basins on the project site and their acreage must be delineated on the existing conditions and/or on the initial phase of the Plan. As the basins are altered or new ones created during intermediate and final phases, the new basins and their acreage must be delineated throughout each phase of the Plan. **Permit IV.D.2.e pg 30**

46 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.*
Hydrology study and drainage maps should be separate from the Plan. Maps should include each individual basin draining to, through and from the project site, with each one delineated, labeled and showing its total acreage.

47 An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. *
The Plan must provide both pre- and post-construction estimates of the runoff coefficient or peak discharge flow for the site. This can be in the form of a hydrologic study so long as that study is made a part of the Plan and accompanies the Plan. A complete hydrologic study is not a required element of the Plan, only the pre and post-construction estimates of the run-off coefficient or peak discharge flow for the site. **Permit IV.D.2.d pg 30**

48 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.
The storm-drain pipe and weir velocities must show the flow characteristics of the pipe at full flow including pipe diameter, flow rate (cfs), velocity (fps), and tailwater conditions. This information should be shown in a chart shown on storm-drain profile sheet, ES&PC intermediate phase sheet or on the ES&PC detail sheet that shows outlet protection.
The dimensions of the apron must include length (La), width at the headwall (W1), down-stream width (W2), average stone diameter (d50), and stone depth (D) designed in accordance with Figures 6-34.1 and 6-34.2 in the Manual. These should be shown in a chart on ES&PC intermediate and/or final phase sheet or ES&PC detail sheet with outlet protection.
Velocity dissipation devices shall be placed at all discharge locations and along the length of any outfall channel for the purpose of providing a non-erosive velocity flow from the structure to a water course so that the natural physical and biological functions and characteristics are maintained and protected.

49 Soil series for the project site and their delineation.
Soil series delineations are required for the Plan review and can be found on the NRCS web site. The highest level of soil survey required for the project site, such as a level three or level four survey for projects that will be using septic systems, must be delineated on the Plan. The soil series delineation should be shown on the existing site Plan or the initial phase Plan. A chart listing the soils located on the project should be shown on the sheet with their delineation.

50 The limits of disturbance for each phase of construction.
The limits of disturbance for the initial phase should delineate only the area required to be disturbed for the installation of perimeter control and initial sediment storage. The intermediate phase should delineate the entire area to be disturbed for that phase, such as grading, drainage, utilities installed, etc. The final phase should delineate any additional areas to be disturbed such as individual lots, etc.

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 storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.
For each common drainage location, a temporary (or Permanent) sediment basin (Sd3, Sd4, Rt, or excavated Sd2) providing at least 67 cubic yards of storage per acre drained, or equivalent control measures, shall be provided until final stabilization of the site. The 67cubic yards of storage per acre does not apply to flows from off-site areas and flows from on-site areas that are either undisturbed or have undergone final stabilization where such flows are diverted around both the disturbed area and the sediment basin. Sediment basins may not be appropriate for some common drainage locations and a written justification explaining the decision not to use sediment basins must be included in the Plan. Worksheets from the Manual

must be completed and shown on the Plan or attached to the Plan for each temporary sediment basin designed for the project. All cross sections and details required per the Manual for Sd3's must be shown on the ES&PC detail section of the Plan. Completed worksheets from the Manual must be shown on the Plan for each retrofit and excavated inlet sediment trap. When the design professional chooses to use equivalent controls the calculations used to obtain the required 67 cubic yards per acre drained must be included on the Plan. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan. **Permit IV.D.3.a.(3) pg 31**

☐ ☐ 52 Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
BMPs for all phases of the Plan must be consistent with and no less stringent than the Manual and shown using uniform coding symbols from the Manual. The uniform coding symbols legend from the Manual must be included and may be shown on detail sheet or any of the ES&PC Plan sheets.

☐ ☐ 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.
The erosion and sediment control detail sheet must show a detailed drawing for each structural BMP shown on the Plan. All BMPs and details shown must, at a minimum, meet the guidelines given in the Manual. Note that a worksheet is provided in the Manual for most structural BMPs that must be included on the ES&PC Plan or detail sheet.

☐ ☐ 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.
Must be shown on ES&PC Plan, on the ES&PC detail sheet or under ES&PC notes.

*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, 2019

This file includes all three checklists with perspective guidance documents, as well as Appendix 1.

To access the desired checklist and guidance document, go to the bottom of this page and click on the appropriate tab.

Use the arrows on the botttom left hand corner of this page to advance the tabs for the 2019 checklists.

Summary of changes to checklist items:

Provide name and email of the person filling out the checklist
References to material found in NPDES permits have been added in the Guidance pages

	Checklist Item	
GAR100001	#5	Provide the email address of the primary permittee
	#13	Guidance page: "State Soil and Water Conservation Commission" has been changed to "Georgia Soil and Water Conservation Commission".
	#22	BMPs for discharge into Impaired Streams have changed; refer to Section III.C.2.a.-v.
	#22	Guidance page: "305(b)/303(d) List Documents (Final)" has been changed to "305(b)/303(d) List Documents (Approved)"
	#27	New item added to checklist: "Description of practices to provide cover for building materials and building products on site."
	#30	New wording in permit to be included on Plan (Inspections and record keeping); refer to Section IV.D.4.a. on pages 31-33
	#31	New wording in permit to be included on Plan (Reporting); refer to Section IV.E on page 37
GAR100002	#4	Provide the email address of the primary permittee
	#12	Guidance page: "State Soil and Water Conservation Commission" has been changed to "Georgia Soil and Water Conservation Commission".
	#22	BMPs for discharge into Impaired Streams have changed; refer to Section III.C.2.a.-v.

	#22	Guidance page: "305(b)/303(d) List Documents (Final)" has been changed to "305(b)/303(d) List Documents (Approved)"
	#27	New item added to checklist: "Description of practices to provide cover for building materials and building products on site."
	#30	New wording in permit to be included on Plan (Inspections and record keeping); refer to Section IV.D.4.a. on pages 32-34
	#31	New wording in permit to be included on Plan (Reporting); refer to Section IV.E on page 40
GAR100003	#5	Provide the email address of the primary permittee
	#13	Guidance page: "State Soil and Water Conservation Commission" has been changed to "Georgia Soil and Water Conservation Commission".
	#23	BMPs for discharge into Impaired Streams have changed; refer to Section III.C.2.a.-v.
	#23	Guidance page: "305(b)/303(d) List Documents (Final)" has been changed to "305(b)/303(d) List Documents (Approved)"
	#27	New item added to checklist: "Description of practices to provide cover for building materials and building products on site."
	#31	New wording in permit to be included on Plan (Inspections and record keeping); refer to Section IV.D.4.a. - c. on pages 34-40
	#32	New wording in permit to be included on Plan (Reporting); refer to Section IV.E on pages 44-45
Appendix 1	d.	Revised
	e.	Revised
	i.	Revised
	m.	Removed (which caused lettering sequence to change)
	new n. / old o.	Revised
	new u.	New
	new v.	New

APPENDIX 1

THE ES&PC PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE FOLLOWING BMPS FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO A IMPAIRED STREAM SEGMENT AND FOR SITES WHICH EPD HAS APPROVED IN WRITING A REQUEST TO DISTURB 5O ACRES OR MORE AT ANY ONE TIME.

The four items chosen must be appropriate for the site conditions.

Plan Page #	Included Y/N	
		a. During construction activities, double the width of the 25 foot undisturbed vegetated buffer along all State waters requiring a buffer and the 50 foot undisturbed vegetated buffer along all State waters classified as "trout streams" requiring a buffer. During construction activities, EPD will not grant variances to any such buffers that are increased in width.
		b. Increase all temporary sediment basins and retrofitted storm water management basins to provide sediment storage of at least 3600 cubic feet (134 cubic yards) per acre drained.
		c. Use baffles in all temporary sediment basins and retrofitted storm water management basins to at least double the conventional flow path length to the outlet structure.
		d. A large sign (minimum 4 feet x 8 feet) must be posted on site by the actual start date of construction. The sign must be visible from a public roadway. The sign must identify the following: (1) construction site, (2) the permittee(s), (3) the contact person(s) and telephone number(s), and (4) the permittee-hosted website where the Plan can be viewed must be provided on the submitted NOI. The sign must remain on site and the Plan must be available on the provided website until a NOT has been submitted.
		e. Use flocculants or coagulants and/or mulch to stabilize areas left disturbed for more than seven (7) calendar days in accordance with Section III. D.1. of the NPDES Permit.
		f. Conduct turbidity sampling after every rain event of 0.5 inch or greater within any 24 hour period, recognizing the exceptions specified in Section IV.D.6.d. of the NPDES Permits.
		g. Comply with the applicable end-of-pipe turbidity effluent limit, without the "BMP defense" as provided for in O.C.G.A. 12-7-6 (a)(1).
		h. Reduce the total planned site disturbance to less than 50% impervious surfaces (excluding any State-mandated buffer areas from such calculations). All calculations must be included on the Plan.
		i. Limit the amount of disturbed area at any one time to no greater than 25 acres or 50% of the total planned site, whichever is less. All calculations must be included on the Plan.
		j. Use “Dirt II” techniques available on the EPD website to model and manage construction storm water runoff (including sheet flow). All calculations must be included on the Plan. (https://epd.georgia.gov/erosion-and-sedimentation)
		k. Add appropriate organic soil amendments (e.g., compost) and conduct pre- and post-construction soil sampling to a depth of six (6) inches to document improved levels of soil carbon after final stabilization of the construction site.
		l. Use mulch filter berms, in addition to a silt fence, on the site perimeter wherever construction storm water (including sheet flow) may be discharged. Mulch filter berms cannot be placed in waterways or areas of concentrated flow.
		m. Use appropriate erosion control slope stabilization instead of concrete in all construction storm water ditches and storm drainages designed for a 25 year, 24 hour rainfall event.
		n. Use flocculants or coagulants under a passive dosing method (e.g., flocculant blocks) within construction storm water ditches and storm drainages that feed into temporary sediment basins and retrofitted management basins.
		o. Install sod for a minimum 20 foot width (in lieu of seeding) after final grade has been achieved, along the site perimeter wherever storm water (including sheet flow) may be discharged.
		p. Conduct soil tests to identify and to implement site-specific fertilizer needs.

q. Certified personnel for primary permittees shall conduct inspections at least twice every seven (7) calendar days and within 24 hours of the end of the storm that is 0.5 inches rainfall or greater in accordance with Section IV.D.4.a.(3)(a) – (c); secondary permittees, Section IV.D.4.b.(3)(a) – (c); and tertiary permittees Section IV.D.4.c.(3)(a) – (c) *

r. Apply the appropriate compost blankets (minimum depth 1.5 inches) to protect soil surfaces until vegetation is established during the final stabilization phase of the construction activity.

s. Use alternative BMPs whose performance has been documented to be superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). (If using this item please refer to the Alternative BMP guidance document found at www.gaswcc.georgia.gov)

t. Limit the total planned site disturbance to less than 15% impervious surfaces (excluding any state mandated buffer areas from such calculations). All calculations must be included in the Plan.

u. Conduct inspections during the intermediate grading and drainage BMP phase and during the final BMP phase of the project by the design professional who prepared the Plan in accordance with Section IV.A.5 of the permit.
The Plan must include a statement that the primary permittee must retain the design professional who prepared the Plan to conduct inspections during the intermediate grading and drainage BMP phase and during the final BMP phase.

v. Install Post Construction BMPs (e.g., runoff reduction BMPs) which remove 80% TSS as outlined in the Georgia Stormwater Management Manual known as the Blue Book or an equivalent or more stringent design manual.

Effective January 1, 2019

* This requirement is different for infrastructure projects:
Certified personnel for primary permittees shall conduct inspections at least once every fourteen (14) calendar days and within 24 hours of the end of the storm that is 0.5 inches rainfall or greater in accordance with Section IV.D.4.a.(3)(a) – (c) of this permit.

PLAN REVIEW # _____

EROSION SEDIMENT & POLLUTION CONTROL PLAN REVIEW

_____ SOIL AND WATER CONSERVATION DISTRICT

DATE ON PLANS	LIA	DATE RECEIVED

TOTAL PROJECT ACRES	TOTAL DISTURBED ACRES

NAME OF PROJECT	ADDRESS (INCLUDING COUNTY)

SPECIFIC INFORMATION ON PROJECT (GPS Location)

DESIGN PROFESSIONAL	LEVEL II CERTIFICATION/EXPIRATION DATE	SOIL SERIES

APPLICANT	ADDRESS	PHONE NUMBER

REPORT OF TECHNICAL REVIEW

_____ The Erosion Sediment and Pollution Control Plan for the above named project or activity meets the requirements of the Erosion and Sediment Control Ordinance or Rules and Regulations Governing Land-Disturbing Activities in **The (City/County) of (LIA)** under the provisions of the Erosion and Sedimentation Act of 1975, as amended.

_____ The Erosion Sediment and Pollution Control Plan for the above named project or activity does not meet the requirements in **The (City/County) of (LIA)** through failure to include the following:

> Any questions, comments, or concerns regarding this plan review should be addressed to:

Technical review by: _____
Level II Certification #/Expiration Date: _____
Organization: _____
Date: _____

The technical review as accomplished and reported above was done at the request of and is concurred in by the _____ Soil and Water Conservation District.

_____ _____
DISTRICT SUPERVISOR DATE

City of Powder Springs
B.M.P. INSPECTION REPORT

Project: _____ **Unit:** _____ **Phase:** _____

Inspected By: _____ **Date:** _____ **Time:** _____

LDP #: _____

Inspection Type: Routine ☐ **District Inquiry** ☐ **Citizen Inquiry** ☐ **Commission Inquiry** ☐

Are all erosion control devices installed per the approved construction plans? **Yes** ☐ **No** ☐

If no, please explain:

Stage of Construction:

Grading ☐ **Sewer** ☐ **Storm** ☐ **Curb** **Water** ☐ **Paving** ☐ **Other** ☐

Soil Conditions: Wet ☐ **Medium** ☐ **Dry** ☐

	EROSION DEVICES		STATUS			
1	Bf	Buffer Zone	Passed		Failed	
2	Ds1	Soil Stabilization (mulch only 6" to 10")	Passed		Failed	
3	Ds2	Soil Stabilization (temporary seeding)	Passed		Failed	
4	Ds3	Soil Stabilization (permanent vegetation)	Passed		Failed	
5	Du	Dust Control	Passed		Failed	
6	Cd	Check Dams	Passed		Failed	
7	Ch	Channel Stabilization (circle one) Rip Rap Vegetation	Passed		Failed	
8	Co	Construction Exit Pad	Passed		Failed	
9	Ge	Geotextiles	Passed		Failed	
10	Rd	Rock Filter Dam	Passed		Failed	
11	Rt	Retrofitting (detention ponds/sediment traps)	Passed		Failed	
12	Sd1	Sediment Barrier (circle one) Type A Type C	Passed		Failed	
13	Sd2	Inlet Sediment Trap	Passed		Failed	
14	Sd3	Temporary Sediment Basin	Passed		Failed	
15	Sr	Temporary Stream Crossing	Passed		Failed	
16	St	Storm Drain Outlet Protection	Passed		Failed	
17	Other	(specify or see attached diagram)	Passed		Failed	

A) **Did any item in previous section fail?** (circle one) **Yes** ☐ **No** ☐
If yes, what action was taken? Verbal Notification ☐ Non Compliance ☐ Stop Work ☐ Summons to court ☐
If verbal notification was given, please explain _____

B) **What time frame was given to comply with above referenced notice? Days:** ☐ **Weeks:** ☐

C) **Have any complaints or violations been issued on this project previously**
If yes, explain: Violations _____ **Fines** _____

D) **Are there any zoning stipulations on the approved plans or recorded final plat?** **Yes** ☐ **No** ☐

E) **Are there any streams, lakes, ponds, creeks, or State Waters on this site?** **Yes** ☐ **No** ☐

F) **Were all permits posted?** **Yes** ☐ **No** ☐

G) **Is an erosion and sediment control plan and/or log on site?** **Yes** ☐ **No** ☐

SOIL EROSION CONTROL AFFIDAVIT

City of Powder Springs Community Development Department
PO Box 46, 4488 Pineview Drive
Powder Springs, GA 30127 (770) 943-1666, Fax (770) 222-6935

This affidavit must be submitted at time of Land Disturbing Permit application.

Construction Site Name:_____
Construction Site Address:_____
Property Owner:_____ Phone_____
Address (Owner): _____
_____

Authorized Representative / Applicant:_____
Phone: _____
24 Hour Contact Person: _____Phone:_____

My signature hereto signifies that I am the person responsible for compliance with the Soil Erosion and Sedimentation Control requirements of the City's Unified Development Code. I hereby acknowledge that Best Management Practices (BMP's), per the Manual for Erosion and Sediment Control in Georgia, must be used to control soil erosion on my job site which includes (but, not limited to) at a minimum the following:

1. Proper installation and regular maintenance of silt barriers (i.e. silt fences, hay bales, etc.) in those areas where water exits the job site:
2. Proper installation and regular maintenance of a gravel construction entrance with geotextile under-liner to keep soil and mud from being tracked from vehicles onto the roadways:
3. Removal of mud from the roadway or adjacent property immediately following any such occurrence:
4. Maintenance and removal of sediment from detention ponds, sediment basins, sediment traps, etc.,
5. Conduct no land disturbing activities within 25 feet of the banks of streams, lakes wetland, etc. (i.e. "State waters") (within 50 feet of any trout stream):
6. Cut-fill operations must be kept to a minimum:
7. Land disturbing activities must be limited to and contained within the site of the approved plans.
8. Disturbed soil shall be stabilized as quickly as practicable (within 14 days):
9. Temporary vegetation or mulching shall be employed to protect exposed critical areas during development (Blankets or Matting are required on all slopes of 3 feet horizontal to 1 foot vertical (3:1) or steeper):
10. Cuts and fills may not endanger adjoining property"
11. Fills may not encroach upon natural watercourses or constructed channels in a manner so as to adversely affect other property owners:
12. Mud or silt (sediment) may not enter a stream, river, lake or other state water.

SOIL EROSION CONTROL AFFIDAVIT (continued)

Construction Site Name:_____

Note:

1) Best Management Practices (BMP's): A collection of structural measures and vegetative practices which, when properly designed, installed and maintained, will provide effective erosion and sedimentation control for all rainfall events up to and including a 25 year, 24-hour rainfall event.
2) State Waters: Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the State which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

Any person who violates any provisions of this Section, or any permit condition or limitation established pursuant to this Section, or who negligently or intentionally fails or refuses to comply with any final or emergency order of the Director issued as provided in this Section shall be liable for a civil penalty not to exceed $2,500.00 per day. For the purpose of enforcing the provisions of this Section, notwithstanding any provisions in any City charter to the contrary, municipal courts shall be authorized to impose penalty not to exceed $2,500.00 for each violation. Notwithstanding any limitation of law as to penalties which can be assessed for violations of county ordinances, any magistrate court or any other court of competent jurisdiction trying cases brought as violations of this Section under county ordinances approved under this Section shall be authorized to impose penalties for such violations not to exceed $2,500.00 for each violation. Each day during which violation or failure or refusal to comply continues shall be a separate violation.

NOTE: The State of Georgia EPD NPDES PERMIT for storm water discharges form construction site activities requires a permit be applied for and issued for all tracts or with land disturbance activities greater than or equal to 1 acre. The Law requires inspections and monitoring by the primary, secondary, or tertierry permitees.

I hereby further acknowledge that The City of Powder Springs inspection staff may refuse to make development inspections, may issue stop work orders, and may issue summons to Municipal Court for failure to comply with erosion control requirements.

Signature:_____Date Signed:_____

STORM SEWER SYSTEM INVENTORY / INSPECTION CHECKLIST

Date: _____ Time: _____ Rain Fall last 72 hrs: __Yes/No__

Inspector Name(s):_ _____ Structure ID:_____

Subdivision: _____ Street: _____

Land Use in drainage area: RES COM IND Photo Taken: _on GPS____

Structure Type:

Inlets

Double Wing Catch Basin — Single Wing Catch Basin

Curb Inlet — Junction Box

Drop Inlet Raised Lid — Drop Inlet Grated

Headwall In — Yard Inlet — Other Inlet:_____

Outlets

Pipe — Flared Pipe — Pipe with wings

Headwall Out — Weir — Outlet Structure

Open Drainage Channel/Ditch — Pond Outlet Control Structure — Other Outlet:_____

Ponds

Retention Pond — Detention Pond

Other Pond:_____ — Water Quality Pond

Inlet/Outlet Material: Block Brick Concrete Metal Other:_____

Lid Type: Plastic Metal Locking Other:_____

Curb Marker: Yes No

Junction Box Diameter: 4 FT Other:_____

Junction Box Material: Block Brick Concrete Metal Other:_____

Pipe-In Diameter:_____ **Pipe-Out Diameter:**_____

Pipe/Ditch Material: Metal Plastic Concrete Clay Earthen

Condition of Pipe: Very Poor Poor Fair Good Excellent

Is it Dry? Yes/No **Is there any indication of an illicit discharge?** Yes/No

Next Steps: No action Work Order IDDE Screening Structural Repair Letter to Owner

Notes:_Goes To _____

_____

_____

GPS MARKED:_____

OPERATION AND MAINTENANCE INSPECTION REPORT FOR STORM SEWER SYSTEM
CITY OF POWDER SPRINGS, GEORGIA

Inspection Date _____ Inspector Name _____

Project Location _____ Time _____

Watershed _____ Tax Map _____

Inspection found no apparent problems _____

Structure(s) need maintenance and/or repair as indicated below:

Structure Name/ID (catch basin, manholes, sewer pipe, drainage ditch)	**Location**	**Type of Waste Collected**	**Amount of Waste Collected**

Additional Comments _____

_____

Signed _____ Date _____
Inspector

Updated: June 2017

Stormwater Detention/Retention Pond Inspection Checklist

Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A*	
General Inspection					
Access to the site is adequately maintained for inspection and maintenance.					
Area is clean (trash, debris, grass clippings, etc. removed).					
Inlet Structure					
Drainage ways (overland flow or pipes) to the practice are free of trash, debris, large branches, etc.					
Area around the inlet structure is mowed and grass clippings are removed.					
No evidence of gullies, rills, or excessive erosion around the inlet structure.					
Inlet pipe is in good condition, and water is going through the structure (i.e. no evidence of water going around the structure).					
Diversion structure (high flow bypass structure or other) is free of trash, debris, or sediment. Comment on overall condition of diversion structure and list type.					
Pretreatment (choose one)					
Forebay – area is free of trash, debris, and sediment.					
Filter Strip or Grass Channels – area is free of trash debris and sediment. Area has been mowed and grass clippings are removed. No evidence of erosion.					
Rock Lined Plunge Pools – area is free of trash debris and sediment. Rock thickness in pool is adequate.					
Main Treatment					
Main treatment area is free of trash, debris, and sediment.					
Erosion protection is present on site (i.e. turf reinforcement mats). Comment on types of erosion protection and evaluate condition.					
No algal growth along or within the pond.					
Native plants were used in the practice according to the planting plan. No undesirable vegetation.					
Practice seems to be working properly. No settling around the stormwater pond.					

Stormwater Pond

Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A*	
Comment on overall condition of stormwater pond.					
Vegetation within and around practice is maintained per landscaping plan. Grass clippings are removed.					
No significant sediment accumulation within the practice.					
No evidence of use of fertilizer on plants (fertilizer crusting on the surface of the soil, tips of leaves turning brown or yellow, blackened roots, etc.).					
Plants seem to be healthy and in good condition. Comment on condition of plants.					
Emergency Overflow					
Emergency overflow is free of trash, debris, and sediment.					
No evidence of erosion, scour, flooding, or animal activity around the structure.					
No evidence of erosion, scour, or flooding around the structure.					
Outlet Structure					
Outlet structure is free of trash, debris, and sediment.					
No evidence of erosion, scour, or flooding around the structure.					
Outlet structure does not appear to be blocked.					
No evidence of animal activity.					
No evidence of seepage on the downstream face.					
Results					
Overall condition of Stormwater Pond:					
Additional Comments					

Notes: * If a specific maintenance item was not checked, please check N/A and explain why in the appropriate comment box.

Stormwater Water Quality Vault Inspection Checklist

Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A*	
General Inspection					
Access to the site is adequately maintained for inspection and maintenance.					
Area is clean (trash, debris, grass clippings, etc. removed).					
Inlet Structure and Pretreatment					
Drainage ways (overland flow or pipes) to the practice are free of trash, debris, large branches, etc.					
Inlet structure is in good condition. No signs of cracks or leaks.					
Diversion structure (high flow bypass structure or other) is free of trash, debris, or sediment. Comment on overall condition of diversion structure and list type.					
Inlet pipe fits tightly to the underground detention.					
Inlet has protection to prevent clogging with leaves or other debris and has fine mesh for mosquito control.					
Main Treatment					
Main treatment area is free of trash, debris, and sediment.					
Structure seems to be working properly. No signs of settling, leaking, or cracking. Comment on overall condition of structure.					
Emergency Overflow and Outlet Structure					
Area is free of trash, debris, and sediment.					
Overflow valve appears to be in good condition and show no signs of leaking.					
Results					
Overall condition of Underground Detention:					
Additional Comments					

Notes: *If a specific maintenance item was not checked, please explain why in the appropriate comment box.

Appendix H (RESERVED)

Impaired Waters
Section 3.3.7 of the Permit

1. Population at the time of designation: N/A (No outfalls discharge to a listed stream)

2. The Impaired Waters Plan (see Part 3.3.7 of the NPDES Permit) must, at a minimum, include:
   - A list of impaired waters and the pollutant(s) of concern, including the date of the 303(d) list used;
   - A map showing the location of the impaired waters, the monitoring location, and all identified MS4 outfalls located on the impaired waters or occurring within one linear mile upstream of the waters;
   - The sample location (instream or at the outfalls);
   - Information on the sample type, frequency, and any seasonal considerations;
   - Schedule for starting monitoring for any newly identified pollutants
   - BMPs that will be implemented to address each pollutant of concern; and
   - A schedule for implementing the BMPs;
   - The information to be included in each annual report, including the monitoring data, as assessment of data trends, and an assessment of the effectiveness of the BMPs.

3. If the population exceeds 10,000, and a water is impaired for fecal coliform bacteria, then the MS4 must also address the following in the Impaired Water Plan:
   - Sample frequency for fecal coliform bacteria to include four geometric means per reporting period (16 samples);
   - A description of the development of a Sampling Quality and Assurance Plan if the fecal coliform data is below water quality standards for two years.

NOTE: Should any of the waterways within the City be listed, or if the City adds MS4 outfalls that discharge to listed waterways, then the City will develop and implement an Impaired Waters Plan and attach a copy to this page.

MUNICIPAL INSPECTION PROGRAM

SECTION A. FACILITY DESCRIPTION

Facility Name: _____ Phone #: _____

Address: _____

Description of Facility: _____

Manager: Pam Conner Title: City Manager

Inspector: _____ Phone #: 770-943-1666

Inspection Date: _____ Time: _____ Quarter #: _____

SECTION B: SITE SCREENING CHECKLIST

	Violation	Yes	No	Description
1	Spills or stains present			
2	Grease			
3	Suspicious Discharge			
4	Open, Unmarked and/or leaking containers of hazardous materials			
5	Litter			
6	Sewage Discharge			
7	Illegal Dumping			
8	Stormwater Structure Requires Maintenance			
9	Failure To Show GA EPD Permit and/or SWPPP			
10	Other			

Additional Notes: _____

Capital Improvement Project (CIP) Stormwater Impact Assessment

Project Name/ID Number: _____

Project Type: _____

Proposed Dates of Construction (start - finish): _____

Water Quality Impact

	Yes	No
The project will improve water quality by reducing velocity downstream associated with erosion.		
The project will replace a poorly functioning system that allows for the removal of pollutants currently entering the MS4 system.		
Other:		

Water Quality Enhancement Feasibility (Cost Estimations)

Enhancement Type*	Estimated Cost Increase	Feasible Yes/No
1.		
2.		
3.		

Regulatory Permits

	Yes	No
NPDES Construction Permit		
Section 404 Permit		
Other:		

Describe how this project adheres to the City design criteria, CSS and GSMM:

***Potential Enhancements Include:**

Reduced Clearing and Grading Limits
Use Fewer or Alternative Cul-de-Sacs
Create Landscaping Area in Parking Lot
Reduce Setbacks and Frontages
Green Roofs
Vegetated Filter Strips
Rain Garden
Dry Wells
Minimized Land Disturbance
Rainwater Harvesting
Reduce Roadway Lengths & Widths
Reduce Parking Lot Footprints
Reduce Building Footprint
Soil Restoration / Re-vegetation
Permeable Pavement
Grass Channels
Stormwater Planter
Bio-retention Area
Stormwater Planters
Dry Swales

City of Powder Springs Stormwater Management Division
4488 Pineview Drive, Powder Springs, GA 30127

Greg Ramsey, P.E.
Public Works Director

Inspection Compliance Form

Section A: Facility Description

Inspection Number: _____ Date: _____ Time: _____ Weather condition: _____

Facility: _____

Address: _____

Description of Facility: _____

Facility Contact: _____ Title: _____ Phone: _____

Inspector: _____ Title: _____ Phone: _____

Type of Inspection: ☐ Initial ☐ Routine ☐ Follow up ☐ Annual

Section B: Site Observations

	Violation	Present	Description
1	Use, storage, or cleaning of industrial machinery or equipment in areas where residuals remain and are exposed to stormwater.	Y ☐ N ☐	
2	Stains, materials, residuals, and/or mud observed on the ground, in stormwater inlets, and/or parking/loading areas from previous spills or leaks.	Y ☐ N ☐	
3	Suspicious discharge observed flowing from outfall during dry weather.	Y ☐ N ☐	
4	Uncontained and/or ineffective storage of litter, debris, waste, metal, plastic, and glass containers, broken glass, etc.	Y ☐ N ☐	
5	Inappropriate management of materials, products and/or soil where exposure to stormwater could result in the discharge of pollutants	Y ☐ N ☐	
6	Potentially hazardous materials, such as used oil, stored in open and/or leaking containers.	Y ☐ N ☐	
7	Inappropriate disposal of wastewater (including septic tank failures) and/or grease.	Y ☐ N ☐	
8	Failure to provide notification to appropriate agencies of a release of hazardous materials.	Y ☐ N ☐	
9	Stormwater structure (for example: pond, oil grit separator, swales, trenches, etc.) requires maintenance.	Y ☐ N ☐	
10	Incomplete records of industrial stormwater permit, land disturbance permit, stormwater pollution prevention plan, and/or management of used oil, solvents, and/or other hazardous materials.	Y ☐ N ☐	
11	Other	Y ☐ N ☐	

Section C: Recommended Action

Section D: Notice of Right to Appeal

Section E: Referenced Ordinance(s) and Potential Penalties

Section F: Educational Materials Distributed

Section G: Recommendations

Compliance Status:

☐ In compliance ☐ Out of Compliance ☐ Follow Up Required

Inspector: Date:

Jesus Davila / Charles Mabry _____

☐ ☐

HPVS INSPECTION PROGRAM

City of Powder Springs, Georgia

Section A. Facility Description

Business Name _____ Phone _____

Address _____

Description of Business _____

Owner/Operator _____ Title _____ Phone _____

Inspector _____ Title _____ Phone _____

Inspection Date _____ Time _____ Weather (rain last 72 hrs?) _____

Lat/Long _____ Initial or Followup? _____

Section B. Site Screening Checklist

	VIOLATION	YES	NO	DESCRIPTION
1.	SPILLS OR STAINS PRESENT			
2.	GREASE			
3.	SUSPICIOUS DISCHARGE			
4.	OPEN, UNMARKED AND/OR LEAKING CONTAINERS OF HAZARDOUS MATERIAL			
5.	LITTER			
6.	POTENTIAL SEWAGE DISCHARGE			
7.	ILLEGAL DUMPING			
8.	STORMWATER STRUCTURE REQUIRES MAINTENANCE			
9.	FAILURE TO SHOW ISW PERMIT AND;/OR SWPPP (IF ELIGIBLE)			
10.	OTHER			

NOTES _____

_____

_____

_____

Signature of Owner/Operator indicating receipt of completed inspection form.

CITY OF POWDER SPRINGS
SANITARY SEWER DETECTION LOG

DATE	REPORTED BY	SITE DATA/ADDRESS	DATE REPORTED TO COUNTY

Sanitation Report **Start Date (MM/DD/YY) - End Date(MM/DD/YY)**

Carts Washed	
Carts Put Together	
Tonnage	
Trucks of Brush/Tonnage	
Work Orders for extra trash	
Work orders for brush/Yard Waste	
Bags picked up R/W	
Carts Repaired	
Carts Delivered	
Carts Picked up	
Cart Replacements	
2nd Cart Set	

After Hours Emergency
Agendas & Minutes
Bid Information
Contact Us
Directions
Employment
Job Postings
Municipal Court

Stormwater

Brief Description*

Problem Location

Street Number and Name:*	*
Address Line 2:	
City:*	
State:*	
Zip Code:	
Photograph:	Choose File No file chosen

Your Information

Name:	
Street Number and Name:	
Address Line 2:	
City:	
State:	
Zip Code:	
Phone Number:	
Fax Number:	
Email Address:	brittany.israel@gmcnetwork.com
Preferred Contact Method:*	Email

* indicates required fields.

Submit Reset Cancel

Appendix E

Illicit Discharge Detection and Elimination (IDDE) Plan
Section 3.3.2 of the Permit

City of Powder Springs, Georgia

Illicit Discharge Detection & Elimination (IDDE) Plan

1. Introduction

Illicit discharges are unpermitted non-stormwater flows to the stormwater drainage system that contain pollutants or pathogens. Illicit discharges can be direct discharges or dumping to the stormwater system or can occur through upstream activities that eventually flow to storm drain or drainage channel. Illegal connections are physical connections such as pipes that allow illicit discharges to the stormwater system on an ongoing basis.

Screening of stormwater outfalls during dry weather is an important tool for investigating potential non-stormwater entries to the storm drainage system. Subsequent identification and elimination of illicit discharges and illegal connections can result in substantial improvements to local water quality.

An outfall is the most downstream point where a municipal separate storm sewer system discharges to waters of the State. The City will identify the outfall that is the lowest downstream point in a storm sewer system to monitor (the final outfall). The City may not maintain the storm sewer system continuously upstream from the point that is monitored, but the most downstream point in the system is the best location to identify illicit connections and illegal discharges which is the objective of this
procedure.

2. Program Description

The City has completed an outfall inventory, which currently includes 316 outfalls within the City jurisdiction. A map has also been prepared identifying the location of these outfalls. A copy of the map and a listing of the MS4 outfalls have been included in Attachment A of this document. The City will update its MS4 Outfall Map and Outfall Inventory annually based on new development as-built maps and field inspections.

Dry weather screening (DWS) is performed on prioritized stormwater outfalls which are selected based on the potential for illicit discharges. The City will perform DWS of 100% of its MS4 outfalls within the 5-year permit cycle and will screen no less than 5% of MS4 outfalls in any given year.

Screening of stormwater outfalls for illicit discharges is performed during periods of dry weather, which is defined as rainfall of less than **0.1 inch per day for at least 72 hours.** This criterion avoids the screening of flows that may have resulted from wet weather (stormwater) events.

Each outfall is to be inspected for flow. When a dry weather flow is observed at an outfall, the following are to be performed on the flow:

1. Field observations and measurements – Site descriptions and qualitative observations of physical conditions of the outfall and flow, as well as measurement of several in-situ water quality parameters.
2. Water Quality Sampling – Collection of water quality samples for field analysis or laboratory analysis when indicated by the field observations and measurements.

In dry weather outfall screening, the field team is looking for indicators that point to or confirm an illicit discharge or illegal connection. Section 3.3.1 provides guidance on potential sources of pollution based upon the findings of the screening. The discovery of an illicit discharge will warrant a more detailed pollutant source identification investigation.

3. DWS Program Procedures

3.1 Field Sampling, Screening, and Analysis Equipment

Table 1 below lists the recommended equipment list and supplies for DWS of MS4 outfalls. Before undertaking field work, the field team should ensure that all of the necessary equipment is present and in order. Any meters/probes should be calibrated in accordance with manufacturer's specifications. In addition, field test kits should be inspected to ensure that they have sufficient reagents and test strips as well as to confirm the expiration dates prior to beginning field work activities associated with dry weather screening.

TABLE 1: LIST OF EQUIPMENT & SUPPLIES FOR OUTFALL DWS

Field Equipment /Supplies	Function/Use
Field maps (with outfall locations, drainage areas, and street information)	Locating outfalls for DWS
Field DWS Procedures	For reference during the field activities
Field screening equipment	Measuring field temperature, pH and specific
Field test kits	Measuring fluoride, surfactants and fecal coliform
Sample bottles with labels	For collection of grab samples
Sealed, sterile sample bottles with labels	For collection of bacteria grab samples
Grab water sampler (dipper on long pole)	For outfalls/flows that are difficult to reach
Clear tape and applicator	To apply over label
Coolers with ice packs	For transport of grab samples and to keep samples preserved after collection and during transport to lab.
Clipboard or notebook with data collection forms	To document field data and activities
Cell phone with camera	Field communication and photo documentation
Handheld GPS receiver (if applicable)	Determining outfall locations
Field sampling gear (disposable gloves, etc)	To ensure proper sample collection protocols are Followed.

3.2 Weather Considerations

Prior to any screening field work, check local rain gages to ensure that the conditions are appropriate for dry weather outfall screening. **Dry weather conditions are defined as rainfall of less than 0.1 inch per day for at least 72 hours.**

3.3 Field Screening Procedures

Field screening will be conducted at all MS4 Outfalls within the MS4 Inventory over the five-year period of this permit. Physically inaccessible outfalls will be screened by identifying the nearest upstream field screening point where the inspection can occur. The results of the observations will be recorded on the Outfall Inspection Checklist form included in Attachment B of this Plan or within a GIS database that includes the same information as shown on the form.

3.3.1 Field Observations and Measurements

When an outfall is screening, the coordinates should be logged using the GPS receiver (if applicable). Basic descriptive information is recorded at the top part of the Dry Weather Outfall Screening Form:

- Outfall Location
- Outfall ID Number
- Outfall Type, Material, and Size
- Receiving Stream and/or watershed name
- Date and Time of Screening
- Weather Observations
- Staff Undertaking Screening

Digital photographs should be taken of the outfall and photo numbers recorded on the screening Form. Physical observations of the site are recorded on the screening form under *Field Observations and Measurements.* If no flow is observed during the outfall screening the 'Flow from Outfall?' field should be checked 'No' and the screening is complete. This result will be counted towards the total number of outfalls screened.

If flow is observed, then 'Yes' should be checked and the following physical indicators recorded. Each of these observations associated with flowing outfalls may predict the presence of an illicit discharge or illegal connection:

- **Odor:** Description of any odors that emanate from the outfall and an associated severity score. Since noses have different sensitivities, the entire field team should reach consensus about whether an odor is present and how severe it is. A severity score of one means that it is faint, or the team cannot agree on its presence or origin. A score of two indicates a moderate odor within the pipe. A score of three is assigned if the odor is so strong that the field team smells it a considerable distance away from the outfall.
- **Color:** The visual assessment of the discharge color. The intensity of color is ranked from one (slightly tinted) to three (clearly visible in the flow). The best way to measure color is to collect the discharge in a clear sample bottle and hold it up to the light. Field teams should also look for downstream plumes of color that appear to be associated with the outfall.
- **Turbidity:** The visual estimate of the turbidity of the discharge, which is a measure of the cloudiness or opaqueness of the water. Turbidity is ranked from one (slight cloudiness) to three (opaque). Like the color observation, turbidity is best observed using a clear sample bottle. The field team should also look for turbidity in the plunge pool below the outfall, and note any downstream turbidity plumes that appear to be associated with the outfall.
- **Floatables:** The presence of any floatable materials in the discharge or the plunge pool below. Sewage, oil sheen or film, and suds are all examples of floatable indicators. [Note that for dry weather screening, trash and debris are not considered indicators of an illicit discharge or illegal connection.]

The results of the observations will be recorded on the field screening form by City staff. City staff will also map the location of the outfalls screened, systematically updating the City's inventory of outfalls through the screening effort.

TABLE 2: FIELD OBSERVATIONS AND POTENTIAL SOURCES

PARAMETER	OBSERVATIONS	POTENTIAL SOURCE(S)
ODOR	Sewage	Sanitary sewer; septic tank discharges
	Sulfur (rotten eggs)	Industrial discharge (sulfides and/or organics); sanitary sewer; septic tank discharges
	Oil/Gasoline	Facilities associated with vehicle maintenance and operation; petroleum product manufacturing or storage; industrial discharge
	Rancid/Sour	Food Preparation facilities (restaurants, hotels, etc.)
COLOR	Orange/Rust	Construction site or unstabilized soil (eroded soil and clay)
	White/Milky	Sanitary sewer; septic tank discharges; residential or commercial washwater, concrete or stone operators; fertilizer
	Grey	Residential or commercial washwater; dairies
	Red	Meat packers
	Yellow	Industrial discharge
	Green	Industrial discharge; Facilities associated with vehicle maintenance and operations (antifreeze)
	Brown/Black	Industrial discharge
TURBIDITY	Cloudy	Sanitary sewer; septic tank discharges; residential or commercial washwater, concrete or stone operators; fertilizer
	Opaque	Food Preparation facilities (restaurants, hotels, etc.); Industrial discharge
	Silky/Muddy	Construction site or unstabilized soil (eroded soil and clay)
FLOATABLES	Sewage	Sanitary sewer; septic tank discharges
	Petroleum (oil sheen)	Facilities associated with vehicle maintenance and operations; petroleum product manufacturing or storage; Industrial discharge;
	Suds	Sanitary sewer; septic tank discharges; residential or commercial washwater

Upon completing the physical observations, City staff will measure the temperature, pH, and specific conductivity of the dry weather flow (either in-situ or using a sample bottle) and record the readings on the screening form.

3.3.2 Water Quality Sampling

Water quality sampling of a dry weather flow is performed to look for chemical indicators which may detect, characterize or confirm the presence of an illicit discharge or illegal connection.

If dry weather flow is observed, City staff will perform field sampling of the discharge as noted below.

- Measure the discharge in-stream using field probe, for the following parameters: pH, temperature, and conductivity.
- Collect a grab sample and perform analysis on the discharge using field equipment for total fluoride and surfactants.
- Laboratory analysis may be performed in-lieu of field sampling for one or more of the water quality parameters. Grab samples should be collected and analyzed using EPA approved field collection methods and laboratory analysis protocols.

Collect grab samples for fecal coliform if conductivity is measured above 300 mho/cm. Samples should be taken when there is visual evidence including milky white or gray color and floatables, a sewage odor, or other applicable evidence of potential sanitary sewer discharge. Fecal grab samples will be cooled with ice and taken to an accredited laboratory for fecal coliform analysis within six hours of sample event. Fecal samples will be dechlorinated with sodium thiosulfate. Fecal samples will only be performed once at applicable outfalls during sampling event due to cost considerations.

3.3.3 Field Sampling and Analysis

Field test kits with appropriate reagents, test strips/discs, and sampling equipment should be used. The test kits must have the ability to detect fluoride within the range 0 to 2.00 g/L and surfactants within the range 0 to 3.0 mg/L.

Follow the kit manufacturer's procedures for obtaining a test sample and completing the field analysis. Record the field analysis results on the screening form.

3.3.4 Grab Samples

Grab samples and subsequent laboratory analysis may be performed in lieu of field sampling for one or more of the water quality parameters. Grab samples should be analyzed using EPA approved field collection methods and laboratory analysis protocols.

3.3.4.1 Grab Sample Collection

A manual grab sample for a dry weather flow is accomplished by inserting the sample container (either plastic or glass depending on the parameter) under or down current of a discharge with the container opening facing upstream. In many cases, the sample container itself can be used to collect the sample. Less accessible outfalls will require the use of poles and buckets to collect the grab sample. A pre-measured cut-off milk jug can be used to capture shallow flows from the outfall. To ensure that the manual grab samples are representative, the following procedures should be followed:

- Do not open sample bottle until sample is to be actually collected.
- Use gloves at all times when handling sampling bottles.

- Take the grab from the horizontal and vertical center of the outfall.
- Make sure not to disturb any sediments or benthic growth in the outfall.
- Transfer samples into proper container (e.g., from bucket to sample container). Fecal coliform grab samples must be collected directly into the sterile sample containers.

All of the equipment and containers that come into contact with the sample should be cleaned in order to avoid contamination, and be non-reactive to prevent leaching of pollutants. All of the equipment and containers that come into contact with the sample should be cleaned in order to avoid contamination, and be non-reactive to prevent leaching of pollutants.

3.3.4.2 Grab Sample Handling

The grab sample bottle type, preservation requirements, and holding time requirement for those parameters being tested are listed in Table 3. Proper preservation and maintenance of the holding times for each parameter is essential for the integrity of the sampling results. Note that fecal coliform samples have a short holding time of six hours and must be returned to the lab for analysis within this time or the results may be unrepresentative of the flow.

TABLE 3: SAMPLE HANDLING REQUIREMENTS

Parameter	Container Type[1]	Sample Volume (g)	Sample Preservation	Maximum Holding Time
Fluoride	P,G	500 ml	Cool 4° C	28 Days
Surfactants (detergents)	P	500 ml	Cool 4° C	48 Hours
Fecal Coliform[2]	PP, G	100 ml	Cool 4° C	6 Hours
[1] Polyethylene (P), Polypropylene (PP), Glass (G)- EPA approved sample containers (40 CFR 136)				
[2] In chlorinated waters, dechlorinate the sample with sodium thiosulfate by adding 1 ml of 10% $Na_2S_2O_3$ to the 100 ml sample				

3.3.4.3 Grab Sample Identification and Labeling

A sample numbering system should be used to ensure that each sample is uniquely identified in the field and tracked on field data collection forms. The sample numbering should be as follows: (###)-(MMDDYY)-(HH:MM) **w**here:

= A unique number for each sample location
MMDDYY = Month, day, year
HH:MM = Time in military units

All of the samples collected at the site should be placed in the appropriate sample containers for preservation and shipment to the designated laboratory. Each sample should be identified with a separate identification label. A waterproof, gummed label should be attached to each sampling container. Information to be recorded on the label should include:

- Site name

- Sample number
- Analysis to be performed
- Date and time of collection
- Preservation used and any other field preparation of the sample
- Initials of field crew collecting the sample

3.3.4.4 Grab Sample Documentation

A chain-of-custody (COC) form should accompany all samples. See Appendix C for a sample COC form. The COC form shall include all of the information provided on the sample label discussed in the preceding section.

The purpose of the COC form is to provide a mechanism for tracking each sample submitted for laboratory analysis. The information on the COC form must be identical to the information of the sample label. A COC form should be prepared by the sample collector for each set of samples submitted for laboratory analysis. The form should be placed in a re-sealable plastic bag (to keep the form dry) and sealed inside each sample cooler. When transferring possession of the samples, the individual relinquishing and receiving samples should sign, date, and note the time on the COC form. This record documents the transfer of custody from the sampler to another person, to/from a secure storage area, and to the laboratory. Copies of the COC forms should be kept for future reference.

3.3.4.5 Analytical Laboratory Coordination and Sample Delivery

The samples should be packed in coolers with ice (or ice packs) to ensure they maintain the required temperature of less than or equal to 4°C during transport to the designated laboratory. Contact the laboratory prior to sampling to assure that the samples will be analyzed within their holding time. Samples may be placed in individual one-gallon resealable bags as a precaution to avoid spilling the sample. All glass bottles should be individually bagged and bubble-wrapped to prevent breakage on the way to the lab. Samples may be placed in a large trash bag inside a cooler (to ensure against the sample leaking) with ice completely covering the samples.

3.4 Quality Assurance/Quality Control

This section describes the elements of the field quality assurance/quality control (QA/QC) program. The overall QA/QC objective for the monitoring program is to ensure that the data collected are of good quality.

3.4.1 Field QA/QC

Field quality control procedures include calibration procedures, field blanks and field duplicates. The field equipment should be calibrated appropriately prior to leaving for the sampling site to ensure proper performance of the equipment. This includes the any meters or probes used during field work. The pH meter should be calibrated using two buffers that bracket the expected pH range (typically 4 and 7). The conductivity meter is calibrated by rotating the probe below the surface in a standard Potassium Chloride solution of 4.49 ms/cm in a circular motion. The

readings must be within 10 percent to be acceptable. The thermometers used should be accurate to + 5°C.

Quality control blanks should be used in the field to determine potential sample contamination during sample collection, handling, shipment, storage, or laboratory handling and analysis. Reagent grade water should be used for the quality control blanks. Field duplicates should be collected on approximately 10 percent of the samples to assess the representativeness of sampling procedures in addition to the normal uncertainty associated with the analysis.

3.4.2 Laboratory QA/QC

The laboratories should follow Georgia EPD- approved methods and routinely perform quality control checks during laboratory analysis, including calibration standards, blanks, laboratory control samples, laboratory control duplicate samples, matrix spikes, and matrix spike duplicates. Spikes and duplicates should be performed on a minimum of 10 percent of the samples and should meet data quality objectives established by the client.

4. Source Tracing

All outfalls with dry weather flow require immediate follow-up actions and activities to determine the specific source(s) of dry weather flow and potential illicit discharge. There are a variety of methods for illicit discharge source identification, including those listed below. City staff will utilize the Source Tracing form in Attachment C of this document to record the results of any source tracing activities. Depending on the type of illicit discharge detected and access to the storm sewer system, City staff may employ one or more of the following methods.

4.1 Field Sampling

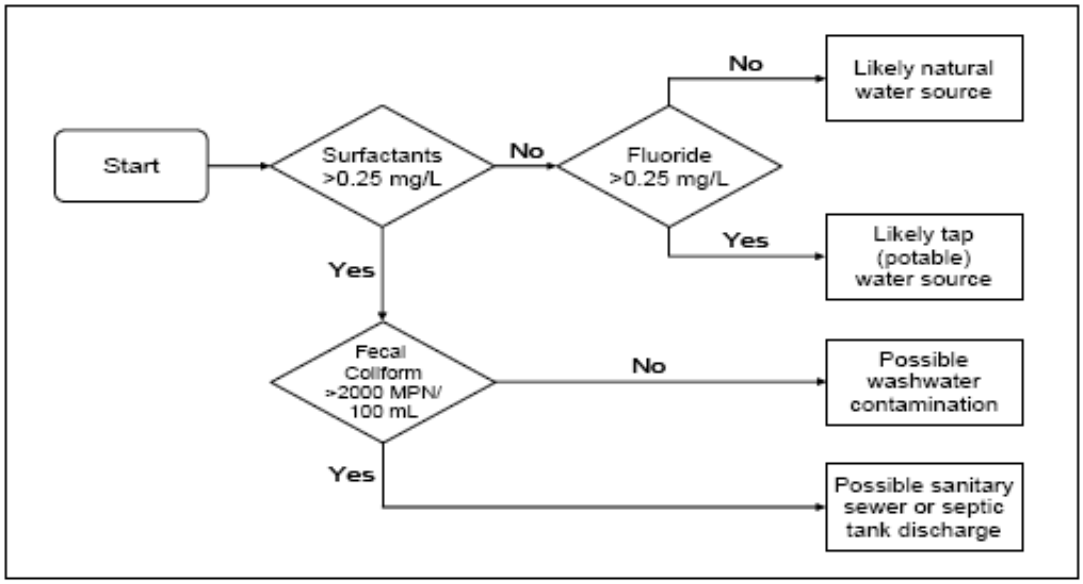
If dry-weather flow is observed from an MS4 outfall, City staff will immediately perform field sampling of the discharge as noted above. If the source of the potential illicit charge is obvious based on the field screening, then the City may opt to perform alternative source tracing techniques. Table 4 lists the various parameters included in the dry weather screening protocol along with benchmarks and guidance on evaluating results. Figure 4 provides a flow chart which can be used to help identify illicit discharges based upon findings. Based upon the screening results, all outfalls with dry weather flow should be assessed for their potential for an illicit discharge.

TABLE 4: INTERPRETATION OF FIELD MEASUREMENTS & WATER QUALITY SAMPLING PARAMETERS

Interpretation of Field Measurements and Water Quality Sampling Parameters

Parameter	Benchmarks	Evaluation
Temperature	Temperature should be near or below ambient conditions for groundwater or stormwater runoff.	Higher than ambient temperature may indicate stream condensate or industrial process water.
pH	The normal pH range for stormwater runoff is between 6 and 8, with 7 being neutral.	pH is a relatively good indicator of liquid wastes from industries, which can have very high or low pH values (ranging from 3 to 12). The pH of residential and commercial washwater tends to be in the range of 8 or 9.
Conductivity	Stormwater should have a low conductivity (under 300 µmho/cm).	Conductivity greater than 300 µmho/cm indicates a high dissolved solids content in the flow which may be from an illicit discharge or illegal connection
Fluoride	There should no traces of fluoride in the stormwater.	Presence of fluoride indicates the presence of potable (treated) water. Fluoride can often be used to separate treated potable water from untreated water sources, such as stormwater, groundwater or non-potable industrial waters.
Surfactants (detergents)	There should be no traces of surfactants (detergents) in the stormwater.	This parameter is associated with cleaning/washing operations and may indicate residential or commercial wastewater.
Fecal Coliform	Fecal coliform is an indicator of fecal bacteria from warm-blooded animals.	Its presence in high numbers often indicates contamination with sanitary waste, although high levels of pet waste may also produce similar results.

FIGURE 4: FLOWCHART TO IDENTIFY DISCHARGES USING DWS



4.2 Visual Inspections

City staff may walk the stormwater system upstream from the MS4 outfall to inspect for evidence of illicit discharge such as land disturbing activities near the stormwater system, water color associated with illicit discharge, or stains and deposits showing the path of a discharge or spill.

4.3 Site Inspections

When a specific private site is suspected as the source of an illicit discharge, City staff may elect to perform a stormwater inspection on-site at that facility, business, or residence. The inspection will search for the potential source including improperly stored material and floor drains connected to the storm sewer system. Staff will keep a record of the inspection and the findings. The checklist created for industrial/HVPS stormwater inspections will be used if the site is a commercial business or industry.

4.4 Upstream Sampling

The City may sample upstream from the field-sampling site for the parameter that was above baseline limits. A sample will be taken above each pipe/connection to the system. When a sample is taken, and the parameter is no longer detectable, any pipes/connections to the system between the last detectable sample and the clean sample is likely to lead to an illicit discharge.

4.5 Dye Testing

If dry weather screening results indicate a possible illicit discharge of sewage, City staff may conduct dye testing at residences and facilities near the outfall. Dye testing uses a brightly colored fluorescent substance to detect illicit connections to the MS4, trace cross connections, or to determine the functionality of septic systems. During an on-site inspection of a residence or facility, dye is flushed down a toilet or poured down a sink. If there is an illicit connection between the sanitary sewer and the storm sewer, the dye will appear in the MS4 downstream of this connection. This method is relatively inexpensive and only requires the ability to get on-site to put the dye in the sanitary system.

4.6 Smoke Testing

When a sanitary sewer illicit connection to the storm sewer system is suspected, and dye testing does not give a definitive result or is not the preferred method, Public Works may elect to perform smoke testing. Smoke testing involves equipment that forces smoke into the storm sewer lines. If the smoke is seen rising from either a sanitary sewer manhole or a sanitary sewer vent in a building, then a cross connection has been found.

4.7 Line Televising

Public Works staff may also decide to video the lines to investigate possible cross-connections with the sanitary sewer. Evidence of potential illicit connections includes: small gauge pipes tied into the storm sewer system, cracked or caved pipes, discoloration of the water, foam and floatables. Line televising does not always provide definitive proof of an illicit connection, and may need to be coupled with one of the other methods listed above.

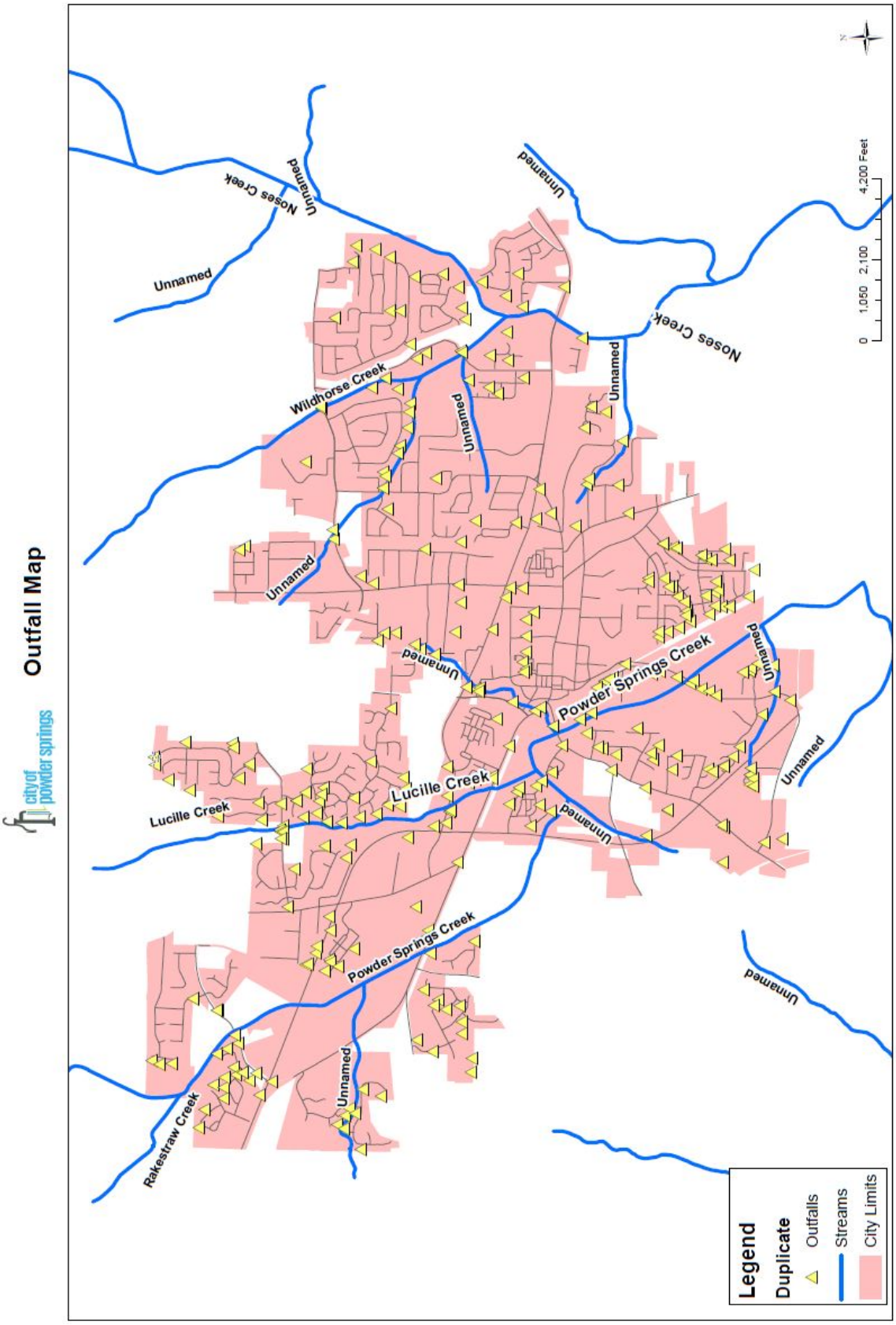
5. Source Removal

Once City staff have traced a source and they have informed the Code Enforcement Officer or his designee, it shall be the Code Enforcement Officers responsibility to enforce the applicable provisions of the Illicit Discharge Ordinance and the ERP. This ordinance gives representatives of the City the authority to enter the property from which the illicit discharge is suspected, and to require the responsible party to remove the source and pay for related costs. The City may also choose to require the responsible party to pay fines or suffer other penalties as outlined within their Stormwater Management Ordinance. Enforcement shall be conducted in accordance with the City's approved Enforcement Response Plan (ERP).

6. Data Collection and Reporting

The City will maintain records of Dry MS4 outfall screening, any source tracing activities, and documentation of any enforcement actions taken. This information will be maintained in a database and included in the Annual Report to EPD.

Attachment A: Outfall Inventory Map



Attachment B: MS4 Outfall Inspection Checklist

Dry Weather Outfall Screening Form	
Name of City or County:	**Data Sheet Number:**
Date of screening (MM/DD/YY):	Time of screening:
Weather conditions:	
Sampling performed by:	

Outfall Description	
Outfall Location:	Outfall I.D. Number:
Outfall Type/Material: ❒ Closed Pipe (circle): RCP CMP PVC HDPE Other: _____ ❒ Open Channel (circle): Concrete Earthen Grassy Other: _____	Outfall Diameter/Dimensions:
Receiving stream and watershed name:	
Land use/industries in drainage area:	
GPS Coordinates:	Photo numbers:

Field Observations and Measurements	
Flow from outfall? ❒ Yes ❒ No Flow Description: ❒ Trickle ❒ Moderate ❒ Substantial	
Odor: ❒ None ❒ Sewage ❒ Sulfide (rotten eggs) ❒ Petroleum/gas ❒ Rancid/sour ❒ Other _____ Relative severity: ❒ 0-None ❒ 1-Faint ❒ 2-Easily Detected ❒ 3-Noticable from a distance	
Color: ❒ Clear ❒ White ❒ Gray ❒ Orange/Rust ❒ Red ❒ Yellow ❒ Green ❒ Brown/Black ❒ Other Relative severity: ❒ 0-None ❒ 1-Faint ❒ 2-Clearly visible in bottle ❒ 3-Clearly visible in flow _____	
Turbidity: ❒ None ❒ Cloudy ❒ Opaque ❒ Silty ❒ Muddy ❒ Other _____ Relative severity: ❒ 0-None ❒ 1-Slight cloudiness ❒ 2-Cloudy ❒ 3-Opaque	
Floatables: ❒ None ❒ Sewage ❒ Petroleum (oil sheen) ❒ Suds ❒ Other _____ Relative severity: ❒ 0-None ❒ 1-Few/slight ❒ 2-Some ❒ 3-Heavy	
Flow Temperature (°C):	
Flow pH:	pH meter calibrated? ❒ Yes ❒ No
Flow Conductivity (µmho/cm):	Conductivity meter calibrated? ❒ Yes ❒ No

Water Quality Sampling			
Field Test Kit Manufacturer:		Model:	
Fluoride (mg/L):		**Fecal Coliform (MPN/100ml):**	
Surfactants (mg/L):		**Analysis Comments:**	
Grab sample for lab? (fluoride/surfactants) ❒ Yes ❒ No		Bacteria Grab sample for lab? (fecal coliform) ❒ Yes ❒ No	
Grab Sample ID:		Bacteria Grab Sample ID:	

Outfall Potential for Illicit Discharge:

❒ Unlikely - or- No Flow ❒ Possible (presence of two or more indicators)

❒ Suspect (one or more indicators with severity of 2 or 3) ❒ Obvious - or- Confirmed

Attachment C: Sample Source Tracing Form

Date	Outfall I.D. Number	Flow? (Y/N)	Odor (describe)	Color (describe)	Turbidity (describe)	Floatables (describe)	Temp (°C)	pH	Conductivity (µmho/cm)	Fluoride (mg/L)	Surfactants (mg/L)	Fecal Coliform (MPN/100ml)	Follow-up Actions

Appendix F

Green Infrastructure/Low Impact Development Program
Section 3.3.11 of the Permit

Appendix G

Enforcement Response Plan (ERP)
Section 3.3.6 of the Permit

1. The MS4 was required to develop an Enforcement Response Plan (ERP) that describes the action to be taken for violations of the Storm Water Management Program.

   A. Provide the date the ERP was approved by EPD: March 3, 2021

   B. If the ERP has not yet been approved, provide the date submitted to EPD:_____

2. A copy of the ERP must be attached to this Appendix.

Appendix I (RESERVED)

Municipal Employee Training
Section 3.3.8 of the Permit

NOTE: A summary of the City's training program is included in Section 11 of the SWMP. If the City develops a written training protocol, then the City will attach a copy to this page.