



DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
1590 ADAMSON PARKWAY, SUITE 200
MORROW, GEORGIA 30260

25 JULY 2017

Regulatory Division
SAS-2015-00194

JOINT PUBLIC NOTICE
Savannah District/State of Georgia

The Savannah District has received an application for a Department of the Army Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344), as follows:

Application Number: SAS-2015-00194

Applicant: Jason Steinhauer, First Industrial Realty Trust, Incorporated
311 South Wacker Drive #4000, Chicago, Illinois 60606

Agent: Contour Engineering, Derith Unger
1955 Vaughn Road, Suite 101, Kennesaw, Georgia 30144

Location of Proposed Work: The project site is located at west of Fayetteville Road and south of Oakley Industrial Boulevard in the City of Fairburn in Fulton County, Georgia (Latitude 33.54436, Longitude -84.54685).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The construction of an approximately 1.3 million square foot industrial warehouse building on an 87-acre lot comprised of three parcels. The lot development includes this single building, trailer storage, employee parking, other parking, and stormwater facilities. Impacts to aquatic resources as a result of the project as proposed would be to culvert (enclose) 1,300 linear feet of streams. The applicant proposes to purchase 5,712 stream mitigation credits and 0.16 wetland mitigation credits to offset the permanent impacts to aquatic resources as a result of the project.

BACKGROUND

This Joint Public Notice announces a request for authorizations from both the U.S. Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval. A Nationwide Permit 39 for commercial development to impact (enclose) 98 linear feet of perennial stream was issued for this property in September of 2015, but the permitted activity was never constructed. Aquatic Resources on the site were delineated and 3,723 linear feet of stream and no wetlands were found. The Corps has not reviewed or concurred with this delineation, and a site visit will be conducted to review aquatic resources within the project area.

STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required for a Federal Permit to

conduct activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Watershed Protection Branch, 2 MLK Jr. Drive, Suite 418, Atlanta, Georgia 30334, during regular office hours. A copier machine is available for public use at a charge of 10 cents per page. All coastal projects are filed at our Brunswick office and will need to be requested from Mr. Bradley Smith at Bradley.Smith@dnr.ga.gov. Any person who desires to comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can be reviewed in the Savannah District, U.S. Army Corps of Engineers, Regulatory Division, 1590 Adamson Parkway, Suite 200 Morrow, Georgia 30260.

State-owned Property and Resources: The applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or other appropriate instrument.

U.S. ARMY CORPS OF ENGINEERS

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army Permit.

Cultural Resources Assessment: Review of the latest published version of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion are located at the site or in the area affected by the proposed work. Initial surveys of the project site included two potential archeological sites and one potentially eligible structure.

Endangered Species: Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. § 1531 et seq.), we request information from the U.S. Department of the Interior, Fish and Wildlife Service, the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area. An Initial Project Scoping through US Fish and Wildlife Service stated there are no critical habitats for listed threatened or endangered species within the project area.

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water

quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

Consideration of Public Comments: The U.S. Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Holly Ross, Project Manager, Piedmont Branch, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Holly Ross Project Manager, Piedmont Branch, at (678) 422-2727 or holly.a.ross@usace.army.mil.

Enclosures

1. Project Location (2 pages)
2. Off-site alternatives (3 pages)
3. Project Plans with on-site alternatives (8 pages)



Figure 1: Site Location Map

CONTOUR
ENGINEERING

Legend
Source: Fairburn Quad, 2014

PROJECT
Individual Permit Application
Oakley Distribution Center
Oakley Industrial Boulevard
Fairburn, Fulton County, Georgia
Contour Project: E17FIT:01



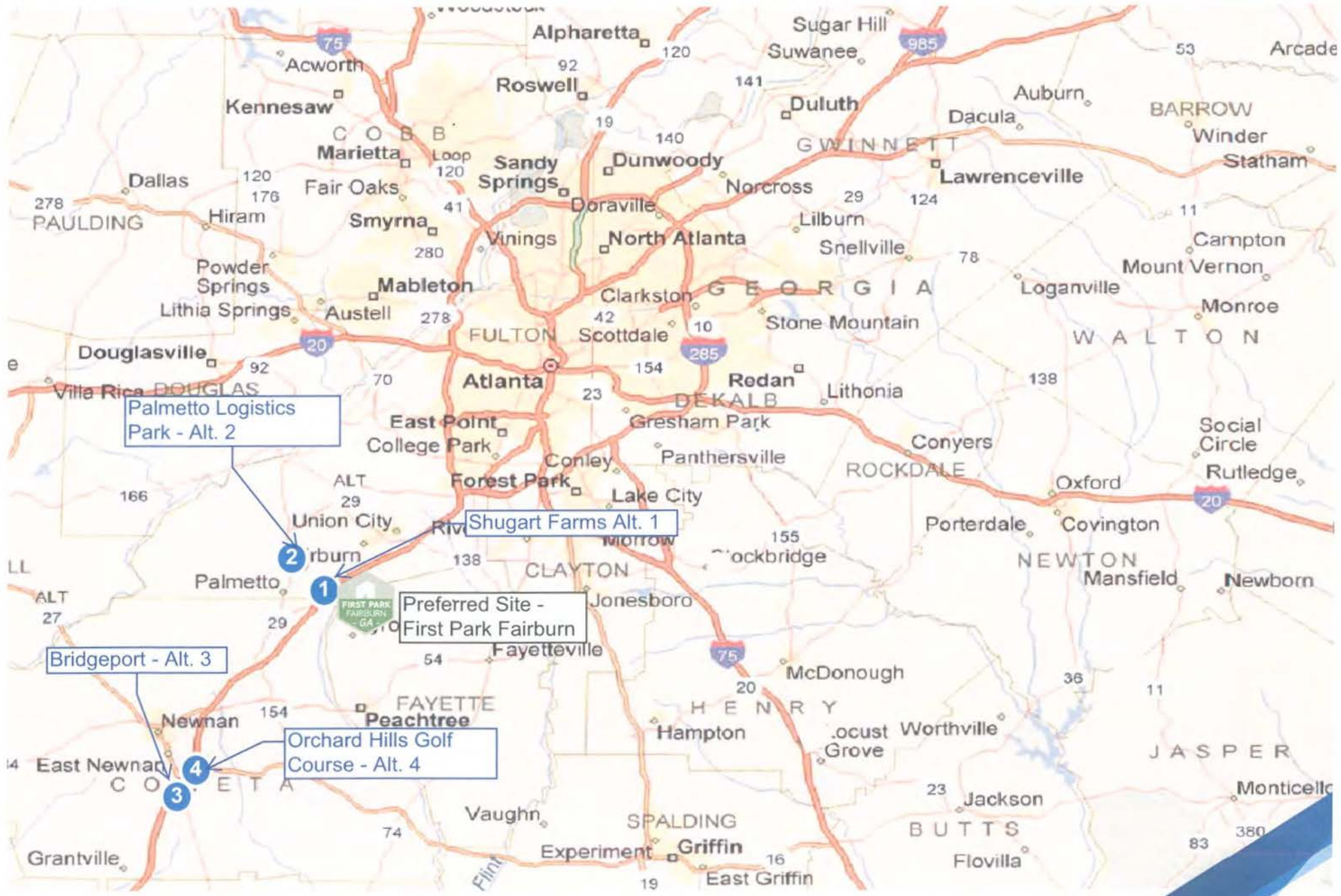
Figure 2: Aerial Map

CONTOUR
ENGINEERING

Legend
Source: Google Earth

PROJECT
Stream Buffer Variance
First Park Fairburn
Oakley Industrial Boulevard
Fairburn, Fulton County, Georgia
Contour Project: E17FIT:01

AVAILABILITY MAP





TATUM ROAD

TATUM ROAD

JOHNSON ROAD

LIMITS OF ROADWAY IMPROVEMENTS (9,250 LF)

HWY 14 ROOSEVELT HWY

116 ACRE SHUGART SITE

WILLIAMS ROAD

I-85

GULLATT ROAD

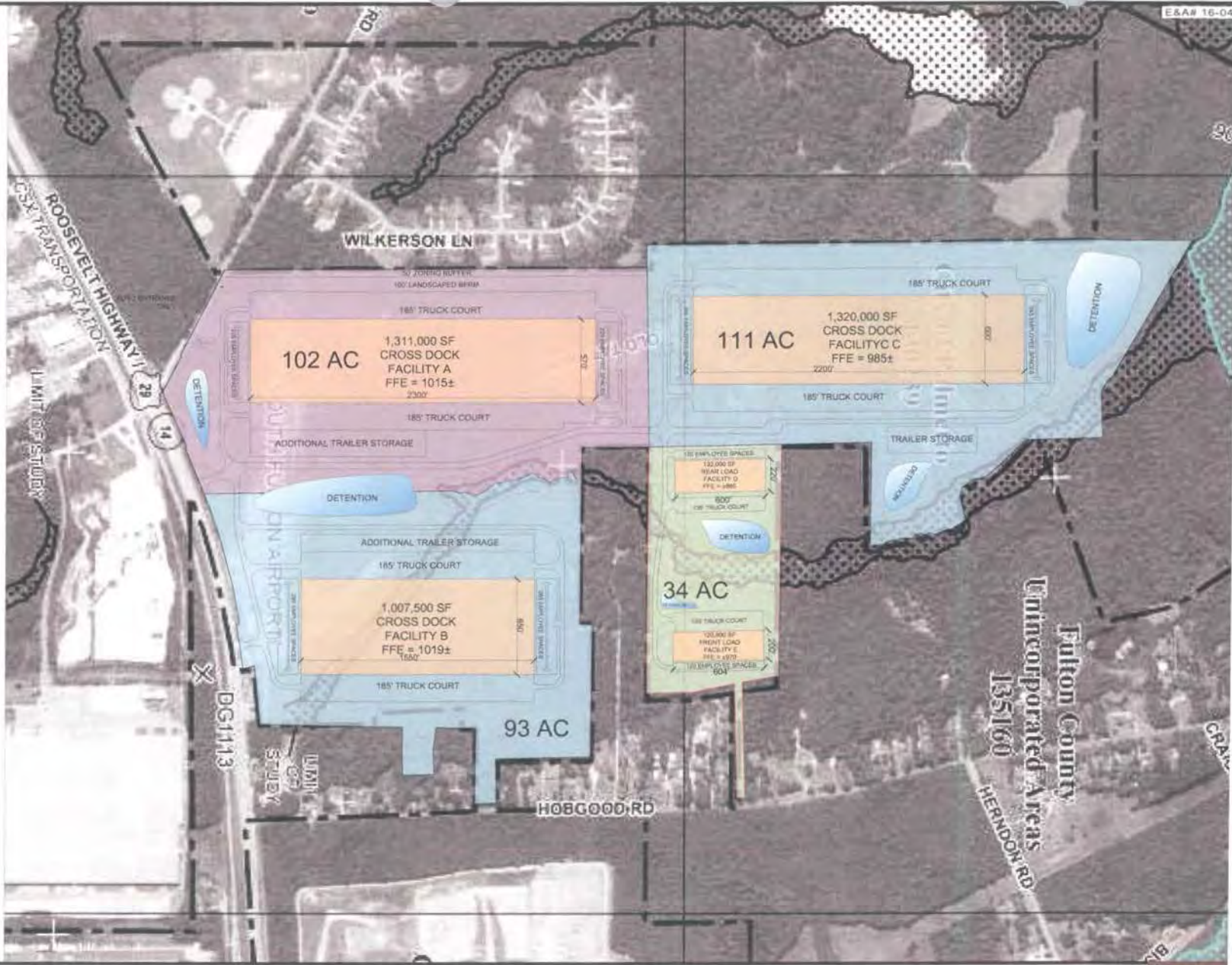




VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ACREAGE	TOTAL	1,340 AC
	FLOOD PLAIN (AAE)	10 AC
LOCATION	STREET	ROOSEVELT HWY
	JURISDICTION	PALMETTO
	DISTRICT	
	LAND LOT	162, 163, 204, 222, 223
YIELD	BUILDING COVER	26.3%
	IMPERVIOUS COVER	46.8%
	DENSITY	11,445 SF/ACR@
BUILDINGS	BUILDING A	1,311,000 S.F.
	BUILDING B	1,007,500 S.F.
	BUILDING C	1,320,000 S.F.
	BUILDING D	132,000 S.F.
	BUILDING E	120,000 S.F.
	TOTAL	3,891,300 S.F.
PAVEMENT	PARKING SPACES	11,710
	TRUCK DOCKS	1985
	TRAILER STORAGE	1480
SERVICES	SEWER DEMAND	83,324 GPD
	WATER DEMAND	157,602 GPD



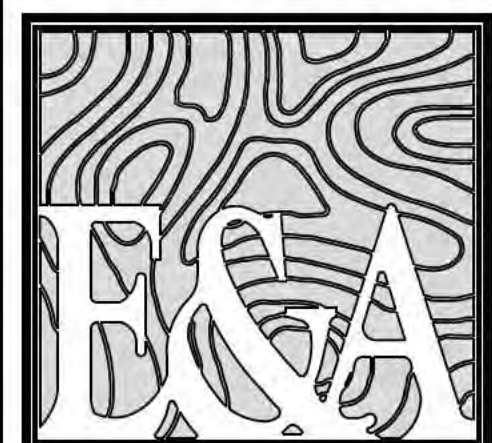
RIVER OAKS

CAPITAL PARTNERS LLC

DRI PLAN
PALMETTO DISTRIBUTION CENTER
PALMETTO, GA
MAY 26, 2016

TEL: 770.421.7444 FAX: 770.421.2846
1802 CENTURY PLACE, SUITE 202
ATLANTA, GEORGIA 30346
WWW.E&A.NET
LAND PLANNING
CIVIL ENGINEERING
SUPPORT ARCHITECTURE





EBERLY & ASSOCIATES

TEL 770.452.7849 FAX 770.452.0086
1852 CENTURY PLACE, SUITE 202
ATLANTA, GEORGIA 30345
WWW.EBERLY.NET

- LAND PLANNING
- CIVIL ENGINEERING
- LANDSCAPE ARCHITECTURE



PROJECT: **OAKLEY DISTRIBUTION CENTER**
DISTRIBUTION CENTER
 4955 OAKLEY IND. BLVD.
 LAND LOT 35 & 36
 9TH DISTRICT
 CITY OF FAIRBURN, GEORGIA
 FULTON COUNTY, GA

REVISIONS:

05-26-17	USACE SUBMITTAL
06-01-17	CONTOUR ENG. COMMENTS

EXISTING CONDITIONS PLAN

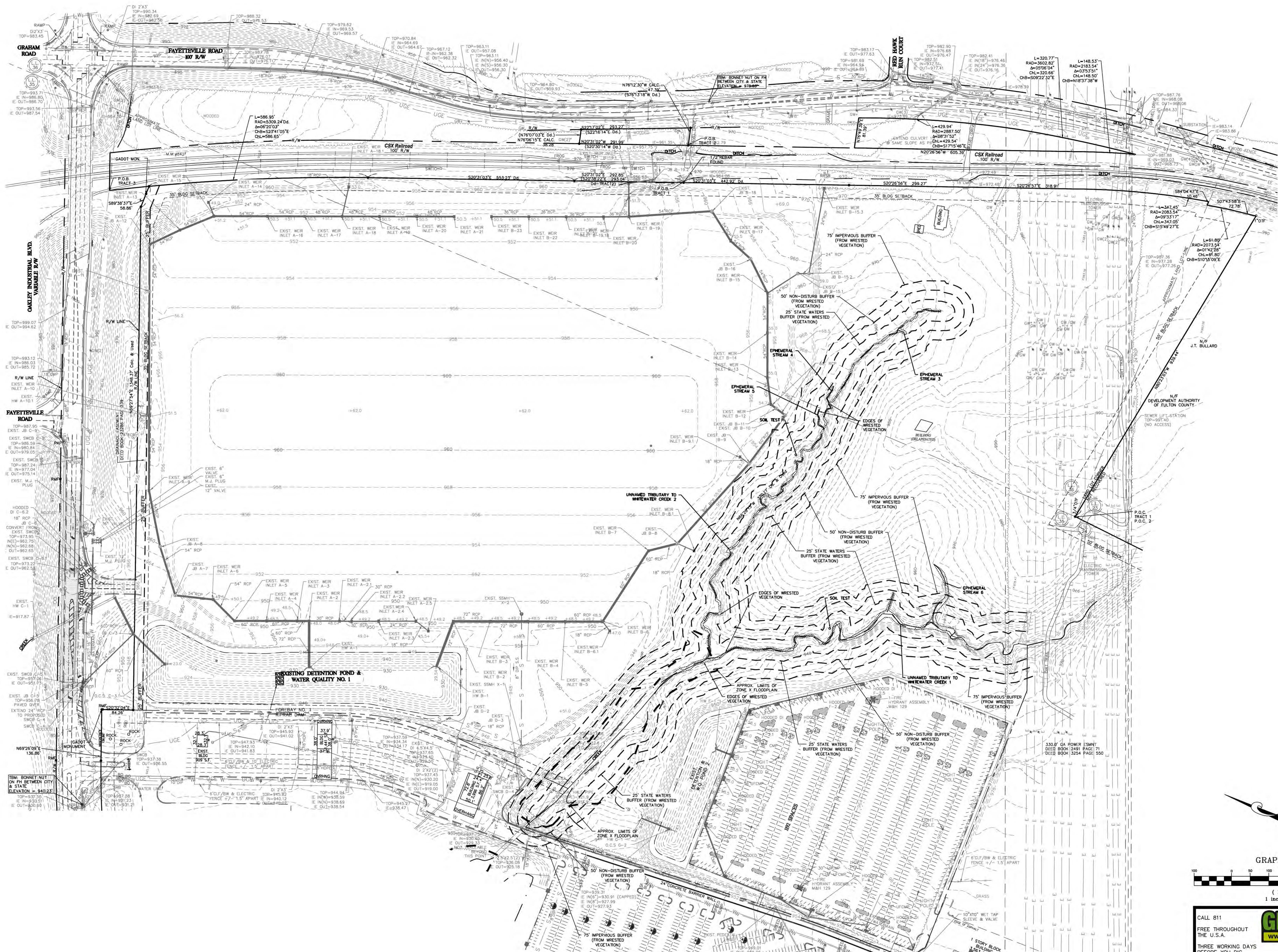
SCALE:	1" = 100'
DATE:	5/26/17
DRAWN BY:	PB
PROJECT MANAGER:	JP
QA/QC CHECK:	

PROJECT NO.

14-081

SHEET NO.

C1.0



GRAPHIC SCALE
 0 50 100 200 400
 (IN FEET)
 1 inch = 100 ft.

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SEE TREE PROTECTION AND REPLACEMENT PLAN FOR TREE REMOVAL WITHIN THE LIMITS OF DISTURBANCE.

MAINTENANCE STATEMENT:
 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 & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY

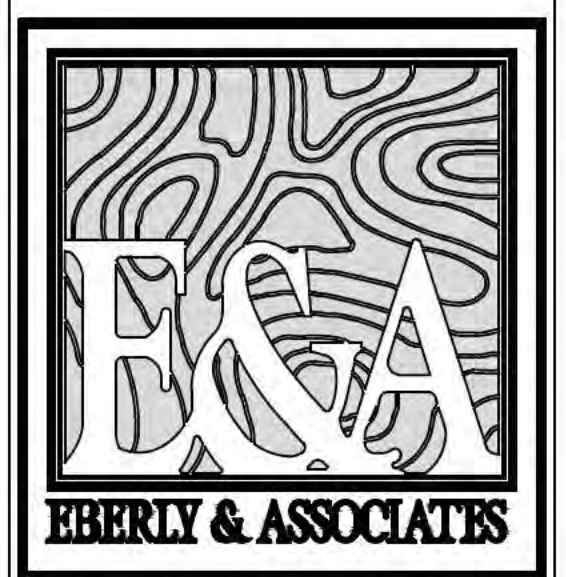
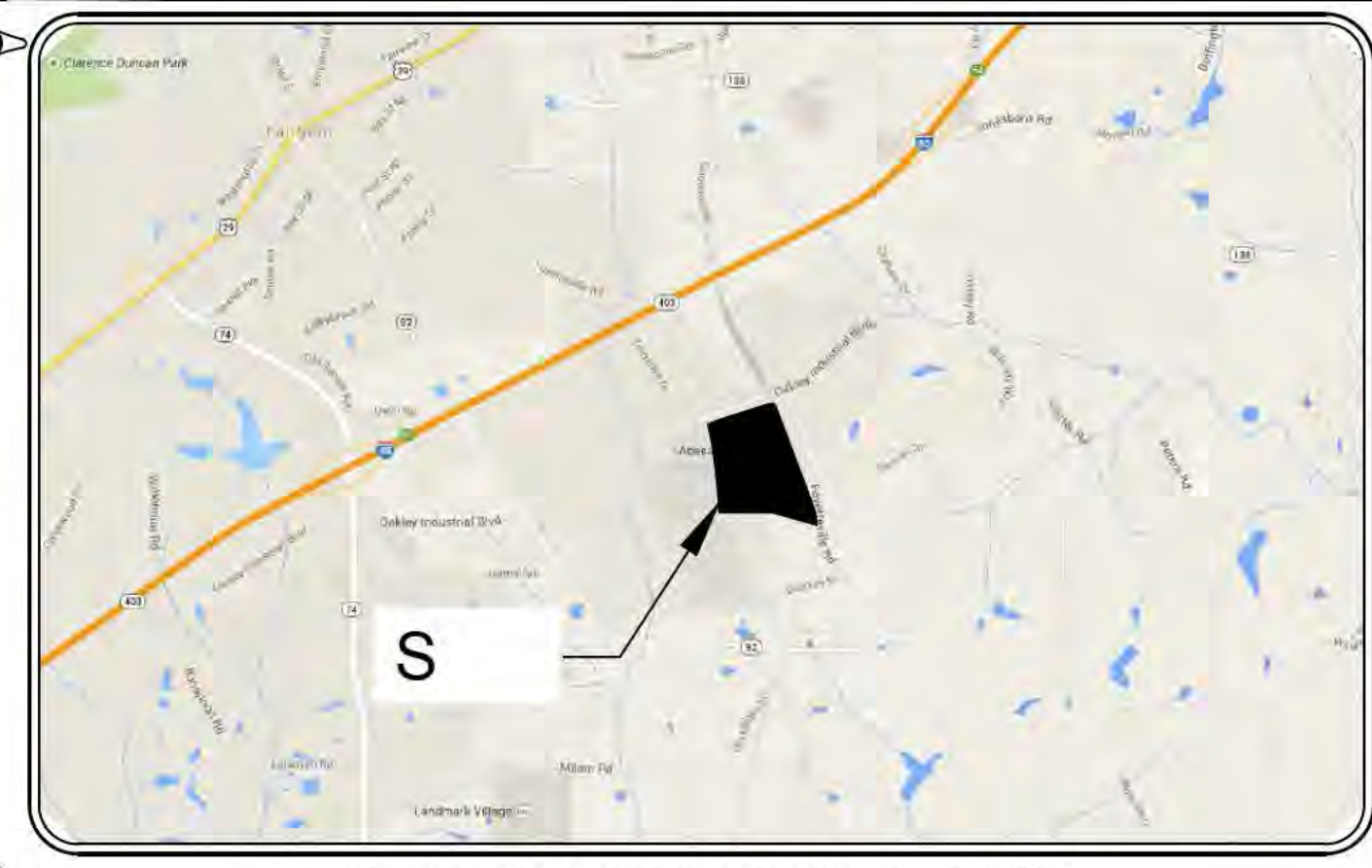
ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING

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.

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

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.

SEDIMENT STORAGE CHART		
STRUCTURAL CONTROL	SEDIMENT STORAGE REQUIRED AC. DRAINAGE X 57 C.Y./AC.	SEDIMENT STORAGE PROVIDED
POND 1	62.0 X 67 = 4,154	7,691 C.Y.
POND 3	30.8 X 67 = 2,070	2,943 C.Y.
TOTAL	6,224 C.Y.	10,634 C.Y.



TEL 770.452.7849 FAX 770.452.0086
 1852 CENTURY PLACE, SUITE 202
 ATLANTA, GEORGIA 30345
 WWW.EBERLY.NET

LAND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE



PROJECT: OAKLEY DISTRIBUTION CENTER
 DISTRIBUTION CENTER
 4955 OAKLEY IND. BLVD.
 LAND LOT 35 & 36
 9TH DISTRICT
 CITY OF FAIRBURN, GEORGIA
 FULTON COUNTY, GA

REVISIONS:

NO.	DATE	DESCRIPTION
05-26-17	USACE SUBMITTAL	

OWNER/DEVELOPER
 FIRST INDUSTRIAL REALTY TRUST, INC.
 5775 GLENRIDGE DRIVE
 BUILDING B, SUITE 130
 SANDY SPRINGS, GA 30328
 PHONE: 813-417-7987
 FAX: 813-888-9469
 JKNOPKA@FIRSTINDUSTRIAL.COM

ENGINEER
 JEREMIAH PHILLIPS, P.E.
 EBERLY & ASSOCIATES, INC.
 1852 CENTURY PLACE,
 SUITE 202
 ATLANTA, GEORGIA 30345
 (770) 452-7849

24 HOUR CONTACT
 MR. JIM KNOPKA
 813-417-7987

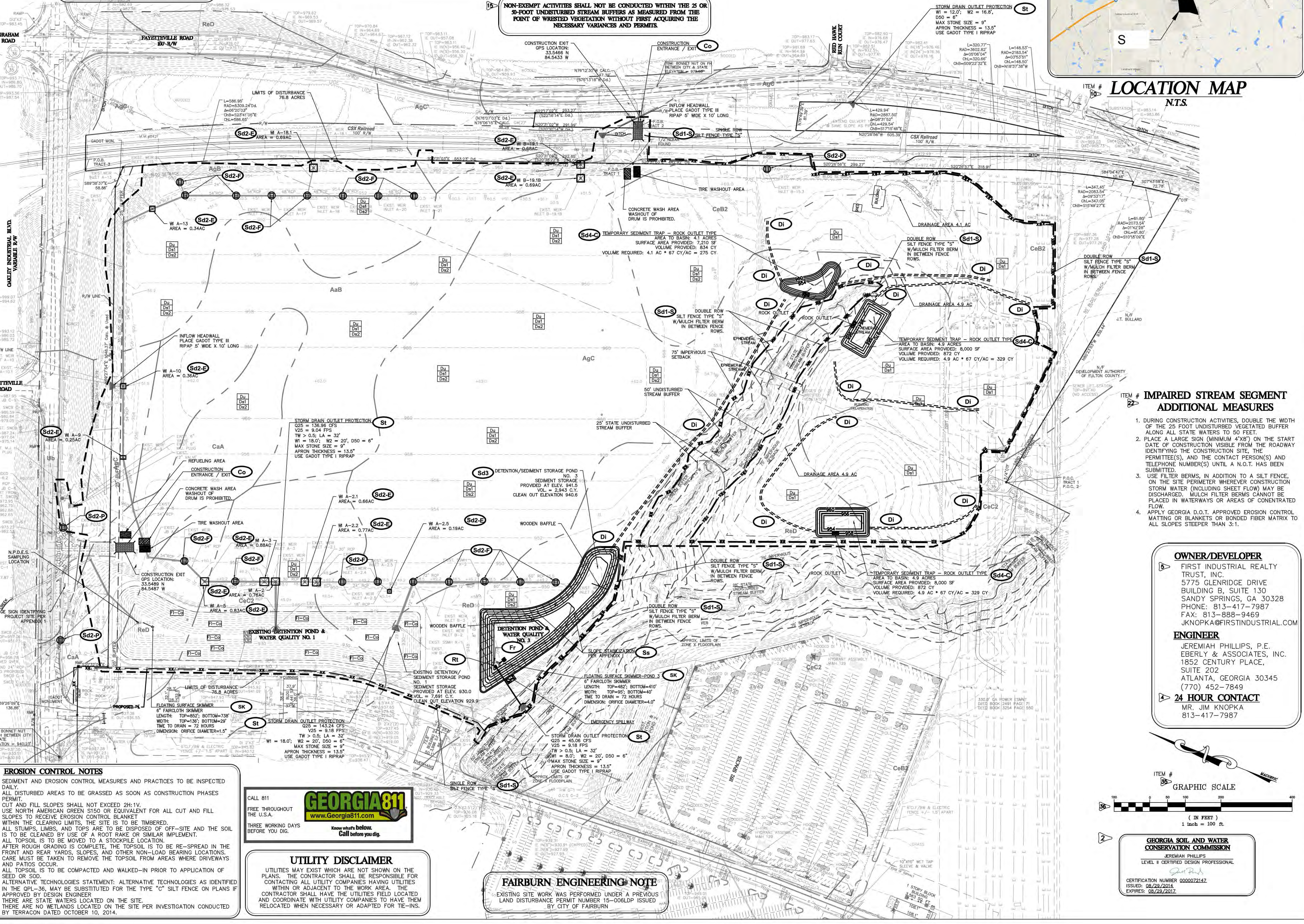
INITIAL EROSION SEDIMENTATION & POLLUTION CONTROL PLAN

SCALE: 1" = 100'
 DATE: 6/28/17
 DRAWN BY: JP
 PROJECT MANAGER: JP
 QA/QC CHECK: JP

PROJECT NO. 14-081

SHEET NO. EC2.0

ITEM # 6 TOTAL SITE AREA = 87.0 ACRES
 DISTURBED AREA = 76.8 ACRES



ITEM # 22 IMPAIRED STREAM SEGMENT ADDITIONAL MEASURES

- DURING CONSTRUCTION ACTIVITIES, DOUBLE THE WIDTH OF THE 25 FOOT UNDISTURBED VEGETATED BUFFER ALONG ALL STATE WATERS TO 50 FEET.
- PLACE A LARGE SIGN (MINIMUM 4'X8") ON THE START DATE OF CONSTRUCTION VISIBLE FROM THE ROADWAY IDENTIFYING THE CONSTRUCTION SITE, THE PERMITEE(S), AND THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S) UNTIL A N.O.T. HAS BEEN SUBMITTED.
- USE 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.
- APPLY GEORGIA D.O.T. APPROVED EROSION CONTROL MATTING OR BLANKETS OR BONDED FIBER MATRIX TO ALL SLOPES STEEPER THAN 3:1.

EROSION CONTROL NOTES

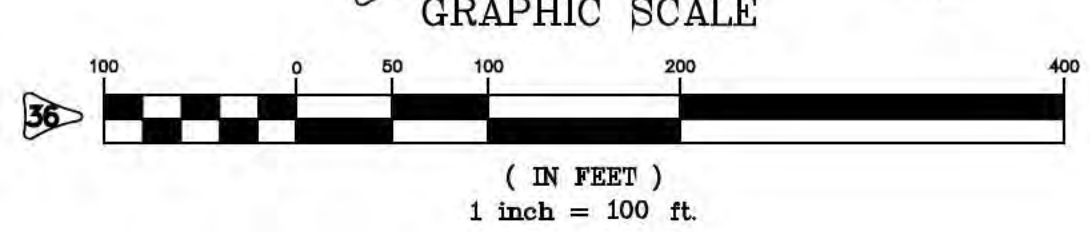
- SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
- ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
- USE NORTH AMERICAN GREEN S150 OR EQUIVALENT FOR ALL CUT AND FILL SLOPES TO RECEIVE EROSION CONTROL BLANKET.
- WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
- ALL STUMPS, LIMBS, AND TOPS ARE TO BE DISPOSED OF OFF-SITE AND THE SOIL IS TO BE CLEANED BY USE OF A ROOT RAKE OR SIMILAR IMPLEMENT.
- ALL TOPSOIL IS TO BE MOVED TO A STOCKPILE LOCATION.
- AFTER ROUGH GRADING IS COMPLETE, THE TOPSOIL IS TO BE RE-SPREAD IN THE FRONT AND REAR YARDS, SLOPES, AND OTHER NON-LOAD BEARING LOCATIONS. CARE MUST BE TAKEN TO REMOVE THE TOPSOIL FROM AREAS WHERE DRIVEWAYS AND PATIOS OCCUR.
- ALL TOPSOIL IS TO BE COMPACTED AND WALKED-IN PRIOR TO APPLICATION OF SEED OR SOIL.
- ALTERNATIVE TECHNOLOGIES STATEMENT: ALTERNATIVE TECHNOLOGIES AS IDENTIFIED IN THE OPL-36, MAY BE SUBSTITUTED FOR THE TYPE "C" SILT FENCE ON PLANS IF APPROVED BY DESIGN ENGINEER.
- THERE ARE STATE WATERS LOCATED ON THE SITE.
- THERE ARE NO WETLANDS LOCATED ON THE SITE PER INVESTIGATION CONDUCTED BY TERRACON DATED OCTOBER 10, 2014.

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UTILITY DISCLAIMER
 UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

FAIRBURN ENGINEERING NOTE
 EXISTING SITE WORK WAS PERFORMED UNDER A PREVIOUS LAND DISTURBANCE PERMIT NUMBER 15-006LDP ISSUED BY CITY OF FAIRBURN



GEORGIA SOIL AND WATER CONSERVATION COMMISSION
 JEREMIAH PHILLIPS
 LEVEL 1 CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER 0000272142
 ISSUED: 08/22/2014
 EXPIRES: 08/22/2017

SEE TREE PROTECTION AND REPLACEMENT PLAN FOR TREE REMOVAL WITHIN THE LIMITS OF DISTURBANCE.

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

THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION CONTROL PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

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.

SEDIMENT STORAGE CHART			
STRUCTURAL CONTROL	SEDIMENT STORAGE REQUIRED	SEDIMENT STORAGE PROVIDED	
AC. DRAINED	X 67 C.Y./AC.		
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TOTAL		10,634 C.Y.	



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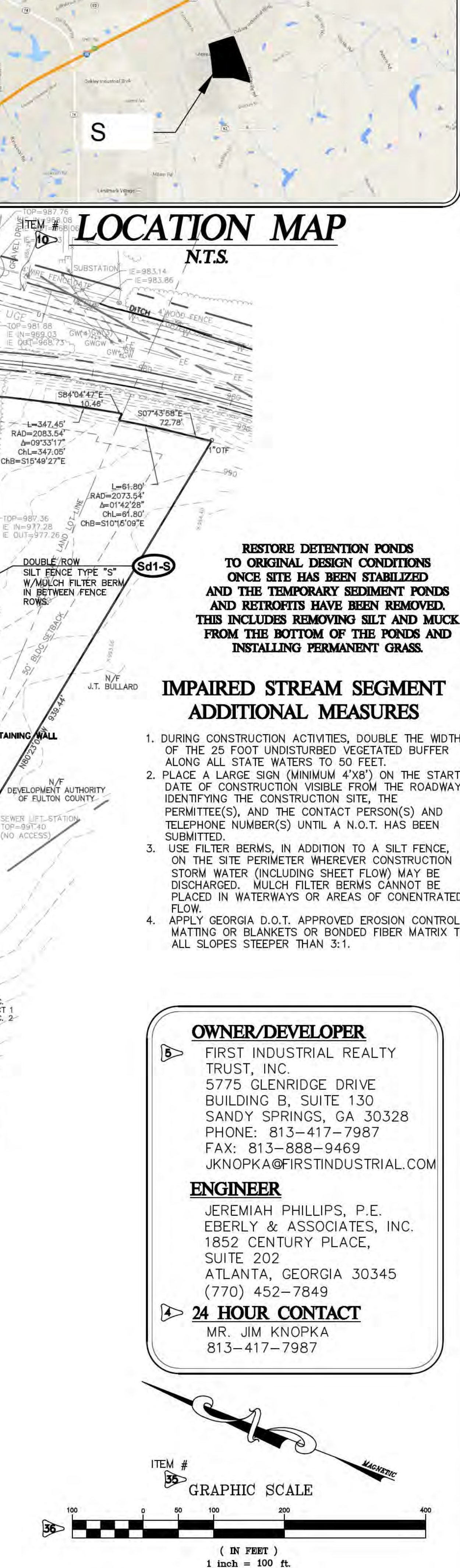
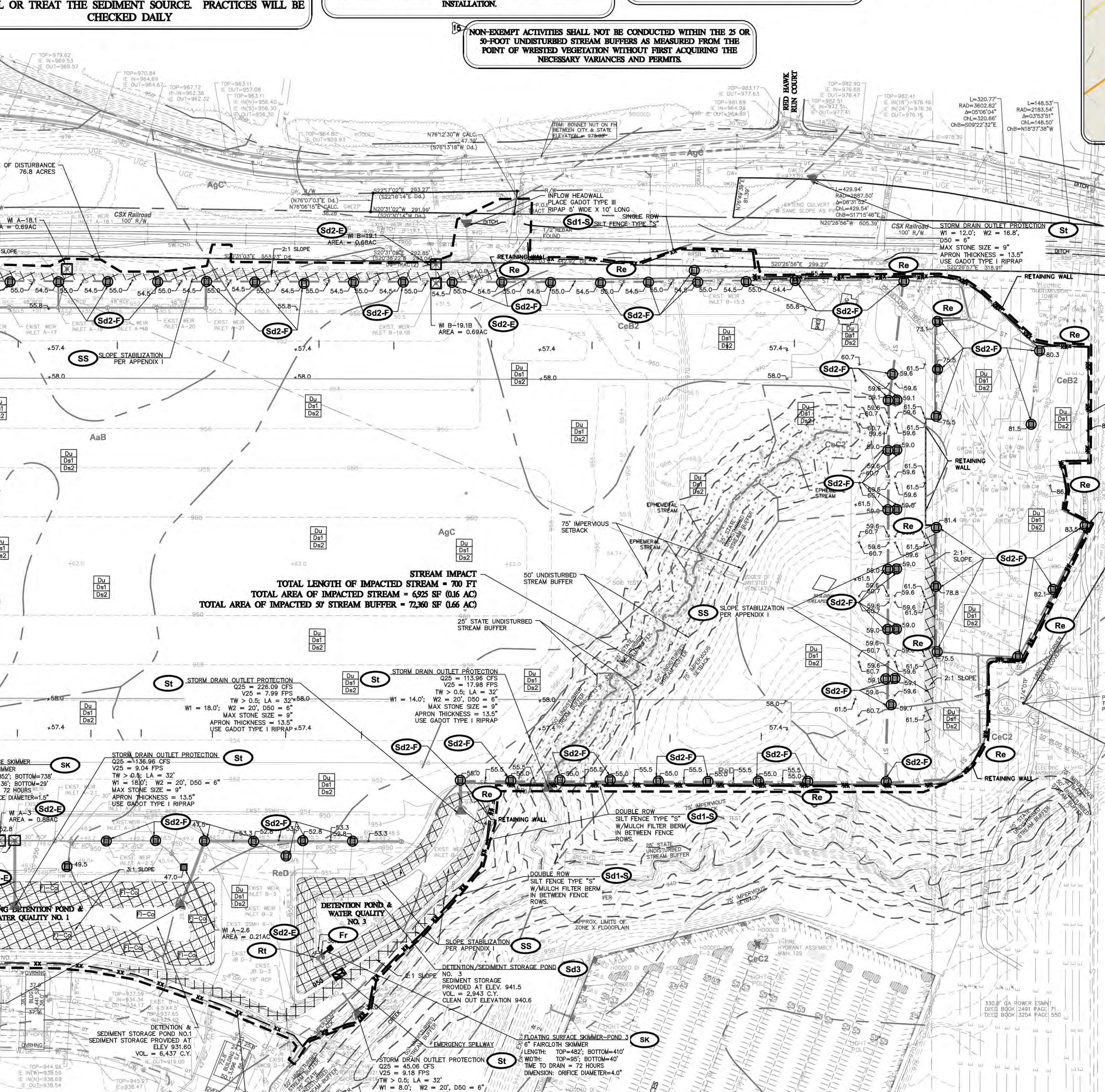
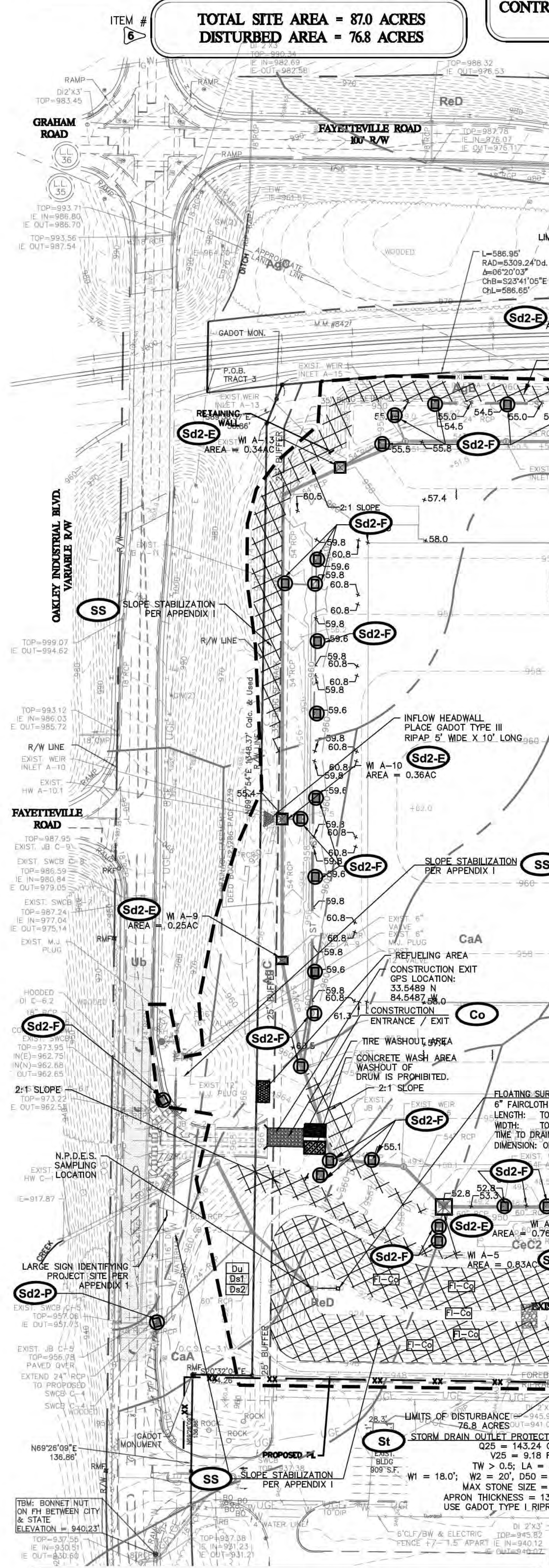
24 HOUR CONTACT
 MR. JIM KNOPKA
 813-417-7987

INTERMEDIATE EROSION SEDIMENTATION & POLLUTION CONTROL PLAN

SCALE: 1" = 100'
 DATE: 6/28/17
 DRAWN BY: PB
 PROJECT MANAGER: JP
 QA/QC CHECK: *

PROJECT NO.
 14-081

SHEET NO.
 EC3.0



EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
3. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
4. USE NORTH AMERICAN GREEN SIS0 OR EQUIVALENT FOR ALL CUT AND FILL SLOPES TO RECEIVE EROSION CONTROL BLANKET.
5. WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
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11. THERE ARE STATE WATERS LOCATED ON THE SITE.
12. THERE ARE NO WETLANDS LOCATED ON THE SITE PER INVESTIGATION CONDUCTED BY TERRACON DATED OCTOBER 10, 2014.

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FAIRBURN ENGINEERING NOTE
 EXISTING SITE WORK WAS PERFORMED UNDER A PREVIOUS LAND DISTURBANCE PERMIT NUMBER 15-008LDP ISSUED BY CITY OF FAIRBURN.

RESTORE DETENTION PONDS TO ORIGINAL DESIGN CONDITIONS ONCE SITE HAS BEEN STABILIZED AND TEMPORARY SEDIMENT PONDS AND RETORTS HAVE BEEN REMOVED. THIS INCLUDES REMOVING SILT AND MUD FROM THE BOTTOM OF THE PONDS AND INSTALLING PERMANENT GRASS.

IMPAIRED STREAM SEGMENT ADDITIONAL MEASURES

1. DURING CONSTRUCTION ACTIVITIES, DOUBLE THE WIDTH OF THE 25 FOOT UNDISTURBED VEGETATED BUFFER ALONG ALL STATE WATERS TO 50 FEET.
2. PLACE A LARGE SIGN (MINIMUM 4'X8") ON THE START DATE OF CONSTRUCTION VISIBLE FROM THE ROADWAY IDENTIFYING THE CONSTRUCTION SITE, THE PERMITTEE(S), AND THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S) UNTIL A N.O.T. HAS BEEN SUBMITTED.
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4. APPLY GEORGIA D.O.T. APPROVED EROSION CONTROL MATTING OR BLANKETS OR BONDED FIBER MATRIX TO ALL SLOPES STEEPER THAN 3:1.

GRAPHIC SCALE
 1 inch = 100 ft.

GEORGIA SOIL AND WATER CONSERVATION COMMISSION
 JEREMIAH PHILLIPS
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER 0000022142
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 EXPIRES: 08/28/2017

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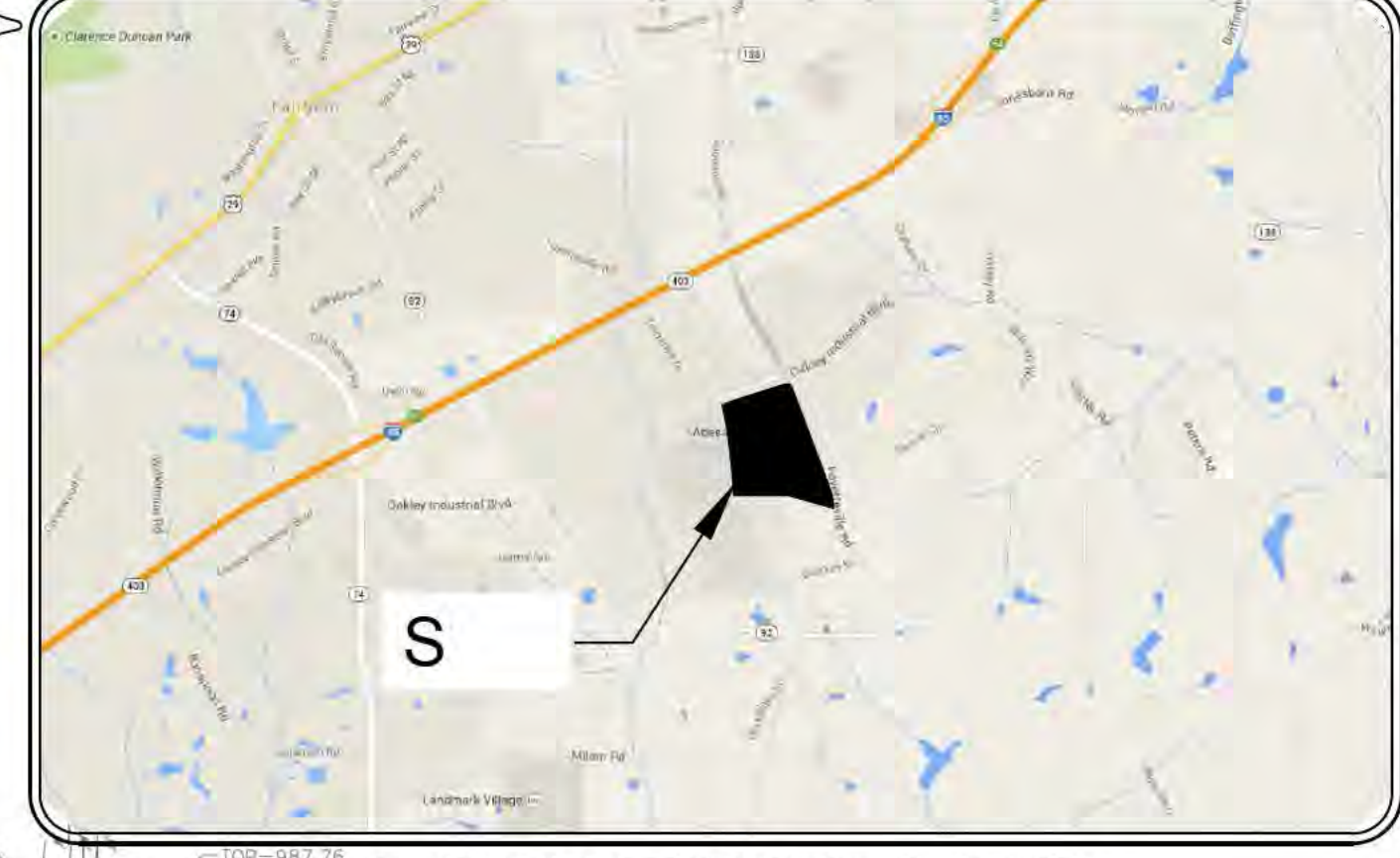
MAINTENANCE STATEMENT:
 EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY.

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

THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION CONTROL PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

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.

SEDIMENT STORAGE CHART		
STRUCTURAL CONTROL	SEDIMENT STORAGE REQUIRED AC. DRAINED X 57 C.Y./AC.	SEDIMENT STORAGE PROVIDED
POND 1	62.0 X 67 = 4,154	7,891 C.Y.
POND 3	30.9 X 67 = 2,070	2,943 C.Y.
TOTAL	6,224 C.Y.	10,834 C.Y.



EBERLY & ASSOCIATES
 TEL 770.452.7849 FAX 770.452.0086
 1852 CENTURY PLACE, SUITE 202
 ATLANTA, GEORGIA 30345
 WWW.EBERLY.NET

LAND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE



PROJECT: OAKLEY DISTRIBUTION CENTER
 DISTRIBUTION CENTER
 4955 OAKLEY IND. BLVD.
 LAND LOT 35 & 36
 9TH DISTRICT
 CITY OF FAIRBURN, GEORGIA
 FULTON COUNTY, GA

REVISIONS:

NO.	DATE	DESCRIPTION
05-26-17	USACE SUBMITTAL	

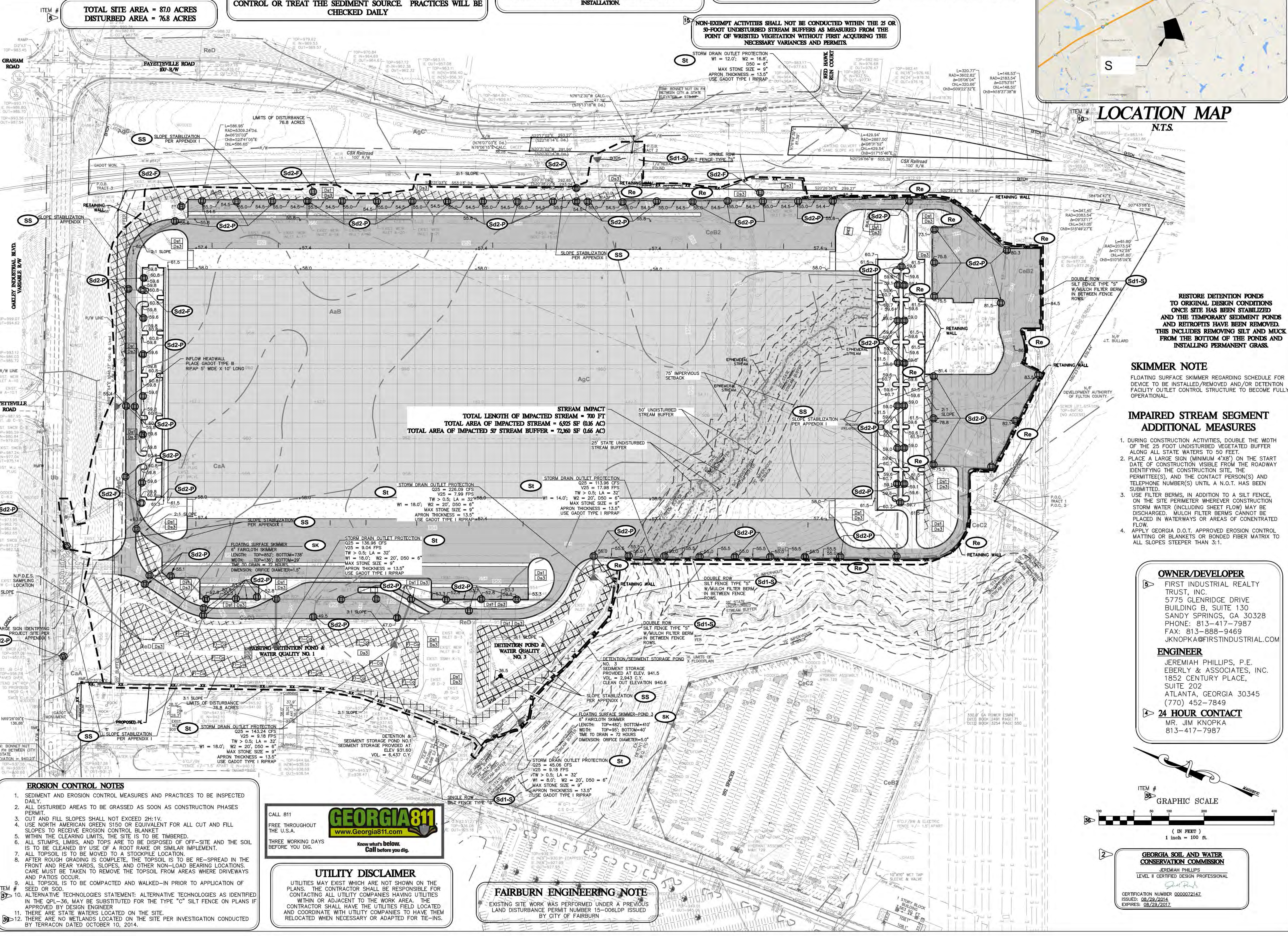
OWNER/DEVELOPER
 FIRST INDUSTRIAL REALTY TRUST, INC.
 5775 GLENRIDGE DRIVE
 BUILDING B, SUITE 130
 SANDY SPRINGS, GA 30328
 PHONE: 813-417-7987
 FAX: 813-888-9469
 JKNOPKA@FIRSTINDUSTRIAL.COM

ENGINEER
 JEREMIAH PHILLIPS, P.E.
 EBERLY & ASSOCIATES, INC.
 1852 CENTURY PLACE,
 SUITE 202
 ATLANTA, GEORGIA 30345
 (770) 452-7849

24 HOUR CONTACT
 MR. JIM KNOPKA
 813-417-7987

FINAL EROSION POLLUTION CONTROL PLAN
 SCALE: 1" = 100'
 DATE: 6/28/17
 DRAWN BY: JP
 PROJECT MANAGER: JP
 QA/QC CHECK: JP

PROJECT NO. 14-081
 SHEET NO. EC4.0



EROSION CONTROL NOTES

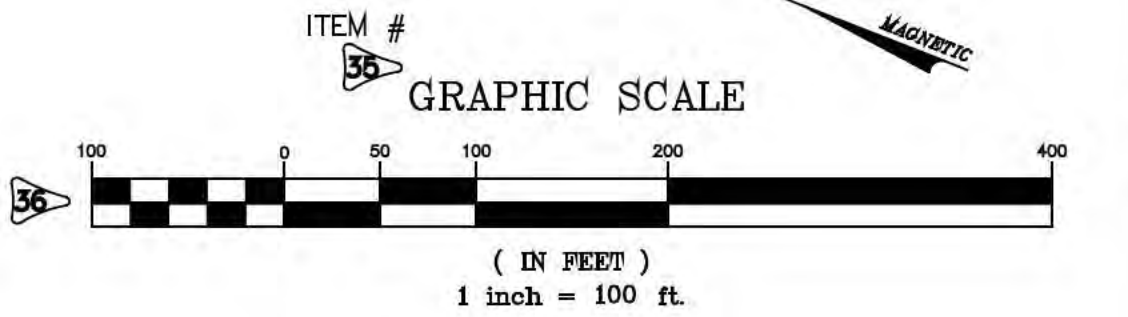
- SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
- ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
- USE NORTH AMERICAN GREEN SIS0 OR EQUIVALENT FOR ALL CUT AND FILL SLOPES TO RECEIVE EROSION CONTROL BLANKET.
- WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
- ALL STUMPS, LIMBS, AND TOPS ARE TO BE DISPOSED OF OFF-SITE AND THE SOIL IS TO BE CLEANED BY USE OF A ROOT RAKE OR SIMILAR IMPLEMENT.
- ALL TOPSOIL IS TO BE MOVED TO A STOCKPILE LOCATION.
- AFTER ROUGH GRADING IS COMPLETE, THE TOPSOIL IS TO BE RE-Spread IN THE FRONT AND REAR YARDS, SLOPES, AND OTHER NON-ROAD BEARING LOCATIONS. CARE MUST BE TAKEN TO REMOVE THE TOPSOIL FROM AREAS WHERE DRIVEWAYS AND PATIOS OCCUR.
- ALL TOPSOIL IS TO BE COMPACTED AND WALKED-IN PRIOR TO APPLICATION OF SEED OR SOG.
- ALTERNATIVE TECHNOLOGIES STATEMENT: ALTERNATIVE TECHNOLOGIES AS IDENTIFIED IN THE OPL-36, MAY BE SUBSTITUTED FOR THE TYPE "C" SILT FENCE ON PLANS IF APPROVED BY DESIGN ENGINEER.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- THERE ARE NO WETLANDS LOCATED ON THE SITE PER INVESTIGATION CONDUCTED BY TERRACON DATED OCTOBER 10, 2014.

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UTILITY DISCLAIMER
 UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

FAIRBURN ENGINEERING NOTE
 EXISTING SITE WORK WAS PERFORMED UNDER A PREVIOUS LAND DISTURBANCE PERMIT NUMBER 15-066LDP ISSUED BY CITY OF FAIRBURN.



GEORGIA SOIL AND WATER CONSERVATION COMMISSION
 JEREMIAH PHILLIPS
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER 000022142
 ISSUED: 08/22/2012
 EXPIRES: 08/22/2017