

DeKalb County Government Services Center 178 Sams Street Decatur, GA 30030 404-371-2155

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Planning Commission Hearing Date: November 6, 2025 Board of Commissioners Hearing Date: November 20, 2025

STAFF ANALYSIS

CASE NO.:	SLUP-25-1247732	File ID #: 2025-1223
Address:	4144 Memorial Drive and 3416	Commission District: 4 Super District: 6
Address.	Covington Highway, Decatur, GA	
Parcel ID(s):	15 231 05 002 & 15 231 05 003	
Request:	· _ · _ · _ · _ · _ · _ · _ · _ ·	allow the relocation and addition of fuel pumps associated
Request.	with an existing convenience store wit	hin the C-1 (Local Commercial) zoning district.
Property Owner(s):	4144 Memorial Inc.	
Applicant/Agent:	Rohail Hada	
Acreage:	1	
Existing Land Use:	Convenience store with gas pumps	and accessory alcohol sales
Surrounding Properties:	North: NA—Avondale Estates; Sou	th: Gas Station; East: Multi-Family Apartments;
	West: Retail & Single-Family Resid	ential
Adjacent Zoning:	North: NA Avondale Estates Sout	h: C-1 East: HR-3 & R-75 West: NA Avondale
	Estates	
Comprehensive Plan:	REGIONAL CENTER (RC)	_X Consistent Inconsistent

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The subject site contains an existing gas station and convenience store with accessory alcohol sales. Since the applicant desires to increase the size of the convenience store while relocating the fuel pumps, a Special Land Use Permit (SLUP) is required. There is also a companion SLUP case (See SLUP-25-1247733) to allow alcohol sales in the proposed expanded convenience store. There will be no changes to the existing access, with one driveway off of Memorial Drive and one drive off Covington Highway. The DeKalb County Transportation Department has indicated provision for right-of-way dedication and installation of sidewalks, landscaping improvements, and streetlights (see attached inter-governmental comments). The Supplemental Regulations require that no new convenience store shall be permitted within 3,960 feet (i.e., three-fourths of a mile) of any currently existing small box retail discount store.

The site is located in a Regional Center (RC) character area designated by the *DeKalb 2050 Unified Plan* which calls for promoting the concentration of regional serving activities that allows for a variety of uses, reduces dependency on automobile travel, and promotes walkability and increased transit usage (*DeKalb 2050 Unified Plan*, *Regional Center Description*, *page 37 of 2050 Comprehensive Plan*). While RC Character Areas typically discourage auto-oriented uses, this property is located at the <u>edge</u> of the RC Character Area with frontage/access along two major arterial roads (Memorial Drive and Covington Highway) and appears to have been operated as a convenience store/gas station for the past 30 years, which may warrant consideration for auto-oriented uses if ample pedestrian-oriented features are provided. Since the proposed plan would require a transitional buffer variance from the northeast property line (50-foot-wide buffer required, 20-foot-wide buffer provided), approval

cannot be based on the site plan. However, with Staff's recommended pedestrian-oriented conditions, it appears that the proposed project is appropriate at this RC-edge location and appears to be compatible with surrounding properties at this major intersection.

Based on the submitted information, it appears there is compliance with the fuel pump supplemental regulations. Therefore, upon review of Section 7.4.6 (SLUP criteria) and Section 4.2.28 (Fuel Pump Supplemental Regulations) of the *Zoning Ordinance*, it is the recommendation of the Planning and Sustainability Department that the rezoning request for fuel pumps accessory to a convenience store be "Approved, with the following Staff's recommended conditions":

- 1. A sit-down coffee shop or restaurant (no drive-through) shall be provided in addition to the proposed convenience store prior to the issuance of any certificates of occupancy for the convenience store.
- 2. A continuous hedge, berm, or short wall with landscaping thereon, not to exceed three feet in height, shall be provided between the surface parking lot and the adjacent public right-of-way prior to the issuance of any certificates of occupancy.
- 3. A minimum of one overstory tree shall be provided for every eight parking spaces.
- 4. A minimum 10-foot-wide landscape strip with a street tree for every 40 feet of property frontage and a 6-foot-wide sidewalk, or a 10-foot-wide multi-use path, shall be provided along Memorial Drive and Covington Highway prior to the issuance of any certificates of occupancy subject to approval by the DeKalb County Transportation Department.
- 5. Safe and convenient paved pedestrian pathways shall be provided from sidewalks along streets to each building entrance, including pedestrian access routes to parking decks and through parking lots and between adjacent buildings, transit stops, street crossings within the same development. All such pathways shall have a minimum width of three (3) feet.
- 6. Properties to be consolidated into one parcel prior to issuance of any land development permit.
- 7. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.



Re: Assigned Planner for your cases - SLUP-25-1247732 & SLUP-25-1247733

From Naureen Lalani <naureen.ataiconstruction@gmail.com>

Date Tue 10/14/2025 4:59 PM

To Reid, John < jreid@dekalbcountyga.gov>

Cc Rohail Hada <rohail@ataiconstruction.com>; Atai Construction <office@ataiconstruction.com>; Marina Hada <marina.ataiconstruction@gmail.com>

Hello John,

Please refer to the responses below in the BLUE

On Tue, Oct 14, 2025 at 4:21 PM Reid, John < ireid@dekalbcountyga.gov > wrote:

Thanks for your response—just quick follow-up—so in total, there will be 8 fuel pumps after the project is complete is that right?

YES 8 PUMPS AND 4 MPDS

3.

If your SLUP was approved by the Board of Commissioners, it looks like a transitional buffer variance would be required --50 foot undisturbed buffer is required where property abuts the HR-2 zoning to north....the Zoning Board of Appeals hears and decides variance cases ...just an fyi - NOTED

Also, regarding the canopy— below are the requirements of canopies that i don't see referenced on your plan---

Canopy height shall not exceed the greater of twenty (20) feet or the height of the principal building. Do you meet this YES WE MEET THIS, THE CNAOPY HEIGHT DOESN'T EXCEED 20'

4.

Canopies and their columns shall be complementary to the overall color scheme and building materials scheme of the building façade to which the canopy is accessory. Will you meet this YES WE WILL MEET THIS

5.

Canopy lighting shall not extend beyond the area immediately beneath the canopy and all fixtures shall be recessed, including any fixture or lens. Lighting shall project inward and downward, shall not have any spillover to adjacent properties, and shall cut off no later than thirty (30) minutes after closure of the facility. Will you meet this YES WE WILL MEET THIS

6.

Automobile service stations with gas sales shall have a capacity to store one (1) car per bay (car area in front of a pump), so as not to interfere with driveway ingress and egress traffic flow. Will you meet this YES WE WILL MEET THIS REQUIREMENT

7.

When a separate retail or restaurant use is located on the same property as fuel pumps, there shall be separate and distinct parking spaces for each use.—will you meet this YES WE WILL MEET THIS 10.

The use of light emitting diodes, neon lights, and illuminated panels placed around the windows or on the outside of the building is prohibited.will you meet this YES WE WILL MEET THIS

Do/will you comply with the alcohol outlest requirements below: YES

1.

Within three hundred (300) feet of any school building, school grounds, educational facility, college campus, or adult entertainment establishment; or

2.

Within six hundred (600) feet of a substance abuse treatment center owned, operated, or approved by the state or any county or municipal government.

C.

For the purpose of this section, distance shall be measured according to section 4-101.1(d).

D.

For alcohol sales as an accessory use to retail, the area devoted to the sale and storage of alcohol shall not exceed twenty (20) percent of gross floor area.

E.

The sale or distribution of individual cups and individual servings of ice at package stores is prohibited.

John Reid

Senor Planner, Lead Public Hearing

DeKalb County Government | Department of Planning & Sustainability Current Planning/Zoning Division

Government Services Center | 178 Sams Street | Decatur, GA 30030

Email: jreid@dekalbcountyga.gov

Office: 404-275-3944

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Click here for **Zoning Map** DeKalb County Parcel Viewer

From: Naureen Lalani <naureen.ataiconstruction@gmail.com>

Sent: Tuesday, October 14, 2025 4:08 PM
To: Reid, John < ireid@dekalbcountyga.gov>

Cc: Rohail Hada < rohail@ataiconstruction.com; Atai Construction < office@ataiconstruction.com; Marina

Hada < marina.ataiconstruction@gmail.com >

Subject: Re: Assigned Planner for your cases - SLUP-25-1247732 & SLUP-25-1247733

Hello John,

Please accept my apologies for the delay in response. Please refer to the answers below in the BLUE

How long has your existing gas station been operating? This gas station has existed for approximately the last 38-39 years

How big is existing convenience store and how big are your proposing it to be? Existing is +/- 800 SqFt and proposing 5,000 SqFt

How many fuel pumps exist now, and how many are your proposing? - Currently 8 Pumps and proposing 8 Pumps too

Did the existing convenience store ever have an alcohol license? - Yes

Are you guys amenable with adding a sit-down only coffee shop to your gas station application to allow more pedestrian oriented uses - Yes

allow more ped	lestrian oriented uses - Yes
Regards,	
	Naureen Lalani
	Office Manager
	470-502-3434 (Cell)
	naureen@ataiconstruction.com
On Mon, Oct 13 Hello Mr Joh	3, 2025 at 5:02 PM Naureen Lalani < <u>naureen.ataiconstruction@gmail.com</u> > wrote: n,
I hope you a	re well.
	ed your emails with questions. I am meeting the owners tomorrow to discuss these vill get back to you by tomorrow.
Regards,	
	Naureen Lalani
	Office Manager
	470-502-3434 (Cell)
	naureen@ataiconstruction.com

On Mon, Oct 13, 2025 at 11:03 AM Reid, John < ireid@dekalbcountyga.gov > wrote:

Naureen—in addition to my questions below, are you guys amenable with adding a sit-down only coffee shop to your gas station application to allow more pedestrian oriented uses

John Reid

Senor Planner, Lead Public Hearing

DeKalb County Government | Department of Planning & Sustainability

Current Planning/Zoning Division

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From: Reid, John < <u>jreid@dekalbcountyga.gov</u>>
Sent: Friday, October 10, 2025 2:27 PM

To: Naureen Lalani < naureen.ataiconstruction@gmail.com >

Subject: Re: Assigned Planner for your cases - SLUP-25-1247732 & SLUP-25-1247733

Naureen Lalani:

Can you tell me the following relating to 4144 Memorial Drive and 3416 Covington Hwy:

How long has your existing gas station been operating?

How big is existing convenience store and how big are your proposing it to be?

How many fuel pumps exist now, and how many are your proposing?

Did the existing convenience store ever have an alcohol license?

Staff is still in review of your request. Your property falls within an activity center which calls for pedestrian oriented land uses—normally Staff does not recommend approval of vehicle oriented uses (gas stations, drive-through restaurants and banks) in activity centers. However, since your property is at the <u>edge</u> of an RC activity center and if the gas station has been operating for several years, and your proposed renovations are including lots of sidewalks (external and internal) and landscaping, Staff may be inclined to recommend approval with conditions....would you be amenable to such landscaping and sidewalks. We are still reviewing so can't promise anything.

Cordially,

John Reid

Senor Planner, Lead Public Hearing

DeKalb County Government | Department of Planning & Sustainability

Current Planning/Zoning Division

Government Services Center | 178 Sams Street | Decatur, GA 30030

Email: jreid@dekalbcountyga.gov

Office: 404-275-3944

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From: Reid, John < <u>jreid@dekalbcountyga.gov</u>>
Sent: Wednesday, September 3, 2025 1:18 PM

To: Naureen Lalani < naureen.ataiconstruction@gmail.com >

Subject: Re: Assigned Planner for your cases - SLUP-25-1247732 & SLUP-25-1247733

thank you

John Reid

Senor Planner, Lead Public Hearing

DeKalb County Government | Department of Planning & Sustainability Current Planning/Zoning Division

Government Services Center | 178 Sams Street | Decatur, GA 30030

Email: jreid@dekalbcountyga.gov

Office: 404-275-3944

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From: Naureen Lalani <naureen.ataiconstruction@gmail.com>

Sent: Wednesday, September 3, 2025 12:00 PM

To: Hill, LaSondra < ! Reid, John < jreid@dekalbcountyga.gov>

Cc: Rohail Hada < rohail@ataiconstruction.com>

Subject: Re: Assigned Planner for your cases - SLUP-25-1247732 & SLUP-25-1247733

Hello Mr John,

As per our phone conversation, parcel number 15 231 05 003 is part of the same property.

Naureen Lalani
Office Manager
470-502-3434 (Cell)

naureen@ataiconstruction.com

On Wed, Sep 3, 2025 at 9:38 AM Hill, LaSondra < lahill@dekalbcountyga.gov wrote: Greetings.

I would like to inform you that Mr. John Reid is the Sr. Planner who has been assigned to your SLUP-25-1247734 & SLUP-25-1247733 cases on our November 2025 zoning agenda, for the property

located at 4144 Memorial Drive.

He will be your primary point of contact from this point on and can assist with any questions or requirements related to the process.

He is copied on this email so that you may have his contact information.

If anyone in your party is not copied, you may forward the email, as we usually only email the applicant.

I will be sending out sign templates next Wednesday or Thursday.

Thank you,

LaSondra H. Hill (she/her)

Admin Specialist/Planning Commission Public Hearings

Current Planning | Planning & Sustainability Department Government Services Center, 178 Sams Street, 3rd fl.

Decatur, GA 30030

Email: <u>lahill@dekalbcountyga.gov</u>

Website: Planning and Sustainability | DeKalb County GA

Office: 404-272-6475

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DEPARTMENT OF PLANNING & SUSTAINABILITY

Government Services Center 178 Sams Street Decatur, GA www.dekalbcountyga.gov

Chief of Executive OfficerDirectorLorraine Cochran-JohnsonJuliana A. Njoku

Zoning Comments November 2025

Z-25-1247710 (2025-1221) 447 Warren Avenue:

Warren Avenue is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

SLUP-25-1247734 (2025-1222) 2050 Lawrenceville Hwy:

N. Druid Hilla Road & Lawrenceville Highway are both classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

SLUP-25-1247732 (2025-1223) 4144 Memorial Dr; 3416 Covington Hwy:

Memorial Drive & Covington Highway are both classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights.

SLUP-25-1247733 (2025-1223) 4144 Memorial Dr; 3416 Covington Hwy:

Memorial Drive & Covington Highway are both classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights.

SLUP-25-1247735 (2025-1225) 4717 Memorial Drive:

Memorial Drive is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Collingwood Drive is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

SLUP-25-1247739 (2025-1226) 4717 Memorial Drive:

Memorial Drive is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Collingwood Drive is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.



Friday, September 12, 2025

To: Mr. John Reid, Senior Planner

From: Ryan Cira, Director, Division of Environmental Health

Cc: Alan Gaines, Deputy Director, Division of Environmental Health

Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

9/12/2025

N1-2025-1221	Z-25-1247710
447 Warren Avenue, Scottdale, GA 30079	
- See general comments	
N2-2025-1222	SLUP-25-1247734
2050 Lawrenceville Highway, Decatur, Ga 30	0033
- See general comments	
N3-2025-1223	SLUP-25-1247732
4144 Memorial Drive, Decatur GA; 3416 Co	vington Highway, Decatur, 30032
- See general comments	

9/12/2025

N4-2025-1224	SLUP-25-1247733
4144 Memorial Drive, Decatur GA; 3416 Co	vington Highway, Decatur, 30032
- See general comments	
N5-2025-1225	SLUP-25-1247735
4717 Memorial Drive, Decatur, Ga 30032	
- See general comments	
N6-2025-1226	SLUP-25-1247739
4717 Memorial Drive, Decatur, Ga 30032	
- See general comments	



NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

Γhe f	ollowing areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the
orop	osed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.
	LOPMENT ANALYSIS:
,	ransportation/Access/Row
•	Storm Water Management
	Flood Hazard Area/Wetlands
•	-lood Hazard Area/wetlands
	andscaping/Tree Preservation
	Lanuscaping/Tree Freservation
•	ributary Buffer

Fire Safety			



NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

REZONE COMMENTS FORM:

PUBLIC WORKS ROAD AND DRAINAGE

Case No.:		Parcel I.D. #:	
Address:			
Drainage Basin:			
COMMENTS:			
-			
	C: am atanna	Akin A. A.	kinsola



NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL jreid@dekalbcountyga.gov

REZONE COMMENTS FORM:

PUBLIC WORKS ROAD AND DRAINAGE

Case No.:	SLUP-25-1247733 (2025-1224)	Parcel I.D. #: 15	5 231 05 002; 15 231 05 003
Address:	4144 Memorial Drive; 3416 Covir	ngton Hwy, D	ecatur 30032 (beer/wine sales)
Drainage	Basin: Cobb Creek	¥.	
Upstream	Drainage Area: N/A		
Percent of	f Property in 100-Year Floodplain: 0%		
Impact on	n property (flood, erosion, sedimentation) unde	er existing zoning:	There is no known impact of
flood,	erosion and sedimentation on	the property	under existing zoning.
Required	I detention facility(s): May be require	ed if not curre	ently in place on the property.
30 500	LUP application for the sale of	99 3599 25 45	
existin	ng County roads and drainage	infrastruct	ure.
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	C:4	Akin A. A	Vkinsola



NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID <u>ireid@dekalbcountyga.gov</u> AND/OR LASONDRA HILL <u>lahill@dekalbcountyga.gov</u>

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Capacity (TPD) Latest Count (TPD) Latest Count (TPD) Hourly Capacity (VPH) Peak Hour. Volume (VPH) Existing number of traffic lanes Existing right of way width Proposed number of traffic lanes Existing right of way width Proposed number of traffic lanes Proposed right of way width Sex is the proposed right of way width Proposed right of way width Proposed right of way width Sex is the proposed right of way width Proposed right of way width Sex is the proposed	Address: 4144 Memorial Drive; 3416 Coving (fuel pumps)	ljacent Roadway (s):
Peak Hour. Volume (VPH) Peak H	(classific	eation) (classification)
peak hour vehicle trip ends. Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hou factor. Based on the above referenced formula, the (Single Family Residential) District designation which allows a maximum of units per acres, and the given fact that the project site is approximately acres in land area, daily vehicle trip end, an peak hour vehicle trip end would be generated with residential development of the parcel.	Peak Hour. Volume (VPH) Existing number of traffic lanes Existing right of way width Proposed number of traffic lanes Proposed right of way width Please provide additional information relating to the following According to studies conducted by the Institute of Traffic Engin average of fifteen (15) vehicle trip end (VTE) per 1, 000 square fee	Latest Count (TPD) Hourly Capacity (VPH) Peak Hour. Volume (VPH) Existing number of traffic lanes Existing right of way width Proposed number of traffic lanes Proposed right of way width statement. Proposed right (8%) percent peak hour factor. Based on
	peak hour vehicle trip ends. Single Family residence, on the other hand, would generate ten (1 factor. Based on the above referenced formula, the (Sin units per acres, and the given fact that the project site is appropriate to the project site is approximately appropriate to the project site is approximately app	10) VTE's per day per dwelling unit, with a ten (10%) percent peak higle Family Residential) District designation which allows a maximum oximately acres in land area, daily vehicle trip end,
		-



NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID ireid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-25-1247733 (2025-1224) Address: 4144 Memorial Drive; 3416 Covingtor (beer-wine sales)	
Adjace	nt Roadway (s):
(classificatio	n) (classification)
Latest Count (TPD) Hourly Capacity (VPH) Peak Hour. Volume (VPH) Existing number of traffic lanes Existing right of way width Proposed number of traffic lanes	Capacity (TPD) Latest Count (TPD) Hourly Capacity (VPH) Peak Hour. Volume (VPH) Existing number of traffic lanes Existing right of way width Proposed number of traffic lanes Proposed right of way width
Please provide additional information relating to the following state According to studies conducted by the Institute of Traffic Engineers average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of above formula, the square foot place of worship building peak hour vehicle trip ends.	(ITE) 6/7th Edition (whichever is applicable), churches generate an floor area, with an eight (8%) percent peak hour factor. Based on the
Single Family residence, on the other hand, would generate ten (10) V factor. Based on the above referenced formula, the (Single Funits per acres, and the given fact that the project site is approxime peak hour vehicle trip end would be generated with residential de-	amily Residential) District designation which allows a maximum of ately acres in land area, daily vehicle trip end, and
comments: Did not see any traff.	c engineering concerns
	() () () () () () () ()



NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID <u>jreid@dekalbcountyga.gov</u> AND/OR LASONDRA HILL <u>lahill@dekalbcountyga.gov</u>

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.:	Parcel I.D. #:	
Address:		
WATER:		
Size of existing water main:		(adequate/inadequate)
Distance from property to nearest main:	Size of lin	e required, if inadequate:
SEWER:		
Outfall Servicing Project:		
Is sewer adjacent to property: Yes	No If no, distance to nearest line:	:
Water Treatment Facility:	adequate inadequ	uate
Sewage Capacity:	(MGPD) Current Flow:	(MGPD)
COMMENTS:		

Signature:



NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID <u>jreid@dekalbcountyga.gov</u> AND/OR LASONDRA HILL <u>lahill@dekalbcountyga.gov</u>

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-25-1247733 (2025-1224) Parcel I.D. #: 15 231 05 002; 15 231 05 003
Address: 4144 Memorial Dr; 3416 Covington Hwy
Decatur, GA 30032
(beer/wine sales)
VATER:
Size of existing water main: 8' DIP and 16" CI (adequate/inadequate)
Distance from property to nearest main: <u>adjacent</u> Size of line required, if inadequate:
SEWER:
Outfall Servicing Project: Cobb Fowler Creek
s sewer adjacent to property: Yes No If no, distance to nearest line:
Vater Treatment Facility: Snapfinger adequate inadequate
Sewage Capacity: 36 (MGPD) Current Flow: 25 (MGPD)
COMMENTS:
sewer capacity may be required

Signature: Yola Lewis



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: 08/14/2025	Application No:
APPLICANT NAME: Rohail Hada	
Daytime Phone: 470-354-9989	office@ataiconstruction.com
Mailing Address: 1400 Indian Trail Li	Iburn Road NW, Norcross, GA, 30084
Owner Name: 4144 Memorial In	ach contact information for each owner)
Dautima Phana: 404-610-6630	rohail@ataiconstruction.com
Mailing Address: 1400 Indian Trail L	Lilburn Road NW, Norcross, GA, 30084
LIBIECT PROPERTY ADDRESS OF LOCATION: 4	144 Memorial Drive, Decatur,
OBJECT PROPERTY ADDRESS ON EGGATION.	DeKalb County, GA 30032
Parcel ID: 15 231 05 002 Acreage or Square Feet:	
existing Zoning: C-1 Proposed Special La	and Use (SLUP): Convenience Store with Gas Pumps
hereby authorize the staff of the Planning and S	Sustainable Department to inspect the property that is the subject
Owner: Agent:	Signature of Applicant:



Notice of Special Land Use Permit Application Community Meeting

To Whom it May Concern

Date: 07/25/2025

On behalf of the property owners of 4144 Memorial Drive, Decatur, GA 30032. We are planning to apply for a Dekalb County *Special Land Use Permit* to Extended the store size of existing convenience store and relocate the existing gas pumps. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: 08/11/2025

Time: 4:00 PM (EST)

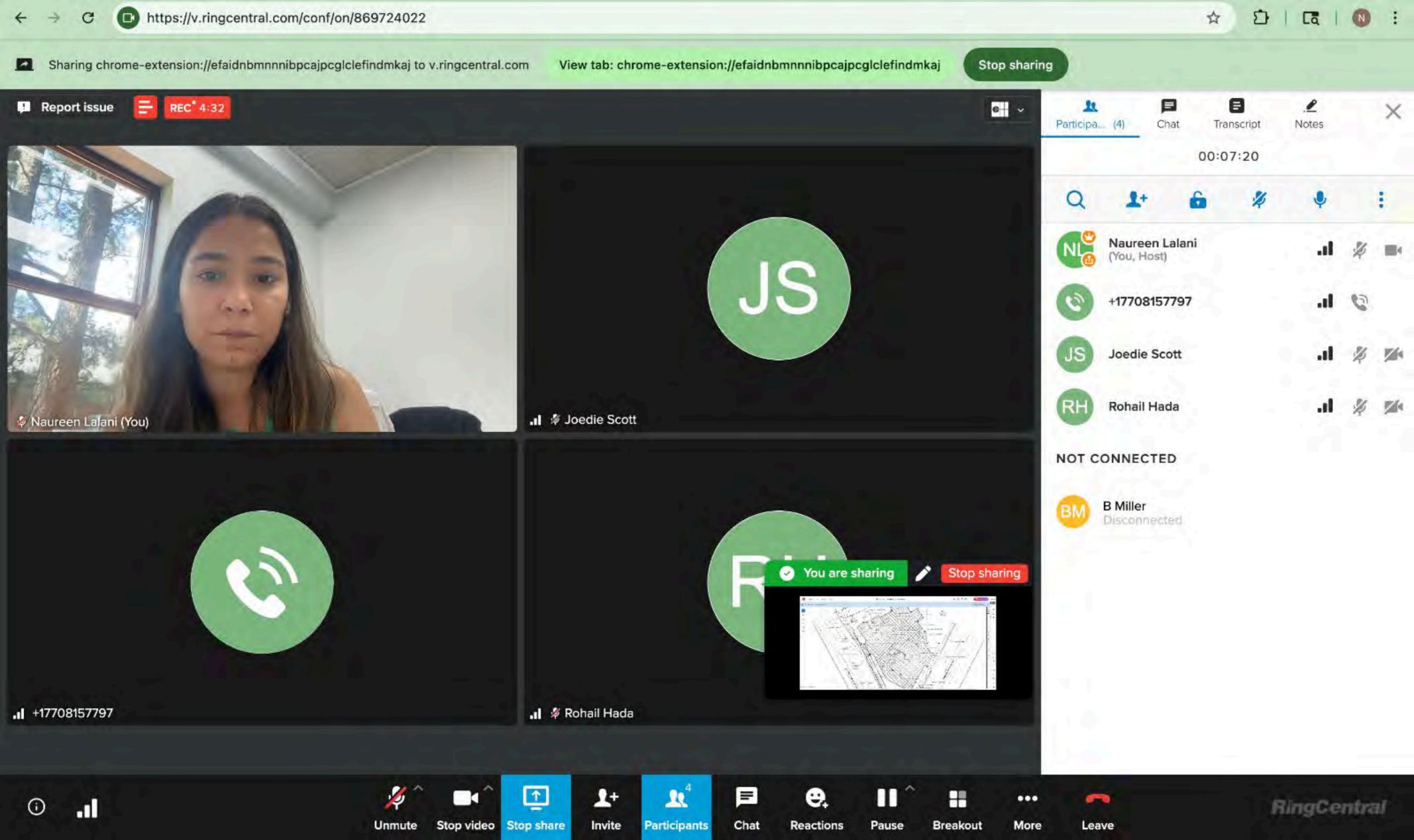
Location: Zoom Link for virtual meeting

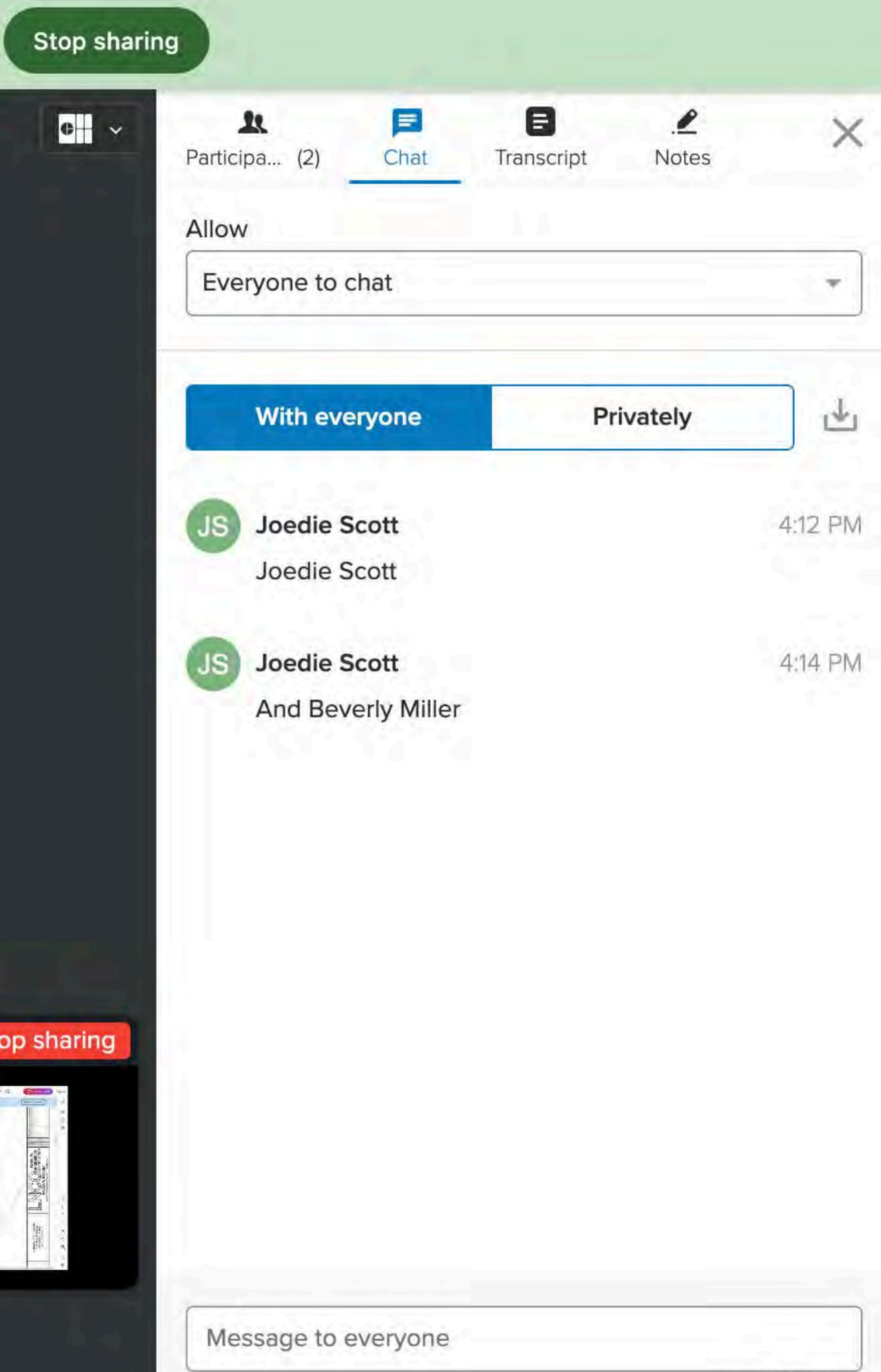
https://v.ringcentral.com/join/869724022

If you have any questions about the meeting, please call 470-502-3434 Ext. 101 or e-mail office@ataiconstruction.com. We look forward to seeing you there!

Sincerely,

Atai Constructions LLC





0/1000

LETTER OF APPLICATION

Proposed Zoning Classification

The current zoning of the property is C1. We are not requesting rezoning however, a Special Land Use Permit to allow for the intended commercial use consistent with the surrounding corridor. The current use is RC and it will remain RC

Reason for Rezoning Request

The request is for a Special Land Use Permit to accommodate the proposed development of convenience store and gas pumps with the sales of beer and wine which requires a SLUP under the current zoning classification. The proposed classification will align with the County's Comprehensive Plan and the existing commercial character of Covington Road and Memorial Drive.

Existing and Proposed Use of the Property

- Existing Use: The site is currently RC convenience store with gas pumps and sales of beer and wine
- Proposed Use: The property will be redeveloped as a RC convenience store with gas pumps and sale of beer and wine

Characteristics of the Proposed Use

- Floor Area: The proposed building will contain approximately 5,000 SqFt of floor area.
- Height: The building will be a one-story structure with a maximum height of 21', consistent with nearby commercial buildings.
- **Site Improvements:** The plan includes adequate on-site parking (including ADA spaces), landscaped buffers, and a screened refuse enclosure.
- **Employees:** The facility is expected to employ approximately 3-4 full time employees; exact number to be decided.
- **Hours of Operation:** The proposed hours of operation are 6:00 am to 10:00pm, seven days a week. These hours are consistent with other commercial uses in the vicinity.
- **Traffic and Circulation:** The design provides safe ingress/egress from both Memorial Drive and Covington Road, with clear pedestrian circulation and emergency access.

Impact Analysis Letter for 4144 Memorial Drive

A. Adequacy of Site Size

The subject parcel provides adequate land area to accommodate the proposed use, including all required yards, open space, parking, and buffers. The site plan demonstrates compliance with zoning requirements for building setbacks, ADA parking, refuse areas, and transitional buffers.

B. Compatibility with Adjacent Properties

The proposed use is compatible with the surrounding commercial corridors along Covington Road and Memorial Drive. The project is designed to minimize potential impacts such as traffic, noise, or odor. No adverse impacts to adjoining land uses are anticipated given the commercial character of the area and the mitigation provided through site design.

C. Adequacy of Public Services

Public water, sewer, and electrical utilities are available to serve the proposed use. Police, fire, and sanitation services are currently operating in the vicinity and are adequate for the scale of the development.

D. Public Street Adequacy

The subject property fronts both Memorial Drive (110' R/W) and Covington Road (100' R/W), which are major arterials with sufficient capacity to handle traffic generated by the proposed development. No undue congestion is anticipated.

E. Ingress and Egress

Ingress and egress have been designed with multiple access points to promote safe traffic flow and circulation. The design accommodates pedestrian safety, fire access, and emergency response.

F. Hours and Manner of Operation

The manner and hours of operation are consistent with other nearby commercial establishments. No adverse impacts to residential or institutional uses are anticipated.

G. Zoning Consistency

The proposed use complies with the intent and standards of the zoning district. All required design, landscaping, and parking standards will be met.

H. Comprehensive Plan Consistency

The proposal is consistent with the County's Comprehensive Plan, which envisions appropriate commercial development along key transportation corridors. The use supports planned economic activity and service provision for the surrounding community.

I. Refuse and Service Areas

A dedicated dumpster enclosure is provided on site, screened from public view and accessible for service vehicles. Adequate refuse and service areas are included in the plan.

J. Duration of Permit

The application seeks a permanent Special Land Use Permit; a time limit is not necessary given the nature of the project.

K. Size, Scale, and Massing

The size and scale of the proposed building are appropriate for the subject parcel and consistent with adjacent commercial buildings. The proposed building height will not create adverse shadow impacts on adjoining properties.

L. Historic and Archaeological Impacts

There are no known historic buildings, districts, or archaeological resources on or adjacent to the site. No adverse impacts are anticipated.

M. Supplemental Regulations

The proposed development satisfies all supplemental regulations applicable to this use, including site design, screening, and parking.

N. Community Needs

The proposed use addresses community needs by providing services consistent with surrounding land use patterns and supporting corridor revitalization. Feedback received during the review process will continue to guide refinements.



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

1) (WE) ULLU Memori	al Trac
(I), (WE)Name of owners(s) (If	more than one owner, attach a separate sheet)
Marile of owners(s) (ii	more than one of the control of the
Being (owner) (owners) of the subject p	roperty described below or attached hereby delegate authorit
Rohail Hada	
	e of Agent or Representative
to file an application on (my), (our) beh	half.
N LALANI	
Notary Public - State of Georgia Gwinnett County	Way!
My Commission Expires Mar 20, 2029 Notary Public	Owner
Notary Public	Owner
Notary Public	Owner
Notary Public	Owner
Notary Public	Owner
NOTARY PUBLIC	- Civiler



DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions <u>must</u> be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes______No_X__*

Expiration Date/ Seal

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 1. The name and official position of the local government official to whom the campaign contribution was made.
- The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur,

My Commission Expires Mar 20, 2029

Notary

Notary

Notary Public - State of Georgia Gwinnett County
My Commission Expires Mar 20, 2029

Notary

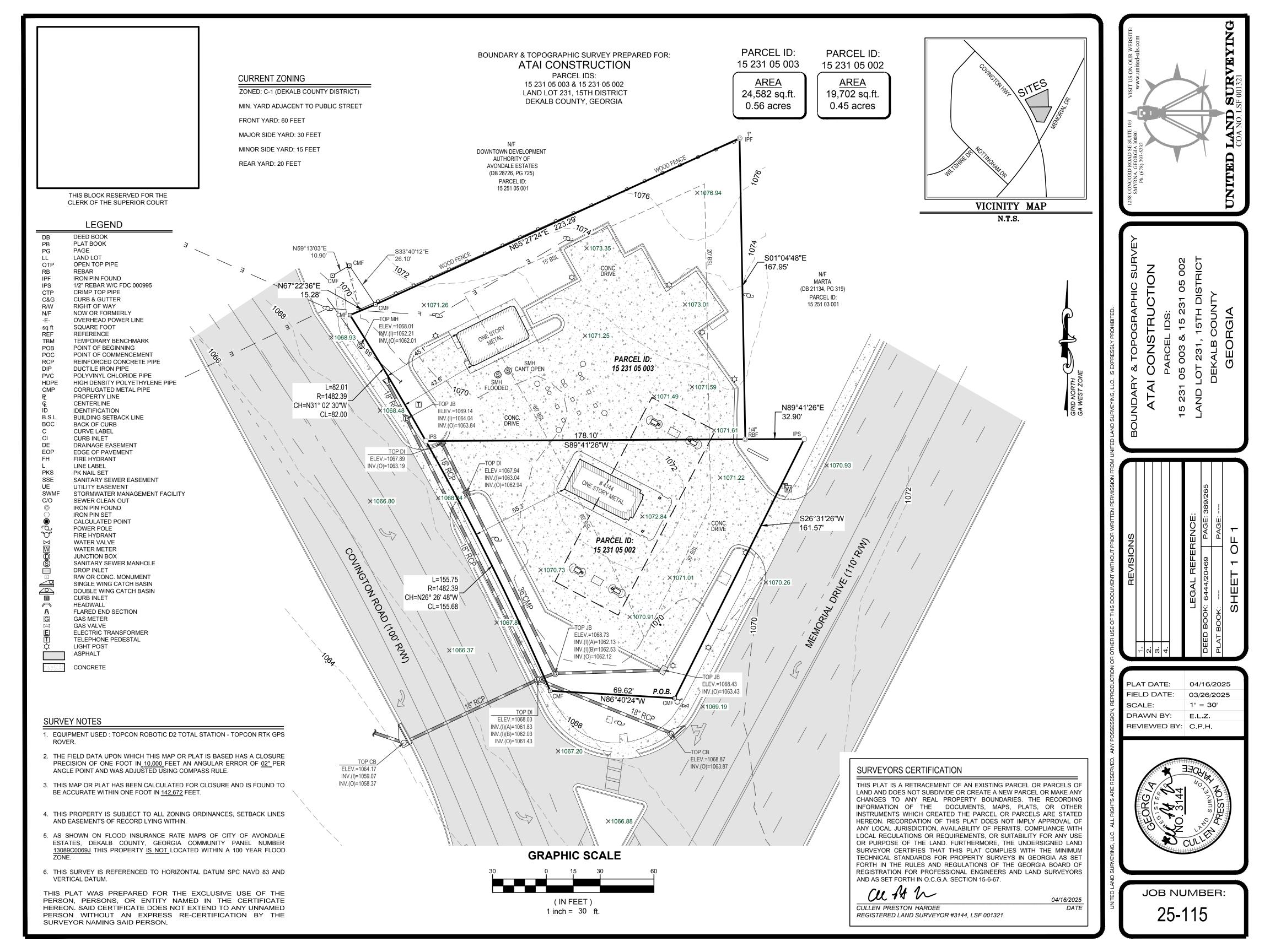
Signature of Applicant / Date

Check one: Owner _____ Agent _____

O3 20 2029

O3 20 2029

*Notary seal not needed if answer is "no".



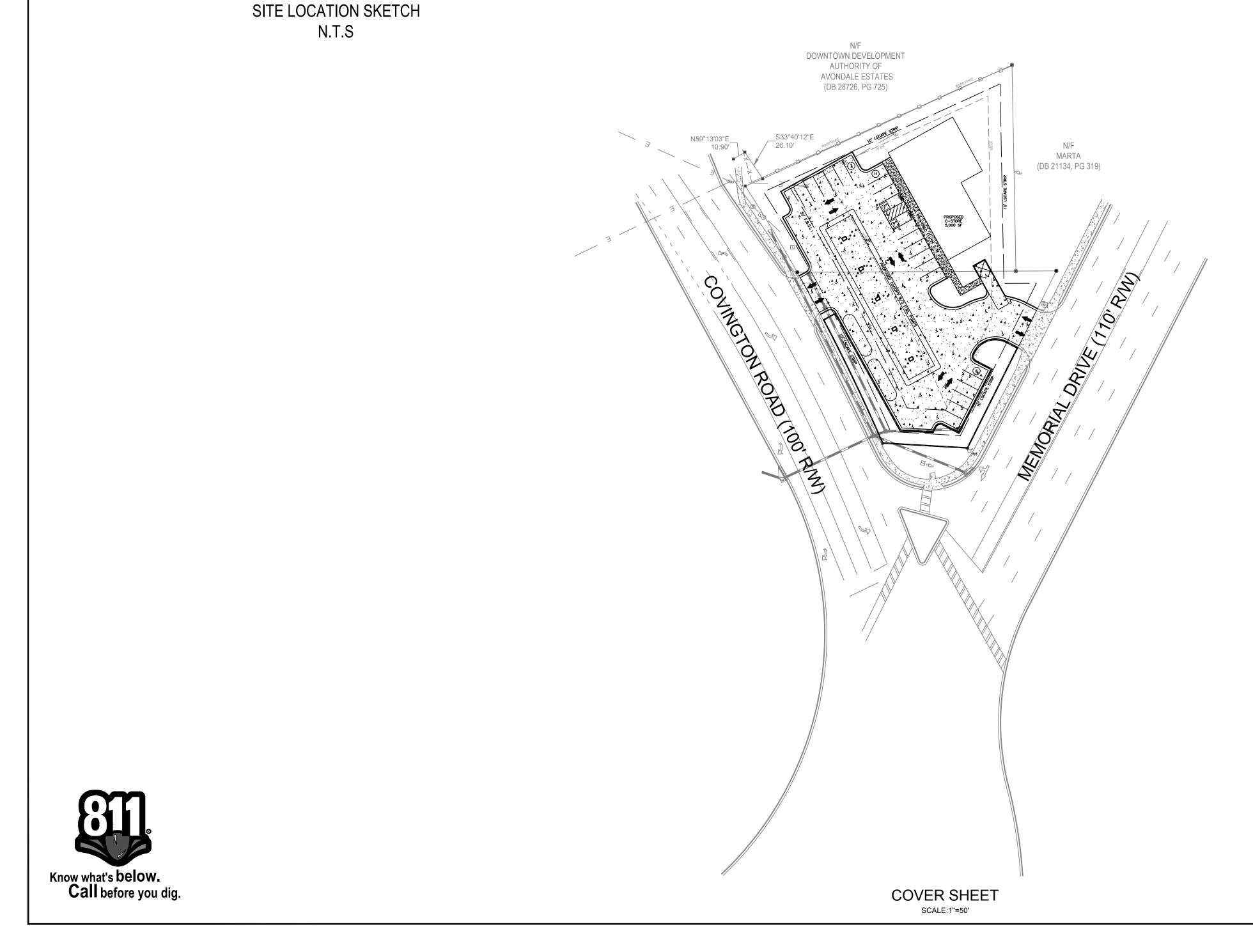
KENSINGTON RD. MAJESTIC CIR

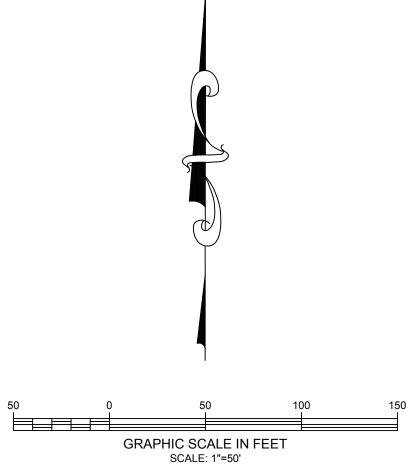
4144 MEMORIAL DR & 3416 COVINGTON HWY DECATUR, GA 30032

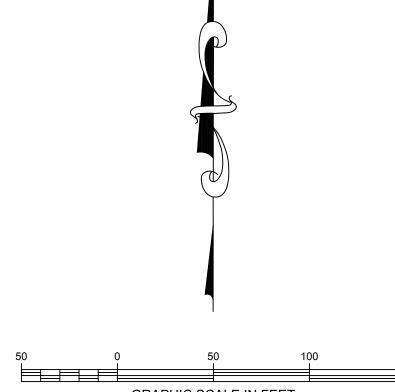
PROJECT DATA SITE ADDRESS: 4144 MEMORIAL DR & 3416 COVINGTON HWY OWNER: SADIYA INVESTMENTS INC PARCEL ID: 1523105002 & 1523105003 COUNTY: DECATUR, GA 30032 ZONING:XXX ACREAGE: _____0.5 & 0.55 TOTAL DISTURBED: XXX

SHEET INDEX	
Sheet Number	Sheet Title
01	COVER SHEET
02	DEMOLITION PLAN
03	SITE PLAN
04	GRADING PLAN
05	UTILITY PLAN
06	BIORETENTION BASIN PLAN
07	EROSION CONTROL NOTES
08	EROSION CONTROL PLAN-PHASE 1
09	EROSION CONTROL PLAN-PHASE 2
10	EROSION CONTROL PLAN-PHASE 3
11	EROSION CONTROL DETAILS
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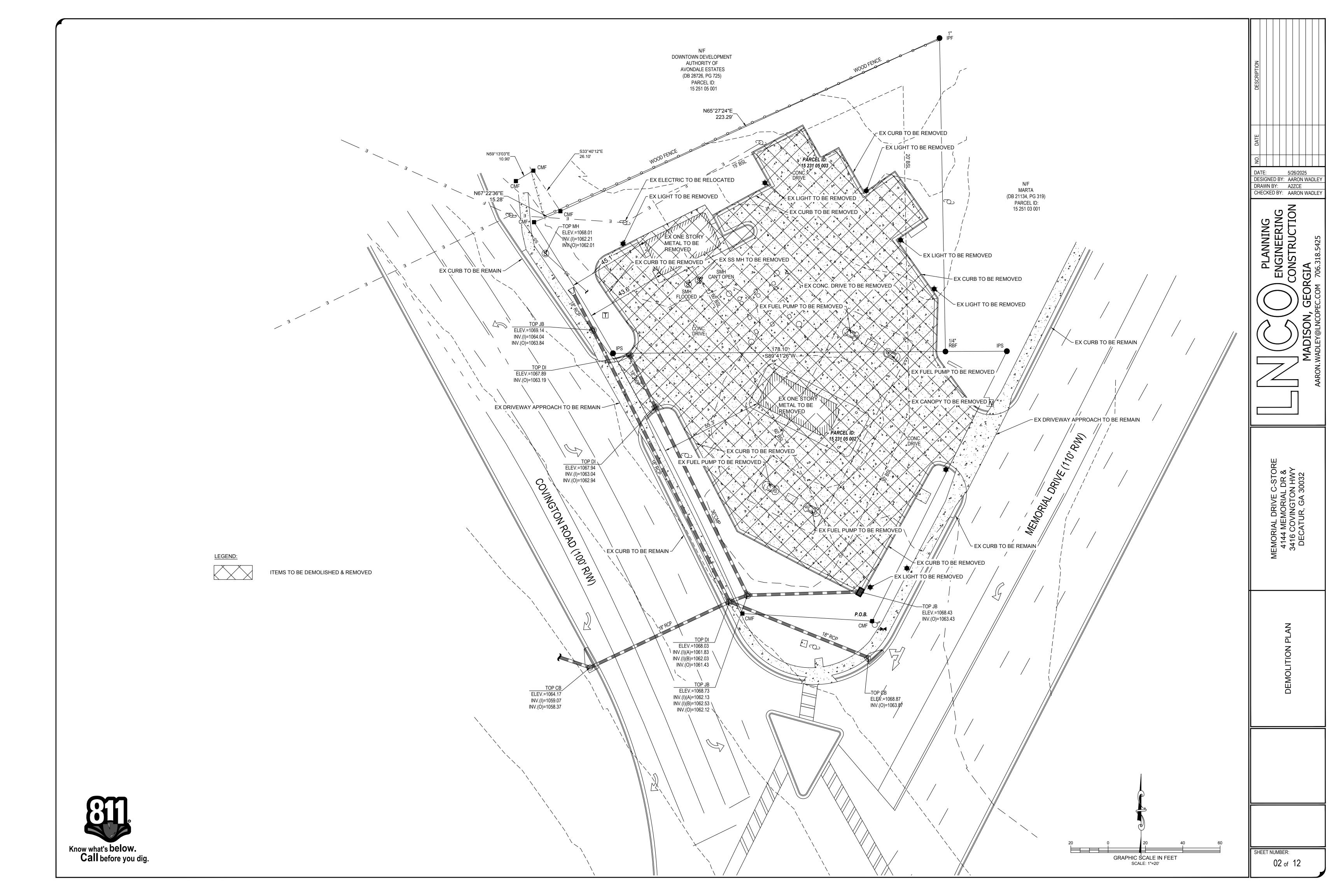


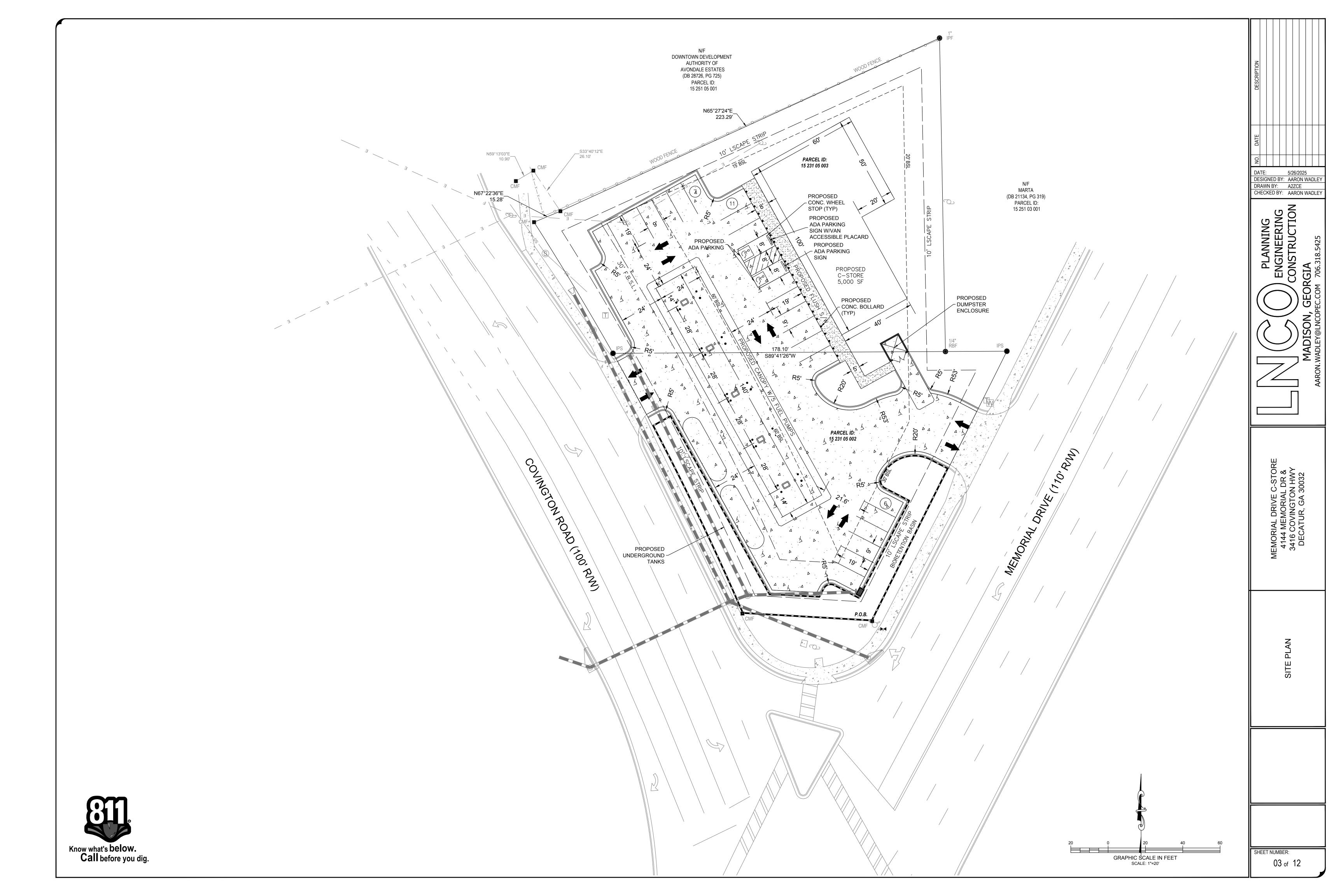
Know what's below.

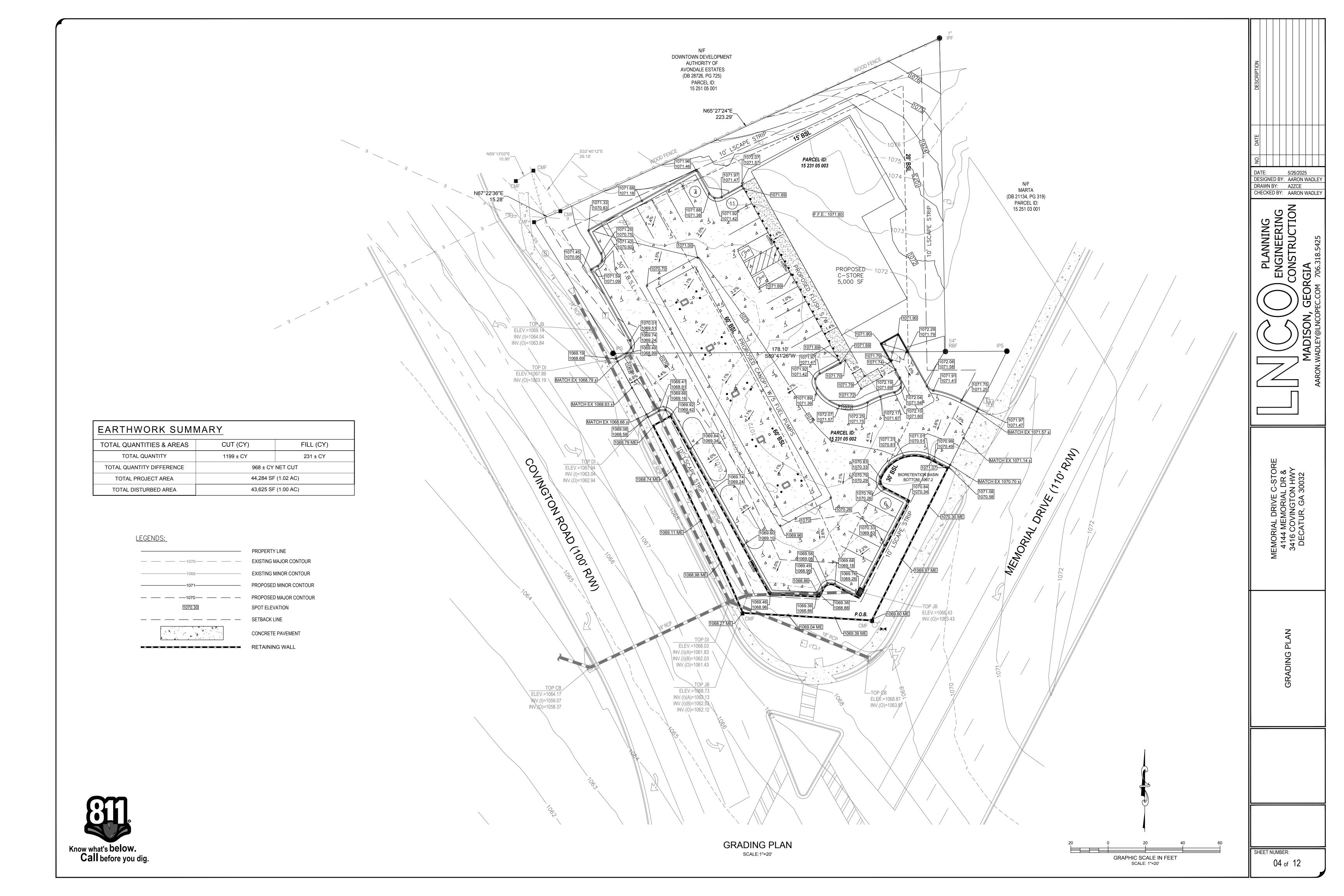
Call before you dig.

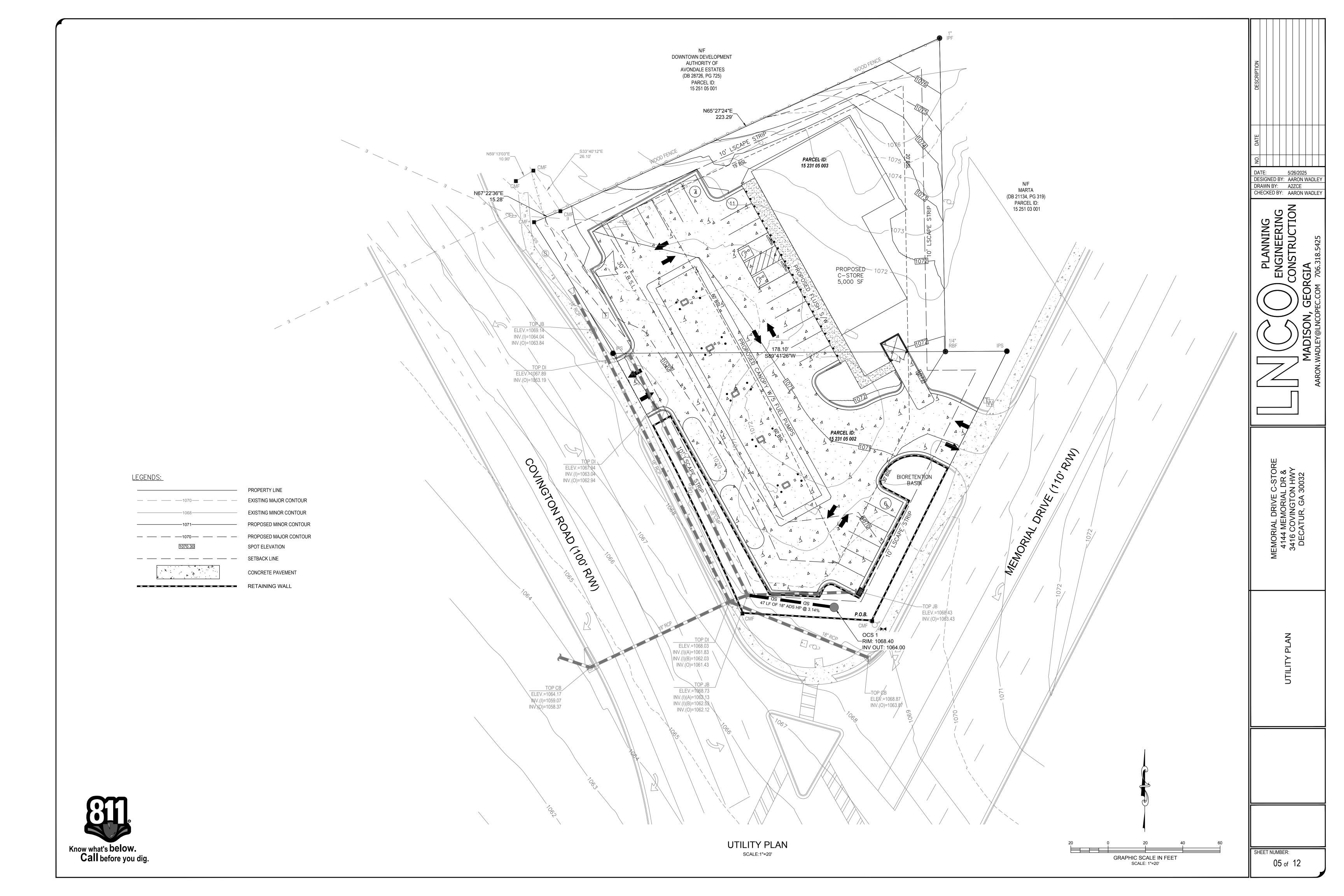
01 of 12

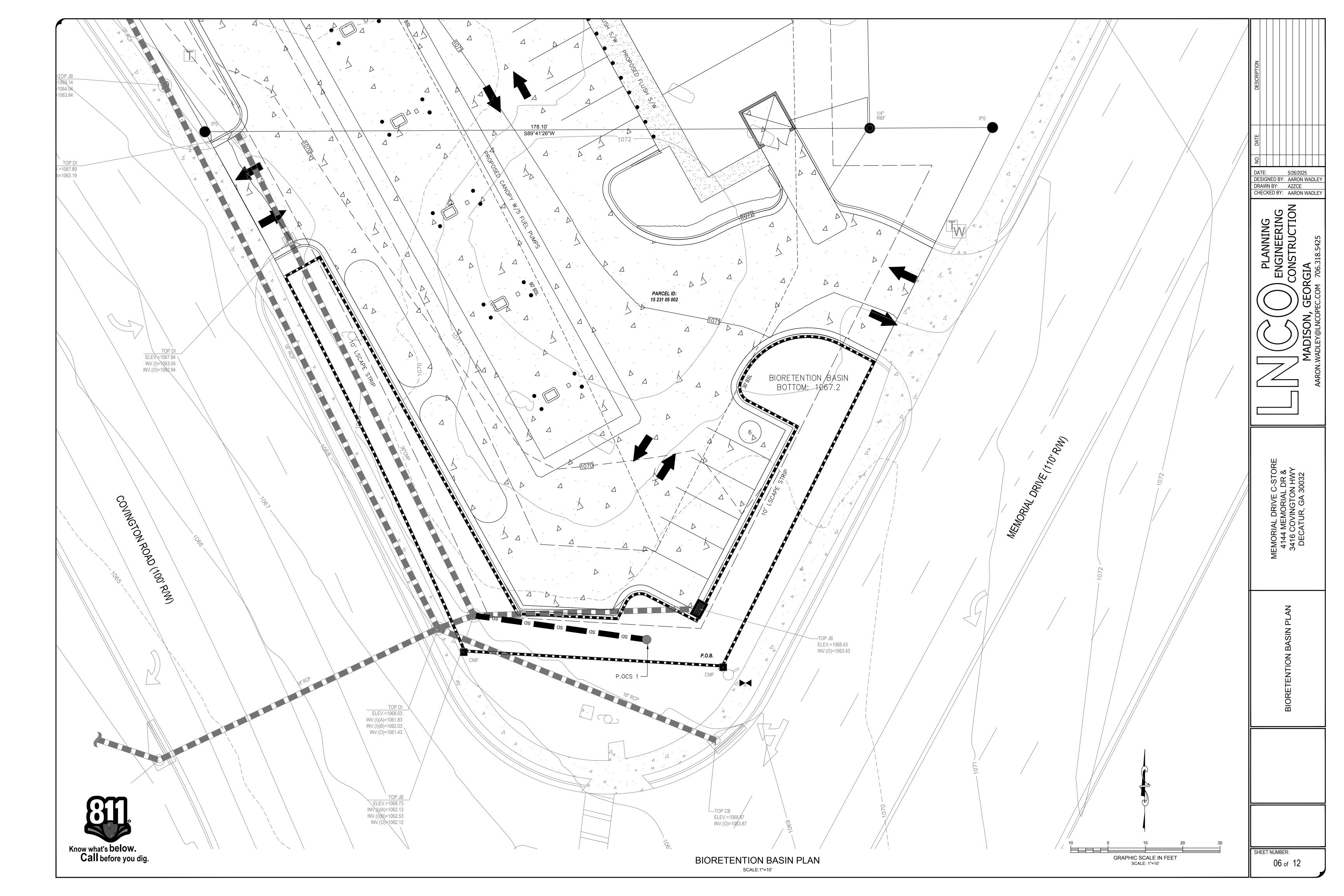
DATE: 5/26/2025
DESIGNED BY: AARON WADLE











1. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.

2. 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 COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

3. THERE ARE NO BUFFERS REQUIRED ON SITE.

4. 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.

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

6. 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.

7. 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.

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

9. THE PROJECT SITE IS NOT LOCATED WITHIN 1 LINEAR MILE FROM A "BIO F" AND/OR "BIO M" IMPAIRED STREAM.

10. THERE IS NO T.M.D.L. PLAN FOR THE RECEIVING WATERS.

11. BMP'S FOR CONCRETE WASHDOWN OF TOOLS, MIXER CHUTES, AND REAR OF VEHICLES ARE SHOWN ON THE ES&PC PLANS. CONCRETE TRUCK DRUMS MAY NOT BE WASHED OUT ONSITE.

12. SOIL CLEANUP AND CONTROL PRACTICES FOR SPILLS & LEAKS

* LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND - PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.

* MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL - MATERIAL AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, GLOVES, GOGGLES, CAT LITTER, - SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.

* SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO - FUTURE SPILLS.

* ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.

* FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER). THE NATIONAL RESPONSE CENTER - (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

* FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

* FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.

* FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE

* THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS _ OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 560 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTER MEASURES PLAN BY THAT LICENSED PROFESSIONAL.

13. THE SITE DRAINS TO AN ONSITE BIORETENTION BASIN.

14. FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (e.g. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE.)

15. EROSION CONTROL BMP'S ARE UTILIZED TO REDUCE POLLUTANTS IN STORM WATER DISCHARGES. THESE INCLUDE SEDIMENT TRAPS, PONDS, PERIMETER CONTROLS, AND TEMPORARY & PERMANENT VEGETATIVE COVER.

PETROLEUM BASED PRODUCTS-CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORMWATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT OR MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

PAINTS/FINISHES/SOLVENTS-ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

CONCRETE TRUCK WASHING-NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT THE DRUM ON-SITE.

FERTILIZER/HERBICIDES-THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION CONTROL. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

16. INSPECTIONS (GAR100001-IV.D.4.a)

α. Permittee requirements

CONTACTED AS REQUIRED.

(1). Each day when any type of construction activity has taken place at a Primary Permittee's site, certified personnel provided by the Primary Permittee shall inspect: (a) all areas at the Primary Permittee's site where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment and (b) all locations at the Primary Permittee's site where vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted.

(2). Measure and record rainfall within disturbed areas of the site that have not met final stabilization once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday. The data collected for the purpose of compliance with this permit shall be representative of the monitored activity. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.

(3). Certified personnel (provided by the Primary Permittee) shall inspect the following at least once every seven (7) calendar days: (a) disturbed areas of the Primary Permittee's construction site; (b) areas used by the Primary Permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the Primary Permittee's site shall be observed to ensure that they are operating correctly. Certified personnel shall also conduct inspections within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first). Post-rain inspections will reset the 7-day inspection frequency requirement. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.a.(4). These inspections must be conducted until a Notice of Termination is submitted.

(4). Certified personnel (provided by the Primary Permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination has been submitted) the areas of the site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s).

(5). Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following each inspection.

(6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.a.(5). of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site or that portion of a construction site that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit.

17a. SAMPLING FREQUENCY (GAR 100001 IV.D.6.d)

(1). The Primary Permittee must sample in accordance with the Plan at least once for each rainfall event described below. For a qualifying event, the permittee shall sample at the beginning of any stormwater discharge to a monitored receiving water and/or from a monitored outfall location within in forty-five (45) minutes or as soon as possible.

(2). However, where manual and automatic sampling are impossible (as defined in this permit), or are beyond the permittee's control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after the beginning of the stormwater discharge.

(3). Sampling by the permittee shall occur for the following qualifying events:

(a). For each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a stormwater discharge that occurs during normal business hours after all clearing and grubbing operations have been completed, but prior to completion of mass grading operations, in the drainage area of the location selected as the sampling location;

(b). In addition to (a) above, for each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a stormwater discharge that occurs during normal business hours either 90 days after the first sampling event or after all mass grading operations have been completed, but prior to submittal of a NOT, in the drainage area of the location selected as the sampling location, whichever comes first;

(c). At the time of sampling performed pursuant to (a) and (b) above, if BMPs in any area of the site that discharges to a receiving water or from an outfall are not properly designed, installed and maintained, corrective action shall be defined and implemented within two (2) business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours* until the selected turbidity standard is attained, or until post-rain event inspections determine that BMPs are properly designed, installed and maintained;

(d). Where sampling pursuant to (a), (b) or (c) above is required but not possible (or not required because there was no discharge), the permittee, in accordance with Part IV.D.4.a.(6), must include a written justification in the inspection report of why sampling was not performed. Providing this justification does not relieve the permittee of any subsequent sampling obligations under (a), (b) or (c) above; and

(e). Existing construction activities, i.e., those that are occurring on or before the effective date of this permit, that have met the sampling required by (a) above shall sample in accordance with (b). Those existing construction activities that have met the sampling required by (b) above shall not be required to conduct additional sampling other than as required by (c) above.

*Note that the permittee may choose to meet the requirements of (a) and (b) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for sampling at any time of the day or week.

17b. REPORTING (GAR 100001 IV.E)

1. The applicable permittees are required to submit the sampling results to the EPD at the address shown in Part II.C. by the fifteenth day of the month following the reporting period. Reporting periods are months during which samples are taken in accordance with this permit. Sampling results shall be in a clearly legible format. Upon written notification, EPD may require the applicable permittee to submit the sampling results on a more frequent basis. Sampling and analysis of any stormwater discharge(s) or the receiving water(s) beyond the minimum frequency stated in this permit must be reported in a similar manner to the EPD. The sampling reports must be signed in accordance with Part V.G.2. Sampling reports must be submitted to EPD until such time as a NOT is submitted in accordance with Part VI.

2. All sampling reports shall include the following information:

a. The rainfall amount, date, exact place and time of sampling or measurements;

b. The name(s) of the certified personnel who performed the sampling and measurements;

c. The date(s) analyses were performed;

d. The time(s) analyses were initiated;

e. The name(s) of the certified personnel who performed the analyses;

f. References and written procedures, when available, for the analytical techniques or methods used;

g. The results of such analyses, including the bench sheets, instrument readouts, computer disks or tapes, etc., used to determine these results;

h. Results which exceed 1000 NTU shall be reported as "exceeds 1000 NTU;" and

i. Certification statement that sampling was conducted as per the Plan.

3. All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar service) to the appropriate EPD District Office or delivery receipt email to the appropriate EPD District Office resource mailbox according to the schedule in Appendix A of this permit. The permittee shall retain a copy of the proof of submittal at the construction site or the proof of submittal shall be readily available at a designated location from commencement of construction until such time as a NOT is submitted in accordance with Part VI.

18. RETENTION OF RECORDS (GAR 100001 IV.F)

1. The Primary Permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

a. A copy of all Notices of Intent submitted to EPD;

b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;

c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;

d. A copy of all sampling information, results, and reports required by this permit;

e. A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit;

f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D. of this permit; and

g. Daily rainfall information collected in accordance with Part IV.D.4.a.(2). of this permit.

2. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI. of this permit. These records must be maintained at the permittee's primary place of business or at a designated alternative location once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.

19. SAMPLING ANALYSIS METHODS

THERE ARE TWO (2) SAMPLING LOCATIONS FOR THIS PROJECT. SAMPLING LOCATION A IS AT THE SOUTHWESTERN CORNER OF THE SITE BELOW THE POND OUTFALL AND PROPOSED HEADWALL (P.HW.A-1.1). SAMPLING LOCATION D IS LOCATED IN THE DITCH ALONG BROWNSVILLE RD AT THE SOUTHEASTERN CORNER OF THE SITE. SAMPLING AT THE LOCATIONS SHALL BE CONDUCTED AS FOLLOWS:

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

(1). SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.

(2). SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.

(3). LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.

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

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

20. APPENDIX B RATIONALE FOR NTU VALUES

STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATION. 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 FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 75, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT NO. GAR 100001. THE NTU IS BASED UPON THE TOTAL SITE ACREAGE OF 4.51 AC FOR THE PROJECT SITE, THE SURFACE WATER DRAINAGE OF 0-4.99 SQUARE MILES, AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES. THE RECEIVING WATER IS UNNAMED TRIBUTARIES OF SWEETWATER CREEK.

WASTE DISPOSAL PRACTICES:

WASTE MATERIALS ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER RENTED FROM A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE DUMPSTER WILL MEET ALL LOCAL AND ANY STATE SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF TWICE PER WEEK OR MORE OFTEN IF NECESSARY, AND THE TRASH WILL BE HAULED TO A DUMP. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AND THE INDIVIDUAL WHO MANAGES THE DAY TO DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BE LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS's) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESPCP FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.

THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THE ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEAN UP AND HANDLING OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORM WATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORM WATER DISCHARGE WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORM WATER. IT SHALL BE THE RESPONSIBILITY OF THE OF THE JOB SITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

SANITARY WASTE A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY (10) WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE SANITARY UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE ORDINANCES.

ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO STORM WATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE ESPC PLANS GRADING PHASE, SHEET 12 & 13 BY THE CONTRACTOR ONCE THE LOCATIONS ARE DETERMINED.

SANITARY SEWER SERVICE WILL BE PROVIDED BY GRAVITY SEWER AT THE PROJECT'S COMPLETION.

OFFSITE VEHICLE TRACKING:

A STABILIZED CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

SPILL PREVENTION:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:

-AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB

-ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE

-PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURERS LABEL

-SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER

-WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER

-MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED

-THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE

HAZARDOUS PRODUCTS:

-PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE

-ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION

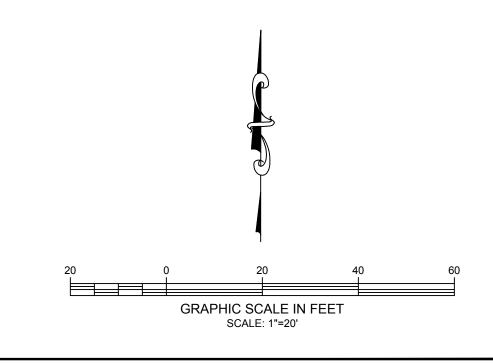
-IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED

PETROLEUM PRODUCTS:

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS: FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS: ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS INSTRUCTIONS OF STATE AND LOCAL REGULATIONS.



SHEET NUMBER: 07 of 12

NO

5/26/2025

DESIGNED BY: AARON WADLE'

CHECKED BY: AARON WADLEY

DRAWN BY: A2ZCE

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Know what's below.

SEDIMENT & EROSION CONTROL NOTES & CONSTRUCTION SEQUENCING

- 2. INSTALL SEDIMENT BARRIERS/SWALES/DITCHES/DIKES AT DOWN SLOPE AREAS FROM ALL PROPOSED GRADING OPERATIONS, AND INSTALL OTHER SEDIMENTATION AND EROSION CONTROL STRUCTURES OR MEASURES AS SHOWN ON THE DRAWINGS.
- 3. LAND DISTURBANCE SHALL BE LIMITED TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT. NO MORE THAN FIVE (5) ACRES OF UNPROTECTED SOIL SHALL BE DISTURBED AT ONE TIME. PREVIOUS EARTHWORK SHALL BE STABILIZED AS SPECIFIED BEFORE ADDITIONAL
- AREA IS EXPOSED. 4. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, THEN STRIP AND STOCKPILE TOPSOIL FROM ALL
- AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYEGRASS COVER AS SPECIFIED BELOW (SEE NOTE 8), AND ERECT A SILT FENCE AROUND THE STOCKPILE.
- 5. PROTECT ALL TREES WHICH ARE TO REMAIN AND WHICH ARE IN OR NEAR CONSTRUCTION AREAS.
- 6. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. 7. INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS, OR MODIFY SEDIMENT CONTROL MEASURES INSTALLED IN #2 ABOVE AND MAINTAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION AND ALL PAVEMENTS ARE PAVED WITH A BASE COURSE. 8. TEMPORARILY SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 14 DAYS OR MORE AND WHICH WILL NOT
- BE UNDER CONSTRUCTION WITHIN 30 DAYS IN ACCORDANCE WITH SPECIFICATION FOR VEGETATIVE ESTABLISHMENT. 9. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY. ALL SLOPES STEEPER THAN ONE ON THREE (V/H) AND PERIMETER TRENCHES AND TRAP EMBANKMENTS SHALL, ON COMPLETION, BE IMMEDIATELY STABILIZED WITH TEMPORARY SEEDING AND MULCHING
- 10. AFTER COMPLETION OF SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED WITH PERMANENT LAWN MIX AS DISCUSSED ON THE SPECIFICATIONS FOR FOR VEGETATIVE ESTABLISHMENT ON THIS SHEET.
- 11. DURING THE PROGRESS OF CONSTRUCTION, MAINTAIN ALL SEDIMENT TRAPS, BARRIERS, AND FILTERS AS NECESSARY TO PREVENT THEIR BEING CLOGGED UP WITH SEDIMENT.
- 12. AFTER PAVEMENTS ARE INSTALLED AND PERMANENT VEGETATIVE COVER AND PLANTINGS ARE ESTABLISHED, REMOVE SEDIMENT BARRIERS AND SEED THOSE DISTURBED AREAS.
- 13. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER. 14. STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO
- INSURE STRUCTURAL INTEGRITY, TO DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY 15. DURING CONSTRUCTION, ALL STRUCTURES SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RAIN. REMOVE ACCUMULATED SEDIMENT AND STOCKPILE AND STABILIZE IN AN AREA NOT SUBJECT TO FURTHER EROSION.
- 16. AFTER CONSTRUCTION IS COMPLETED, PERMANENT SEDIMENT OR EROSION CONTROL STRUCTURES SHOULD BE INSPECTED AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.

EROSION CONTROL STANDARD NOTES PER GSWCC

1. THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING AND GAEPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT AND CERTIFY 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 PRIOR TO COMMENCING WITH CONSTRUCTION ACTIVITIES AS REQUIRED BY PART III.D.2. OF THE PERMIT UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED. 2. 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. 3. NO VARIANCES ARE REQUESTED AT THIS TIME

- 4. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH HYDRAULIC COMPONENT MUST BE
- CERTIFIED BY THE DESIGN PROFESSIONAL. 5. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. 6. FUEL AND PETROLEUM PRODUCTS AND CONTAINERS MAY NOT BE KEPT ON-SITE, EXCEPT DURING ACTIVE WORK. RE-FUELING SHOULD BE PERFORMED SAFELY AND AVOID SPILLING OR OVER-TOPPING. IF ANY FUEL IS SPILLED, THE AFFECTED SOIL MUST BE REMOVED AND
- DISPOSED OF IN AN APPROPRIATE MANNER. 7. ALL DISTURBED AREAS THAT HAVE NOT OBTAINED 85% VEGETATION WITH PERENNIAL GRASS WILL BE SODDED UPON FINAL COMPLETION TO MINIMIZE AND CONTROL FUTURE POLLUTANTS INTO THE RECEIVING WATERS.
- 8. POTENTIAL POLLUTANT SOURCES INCLUDE, BUT ARE NOT LIMITED TO: PORTABLE TOILET, FUEL, FERTILIZER, CONCRETE WASHOUT, PESTICIDE, AND VARIOUS CHEMICALS USED IN CONSTRUCTION AND CLEANING. THESE SHOULD NEVER BE LEFT UNATTENDED AND NEVER USED IN A LOCATION THAT COULD DIRECTLY IMPACT A STATE WATERS. A DOUBLE ROW, TYPE C SILT FENCE IS BEING UTILIZED TO CAPTURE ANY SOIL. EXISTING GRASSING SHOULD BE CUT HIGH TO FURTHER CAPTURE ANY POLLUTANTS.
- 9. ALL CONSTRUCTION AND LANDSCAPE MATERIAL MUST REMAIN COVERED WHEN NOT IN ACTIVE USE. IF PLASTIC OR OTHER LIGHTWEIGHT MATERIAL IS USED, IT MUST BE WEIGHED DOWN OR STRAPPED.

SLOPE STABLIZATION, SEEDING METHOD & MULCHING

SLOPES OR 4:1 OR GREATER (HORIZONTAL: VERTICAL)

SLOPES SHALL BE HYDROSEEDED WITH THE MIXTURES AND RATES INDICATED IN THE PERMANENT SEEDING MIXTURE SCHEDULE. STRAW OR HAY MULCH SHALL BE APPLIED AT A RATE OF 2,000 LBS./ACRE. STRAW OR HAY MULCH SHALL BE ANCHORED WITH BioD-Mesh60 NETTING AS MANUFACTURED BY ROLANKA INTERNATIONAL OR APPROVED EQUIVALENT. NETTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

GENTLE SLOPE AND FLAT AREAS

AREA SHALL BE SEEDED BY HYDROSEEDING OR BRODCASTING WITH THE MIXTURES AND RATES INDICATED ON THE PERMANENT SEEDING MIXTURE SCHEDULE. HYDROSEEDED AREAS SHALL BE MULCHED WITH A WOOD FIBER MULCH APPLIED AT A RATE OF 500 LBS./ACRE. BROADCAST AREAS SHAL BE MULCHED WITH HAY OR STRAW AT A RATE OF 2,000 LBS./ACRE. AREAS SEEDED BY BROADCASTING SHALL BE LIGHTLY RAKED AND PACED PRIOR TO PLACING MULCH.

AREAS REMAINING DISTURBED FOR 14 DAYS OR MORE SHALL BE STABLIZED AS FOLLOWS:

SCARIFY SOILS IF COMPACTED, LIME TO pH OF 6.0 IF REQUIRED, FERTILIZE WITH 600 LBS./ACRE. 5-10-10 FERTILIZER IF REQUIRED. SEED WITH SPECIES AND RATE SHOWN BELOW. MULCH WITH HAY OR STRAW AT A RATE OF 2,000 LBS./ACRE. ANCHOR MULCH WITH NETTING OF WOOD FIBER OR JUTE IF STEEP SLOPE OR HIGH POTENTIAL FOR EROSION.

RYEGRASS (ANNUAL OR PERENNIAL) (USE WINTER RYE IF SEEDING IN OCT./NOV.) APPLICATION RATE
30 LBS./ACRE (0.7 LBS./1,000 SF)

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT

CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVEDPLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTEDTO CONTROL OR TREAT THE SEDIMENT SOURCE.

24-HR CONTACT PERSON / PRIMARY PERMITTEE HMS KNIGHT TRAIL LLC

DECATUR, GA. 30030 NAME: SALIM THOBANI PHONE: 404-509-9448

2461 VIVIAN CIR

DEVELOPER ATAI CONSTRUCTION 1400 INDIAN TRAIL LIBURN RD NORCROSS GA 30093 LIC#: GCC008375

ENVIRONMENTAL COMPLIANCE AARON WADLEY, PE, GSWCC LEVEL II DESIGN PROFESSIONAL

CERT #: 11490 EXPIRES: 2/1/26

SITE AREAS TOTAL SITE AREA= 4.1 AC TOTAL DISTURBED AREA= 1.88 AC

PROJECT DESCRIPTION
THE EXISTING SITE IS RELATIVELY FLAT WITH AN EXISTING CONCRETE 175'X60' BUILDING PAD, WHILE THE REST OF THE SITE CONSISTS OF NATIVE OPEN SPACE IN FAIR CONDITION. THE PROPOSED PROJECT INCLUDES A 60'X80' BUILDING TO BE BUILT PARTIALLY ON THE EXISTING BUILDING PAD, WHILE THE REST OF THAT PAD WILL REMAIN UNDEVELOPED. THE SITE WILL BE A GAS STATION WITH A 24'X82' CANOPY WITH TWO FUEL PUMPS. OTHER IMPROVEMENTS INCLUDE ASSOCIATED PARKING AND

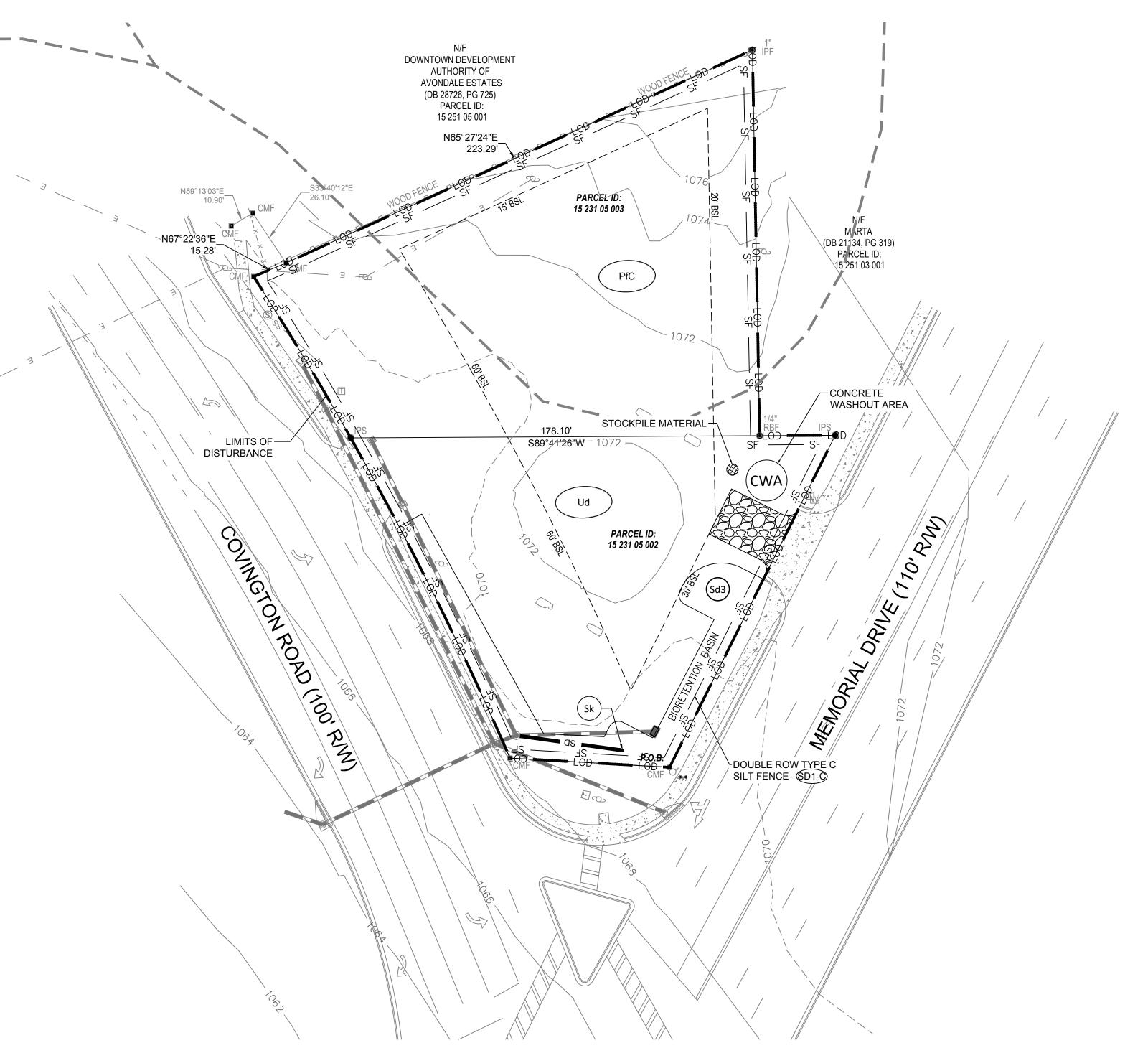
St	Q100 (cfs)	V100 (fps)	D0 (in)	3D0 (ft)	La (ft)	W (ft)	D50 (in)	DMAX (in)	D (in)	
St1	10.57	7.72	18''	4.5'	8'	4.7'	6''	9''	13.5"	
St2	2.14	FLOW TOO LOW, NOT REQUIRED PER CHART								
St3	13.81	4.44	18''	4.5'	19.5'	9.3'	6''	9''	13.5"	



Call before you dig.

MAINTAIN ALL EROSION CONTROL BMPs								
INSTALL PHASE 1 EROSION CONTROL BMPs								
GRADING								
BUILDING								
STORM SEWERS								
PAVING								
PERMANENT VEGETATION & LANDSCAPING								

SOIL LEGEND SOIL NAME SLOPE STATUS HYDROLOGIC SOIL GROUP PACOLET SANDY LOAM 2 TO 10 PERCENT SLOPES N/A JRBAN LAND N/A N/A



EROSION CONTROL PLAN-PHASE 1

SLOPE STABILIZATION

SCALE:1"=30'

TEMPOARY SEDIMENT BASIN **CONSTRUCTION EXIT OUTLET PROTECTION** SILT FENCE FLOATING SURFACE SKIMMER LIMIT OF DISTURBANCE PROPERTY LINE TEMPORARY MULCHING EXISTING MINOR CONTOUR EXISTING MAJOR CONTOUR DUST CONTROL PROPOSED MINOR CONTOUR SLOPE STABILIZATION — — — — — PROPOSED MAJOR CONTOUR

LEGEND:

TEMPORARY SEEDING

PERMANENT VEGETATION

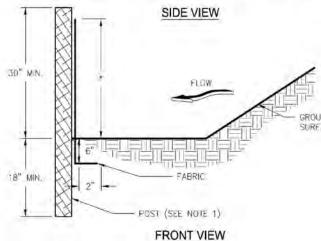
I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION. I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM 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 CONSERVATIONCOMMISSION 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.

SOIL SERIES

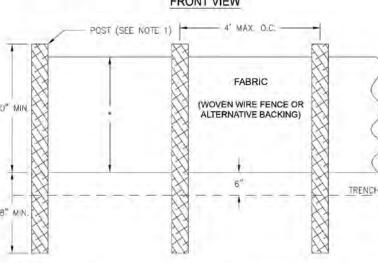
CeB, PfC, Ud - SOILS

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL

SILT FENCE Sd1-S (TYPE C)



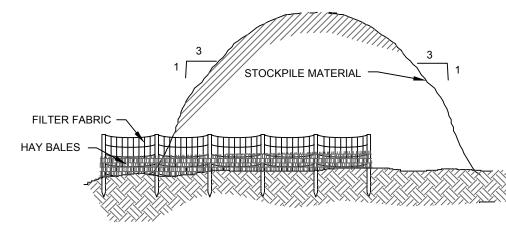
FRONT VIEW



NOTES:

1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

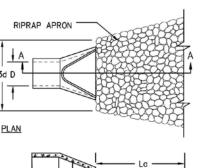


SEE DETAILS FOR INSTALLATION OF FILTER FABRIC & HAY BALES

TYPICAL STOCKPILE DETAIL

RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS). A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

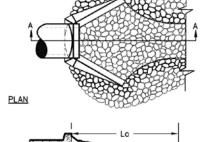
Lo IS THE LENGTH OF THE RIPRAP

. D = 1.5 TIMES THE MAXIMUM STONE

DIAMETER BUT NOT LESSHAN 6".

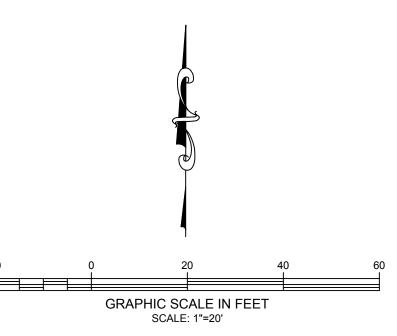
SECTION A-A

PIPE OUTLET TO WELL DEFINED CHANNEL RIPRAP APRON T



SECTION A-A

Figure 6-34.3 - Riprap Outlet Protection (Modified From Va SWCC)



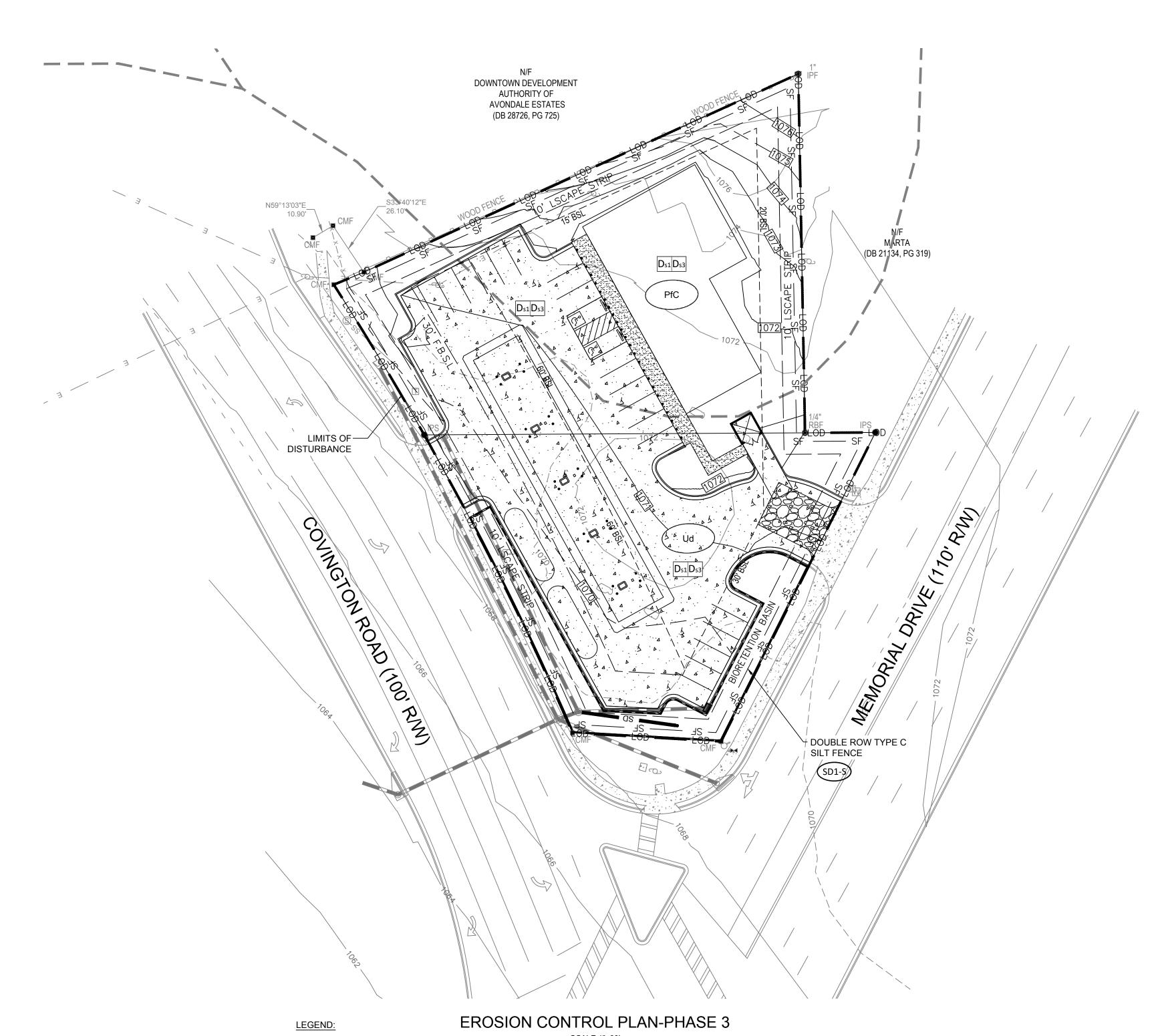
DESIGNED BY: AARON WADLE' DRAWN BY: A2ZCE CHECKED BY: AARON WADLE'

SHEET NUMBER:

08 of 12

SOIL LEGEND SOIL NAME SLOPE STATUS HYDROLOGIC SOIL GROUP		
PfCPACOLET SANDY LOAM2 TO 10 PERCENT SLOPESN/ABUdURBAN LANDN/AN/AN/A		
		SCRIPTION
	SILT FENCE Sd1-S (TYPE C) SIDE VIEW	
	SIDE VIEW	
N/F	30" MIN.	ATE
N/F DOWNTOWN DEVELOPMENT AUTHORITY OF AVONDALE ESTATES	SURFACE	ON
(DB 28726, PG 725) PARCEL ID: 15 251 05 001	18" MIN. POST (SEE NOTE 1)	DATE: 5/26/2025 DESIGNED BY: AARON WADLEY
N65°27'24"E 223.29'	POST (SEE NOTE. 1) 4' MAX. O.C.	DRAWN BY: A2ZCE CHECKED BY: AARON WADLEY
N59°13'03"E S33°40'12"E SCAPE OF ENCE DESCRIPTION OF ENCE DESCRIPTION OF SCAPE OF SC	FABRIC	NOI.
26.10 MOOD FE 26.10 PARCELID: 15 231 05 003 N/F MARTA	30" MIN. (WOVEN WIRE FENCE OR ALTERNATIVE BACKING)	EERJ RUCT RUCT
N67°22°36"E Du Ds1 Ds2 Ds2 Ds2 Ds3 Ds2 Ds3 Ds3	6" TRENCH	JLAN IGIN VSTF VSTF
Cd-Hb PfC Gd-Hb	18" MIN.	COI RGIV
	NOTES: 1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN. 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.	
STOCKPILE MATERIAL CONCRETE	SILT FENCE	NO N
Cd-Hb WASHOUT AREA	Sd1-C NOT TO SCALE	NDIS NEY@
LIMITS OF SF		N.W.A.
CWA CWA	1 STOCKPILE MATERIAL 1	A A R
Du Ds1 Ds2 PARCEL ID:		
Ud (Sd3) (Cd-Hb) (Blore Tention) (BASINA) (Cd-Hb) (Sd3) (Cd-Hb	SEE DETAILS FOR INSTALLATION OF FILTER FABRIC & HAY BALES	
	TYPICAL STOCKPILE DETAIL NOT TO SCALE	O S ≥ S
Cd-Hb		C-ST L DR ON HW 30032
	RIPRAP OUTLET PROTECTION	DRIVE MORIA INGT(
DOUBLE ROW TYPE C SILT FENCE	PIPE OUTLET TO FLAT AREA NO WELL DEFINED CHANNEL NOTES: 1. Lo IS THE LENGTH OF THE RIPRAP APRON.	DRIAL 44 MEN 6 COV ECATU
SD1-S)	A 2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESSHAN 6".	MEMO 414 3416 DE
	3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).	
	4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.	
	SECTION A-A FILTER BLANKET PIPE OUTLET TO WELL DEFINED CHANNEL	HASE
	RIPRAP APRON	A - A - A - A - A - A - A - A - A - A -
	PLAN	NO RT NO
LEGEND: EROSION CONTROL PLAN-PHASE 2	Lo Lo	ONO
SCALE:1"=30'	SECTION A-A BLANKET	EROS
Q100 V100 D0 3D0 La W D50 DMAX D Ct Q100 V100 D0 3D0 La W D50 DMAX D Ct Q100 V100 D0 3D0 La W D50 DMAX D	Figure 6-34.3 - Riprap Outlet Protection (Modified From Va SWCC)	
St (cfs) (fps) (in) (ft) (ft) (ft) (in) (in) (in) (in) (in) (st) (st) (st) Outlet protection (St) Outlet protection		
St2 2.14 FLOW TOO LOW, NOT REQUIRED PER CHART St3 13.81 4.44 18" 4.5' 19.5' 9.3' 6" 9" 13.5" FLOW TOO LOW, NOT REQUIRED PER CHART LOD —		
TEMPORARY MULCHING FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL IN GEORGIA" (MANUAL) PURILISHED BY THE GEORGIA SOIL AND WATER		
WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE SAMP	HE	
STORM SEWERS GRADING ———————————————————————————————————	1 20 0 20 40 60	
Know what's below. Call before you dig. Storm Severs PAVING PERMANENT VEGETATION & LANDSCAPING GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL	GRAPHIC SCALE IN FEET SCALE: 1"=20'	SHEET NUMBER: 09 of 12

SOIL LEGEND	SOIL NAME	SLOPE	STATUS	HYDROLOGIC SOIL GROUP
PfC	PACOLET SANDY LOAM	2 TO 10 PERCENT SLOPES	N/A	В
Ud	URBAN LAND	N/A	N/A	N/A

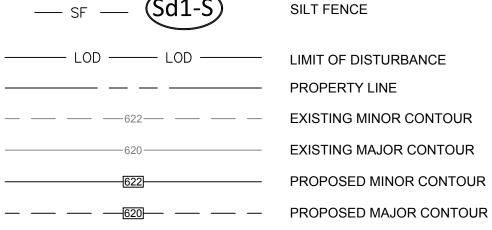


St	Q100 (cfs)	V100 (fps)	D0 (in)	3D0 (ft)	La (ft)	W (ft)	D50 (in)	DMAX (in)	D (in)
St1	10.57	7.72	18''	4.5'	8'	4.7'	6''	9''	13.5"
St2	2.14		FLOW TOO LOW, NOT REQUIRED PER CHAR						
St3	13.81	4.44	18''	4.5'	19.5'	9.3'	6''	9''	13.5"

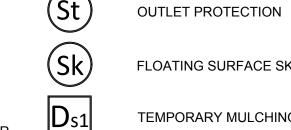


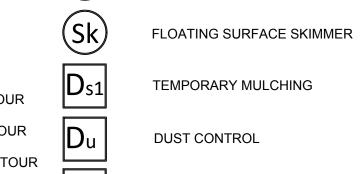
MAINTAIN ALL EROSION CONTROL BMPs								
INSTALL PHASE 1 EROSION CONTROL BMPs								
GRADING								
BUILDING								
STORM SEWERS								
PAVING								
PERMANENT VEGETATION & LANDSCAPING								

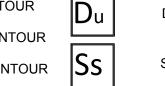
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614.6	



SCALE:1"=30' TEMPOARY SEDIMENT BASIN

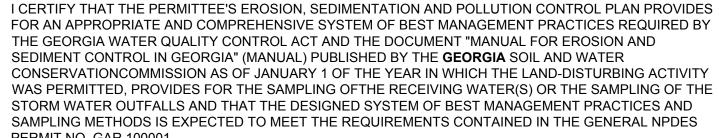






SLOPE STABILIZATION

SLOPE STABILIZATION



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.

SOIL SERIES

CeB, PfC, Ud - SOILS

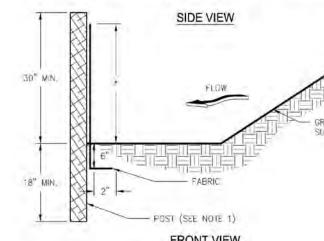
PERMIT NO. GAR 100001.

TEMPORARY SEEDING

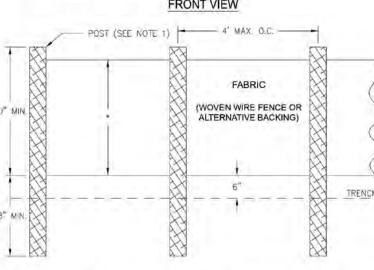
PERMANENT VEGETATION

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL

SILT FENCE Sd1-S (TYPE C)



FRONT VIEW

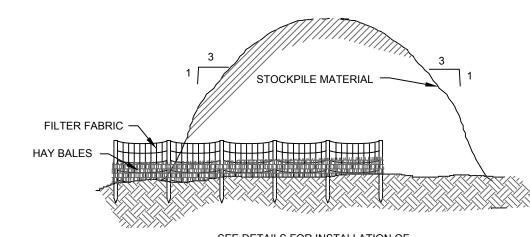


NOTES:

1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE Sd1-C NOT TO SCALE



SEE DETAILS FOR INSTALLATION OF FILTER FABRIC & HAY BALES

TYPICAL STOCKPILE DETAIL

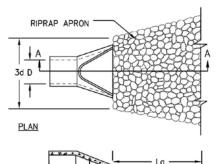
1. Lo IS THE LENGTH OF THE RIPRAP APRON.

D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESSHAN 6".

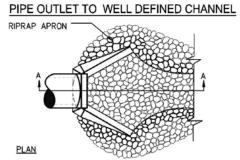
IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).

RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.



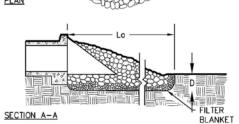
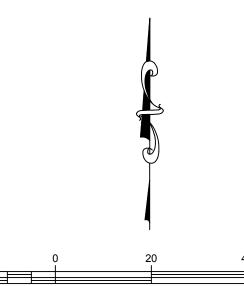


Figure 6-34.3 - Riprap Outlet Protection (Modified From Va SWCC)



GRAPHIC SCALE IN FEET SCALE: 1"=20'

SHEET NUMBER:

10 of 12

DESIGNED BY: AARON WADLEY DRAWN BY: A2ZCE

CHECKED BY: AARON WADLE

Applying plant residues or other suitable materials, produced on the site if possible, to the

•To reduce runoff and erosion

soil surface

·To conserve moisture To prevent surface compaction or crusting

 To control undesirable vegetation ·To modify soil temperature

•To increase biological activity in the soil

REQUIREMENT FOR REGULATORY COMPLIANCE Mulch or temporary grassing shall be applied to all exposed areas within 14 days of distur-

bance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain

If any area will remain undisturbed for greater than six months, permanent vegetative tech

niques shall be employed. Refer to Ds2 -Dis-

SITE PREPARATION

- GRADING AND SHAPING

REGION AND SEASON

CAUSING EROSION

- SEEDBED PREPARATION

- APPLY LIME AND FERTILIZER

- PLANT SEEDING, AS SPECIFIED BY

- IRRIGATE IF NEEDED WITHOUT

- APPLY MULCHING MATERIAL IF NEEDED

VARIATIONS AND LOCAL CONDITIONS.

appropriate depth and 90% cover. Temporary

vegetation may be employed instead of mulch i

the area will remain undisturbed for less than six

turbed Area Stabilization (With Temporary Seeding), Ds3 - Disturbed Area Stabilization Vith Permanent Seeding), and Ds4 - Dis-

SPECIFICATIONS Mulching Without Seeding This standard applies to graded or cleared areas where seedings may not have a suitable

Mulching Materials

apply at the depth indicated:

vaged and re-used.

cover, but can be stabilized with a mulch cover.

1. Grade to permit the use of equipment for diameter and 8 to 12 inches apart. The applying and anchoring mulch. edges of the disk should be dull enough Install needed erosion control measures as not to cut the mulch but to press it into the required such as dikes, diversions, berms, soil leaving much of it in an erect position. terraces and sediment barriers. Straw or hay mulch shall be anchored immediately after application.

3. Loosen compact soil to a minimum depth of Select one of the following materials and

Tackifers. Plastic mesh or netting with mesh

ting shall not be larger than the average size of the wood waste chips. 3. Polyethylene film shall be anchor trenched ENTRANCE (IF NEEDED)

banks or stockpiled soil material for temporary protection. This material can be sal-

DISTURBED AREA STABILIZATION

(WITH TEMPORARY SEEDING)

ESTABLISHING TEMPORARY VEGETATIVE

COVER WITHQUICK GROWING GROUND

COVER ON DISTURBED OR BARE LAND

* PLANTING DATES DEPEND

ON SPECIES AND REGION

(MOUNTAIN, PIEDMONT OR

COASTAL)

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

When mulch is used without seeding, mulch

1. Dry straw or hay shall be applied at a depth of

2 to 4 inches providing complete soil cover-

age. One advantage of this material is easy

2. Wood waste (chips, sawdust or bark) shall be

applied at a depth of 2 to 3 inches. Organic

material from the clearing stage of develop-

ment should remain on site, be chipped, and

applied as mulch. This method of mulching

can greatly reduce erosion control costs.

3. Polyethylene film shall be secured over

2. If the area will eventually be covered with trogen per acre in addition to the normal amount shall be applied to offset the uptake

of nitrogen caused by the decomposition of Apply polyethylene film on exposed areas.

growing season to produce an erosion retardant Anchoring Mulch 1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in

> Straw or hav mulch spread with special blower-type equipment may be anchored Tackifers, binders and hydraulic mulch with tackifier specifically desgined for tacking asphalt. Please refer to specification Tac-

no larger than one inch by one inch shall be installed according to manufacturer's speci-2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the net-

at the top as well as incrementally as

shall be applied to provide full coverage of the

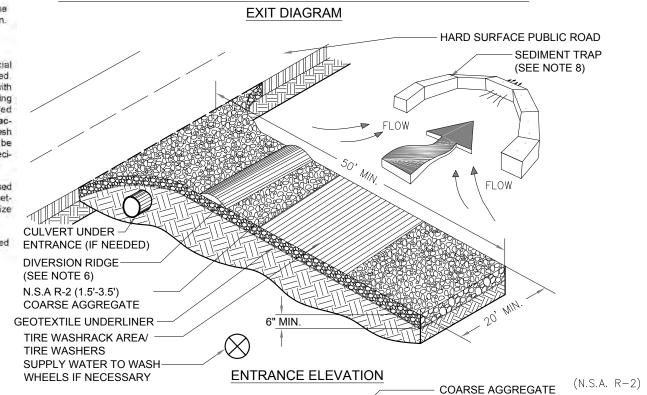
lic rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

The exit shall be maintained in a condition that will prevent tracking or flow of mud onto pub-

HARD SURFACE PUBLIC ROAD

CRUSHED STONE CONSTRUCTION EXIT

MAINTENANCE



(N.S.A. R-2) **GEOTEXTILE** UNDERLINER

1. AVIOD LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS. 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLR MATERIAL FROM THE FOUNDATION AREA, GRADE, AND 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5" - 3.5" STONE).

4 GRAVEL PAD SHALL BE FOUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20' 5. AD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS. BUT NO LESS THAN 20'. 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2% 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES. 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE). 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT

10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT

Figure 6-14.1

					.		,
	<u>Area</u>	Sowing Season	<u>Species</u>	Seed	<u>Fertilizer</u>	<u>Lime</u>	Mulch-Ds1
Ds3	Flat to rolling terrain with slopes less than 3:1	1/1-3/1 3/2-6/1 6/2-9/1 9/2-12/31	Common Bermuda	5 lb/acre unhulled and 5 lb/acre hulled	(6-12-12)	1-2 tons/ acre	2 tons/acre- dry straw 2.5 tons/acre- dry hay

MULCH, LIME, SEEDING AND FERTILIZER

TEMPORARY SEEDING DETAIL

NTS

* ALL SEEDING NUMBERS ARE ALONE FOR MIXTURE NUMBER SEE MANUAL

^ UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.

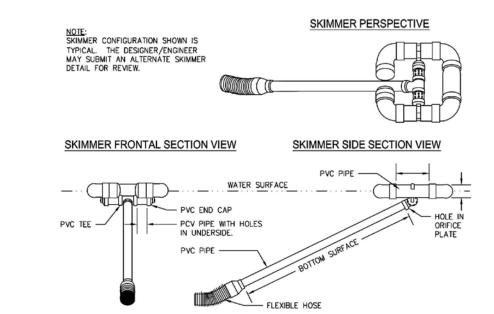
SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE

FOR EROSION AND SEDIMENT TABLE 6-24.1 PAGES 6-134 - 6-136

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN

14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR MULCH

St	STORMDRAIN OUTLET PROTECTION	(St	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Sk	FLOATING SURFACE SKIMMER	Sk) (LABEL)	A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Sd3	TEMPORARY SEDIMENT BASIN	Sd3)	A basin created by the construction of a barrier or dam across a concentrated flow area, or by excavating a basin, or by a combination of both.



SK - FLOATING SURFACE SKIMMER

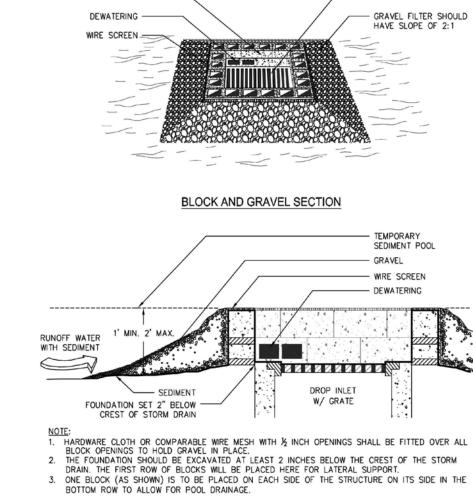
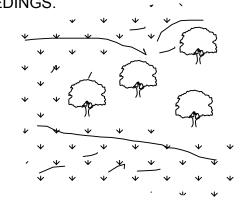


Figure 6-28.3 Block and Gravel Drop Inlet Protections

ESTABLISHING A PERMANENT VEGETATIVE COVER WITH FAST GROWING SEEDINGS.



APPLICABLE ON HIGHLY ERODIBLE OR SEVERELY ERODED AREAS, SOMETIMES CALLED "CRITICAL AREAS" INCLUDING

* CUT OR FILL SLOPES

* EARTH SPILLWAYS * BORROW AREAS * CHANNEL BANKS

* BERMS * ROADSIDES

* SPOIL AREAS * GULLIED LANDS

DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDINGS)

3' X 3' PIT

2' DEEP PIT

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE

WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT

SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER TIGHT CONTAINER AND DISPOSED OF PROPERLY

CONCRETE WASHOUT AREA

7. WHEN THE CWA IS REMOVED. COVER THE DISTURBED AREA WITH TOP SOIL. SEED AND MULCH TO STABILIZE

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

8. THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS).

DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.

SEEDING RATES FOR **TEMPORARY SEEDING**

RATE Per RATE Per PLANTING

SPECIES	1,000 sq.ft.	Acre *	DATES **
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40 lbs.	8/15-4/1
Annual .espedeza	0.9 pound	40 lbs.	1/15-3/15
Veeping ovegrass	0.1 pound	4 lbs.	2/15-6/15
Sudangrass	1.4 pounds	60 lbs.	3/1-8/1
Browntop Millet	0.9 pound	40 lbs.	4/1-7/15
Vheat	4.1 pounds	3 bu.	9/15-2/1

* Unusual site conditions may require heavier seeding rates ** Seeding dates may need to be altered to fit temperture variations and conditions.

<u>SPECIFICATIONS</u> Grading and Shaping

> Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

> TURBED AREA STABILIZATION WITH TEMPORARY SEEDING

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).

DESIGNED BY: AARON WADLE

CHECKED BY: AARON WADLE

DRAWN BY: A2ZCE

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure

Dust Control or Disturbed Areas

Controlling surface and air movement of dust

on construction sites, roads, and demolition sites. **PURPOSE**

•To prevent surface and air movement of dust from exposed soil surfaces.

•To reduce the presence of airborne substances that may be harmful or injurious to human health, welfare, or safety,

CONDITIONS

or to animals or plant life.

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. Temporary Methods Mulches, See standard Ds1 - Disturbed Area

Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification Tac - Tackifiers Resins should be used according to manufacturer's recommendations.

Vegetative Cover. See specification Ds2 -**Disturbed Area Stabilization (With Temporary**

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to specification Tac - Tackifiers.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency

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Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from mulch the following and apply as indicated:

a rate of 2 1/2 tons per acre. 2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic hay shall be applied (at the rate indicated above) after hydraulic seeding.

5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding Tb - Tackifiers and Binders. purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas

7. Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and Irrigation materials must meet Georgia Department of Transportation specifications.

inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

following mulch application when straw or hay is spread by methods other than special blower equipment.

measure that should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment that may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment

Permanent Vegetation. See specification Ds3 -Disturbed Area Stabilization (With Permaner Vegetation). Existing trees and large shrubs may

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

afford valuable protection if left in place.

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

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of

Care shall be taken at all times to protect state waters, the public, adjacent property, payements, curbs, sidewalks, and all other structures from asphalt mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 shall be dull enough to press the mulch into the ground without cutting it. leaving much of it in an erect position. Mulch shall not be plowed into the soil

grade SS-1h or CSS-1h emulsified asphalt and 100 gallons of water per ton of

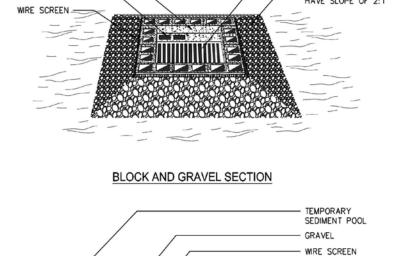
shall be mixed and applied according to manufacturer's specifications. Refer to 4. Rve or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre. 5. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hav mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Irrigation shall be applied at a rate that will not cause runoff.

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 LBS.	1/1-12/31
WEEPING LOVE GRASS	0.1 POUND	4 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

SHEET NUMBER:

Know what's below. Call before you dig **APPLICATION RATES BLOCK AND GRAVEL PERSPECTIVE** CONCRETE BLOCK ---



BLOCK AND GRAVEL PERSPECTIVE

- DROP INLET GRATE

legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization... CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or

1. SEE PLAN FOR CWA LOCATION

2. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE 3. EXCAVATED MATERIAL SHALL BE USED FOR BERM CONSTRUCTION

9. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

<u>SPECIFICATIONS</u>

DEFINITION

the vegetation.

Grading and Shaping Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of

oncentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Seedbed Preparation Seedbed preparation may not be required where hydraulic seeding and

fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows: Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches: alleviate compaction: incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hav mulch if a disk is to be used. 2. Tillage may be done with any suitable equipment. Tillage should be done on the contour where feasible.

ISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION

surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used. Individual Plants

VFHICI F

ENTRANCE

VEHICLE

ENTRANCE

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting 2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding. 3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep

when the soil is dry, preferably in August or September.

Conventional Seeding

No-Till Seeding

Individual Plants

Hydraulic Seeding

Mix the seed (innoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast

on the contour four to six months prior to planting. Subsoiling should be done

planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry discoloration. straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at 2. Hay and straw mulch shall be pressed into the soil immediately after the

seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry inches or more in diameter and 8 to 12 inches apart. The edges of the disks 3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a 3. Synthetic tackifiers or binders approved by GDOT shall be applied in tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper. 4. Sericea lespedeza hay containing mature seed shall be applied at a rate of conjunction with or immediately after the mulch is spread. Synthetic tackifiers three tons per acre.

6. When using temporary erosion control blankets or block sod, mulch is not

Wood cellulose and wood pulp fibers shall not contain germination or growth

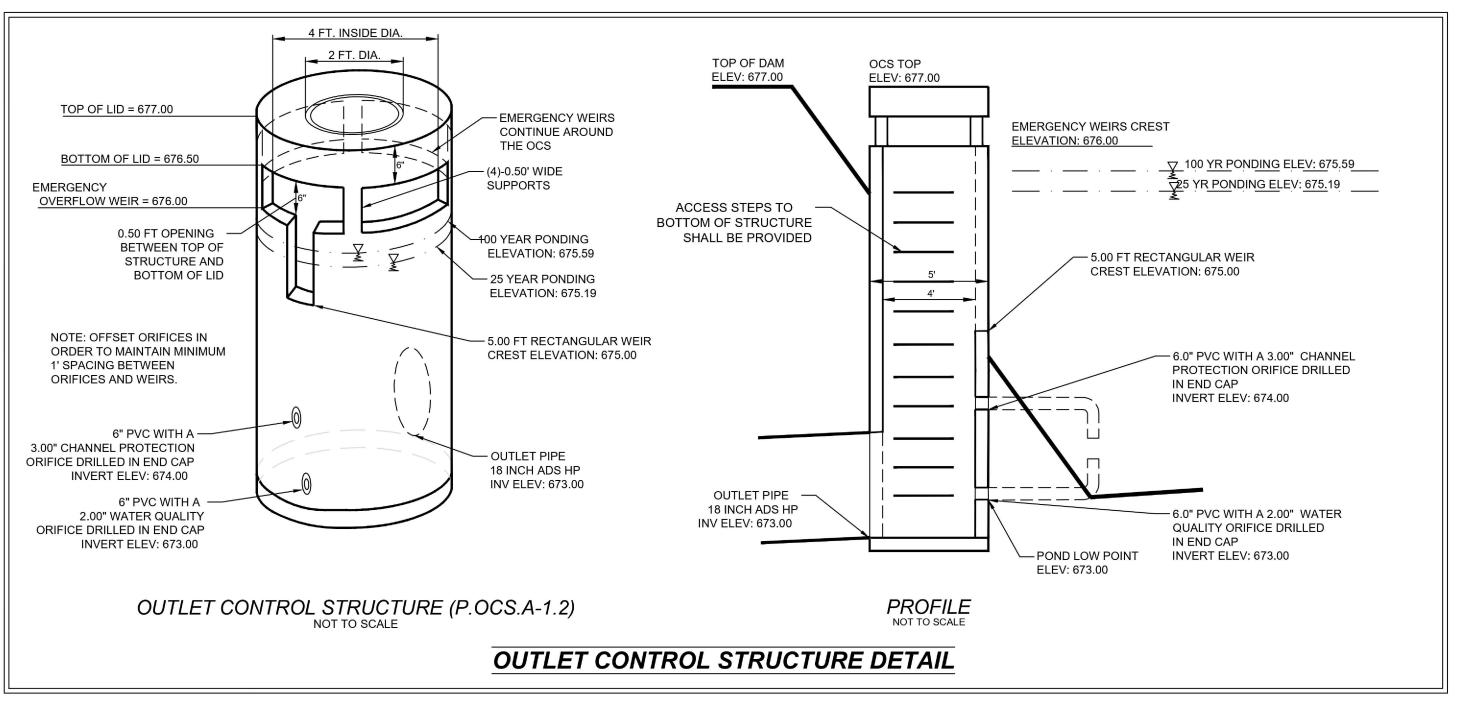
Anchor straw or hay mulch immediately after application by one of the following 1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately

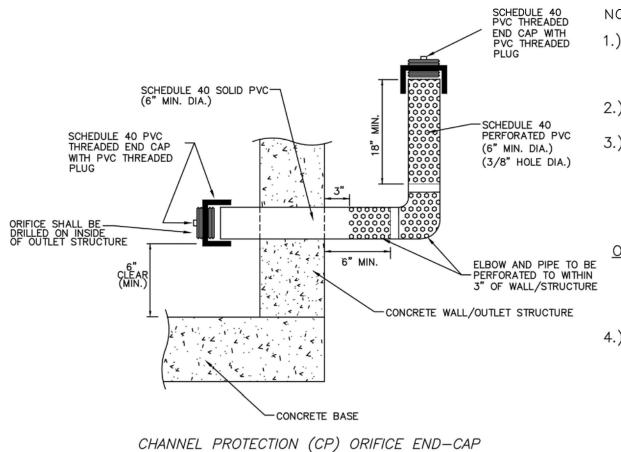
SEEDING RATES FOR PERMANENT SEEDING

,	SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
	BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
	BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
	CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
	LESPEDEZA	1.7 POUNDS	75 LBS.	1/1-12/31
	WEEPING LOVE GRASS	0.1 POUND	4 LBS.	2/1-6/15
	SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

* Unusual site conditions may require heavier seeding rates ** Seeding dates may need to be altered to fit temperature variations and conditions.

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-CONCRETE WALL/OUTLET STRUCTURE

CHANNEL PROTECTION PLAN VIEW (AERIAL VIEW)

NOTES (TO APPLY TO ALL):

1.) FILL GAP BETWEEN STRUCTURE & PVC WITH MORTAR OR INSTALL A FERNCO ADAPTER.

2.) SIZE ORIFICE AS REQUIRED

3.) PIPE SIZE SHALL BE SPECIFIED PER TABLE BELOW. PIPE SIZES SHALL BE CONSISTENT FOR EACH END-CAP ASSEMBLY.

ORIFICE DIAMETER <u>PIPE SIZE</u> <3" 3" TO <5" 5" TO <11"

4.) VARIATIONS TO THIS DETAIL MAY BE ACCEPTABLE ON A CASE BY CASE BASIS. MODIFICATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE STORMWATER DEPARTMENT.

- ANGLE IRON FOUND AKA - ALSO KNOWN AS

A2CSP - ALUMIZED TYPE 2 CORRUGATED STEEL PIPE - BACK OF CURB - BUILDING SETBACK LINE - BARB WIRE FENCE C&G - CURB & GUTTER

- CRIMP TOP PIPE - CURB INLET - CENTER LINE - CHAIN LINK FENCE - CONCRETE MONUMENT FOUND CMF CMP CORRUGATED METAL PIPE CO - CLEAN OUT

CONC - CONCRETE CORPS - ARMY CORPS OF ENGINEERS DB,PG - DEED BOOK, PAGE - DROP INLET - DUCTILE IRON PIPE - DOWN SPOUT DWCB - DOUBLE WING CATCH BASIN - EDGE OF PAVEMENT

- FINISH FLOOR ELEVATION - FIRE HYDRANT - GAS LINE - GAS METER - GUY POLE - GAS VALVE GW - GUY WIRE - HANDICAP

HW - HEADWALL - HOG WIRE FENCE **HWF** - INVERT ELEVATION - IRON PIN FOUND IPS - IRON PIN SET - JUNCTION BOX LAND LOT

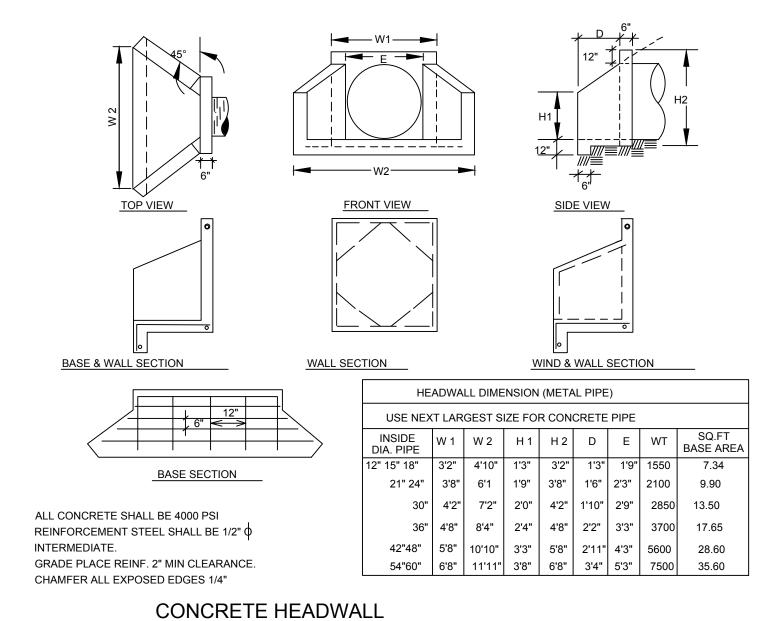
- MANHOLE MON MONUMENT - NOW OR FORMERLY - OPEN TOP PIPE - POWER BOX / TRANSFORMER - OVERHEAD POWER LINE - O/H POWER & TELE LINE - PROPERTY LINE - POWER METER POB - POINT OF BEGINNING - POWER POLE - POWER & TELEPHONE POLE - POLYVINYLCHLORIDE PIPE - REINFORCING IRON BAR RCP - REINFORCED CONCRETE PIPE - RIGHT OF WAY - SANITARY SEWER LINE

LLL - LAND LOT LINE

- LIGHT POLE

SSE - SANITARY SEWER EASEMENT - SIDEWALK S/W SWCB - SINGLE WING CATCH BASIN TBM - TEMPORARY BENCHMARK TBX - TELEPHONE BOX - TELEPHONE MANHOLE - TELEPHONE POLE TPOB - TRUE POINT OF BEGINNING

 -T- - OVERHEAD TELEPHONE LINE UP - UNDERGROUND POWER - UNDERGROUND TELEPHONE WI - WEIR INLET -W- - WATER LINE WM - WATER METER WMH - WATER MANHOLE WV - WATER VALVE



(CNCHWL)

SCALE:NTS

AEMORIAL DRIVE C-STOR 4144 MEMORIAL DR & 3416 COVINGTON HWY DECATUR, GA 30032

5/26/2025

DESIGNED BY: AARON WADLE DRAWN BY: A2ZCE

CHECKED BY: AARON WADLEY

PLANNING ENGINEERING CONSTRUCTION

CONSTRUCTION

SHEET NUMBER: 12 of 12





Government Services Center 178 Sams Street Decatur, GA 30030 www.dekalbcountyga.gov/planning 404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director Cedric Hudson

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name:	Phone:	Email:		
Property Address:				
Tax Parcel ID:	Comm. District(s):	Acreage:		
Existing Use:	Proposed Use:			
Supplemental Regs:	Overlay District:	DRI:		
Rezoning: Yes No	_			
Existing Zoning:	Proposed Zoning:	_ Square Footage/Number of	Units:	
Rezoning Request:				
Land Use Plan Amendment: Yes No				
Existing Land Use:	Proposed Land Use:	Consistent	Inconsistent	
Special Land Use Permit: Yes No Article Number(s) 27				
Special Land Use Request(s):				
Major Modification:				
Existing Case Number(s):				
Condition(s) to be modified:				



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates:	PC:BOC:			
Letter of Intent:Impact Analysis: Owner Authorization(s):	Campaign Disclosure:			
Zoning Conditions: Community Council Meeting: Public Notice, Signs:				
Tree Survey, Conservation: Land Disturbance Permit (LDP):	Sketch Plat:			
Bldg. Permits: Fire Inspection: Business License:	State License:			
Lighting Plan: Tent Permit: Submittal Format: NO STAP	LES, NO BINDERS PLEASE			
Review of Site Plan				
Density: Density Bonuses: Mix of Uses: _	Open Space:			
Enhanced Open Space: Setbacks: front sides side corner rear				
Lot Size: Frontage: Street Widths: Landscape Strips:				
Buffers: Parking Lot Landscaping: Parking - Auto:	Parking - Bicycle:			
Screening: Streetscapes: Sidewalks:Fencing/Walls:				
Bldg. Height: Bldg. Orientation: Bldg. Separation: Bld	g. Materials:			
Roofs: Fenestration: Façade Design: Garages:	Pedestrian Plan:			
Perimeter Landscape Strip:				
Possible Variances:				
Comments:				
Planner: Date:				
FILING FEES				
REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00			
RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 OI, OD, OIT, NS, C1, C2, M, M2	\$750.00 \$750.00			
LAND USE MAP AMENDMENT SPECIAL LAND USE PERMIT	\$500.00 \$400.00			



Department of Planning & Sustainability Division of Business Licensing 178 Sams Street, Decatur, GA 30030 (404) 371-2461 BUSINESS AND OCCUPATIONAL TAX CERTIFICATE

4144 MEMORIAL INC 4144 MEMORIAL DR DECATUR, GA 30032

Business Name: 4144 MEMORIAL, INC 4144 MEMORIAL DR DECATUR, GA 30032-

This is your Business and Occupation Tax Certificate for 2025. We are pleased that you are doing business in DeKalb County and hope you have great success in your enterprise this year.

Detach the certificate below and display it for public view at your place of business.

This certificate must be displayed for public view

Not Transferable

Department of Planning & Sustainability
178 Sams Street, Decatur, GA 30030

BUSINESS AND OCCUPATIONAL TAX CERTIFICATE

4144 MEMORIAL INC 4144 MEMORIAL DR DECATUR, GA 30032

DeKalb County

GEORGIA

ACCOUNT: 1249612

4144 MEMORIAL, INC 4144 MEMORIAL DR DECATUR, GA 30032EXPIRES: 12/31/2025

Business Description: CONVENIENCE/GAS

This certificate is only valid at this location and when the location conforms to DeKalb County's Zoning Regulations

