

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

STAFF ANALYSIS

CASE NO.:	SLUP-25-1247733	File ID #: 2025-1224
Address:	4144 Memorial Drive and 3416 Covington Highway, Decatur, GA	Commission District: 4 Super District: 6
Parcel ID(s):	15 231 05 002 & 15 231 05 003	
Request:	A Special Land Use Permit (SLUP) to allow accessory beer and wine sales within a proposed convenience store within 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; South: Gas Station; East: Multi-Family Apartments; West: Retail & Single-Family Residential	
Adjacent Zoning:	North: NA Avondale Estates South: C-1 East: HR-3 & R-75 West: NA Avondale Estates	
Comprehensive Plan:	REGIONAL CENTER (RC) <u> X </u> Consistent <u> </u> 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 with accessory alcohol sales, a Special Land Use Permit (SLUP) is required. There is also a companion SLUP case (See SLUP-25-1247732) to allow the relocation of fuel pumps associated with 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 edge 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 alcohol sales supplemental regulations. Therefore, upon review of Section 7.4.6 (SLUP criteria) and Section 4.2.8 (Alcohol Sales Supplemental Regulations) of the *Zoning Ordinance*, it is the recommendation of the Planning and Sustainability Department that the SLUP request for alcohol sales accessory to a convenience store be ***“Approved with 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 <jreid@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

Click here for **Permit Status** [DeKalb County Permit Tracker](#)

Click here for **Permit Guide** https://app.oncamino.com/dekalb_county/

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 <jreid@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](#)

Regards,



Naureen Lalani

Office Manager

470-502-3434 (Cell)

naureen@ataiconstruction.com

On Mon, Oct 13, 2025 at 5:02 PM Naureen Lalani <naureen.ataiconstruction@gmail.com> wrote:
Hello Mr John,

I hope you are well.

I have received your emails with questions. I am meeting the owners tomorrow to discuss these questions. I will 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 <jreid@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 applicaiton 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 <jreid@dekalbcountyga.gov>

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 edge 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 <jreid@dekalbcountyga.gov>

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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Click here for **Permit Guide** https://app.oncamino.com/dekalb_county/

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

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

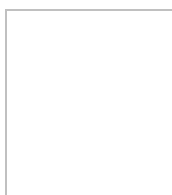
To: Hill, LaSondra <lahill@dekalbcountyga.gov>; Reid, John <jreid@dekalbcountyga.gov>

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: lahill@dekalbcountyga.gov

Website: [Planning and Sustainability](#) | [DeKalb County GA](#)

Office: 404-272-6475

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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana 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 Hills 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 30033

- See general comments

N3-2025-1223

SLUP-25-1247732

4144 Memorial Drive, Decatur GA; 3416 Covington Highway, Decatur, 30032

- See general comments

9/12/2025

N4-2025-1224

SLUP-25-1247733

4144 Memorial Drive, Decatur GA; 3416 Covington 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



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: SLUP-25-1247733 (2025-1224) Parcel I.D. #: 15 231 05 002; 15 231 05 003

Address: 4144 Memorial Drive; 3416 Covington Hwy, Decatur 30032 (beer/wine sales)

Drainage Basin: Cobb Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is no known impact of flood, erosion and sedimentation on the property under existing zoning.

Required detention facility(s): May be required if not currently in place on the property.

COMMENTS:

This SLUP application for the sale of beer and wine if approved will not affect existing County roads and drainage infrastructure.

Signature: Akin A. Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247732 (2025-1223) Parcel I.D. #s: 15 231 05 002; 15 231 05 003
Address: 4144 Memorial Drive; 3416 Covington Highway, Decatur 30032
(fuel pumps)

Adjacent Roadway (s):

(classification) (classification)

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 _____

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 statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ 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 hour 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, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any traffic engineering concerns
at this time.

Signature: Jerry White



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247733 (2025-1224) Parcel I.D. #s: 15 231 05 002; 15 231 05 003
Address: 4144 Memorial Drive; 3416 Covington Highway, Decatur 30032
(beer-wine sales)

Adjacent Roadway (s):

(classification) (classification)

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 _____

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 statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ 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 hour 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, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any traffic engineering concerns
at this time.

Signature: Jerry White



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**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 line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ **If no, distance to nearest line:** _____

Water Treatment Facility: _____ **adequate** ____ **inadequate** ____

Sewage Capacity: _____ (MGPD) **Current Flow:** _____ (MGPD)

COMMENTS:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
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**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)

WATER:

Size of existing water main: 8' DIP and 16" CI (adequate/inadequate)

Distance from property to nearest main: adjacent Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Cobb Fowler Creek

Is sewer adjacent to property: Yes ☒ No _____ If no, distance to nearest line: _____

Water 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: 1247733

APPLICANT NAME: Rohail Hada

Daytime Phone: 470-354-9989 E-Mail: office@ataiconstruction.com

Mailing Address: 1400 Indian Trail Lilburn Road NW, Norcross, GA, 30084

Owner Name: 4144 Memorial Inc

(If more than one owner, attach contact information for each owner)

Daytime Phone: 404-610-6630 E-Mail: rohail@ataiconstruction.com

Mailing Address: 1400 Indian Trail Lilburn Road NW, Norcross, GA, 30084

SUBJECT PROPERTY ADDRESS OR LOCATION: 4144 Memorial Drive, Decatur,
DeKalb County, GA 30032

Parcel ID: 15 231 05 002 Acreage or Square Feet: ~~1.01~~ Commission Districts: 4 & 6

Existing Zoning: C-1 Proposed Special Land Use (SLUP): Convenience Store with Gas Pumps and sale of beer and wine

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: ^{Rohail Hada} _____

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

[Report issue](#) REC 4:32



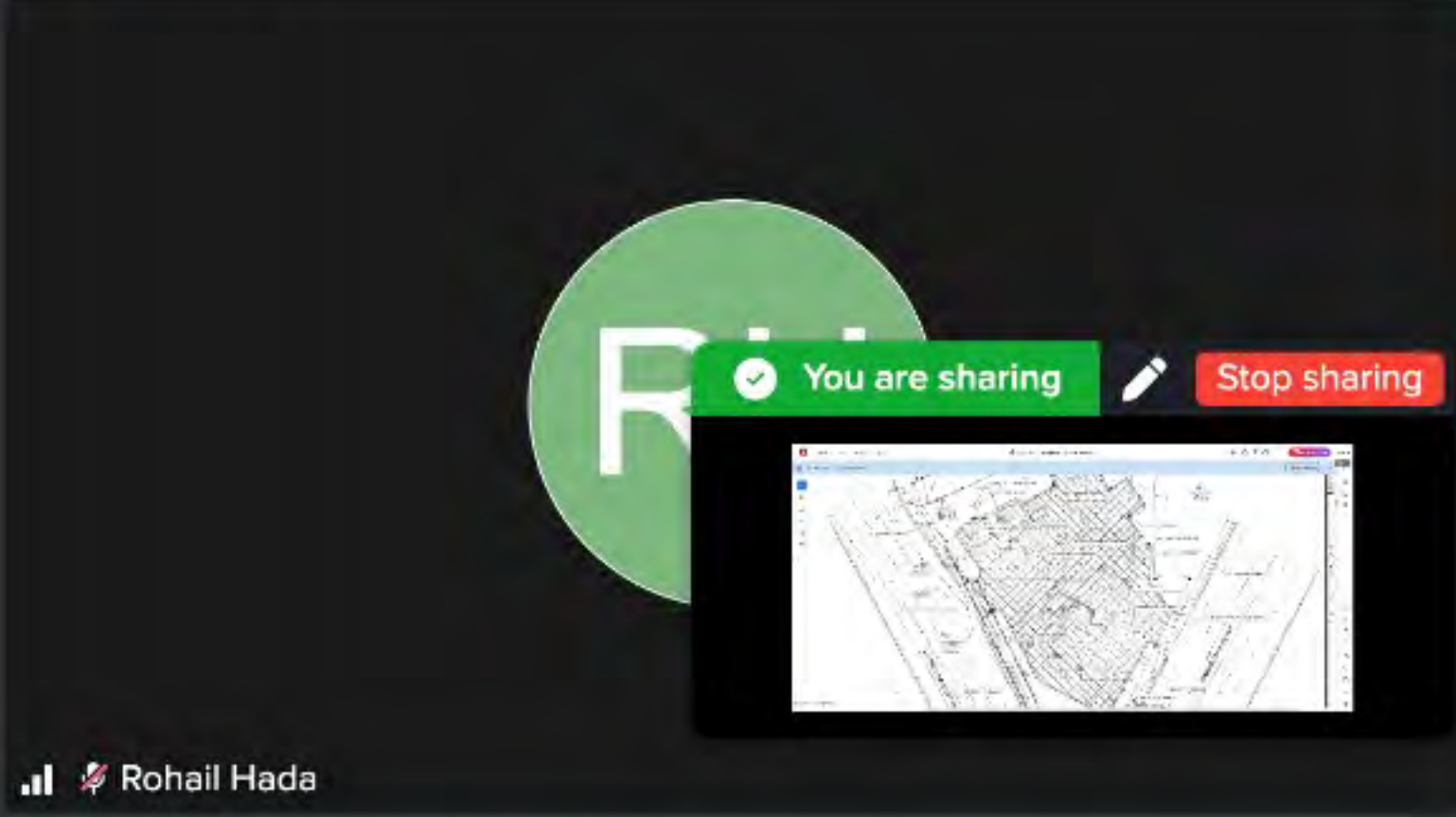
Naureen Lalani (You)



Joedie Scott



+17708157797



Rohail Hada

You are sharing Stop sharing



Participa... (4) Chat Transcript Notes

00:07:20

 Naureen Lalani
(You, Host)

 +17708157797

 Joedie Scott

 Rohail Hada

NOT CONNECTED

 B Miller
Disconnected

Stop sharing



Participa... (2)



Chat



Transcript



Notes



Allow

Everyone to chat



With everyone

Privately



JS

Joedie Scott

4:12 PM

Joedie Scott

JS

Joedie Scott

4:14 PM

And Beverly Miller

op sharing



Message to everyone

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 with the sales of Beer and Wine

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 for Sales of Beer and Wine

A. Adequacy of Site Size

The property has sufficient land area to accommodate the proposed use, including required setbacks, parking, buffers, and refuse areas. No additional structures or expansions are required solely to support beer and wine sales.

B. Compatibility with Adjacent Properties

The proposed sale of beer and wine is consistent with nearby commercial uses along Memorial Drive and Covington Road. Beer and wine sales will occur strictly as part of normal retail/service operations and will not create adverse impacts such as noise, odor, or dust.

C. Adequacy of Public Services

Existing public utilities and County services are adequate to serve the site. The proposed beer and wine sales do not increase demand for utilities or public services beyond what is already planned for the base use.

D. Public Street Adequacy

The site fronts two major arterials—Memorial Drive and Covington Road—which have adequate traffic-carrying capacity. Allowing beer and wine sales will not significantly alter trip generation beyond the retail/service use already contemplated.

E. Ingress and Egress

Ingress and egress points are designed for safe traffic flow and emergency access. The addition of beer and wine sales will not affect circulation, access, or pedestrian safety.

F. Hours and Manner of Operation

Beer and wine sales will take place only during the business's normal operating hours 6:00 am to 10:00 pm. No late-night or extended hours are proposed. All sales will comply with County regulations regarding alcohol licensing, signage, and responsible retailing.

G. Zoning Consistency

The request for beer and wine sales is consistent with the zoning classification under which the property is proposed to operate, subject to the granting of this Special Land Use Permit.

H. Comprehensive Plan Consistency

The proposed use advances the goals of the Comprehensive Plan by supporting corridor-based commercial development, providing convenience to local residents, and strengthening the economic vitality of the area.

I. Refuse and Service Areas

A designated dumpster enclosure is included on site and is sufficient to accommodate waste generated by the proposed use. No additional refuse demands are anticipated from beer and wine sales.

J. Duration of Permit

We are requesting a permanent Special Land Use Permit. As beer and wine sales will be regulated through ongoing County licensing and enforcement, there is no need to limit the duration of the permit.

K. Size, Scale, and Massing

The proposed building size and scale are compatible with nearby commercial structures. Beer and wine sales will be internal to the operation and will not alter building height, massing, or create shadow impacts.

L. Historic and Archaeological Resources

No historic or archaeological resources exist on the property. The proposed use will have no impact on such resources.

M. Supplemental Regulations

The proposed beer and wine sales will comply fully with all supplemental regulations, including but not limited to signage, licensing, and separation requirements from sensitive land uses, as applicable.

N. Neighborhood and Community Needs

The proposed use responds to community needs by providing convenient access to beer and wine in a regulated, responsible manner, consistent with other retail/service establishments along Memorial Drive and Covington Road. This contributes to corridor activation and commercial viability while avoiding adverse impacts to nearby residential areas.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 08/14/2025

TO WHOM IT MAY CONCERN:

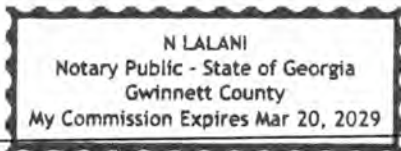
(I), (WE) 4144 Memorial Inc
Name of owners(s) (If more than one owner, attach a separate sheet)

Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

Rohail Hada

Name of Agent or Representative

to file an application on (my), (our) behalf.



Notary Public

N LALANI

Rohail Hada

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

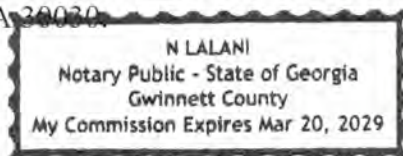
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No X *

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.
2. 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, GA 30030.

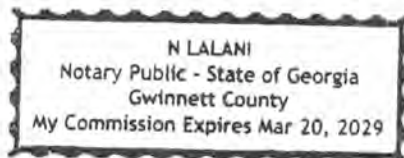


N Lalani

Notary

Signature of Applicant /Date

[Signature]

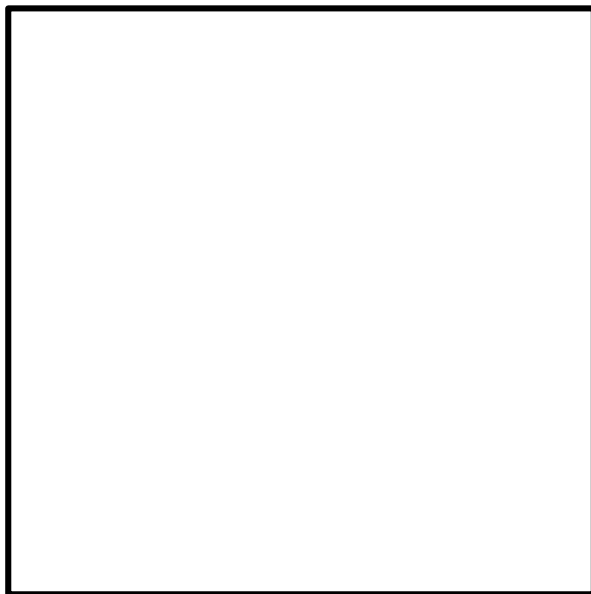


Check one: Owner _____ Agent ✓

03/20/2029.

Expiration Date/ Seal

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



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

LEGEND

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C FDC 000995
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
RAW	RIGHT OF WAY
N/F	NOW OR FORMERLY
-E-	OVERHEAD POWER LINE
sq ft	SQUARE FOOT
REF	REFERENCE
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
R	PROPERTY LINE
C	CENTERLINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
CI	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L	LINE LABEL
PKS	PK NAIL SET
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
C/O	SEWER CLEAN OUT
	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W OR CONC. MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	ASPHALT
	CONCRETE

SURVEY NOTES

- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 142,672 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CITY OF AVONDALE ESTATES, DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13089C0069J THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.
- THIS SURVEY IS REFERENCED TO HORIZONTAL DATUM SPC NAVD 83 AND VERTICAL DATUM.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR: ATAI CONSTRUCTION

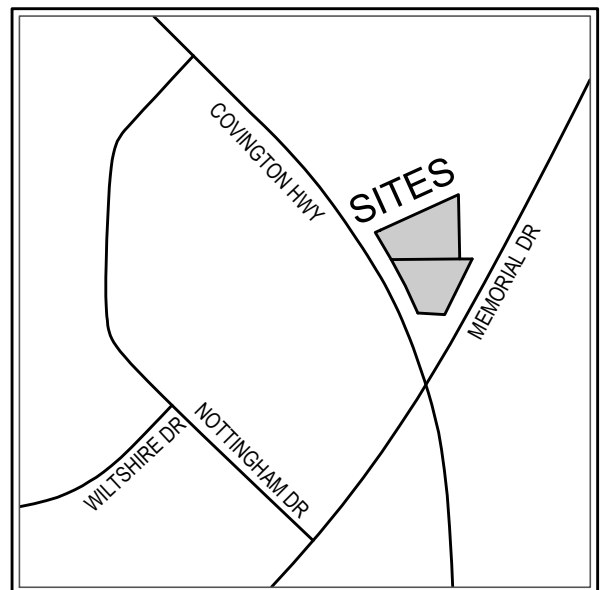
PARCEL IDS:
15 231 05 003 & 15 231 05 002
LAND LOT 231, 15TH DISTRICT
DEKALB COUNTY, GEORGIA

PARCEL ID:
15 231 05 003

AREA
24,582 sq.ft.
0.56 acres

PARCEL ID:
15 231 05 002

AREA
19,702 sq.ft.
0.45 acres

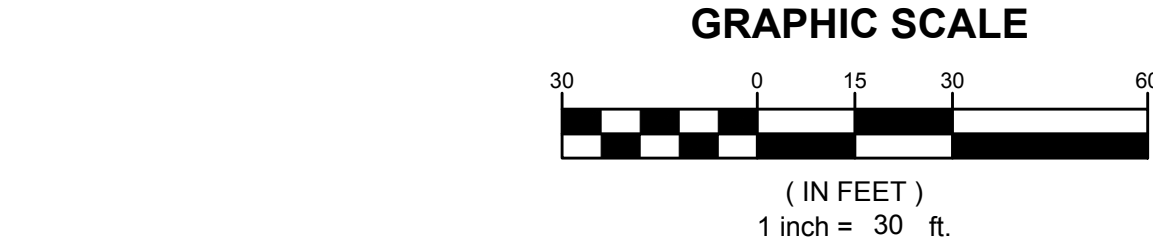


VICINITY MAP

N.T.S.



GRID NORTH
GA WEST ZONE



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

SURVEYORS CERTIFICATION

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

Cullen Preston Hardee
CULLEN PRESTON HARDEE
REGISTERED LAND SURVEYOR #3144, LSF 001321

04/16/2025
DATE

1254 CONCORD ROAD, SUITE 103
SAVANNAH, GEORGIA 30406
Ph: (770) 293-5333
www.united-als.com

VISIT US ON OUR WEBSITE:

UNITED LAND SURVEYING
COA NO. LSF 001321

BOUNDARY & TOPOGRAPHIC SURVEY
ATAI CONSTRUCTION
PARCEL IDS:
15 231 05 003 & 15 231 05 002
LAND LOT 231, 15TH DISTRICT
DEKALB COUNTY
GEORGIA

REVISIONS			
1.			
2.			
3.			
4.			

LEGAL REFERENCE:	
DEED BOOK: 6444/20469	PAGE: 389/265
PLAT BOOK: ---	PAGE: ---

SHEET 1 OF 1

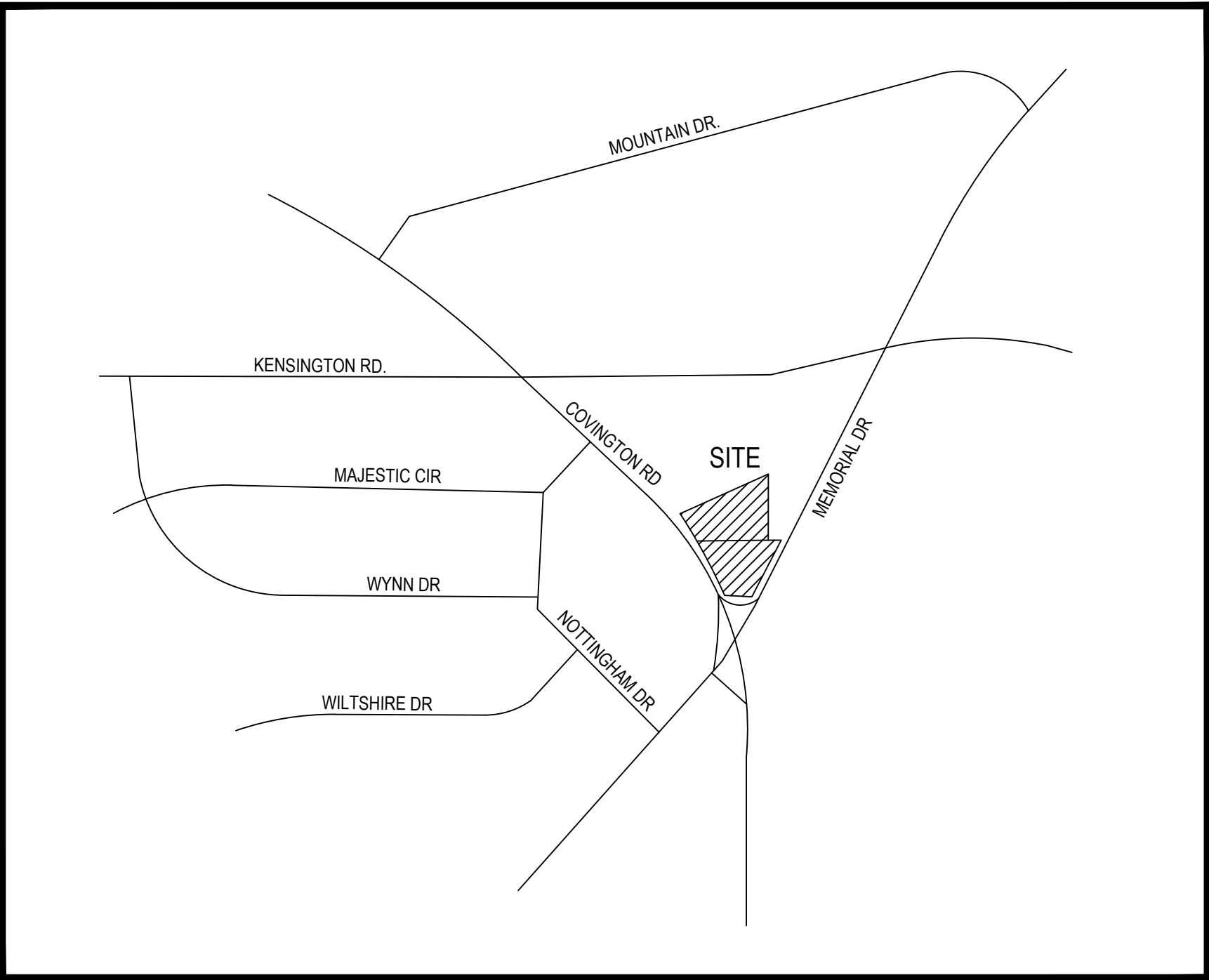
PLAT DATE:	04/16/2025
FIELD DATE:	03/26/2025
SCALE:	1" = 30'
DRAWN BY:	E.L.Z.
REVIEWED BY:	C.P.H.



JOB NUMBER:
25-115

UNITED LAND SURVEYING, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM UNITED LAND SURVEYING, LLC. IS EXPRESSLY PROHIBITED.

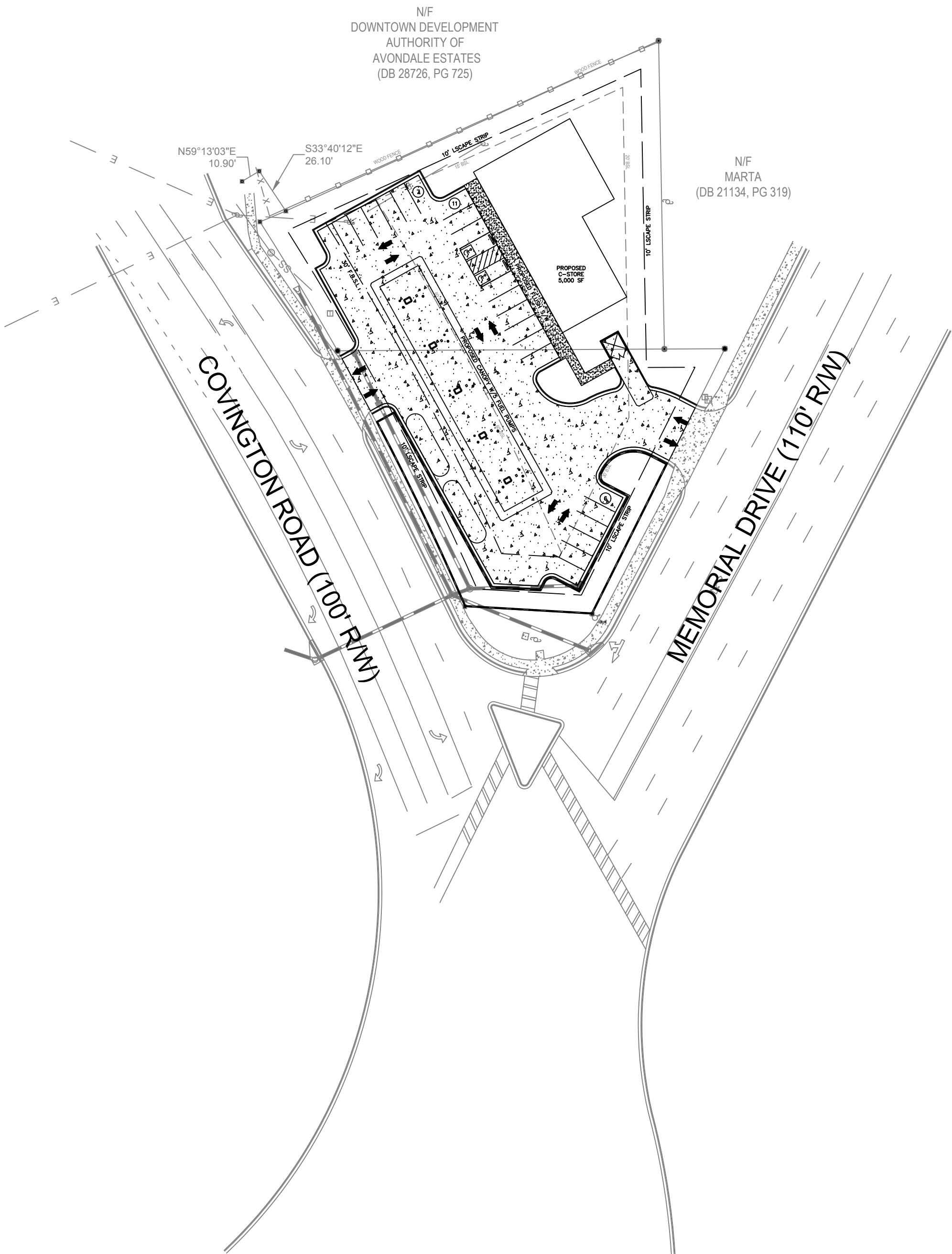
4144 MEMORIAL DR & 3416
COVINGTON HWY DECATUR, GA 30032



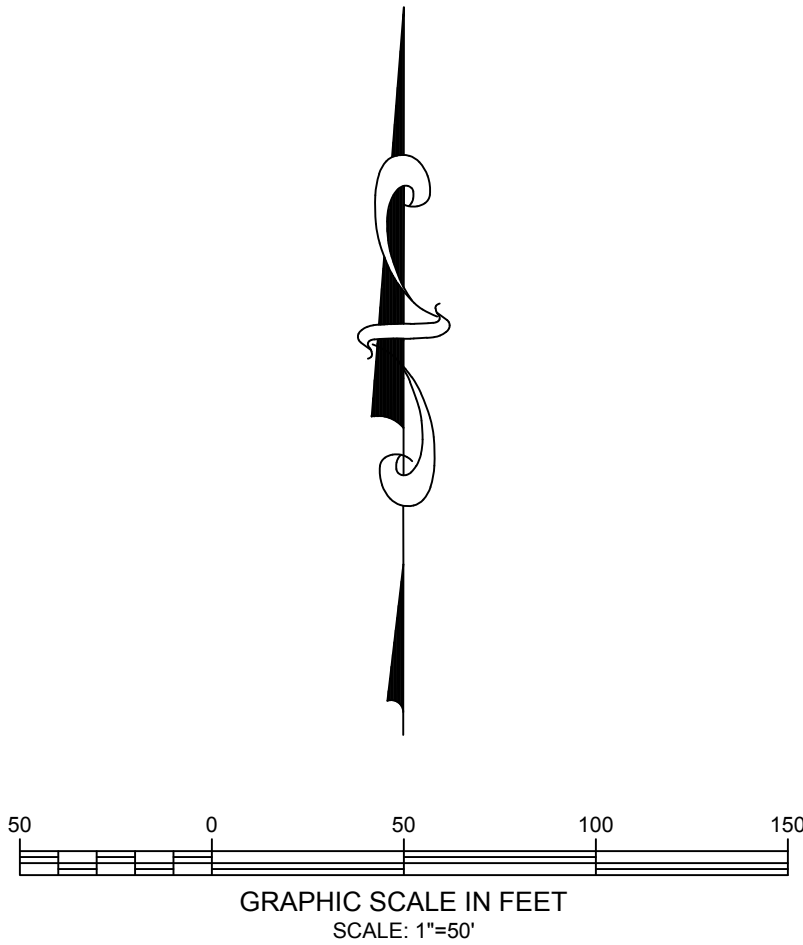
SITE LOCATION SKETCH
N.T.S

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

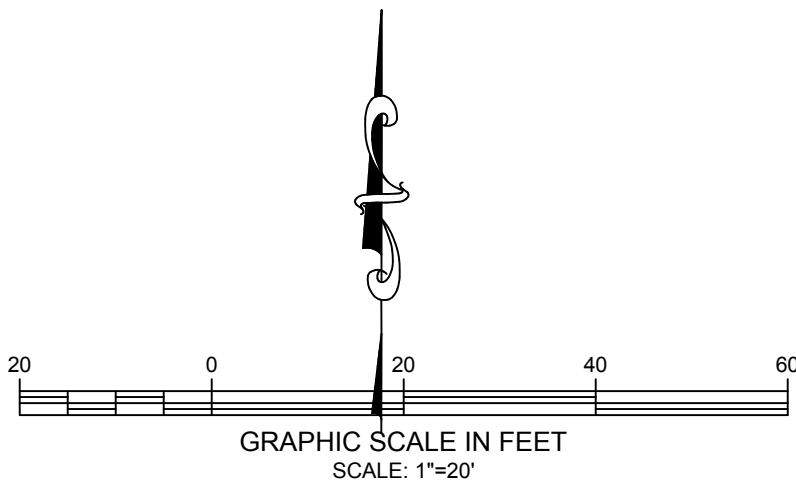
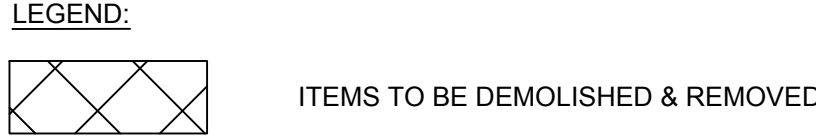
SHEET INDEX	
Sheet Number	Sheet Title
01	COVER SHEET
02	DEMOLITION PLAN
03	SITE PLAN
04	GRADING PLAN
05	UTILITY PLAN
06	BIORETENTION BASIN PLAN
07	EROSION CONTROL NOTES
08	EROSION CONTROL PLAN-PHASE 1
09	EROSION CONTROL PLAN-PHASE 2
10	EROSION CONTROL PLAN-PHASE 3
11	EROSION CONTROL DETAILS
12	CONSTRUCTION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



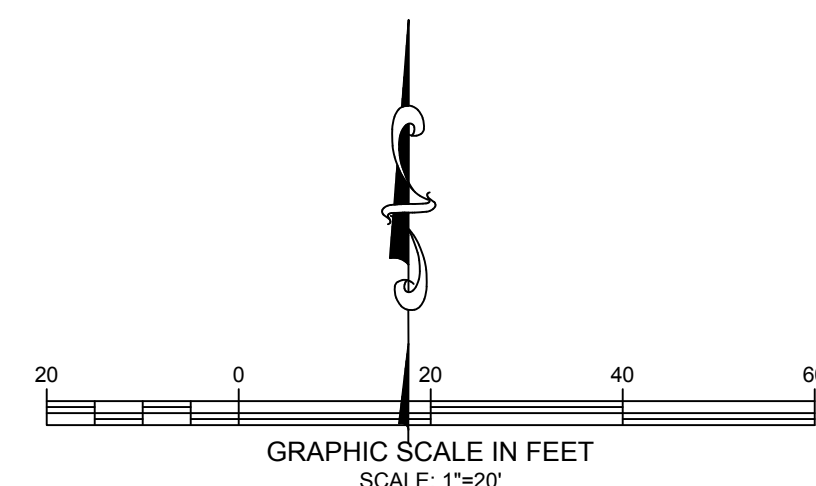
COVER SHEET
SCALE: 1"=50'



DESCRIPTION	
DATE	
NO.	
DATE:	5/26/2025
DESIGNED BY:	AARON WADLEY
DRAWN BY:	A2ZCE
CHECKED BY:	AARON WADLEY
LINCO PLANNING ENGINEERING CONSTRUCTION MADISON, GEORGIA AARON.WADLEY@LINCOPECCOM 706.318.5425	
MEMORIAL DRIVE C-STORE 4144 MEMORIAL DR & 3416 COVINGTON HWY DECATUR, GA 30032	
COVER SHEET	
SHEET NUMBER: 01 of 12	

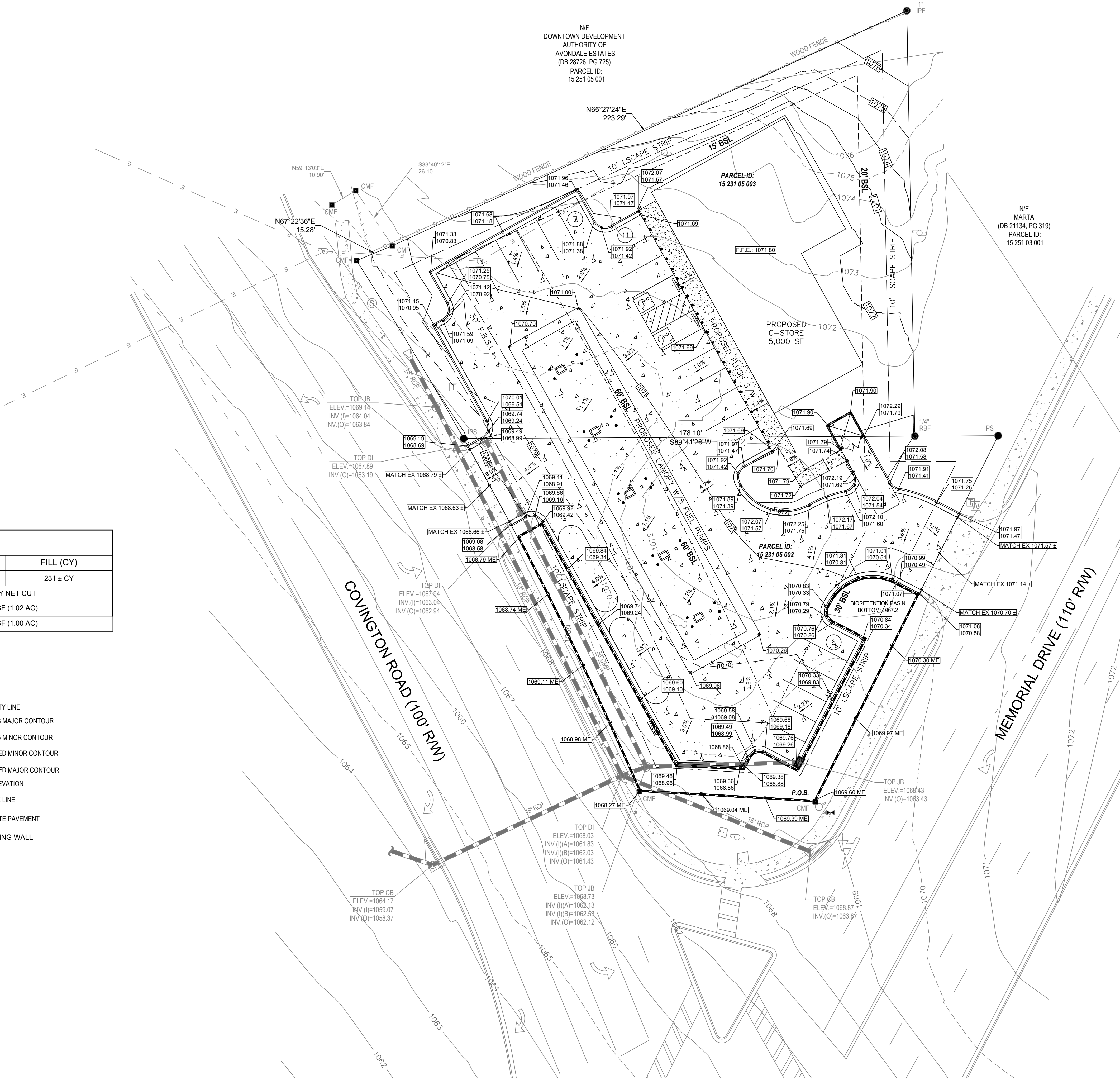


SHEET NUMBER: 02 of 12		DEMOLITION PLAN	MEMORIAL DRIVE C-STORE 4144 MEMORIAL DR & 3416 COVINGTON HWY DECATUR, GA 30032	 L NCO PLANNING ENGINEERING CONSTRUCTION MADISON, GEORGIA AARON.WADLEY@LNCOPEC.COM 706.318.5425	DATE:	5/26/2025	DESCRIPTION
					DESIGNED BY:	AARON WADLEY	
					DRAWN BY:	AZ2CE	
					CHECKED BY:	AARON WADLEY	
					NO.		
					DATE		

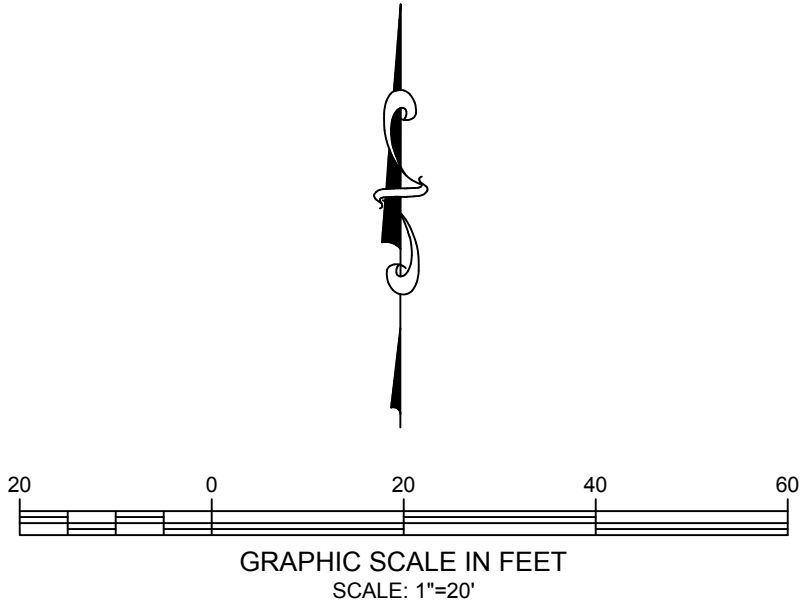
[illegible]

EARTHWORK SUMMARY		
TOTAL QUANTITIES & AREAS	CUT (CY)	FILL (CY)
TOTAL QUANTITY	1199 ± CY	231 ± CY
TOTAL QUANTITY DIFFERENCE	968 ± CY NET CUT	
TOTAL PROJECT AREA	44,284 SF (1.02 AC)	
TOTAL DISTURBED AREA	43,625 SF (1.00 AC)	

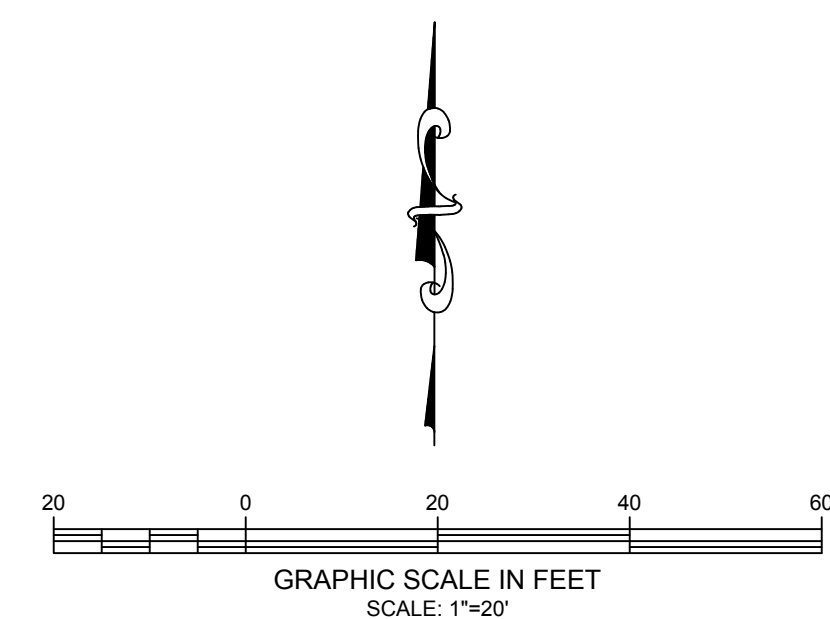
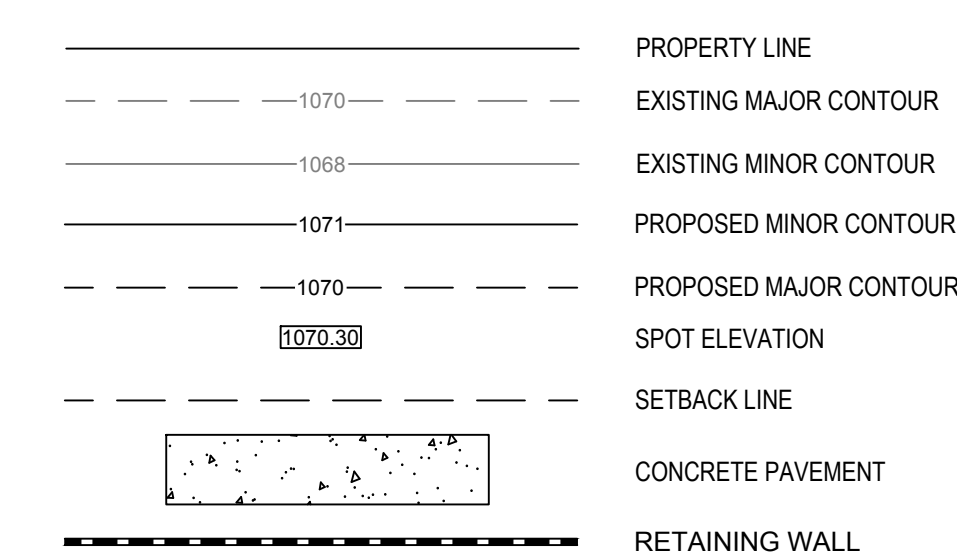
LEGENDS:	
	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	SPOT ELEVATION
	SETBACK LINE
	CONCRETE PAVEMENT
	RETAINING WALL

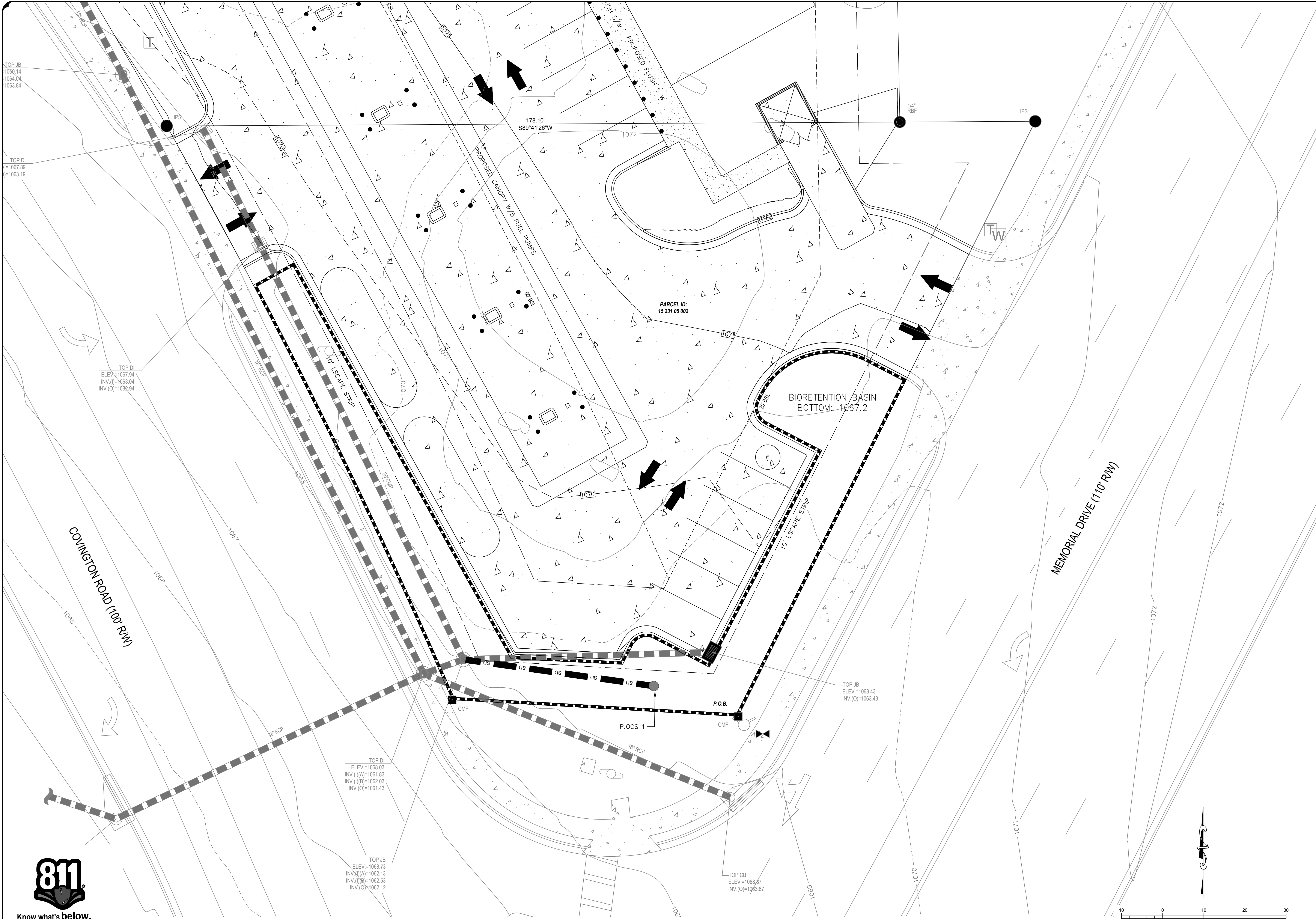


GRADING PLAN
SCALE: 1"=20'



DESCRIPTION	
DATE	
NO.	
DATE:	5/26/2025
DESIGNED BY:	AARON WADLEY
DRAWN BY:	A2ZCE
CHECKED BY:	AARON WADLEY
LINCO PLANNING ENGINEERING CONSTRUCTION MADISON, GEORGIA AARON.WADLEY@LINCOPECCOM 706.318.5425	
MEMORIAL DRIVE C-STORE 4144 MEMORIAL DR & 3416 COVINGTON HWY DECATUR, GA 30032	
GRADING PLAN	
SHEET NUMBER: 04 of 12	





1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES FOR ALL ROAD AND DRIVE ENTRANCES. STREETS SHALL BE CLEANED DAILY.
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 WHICH IS 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 REYGRASS COVER AS SPECIFIED BELOW (SEE NOTE 8), AND ERECT A SIL 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 (1/3) 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 WADSWORTH DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
15. DURING CONSTRUCTION, TOPSOIL STOCKPILES SHOULD BE COVERED WEEKLY AND AFTER EVERY RAIN. REMOVE ACCUMULATED SEDIMENT FROM STOCKPILES AT LEAST ONCE A WEEK AND RETURN 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.

1. THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING AND CAEPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT AND CERTIFY THE CONSTRUCTION OF THE PERIMETER CONTROL, SEDIMENTATION BASIN, 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 PERMITTEE AND THE CAEPD. THE PERMITTEE SHALL MAINTAIN THE RECORDS OF THE DESIGN PROFESSIONAL'S INSPECTIONS AND REPORTS. THE RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL PRIOR TO COMMENCING WITH CONSTRUCTION ACTIVITIES AS REQUIRED BY PART II.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 OBTAINING THE NECESSARY VARIANCES AND PERMITS.
3. NO VARIANCES ARE REQUESTED AT THIS TIME.
4. AMENDMENTS/REVISIONS TO THE ES&P 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. WASTE MATERIALS SUCH AS FERTILIZERS AND PESTICIDES MAY NOT BE KEPT ON-SITE, EXCEPT DURING ACTIVE WORK. RAIL FUELING SHALL 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.
6. ALL DISTURBED AREAS THAT HAVE NOT OBTAINED 85% VEGETATION WITH PERENNIAL GRASS WILL BE SOODED UPON FINAL COMPLETION TO PREVENT EROSION AND TO PROMOTE RECOVERY OF THE RECEIVING AREA.
7. 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 ROLL, TYPE C SILL FENCE IS BEING UTILIZED TO CAPTURE ANY FERTILIZER OR PESTICIDE THAT MAY BE SPILLED OR WASHED OFF OF THE CONSTRUCTION AREA.
8. 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.

SLOPES SHALL BE HYDROSEEDING 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.

AREA SHALL BE SEEDED BY HYDROSEEDING OR BROADCASTING 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 SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 2,000 LBS./ACRE. AREAS SEEDED BY BROADCASTING SHALL BE LIGHTLY RAKED AND PAVED PRIOR TO PLACING MULCH.

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.

<u>SPECIES</u>	<u>APPLICATION RATE</u>
RYEGRASS (ANNUAL OR PERENNIAL)	30 LBS./ACRE
(USE WINTER RYE IF SEEDING IN OCT./NOV.)	(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 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.

24-HR CONTACT PERSON / PRIMARY PERMITTEE

HMS KNIGHT TRAIL LLC
2461 VIVIAN CIR
DECATUR, GA. 30030
NAME: SALIM THOBANI
PHONE: 404-509-9448

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

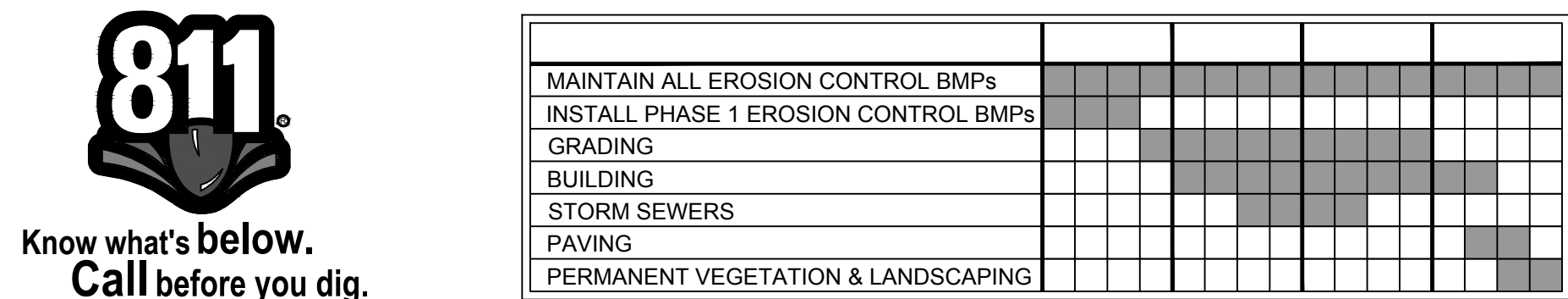
ENVIRONMENTAL COMPLIANCE
AARON WADLEY, PE, GSWCC LEVEL II DESIGN PROFESSIONAL
CERT #: 11490
EXPIRES: 2/1/26

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

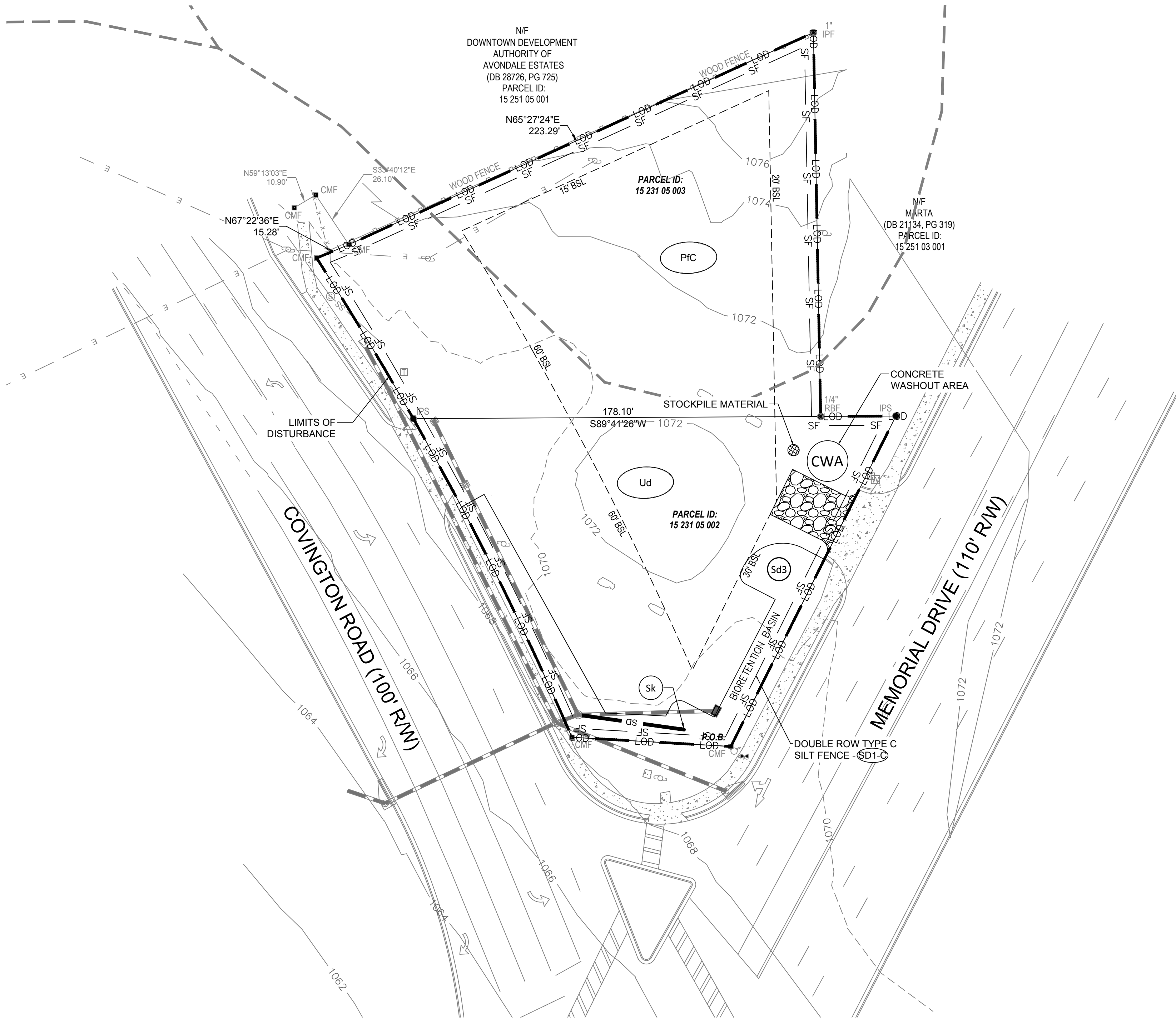
PROJECT DESCRIPTION

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 STORMWATER.

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"

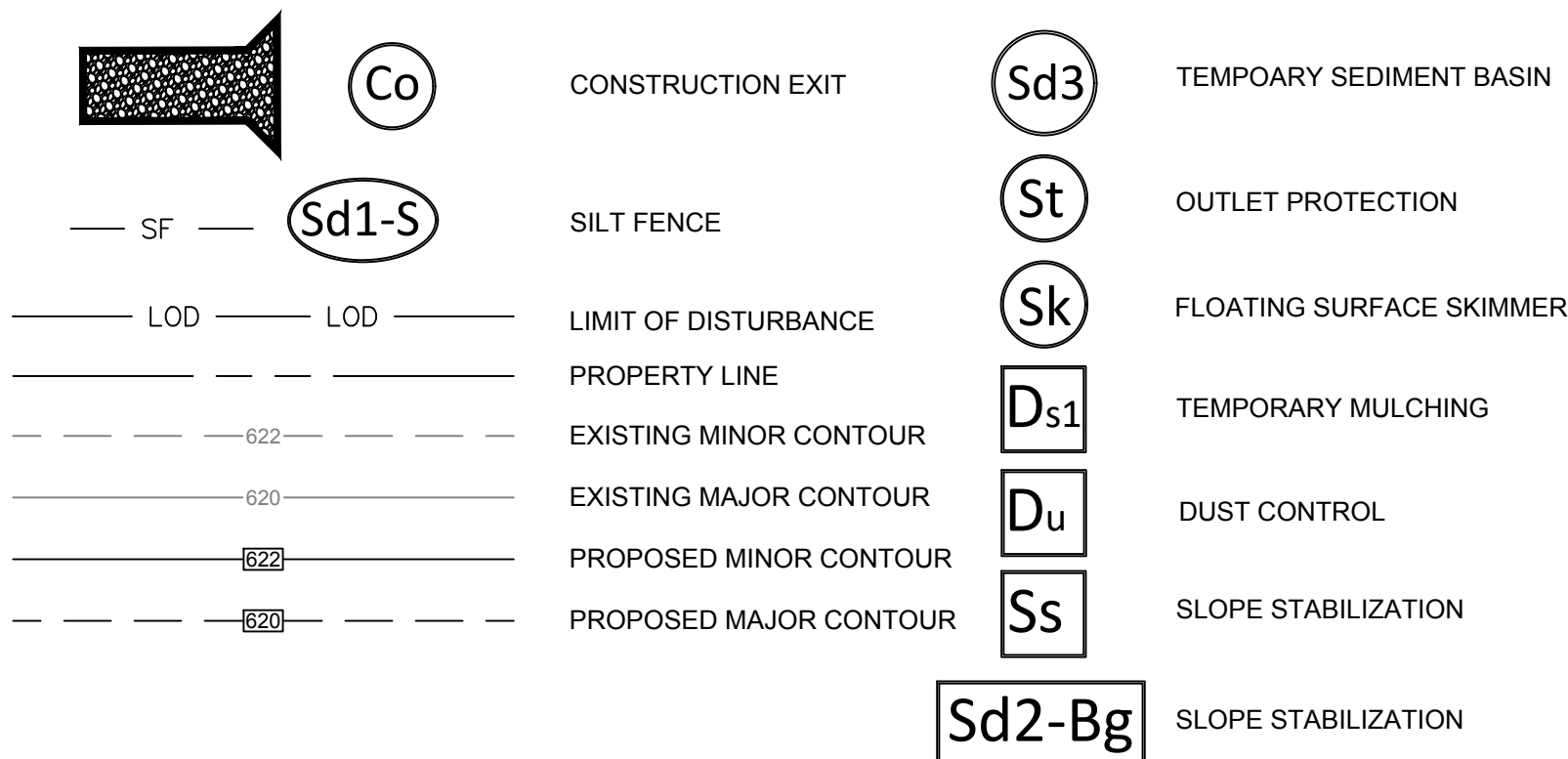


SOIL LEGEND	SOIL NAME	SLOPE	STATUS	HYDROLOGIC SOIL GROUP
PtC	PACOLET SANDY LOAM	2 TO 10 PERCENT SLOPES	N/A	B
Ud	URBAN LAND	N/A	N/A	N/A



SCALE: 1"=30'

LEGEND:



SIDE VIEW

Diagram illustrating the side view of the trench barrier system. The barrier is shown in cross-section, with a vertical post (POST (SEE NOTE 1)) and a horizontal fabric section (FABRIC). The vertical post has a height of 30" MIN. and a width of 18" MIN. The horizontal fabric section is 6" thick and is supported by a 2" wide base. The barrier is shown in a trench, with the ground surface indicated by a dashed line. A flow arrow indicates the direction of water flow towards the barrier.

FRONT VIEW

Diagram illustrating the front view of the trench barrier system. The barrier is shown in cross-section, with a vertical post (POST (SEE NOTE 1)) and a horizontal fabric section (FABRIC). The vertical post has a height of 30" MIN. and a width of 18" MIN. The horizontal fabric section is 6" thick and is supported by a 4" MAX. O.C. (On Center) spacing. The barrier is shown in a trench, with the ground surface indicated by a dashed line. The fabric section is labeled "FABRIC (WOVEN WIRE FENCE OR ALTERNATIVE BACKING)".

Diagram illustrating the installation of filter fabric and hay bales to prevent sediment from a stockpile of material.

The diagram shows a cross-section of a stockpile of material (labeled "STOCKPILE MATERIAL") with a 3:1 slope on both sides. A filter fabric (labeled "FILTER FABRIC") is laid out horizontally, supported by hay bales (labeled "HAY BALES"). The filter fabric is positioned beneath the stockpile material to prevent sediment from entering the underlying area.

SEE DETAILS FOR INSTALLATION OF FILTER FABRIC & HAY BALES

NOT TO SCALE

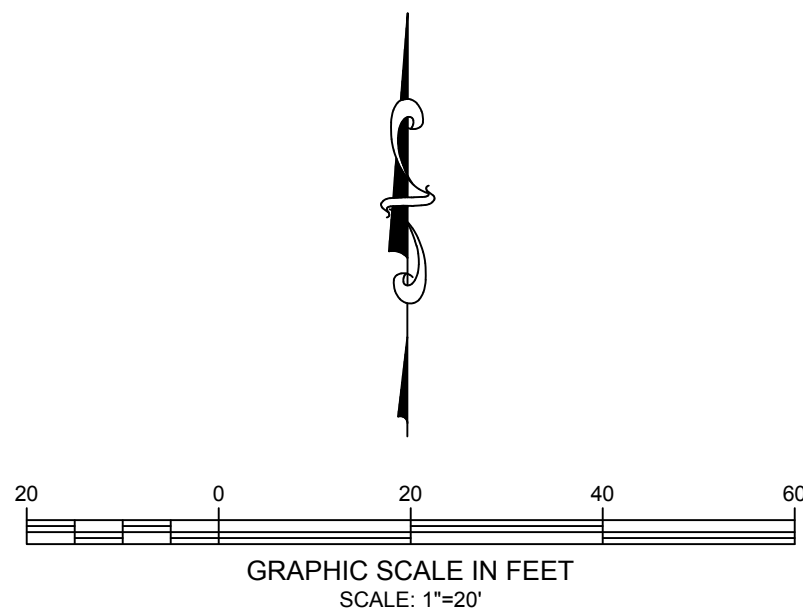
Notes:

1. L_0 IS THE LENGTH OF THE RIPRAP APRON.
2. $D = 1.5$ TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 9".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 5' ABOVE THE MAXIMUM FLOODWATER 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.

Diagram 1: RIPRAP APRON. This diagram shows a cross-section of a riprap apron. It features a concrete apron of thickness A and width D at the toe. The apron is embedded into a channel bed of depth $3D$. The riprap apron extends a length L_0 upstream. A filter blanket is shown between the riprap and the soil foundation.

Diagram 2: PIPE OUTLET TO WELL DEFINED CHANNEL. This diagram shows a cross-section of a pipe outlet structure. The pipe has a diameter D and is surrounded by a concrete apron of thickness A . The apron is embedded into a channel bed of depth $3D$. The riprap apron extends a length L_0 upstream. A filter blanket is shown between the riprap and the soil foundation.

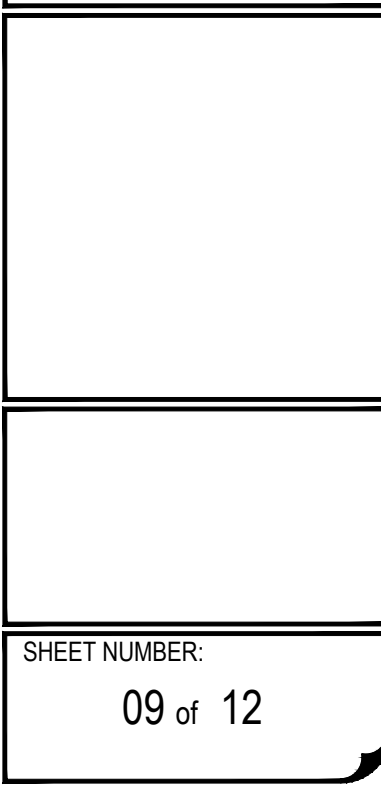
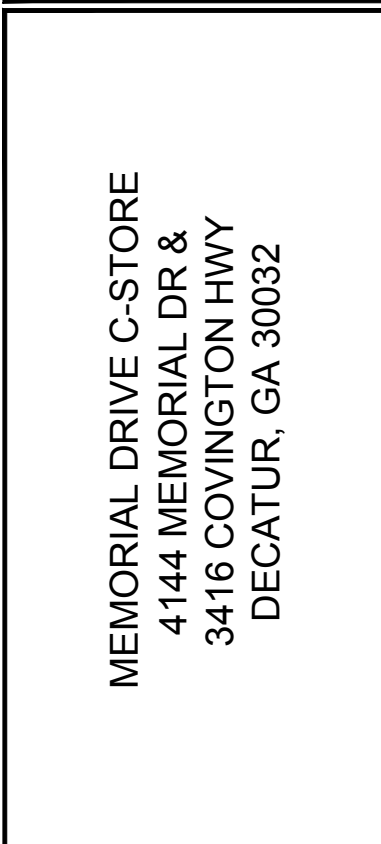
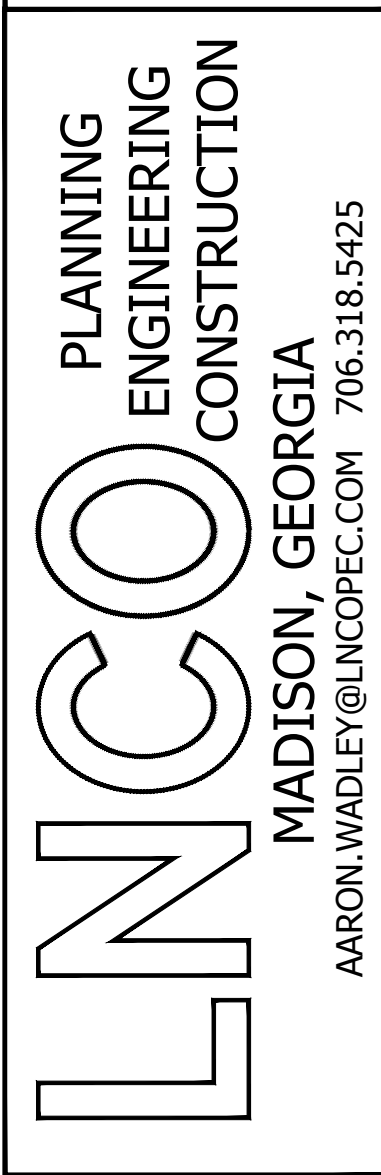
Figure 6-34.3 - Riprap Outlet Protection (Modified From Va SWCC)



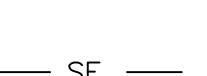
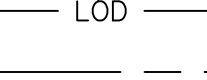
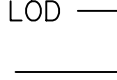
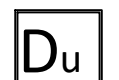
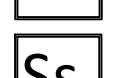
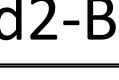
I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION. I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM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

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL

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EROSION CONTROL PLAN-PHASE 2

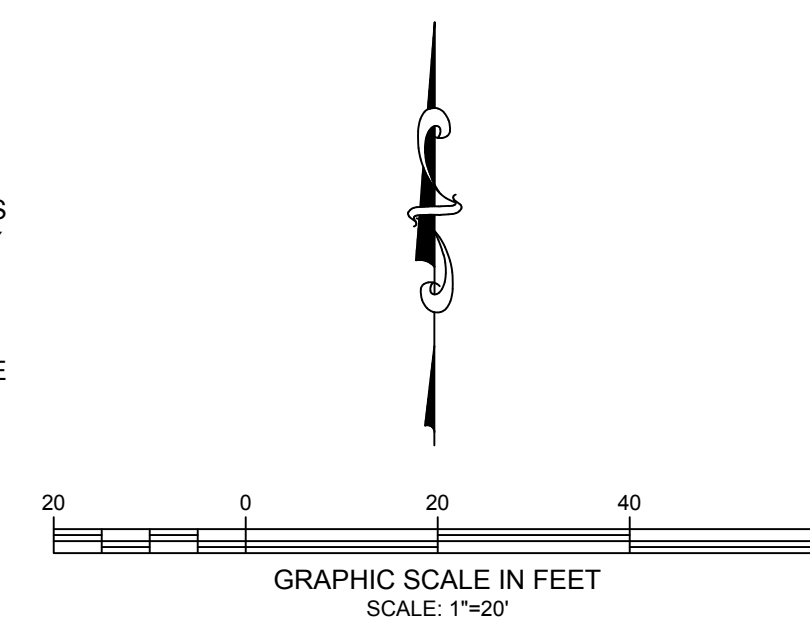
		CONSTRUCTION EXIT		TEMPORARY SEDIMENT BASIN
		SILT FENCE		OUTLET PROTECTION
		LIMIT OF DISTURBANCE		FLOATING SURFACE SKIMMER
		PROPERTY LINE		TEMPORARY MULCHING
		EXISTING MINOR CONTOUR		DUST CONTROL
		EXISTING MAJOR CONTOUR		DUST CONTROL
		PROPOSED MINOR CONTOUR		SLOPE STABILIZATION
		PROPOSED MAJOR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

TEMPORARY SEEDING

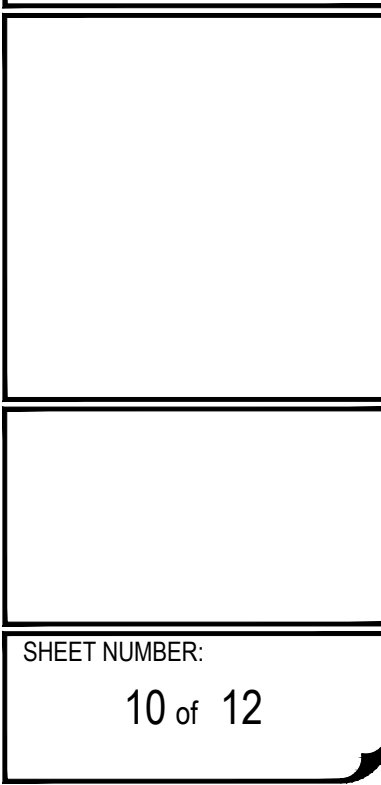
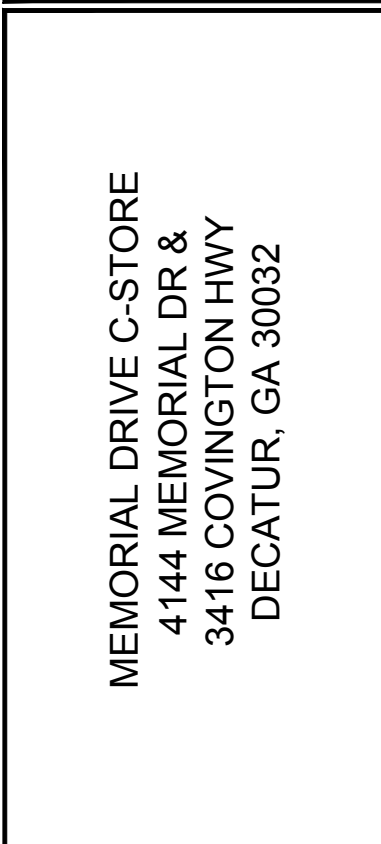
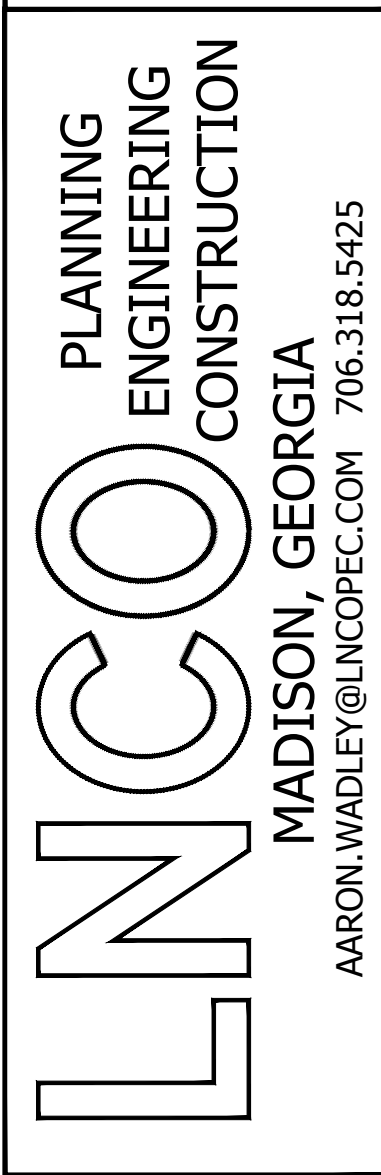
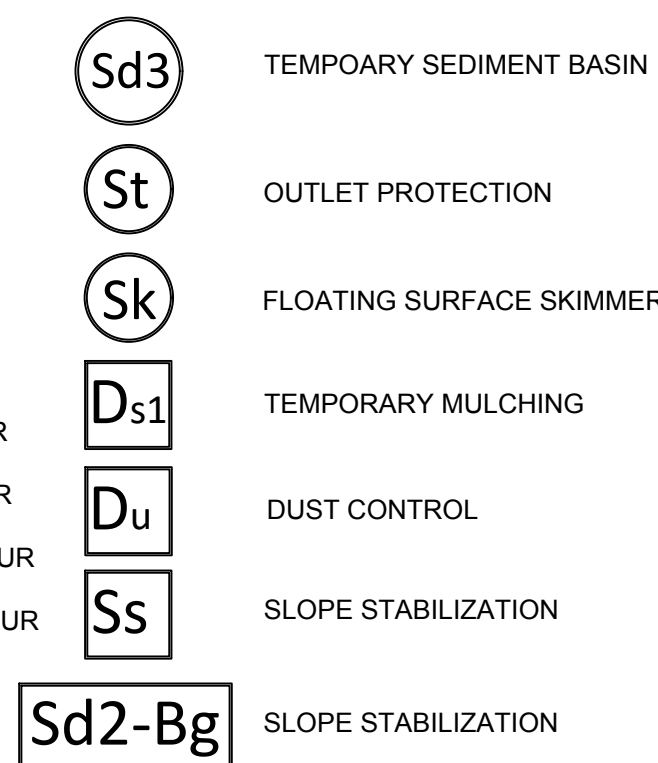
PERMANENT VEGETATION

CeB, PfC, Ud - SOILS

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL



DESCRIPTION					
NO.		DATE			
DATE:		5/26/2025			
DESIGNED BY:		AARON WADLEY			
DRAWN BY:		A2ZCE			
CHECKED BY:		AARON WADLEY			

[illegible]

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL

Disturbed Area Stabilization (With Mulching Only)



DEFINITION
Applying plant residues or other suitable materials, produced on the site (if possible), to the soil surface.

PURPOSE
•To reduce runoff and erosion
•To conserve moisture
•To prevent surface compaction or crusting
•To control undesirable vegetation
•To modify soil temperature
•To increase biological activity in the soil

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.
If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2-Ds4.

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

SPECIFICATIONS
Mulching Without Seeding
This standard applies to graded or cleared areas where seedlings may not have a suitable growing season to produce an erosion resistant cover, but can be stabilized with a mulch cover.

Site Preparation
1. Grade to permit the use of equipment for applying and anchoring mulch.

2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.

3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials
Select one of the following materials and apply at the depth indicated:
1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Polyethylene film shall be secured over berms or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Applying Mulch
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

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

2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Apply polyethylene film on exposed areas.

Anchoring Mulch
1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be cut enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchored trenched at the top as well as incrementally as necessary.

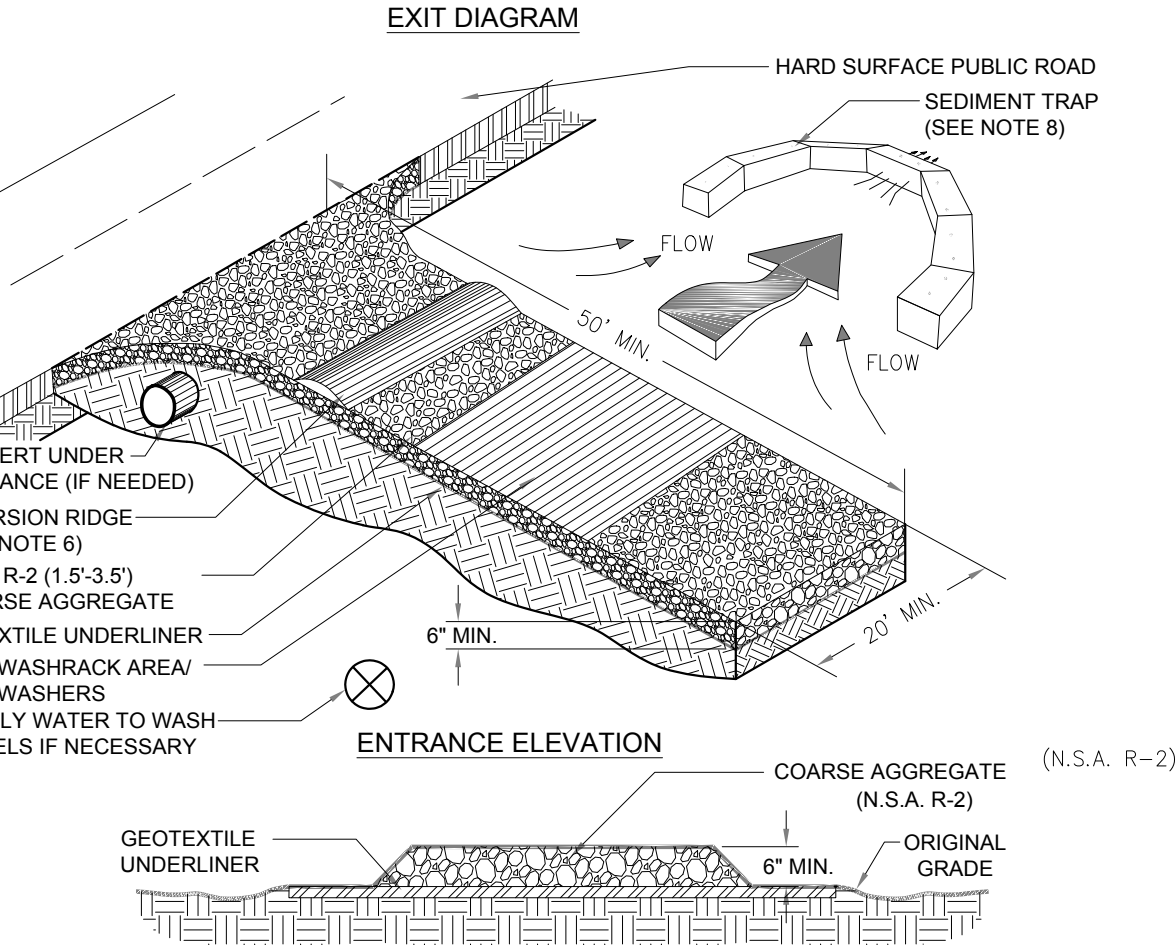
Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifiers, binders and hydraulic mulch with tackifier specifically designed for tackling straw can be substituted for emulsified asphalt. Please refer to specification Tac-Tackifiers. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.

2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchored trenched at the top as well as incrementally as necessary.

Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifiers, binders and hydraulic mulch with tackifier specifically designed for tackling straw can be substituted for emulsified asphalt. Please refer to specification Tac-Tackifiers. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.

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

CRUSHED STONE CONSTRUCTION EXIT



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5" - 3.5" STONE).
4. GRAVEL PAD SHALL BE EQUAL 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. WASHRAKES AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRAK 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

Area	Seeding Season	Species	Seed	Fertilizer	Lime	Mulch-Ds1
Ds3	Flat to rolling terrain with slopes less than 3:1	Common Bermuda Common Bermuda Common Bermuda Common Bermuda	6 lb/acre unhulled and 5 lb/acre hulled 10 lb/acre unhulled 5 lb/acre unhulled and 5 lb/acre hulled 10 lb/acre unhulled	35 lb/1000 sq. ft (6-12-12)	1-2 tons/acre dry straw 2.5 tons/acre-dry hay	

MULCH, LIME, SEEDING AND FERTILIZER APPLICATION RATES

TEMPORARY SEEDING DETAIL NTS

St	STORMDRAIN OUTLET PROTECTION			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			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			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.

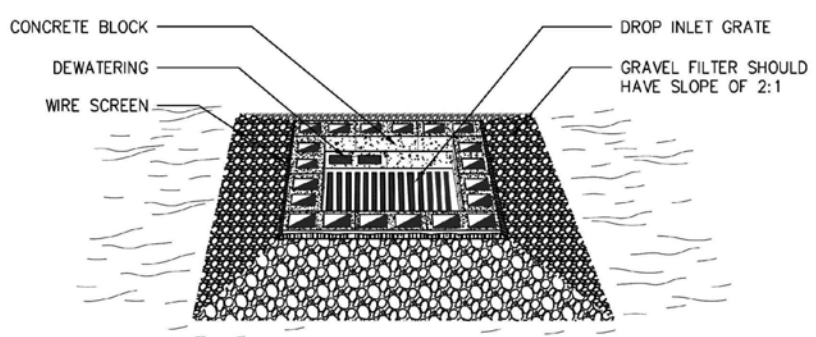
SKIMMER PERSPECTIVE

SKIMMER FRONTAL SECTION VIEW

SKIMMER SIDE SECTION VIEW

SK - FLOATING SURFACE SKIMMER

BLOCK AND GRAVEL PERSPECTIVE



BLOCK AND GRAVEL SECTION

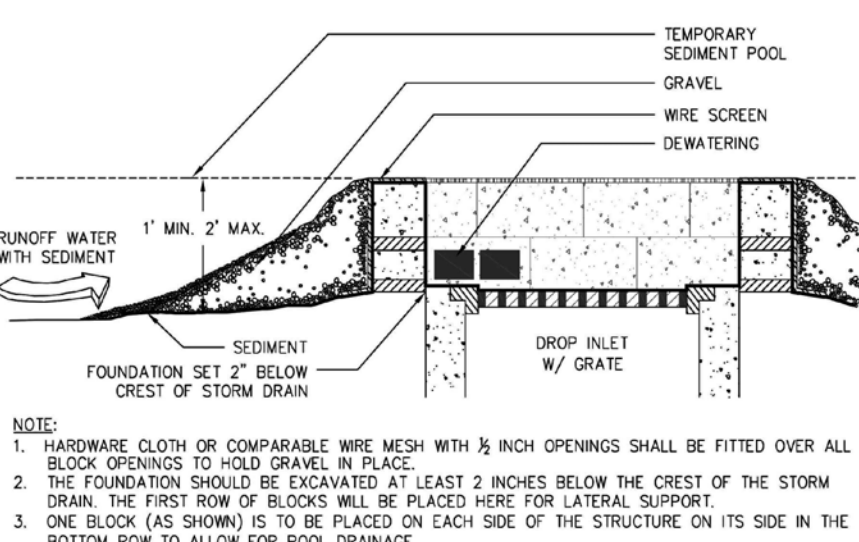
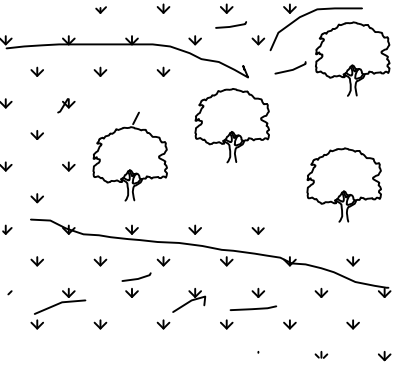


Figure 6-28.3 Block and Gravel Drop Inlet Protections

BLOCK AND GRAVEL PERSPECTIVE

MAINTENANCE
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public 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.

ESTABLISHING A PERMANENT VEGETATIVE COVER WITH FAST GROWING SEEDINGS.

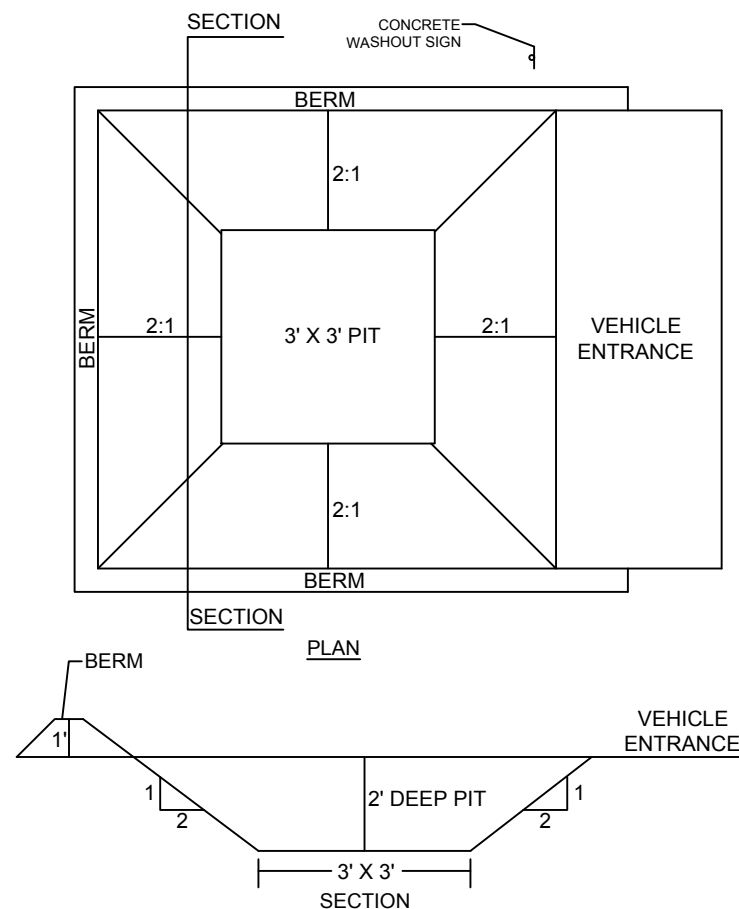


APPLICABLE ON HIGHLY ERODIBLE OR SEVERELY ERODED AREAS, SOMETIMES CALLED "CRITICAL AREAS" INCLUDING:

- * CUT OR FILL SLOPES
- * EARTH SPILLWAYS
- * BORROW AREAS
- * CHANNEL BANKS
- * BERMS
- * ROADSIDES
- * SPOIL AREAS
- * GULLIED LANDS

DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDINGS) NTS

CWA



NOTES:
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
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 DEPTH OF 2'
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.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH TO STABILIZE.
8. THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (6 MIL MIN. THICKNESS)
9. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED

CONCRETE WASHOUT AREA NTS

DEFINITION

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

SPECIFICATIONS

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 plant establishment.

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 the vegetation.
concentrations 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 hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DEFINITION

The establishment of temporary vegetative cover with fast growing seedlings for seasonal protection on disturbed or denuded areas.

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

SPECIES	RATE Per 1,000 sq. ft.	RATE Per Acre *	PLANTING DATES **
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40 lbs.	8/15-4/1
Annual Lespedeza	0.9 pound	40 lbs.	1/15-3/15
Weeping Lovegrass	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
Wheat	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 temperature variations and conditions.

SPECIFICATIONS

Grading and Shaping

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

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

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or 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 time 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.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Du

Dust Control on Disturbed Areas

DEFINITION

Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE

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

*To reduce the presence of airborne substances that may be harmful to humans, animals, or to the environment, or to animals or plant life.

CONDITIONS

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

METHOD AND MATERIALS

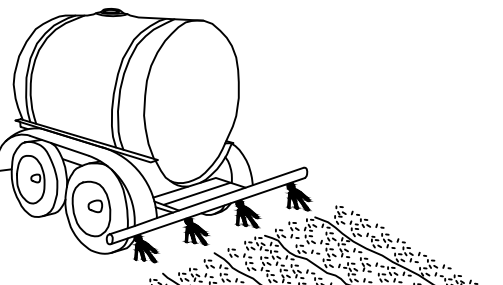
A. Temporary Methods

Mulches. See standard Ds1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification Tac - Tackifiers. Resins should be used according to manufacturer's recommendations.

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

Spray-on Adhesives. These are used on mineral soils (not effective on mulch) and on the exposed areas. Refer to specification Tac - Tackifiers.

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



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

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

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

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

B. Permanent Methods

Permanent Vegetation. See specification Ds3 - Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable protection if left in place.

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

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

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq. ft.	RATE Per Acre *	PLANTING DATES **
BAHA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDE	0.2 POUND	10 LBS.	2/15-7/1
CENTPEDEE	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.



Know what's below.
Call before you dig.

PLANING
ENGINEERING
CONSTRUCTION

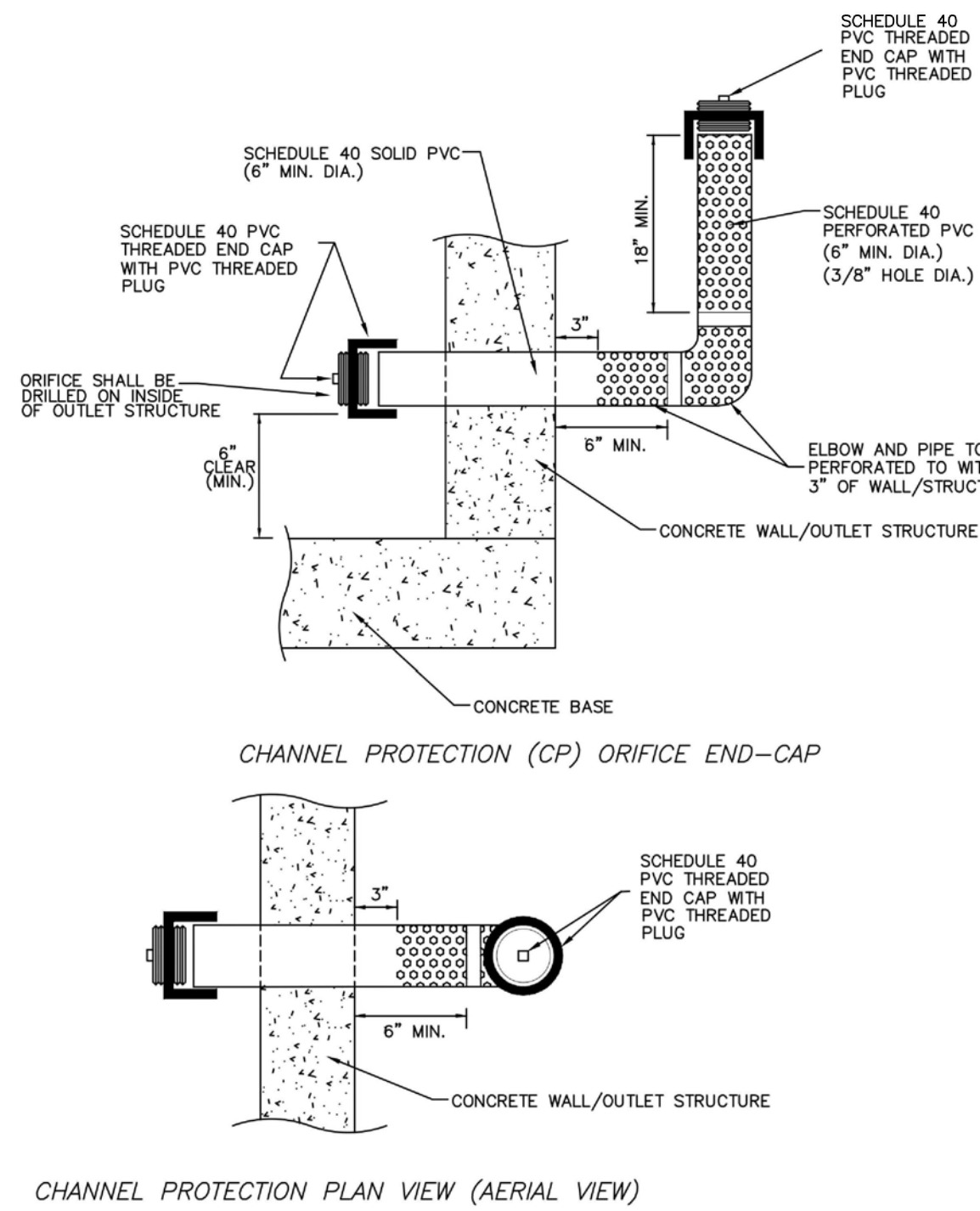
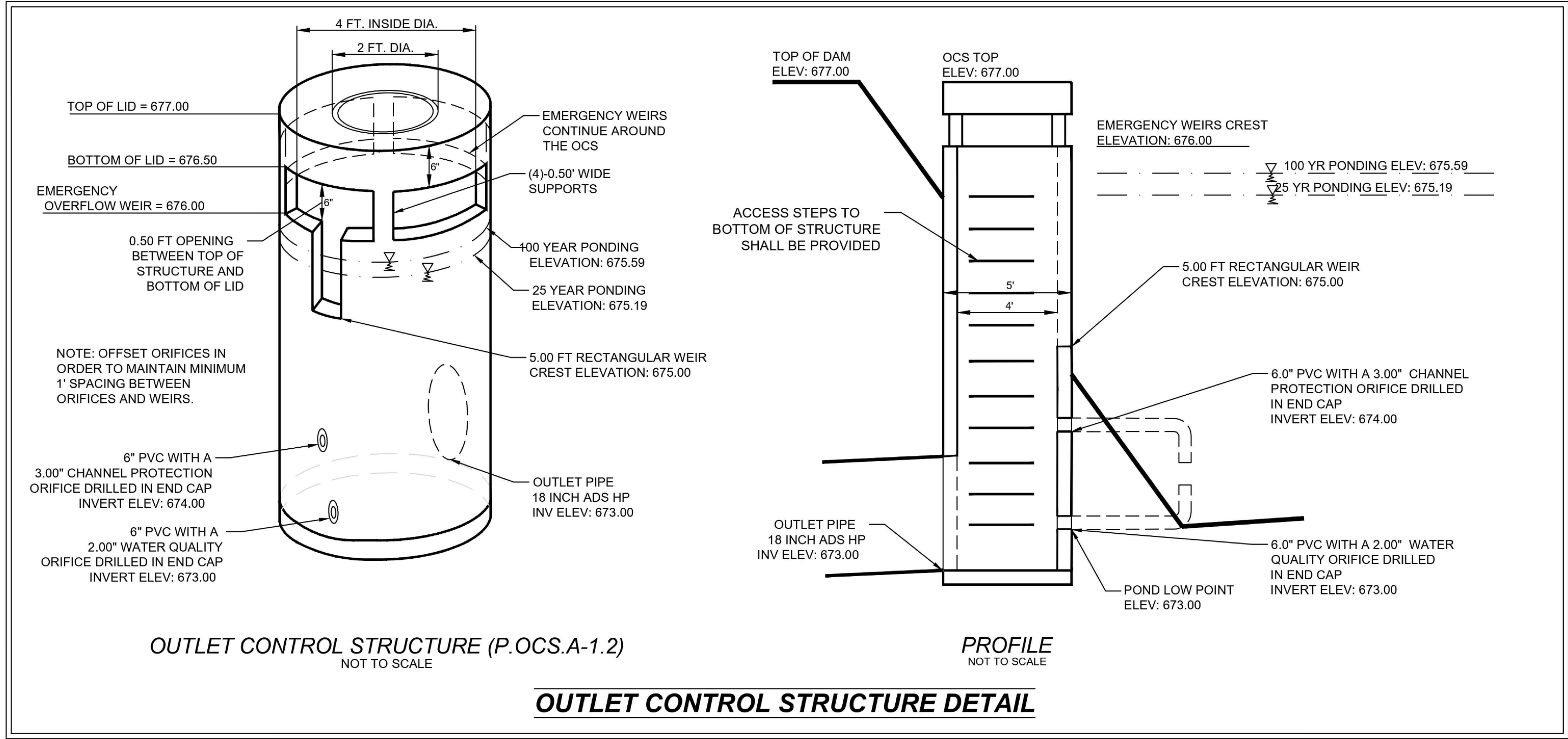
LINCO

MADISON, GEORGIA
AARON.WADLEY@LINCOPCO.COM 706.318.5425

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

EROSION CONTROL DETAILS

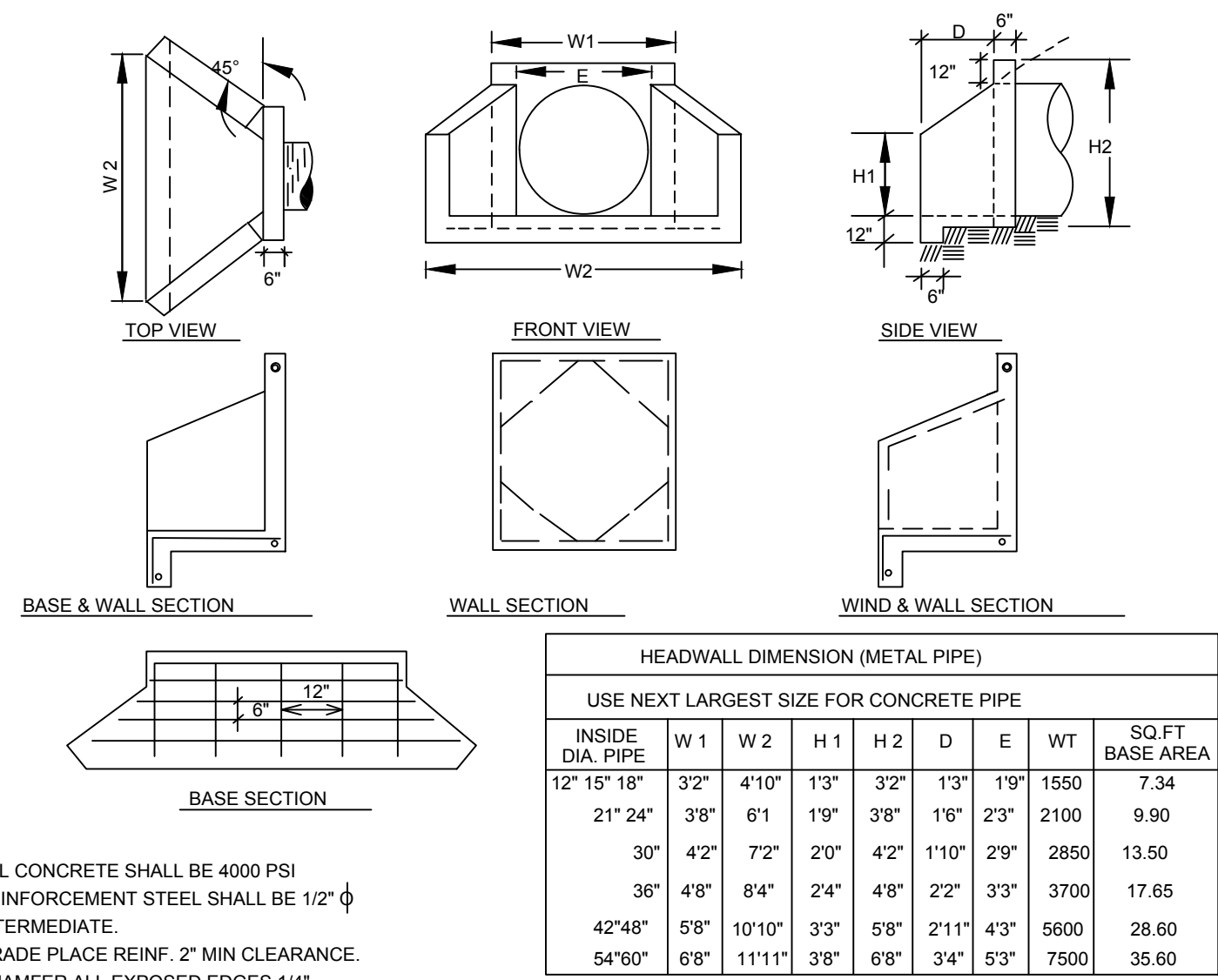
SHEET NUMBER:
11 of 12



- 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.
 - 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.

OUTLET ORIFICE DIAMETER	PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"

- LEGEND
- AIF - ANGLE IRON FOUND
 - AKA - ALSO KNOWN AS
 - AQOSP - ALUMINUM TYPE 2 CORRUGATED STEEL PIPE
 - BC - BACK OF CURB
 - BL - BUILDING SETBACK LINE
 - BWF - BARB WIRE FENCE
 - C&G - CURB & GUTTER
 - C/T - CRIMP TOP PIPE
 - CI - CURB INLET
 - CL - CENTER LINE
 - CLF - CHAIN LINK FENCE
 - CMF - CONCRETE MONUMENT FOUND
 - CMP - CORRUGATED METAL PIPE
 - CO - CLEAN OUT
 - CONC - CONCRETE
 - CORPS - ARMY CORPS OF ENGINEERS
 - DB.PG - DEED BOOK, PAGE
 - DI - DROP INLET
 - DIP - DUCTILE IRON PIPE
 - DS - DOWN SPOUT
 - DWCB - DOUBLE WING CATCH BASIN
 - EP - EDGE OF PAVEMENT
 - FFE - FINISH FLOOR ELEVATION
 - FH - FIRE HYDRANT
 - G - GAS LINE
 - GM - GAS METER
 - GP - GUY POLE
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HC - HANDICAP
 - HW - HEADWALL
 - HWF - HOG WIRE FENCE
 - IE - INVERT ELEVATION
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - JB - JUNCTION BOX
 - LL - LAND LOT
 - LLL - LAND LOT LINE
 - LP - LIGHT POLE
 - MH - MANHOLE
 - MON - MONUMENT
 - N/F - NOW OR FORMERLY
 - OIT - OPEN TOP PIPE
 - PBX - POWER BOX / TRANSFORMER
 - P- - OVERHEAD POWER LINE
 - P/T- - O/H POWER & TELE LINE
 - PL - PROPERTY LINE
 - PM - POWER METER
 - POB - POINT OF BEGINNING
 - PP - POWER POLE
 - PTP - POWER & TELEPHONE POLE
 - PVC - POLYVINYLCHLORIDE PIPE
 - R/B - REINFORCING IRON BAR
 - RCP - REINFORCED CONCRETE PIPE
 - R/W - RIGHT OF WAY
 - SS- - SANITARY SEWER LINE
 - SSE - SANITARY SEWER EASEMENT
 - SW - SIDEWALK
 - SWCB - SINGLE WING CATCH BASIN
 - TBM - TEMPORARY BENCHMARK
 - TBX - TELEPHONE BOX
 - TF - TRANSFORMER
 - TMH - TELEPHONE MANHOLE
 - TP - TELEPHONE POLE
 - TPOB - TRUE POINT OF BEGINNING
 - T- - OVERHEAD TELEPHONE LINE
 - UP - UNDERGROUND POWER
 - UT - UNDERGROUND TELEPHONE
 - WI - WEIR INLET
 - W- - WATER LINE
 - WM - WATER METER
 - WMH - WATER MANHOLE
 - WV - WATER VALVE



ALL CONCRETE SHALL BE 4000 PSI
REINFORCEMENT STEEL SHALL BE 1/2" ϕ
INTERMEDIATE.
GRADE PLACE REINF. 2" MIN CLEARANCE.
CHAMFER ALL EXPOSED EDGES 1/4"

CONCRETE HEADWALL

SCALE: NTS

(CNCHWL)



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:

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 STAPLES, 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: _____ Bldg. 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	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$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

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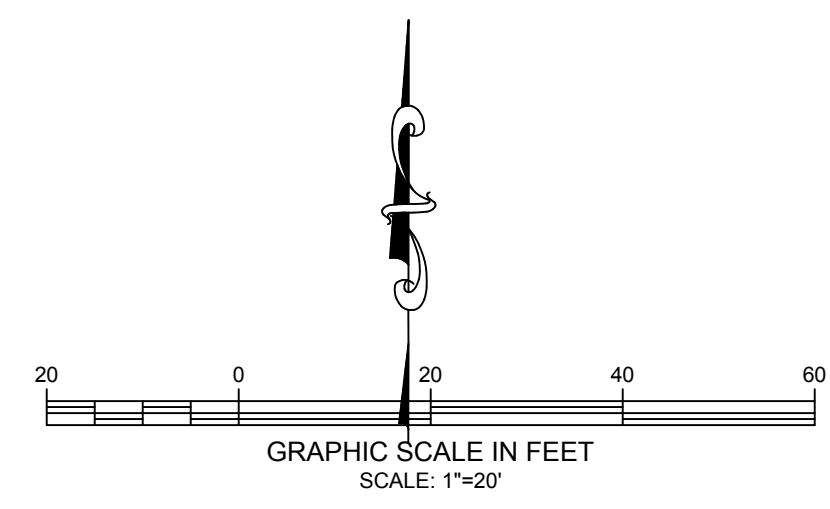
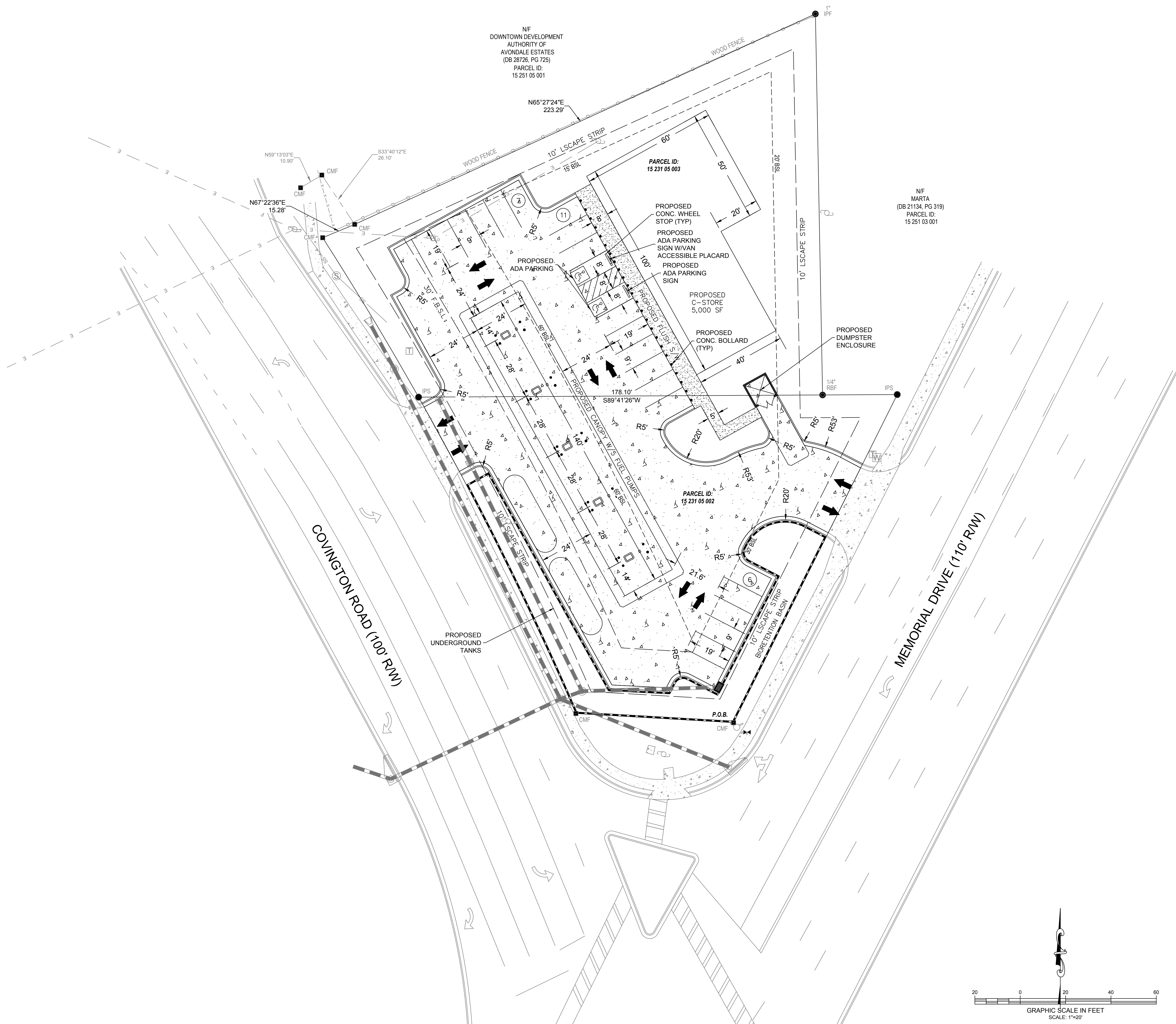


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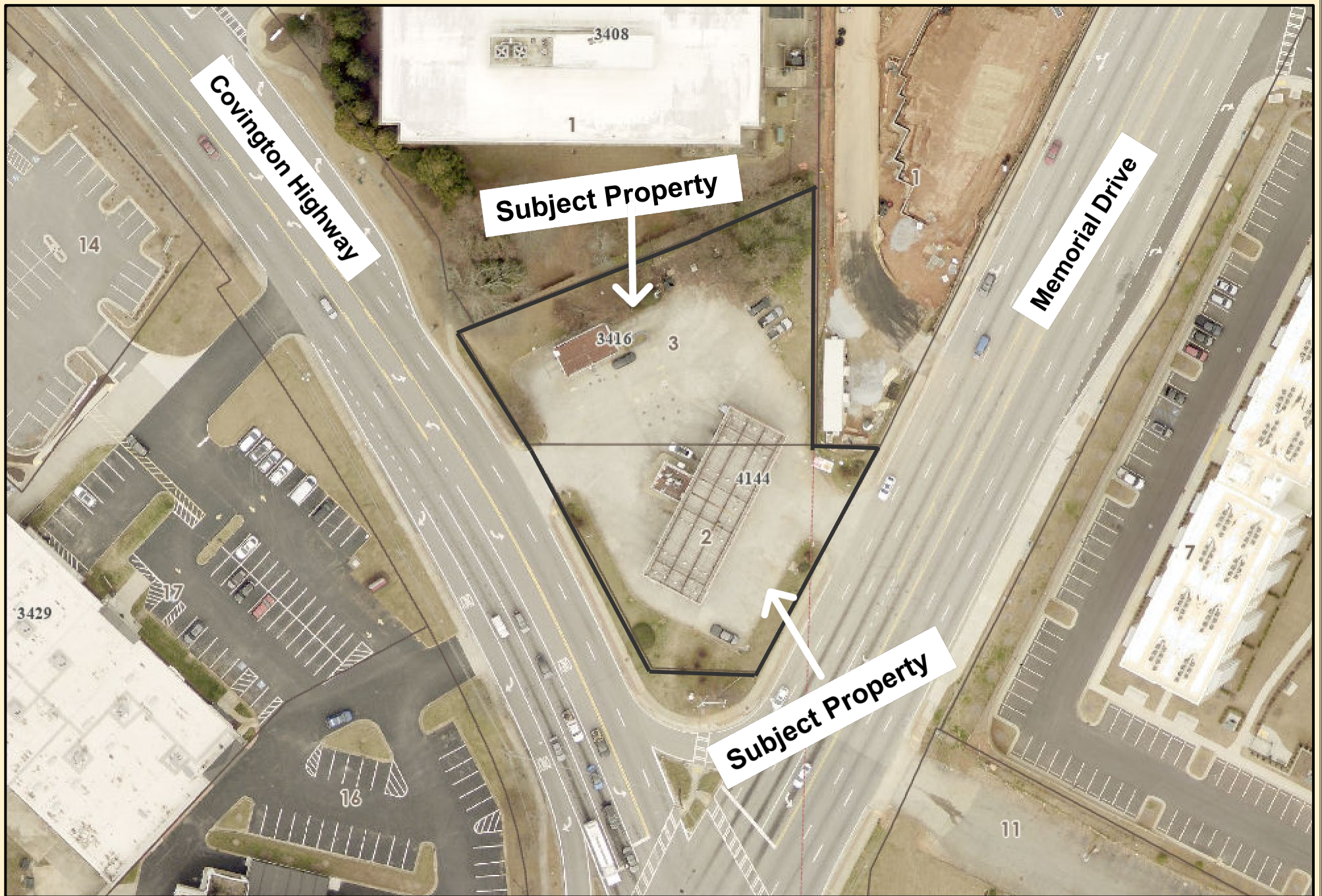
EXPIRES:
12/31/2025

Business Description: CONVENIENCE/GAS

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



DESCRIPTION	
NO.	DATE
DATE: 5/26/2025	
DESIGNED BY: AARON WADLEY	
DRAWN BY: AZZCE	
CHECKED BY: AARON WADLEY	
LNCO PLANNING ENGINEERING CONSTRUCTION MADISON, GEORGIA AARON.WADLEY@LNCOPECCOM 706.318.5425	
MEMORIAL DRIVE C-STORE 4144 MEMORIAL DR & 3416 COVINGTON HWY DECATUR, GA 30032	
SITE PLAN	
SHEET NUMBER: 03 of 12	



DeKalb County Parcel Map

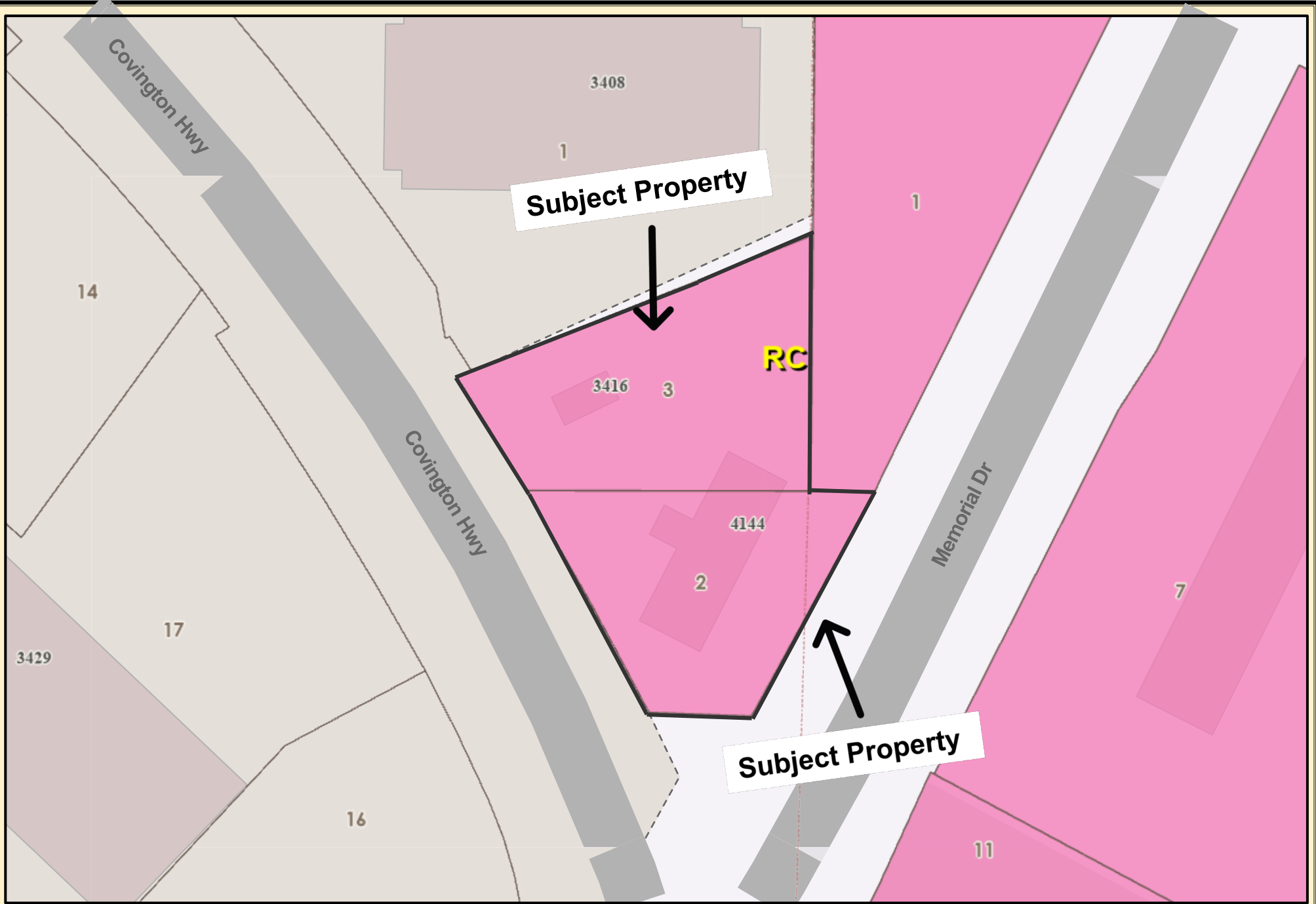
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Date Printed: 9/17/2025



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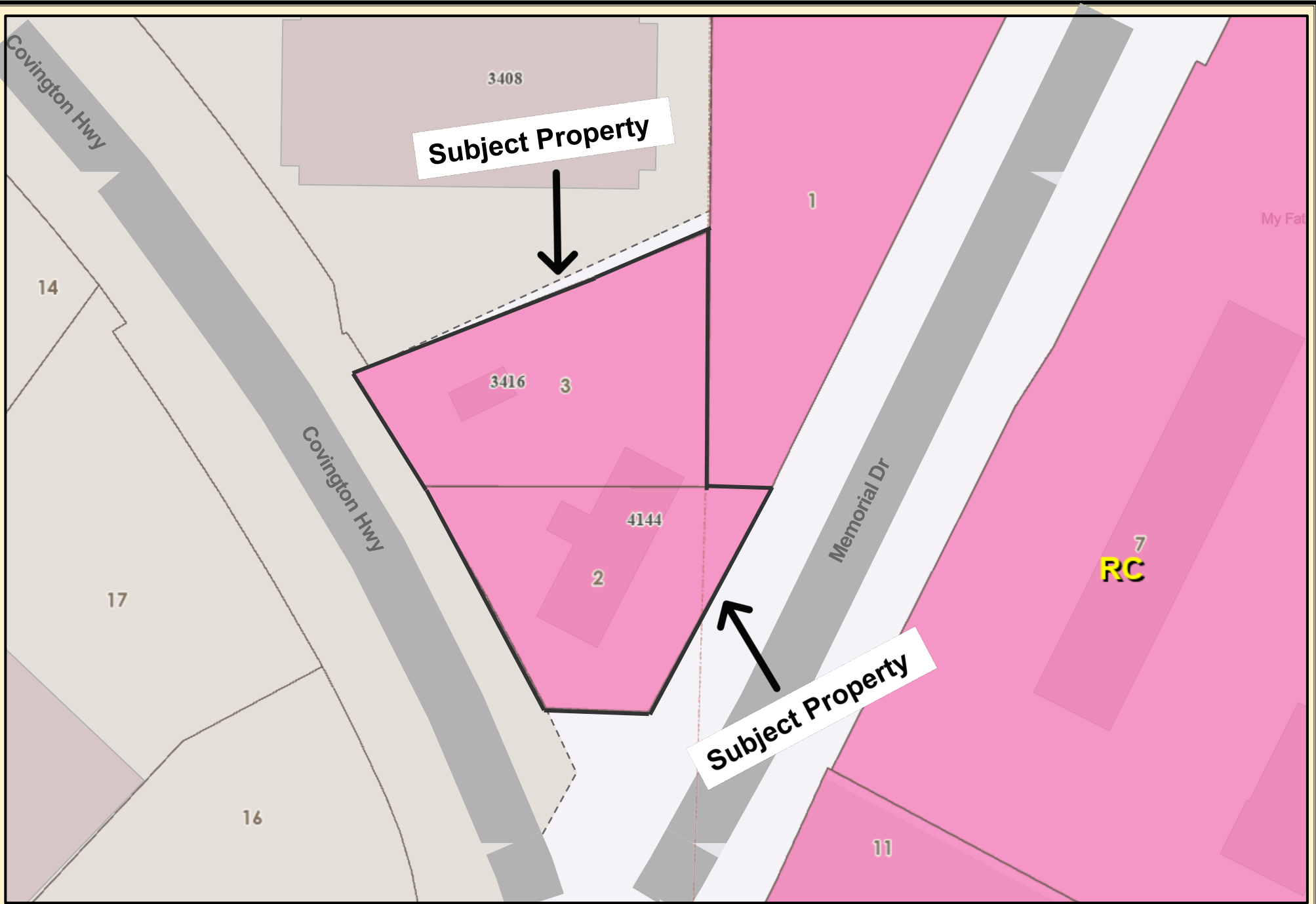
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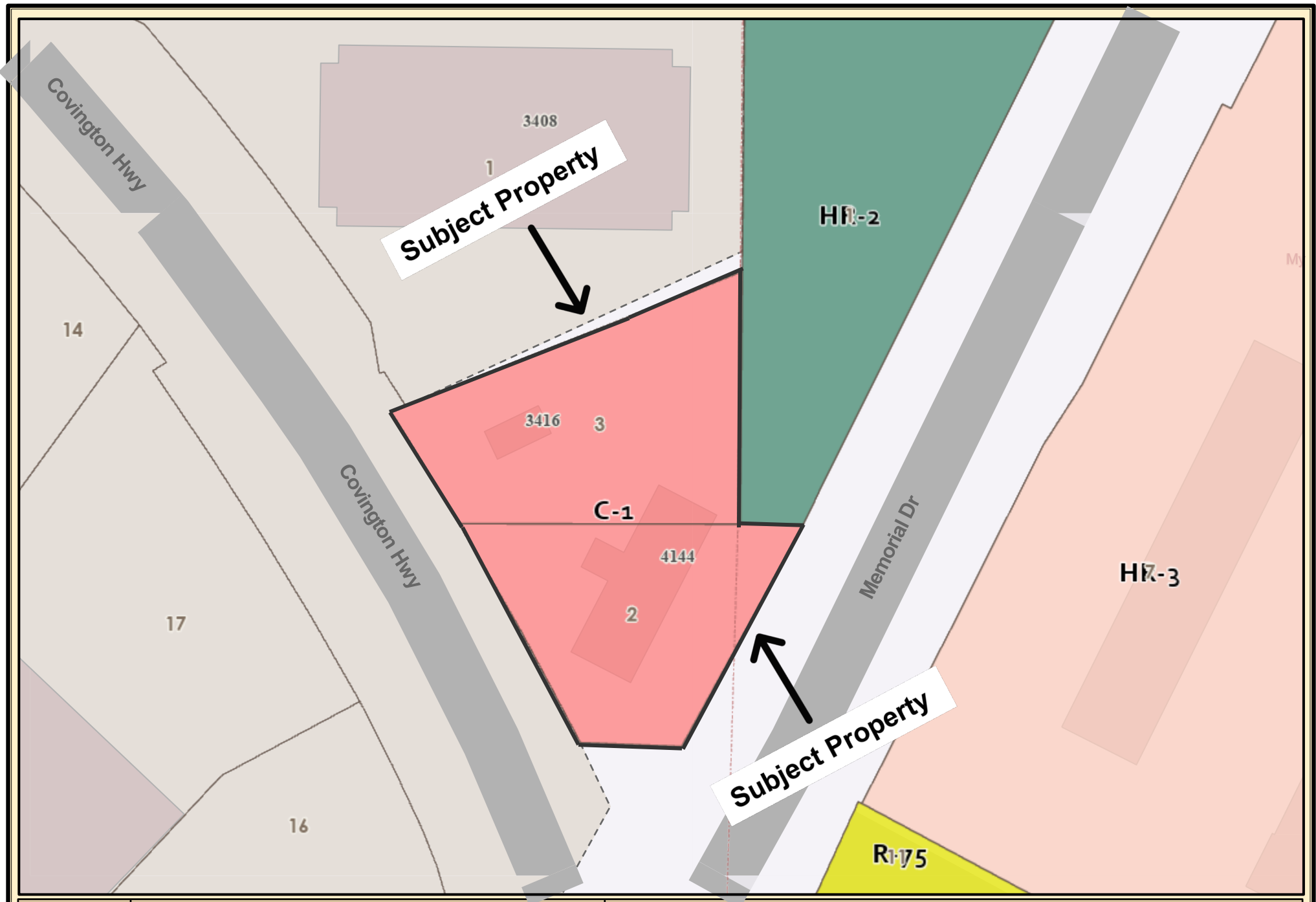
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