DEPARTMENT OF PLANNING & SUSTAINABILITY

REZONING APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Bright Star Enterprises Corp

Subject Property Address: 385 North Deshon Road Stone Mountain

City: Stone Mountain State: GA Zip: 30087

Parcel ID Number(s): 18 030 01 115

Acreage: 1.67 Commission District(s): 4 Super District: 7

Existing Zoning District(s): RSM Proposed Zoning District(s): C1

Existing Land Use Designation(s): SUB Proposed Land Use Designation(s): CRC (if applicable)

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

☑ Owner ☐ Agent Signature: Date: 10/8/2026

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE.

REZONE APPLICATION FEES:

RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2	**$500.00**
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2	**$750.00**

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

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 filling of this application?

Yes: ✓ No: ________*

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

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.

Notary

Signature of Applicant /Date

Check one: Owner ☑ Agent ☐

10/10/2027

Expiration Date/ Seal

INZAMAM ALI BUTT
NOTARY PUBLIC
GWINNETTE COUNTY, GEORGIA

AUTHORIZATION

The property owner(s) should complete this form or a similar signed and notarized form if the individual filing the application with the County is not the property owner.

Date: October 12, 2026

TO WHOM IT MAY CONCERN:

I/WE: USMAN GANDHI

Name of Owner(s)

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

Name of Agent or Representative

to file an application on my/our behalf.

Notary Public

INZAMAM ALI BUTT
NOTARY PUBLIC
GWINNETTE COUNTY, GEORGIA

Usman Gandhi

Owner

Date: 10/12/2026

BSEG
BRIGHT STAR
ENTERPRISE GROUP

10/8/2026

Via Electronic Submission and Filing

Juliana A. Njoku, Director
Dekalb County Department of Planning and Sustainability
178 Sams Street
Decatur Ga 30030

Re: 385 North Deshon Road Stone Mountain DeKalb County, GA 30087
Tax Parcel ID No: 18 030 01 115

LETTER OF APPLICATION FOR REZONING

Dear Director Njoku:

I am a commercial developer with Bright Star Enterprise Group and have owned the property at 385 North Deshon Road, Stone Mountain, Georgia 30087, for approximately 15 years. Identified as Tax Parcel ID 18 030 01 115, the property consists of approximately 1.67 acres and is currently vacant. I respectfully request rezoning from RSM (Residential Small Mix) to C-1 (Local Commercial) to develop a shopping center that provides expanded access to medical services and complementary businesses. My vision is to transform this long-held property into a productive commercial development that serves nearby residents, supports local employment, and contributes to the community’s continued growth.

What is the proposed zoning classification?

The requesting to rezone the subject property from RSM (Small Lot Residential Mix) to C-1 (Local Commercial District), with a proposed CRC (Commercial Redevelopment Corridor) land use designation. The proposed rezoning will allow the development of a neighborhood retail shopping plaza that will provide convenient goods and services to nearby residents, support local business growth, and encourage economic revitalization along the North Deshon Road corridor. The proposed commercial zoning is compatible with the surrounding development pattern, as the subject property is located adjacent to two existing commercial properties.

What is the reason for the rezoning request?

The primary purpose of the rezoning request is to revitalize the North Deshon Road corridor by encouraging new commercial investment in an area that has experienced no major commercial development in approximately 15 years. The proposed retail shopping plaza will transform an existing vacant property into a productive commercial destination that provides beneficial services to nearby residents and surrounding neighborhoods.

The proposed development will encourage economic growth, create opportunities for new businesses and employment, and strengthen the surrounding commercial area. In addition to these economic benefits, the project will enhance neighborhood connectivity through improved sidewalks, attractive streetscapes, landscaping, and pedestrian-friendly access.

The subject property's location adjacent to two existing commercial properties further supports the proposed rezoning, as the development will complement established commercial uses and contribute to the continued improvement of the corridor.

What is the existing and proposed use of the property?

The subject property, located at 385 North Deshon Road, is currently vacant and zoned RSM (Small Lot Residential Mix). The property is not presently being utilized for residential or commercial purposes. The property is adjacent to two existing commercial properties, making it a suitable location for future commercial development. Its vacant condition presents an opportunity for reinvestment and revitalization along the North Deshon Road corridor.

To specifically address the requirements of Chapter 27 Article 5

- The proposed shopping center will comply with the applicable requirements of Chapter 27, Article 5.6.1 Division 26, C-1 (Local Commercial) District, incorporating efficient building design and a functional site layout.

- The shopping center will accommodate only businesses permitted within the C-1 zoning district, subject to applicable regulations and required approvals Chapter 27, Sec. 4.1.3.

- Proposed medical tenants include dental offices, chiropractic practices, and obstetrics and gynecology providers to expand convenient access to routine and follow-up care for the surrounding community. Dining in restaurants will be one of the desired uses at this location for family dine in for the community.

Mix of Commercial Uses:

The proposed development will accommodate neighborhood-serving retail businesses and service establishments that provide convenient goods and services to nearby residents. All proposed businesses will be consistent with uses permitted under the applicable C-1 zoning regulations.

Number of Employees:
The proposed shopping plaza is expected to create employment opportunities for residents of DeKalb County and surrounding communities. The total number of employees will depend on the number and type of businesses occupying the shopping plaza. This will range between to 10-30 employees for the shopping center.

Manner of Operation:
The shopping plaza will operate as a neighborhood-oriented commercial center serving nearby residents and the surrounding community closing at 12:00 AM. The development will provide appropriate customer parking, pedestrian access, and vehicle circulation to support convenient and safe access to the property.

Proposed Site and Community Improvements:
The development will incorporate improved sidewalks, streetscape enhancements such as led lighting, landscaping, and pedestrian connections intended to promote walkability and improve neighborhood connectivity. These improvements will create a more attractive and accessible commercial environment while providing safer pedestrian connections between the shopping plaza and surrounding neighborhoods.

Overall Development Objective:
The proposed retail shopping plaza is intended to revitalize commercial service that has never existed for a number of years. The project will provide beneficial services to the community, encourage new business opportunities, support local employment, and enhance the appearance and functionality of the North Deshon Road corridor. The proposed rezoning from RSM to C-1, together with the requested CRC land use designation, represents an opportunity to transform a vacant property into a productive, attractive, and community-oriented commercial development.

10/8/2026

The proposed retail shopping center expansion at 385 North Deshon Road represents an opportunity to strengthen the surrounding commercial area while providing meaningful benefits to the community.The subject property is adjacent to two existing commercial properties, making the proposed retail use a logical and compatible addition to the established development pattern.

The proposed project will support local economic growth, encourage private investment, create opportunities for new businesses, and provide convenient retail services for nearby residents. A major community benefit of the development will be the proposed improvements to sidewalks, streetscapes, landscaping, and pedestrian connectivity. These improvements will create a more attractive and accessible commercial environment while strengthening connections between the shopping center and surrounding neighborhoods.

The proposed development is not anticipated to place an excessive burden on existing roads, transportation facilities, utilities, or schools. In addition, the project will incorporate appropriate stormwater management, erosion control, and landscaping measures to help protect neighboring properties and the surrounding environment. The proposed retail shopping center expansion is consistent with the general intent of the zoning review standards established under Section 27-7.3.5 of the DeKalb County Zoning Ordinance.

For these reasons, the applicant respectfully requests favorable consideration and approval of the proposed zoning amendment.

IMPACT ANALYSIS

Proposed Retail Shopping Center Expansion
Property Address: 385 North Deshon Road, DeKalb County, Georgia

A**. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?**

Yes. The proposed retail shopping center expansion is intended to support the goals and objectives of the DeKalb County Comprehensive Plan by encouraging responsible economic development, improving neighborhood connectivity, and enhancing the overall appearance and functionality of the surrounding commercial area. The proposed development will provide additional retail opportunities that serve the needs of nearby residents while encouraging local business growth and private investment. The project will also contribute to the improvement of the North Deshon Road corridor through enhanced sidewalks, landscaping, and streetscape improvements.

A key component of the proposal is the creation of a more pedestrian-friendly environment. Improved sidewalks and pedestrian connections will promote walkability, provide safer access to commercial services, and strengthen connections between the shopping center and surrounding neighborhoods. Overall, the proposed development is intended to promote responsible land use, economic growth, and neighborhood improvements while supporting the long-term development goals of DeKalb County.

B. **Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?**

Yes. The proposed retail shopping center expansion is a suitable and compatible use of the subject property, particularly because the property is adjacent to two existing commercial properties. The proposed development will complement the surrounding commercial uses and contribute to the continued improvement and economic vitality of the area. Expanding retail opportunities within an established commercial setting is an appropriate approach to supporting local businesses and providing convenient shopping options for nearby residents.

The development will also include proposed sidewalks, landscaping, and streetscape enhancements that will improve the appearance of the property and create a more welcoming environment for customers and surrounding neighborhoods.

By encouraging pedestrian connections and improving the overall commercial corridor, the proposal will strengthen the relationship between existing businesses and the surrounding community. The proposed retail shopping center expansion is therefore an appropriate use that is consistent with the existing commercial character of adjacent properties.

C. **Does the subject property have a reasonable economic use as currently zoned?**

The subject property may have reasonable economic use under its current zoning classification; however, the proposed retail shopping center expansion would provide an opportunity to enhance the property's economic potential and overall contribution to the surrounding community. Dekalb County zoning chapter 27, section 2.26.1 specifies commercial shopping center must be zone C1.

The proposed development will allow the property to accommodate additional retail activity, encourage private investment, and create opportunities for business growth and employment. The expansion will also provide improvements to the property's appearance, accessibility, and overall functionality through enhanced sidewalks, landscaping, and streetscape improvements. Given the property's location adjacent to two existing commercial properties, the proposed retail development represents a logical opportunity to strengthen the surrounding commercial area and encourage continued economic activity.

D. **Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby properties?**

No. Significant adverse effects on the existing use or usability of adjacent or nearby properties are anticipated as a result of the proposed retail shopping center expansion.
The subject property is located adjacent to two existing commercial properties, making the proposed retail use compatible with the surrounding development pattern.
The expansion is intended to complement neighboring businesses rather than interfere with their existing operations. The proposed improvements will enhance the overall appearance and functionality of the property while contributing to the continued improvement of the commercial corridor.

The development will incorporate improved sidewalks, landscaping, and streetscape enhancements that will encourage pedestrian activity and provide better connections between commercial properties and nearby neighborhoods.
Appropriate site design, parking arrangements, landscaping, lighting, and stormwater management will help ensure that the proposed development operates in a manner that respects surrounding properties.
Overall, the proposal is expected to have a positive influence on the surrounding area by improving accessibility, strengthening commercial activity, and enhancing the appearance of the neighborhood.

E. **Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**

Yes. Several existing conditions and proposed improvements provide supporting grounds for approval of the retail shopping center expansion. The subject property is adjacent to two existing commercial properties, establishing a surrounding commercial environment that is suitable for additional retail development. The proposal will build upon this existing development pattern and contribute to the continued improvement of the North Deshon Road corridor.

The expansion will provide an opportunity to enhance the property's use while creating additional retail services and supporting local economic activity. An important benefit of the proposed development is its focus on neighborhood connectivity. Improvements to sidewalks, landscaping, and streetscapes will help establish a more pedestrian-friendly environment and improve access between the shopping center and surrounding neighborhoods. Health services is one of the main businesses uses that can help the neighborhood. The nearest dental office is more than 15 miles away. These factors provide supporting grounds for approval of the proposed zoning amendment.

F. **Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?**

No. The proposed retail shopping center expansion is not expected to adversely affect historic buildings, historic districts, archaeological resources, or other significant cultural features. The proposed project focuses on retail development and site improvements within an area that includes existing commercial properties. The expansion is intended to improve the property through enhanced landscaping, sidewalks, and streetscape improvements while maintaining compatibility with the surrounding area.

The development does not propose any activities specifically intended to alter or disturb designated historic resources. Should any protected historic or archaeological resources be identified during the development review or construction process, appropriate measures will be taken in accordance with applicable County and state requirements. Based on the proposed scope of development, no adverse impacts to historic or archaeological resources are anticipated, subject to confirmation that no protected resources are present.

G. **Will the zoning proposal result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

No. the proposed retail shopping center expansion is not expected to create an excessive or unreasonable burden on existing streets, transportation facilities, utilities, or schools. The subject property is located adjacent to two existing commercial properties, making the proposed retail development compatible with the surrounding commercial environment.

The expansion will complement these neighboring commercial uses and contribute to the continued economic growth and improvement of the area. The proposed development will also enhance the surrounding community through improved sidewalks, streetscape improvements, and greater pedestrian connectivity. These improvements will promote safer pedestrian access, encourage walkability, and strengthen connections between the shopping center and nearby neighborhoods.

Furthermore, the proposed retail use is not expected to place an unreasonable demand on existing public utilities or infrastructure. As a commercial development, the project will not generate additional residential population or directly increase student enrollment in local schools. Therefore, it will not create additional demand for public educational facilities.

Overall, the proposed retail shopping center expansion is a compatible and appropriate use of the property that is not anticipated to place an excessive burden on public infrastructure or community services. The development will provide economic benefits, improve neighborhood connectivity, and contribute positively to the continued growth and development of the community.

H. **Will the zoning proposal adversely impact the environment or surrounding natural resources?**

The proposed retail shopping center expansion is not expected to create significant adverse environmental impacts, provided the project is developed in accordance with applicable environmental regulations and approved site development plans.
The proposed development includes site planning measures intended to address stormwater management, erosion control, grading, and landscaping.

These improvements will help manage stormwater runoff, reduce soil erosion, and protect nearby properties and surrounding natural resources.The project will also incorporate landscaping and streetscape enhancements that will improve the visual appearance of the property and create a more attractive pedestrian environment.

Trees, shrubs, and other landscaped areas will help soften the appearance of paved surfaces and contribute to the overall quality of the commercial corridor.
During construction, appropriate erosion and sediment control measures will be implemented to limit soil movement and protect nearby drainage systems.
The development will be required to comply with applicable County and state environmental standards, including stormwater management and erosion control requirements.

Overall, the proposed expansion is intended to support responsible commercial development while incorporating appropriate environmental protection measures and enhancing the appearance of the surrounding community.

List of Attendees

Angela Jesse
[redacted]

Orlando
[redacted]

Tammy Brown
[redacted]

Serena
[redacted]

[redacted]

Lauren Exume
[redacted]

Helen
[redacted]

[redacted]

Lynette Woodson
[redacted]

Tati B

Dr. Jacqueline Giles
Lousie Iphone

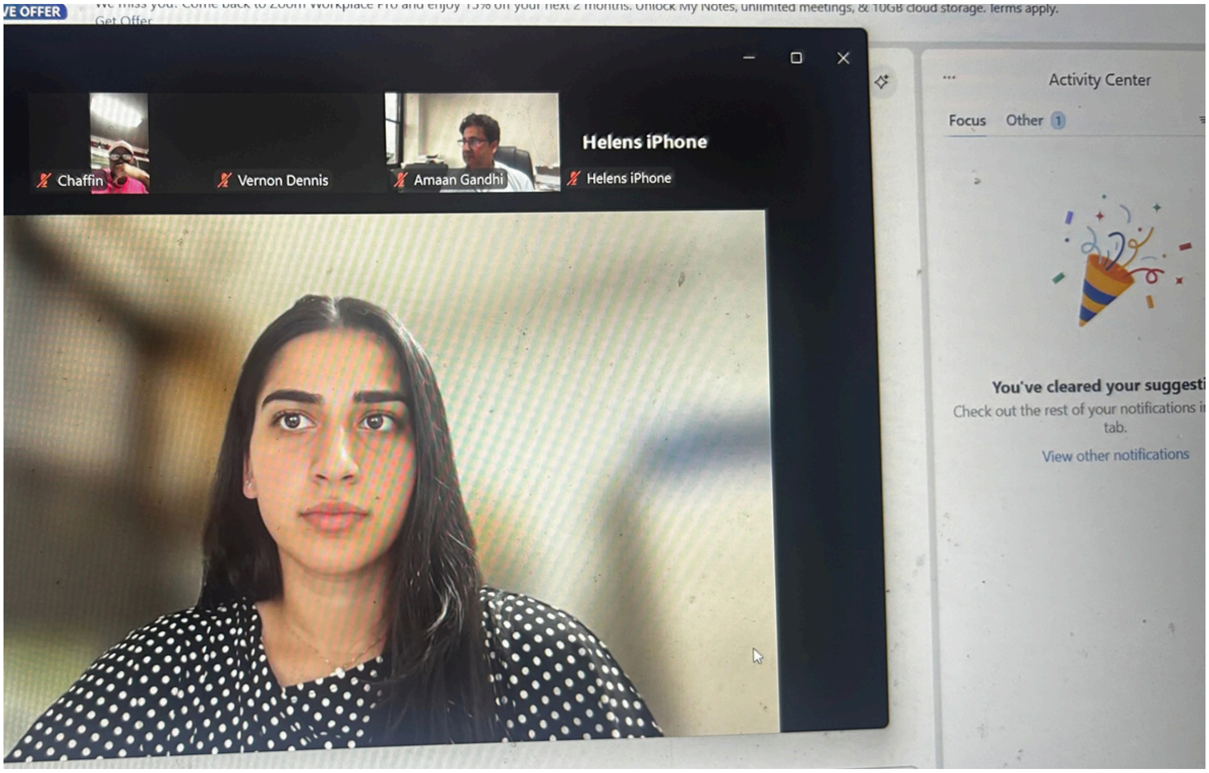
Queen Herriott

Sunny Williams

T. Hancook

Chaffine

Amaan Gandhi



unlimited meetings, & 10GB cloud storage. Terms apply.

You've cleared your suggesti

Check out the rest of your notifications i
tab.

View other notifications

COMMUNITY MEETING NOTICE

Proposed Rezoning and Land Use Plan Amendment

385 North Deshon Road, Stone Mountain, Georgia 30087

September 17, 2026

Dear Property Owner:

We would like for you to join our Zoom Video Meeting on Monday, October 5, 2026, from 7:00PM to 8:00 PM to discuss a proposed Rezoning and Land Use Plan Amendment for property located at 385 North Deshon Road, Stone Mountain, Georgia 30087.

The applicant, Usman Gandhi, is seeking to rezone the property from RSM (Small Lot Residential Mix) to C-1 (Local Commercial) and amend the Future Land Use designation from SUB (Suburban) to CRC (Commercial Redevelopment Corridor) to allow for the proposed commercial development of the property.

The proposed development is anticipated to include retail, restaurant, personal service, and other commercial uses. The purpose of this meeting is to provide nearby property owners and community members an opportunity to learn more about the proposed development, ask questions, and provide comments prior to the filing of the applications with DeKalb County.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including by computer, tablet, or mobile phone, with or without video.

You are invited to a Zoom meeting.

When: October 5, 2026, 7 Eastern Time (US and Canada)

Join Zoom Meeting: http://us06web.zoom.us/launch/jc/84756022632

Meeting ID: 847 5602 2632

Passcode: 2929TEH

One tap mobile+13052241968,,84756022632#,,,,*3429492# US

If you are unable to attend the meeting but would like additional information regarding the proposed development, please contact:

Usman Gandhi Phone: [redacted]

Email: usmangandhi@gmail.com

Please contact us if you have any questions regarding the meeting.

Sincerely,

Usman Gandhi, Applicant

Deed Book 17522 Pg 415
Filed and Recorded Jun-09-2005 10:56a
2005-0113659
Real Estate Transfer Tax $628.00
Linda Carter
Clerk of Superior Court
Dekalb County, Georgia

6C06-05-472

After recording, return to:

~~The Garrett Law Firm, P.C.~~
~~750 Hammond Drive~~
~~Building 12, Suite 200~~
~~Atlanta, Georgia 30328~~

When recorded return to:
Carrie Tullis
Fidelity National Title
1800 Parkway Place, Suite 700
Marietta, Georgia 30067

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE made as of the 17th day of May in the year two thousand and five, between **ROCKBRIDGE, L.L.C.**, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and **BRIGHT STAR ENTERPRISES CORP**, a Georgia corporation, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm, unto the said Grantee all that tract or parcel of land lying and being in DeKalb County, Georgia, and being more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference.

Without expanding by implication the limited warranty of title set forth herein, this deed is given subject to those matters set forth in **Exhibit B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor (apart from any such matters that are excepted in Exhibit B).

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

E. REID GARRETT
EXPIRES
MAY 14, 2008

My commission expires:

(Affix Notary Seal)

Rockbridge, L.L.C.

By: British Equities I, LLC
Managing Member

By: _____________ (Seal)
Harold Cunliffe, Manager

1996

lwdbrt.frm

Exhibit A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 25, 26 and 30, 18th District, DeKalb County, Georgia, and being more particularly bounded and described as follows:

BEGINNING at a point located at the intersection of the northeastern margin of the right-of-way of Rockbridge Road (having a variable right-of-way width) with the southeastern margin of the right-of-way fo Registry Bluff (having a right-of-way width of 50 feet); THENCE along the southeastern margin of the right-of-way or Registry Bluff north 19 degrees 08 minutes 19 seconds east a distance of 10.13 feet to a point; THENCE continuing along the said right-of-way line north 19 degrees 08 minutes 19 seconds east a distance of 201.87 feet to a point; THENCE south 79 degrees 50 minutes 44 seconds east a distance of 228.10 feet to a point; THENCE northeasterly along the arc of a curve to the left a distance of 80.55 feet to a point (the said arc being subtended by a chord having a bearing of north 61 degrees 41 minutes 36 seconds east and a chord distance of 74.64 feet) THENCE south 79 degrees 50 minutes 44 seconds east a distance of 216.34 feet to a point; THENCE north 00 degrees 27 minutes 15 seconds east a distance of 203.00 feet to a point; THENCE north 53 degrees 17 minutes 38 seconds east a distance of 288.57 feet to a point located on the western margin of the right-of-way of Jane Way, also known as Old Deshon Road (having an apparent right-of-way width of 30 feet); THENCE southerly along the said right-of-way line and following the arc thereof a distance of 175.59 feet to a point (the said arc being subtended by a chord having a bearing of south 04 degrees 43 minutes 36 seconds west and a chord distance of 175.33 feet); THENCE continuing along the said right-of-way line (which right-of-way is also known as North Deshon Road at this point) south 00 degrees 40 minutes 32 seconds east a distance of 139.47 feet to a point; THENCE continuing southerly along the said right-of-way line and following the arc thereof a distance of 101.28 feet to a point (the said arc being subtended by a chord having a bearing of south 05 degrees 59 minutes 24 seconds east and a chord distance of 101.21 feet); THENCE continuing southerly along the said right-f-way line and following the arc thereof a distance of 34.50 feet to a point (the said arc being subtended by a chord having a bearing of south 12 degrees 19 minutes 38 seconds west and a chord distance of 34.50 feet; THENCE north 79 degrees 50 minutes 32 seconds west a distance of 225.18 feet to a point; THENCE south 11 degrees 25 minutes 44 seconds west a distance of 219.85 feet to a point located on the northeastern margin of the right-of-way of Rockbridge Road; THENCE along the said right-of-way line north 79 degrees 48 minutes 55 seconds west a distance of 334.98 feet to a point; THENCE continuing along the said right-of-way line north 79 degrees 48 minutes 55 seconds west a distance of 38.41 feet to a point; THENCE continuing along the said right-of-way line north 80 degrees 08 minutes 59 seconds west a distance of 163.72 feet to the POINT OF BEGINNING.

Being the "Gandhi Parcel" (inclusive of the 10-foot dedication strip) and "Parcel #4," both as depicted on plat of survey for Rockbridge, L.L.C., Bright Star Enterprises Corp and Fidelity National Title Insurance Company, prepared by Frontline Surveying & Mapping, Inc., bearing the seal and signature of Thomas Edward Peay, Jr., Georgia Registered Land Surveyor no. 2402, dated February 26, 2004, last revised May 27, 2005, which plat is incorporated herein by this reference for a more particular description of the said property.

SITE DEVELOPMENT PLANS
PREPARED FOR
GENERAL RETAIL @ NORTH DESHON ROAD

385 NORTH DESHON ROAD
DEKALB COUNTY, GEORGIA
LAND LOT: 30,26 18TH DISTRICT
ZONED R-CD DEKALB CO. FILE NO: 01140N02 / NEW FILE# 653812

DEKALB COUNTY DEVELOPMENT DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS RELATED TO ENGINEER DESIGN OR DEKALB COUNTY REQUIREMENTS WITHIN THE DESIGN OF THIS PROJECT

DEKALB COUNTY
APPROVED FOR
CONSTRUCTION
V. Coan-Co, Assoc. Director
DATE 01/17/07

Retention facilities, erosion and siltation control devices must be installed prior to start of other construction [illegible]

NOTICE

PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES IN THE RIGHT-OF-WAY OF ANY COUNTY-MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM ROADS AND DRAINAGE DEPARTMENT, ONE CALLAWAY SQUARE, DECATUR [illegible] CONTACT THE UTILITY COORDINATOR

** IMPORTANT NOTICE **

DATE
10/18/06

GENERAL RETAIL
@ NORTH DESHON ROAD
DEKALB COUNTY, GEORGIA
LAND LOT: 30, 26
DISTRICT: 18TH

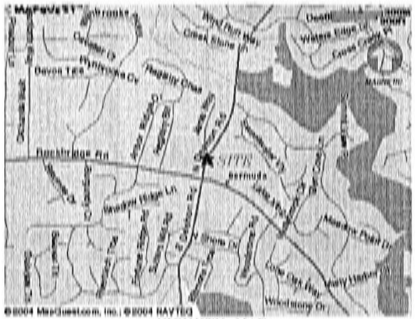
PREPARED FOR:

OWNER/DEVELOPER
BRIGHT STAR ENTERPRISES INC.
6651 Covington Highway
Lithonia, GA 30058
404-992-4631

SURVEY BY:

FRONTLINE
SURVEYING & MAPPING, INC.
3595 Canton Road
A-9, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
THOMAS PEAY

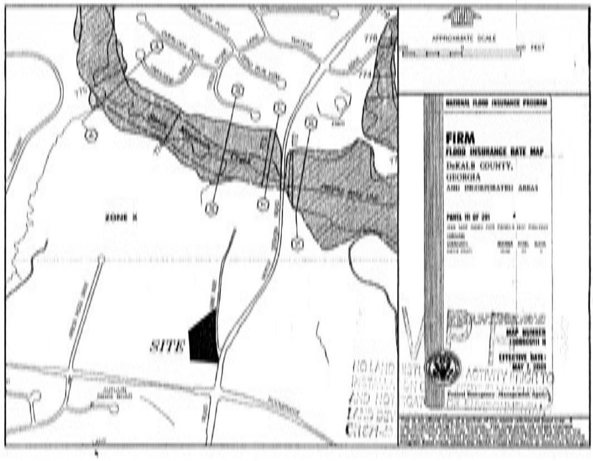
LOCATION MAP (NTS)



VICINITY MAP

SHEET INDEX:

1. COVER SHEET
2. SITE PLAN
3. GRADING PLAN
4. EROSION CONTROL PLAN (3 PHASE)
5. UTILITY PLAN
6. WALL & PIPE PROFILES
7. PLANTING PLAN
8. DETAILS
9. DETAILS
10. DETAILS
11. DETAILS
12. BOUNDARY, TREES AND TOPOGRAPHIC SURVEY


ZONE X
SITE
FIRM
FLOOD INSURANCE RATE MAP
DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS
NATIONAL FLOOD INSURANCE PROGRAM
APPROXIMATE SCALE

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID 13089C0111 EFFECTIVE DATE 05/07/01

ANTICIPATED ACTIVITY SCHEDULE

	ACTIVITY	JAN 2007	FEB 2007	MAR 2007	APR 2007	MAY 2007	JUN 2007
1	INSTALL SEDIMENT POND	■					
2	CLEARING AND GRADING	■	■				
3	STORM DRAIN INSTALLATION		■				
4	INSTALL PERMANENT DETENTION FACILITY (RETROFIT)		■				
5	SANITARY SEWER INSTALLATION		■				
6	GRASS (TEMP.) (PERM.)	■	■	■	■	■	■
7	MAINTAIN EROSION INSTALLATION	■	■				
8	UTILITY CONTROL	■	■	■	■	■	■
9	BLDG. CONST. AND PAVING		■	■	■	■	■
10	FINAL LANDSCAPING						■
11	REMOVE RETROFIT AND TRASH RACK						■
12	CLEAN UP						■

FIRE MAINS TO BE NO LESS THAN 8"
LARGER MAINS MAY BE NECESSARY.
ALL HYDRANTS MUST BE UNDER WATER PRESSURE BEFORE CONSTRUCTION BEGINS.
HYDRANT CONNECTIONS SHALL BE NOT LESS THAN 18" NOR MORE THAN 30" ABOVE FINISHED GRADE.
HYDRANT STEAMER CONNECTIONS MUST FACE STREET OR FIRE LANE.
HARD SURFACE ACCESSIBILITY FOR FIRE FIGHTING APPARATUS MUST BE PROVIDED BEFORE CONSTRUCTION BEGINS AND MUST BE MAINTAINED DURING CONSTRUCTION

☐ "I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENT 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 , PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JAN. 1 OF THE YEAR IN WHICH THE DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATERS OR THE SAMPLING OF THE STORM WATER OUTFALLS AND 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."

☐ "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 DIRECT SUPERVISION"

INSPECTIONS BY A QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR 100001

THE NOTICE OF INTENT AND NOTICE OF TERMINATION SHALL BE FILED WITH EPD AND DEKALB CO, IF APPLICABLE.

NPDES FEE CALCULATIONS:
$40 x 1.64 DISTURBED ACRES = $65.60
$40 x 1.64 AC = $65.60 DUE TO DEKALB CO.
$40 X 1.64 AC = $65.60 DUE TO GEORGIA EPD

TOTAL TRACT SIZE: 1.72 ACRES
AFTER R/W DEDICATION: 1.61 ACRES
DISTURBED AREA: 1.64 ACRES
IMPERVIOUS COVERAGE = 29672 SF = 0.68 AC = 42% OF 1.61 AC

24 HOUR EMERGENCY CONTACT: MR. FAROOQ GANDHI (404) 992-4631

Engineering, Inc.

D.P.#07015

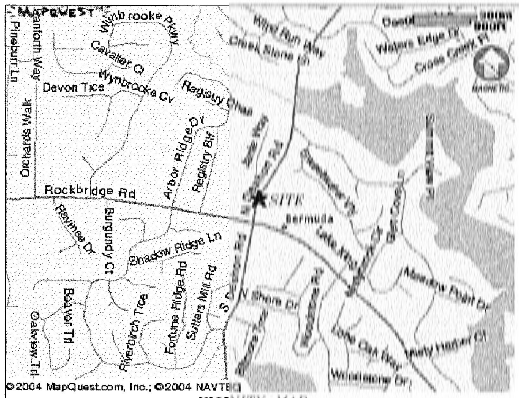
SUBMITTALS

REVISIONS

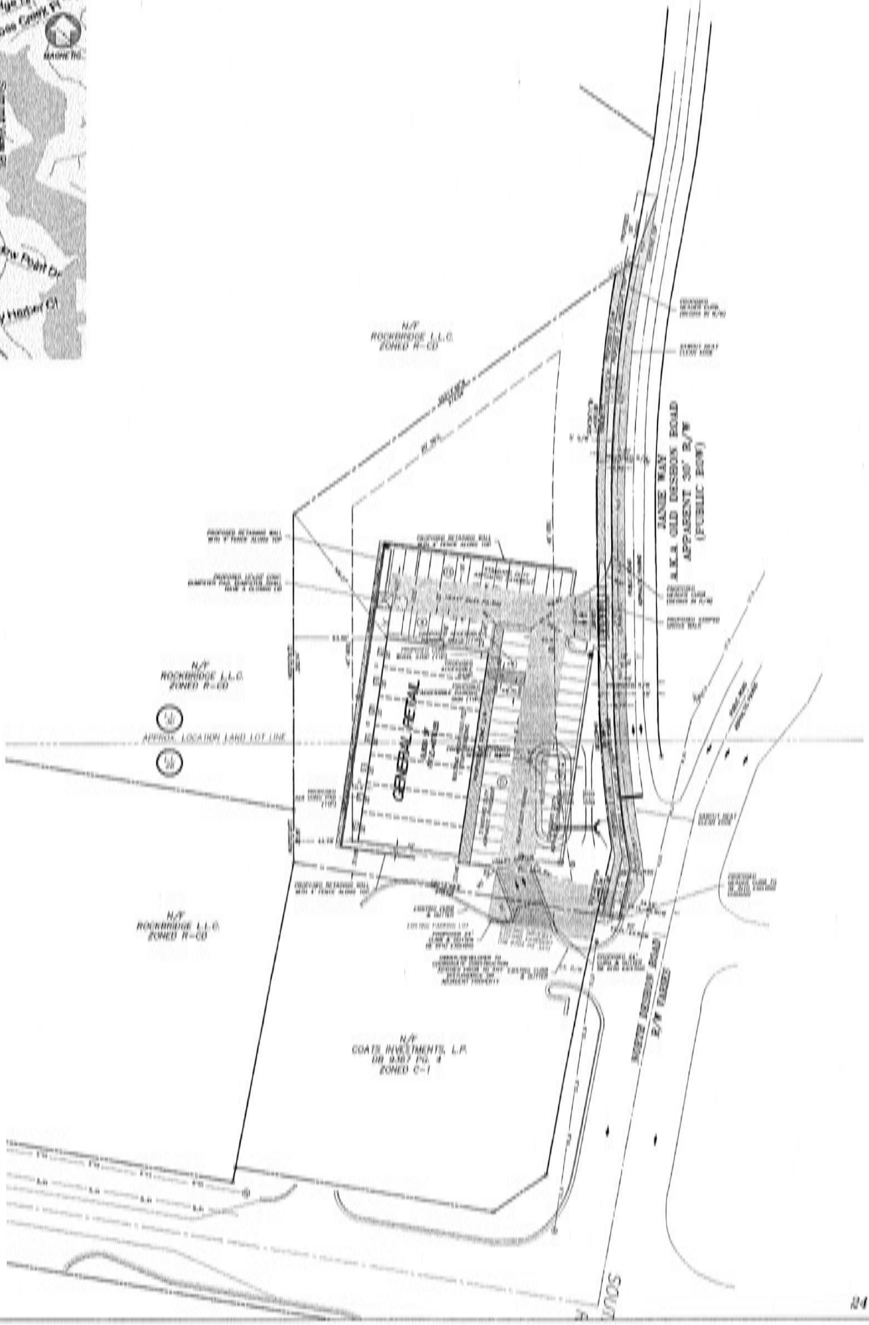
SETBACKS
ZONING: R-CD
FRONT 40' SIDE 20' REAR 40'
BUFFERS: N/A

1-5-07

SHEET: 1
COVER SHEET



VICINITY MAP



OWNER/DEVELOPER:

BRIGHT STAR ENTERPRISES INC.
6651 COVINGTON HIGHWAY
LITHONIA, GEORGIA 30058
(404) 992-4631

NORTH:

MAGNETIC

SCALE:

0 40' 60' 80'
SCALE: 1"=40'

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.

4. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: BOUNDARY & TOPOGRAPHY: FRONTLINE SURVEYING

5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.

6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.

7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

9. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.

11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.

12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.

13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.

14. ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.

15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED. ALL CURB AND GUTTER WITHIN THE RIGHT OF WAY SHALL BE HEADER CURB UNLESS OTHERWISE NOTED.

17. PROPOSED 5' SIDEWALKS TO BE INSTALLED PER DEKALB COUNTY STANDARD DETAILS.

18. EXISTING STRUCTURES TO BE REMOVED. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH CURRENT DEKALB COUNTY, STATE AND FEDERAL ORDINANCES.

19. WATER & SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY.

20. A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR REMOVAL OF EACH DWELLING.

21. REMOVAL OF EXISTING SEPTIC TANKS AND DRAIN FIELDS AND FILLING OF SAME TO COMPLY WITH CURRENT DEKALB COUNTY CODES AND AND ORDINANCES.

22. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

23. STORM WATER RUNOFF TO BE DETAINED AND DISCHARGED TO PUBLIC ROW.

24. THERE ARE NO EXISTING OR PROPOSED INERT WASTE BURIAL PITS ON SITE.

25. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS & OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION & SAFETY OF THE PUBLIC SHALL BE PROVIDED & MAINTAINED THROUGHOUT THE WIDENING OF & CONSTRUCTION ON DEKALB COUNTY ROADS.

SITE ANALYSIS:
CURRENT ZONING = R-CD
TOTAL SITE = 1.72 ACRES (TOTAL)
1.61 ACRES (AFTER R/W DEDICATION)
DISTURBED AREA = 1.64 ACRES

RETAIL = 9,800 SF / 1 STORY / 16' BUILDING HEIGHT
5.5 SPACES PER 1,000 SF
(9,800/1,000) x 5.5 = 54 PARKING SPACES REQUIRED

TOTAL PARKING REQUIRED = 54
TOTAL PARKING PROVIDED = 55 (INCLUDING 2 HANDICAP SPACES)

26. THERE ARE NO VARIANCES APPLICABLE TO THIS SITE.

27. OWNER SHALL PROVIDE FLAG MEN DURING ROAD WIDENING OPERATIONS AND LIGHTED BARRELS FOR AFTER BUSINESS HOURS.

24 HOUR EMERGENCY CONTACT: MR. FAROOQ GANDHI (404) 992-4631

D A T E
10/13/08

GENERAL RETAIL
@ NORTH DESHON ROAD
DEKALB COUNTY, GEORGIA
LAND LOT: 30, 26
DISTRICT: 16TH

BHED JOB#[illegible] BHED FILE [illegible]

B H & D Engineering, Inc.
280 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
PHONE: (678) 445-[illegible]
FAX: (678) 445-[illegible]

S U B M I T A L S

R E V I S I O N S

S E T B A C K S

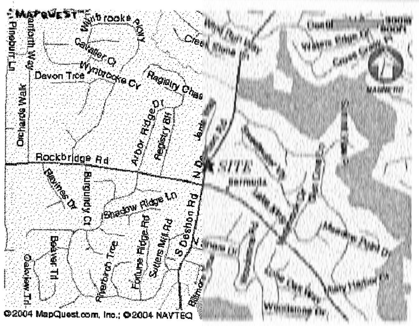
ZONING: R-CD

FRONT	SIDE	REAR
40'	20'	40'

BUFFERS:
N/A

No. 17020

SHEET: 2
SITE
PLAN



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VICINITY MAP

DeKalb County, Georgia   Public Works - Development

1300 Commerce Drive, 3rd Floor, Decatur, Georgia 30030

*** ENGINEER'S CERTIFICATE ***

STORM WATER RUN-OFF

I, Terry Bowner

a registered professional engineer in the State of Georgia, hereby certify that the grading and drainage plans for the project known as General Retail @

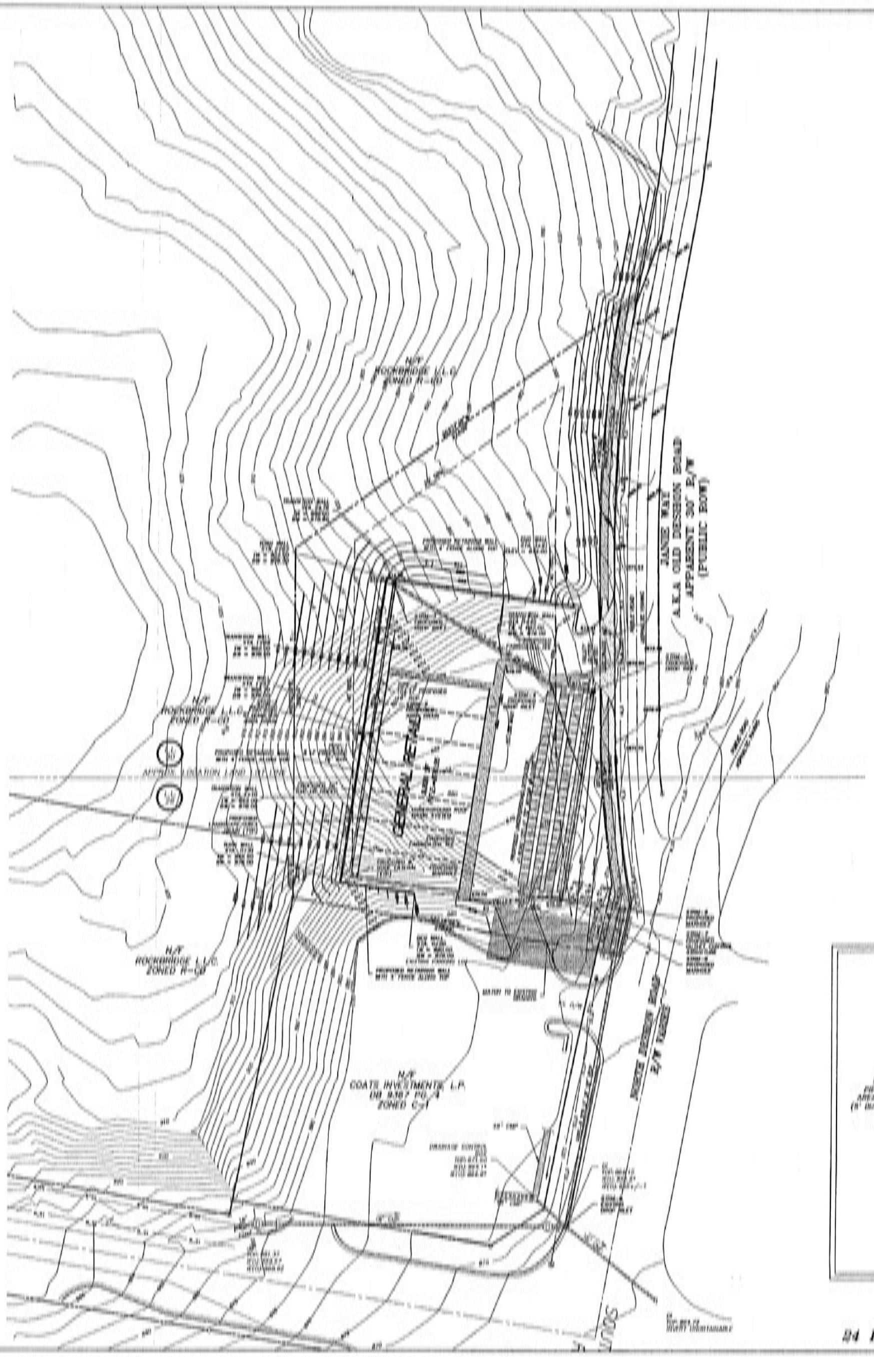
N. Deshon Road

lying in Land Lot 30,26, of the 18 District, DeKalb County, Georgia, have been reviewed under my supervision, and state that, in my opinion, the contents of said plans will comply with the DeKalb County Land Development Ordinance.

This the 10 day of January, 20 09

Georgia Registration No. 021610

Rev. 2.24.04
Forms/StormWaterCert



OWNER/DEVELOPER:

BRIGHT STAR ENTERPRISES INC.
6651 COVINGTON HIGHWAY
LITHONIA, GEORGIA 30058
(404) 992-4631

NORTH:

MAGNETIC

SCALE:

0 40' 60' 80'
SCALE: 1"=40'

GRADING NOTES

1. INFORMATION CONCERNING SITE SOIL CONDITIONS WILL BE PROVIDED BY THE OWNER.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER AND ENGINEER.

3. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY AND SUBMIT IT TO THE OWNER FOR REVIEW.

4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.

5. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FOR THE BUILDINGS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO, SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.

7. IN ALL AREAS WHERE NEW CURB AND GUTTER ARE INSTALLED REMOVE ALL OLD CURB AND GUTTER AND SAW CUT A STRAIGHT EDGE ALONG ASPHALT.

8. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.

9. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

10. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED AND MULCHED, FERTILIZED AND WATERED TO PROVIDE A HEARTY MOWABLE STAND OF GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREA DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

11. SPOIL FROM FOOTINGS IS THE SITE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR IS TO USE THE SOIL ON SITE OR REMOVE IT FROM SITE.

12. EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS.

13. ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL SHOULD BE A CLEAN, GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL GRADATION ANALYSIS SHOULD BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE AS FILL. COMPACTED FILL SHOULD BE PLACED IN LAYERS OF NOT MORE THAN EIGHT INCHES IN THICKNESS, AT MOISTURE CONTENTS WITHIN THREE PERCENT OPTIMUM, AND COMPACTED TO MINIMUM DENSITY OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD, ASTM D-1557.

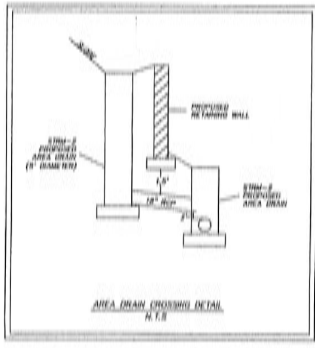
14. PROVIDE "AS-BUILTS" OF THE STORM PIPE SYSTEM, INCLUDING LOCATION, SIZE AND INVERT ELEVATIONS OF PIPED SEGMENTS OF THE STORM DRAINAGE SYSTEM.

15. ALL CORRUGATED METAL PIPE TO BE FULLY ASPHALT COATED WITH PAVED INVERTS OR ALUMINUM COATED TYPE II.

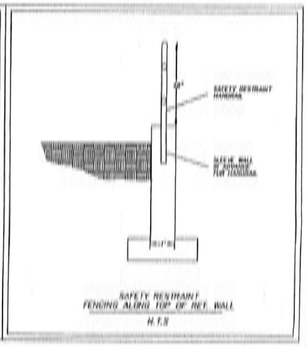
16. DETENTION FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

17. COMPACTION OF ALL FILL MATERIAL BETWEEN THE FRONT AND REAR BUILDING LINES TO BE 95% STANDARD PROCTOR MUST BE CERTIFIED BY THE GEORGIA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF CURB. THIS CERTIFICATION WILL BE SUBMITTED TO THE CHIEF OF DEVELOPMENT INSPECTION. ANY LOTS WITH 5 FEET OF FILL OR GREATER, AS DELINEATED ON THE CONSTRUCTION PLANS, WILL REQUIRE A COMPACTION CERTIFICATION PRIOR TO ISSUANCE OF BUILDING PERMITS. THE ENGINEER WILL ALSO PROVIDE A LETTER LISTING THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION. THOSE LOTS THAT REQUIRE COMPACTION VERIFICATION WILL BE INDICATED ON THE FINAL RECORDED PLAT.

18. SITE PREVIOUSLY GRADED. BH&D ASSUME NO LIABILITY FOR ERRORS IN DESIGN BASED ON INACCURATE OR INCONSISTENT FIELD CONDITIONS AS A RESULT OF WORK PREVIOUSLY DONE.


PROPOSED RETAINING WALL
STRM-2 PROPOSED AREA DRAIN (5' DIAMETER)
STRM-3 PROPOSED AREA DRAIN
18" RCP

AREA DRAIN CROSSING DETAIL
N.T.S



SAFETY RESTRAINT FENCING ALONG TOP OF RET. WALL
N.T.S

24 HOUR EMERGENCY CONTACT: MR. FAROOQ GANDHI (404) 992-4631

D A T E
10/13/08

GENERAL RETAIL
@ NORTH DESHON ROAD
DEKALB COUNTY, GEORGIA
LAND LOT: 30, 26
DISTRICT: 18TH

BH&D JOB#: [illegible] BH&D FILE NAME: [illegible]

BH&D Engineering, Inc.
PHONE: (678) 445-4[illegible]
FAX: (678) 445-4[illegible]

S U B M I T A L S

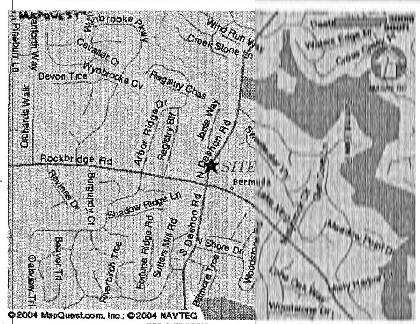
R E V I S I O N S

S E T B A C K S
ZONING: R-CD

FRONT	SIDE	REAR
40'	20'	40'

BUFFERS:
N/A

SHEET: 3
GRADING PLAN



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VICINITY MAP

EROSION CONTROL LEGEND

RT	RETROFITTING		RETROFITTING: A DEVICE OR STRUCTURE PLACED IN FRONT OF A PERMANENT STORM WATER DETENTION POND OUTLET STRUCTURE TO SERVE AS TEMPORARY SEDIMENT FILTER.
RE	RETAINING WALL	RE	A WALL INSTALLED TO STABILIZE CUT AND FILL SLOPES WHERE MAXIMUM PERMISSIBLE SLOPES ARE NOT OBTAINABLE. EACH SITUATION WILL REQUIRE SPECIAL DESIGN.
Cd	CHECKDAM		A SMALL TEMPORARY BARRIER OR DAM CONSTRUCTED ACROSS A SWALE, DRAINAGE DITCH OR AREA OF CONCENTRATED FLOW.
Co	CONSTRUCTION EXIT		A STONE STABILIZED PAD LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK OR PARKING AREA.
DS1	DISTURBED AREA MULCHING ONLY	DS1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA TEMPORARY SEEDING	Ds2	DISTURBED AREA TEMPORARY SEEDING. ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED OR DENUDED AREAS.
Ds3	DISTURBED AREA PERMANENT SEEDING	Ds3	DISTURBED AREA PERMANENT SEEDING. PLANTING VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES, ON HIGHLY ERODIBLE OR CRITICALLY ERODED AREA.
Ds4	DISTURBED AREA STABILIZATION (W/ SODDING)	Ds4	A PERMANENT VEGETATION USING SODS ON HIGHLY ERODIBLE OUTLET OF A S[illegible] OR CRITICALLY ERODED LANDS.
Du	DUST CONTROL	Du	DUST CONTROL [illegible] OF DUST ON [illegible] SITE.
Sd1	SILT FENCE TYPE "C"	——SF——	SILT FENCE: SEDIMENT BARRIERS CONSTRUCTED OF SILT FENCE SUPPORTED BY WOOD OR STEEL POSTS.
Sd2	INLET SEDIMENT TRAP		AN IMPOUNDING AREA CREATED BY EXCAVATING AROUND A STORM DRAIN [illegible] BE FILLED AND STABILIZED ON COMPLETION OF CONSTRUCTION ACTIVITIES.
Sd3	TEMPORARY SEDIMENT BASIN		A BASIN CREATED BY EXCAVATION OR A WATER BODY IS TEMPORARILY [illegible] SEDIMENT TO [illegible] TEMPORARY BU[illegible] POND OR STOR[illegible]
St	STORM DRAIN OUTLET PROTECTION		A PAVED OR SHORT SECTION OF RIP RAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM PREVENTING EROSION FROM THE CONCENTRATED RUNOFF.
Mb	EROSION CONTROL MATTING AND BLANKETS	Mb	THE INSTALLATION OF A PROTECTIVE COVERING (BLANKET) OR SOIL STABILIZATION [illegible] STEEP SLOPE, [illegible]
Dn1	TEMPORARY DOWNDRAIN STRUCTURE	Dn1	A flexable conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.

TEMPORARY GRASSING DS2

SPECIES	RATE / 1000 SF.	PLANTING DATES	FERTILIZER	RATE / 1000 SF.
MILLET	1.0–2.0 LB.	MAY 15 TO JULY 31	6-12-12	25-35 LB.
RYE	2.0–3.0 LB.	OCT. 15 TO FEB. 15	6-12-12	25-35 LB.

PERMANENT GRASSING DS3

SPECIES	RATE / 1000 SF.	PLANTING DATES	FERTILIZER	RATE / 1000 SF.
WEEPING LOVEGRASS & VIRGATA OR SERICEA LESPEDEZIA (SCARAFIED)	0.2–0.4 LB. 1.0–2.0 LB.	MARCH 1 TO JUNE 15	6-12-12	25-35 LB.
ALL FESCUE GRASS	8.0–10.0 LB.	SEPT. 1 TO NOV. 1	6-12-12	25-35 LB.
BERMUDA GRASS (HULLED) (UB HULLED)	1.0–2.0 LB. 2.0–3.0 LB.	MARCH 15 TO JUNE 15 OCT. 1 TO MARCH 15	6-12-12 6-12-12	25-35 LB. 25-30 LB.
STRAW MULCH	90 LB.	ANY TIME FOR TEMPORARY COVER		

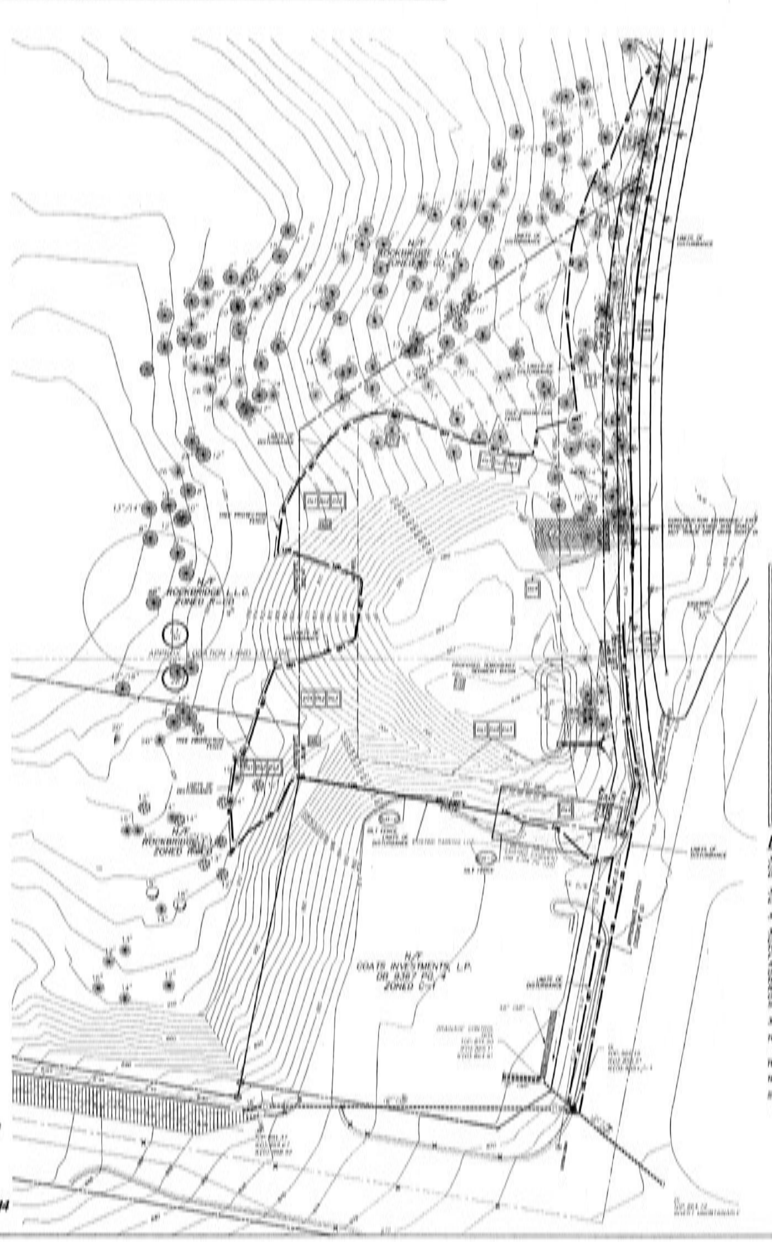
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

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

I, TERRY BOOMER (REGISTERED PROFESSIONAL ENGINEER) CERTIFY THAT I HAVE VISITED THIS SITE PRIOR TO THE DESIGN OF THE EROSION CONTROL PLAN.

Terry McMoun   DATE: 1·9·07


N/F ROCKBRIDGE L.L.C.
N/F ROCKBRIDGE L.L.C. ZONED R-100
N/F ROCKBRIDGE L.L.C. ZONED R-100
N/F COATS INVESTMENTS, L.P. DB 9367 PG 4 ZONED C-1
LIMITS OF DISTURBANCE
SILT FENCE
TREE PROTECTION
APPROX. LIMITS OF LAND

ANTICIPATED ACTIVITY SCHEDULE

	ACTIVITY	JAN 2007	FEB 2007	MAR 2007	APR 2007	MAY 2007	JUN 2007
1	INSTALL SEDIMENT POND	▬					
2	CLEARING AND GRADING	▬	▬				
3	STORM DRAIN INSTALLATION		▬				
4	INSTALL PERMANENT DETENTION FACILITY (RETROFIT)		▬				
5	SANITARY SEWER INSTALLATION		▬				
6	GRASS (TEMP.) (PERM.)	▬	▬	▬	▬	▬	▬
7	MAINTAIN EROSION INSTALLATION	▬	▬				
8	UTILITY CONTROL	▬	▬	▬	▬	▬	▬
9	BLDG. CONST. AND PAVING		▬	▬	▬	▬	
10	FINAL LANDSCAPING						▬
11	REMOVE RETROFIT AND TRASH RACK						▬
12	CLEAN UP						▬

STORAGE LOCATION AND DISPOSAL PROCEDURES FOR CONCRETE TRUCK OR MIXER WASH OUT: [illegible] SHALL BE DISPOSED OF IN A CONTAINED AREA [illegible] UNCLASSIFIED FILL AREAS AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER.

EMERGENCY PROCEDURES FOR SPILL OF REPORTABLE QUANTITY OF PETROLEUM PRODUCTS: [illegible]

PAINT/CHEMICAL STORAGE CLEANUP AND DISPOSAL: [illegible]

THIS IS IN AN EFFORT TO STOP THE DISPOSAL OF CONSTRUCTION WASH (DEBRIS, TRASH, BUILDING MATERIALS, ORGANIC, AND INORGANIC MATERIAL) ON DEVELOPED PROJECTS AND VACANT PROPERTIES. [illegible] DEVELOPMENT OF BUILDING PERMIT.

ENFORCEMENT ON VACANT LOTS SHALL BE AS IF A PERMIT WERE BEING ISSUED.

FAILURE TO COMPLY WITH THIS POLICY MAY RESULT IN AN ENGINEERING REPORT BEING PREPARED THAT MAY INCLUDE TEST PITS OR BORING OF SUSPECTED SITES.

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE & COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT & THE DOCUMENT "MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA," AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES MEETS THE DESIGN REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100000."

STORAGE CALCULATIONS

1. REQUIRED STORMWATER STORAGE = 185cy (AS DETERMINED BY LOCAL ORDINANCE)
2. REQUIRED SEDIMENT STORAGE = 110cy (67 cy/Ac x 1.64 ACRES DISTURBED AREA)
3. TOTAL REQUIRED STORAGE = 185+110=295cy
4. AVAILABLE STORAGE = 300cy
5. IS THE AVAILABLE STORAGE GREATER THAN THE TOTAL REQUIRED STORAGE? [✓ YES] NO
6. IF NO, THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
7. CLEANOUT ELEVATION = 874.50 (ELEVATION CORRESPONDING TO 22cy/Ac x 1.64 ACRES DISTURBED AREA)
8. IS THE LENGTH-WIDTH RATIO 2:1 OR GREATER? [✓ YES] NO
9. IF NO, THE LENGTH OF FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:

NOTE THE CMP DIAMETER AND HEIGHT IF A HALF ROUND CMP RETROFIT IS TO BE USED.

DIAMETER = 36 INCHES   HEIGHT = 5 FEET

EROSION CONTROL NOTES CONT.

31. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION AND DETENTION FACILITIES ARE CONSTRUCTED.

32. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEER AND/OR UNION CITY INSPECTOR.

33. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.

34. UPON REQUEST FROM ANY AGENT OR THE DIRECTOR OF ENVIRONMENT AND COMMUNITY DEVELOPMENT, A WRITTEN BI-WEEKLY REPORT SHALL BE SUBMITTED TO THE ASSISTANT DIRECTOR OF ENVIRONMENT AND COMMUNITY DEVELOPMENT, FROM THE COMMENCEMENT OF THE PROJECT TO THE COMPLETION OF GRADING AND CONSTRUCTION. THIS REPORT SHALL BE THE RESPONSIBILITY OF THE OWNER OR DEVELOPER AND SHALL BE PREPARED BY A REGISTERED ENGINEER. INDICATE THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE ENGINEER. [illegible] REPORT SHALL INDICATE THE PROGRESS OF THE WORK AND THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES. NOTE: FAILURE TO SUBMIT THIS REPORT SHALL BE CONSIDERED A VIOLATION OF THE CONDITIONS OF THE PERMIT.

35. THERE ARE NO STATE WATERS WITHIN 200' OF THE PROPOSED PROPERTY

TOTAL SITE AREA = 1.72 ACRES (TOTAL)
1.61 ACRES (AFTER R/W DEDICATION)

TOTAL AREA DISTURBED = 1.64 ACRES

THERE ARE NO CRITICAL AREAS LOCATED IN THE PROPOSED SITE

SOIL TYPE: URBAN DEVELOPED

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID 13089C0111   EFFECTIVE DATE 05/07/01

24 HOUR EMERGENCY CONTACT: MR. FAROOQ GANDHI (404) 992-4631

OWNER/DEVELOPER:

BRIGHT STAR ENTERPRISES INC
6651 COVINGTON HIGHWAY
LITHONIA, GEORGIA 30058
(404) 992-4631

NORTH:

MAGNETIC

SCALE:

0 40' 80' 80'
SCALE: 1"=40'

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR THE STATE, COUNTY, OR CITY.

2. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDUP OF OTHER EXCAVATION SPOILED DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC. FROM THE DRAINAGE AREAS SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.

3. EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES. "TYPE C" SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.

4. SILT FENCE MUST MEET REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DETAILS OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.

5. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE [illegible] ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

6. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE [illegible] WETLANDS PERMIT.

7. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

8. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

9. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES [illegible] WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

10. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE. [illegible] PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

11. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY ENGINEER OR OWNER'S REPRESENTATIVE.

12. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL. IN THE SEDIMENTATION POND, SILT SHALL BE REMOVED WHEN A DEPTH OF 18" HAS ACCUMULATED.

13. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED.

14. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.

15. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP PLACED AS REQUIRED TO CONTROL EROSION. [illegible]

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

17. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

18. EROSION AND SEDIMENT CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE, INSTALLATION, MAINTENANCE AND REMOVAL AS REQUIRED BY THE REGULATIONS OF THE STATE. [illegible] SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION.

19. CONTRACTOR TO MAINTAIN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.

20. THE CONTRACTOR IS RESPONSIBLE TO SUBMIT THE NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE APPROPRIATE STATE AGENCY.

21. THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

22. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. [illegible] SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

23. SEDIMENT STORAGE MAINTENANCE MEASURES MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.

24. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.

25. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

26. 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.

27. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V IN RESIDENTIAL PROJECTS AND LOTS AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS.

28. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN PROJECT IS RELEASED BY THE INSPECTOR.

29. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.

30. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.

DATE
10/18/06

GENERAL RETAIL
@ NORTH DESHON ROAD
DEKALB COUNTY, GEORGIA
LAND LOT: 30, 25
DISTRICT: 16TH

Engineering, Inc.

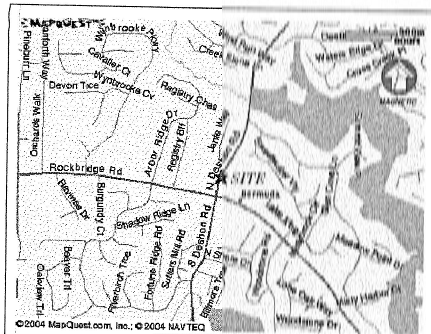
SUBMITTALS
10/26/06(ALL)

REVISIONS

SETBACKS
ZONING: R-CD
FRONT 40'   SIDE 20'   REAR 40'
BUFFERS: N/A

1 · 9 · 07

SHEET: 4A
EROSION CONTROL PLAN



VICINITY MAP

EROSION CONTROL LEGEND

Rt	RETROFITTING		RETROFITTING. A DEVICE OR STRUCTURE PLACED IN FRONT OF A PERMANENT STORM WATER DETENTION POND OUTLET STRUCTURE TO SERVE AS TEMPORARY SEDIMENT FILTER.
Re	RETAINING WALL	Re	A WALL INSTALLED TO STABILIZE CUT AND FILL SLOPES WHERE MAXIMUM PERMISSIBLE SLOPES ARE NOT OBTAINABLE. EACH SITUATION WILL REQUIRE SPECIAL DESIGN.
Cd	CHECKDAM		A [illegible]
Co	CONSTRUCTION EXIT		A [illegible]
Ds1	DISTURBED AREA MULCHING ONLY	Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA TEMPORARY SEEDING	Ds2	DISTURBED AREA TEMPORARY SEEDING. ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED OR DENUDED AREAS.
Ds3	DISTURBED AREA PERMANENT SEEDING	Ds3	DISTURBED AREA PERMANENT SEEDING. [illegible]
Ds4	DISTURBED AREA STABILIZATION (W/ SODDING)	Ds4	A [illegible]
Du	DUST CONTROL	Du	DUST CONTROL. CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION SITES.
Sd1	SILT FENCE TYPE "C"	——SF——	SILT FENCE. SEDIMENT BARRIERS CONSTRUCTED OF SILT FENCE SUPPORTED BY [illegible]
Sd2	INLET SEDIMENT TRAP		AN [illegible]
Sd3	TEMPORARY SEDIMENT BASIN		A BASIN [illegible]
St	STORM DRAIN OUTLET PROTECTION		A [illegible]
Mb	EROSION CONTROL MATTING AND BLANKETS	Mb	THE INSTALLATION OF A PROTECTIVE COVERING [illegible]
Dn1	TEMPORARY DOWNDRAIN STRUCTURE	Dn1	A flexible conduit of heavy-duty fabric or other material designed to safely conduct [illegible] slope. This is temporary and inexpensive.

TEMPORARY GRASSING Ds2

SPECIES	RATE / 1000 SF.	PLANTING DATES	FERTILIZER	RATE / 1000 SF.
MILLET	1.0–2.0 LB.	MAY 15 TO JULY 31	6-12-12	25-35 LB.
RYE	2.0–3.0 LB.	OCT. 15 TO FEB. 15	6-12-12	25-35 LB.

Ds3

SPECIES	RATE / 1000 SF.	PLANTING DATES	FERTILIZER	RATE / 1000 SF.
WEEPING LOVEGRASS & VIRGATA OR SERICEA LESPEDEZIA (SCARAFIED)	0.2–0.4 LB. 1.0–2.0 LB.	MARCH 1 TO JUNE 15	6-12-12	25-35 LB.
ALL FESCUE GRASS	8.0–10.0 LB.	SEPT. 1 TO NOV. 1	6-12-12	25-35 LB.
BERMUDA GRASS (HULLED) (UB HULLED)	1.0–2.0 LB. 2.0–3.0 LB.	MARCH 15 TO JUNE 15 OCT. 1 TO MARCH 15	6-12-12 6-12-12	25-35 LB. 25-35 LB.
STRAW MULCH	90 LB.	ANY TIME FOR TEMPORARY COVER.		

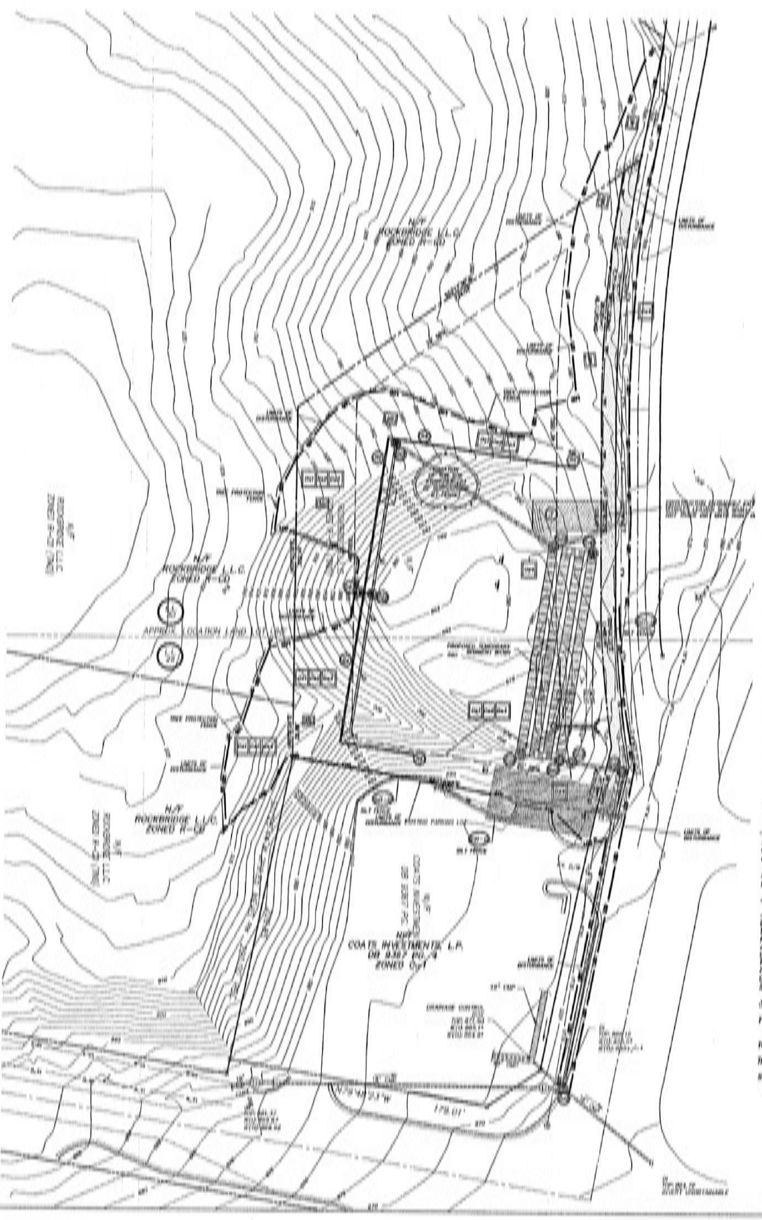
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

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

I, TERRY BOOMER (REGISTERED PROFESSIONAL ENGINEER) CERTIFY THAT I HAVE VISITED THIS SITE PRIOR TO THE DESIGN OF THE EROSION CONTROL PLAN.

Terry Boomer DATE: 1/10/07


N/F ROCKBRIDGE L.L.C. ZONED R-CD
N/F ROCKBRIDGE L.L.C. ZONED R-CD
N/F ROCKBRIDGE L.L.C. ZONED R-CD
APPROX. LOCATION LAND LOT LINE
COATS INVESTMENTS, L.P. DB 9357 PG. 4 ZONED C-1
LIMITS OF DISTURBANCE
TREE PROTECTION FENCE
SILT FENCE
179.01'
N/F
ZONED R-CD

ANTICIPATED ACTIVITY SCHEDULE

	ACTIVITY	JAN 2007	FEB 2007	MAR 2007	APR 2007	MAY 2007	JUN 2007
1	INSTALL SEDIMENT POND	▬					
2	CLEARING AND GRADING	▬	▬				
3	STORM DRAIN INSTALLATION		▬				
4	INSTALL PERMANENT DETENTION FACILITY (RETROFIT)		▬				
5	SANITARY SEWER INSTALLATION		▬				
6	GRASS (TEMP.) (PERM.)	▬	▬	▬	▬	▬	▬
7	MAINTAIN EROSION INSTALLATION	▬	▬				
8	UTILITY CONTROL	▬	▬	▬	▬	▬	▬
9	BLDG. CONST. AND PAVING		▬	▬	▬	▬	▬
10	FINAL LANDSCAPING						▬
11	REMOVE RETROFIT AND TRASH RACK						▬
12	CLEAN UP						▬

[illegible] ... UNCLASSIFIED FILL AREAS AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER.

EMERGENCY PROCEDURES FOR SPILL OF REPORTABLE QUANTITY OF PETROLEUM PRODUCTS: [illegible] ... WITH THE LEAST FOREIGN [illegible] ... SPREAD OCCUR.

PAINT/CHEMICAL STORAGE CLEANUP AND DISPOSAL: [illegible] ... ACCEPT

THIS IS IN AN EFFORT TO STOP THE DISPOSAL OF CONSTRUCTION WASTE (DEBRIS, TRASH, BUILDING MATERIALS, ORGANIC, AND INORGANIC MATERIALS) [illegible] ... DEVELOPMENT OF BUILDING PERMIT.

ENFORCEMENT ON VACANT LOTS SHALL BE AS IF A PERMIT WERE BEING ISSUED.

FAILURE TO COMPLY WITH THIS POLICY MAY RESULT IN AN ENGINEERING REPORT BEING PREPARED THAT MAY INCLUDE TEST PITS OR BORING OF SUSPECTED SITES.

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE & COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT & THE DOCUMENT "MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA" AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES MEETS THE DESIGN REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100000.

STORAGE CALCULATIONS

1. REQUIRED STORMWATER STORAGE = 185cy (AS DETERMINED BY LOCAL ORDINANCE)
2. REQUIRED SEDIMENT STORAGE = 110cy (67 cy/ac x 1.64 ACRES DISTURBED AREA)
3. TOTAL REQUIRED STORAGE = 185+110=295cy
4. AVAILABLE STORAGE = 300cy
5. IS THE AVAILABLE STORAGE GREATER THAN THE TOTAL REQUIRED STORAGE? [✓ YES] NO
6. IF NO, THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
7. CLEANOUT ELEVATION = 874.50 (ELEVATION CORRESPONDING TO 22cy/ac x 1.64 ACRES DISTURBED AREA)
8. IS THE LENGTH–WIDTH RATIO 2:1 OR GREATER? [✓ YES] NO
9. IF NO, THE LENGTH OF FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:

NOTE THE CMP DIAMETER AND HEIGHT IF A HALF ROUND CMP RETROFIT IS TO BE USED.
DIAMETER = 36 INCHES HEIGHT = 5 FEET

EROSION CONTROL NOTES CONT.

31. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION AND DETENTION FACILITIES ARE CONSTRUCTED.

32. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEER AND/OR UNION CITY INSPECTOR.

33. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.

34. UPON REQUEST FROM ANY AGENT OF THE DIRECTOR OF ENVIRONMENT AND COMMUNITY DEVELOPMENT, A WRITTEN BI-WEEKLY REPORT SHALL BE SUBMITTED [illegible] ... SHALL BE CONSIDERED A VIOLATION OF THE CONDITIONS OF THE PERMIT.

35. THERE ARE NO STATE WATERS WITHIN 200' OF THE PROPOSED PROPERTY

TOTAL SITE AREA = 1.72 ACRES (TOTAL)
1.61 ACRES (AFTER R/W DEDICATION)

TOTAL AREA DISTURBED = 1.64 ACRES

THERE ARE NO CRITICAL AREAS LOCATED IN THE PROPOSED SITE

SOIL TYPE: URBAN DEVELOPED

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID 13089C0111 EFFECTIVE DATE: 05/07/01

24 HOUR EMERGENCY CONTACT: MR. FAROOQ GANDHI (404) 992-4631

OWNER/DEVELOPER:

BRIGHT STAR ENTERPRISES INC.
6651 COVINGTON HIGHWAY
LITHONIA, GEORGIA 30058
(404) 992-4631

NORTH: MAGNETIC

SCALE: 0 20' 40' 60' SCALE: 1"=20'

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR THE STATE, COUNTY, OR CITY.

2. WHEN ANY CONSTRUCTION BURDENS A DRAINAGE COURSE, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY [illegible] ... HEREIN IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.

3. EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES. "TYPE C" SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.

4. SILT FENCE MUST MEET REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DETAILS OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.

5. PRIOR TO ANY OTHER CONSTRUCTION A STABILIZED CONSTRUCTION ENTRANCE [illegible] ... ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

6. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE [illegible] ... MUST BE IN ACCORDANCE WITH THE [illegible] PERMIT.

7. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION [illegible] DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

8. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

9. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF [illegible] ... WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

10. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GROUND [illegible] ... PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

11. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY ENGINEER OR OWNER'S REPRESENTATIVE.

12. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL. IN THE SEDIMENTATION POND, SILT SHALL BE REMOVED WHEN A DEPTH OF 12" HAS ACCUMULATED AT THE OUTLET STRUCTURE.

13. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED.

14. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.

15. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP PLACED AS REQUIRED [illegible] ... INSTALLATION OF PIPES AND DRAINAGE INTAKES.

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

17. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

18. EROSION AND SEDIMENT CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY [illegible] ... CONTROL MEASURES SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION.

19. CONTRACTOR TO MAINTAIN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.

20. THE CONTRACTOR IS RESPONSIBLE TO SUBMIT THE NPDES NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE APPROPRIATE STATE AGENCY.

21. THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

22. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

23. SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.

24. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.

25. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

26. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION [illegible] ... SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

27. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS.

28. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT [illegible] ... DEVELOPMENT PERMIT AND ENDING WHEN PROJECT IS RELEASED BY THE INSPECTOR.

29. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.

30. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.

DATE
10/13/06

GENERAL RETAIL
@ NORTH DESHON ROAD
DEKALB COUNTY, GEORGIA
LAND LOT 30, 25
DISTRICT: 18TH

BHD JOB# [illegible] BHD FILE NAME [illegible]

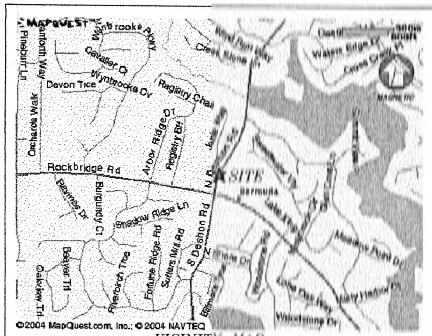
BHD Engineering, Inc.
280 [illegible]
WOODSTOCK, GEORGIA
PHONE: (678) 445-9455
FAX: (678) 445-4305

SUBMITALS
10/25/06(ALL)

REVISIONS

SETBACKS
ZONING: R-CD
FRONT 40' SIDE 20' REAR 40'
BUFFERS: N/A

SHEET: 4B
EROSION CONTROL PLAN



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VICINITY MAP

EROSION CONTROL LEGEND

Rt	RETROFITTING		RETROFITTING: A DEVICE OR STRUCTURE PLACED IN FRONT OF A PERMANENT STORM WATER DETENTION POND OUTLET STRUCTURE TO SERVE AS TEMPORARY SEDIMENT FILTER.
Re	RETAINING WALL	Re	A WALL INSTALLED TO STABILIZE CUT AND FILL SLOPES WHERE MAXIMUM PERMISSIBLE SLOPES ARE NOT OBTAINABLE. EACH SITUATION WILL REQUIRE SPECIAL DESIGN.
Cd	CHECKDAM		A SMALL TEMPORARY BARRIER OR DAM CONSTRUCTED ACROSS A SWALE, DRAINAGE DITCH OR AREA OF CONCENTRATED FLOW.
Co	CONSTRUCTION EXIT		A STONE STABILIZED PAD LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK OR PARKING AREA.
Ds1	DISTURBED AREA MULCHING ONLY	Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA TEMPORARY SEEDING	Ds2	DISTURBED AREA TEMPORARY SEEDING: ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED OR ERODED AREAS.
Ds3	DISTURBED AREA PERMANENT SEEDING	Ds3	DISTURBED AREA PERMANENT SEEDING: PLANTING VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES, ON HIGHLY ERODIBLE OR CRITICALLY ERODED AREAS.
Ds4	DISTURBED AREA STABILIZATION (W/ SODDING)	Ds4	A PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.
Du	DUST CONTROL	Du	DUST CONTROL: CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION SITES.
Sd1	SILT FENCE TYPE "C"	——SF——	SILT FENCE: SEDIMENT BARRIERS CONSTRUCTED OF SILT FENCE SUPPORTED BY WOOD OR STEEL POSTS.
Sd2	INLET SEDIMENT TRAP		AN IMPOUNDING AREA CREATED BY EXCAVATING AROUND A STORM DRAIN DROP INLET. THE EXCAVATED AREA WILL BE FILLED AND STABILIZED ON COMPLETION OF CONSTRUCTION ACTIVITIES.
Sd3	TEMPORARY SEDIMENT BASIN		A BASIN CREATED BY EXCAVATION OR A WATER RUNOFF [illegible]
St	STORM DRAIN OUTLET PROTECTION		A PAVED OR SHORT SECTION OF RIP RAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM PREVENTING EROSION FROM THE CONCENTRATED RUNOFF.
Mb	EROSION CONTROL MATTING AND BLANKETS	Mb	THE INSTALLATION OF A PROTECTIVE COVERING (BLANKET) OR SOIL STABILIZATION MAT ON A PREPARED PLANTING AREA OF A STEEP SLOPE, CHANNEL, OR SHORELINE.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE	Dn1	A FLEXIBLE CONDUIT OF HEAVY-DUTY FABRIC OR OTHER MATERIAL DESIGNED TO SAFELY CONDUCT SURFACE RUNOFF DOWN A SLOPE. THIS IS TEMPORARY AND INEXPENSIVE.

TEMPORARY GRASSING Ds2

SPECIES	RATE / 1000 SF.	PLANTING DATES	FERTILIZER	RATE / 1000 SF.
MILLET	1.0–2.0 LB.	MAY 15 TO JULY 31	6-12-12	25-35 LB.
RYE	2.0–3.0 LB.	OCT. 15 TO FEB. 15	6-12-12	25-35 LB.

PERMANENT GRASSING Ds3

SPECIES	RATE / 1000 SF.	PLANTING DATES	FERTILIZER	RATE / 1000 SF.
WEEPING LOVEGRASS & VIRGATA OR SERICEA LESPEDEZIA (SCARAFIED)	0.2–0.4 LB. 1.0–2.0 LB.	MARCH 1 TO JUNE 15	6-12-12	25-35 LB.
ALL FESCUE GRASS	8.0–10.0 LB.	SEPT. 1 TO NOV. 1	6-12-12	25-35 LB.
BERMUDA GRASS (HULLED) (UB HULLED)	1.0–2.0 LB. 2.0–3.0 LB.	MARCH 15 TO JUNE 15 OCT. 1 TO MARCH 15	6-12-12 6-12-12	25-35 LB. 25-30 LB.
STRAW MULCH	90 LB.	ANY TIME FOR TEMPORARY COVER.		

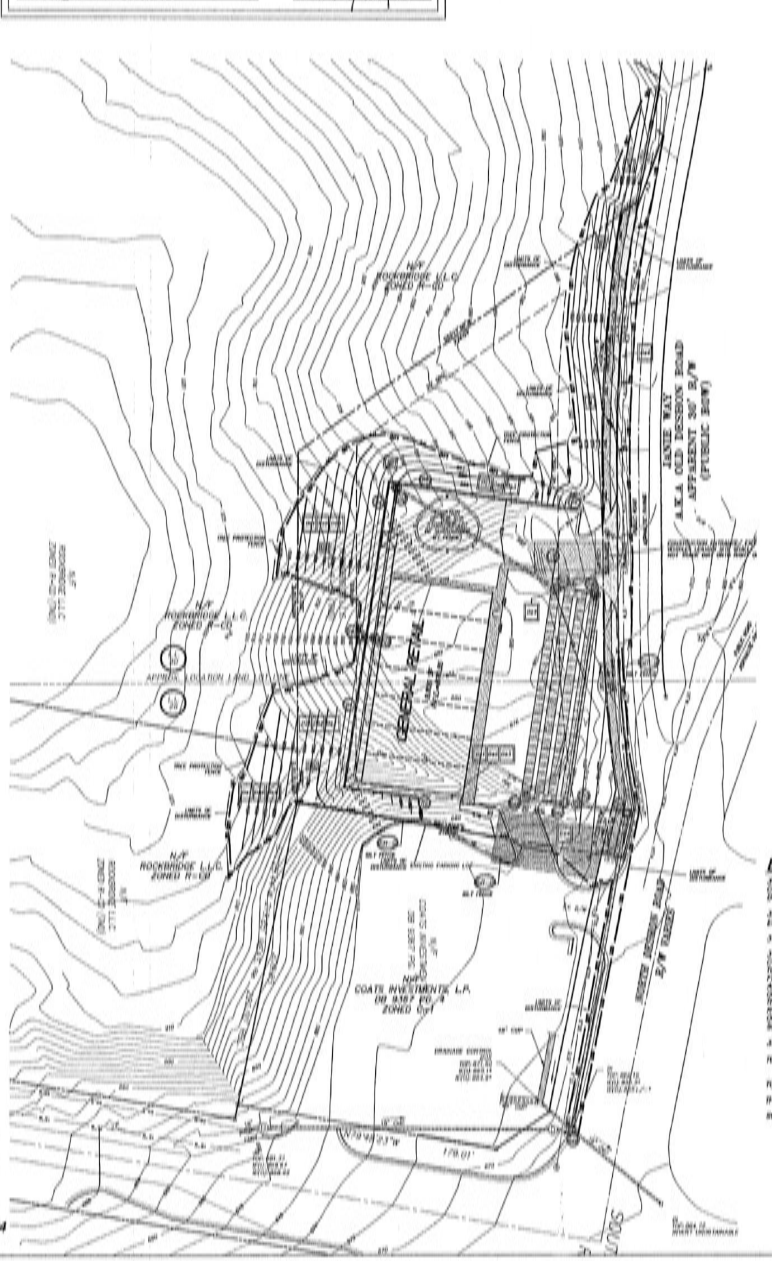
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

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

I, TERRY BOOMER (REGISTERED PROFESSIONAL ENGINEER) CERTIFY THAT I HAVE VISITED THIS SITE PRIOR TO THE DESIGN OF THE EROSION CONTROL PLAN.

DATE: 1/10/07



ANTICIPATED ACTIVITY SCHEDULE

	ACTIVITY	JAN 2007	FEB 2007	MAR 2007	APR 2007	MAY 2007	JUN 2007
1	INSTALL SEDIMENT POND	▬					
2	CLEARING AND GRADING	▬	▬				
3	STORM DRAIN INSTALLATION		▬				
4	INSTALL PERMANENT DETENTION FACILITY (RETROFIT)		▬				
5	SANITARY SEWER INSTALLATION		▬				
6	GRASS (TEMP.) (PERM.)	▬	▬	▬	▬	▬	▬
7	MAINTAIN EROSION INSTALLATION	▬	▬				
8	UTILITY [illegible]	▬	▬	▬	▬	▬	▬
9	BLDG. CONST AND PAVING		▬	▬	▬	▬	▬
10	FINAL LANDSCAPING						▬
11	REMOVE RETROFIT AND TRASH RACK						▬
12	CLEAN UP						▬

STOCKPILE LOCATION AND DISPOSAL PROCEDURES FOR [illegible] UNCLASSIFIED FILL AREAS AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER.

EMERGENCY PROCEDURES FOR SPILL OF REPORTABLE QUANTITY OF PETROLEUM PRODUCTS [illegible] THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR.

PAINT/CHEMICAL STORAGE, CLEANUP, AND DISPOSAL

PAINT AND/OR OTHER CHEMICALS SHALL BE STORED IN SECURED FACILITIES WITH [illegible] TO APPROVED OFF-SITE WASTE FACILITIES CLASSIFIED TO ACCEPT THAT MATERIAL.

THIS IS IN AN EFFORT TO STOP THE DISPOSAL OF CONSTRUCTION WASTE (DEBRIS, TRASH, BUILDING MATERIALS, ORGANIC AND INORGANIC MATERIALS) ON DEVELOPMENT PROJECTS AND VACANT PROPERTIES [illegible] DEPARTMENT AT THE PRE-CONSTRUCTION MEETING OR AT THE ISSUANCE OF A DEVELOPMENT OF BUILDING PERMIT.

ENFORCEMENT ON VACANT LOTS SHALL BE AS IF A PERMIT WERE BEING ISSUED.

FAILURE TO COMPLY WITH THIS POLICY MAY RESULT IN AN ENGINEERING REPORT BEING PREPARED THAT MAY INCLUDE TEST PITS OR BORING OF SUSPECTED SITES.

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE & COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT & THE DOCUMENT "MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA" AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES MEETS THE DESIGN REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100000."

EROSION CONTROL NOTES CONT.

31. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION AND DETENTION FACILITIES ARE CONSTRUCTED.

32. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEER AND/OR UNION CITY INSPECTOR.

33. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.

34. UPON REQUEST FROM ANY AGENT OF THE DIRECTOR OF ENVIRONMENT AND COMMUNITY DEVELOPMENT [illegible] THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE ENGINEER SELECTED. [illegible] SHALL BE CONSIDERED A VIOLATION OF THE CONDITIONS OF THE PERMIT.

35. THERE ARE NO STATE WATERS WITHIN 200' OF THE PROPOSED PROPERTY

TOTAL SITE AREA = 1.72 ACRES (TOTAL)
1.61 ACRES (AFTER R/W DEDICATION)

TOTAL AREA DISTURBED = 1.84 ACRES

THERE ARE NO CRITICAL AREAS LOCATED IN THE PROPOSED SITE

SOIL TYPE: URBAN DEVELOPED

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID 13089C0111 EFFECTIVE DATE: 05/07/01

24 HOUR EMERGENCY CONTACT: MR. FAROOQ GANDHI (404) 992-4631

OWNER/DEVELOPER:

BRIGHT STAR ENTERPRISES INC.
6651 COVINGTON HIGHWAY
LITHONIA, GEORGIA 30058
(404) 992-4631

NORTH:

MAGNETIC

SCALE:

0 40' 80' 80'
SCALE: 1"=40'

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR THE STATE, COUNTY, OR CITY.

2. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR [illegible] THEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.

3. EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES. TYPE C SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.

4. SILT FENCE MUST MEET REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DETAILS OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.

5. PRIOR TO ANY OTHER CONSTRUCTION A STABILIZED CONSTRUCTION ENTRANCE [illegible] DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

6. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED [illegible] ANY CLEARING MUST BE IN ACCORDANCE WITH THE WETLANDS PERMIT.

7. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

8. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

9. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

10. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE. [illegible] PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

11. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY ENGINEER OR OWNER'S REPRESENTATIVE.

12. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL. IN THE SEDIMENTATION POND, SILT SHALL BE REMOVED WHEN A DEPTH OF 18" HAS ACCUMULATED AT THE OUTLET STRUCTURE.

13. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED.

14. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.

15. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP PLACED AS REQUIRED TO CONTROL EROSION. [illegible] INSTALLATION OF PIPES AND DRAINAGE DITCHES.

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

17. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

18. EROSION AND SEDIMENT CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE, INSTALLATION, MAINTENANCE AND REMOVAL AS REQUIRED BY THE REGULATIONS OF THE STATE. THE INSTALLATION OF THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION.

19. CONTRACTOR TO MAINTAIN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.

20. THE CONTRACTOR IS RESPONSIBLE TO SUBMIT THE NPDES NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE APPROPRIATE STATE AGENCY.

21. THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

22. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

23. SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.

24. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.

25. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

26. 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.

27. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V ON RESIDENTIAL PROJECTS AND LOTS AND SHALL NOT EXCEED 3H:1V ON ALL OTHER PROJECTS

28. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO [illegible] DEVELOPMENT PERMIT AND ENDING WHEN PROJECT IS RELEASED BY THE INSPECTOR

29. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.

30. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT

D A T E
10/13/06

GENERAL RETAIL
NORTH DESHON ROAD
DEKALB COUNTY, GEORGIA
LAND LOT-30, 26
DISTRICT: 16TH

B H & D **Engineering Inc.**
250 HERITAGE
WOODSTOCK, GEORGIA
PHONE: (678) 445-9489
FAX: (678) 445-4205

S U B M I T A L S
10/25/06(ALL)

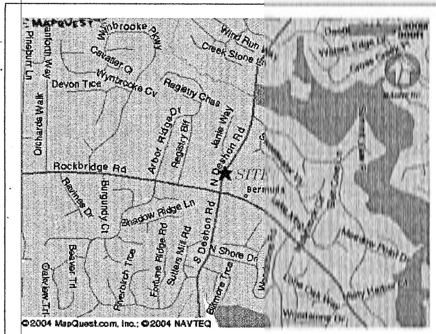
R E V I S I O N S

S E T B A C K S

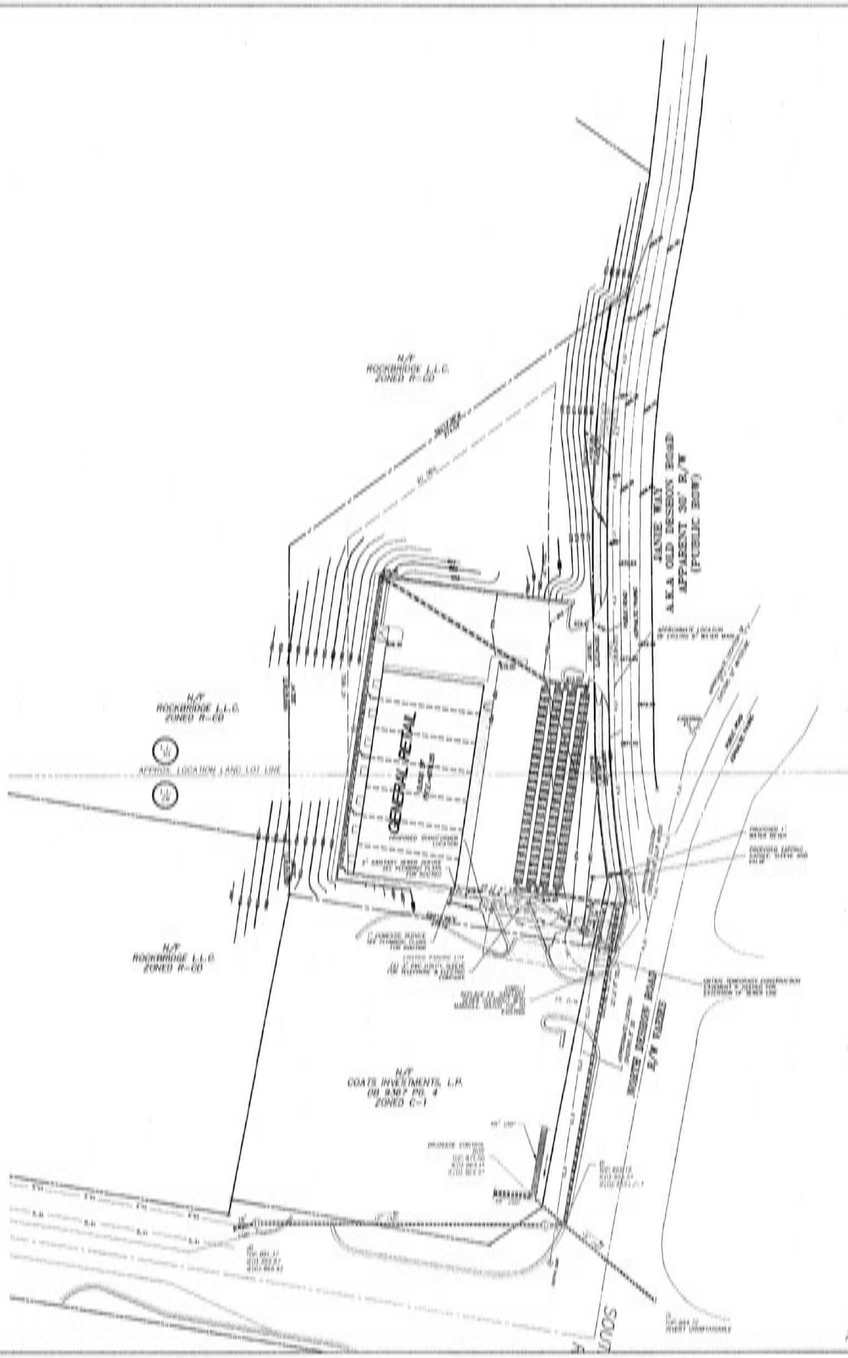
ZONING:	R-CD	
FRONT	SIDE	REAR
40'	20'	40'
BUFFERS:		
N/A		

1/10/07

SHEET: 4C
EROSION CONTROL PLAN



VICINITY MA



OWNER/DEVELOPER:

BRIGHT STAR ENTERPRISES INC.
6651 COVINGTON HIGHWAY
LITHONIA, GEORGIA 30058
(404) 992-4631

NORTH:

MAGNETIC

SCALE:

0 40' 80' 80'
SCALE: 1"=40'

UTILITY NOTES:

1. STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER AND SANITARY SEWER MAIN CONSTRUCTION.

2. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL ELECTRICAL TRANSFORMER PADS FROM THE LOCAL POWER COMPANY AND PROVIDING SERVICE FROM THE TRANSFORMER TO THE BUILDING.

3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO EXTRA COST TO THE OWNER.

4. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS INCLUDE BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

5. SANITARY SEWER PIPE SHALL BE PVC SDR 35 ASTM 3034 FOR PIPES LESS THAN 12' DEEP. PVC PIPE SHALL BE BELL & SPIGOT TYPE WITH INTEGRAL BELL AND RUBBER GASKETS. DUCTILE IRON CLASS 52 ANSI A21.50 AND A21.51 WITH PUSH ON OR MECHANICAL JOINTS MAY BE SUBSTITUTED FOR PVC PIPE.

6. SANITARY SEWER PIPE SHALL HAVE A MINIMUM DEPTH OF 5' FEET. PERCENTAGE OF GRADES LISTED FOR SANITARY SEWER LINES WERE CALCULATED FROM THE CENTERLINE OF ONE MANHOLE TO THE CENTERLINE OF THE NEXT MANHOLE.

7. SEWER SERVICE LATERALS SHALL BE COORDINATED WITH BUILDING PLANS. ANY DISCREPANCIES SHOULD BE CLARIFIED BEFORE INSTALLATION. SEWER SERVICE LATERALS ARE TO BE PERMANENTLY MARKED ON THE CURB.

8. ALL MANHOLES REQUIRE KOR-N-SEAL OR EQUAL RUBBER BOOTS.

9. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISH GRADE, AND SHALL HAVE TRAFFIC BEARING LIDS. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS MUST MATCH FINISHED GRADE (UNLESS OTHERWISE NOTED). ALL EXISTING MANHOLES & UTILITY BOXES SHALL BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADING.

10. ALL WATER PIPE 4" DIAMETER AND LARGER SHALL BE C900, CLASS 150 PVC WATER PIPE WITH 150 PSI PRESSURE RATING CONFORMING TO AWWA, AND UNIBELL PLASTIC PIPE STANDARD SPECIFICATIONS. FITTINGS 4" AND LARGER SHALL BE CAST IRON OR DUCTILE IRON CONFORM WITH AWA STANDARD SPECIFICATIONS.

11. ALL WATER PIPE 3" AND SMALLER SHALL BE TYPE K COPPER OR SDR 21 PVC AND 16.22.

12. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 6' OVER ALL WATER LINES.

13. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH WATER DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PURCHASE AND/OR FEES ASSOCIATED WITH ALL APPARATUS INCLUDING: WATER METERS, BACK FLOW PREVENTERS, POST INDICATOR VALVES, AND ENCLOSURES.

14. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER LINE IS (10') TEN FEET. THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES IS (18") EIGHTEEN INCHES.

15. ALL FIRE HYDRANTS SHALL CONFORM TO LOCAL REQUIREMENTS.

16. ALL DOMESTIC WATER LEADS SHALL HAVE REDUCED PRESSURE VALVES AS DIRECTED BY THE OWNER'S ARCHITECT.

17. EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND NUMBER BY THE CONTRACTOR.

18. ALL ELECTRIC, TELEPHONE AND GAS LINES, INCLUDING SERVICE LINES, ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS.

19. CONTRACTOR TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS WORK.

20. PRIMARY ELECTRIC SERVICE IS PROVIDED BY THE POWER COMPANY. THIS INCLUDES THE TRANSFORMER AND PAD. TRENCHING, BACKFILL AND COMPACTION, CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH POWER SERVICE AS WELL AS SECONDARY SERVICE.

21. GAS LINES ARE INDICATED FOR COORDINATION ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH GAS SERVICE.

22. GAS AND UNDERGROUND ELECTRIC LINES ARE SHOWN FOR COORDINATION ONLY. EXACT LOCATION WILL BE FIELD DETERMINED DURING CONSTRUCTION.

23. WATER & SEWER DEPT. REQUIRES THAT A BACKFLOW PREVENTER BE INSTALLED (IF NOT CURRENTLY EXISTING) ON EACH DOMESTIC OR FIRE SERVICE, AND ANY OTHER TYPE WATER SERVICE CONNECTION.

24. AS-BUILT WATER & SEWER PLAN REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR RECORDING OF FINAL SUBDIVISION PLAT.

25. NOTIFY WATER & SEWER INSPECTOR AT 404-508-3643 PRIOR TO START OF CONSTRUCTION.

26. EXISTING WATER MAIN MAY NEED TO BE RELOCATED TO BACK OF CURB OF PROPOSED ROAD WIDENING.

27. BORING OF ROAD(S) REQUIRED FOR WATER AND/OR SEWER CONNECTION – CASING REQUIRED FOR BORING.

28. NOTIFY WATER & SEWER INSPECTOR AT 404-508-3643 PRIOR TO START OF CONSTRUCTION.

29. CABLE TV LINES CANNOT BE INSTALLED WITHIN PRIVATE STREET DEVELOPMENTS UNLESS THE COST IS BORNE BY THE INDIVIDUAL PROPERTY OWNERS.

30. THE OWNER WILL BE RESPONSIBLE FOR ANY REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS WITHIN THE SANITARY SEWER/WATER/DRAINAGE EASEMENT(S) DUE TO MAINTENANCE OF SEWER/WATER/STORM BY DEKALB COUNTY.

31. CONTRACTOR AND OWNER TO COORDINATE & CONTACT EACH UTILITY COMPANY REQUIRED FOR GAS, ELECTRIC, TELEPHONE AND/OR CABLE. IT WILL BE THE RESPONSIBILITY OF THE OWNER TO MAKE SURE CONTACT HAS BEEN MADE PRIOR TO CONSTRUCTION.

UTILITY NOTES con't:

32. OWNER RESPONSIBLE FOR ALL RELOCATION FEES.

33. SITE CONTRACTOR TO COORDINATE ALL UTILITY SERVICE CONNECTIONS WITH ARCHITECTURAL AND "MEP" PLANS.

34. SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT.

35. GEORGIA D.O.T./DEKALB ROADS AND DRAINAGE UTILITY PERMIT REQUIRED. CONTACT UTILITY COORDINATOR (770)492-5222 FOR ROADS AND DRAINAGE INFORMATION.

36. CONTACT BELLSOUTH AT 770-391-2810 BEFORE STARTING CONSTRUCTION.

24 HOUR EMERGENCY CONTACT: MR. FAROOQ GANDHI (404) 992-4631

DATE

10/18/06

GENERAL RETAIL
@ NORTH DESHON ROAD
DEKALB COUNTY, GEORGIA
LAND LOT: 30, 26
DISTRICT: 16TH

Engineering, Inc.

SUBMITTALS

10/25/06(ALL)

REVISIONS

SETBACKS

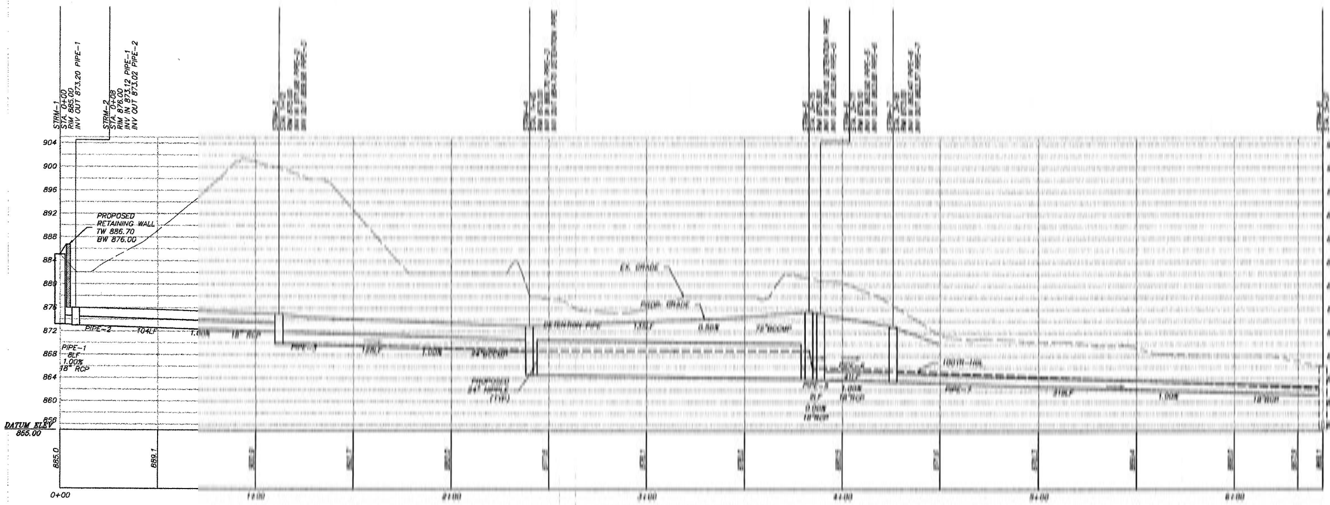
ZONING: R-CD

FRONT	SIDE	REAR
40'	20'	40'

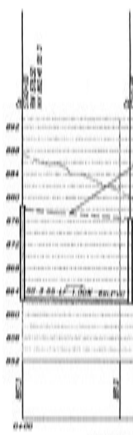
BUFFERS:
N/A

SHEET: 5
UTILITY
PLAN

OWNER/DEVELOPER:
BRIGHT STAR ENTERPRISES INC.
6651 COVINGTON HIGHWAY
LITHONIA, GEORGIA 30058
(404) 992-4631



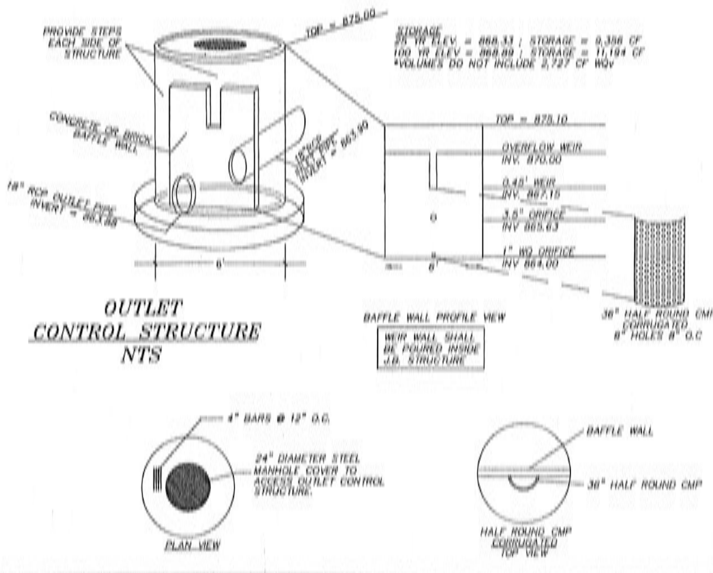
STORM SEWER PROFILES
SCALE: 1"=10' (V)
1"=30' (H)



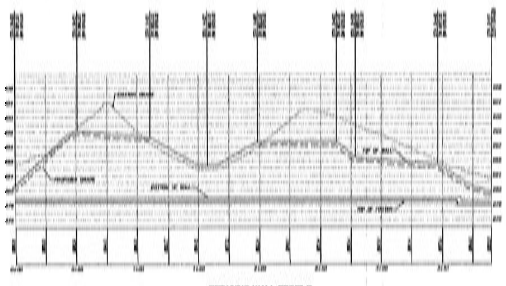
SANITARY SEWER PROFILE
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=30'

DO NOT REDUCE
CONSTRUCTION

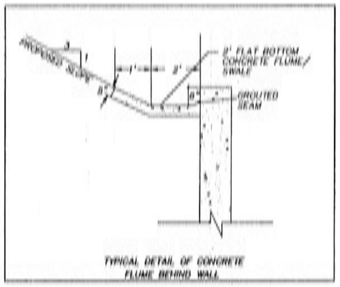
		25 YEAR STORM EVENT							
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	RUNOFF COEFF.	AREA (ACRE)	INLET Tc (MIN)	TOTAL FLOW (CFS)	LENGTH (FT)	SIZE (IN)	MATERIAL	SLOPE (FT/FT)
STR #1	STR #2	0.96	0.63	5.0	5.86	133	24	BCCMP	1.00%
STR #3	STR #4	0.92	0.42	5.0	3.62	135	72	BCCMP	0.50%



OUTLET
CONTROL STRUCTURE
NTS



RETAINING WALL PROFILE
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=30'



TYPICAL DETAIL OF CONCRETE
FLUME BEHIND WALL

24 HOUR EMERGENCY CONTACT: MR. FAROOQ GANDHI (404) 992-4631

D A T E
10/18/08

GENERAL RETAIL
@ NORTH DESHON ROAD
DEKALB COUNTY, GEORGIA
LAND LOT 30, 26
DISTRICT: 18TH

B H
& D Engineering, Inc.

280 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
PHONE: (678) 445-9485
FAX: (678) 445-4326

S U B M I T A L S

R E V I S I O N S

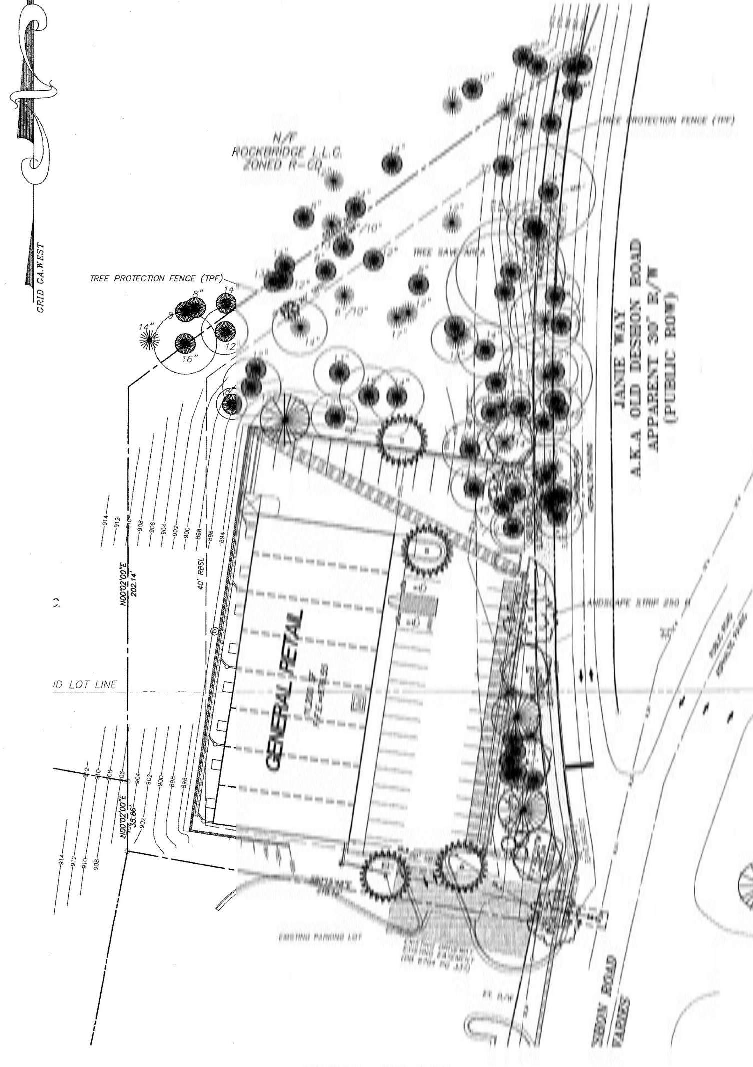
S E T B A C K S

ZONING:	C-2	
FRONT	SIDE	REAR
40'	20'	40'

BUFFERS:
N/A

SHEET: 6
WALL & PIPE
PROFILES

AREA
1.72 (+/-) acres



SITE PLAN
SCALE: 1"=30'-0"

SITE DENSITY
1.72ac

TOTAL TREES ON 1.72ac = 68. TOTAL TREES SAVED =40. 40 / 68 = 59% SAVED.
157.6u for existing site density. 157.6u / 1.72ac = 91.6u/ac (complies)
NO ADDITIONAL PLANTING NECCESSARY FOR SITE DENSITY.

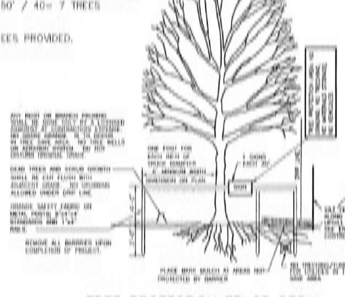
DETENTION POND AREA IS 2470 sf.
2470 x 30% = 741 sf of woody coverage needed.
2 Trees provided @ 200 sf each =400 sf
7 Shrubs provided @ 50 sf each = 350 sf
=750 sf provided(complies)

A 10' WIDE LANDSCAPE STRIP IS PROVIDED ALONG STREET FRONTAGES WITH ONE TREE PLANTED PER 40LF MIN. 250' / 40= 7 TREES PROVIDED

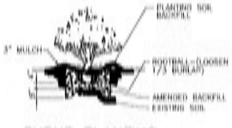
PARKING OF 44 / 8 = 5 PARKING LOT TREES PROVIDED.

ALL TREES SUPPLIED ARE MIN. 3"

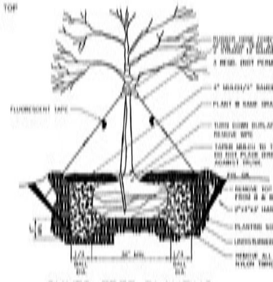
SUMMARY
5 PARKING LOT
7 LANDSCAPE STRIP FRONTAGE
2 DETENTION POND
14 TOTAL TREES PROVIDED



TREE PROTECTION FENCE DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



GUYED TREE PLANTING
NOT TO SCALE

TREES			
03 Red Maple	Acer rubrum	3" cal.	min. 12'-14' ht.
04 Chinese Elm	Ulmus Parivifiora	3" cal.	min. 12'-14' ht.
03 Bald Cypress	Taxodium distichum	3" cal.	min. 12'-14' ht.
04 Shumard Oak	Quercus shumardii	3" cal.	min. 12'-14' ht.

SHRUBS

○ 03-FLORIDA ANISE = ILLICIUM FLORIDANUM
5 GAL. (LSTRIP)

✡ 04-WAX MYRTLE = MYRICA CERIFERS
5 GAL. (LSTRIP)

General Contract Notes

Frawley Associates shall not be responsible for construction, means, methods, techniques, or procedures utilized by the contractor, nor for the safety of public or contractors employees, or for the failure of the contractor to carry out the work in accordance with the contract documents. No discrepancy in Construction Drawings or Specifications shall cause defective or inappropriate materials to be used or poor workmanship to be allowed/accepted.

Utility Location: PRIOR TO CONSTRUCTION, The Contractor is responsible for contacting the UTILITIES PROTECTION CENTER in Georgia @ 1-800-282-7411, 72 hours before digging,(excluding holidays and weekends) as specified in the 'Call-Before-You-Dig' law. In addition to fines and penalties which will be the responsibility of The Contractor for not locating overhead or underground utilities, The Contractor shall be responsible to make any necessary repairs, at The Contractor's expense, to overhead or underground utilities damaged by The Contractor's actions. If utilities are shown on the plans they may or may not constitute all the existing or newly installed utilities.

Tree Measurements: shall first meet the conditions of caliper than height, shrubs shall meet the requirements for height and container B&B size. Caliper measurements are taken 6" above the ground for trees 4" cal. or less and 12" above the ground for trees over 4" caliper.

Sight Distances: trees shall have a clearance to the lowest limb/branch overhang of 6' ht. All shrubs at any intersection or at the tips of islands shall be installed and maintained at or below 2'-0" in order to maintain safe site distances for drivers. The Landscape Architect is not responsible for maintenance of installed plant material. The Owner/Contractor is responsible for ongoing maintenance of the plant material as described above after installation.

Cleaning: The Contractor shall be responsible to clean and remove/dispose from the site all debris that is a part of The Contractor's operation. The Contractor shall coordinate his/her work with all other contractors on the site.

Other Materials: The Contractor shall supply as a part of this contract all materials necessary for the complete installation of the landscape as shown on the drawings. The Owner shall supply the water necessary for the landscape installation.

Grading: Site grading design has been prepared by others. It is the Landscape Contractor's responsibility to 'Fine Grade' with positive drainage the top 3" as a part of the landscape work.

Irrigation: Unless specifically indicated with plans, details and specifications, irrigation is not a part of this work. The Landscape Contractor shall verify/coordinate with the owner any needs or requirements for irrigation.

Plant Details: All upright evergreen and deciduous trees on the perimeter of the site (that area between the parking lot and the ROW), shall be 'Guyed' as detailed. All trees adjacent to buildings in planting areas not subject to pedestrian or the potential for pedestrian traffic shall be 'Guyed' as detailed. All trees located between the parking area(s) and the entry to the building(s) subject to pedestrian traffic to the buildings shall be 'Staked' as detailed.

Plant Quality/Criteria: All trees shall be of good quality, straight trunked, full headed, symmetrical and well rooted. All trees/shrubs must be container grown or balled and burlapped with sizes as indicated on the plant list or on the drawings. All plants shall be healthy, vigorous material, free of pests and diseases. All rootballs, containers & height to width ratios shall conform to the size standards set forth in 'AMERICAN STANDARDS FOR NURSERY STOCK' as published by the American Assoc. of Nurserymen. The Contractor shall arrange and coordinate plant approval 'prior to installation'. The Owner/Owner's representative may at any point before, during or after the installation but prior to final acceptance reject plant material or installation which does not comply with the specifications of this drawing. All plant material shall be Number One or better.

Planting Conditions: It is the Landscape Contractor's responsibility to coordinate with the General Contractor and accept planting conditions relative to grading and building debris. In no circumstance shall plants be installed in areas which have not been brought to within 3" of finished grade or in areas where building materials have been buried or not properly removed from the site. The Landscape Contractor is responsible to 'Fine Grade' the top 3" for the landscape work.

Fertilizers: Shall be applied as a minimum as specified in the 'DEPT. OF TRANS. STATE OF GEORGIA STD. SPEC. CONST. OF BR. ROADS AND BRIDGES' current edition. The Contractor shall submit the Fertilizer schedule for approval with the acceptance of his bid.

Mulch: All planted areas shall be mulched with 3" fresh pine straw; current crop, trees in sod shall be mulched with a 3' diameter circle of mulch to a depth of 3" or to the size of the tree saucer whichever is greater.

Topsoil: 2" of new or stockpiled topsoil shall be added to all areas to be seeded. Topsoil shall be added to tree and shrub plantings in a ratio of ⅓ topsoil to ⅔ site soil. Topsoil shall be natural, friable, fertile, fine loamy soil.

Maintenance During Construction: It is the Contractor's responsibility to maintain the landscape installation including watering, mowing, pruning etc. until 'Final Acceptance' by the Owner/Owner's Representative.

Seeding: Lawn seeding species shall be as indicated on the drawings and planted as a min. as per 'DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECS. CONSTRUCTION OF ROADS AND BRIDGES' current edition. Other areas indicated simply as 'seed' shall be planted as a min. as per DOT Specifications.

Sodding: The species of sod shall be as shown on the drawings. Sod shall be strongly rooted, weed, disease and pest free and uniform in thickness. It shall be installed within 24 hours of delivery. It shall be installed in areas fine graded to drain properly.

Plant Guarantee: All plant material shall be guaranteed for a period of one year beginning at Final Acceptance. The Contractor shall replace any plant material which dies or is in a deteriorating condition during the Guarantee Period and has been properly maintained,(which includes proper watering). The Contractor will not be responsible to replace plants which have been damaged by vandalism or an 'Act of Nature'. 'Acts of Nature' shall be defined as documented wind, snow, hail, ice, lightning and/or extreme freezing temperatures out of the norm for this region as documented by the National Weather Service. The Owner shall contact The Contractor directly for claims during the one year guarantee period. Replacement plants shall extend the guarantee for one additional year for the replacement plants.

DO NOT BEGIN CONSTRUCTION
BEFORE INSPECTIONS

REVISIONS:

GENERAL RETAIL
NORTH DESHON ROAD
LANDSCAPE PLAN
DEKALB CO.

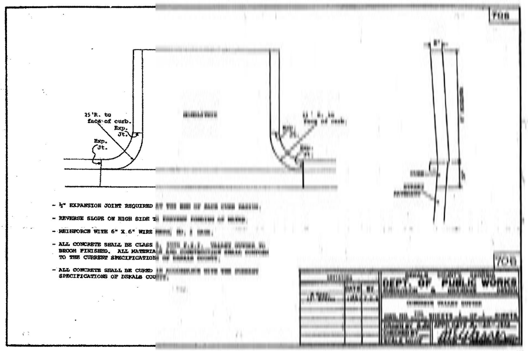
FRAWLEY
ASSOC. LLC
LANDSCAPE ARCHITECTS

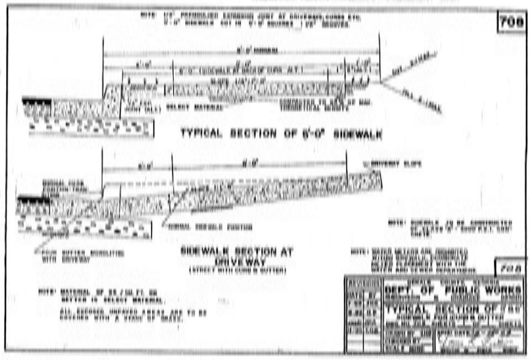
SEAL

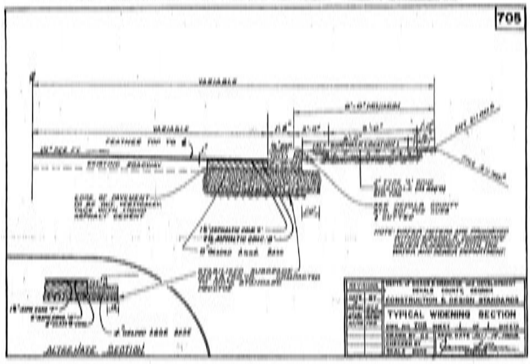
PETER J. FRAWLEY

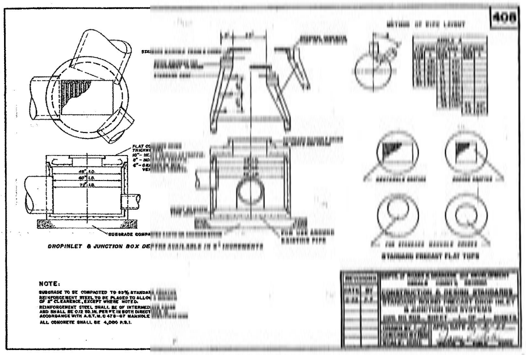
NORTH
DESHON
SCALE: 1"=30'
DATE: 7/13/04
PROJECT:
SHEET
L-1

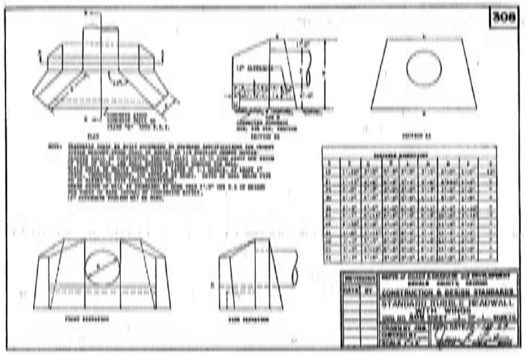
OWNER/DEVELOPER:
BRIGHT STAR ENTERPRISES INC.
6651 COVINGTON HIGHWAY
LITHONIA, GEORGIA 30058
(404) 992-4631

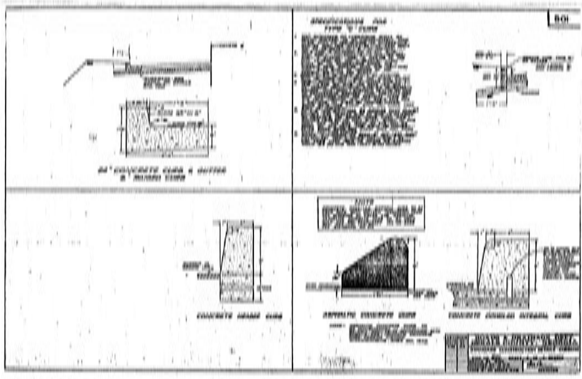

716
15'R. to face of curb.
Exp. Jt.
Exp. Jt.
- ½" EXPANSION JOINT REQUIRED AT THE END OF EACH CURB RADIUS.
- REVERSE SLOPE ON HIGH SIDE OF ENTRANCE PORTION OF GUTTER.
- REINFORCE WITH 6" X 6" WIRE MESH, NO. 6 GAGE.
- ALL CONCRETE SHALL BE CLASS B, 3000 P.S.I. VALLEY GUTTER TO BECOME FINISHED. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CURRENT SPECIFICATIONS OF DEKALB COUNTY.
- ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF DEKALB COUNTY.
716
DEPT. OF PUBLIC WORKS

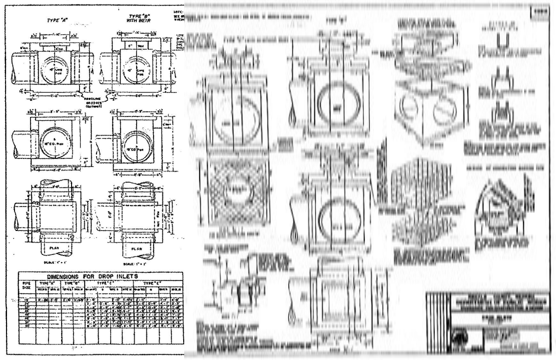

709
TYPICAL SECTION OF 5'-0" SIDEWALK
SIDEWALK SECTION AT DRIVEWAY
(STREET WITH CURB & GUTTER)
DEPT. OF PUBLIC WORKS
TYPICAL SECTION OF

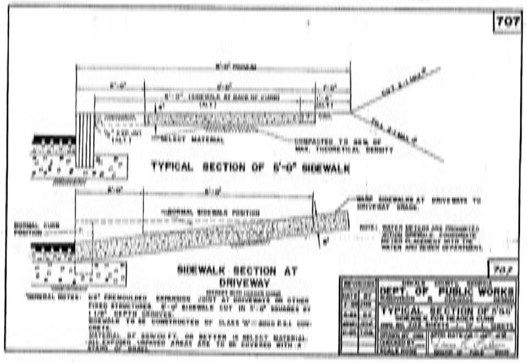


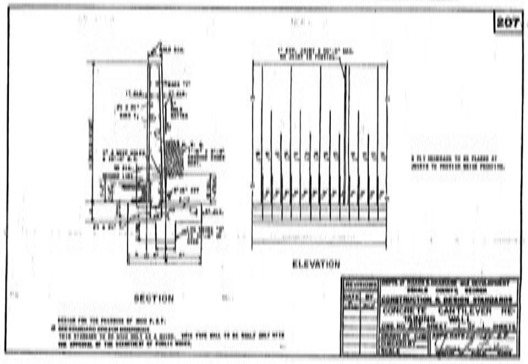

406
METHOD OF PIPE LAYOUT
DROPINLET & JUNCTION BOX DEPTHS AVAILABLE IN 6" INCREMENTS
STANDARD PRECAST FLAT TOPS
NOTE:
ALL CONCRETE SHALL BE 4,000 P.S.I.
CONSTRUCTION & DESIGN STANDARDS








707
TYPICAL SECTION OF 5'-0" SIDEWALK
SIDEWALK SECTION AT DRIVEWAY
DEPT. OF PUBLIC WORKS
TYPICAL SECTION OF


207
SECTION
ELEVATION
CONSTRUCTION & DESIGN STANDARDS
CONCRETE CANTILEVER RETAINING WALL

24 HOUR EMERGENCY CONTACT: MR. FAROOQ GANDHI (404) 992-4631

DATE
10/18/06

GENERAL RETAIL
@ NORTH DESHON ROAD
DEKALB COUNTY, GEORGIA
LAND LOT: 30, 26
DISTRICT: 15TH

BH&D JOB#24066 BH&D FILE NAME:CSPY

DO NOT BEGIN CONSTRUCTION

BH&D Engineering, Inc.
9878 MAIN STREET — SUITE 125
WOODSTOCK, GEORGIA 30188
PHONE: (678) 445-9489
FAX: (678) 445-4326

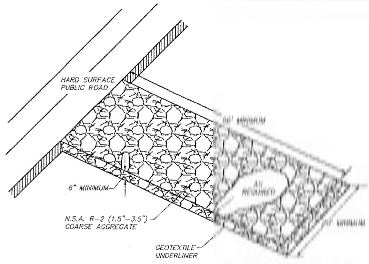
SUBMITALS

REVISIONS

SETBACKS
ZONING: R-CD
FRONT 40' SIDE 20' REAR 40'
BUFFERS: N/A

10/30/06

SHEET: 8
PLAN



CRUSHED STONE CONSTRUCTION EXIT

CO-DESIGN CRITERIA

AGGREGATE SIZE: WILL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5 TO 3.5 INCH STONE).

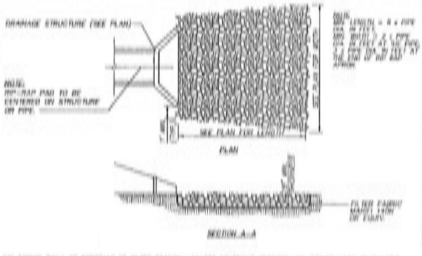
PAD THICKNESS: 6-INCH MINIMUM

PAD WIDTH: AT A MINIMUM, SHOULD EQUAL FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT NOT LESS THAN 20 FEET WIDE.

WASHING: WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
LOCATION: THE EXIT SHALL BE LOCATED OR PROTECTED TO PREVENT SEDIMENT FROM LEAVING THE SITE.

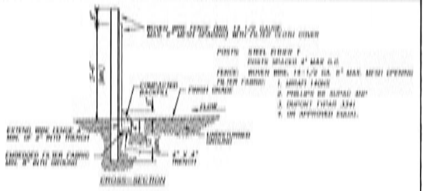
MAINTENANCE: THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MULCH ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

Co


DRAINAGE STRUCTURE (SEE PLAN)
NOTE:
RIP-RAP PAD TO BE CENTERED ON STRUCTURE OR PIPE.
SEE PLAN FOR LENGTH
PLAN
FILTER FABRIC
SECTION A-A

RIP-RAP STONES SHALL BE RESISTANT TO WATER EROSION. UNLESS OTHERWISE SPECIFIED, ALL STONES USED AS RIP-RAP SHALL WEIGH BETWEEN 50-150 POUNDS EACH, AND AT LEAST 50 PERCENT OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.

RIP-RAP PAD

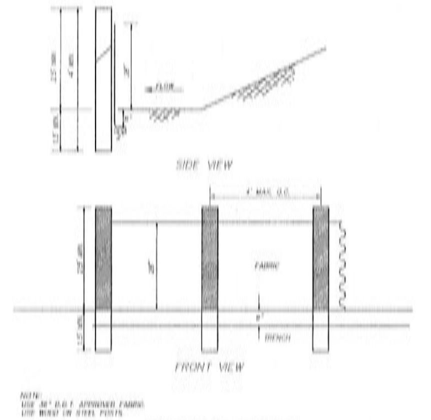

COMPACTED BACKFILL
FINISH GRADE
FLOW
UNDISTURBED GROUND
EXTEND WIRE FENCE A MIN. OF 2" INTO TRENCH
EMBEDDED FILTER FABRIC MIN. 8" INTO GROUND
4" X 4" TRENCH
CROSS-SECTION

POSTS: STEEL FIBER T
POSTS SPACED 4' MAX O.C.
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING
FILTER FABRIC: 1. MIRAFI 140NS
2. PHILLIPS 66 SUPAC 8NP
3. DUPONT TYPAR 3341
4. OR APPROVED EQUAL.

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SEDIMENT/SILT FENCE TYPE "C"

N.T.S.



NOTE:
USE 36" D.O.T. APPROVED FABRIC
USE WOOD OR STEEL POSTS

SILT FENCE - TYPE C

Sd1-C

SD1-CONSTRUCTION SPECIFICATIONS

SANDBAGS (IF APPROVED BY LOCAL ISSUING AUTHORITY) SHOULD BE INSTALLED SO THAT FLOW UNDER OR BETWEEN BAGS IS MINIMAL. ANCHORING WITH STEEL RODS MAY BE REQUIRED IF STRUCTURE HEIGHT EXCEEDS TWO BAGS.

HAY OR STRAW BALES (IF APPROVED BY LOCAL ISSUING AUTHORITY) [illegible] BALES MUST BE SECURELY ANCHORED IN PLACE BY ACCEPTABLE MEANS TO PREVENT DISPLACEMENT. (SEE FIGURES 6-13.1)

TABLE 6-13.1

SLOPE — SLOPE LENGTH (FT)
MAXIMUM SLOPE LENGTH AND SLOPE FOR WHICH SEDIMENT FENCE IS APPLICABLE [illegible]

BRUSH (ONLY DURING TIMBER CLEARING OPERATIONS)
[illegible]
CONSIDERED A VISION POLLUTANT.

SILT FENCE
A SILT FENCE IS SPECIFICALLY DESIGNED TO ALLOW WATER PASS THROUGH WHILE RETAINING SEDIMENT ON SITE.

SILT FENCE SPECIFICATIONS
TWO WIDTHS OF SILT FENCE ARE AVAILABLE, TYPE A (36" HEIGHT) AND TYPE B [illegible] OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATION, CURRENT EDITION.

SILT FENCE INSTALLATION
THE CONTRACTOR SHALL INSTALL THE TEMPORARY SILT FENCE ACCORDING TO THIS SPECIFICATION, AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. [illegible] POSTS SPACED 6 FEET APART. [illegible] FASTENERS FOR WOOD POSTS ARE LISTED IN TABLE 6-13.4.

MAINTENANCE AND REMOVAL
THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE UNTIL THE PROJECT IS [illegible] TO SUCH AN EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE FABRIC.

FASTENERS FOR WOOD POSTS

	GAUGE	CROWN	LEGS	STAPLES/POST
WIRE STAPLES	17 MIN.	3/4" WIDE	1/2" LONG	5 MIN.
	GAUGE	LENGTH	BUTTON HEADS	NAIL/POST
NAILS	14 MIN.	1"	3/4"	4 MIN

NOTE: FILTER FABRIC MAY ALSO BE ATTACHED TO THE POST BY WIRE, CORD, AND POCKETS.

OWNER/DEVELOPER:
BRIGHT STAR ENTERPRISES INC.
6851 COVINGTON HIGHWAY
LITHONIA, GEORGIA 30058
(404) 992-4631

DO NOT BEGIN CONSTRUCTION
BEFORE INSPECTION DEKALB CO.
INSPECTIONS 371-2317

CRITICAL AREA VEGETATIVE PLAN

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT & FILL SLOPES, SHOULDERS & OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGES FROM SEDIMENT & RUNOFF TO DOWNSTREAM AREAS & TO IMPROVE THE SAFETY & BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING & CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL & SUBSTRATA. FERTILITY IS LOW & THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIPMENT:

GRADE, SHAPE & SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION @ SEEDING TIME & FOR MAINTENANCE PURPOSES. THE LIME & FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 3" AS DETERMINED ON-SITE. THE SEED BED MUST BE WELL PULVERIZED, SMOOTHED & FIRMED. SEEDING WILL BE DONE WITH CULTI-PACKER SEEDER, DRILL, ROTARY SEEDER OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDBED & COVERED LIGHTLY. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25% OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER TYPE MULCH EQUIPMENT OR BY HAND & ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE	4000 LBS./ACRE
FERTILIZER, 5-10-15	1500 LBS./ACRE
MULCH, STRAW OR HAY	5000 LBS./ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDAGRASS	10 LBS.	3/1 – 6/15
FESCUE	50 LBS.	9/1 – 10/31
FESCUE	50 LBS.	11/1 – 2/28
RYE GRASS	50 LBS.	
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15 – 8/31

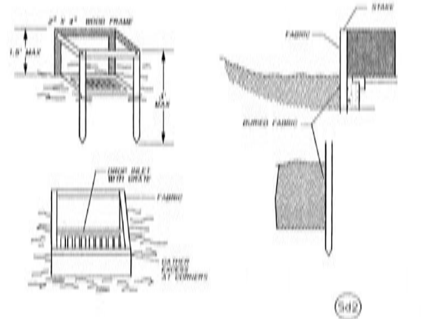
B. TOPDRESSING: APPLY WHEN PLANTS ARE 3-4" TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS./ACRE

C. SECOND YEAR FERTILIZER: (5-10-15 OR EQUIVALENT) 800 LBS./ACRE

CRITICAL AREA VEGETATIVE PLAN
Ds1, Ds2 & Ds3

N.T.S.



Sd2

1. FOR STAKES, USE 2x4 " WOOD (PREFERED) OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
2. SPACE STAKES EVENLY AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART, AND SECURELY DRIVE THEM INTO GROUND, APPROXIMATELY 18" DEEP.
3. TO PROVIDE NEEDED STABILITY TO THE INSTALLATION, FRAME WITH 2x4" WOOD STRIPS AROUND THE CREST OF THE OVERFLOW ARE AT A MAXIMUM OF 1.5 FEET ABOVE THE DROP INLET CREST.
4. PLACE THE BOTTOM 12 INCHES OF THE FABRIC IN A TRENCH AND BACKFILL THE TRENCH WITH AT LEAST 4" OF CRUSHED STONE OR 12" OF COMPACTED SOIL.
5. FASTEN FABRIC SECURELY TO THE STAKES AND FRAME. JOINTS MUST OVERLAP TO THE NEXT STAKE.
6. THE TOP OF THE FRAME AND FABRIC MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE FROM THE DROP INLET TO KEEP RUNOFF FROM BYPASSING THE INLET. IT MAY BE NECESSARY TO BUILD A TEMPORARY DIKE ON THE DOWN SLOPE SIDE OF THE STRUCTURE TO PREVENT BYPASS FLOW.

NOTE: INSTALL FLOC LOGS AT ALL INLET SEDIMENT TRAPS (Sd2).

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

N.T.S.

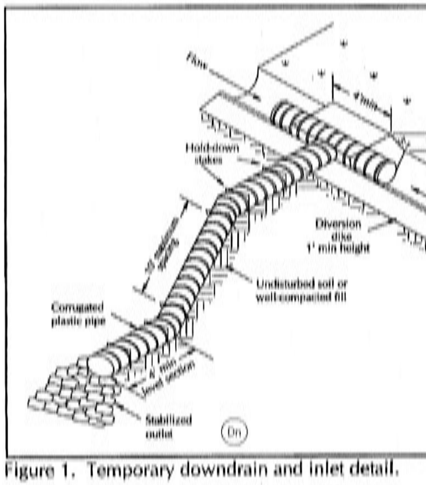


Figure 1. Temporary downdrain and inlet detail.

24 HOUR EMERGENCY CONTACT: MR. FAROOQ GANDHI (404) 992-4631

DATE
10/13/06

GENERAL RETAIL
@ NORTH DESHON ROAD
DEKALB COUNTY, GEORGIA
LAND LOT: 30, 25
DISTRICT: 18TH

BH&D Engineering, Inc.
3835 MAIN STREET – SUITE 125
WOODSTOCK, GEORGIA 30188
PHONE: (678) 445-9485
FAX: (678) 445-4326

SUBMITALS
10/20/06(ALL)

REVISIONS

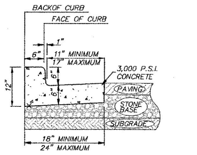
SETBACKS
ZONING: R-CD

FRONT	SIDE	REAR
50'	15'	30'

BUFFERS:
N/A

10-20-06

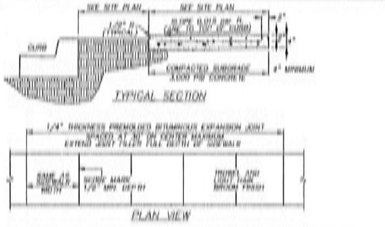
SHEET: 9
PLAN



NOTES
1) EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND CURB RETURNS. 25 FOOT MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS.
2) 3,000 PSI CONCRETE WITH SMOOTH FINISH.
3) COMPACT SUBGRADE TO 98% PROCTOR.

STANDARD CONCRETE CURB & GUTTER
N.T.S.

S1A



NOTES:
1. ACCESSIBLE RAMPS, PER D.O.T. SPECIFICATIONS, TO BE PROVIDED AT ALL INTERSECTIONS, DRIVES, ETC.
2. WHERE REQUIRED REINFORCING WILL BE No. 3 BARS AT 24" ON CENTER EACH WAY, MAXIMUM SPACING, OR 6 X 6 – W1.4 X W1.4 WWF.
3. 4" AGGREGATE BASE COURSE COMPACTED TO 98% STANDARD PROCTOR TYPICAL IN AREAS WITH UNSUITABLE SUBGRADE.

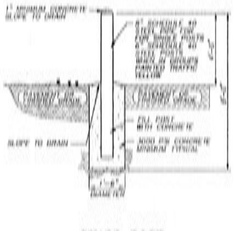
CONCRETE SIDEWALK
N.T.S.

S3A

SIGN: COLORS BACKGROUND: RED LETTERING: WHITE
REFERENCE: MUTCD

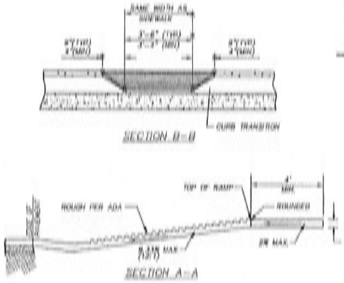
"STOP" SIGN
N.T.S.

S7E

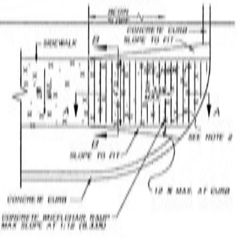


GUARD POST
N.T.S.

S24

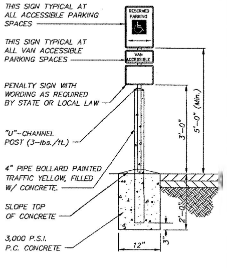


NOTES:
1. THE SURFACE OF RAMP SHALL HAVE A [illegible]
2. THE RAMP SHALL BE [illegible]
3. THE BOTTOM OF THE RAMP SHALL HAVE [illegible]
4. RAMP SIDE SLOPE [illegible]
5. CONSTRUCT PER A.D.A. STANDARDS.



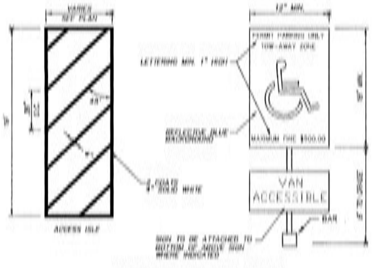
ACCESSIBLE RAMP IN SIDEWALK
N.T.S.

SB1

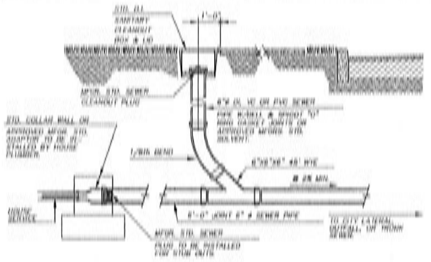

THIS SIGN TYPICAL AT ALL ACCESSIBLE PARKING SPACES
THIS SIGN TYPICAL AT ALL VAN ACCESSIBLE PARKING SPACES
PENALTY SIGN WITH WORDING AS REQUIRED BY STATE OR LOCAL LAW
"U"-CHANNEL POST (3-lbs./ft.)
4" PIPE BOLLARD PAINTED TRAFFIC YELLOW, FILLED W/ CONCRETE.
SLOPE TOP OF CONCRETE
3,000 P.S.I. P.C. CONCRETE
RESERVED PARKING
VAN ACCESSIBLE
3'-0"
5'-0" (Min.)
2'-0"
3"
12"

ACCESSIBLE PARKING SIGN
N.T.S.

S7H

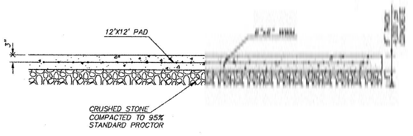

VARIES SEE PLAN
45°
4" COATS SOLID WHITE
ACCESS ISLE
12" MIN.
PERMIT PARKING ONLY TOW-AWAY ZONE
LETTERING MIN. 1" HIGH
REFLECTIVE BLUE BACKGROUND
MAXIMUM FINE $100.00
VAN ACCESSIBLE
SIGN TO BE ATTACHED TO BOTTOM OF ABOVE SIGN WHERE INDICATED
BAR

SIGNING & STRIPING DETAIL
N.T.S.


STD. DI SANITARY CLEANOUT BOX & LID
1'-0"
MFGR. STD. SEWER CLEANOUT PLUG
6"Ø DI, VC OR PVC SEWER
STD. COLLAR WALL OR APPROVED MFGR. STD. ADAPTER TO BE INSTALLED BY HOUSE PLUMBER
1/8th BEND
6"x6"x6" 45° WYE
@ 2% MIN.
HOUSE SERVICE
MFGR. STD. SEWER PLUG TO BE INSTALLED FOR STUB OUTS
6'-0" JOINT 6" Ø SEWER PIPE
TO CITY LATERAL

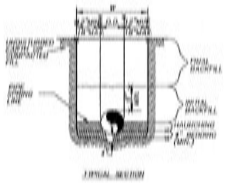
STANDARD SANITARY CLEAN-OUT
N.T.S.

U8A



DUMPSTER PAD DETAIL
N.T.S.

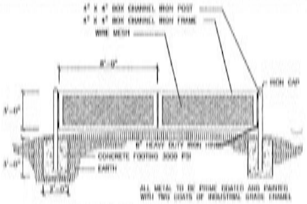
S37



GENERAL NOTES
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 95% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II OR III COMPACTED AS NOTED IN NOTES 3 AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

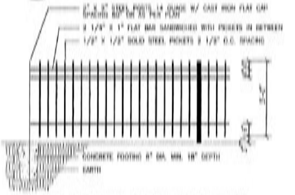
SANITARY SEWER & WATER LINE TRENCH AND BEDDING
N.T.S.

U-8


4" X 4" BOX CHANNEL IRON POST
4" X 4" BOX CHANNEL IRON FRAME
WIRE MESH
8'-0"
IRON CAP
5'-0"
6" HEAVY DUTY IRON HINGE
CONCRETE FOOTING 3000 PSI
EARTH
3'-0"
2'-0"

ALL METAL TO BE PRIME COATED AND PAINTED WITH TWO COATS OF INDUSTRIAL GRADE ENAMEL

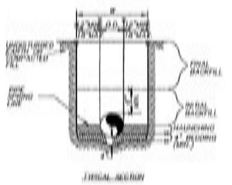
DETENTION POND FENCING
IRON AND MESH ENTRY GATE


2" X 2" STEEL POSTS 14 GUAGE W/ CAST IRON FLAT CAP SPACING 60" OR AS PER PLAN
2 1/4" X 1" FLAT BAR SANDWICHED WITH PICKETS IN BETWEEN
1/2" X 1/2" SOLID STEEL PICKETS 3 1/2" O.C. SPACING
CONCRETE FOOTING 8" DIA. MIN. 18" DEPTH
EARTH
5'-0"

NOTES:
* ALL METAL TO BE DEGREASED, PHOSPHATIZED WITH RUST RETARDANT [illegible] COATED WITH TWO COATS OF INDUSTRIAL GRADE FLAT BLACK ENAMEL.

DETENTION POND FENCING
4' WROUGHT IRON – DETAIL 1

NOTES:
THIS DETAIL IS NOT TO SCALE.



GENERAL NOTES
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
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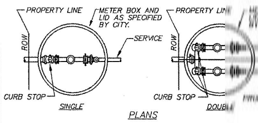
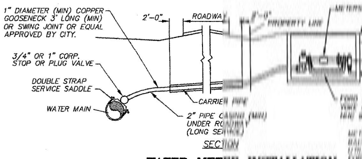
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

STORM SEWER, SANITARY SEWER & WATER LINE TRENCH AND BEDDING
N.T.S.



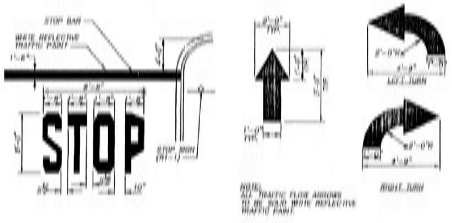
NOTES:
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE ON 18" CENTERS (MIN).
2. SERVICE PIPE SHALL BE 1" MINIMUM.
3. IF METERS AND BOXES ARE NOT SET [illegible] SERVICE AS REQUIRED BY THE CITY.
4. [illegible] MIN. COVER (ROADWAYS).


1" DIAMETER (MIN) COPPER GOOSENECK 3' LONG (MIN) OR SWING JOINT OR EQUAL APPROVED BY CITY.
2'-0"
ROADWAY
3/4" OR 1" CORP. STOP OR PLUG VALVE
DOUBLE STRAP SERVICE SADDLE
WATER MAIN
CARRIER PIPE
2" PIPE CASING (MIN) UNDER ROADWAY (LONG SERVICE)
SECTION
8'-0"
PROPERTY LINE
METERS BY CITY
FINISH GRADE
APPROVED METER BOX
DUAL CHECK VALVE
FORD METER YOKE BAR (TYP.)

METER BOX TO DOUBLE AS BACKFLOW PREVENTER VAULT UTILIZING GRAVEL BOTTOM FOR DRAINAGE PURPOSES.

WATER METER INSTALLATION
N.T.S.

U-9



NOTE:
ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT.

OWNER/DEVELOPER:
BRIGHT STAR ENTERPRISES INC.
6651 COVINGTON HIGHWAY
LITHONIA, GEORGIA 30058
(404) 992-4631

DO NOT BEGIN CONSTRUCTION
[illegible]

24 HOUR EMERGENCY CONTACT: MR. FAROOQ GANDHI (404) 992-4631

GENERAL RETAIL
@ NORTH DESHON ROAD
DEKALB COUNTY, GEORGIA
LAND LOT: 30, 26
DISTRICT: 16TH

B H & D Engineering, Inc.
9878 MAIN STREET — SUITE 125
WOODSTOCK, GEORGIA 30188
PHONE: (678) 445-9485
FAX: (678) 445-4326

D A T E
10/13/08

S U B M I T A L S

R E V I S I O N S

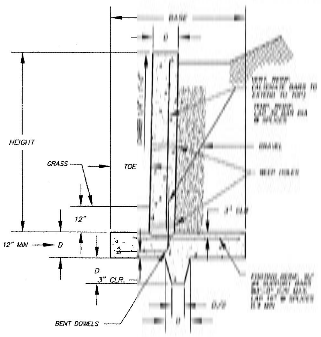
S E T B A C K S
ZONING: R-CD

FRONT	SIDE	REAR
50'	15'	30'

BUFFERS:
N/A

10-30-2006

SHEET: 16
PLAN



CONCRETE 3000 PSI

REINFORCING GRADE 60

NOTE: CONTRACTOR MAY USE MODULAR BLOCK [illegible] DESIGNED BY PROF. ENGINEER.

ACTIVE PRESSURE = [illegible] PSF

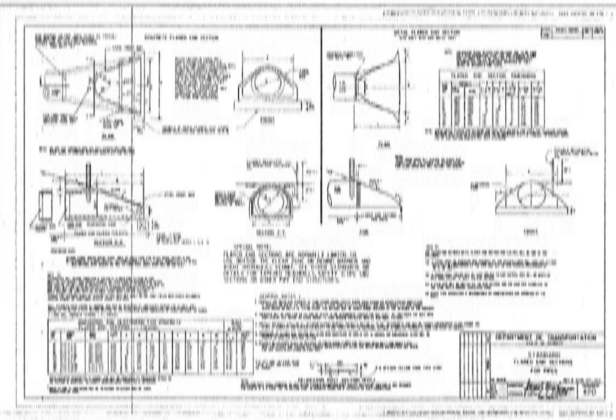
ANGLE = 30°

BEARING CAPACITY = 3000 PSF

HEIGHT	BASE	TOE	D	BENT DOWELS			VERT. REINF.
				SIZE & SPACING	VERT. LEG	HORIZ. LEG	
11'-0"	8'-1"	2'-6"	17"	#5 @ 7.5"	5'-6"	3'-6"	# 5 @ [illegible]
10'-0"	7'-5"	2'-3"	16"	# 5 @ 7"	5'-0"	3'-2"	# 4 @ [illegible]
9'-0"	6'-8"	2'-0"	12"	# 5 @ 6.5"	4'-6"	2'-7"	# 4 @ [illegible]
8'-0"	5'-11"	1'-9"	12"	# 4 @ 9.5"	4'-0"	2'-4"	# 4 @ [illegible]
7'-0"	5'-3"	1'-6"	12"	# 3 @ 8"	3'-6"	2'-1"	# 3 @ [illegible]
6'-0"	4'-6"	1'-3"	12"	# 3 @ 13"	6'-6"	1'-10"	DOWELS
5'-0"	3'-10"	1'-0"	12"	# 3 @ 18"	5'-6"	1'-7"	DOWELS
4'-0"	3'-2"	0'-9"	12"	# 3 @ 18"	4'-6"	1'-4"	DOWELS
3'-0"	2'-6"	0'-7"	12"	# 3 @ 18"	3'-6"	1'-2"	DOWELS

RETAINING WALL
N.T.S.

***



OWNER/DEVELOPER:
BRIGHT STAR ENTERPRISES INC.
6651 COVINGTON HIGHWAY
LITHONIA, GEORGIA 30058
(404) 992-4631

DO NOT BEGIN CONSTRUCTION
BEFORE NOTIFYING [illegible] CO.

D A T E
10/13/06

GENERAL RETAIL
@ NORTH DESHON ROAD
DEKALB COUNTY, GEORGIA
LAND LOT: 30, 26
DISTRICT: 18TH

BH&D Engineering, Inc.
[illegible] MAIN STREET - SUITE 105
WOODSTOCK, GEORGIA [illegible]
PHONE: (678) 445-[illegible]
FAX: (678) 445-[illegible]

S U B M I T A L S

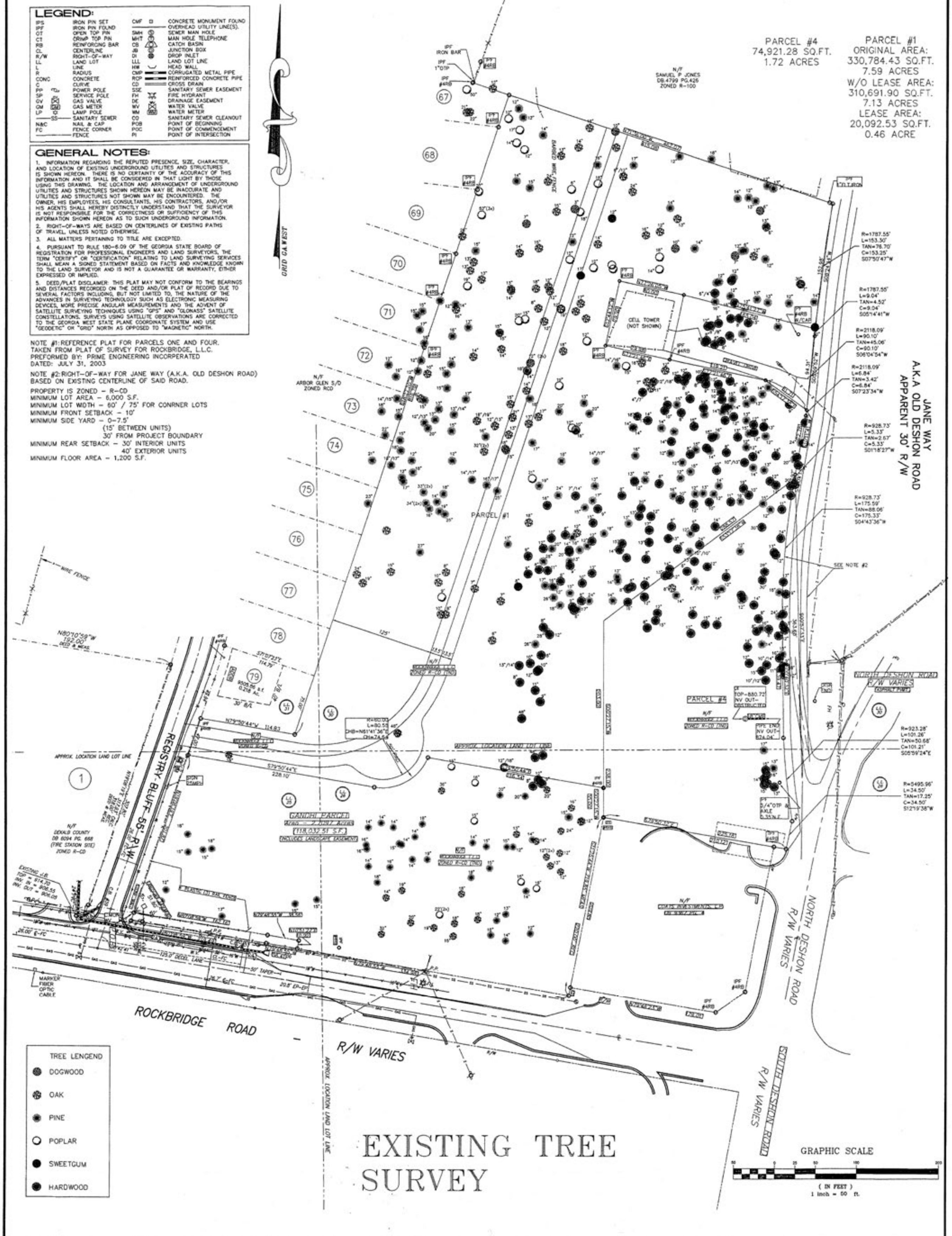
R E V I S I O N S

S E T B A C K S
ZONING: R-CD
FRONT 50' SIDE 15' REAR 30'
BUFFERS:
N/A

0-20-06

SHEET: 11
PLAN

24 HOUR EMERGENCY CONTACT: MR. FAROOQ GANDHI (404) 992-4631



LEGEND:

IPS	IRON PIN SET	CMF		CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND			OVERHEAD UTILITY LINE(S).
OT	OPEN TOP PIN	SMH		SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT		MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB		CATCH BASIN
CL	CENTERLINE	JB		JUNCTION BOX
R/W	RIGHT-OF-WAY	DI		DROP INLET
LL	LAND LOT	LLL		LAND LOT LINE
L	LINE	HW		HEAD WALL
R	RADIUS	CMP		CORRUGATED METAL PIPE
CONC	CONCRETE	RCP		REINFORCED CONCRETE PIPE
C	CURVE	CD		CROSS DRAIN
PP	POWER POLE	SSE		SANITARY SEWER EASEMENT
SP	SERVICE POLE	FH		FIRE HYDRANT
GV	GAS VALVE	DE		DRAINAGE EASEMENT
GM	GAS METER	WV		WATER VALVE
LP	LAMP POLE	WM		WATER METER
——SS——	SANITARY SEWER	CO		SANITARY SEWER CLEANOUT
N&C	NAIL & CAP	POB		POINT OF BEGINNING
FC	FENCE CORNER	POC		POINT OF COMMENCEMENT
——————	FENCE	PI		POINT OF INTERSECTION

GENERAL NOTES:

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.

3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

4. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

NOTE #1: REFERENCE PLAT FOR PARCELS ONE AND FOUR.
TAKEN FROM PLAT OF SURVEY FOR ROCKBRIDGE, L.L.C.
PREFORMED BY: PRIME ENGINEERING INCORPERATED
DATED: JULY 31, 2003

NOTE #2: RIGHT-OF-WAY FOR JANE WAY (A.K.A. OLD DESHON ROAD) BASED ON EXISTING CENTERLINE OF SAID ROAD.

PROPERTY IS ZONED – R-CD
MINIMUM LOT AREA – 6,000 S.F.
MINIMUM LOT WIDTH – 60' / 75' FOR CONRNER LOTS
MINIMUM FRONT SETBACK – 10'
MINIMUM SIDE YARD – 0-7.5'
(15' BETWEEN UNITS)
30' FROM PROJECT BOUNDARY
MINIMUM REAR SETBACK – 30' INTERIOR UNITS
40' EXTERIOR UNITS
MINIMUM FLOOR AREA – 1,200 S.F.

TREE LENGEND
- DOGWOOD
- OAK
- PINE
- ○ POPLAR
- ● SWEETGUM
- ● HARDWOOD

EXISTING TREE SURVEY

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2003 FRONTLINE SURVEYING AND MAPPING, INC.
*** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

FRONTLINE
SURVEYING & MAPPING, INC.
3595 Canton Road
A-9, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
EMAIL: FRNTLINESURV@FDN.COM

PLAT OF SURVEY FOR
PACIFIC GROUP

DATE 02/26/04
SCALE 1" = 50'

LAND LOT 25,26,30 & 31 18th DISTRICT SECTION DEKALB COUNTY, GEORGIA

REVISION	BY:	DATE:

LOT BLOCK UNIT
SUBDIVISION PHASE
PB ____ PG ___
DB 10824 PG 504

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL ■ (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID 13089C0111 EFFECTIVE DATE: 05/07/2001

No. 2402 THOMAS EDWARD PEAY, JR.

JOB # 24888

REF#24406

CONSTRUCTION BEFORE NOTIFYING DEKALB CO. INSPECTIONS-TEL. 371-2117

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MAJOR MODIFICATION, & LAND USE AMENDMENTS

(Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: Usman Gandhi Phone: [redacted]

Email: [redacted] Commission District(s): 4 & 7

Property Address: 385 North Deshon Road, Stone Mountain 30087

Tax Parcel ID: 18 030 01 115 Acreage: 1.67

Existing Use: ______ Proposed Use: ______

Supplemental Regs: ______ Overlay District: NO

☑ Rezoning: Existing Zoning: RSM Proposed Zoning: C-2

DRI: na Square Footage/Number of Units: ______

Rezoning Request: Retail shopping center featuring restaurants, personal services (nail, hair, skin, health, etc.) and general retail businesses.

☑ Land Use Amendment - Existing Land Use: SUB Proposed Land Use: ______ ☐ Consistent ☐ Inconsistent

Land Use Amendment Request: Since C-2 zoning is proposed, a land use amendment to CRC (Community Redevelopment Corridor) is required.

☐ Special Land Use Permit Special Land Use Permit Article Number(s) 27-______

Special Land Use Request(s): ______

PCH/CCI: Use both of these links to search & identify other "Personal Care Homes" (PCH) and/or "Child Care Institution" (CCI) Child Care Distance Measuring Tool and PCH-CLA Distance Measuring Tool **Select both of those types on the left-hand side and then click "search".**

☐ Major Modification: Existing Zoning Conditions: None

Major Modification Request: N/A

Condition(s) to be modified (if applicable): N/A

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting Deadline **w/15-day notification**: 10/5/26

Calendar Dates: CC: 12/15/26 (Zoom) PC: 01.07.2027 (Zoom) BOC: 01.28.2027 (In-Person)

☑ Letter of Intent ☑ Impact Analysis ☑ Owner Authorization(s) ☑ Campaign Disclosure

☑ Public Notice, Signs ☑ Tree Survey, Conservation (if applicable)

Submittal Format: ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

*Density
*Fencing/Walls
*Parking - Auto
*Pedestrian Plan
*Perimeter Landscapes
*Frontage
*Mix of Uses
*Parking – Bicycle
*Streetscapes
*Setbacks: front, sides, side corner, rear
*Sidewalks
*Landscape Strips
*Building Separation
*Enhanced Open Space
*Density Bonuses
*Building Height
*Lot Size
*Garages
*Building Materials: Roof, Fenestration, Façade Design
* Street Width
*Open Space
*Screening
*Building Orientation

☐ Possible Variances:

Comments: NOTE: Community meeting notices must be out by September 19, 2026 to qualify for the Jan. 2027 zoning cycle, no exceptions.

(See next page for other submittal instructions.)

Applicant must show how proposed rezoning to heavy commercial C-2 is compatible with surrounding area and show how rezoning and project is consistent with the proposed land use amendment to CRC. Must show compliance including but not limited to a 50 foot undisturbed buffer when abutting residential zoning, min parking requirements, provision of stormwater, and street trees, sidewalks along N Deshon. Given the area has no heavy commercial zoning, it is unlikely Planning Staff would support.

Planner: John Reid, Sr. Planner Date: September 15, 2026

ADDITIONAL COMMENTS PAGE, if necessary

Applications must be submitted/uploaded as separate applications. They must be submitted as one, combined PDF document for each application packet. The system will generate application numbers after upload. Applications are not considered accepted until you email Ms. LaSondra Hill your application packets and application numbers, after upload.

Planner: John Reid, Sr. Planner Date: September 15, 2026

FILING FEES:

REZONING - $500.00:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RNC, RSM, MR-1, MR-2
REZONING - $750.00:	HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5,O-I, O-D, O-I-T, NS, C-1, C-2, M, M-2

LAND USE MAP AMENDMENT: $500.00

SPECIAL LAND USE PERMIT: $400.00

*If the application is a request to rezone to more than one zoning district, the higher fee will apply.

*Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. An application that is withdrawn and later refiled will be treated as a new case and will require a new fee.

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.