



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, June 10, 2025

Planning Department Staff Analysis



Juliana Njoku

Director

N8. Case No: A-26-1248087

Parcel ID(s): 15 126 10 011

Commission District 03 Super District 07

Applicant: Jeremy Ziadie
PO Box 399
Grayson, GA 30017
Owner: Koudjo Woeledji
2225 Wingfoot Place
Decatur, GA 30035
Project Name: 4271 East Side Drive - Place of Worship / Church Office New Construction
Location: 4271 East Side Drive, Stone Mountain, GA 30034

Requests: Variance requests from Sections 27-3.33 and 27-2.2.1 of the DeKalb County Zoning Ordinance to:
• Reduce the front yard setback along the north side from 60 feet to 20 feet.
• Reduce the side yard setback along the east side from 15 feet to 10 feet.
• Reduce the side yard setback along the west side from 20 feet to 10 feet.
• Reduce the required sidewalk width from 10 feet to 6 feet.
• Reduce the required streetscape/landscape strip from 5 feet to 2 feet,
to facilitate construction of a new place of worship / church office in the O-I (Office-Institutional) zoning district and I-20 Overlay District, Tier 3.

Staff Recommendation: Approval with Conditions

Conditions if Approved:

- 1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.

STAFF FINDINGS:

The subject property is a small corner lot located at 4271 East Side Drive, with frontage along East Side Drive and Pleasant Wood Drive. The property is zoned OI (Office-Institutional) and is located within the I-20 Tier 3 Overlay. The applicant requests variances from Section 27-3.33 of the DeKalb County Zoning Ordinance to reduce required setbacks, sidewalk width, and landscape requirements to allow construction of a new place of worship with associated parking, stormwater, pedestrian, utility, and landscape improvements. The submitted materials identify the property as approximately 0.304 acres, or 13,260 square feet, and show a proposed development layout designed around the site's limited lot area, dual street frontages, and required public frontage improvements.

Note on submitted materials and updated setback requests: The applicant had originally submitted materials that indicated larger-than-necessary setback reductions per Sheet C6 and reflected in the letter of intent. After correspondence with the applicant, updated setback reductions are reflected in this staff analysis and are based on the building location measurements from Sheet C5 of the submitted site plan package.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property is unusually constrained by its small size, corner-lot configuration, and dual street frontages. At approximately 13,000 square feet, the property is substantially smaller than the 20,000-square-foot minimum lot area standard for the OI zoning district. This substandard lot size limits the depth and width available to accommodate a new principal building, parking, stormwater facilities, required sidewalks, required landscape strips, and right-of-way dedication.

The corner-lot configuration further constrains the property because setback requirements apply along multiple street-facing sides of the parcel. As a result, the required setbacks, 10-foot sidewalk, street tree/planting zone, landscape strips, and right-of-way dedication collectively reduce the practical buildable area of the site.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The request does not eliminate pedestrian or landscape improvements entirely. The submitted materials indicate that the applicant would still provide a sidewalk, landscaping, street trees, stormwater facilities, and site improvements, but at reduced dimensions necessary to fit the constrained site.

Preference is for the proposed building to be located toward the front of the lot, rather than pushed farther into the interior of the site. This placement better supports the intended development pattern of the overlay area, helps maintain a more active and orderly street frontage, and reduces potential impacts on surrounding lots by concentrating the principal building closer to the street-facing portion of the property.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The requested relief is not expected to be materially detrimental to the public welfare, provided that the final site design complies with all applicable requirements related to stormwater management, access, fire safety, ADA accessibility, sight-distance, and right-of-way permitting. The proposed improvements may improve the appearance and function of the site compared with its existing condition, while maintaining a scale appropriate for a small institutional use.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict application of the setback, sidewalk, and landscape standards would create an undue and unnecessary hardship due to the site's limited area, corner frontage, and right-of-way constraints. On a larger parcel, these standards could likely be accommodated while preserving a functional building envelope. On this parcel, the combined effect of the standards substantially limits the ability to construct a functional building and supporting site improvements.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The I-20 Overlay is intended to encourage redevelopment, improve the visual appearance of the corridor, support pedestrian access, and allow flexibility in development standards where appropriate to achieve high-quality development. Although the request reduces certain dimensional standards, the proposed development would still provide pedestrian improvements, landscaping, and site upgrades. The proposed use would activate an underutilized site and provide a transitional institutional use within the OI zoning district.

FINAL STAFF ANALYSIS:

The applicant requests variances from Section 27-3.33 of the DeKalb County Zoning Ordinance to reduce setbacks, sidewalk width, and landscape requirements to allow construction of a new place of worship in the OI zoning district and I-20 Tier 3 Overlay.

Staff finds that the requested variances may be supported by the physical conditions of the property. The proposal does not eliminate streetscape or landscape improvements, but instead provides reduced sidewalk and landscape dimensions while maintaining a functional site layout. The proposed development would allow productive reuse of an underutilized parcel and would be consistent with the general intent of the I-20 Overlay to encourage redevelopment, pedestrian access, and improved corridor appearance. Therefore, staff recommends approval with conditions.

Staff Recommendation: Approval with Conditions

Conditions if Approved:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.

ZONING BOARD OF APPEALS (ZBA) APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: _____

City: _____ State: _____ Zip: 30034

Parcel ID Number(s): _____ Acreage: _____

District: _____ Land Lot: _____ Block: _____ Parcel: _____

Commission District(s): _____ Super District: _____

Type of Hearing Requested (check one):

VARIANCE (from Development Standards causing undue hardship upon owners of property.)

SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)


OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4.**

FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

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 _____

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:
\$300.00

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

Email plansustain@dekalbcountyga.gov with any questions

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: _____

Applicant
Signature:



DATE: _____

Applicant
Signature:

William Judd



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 06/01/2026

Applicant/Agent
Signature:

TO WHOM IT MAY CONCERN:

(I)/ (WE): Koudjo Woeledji
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Notary Public

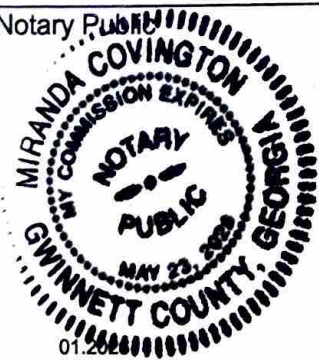
Koudjo Woeledji
Koudjo Woeledji (Jun 1, 2026 16:23:34 EDT)
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



Subject: Variance Request for Setback, Streetscape, and Tree Reductions –Section 27-2.16

Property Address: 4271 East Side Drive,
Decatur, GA 30034

Proposed Project: New Construction – Place of Worship

Dear Members of the Zoning Board of Appeals,

My name is Jeremy Ziadie, the Contractor of Record for Redemption General Contractors. I am writing today to formally request a suite of variances from the DeKalb County Zoning Ordinance for our proposed new construction of a place of worship at 4271 East Side Drive. Following our pre-application meeting with Planner Lucas Carter on March 25, 2026, we are proceeding with an option that aligns with staff's preference for this area.

We are genuinely excited about the opportunity to contribute to the revitalization of this corridor. We understand the Board's desire to foster high-quality development within the Town Center and I-20 Tier 3 character areas, and we share that vision. This construction is designed to be a tasteful addition to the community, respecting the spirit of local land-use patterns while encouraging the connectivity and accessibility the County prioritizes.

We have worked closely with the planning staff to arrive at the option we believe represents the most thoughtful and effective use of this unique site. We are eager to transform this currently underutilized space into a professional, functional asset that aligns with the Board's high standards.

Specifically, we are seeking relief from the following requirements:

1. Reduce front yard (north side) setback from 60 feet to 10 feet
2. Reduce side yard (east) setback from 15 feet to 5 feet
3. Reduce side yard (west) setback from 20 feet to 5 feet.
4. Reduce side yard (south) setback from 20 to 5 feet.

1. Physical Conditions of the Site

The unique physical conditions of this property constitute a special case necessitating these

variances. The site size is exceptionally tiny, which severely limits the ability to meet standard streetscape and parking requirements. Furthermore, the property is subject to a 10-foot right-of-way dedication along both street sides, which further reduces the buildable footprint. Additionally, the site's topography limits the feasible location for new construction. These conditions are inherent to the lot's dimensions and were not created by the current owner.

2. Minimum Variance Necessary

This request represents the minimum relief necessary to make the property usable for new development. We have opted for this plan specifically because it balances the County's desire for increased intensity in activity centers with the extreme physical constraints of this small lot. The requested 6-foot sidewalk and 2-foot landscape strip are the most practical solutions that allow for a functional new building while still providing for public pedestrian access.

3. Public Welfare

The proposed new construction will provide a positive impact by activating a currently underutilized lot in the Town Center area. By following staff recommendations for increased intensity, we are contributing to the long-term vision for the neighborhood. This project will be a tasteful, modern addition that manages development intensity through a transitional Office-Institutional use, ensuring no detrimental impact on neighboring properties.

4. Ordinance Hardship

Strict application of the zoning ordinance would cause an undue and unnecessary hardship. Due to the tiny lot size and the substantial ROW dedications required, adhering to the standard 10-foot sidewalk and 5-foot landscape strip would mean that no meaningful improvements or new construction could be made to the property at all. Denial of these variances would effectively render this lot undevelopable.

5. Alignment with the Spirit of the Law

This request is consistent with the spirit and purpose of the DeKalb County Comprehensive Plan. The property is located within the I-20 Tier 3 / Town Center character area, which seeks to maintain a mix of residential and commercial aesthetics while guiding development pressure. Our proposal for a new church office supports these goals by providing a reasonable, transitional use that respects the scale of the surrounding community.

Thank you for your time and consideration of this variance request. This new construction will be a significant improvement for East Side Drive and is consistent with DeKalb County's vision for growth in this district. I am dedicated to working collaboratively to ensure that my proposed

changes align with the County's broader goals and policies.

Sincerely,

Jeremy Ziadie
Redemption General Contractors, LLC

LAND DISTURBANCE PERMIT PLANS FOR:

COME & SEE DELIVERANCE MINISTRY

**4271 EAST SIDE DRIVE
 DECATUR, GEORGIA 30034
 LAND LOT 126, 15th DIST.
 DEKALB COUNTY, GEORGIA
 TAX PARCEL 15 126 10 011
 ZONED: OI (I-20 OVERLAY DISTRICT)**

SCOPE OF WORK:

THIS PROPOSED PROJECT WILL INCLUDE THE DEMOLITION OF AN EXISTING SINGLE FAMILY HOME AND DRIVEWAY. IT WILL BE REPLACED BY THE CONSTRUCTION OF A SINGLE STORY STRUCTURE TO BE USED AS A CHURCH OFFICE WITH AN ASSOCIATED PARKING LOT. CONSTRUCTION ACTIVITIES WILL BE SITE GRADING, INSTALLATION OF A STORMWATER MANAGEMENT SYSTEM, INSTALLATION OF UTILITIES, EROSION CONTROL, AND LANDSCAPING.

I, MIKE COOPER, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF GEORGIA, HEREBY CERTIFY THAT I HAVE PERSONALLY REVIEWED THE ATTACHED SUBMITTAL PLANS FOR A LAND DISTURBANCE/DEVELOPMENT PERMIT. IN MY OPINION, THESE SUBMITTAL PLANS MEET ALL APPLICABLE REGULATIONS AND ORDINANCES OF DEKALB COUNTY. DEKALB COUNTY AND OTHER AFFECTED PARTIES MAY RELY ON THIS CERTIFICATION.

SIGNATURE: *Michael Cooper* GEORGIA REGISTRATION# 29567

DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP

DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEER OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT.

72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.

APPROXIMATE ACTIVITY SCHEDULE

THESE SHALL BE NO MORE THAN 7 DAYS BETWEEN INITIAL DISTURBANCE AND TEMPORARY VEGETATION

DESCRIPTION	MONTH					
	1	2	3	4	5	6
INSTALLATION OF EROSION, SEDIMENT AND POLLUTION CONTROL MEASURES	█					
MAINTENANCE OF EROSION, SEDIMENT AND POLLUTION CONTROL MEASURES		█	█	█	█	█
GRADING		█	█			
WALL CONSTRUCTION			█	█		
STORM DRAIN & DETENTION CONSTRUCTION			█	█		
UTILITY CONSTRUCTION			█	█		
BUILDING CONSTRUCTION			█	█	█	█
LANDSCAPING/FINAL STABILIZATION					█	█
DISPOSITION OF SEDIMENT DEVICES						█

ANTICIPATED STARTING DATE 7/15/26
 ANTICIPATED COMPLETION DATE 1/15/27

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

DESIGN PROFESSIONAL'S STATEMENT

- I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GA8 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.
- I CERTIFY THAT I, AS THE PROFESSIONAL WHO PREPARED THE ES&PC PLAN, WILL INSPECT THE INSTALLATION OF THE APPROVED SHIPS SHOWN ON THE PLAN WITHIN SEVEN (7) DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS.
- I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED, BASED ON MY KNOWLEDGE OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE: *Michael Cooper* GA SWCC #12400 DATE: 6/1/26



UTILITY DISCLAIMER

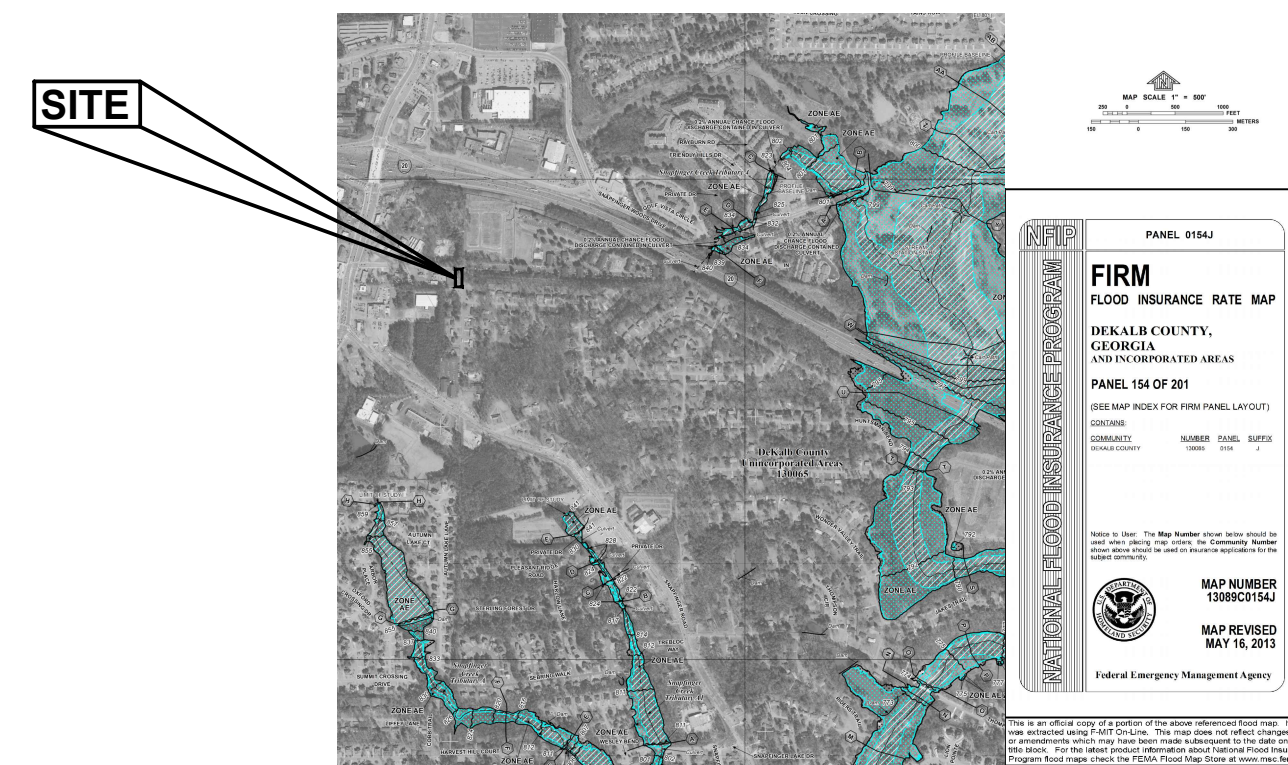
UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS AND THE EXISTING UTILITY LINES THAT ARE SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL COORDINATE CLOSELY WITH THESE UTILITY COMPANIES AS NECESSARY REGARDING MODIFICATIONS TO EXISTING SYSTEMS OR ADAPTATIONS FOR NEW SERVICE CONNECTIONS. ANY DEVIATIONS FROM THE NEW UTILITY DESIGN LOCATIONS SHOWN IN THESE PLANS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. ANY AND ALL DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED SOLELY AT CONTRACTOR EXPENSE.



Know what's below.
 Call before you dig.



SITE LOCATION MAPS
 SCALE: N.T.S.



F.I.R.M. PANEL 13089C0154J
 DATED: MAY 16, 2013
 N.T.S.

OWNER/PRIMARY PERMITTEE:
COME AND SEE DELIVERANCE MINISTRY
 4271 EAST SIDE DRIVE
 DECATUR, GEORGIA 30065
 ATTN: KOUDJO WOELDEDJI
 404-520-2287
 woeledji@hotmail.com

CIVIL SITE DESIGN:
NORTH ATLANTA STRUCTURES
 911 DULUTH HIGHWAY, SUITE C-1B-215
 LAWRENCEVILLE, GEORGIA 30043
 CONTACT: MIKE COOPER, P.E.
 770-527-3337
 mcooper@northatlantastructures.com

DRAWING INDEX

SHEET	DESCRIPTION
C1	COVER SHEET
C2	RECORDED SURVEY
C3	EXISTING CONDITIONS PLAN
C4	PROPOSED DEMOLITION PLAN
C5	PROPOSED SITE PLAN
C6	PROPOSED GRADING & DRAINAGE PLAN
C7	PROPOSED STORM DRAIN PROFILES
C8	PROPOSED UTILITY PLAN
C9	PROPOSED EROSION & SEDIMENT CONTROL PLAN PHASE 1
C10	PROPOSED EROSION & SEDIMENT CONTROL PLAN PHASE 2
C11	PROPOSED EROSION & SEDIMENT CONTROL PLAN PHASE 3
C12	PROPOSED EROSION & SEDIMENT CONTROL DETAILS
C13	PROPOSED TREE PROTECTION & LANDSCAPE PLAN

GENERAL SITE INFORMATION

- TOTAL SITE AREA = 13,260 SQ. FT. = 0.304 Ac.
- DISTURBED AREA = 15,557 SQ. FT. = 0.36 Ac.
- SITE ADDRESS: 4271 EAST SIDE DR., DECATUR, GEORGIA 30034.
- THIS SITE IS ZONED OI (I-20 OVERLAY DISTRICT).
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: OFFICE
- A PORTION OF THIS SITE IS NOT LOCATED WITHIN A FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL # 13089C0154J DATED 5/16/13, FOR DEKALB COUNTY, GEORGIA.
- BOUNDARY & TOPOGRAPHIC SURVEY BY MERIDIAN GEOMATICS DATED 8/6/25.
- THERE ARE NO WETLANDS ON THE SITE.
- THERE ARE NO BLUELINE STREAMS ON THE SITE.
- THERE ARE NO TROUT STREAMS ON THE SITE.
- THERE ARE NO STATE WATERS ON OR WITHIN 200 FEET OF THIS SITE.
- RECEIVING WATERS: SNAPPINGER CREEK.
- WATER SERVICE BY DEKALB COUNTY.
- SEWER SERVICE BY DEKALB COUNTY.

EXISTING SITE INFORMATION

TOTAL SITE AREA = 13,260 SQ. FT. = 0.304 Ac.
 EXISTING IMPERVIOUS AREA (TO BE REMOVED)
 BUILDING 1,300 SQ. FT.
 DRIVEWAY 838 SQ. FT.
 TOTAL 2,138 SQ. FT.

2,138/13,260 = 16.1% IMPERVIOUS

PROPOSED SITE INFORMATION

TOTAL SITE AREA = 11,374 SQ. FT. = 0.261 Ac.
 PROPOSED IMPERVIOUS AREA
 BUILDING 1,344 SQ. FT. (SINGLE STORY)
 PARKING 2,905 SQ. FT.
 SIDEWALK 325 SQ. FT.
 TOTAL 4,574 SQ. FT.

4,574/11,374 = 40.2% IMPERVIOUS

PROPOSED IMPERVIOUS AREA IS LESS THAN 5,000 SQ. FT. THEREFORE ONLY RUNOFF REDUCTION MEASURES WILL BE EMPLOYED

OPEN SPACE = (11,374 - 4,574)/11,374 = 59.8%

PROPOSED USE - OFFICE

ONE STORY BUILDING

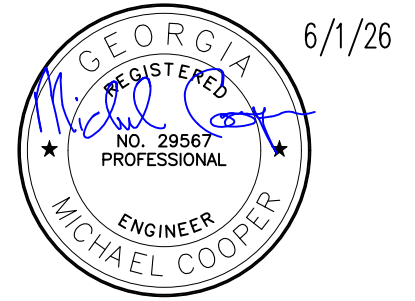
HEIGHT = 12'-0"

BUILDING FLOOR AREA = 1,344 SQ. FT.

FLOOR AREA RATIO = 1,344/11,374 = 0.12
 MINIMUM PARKING REQUIRED = 1,344/500 = 3
 MAXIMUM PARKING ALLOWED = 1,344/200 = 6

PARKING PROVIDED = 5 + 1 H.C.

THESE CONSTRUCTION DOCUMENTS AND ANY AUTHORIZED REPRODUCTIONS, WHETHER IN WHOLE OR IN PART, ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND THE EXCLUSIVE PROPERTY OF NORTH ATLANTA STRUCTURES. THEY ARE TO BE USED FOR THE SPECIFIC PROJECT AND NOT FOR ANY OTHER PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED, EXCEPT WITH PRIOR WRITTEN CONSENT FROM NORTH ATLANTA STRUCTURES. USE OF THESE DOCUMENTS FOR OTHER PROJECTS WITHOUT WRITTEN AUTHORIZATION AND APPROPRIATE COMPENSATION IS STRICTLY PROHIBITED.
 © NORTH ATLANTA STRUCTURES. ALL RIGHTS RESERVED.



COVER SHEET FOR:
COME & SEE DELIVERANCE MINISTRY
 4271 EAST SIDE DRIVE
 DECATUR, GA 30034
 LAND LOT 126, 15th DIST.
 DEKALB COUNTY, GEORGIA

DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	6/1/26
PROJECT #:	x
SHEET	C1

RELEASED FOR CONSTRUCTION

THIS BLOCK RESERVED FOR COURT CLERK

ZONING: OI
 SETBACKS
 FRONT = 50'
 REAR = 20'
 SIDE = 15'
 MIN. LOT WIDTH = 100'

BOUNDARY REFERENCES:
 1. SUBJECT DEED BOOK 24901, PAGE 00594
 2. PLAT BOOK 235, PAGE 66
 3. SEE ADJOINERS

ADDRESS
 4271 EAST SIDE DRIVE
 DECATUR, GEORGIA, 30034

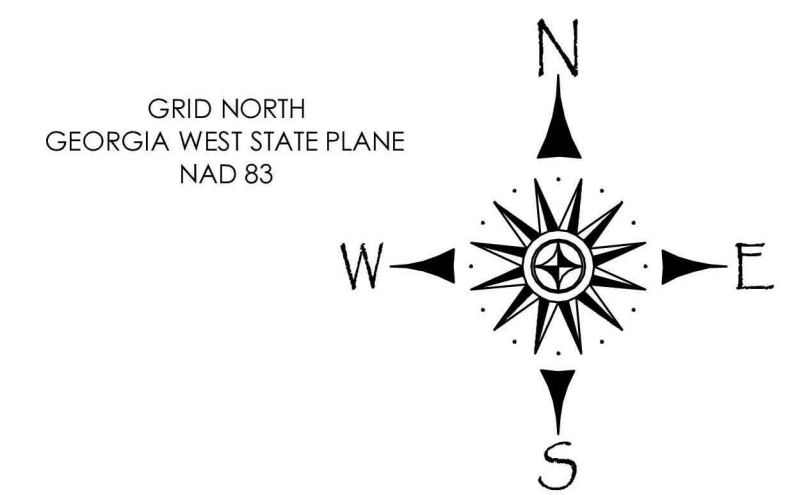
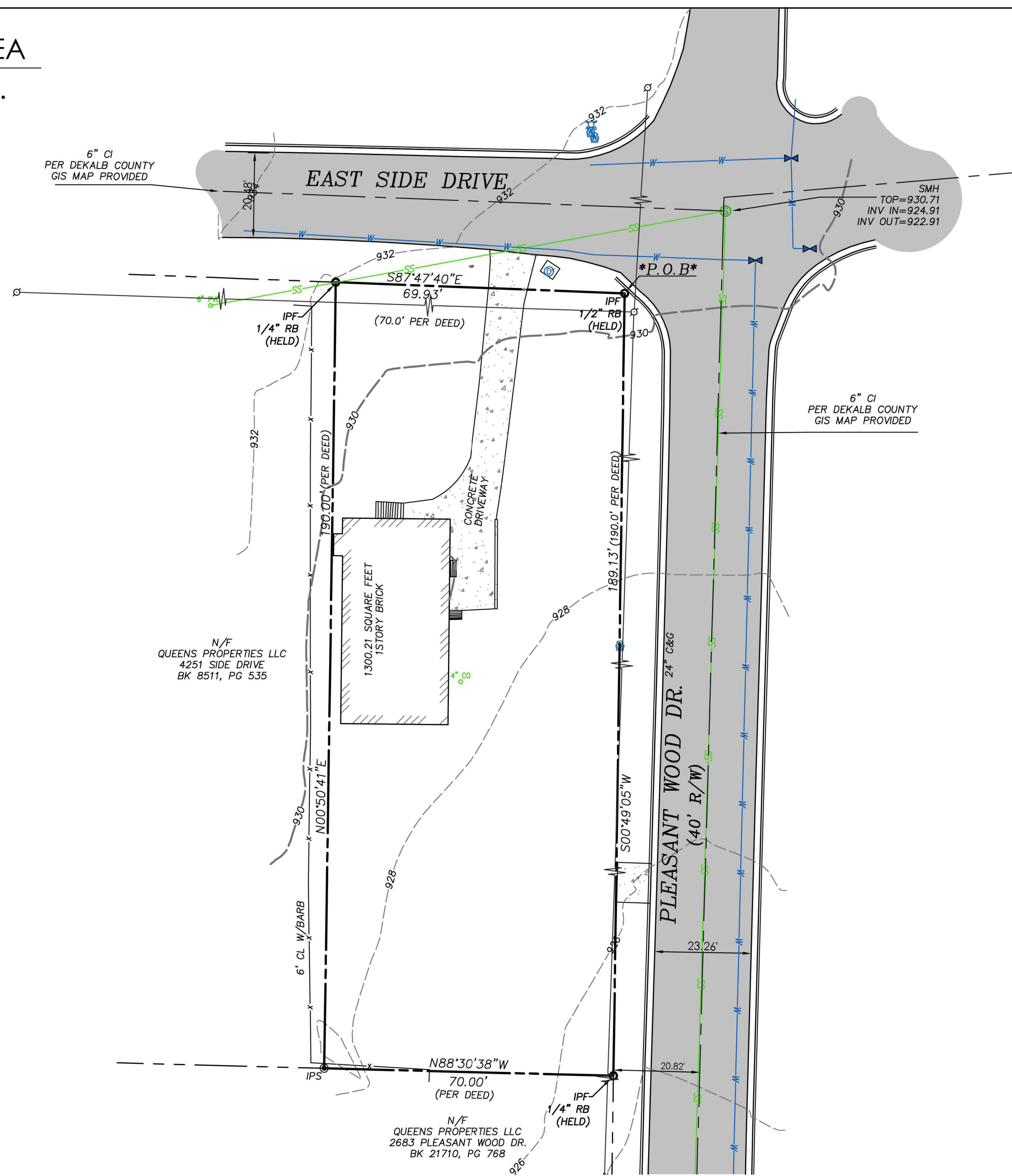
FLOOD NOTE
 AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP (DEKALB) COMMUNITY PANEL NO. (1308PCD1341) DATED 5/16/2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

IMPERVIOUS SURFACE CALCULATIONS
 BUILDING = 1300 SQ.FT.
 DRIVEWAY = 838 SQ.FT.
 TOTAL = 2138 SQ.FT.

CALC = 2138/13260 = 0.16
 = 16%

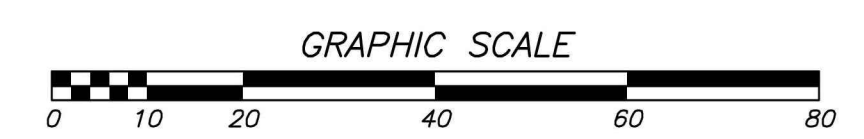
BENCHMARK REFERENCE
 ALL ELEVATIONS ARE GROUND RUN; ELEVATIONS ARE BASED OFF OF TRIMBLE NETWORK GPS MEAN SEA LEVEL MEASUREMENTS USING A TRIMBLE R12 LT BASE ROVER WITH VRS NOW RTK GNSS SERVICE.

TOTAL SITE AREA
 13,260 SQ. FT.
 0.304 ACRES



LEGEND			
○ IPF	IRON PIN FOUND	— X — X —	PROPERTY LINE
● IPS	IRON PIN SET (1/2\"/>		

REVISIONS:



SURVEYOR'S CERTIFICATION
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE O.C.G.A. SECTION 15-6-67.

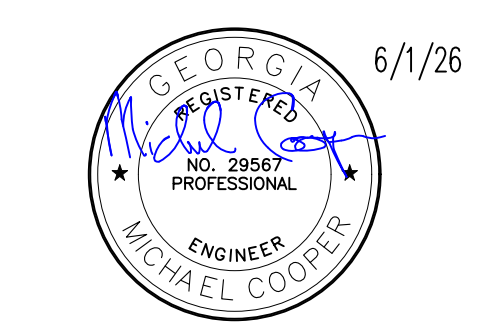
INSTRUMENT USED: SOKKIA IX 5000 (ROBOTIC/MOTORIZED)
 WORK PERFORMED ON JULY 30, 2025.
 THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 126224 FEET.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 359491 FEET AND AN ANGULAR ERROR OF 5\"/>



CONCEPT ENGINEERING (PERMITTING MUNICIPALITY: DEKALB COUNTY)	DEED BOOK 24901 AND PAGE 594 (LEGAL DESCRIPTION) LAND LOT 126 of the 15th DISTRICT DEKALB COUNTY, GEORGIA DATE: 8/6/2025 SCALE: 1"= 20'	ALPHARETTA OFFICE 1875 LOCKEWAY DRIVE - SUITE 702 Alpharetta, Georgia 30004 Office: (770) 675-6197	DRAWN BY M.E.R. JOB.# 2025-163
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REVISION	DATE	APPROVED	DESCRIPTION

North Atlanta
 STRUCTURES
 911 DULUTH HWY, SUITE C-1B-215
 LAWRENCEVILLE, GEORGIA 30043

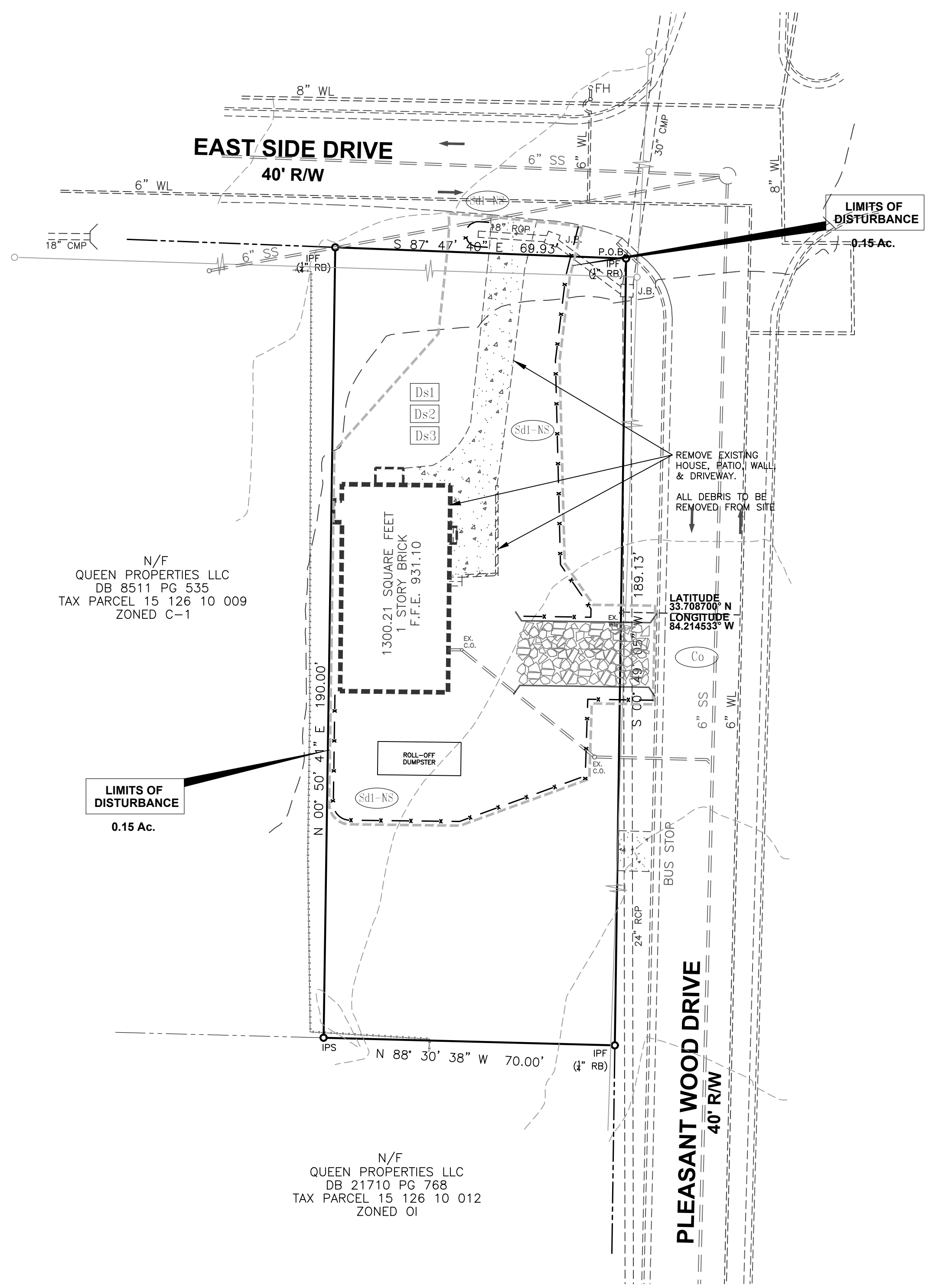
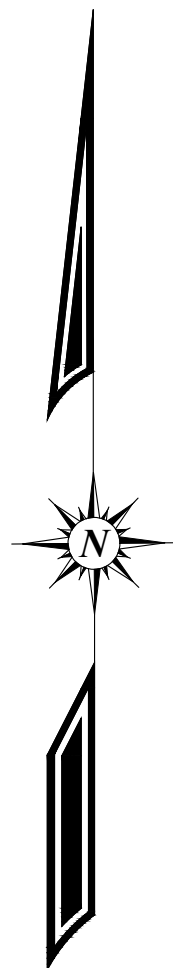


RECORDED SURVEY FOR:
 COME & SEE DELIVERANCE MINISTRY
 4271 EAST SIDE DRIVE
 DECATUR, GA 30034
 LAND LOT 126, 15th DIST.
 DEKALB COUNTY, GEORGIA

DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	6/1/26
PROJECT #:	x
SHEET	C2

RELEASED FOR CONSTRUCTION

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N/F
 QUEEN PROPERTIES LLC
 DB 8511 PG 535
 TAX PARCEL 15 126 10 009
 ZONED C-1

LIMITS OF
 DISTURBANCE
 0.15 Ac.

N/F
 QUEEN PROPERTIES LLC
 DB 21710 PG 768
 TAX PARCEL 15 126 10 012
 ZONED O1

DEMOLITION NOTES

1. SITE ADDRESS: 4271 EAST SIDE DR., DECATUR, GEORGIA 30034.
2. OWNER:
3. ALL UTILITIES LINES SHALL BE CUT OFF AND CAPPED AT THE STREET.

ALL REQUIREMENTS OF THE I-20 CORRIDOR OVERLAY DISTRICT ARE MET.

THIS SITE IS NOT IN AN HISTORIC DISTRICT.

THIS SITE IS ZONED O-1 (I-20 OVERLAY DISTRICT). BUILDING SETBACKS ARE 20 FEET FRONT, 10 FEET SIDE, AND 10 FEET REAR.

DISTURBED AREA = 7,391 SQ. FT. = 0.17 AC.

A PORTION OF THIS SITE IS NOT LOCATED WITHIN A FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL # 13089C0154J DATED 5/16/13, FOR DEKALB COUNTY, GEORGIA.

THERE ARE NO WETLANDS ON THE SITE.

THERE ARE NO BLUELINE STREAMS ON THE SITE.

THERE ARE NO TROUT STREAMS ON THE SITE.

THERE ARE NO STATE WATERS ON OR WITHIN 200 FEET OF THIS SITE.

RECEIVING WATERS: SNAPPINGER CREEK.

ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

NO TREES ARE LOCATED ON THIS SITE.

ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).

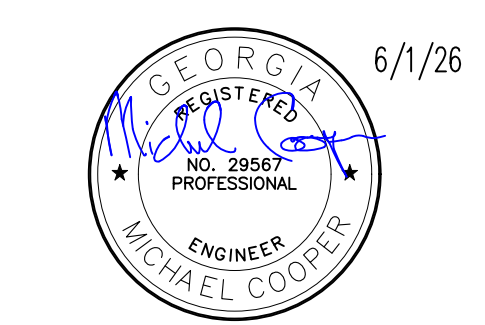
DEMO DEBRIS = 84 CU. YD.

HAUL VOLUME = 84 CU. YD.

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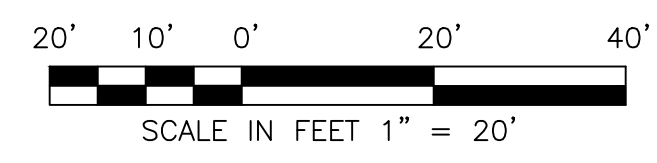
REVISION	DATE	APPROVED	DESCRIPTION

STRUC TURES
 911 DULUTH HWY, SUITE C-1B-215
 LAWRENCEVILLE, GEORGIA 30043



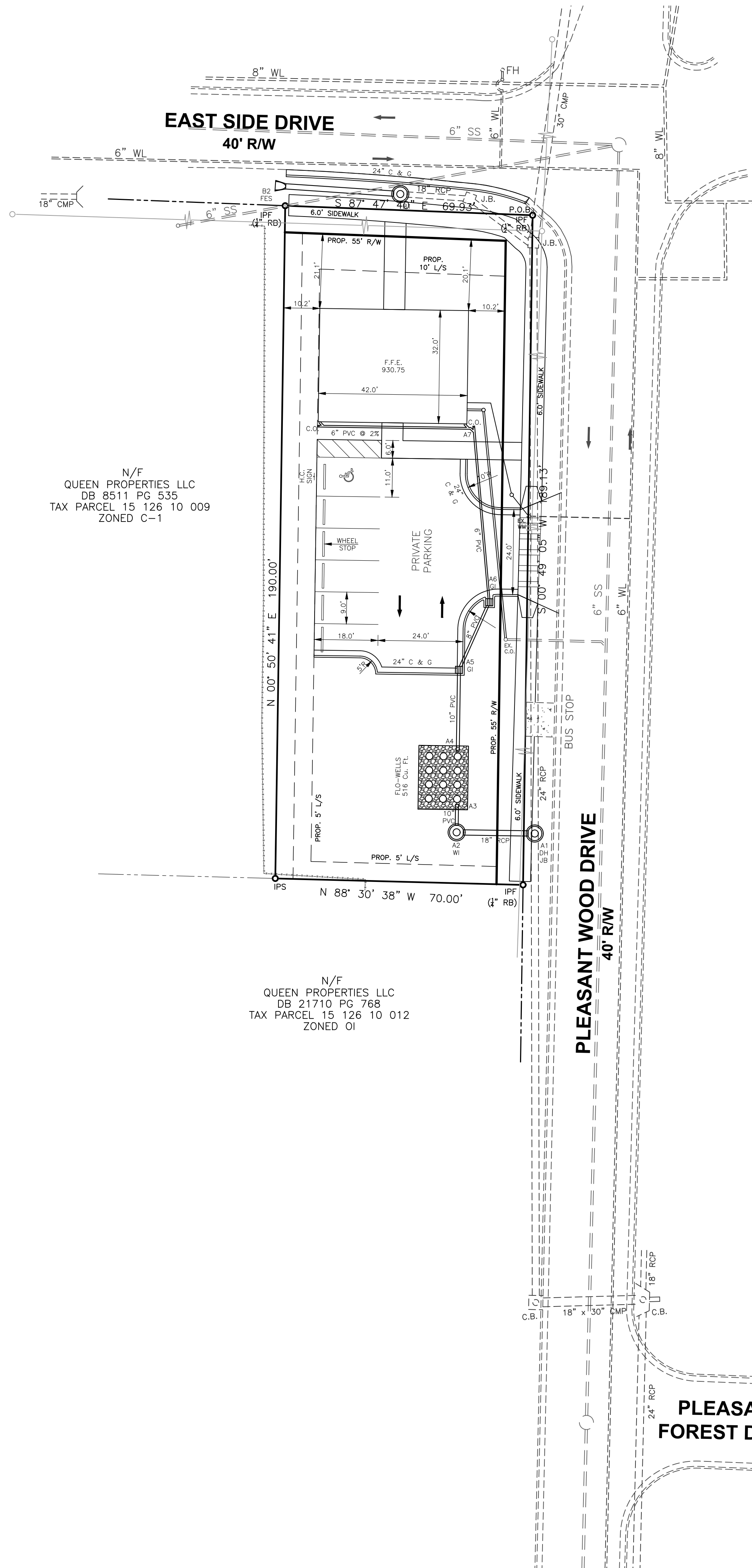
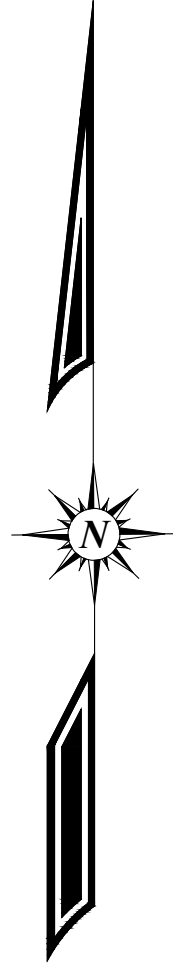
PROPOSED DEMOLITION PLAN FOR:
 COME & SEE DELIVERANCE MINISTRY
 4271 EAST SIDE DRIVE
 DECATUR, GA 30034
 LAND LOT 126, 15th DIST.
 DEKALB COUNTY, GEORGIA

24 HOUR CONTACT:
JEREMY ZIADIE
678-725-4240
jeremy@rr-llc.us



RELEASED FOR CONSTRUCTION

DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	6/1/26
PROJECT #:	x
SHEET	C4



- GENERAL SITE INFORMATION**
- TOTAL SITE AREA = 13,260 SQ. FT. = 0.304 Ac.
 - DISTURBED AREA = 15,557 SQ. FT. = 0.36 Ac.
 - SITE ADDRESS: 4271 EAST SIDE DR., DECATUR, GEORGIA 30034.
 - THIS SITE IS ZONED O1 (I-20 OVERLAY DISTRICT).
 - EXISTING USE: RESIDENTIAL
 - PROPOSED USE: OFFICE
 - A PORTION OF THIS SITE IS NOT LOCATED WITHIN A FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL # 13089CD154J DATED 5/16/13, FOR DEKALB COUNTY, GEORGIA.
 - BOUNDARY & TOPOGRAPHIC SURVEY BY MERIDIAN GEOMATICS DATED 8/6/25.
 - THERE ARE NO WETLANDS ON THE SITE.
 - THERE ARE NO BLUELINE STREAMS ON THE SITE.
 - THERE ARE NO TROUT STREAMS ON THE SITE.
 - THERE ARE NO STATE WATERS ON OR WITHIN 200 FEET OF THIS SITE.
 - RECEIVING WATERS: SNAPPINGER CREEK.
 - WATER SUPPLY BY DEKALB COUNTY.
 - SEWER BY DEKALB COUNTY.

EXISTING SITE INFORMATION

TOTAL SITE AREA = 13,260 SQ. FT. = 0.304 Ac.

EXISTING IMPERVIOUS AREA

BUILDING	1,300 SQ. FT.
DRIVEWAY	838 SQ. FT.
TOTAL	2,138 SQ. FT.

2,138/13,260 = 16.1% IMPERVIOUS

PROPOSED SITE INFORMATION

TOTAL SITE AREA = 11,374 SQ. FT. = 0.261 Ac.

PROPOSED IMPERVIOUS AREA

BUILDING	1,344 SQ. FT.
PARKING	2,905 SQ. FT.
SIDEWALK	325 SQ. FT.
TOTAL	4,574 SQ. FT.

4,574/11,374 = 40.2% IMPERVIOUS

PROPOSED IMPERVIOUS AREA IS LESS THAN 5,000 SQ. FT. THEREFORE ONLY RUNOFF REDUCTION MEASURES WILL BE EMPLOYED

OPEN SPACE = 11,374 - 4,574/11,374 = 59.8%

PROPOSED USE - OFFICE

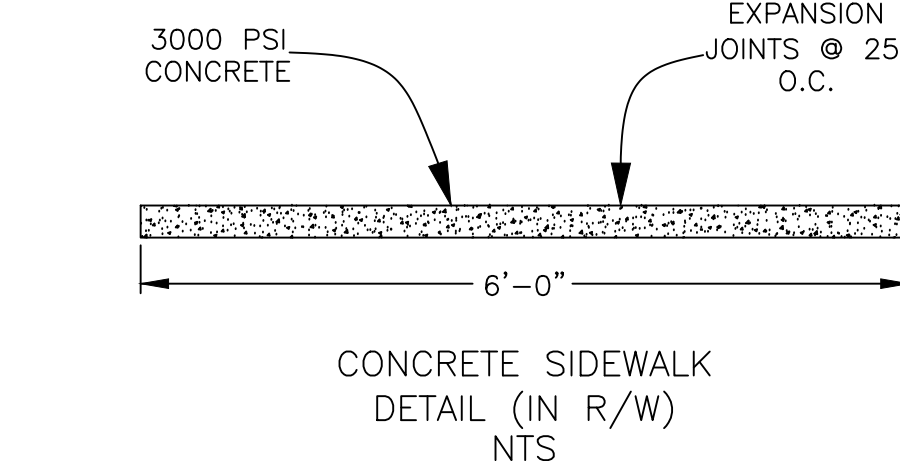
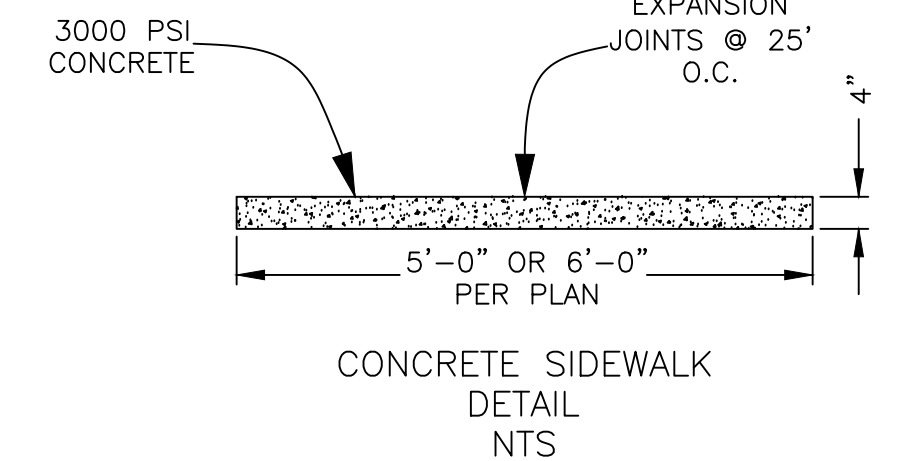
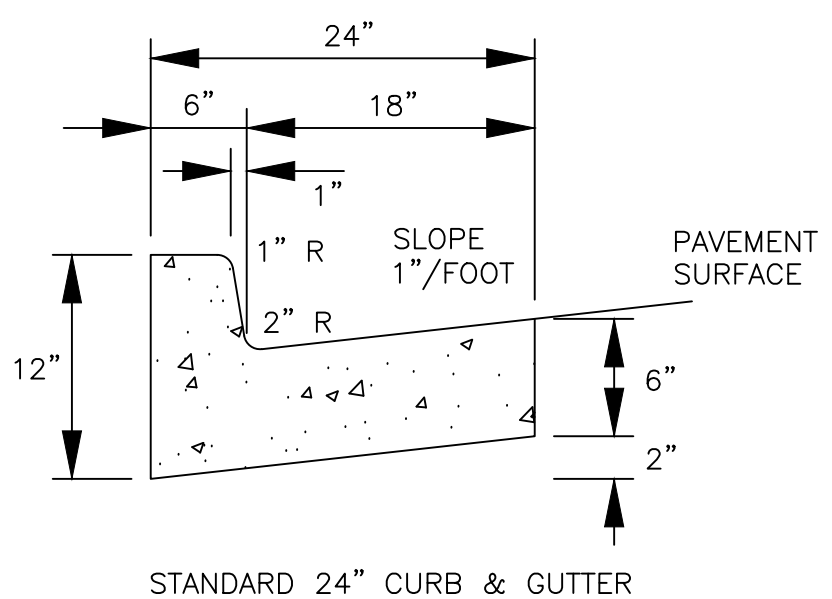
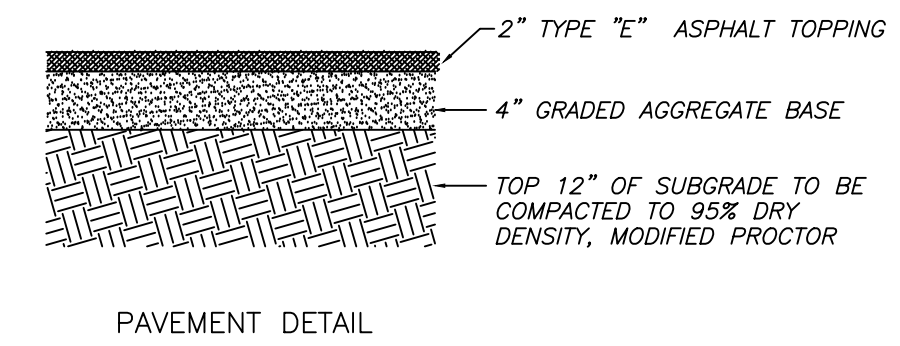
ONE STORY BUILDING

HEIGHT = 12'-0"

BUILDING FLOOR AREA = 1,344 SQ. FT.

FLOOR AREA RATIO = 1,344/11,374 = 0.12
 MINIMUM PARKING REQUIRED = 1,344/500 = 3
 MAXIMUM PARKING ALLOWED = 1,344/200 = 6

PARKING PROVIDED = 5 + 1 H.C.



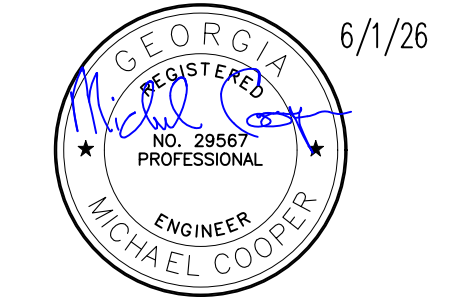
RELEASED FOR CONSTRUCTION

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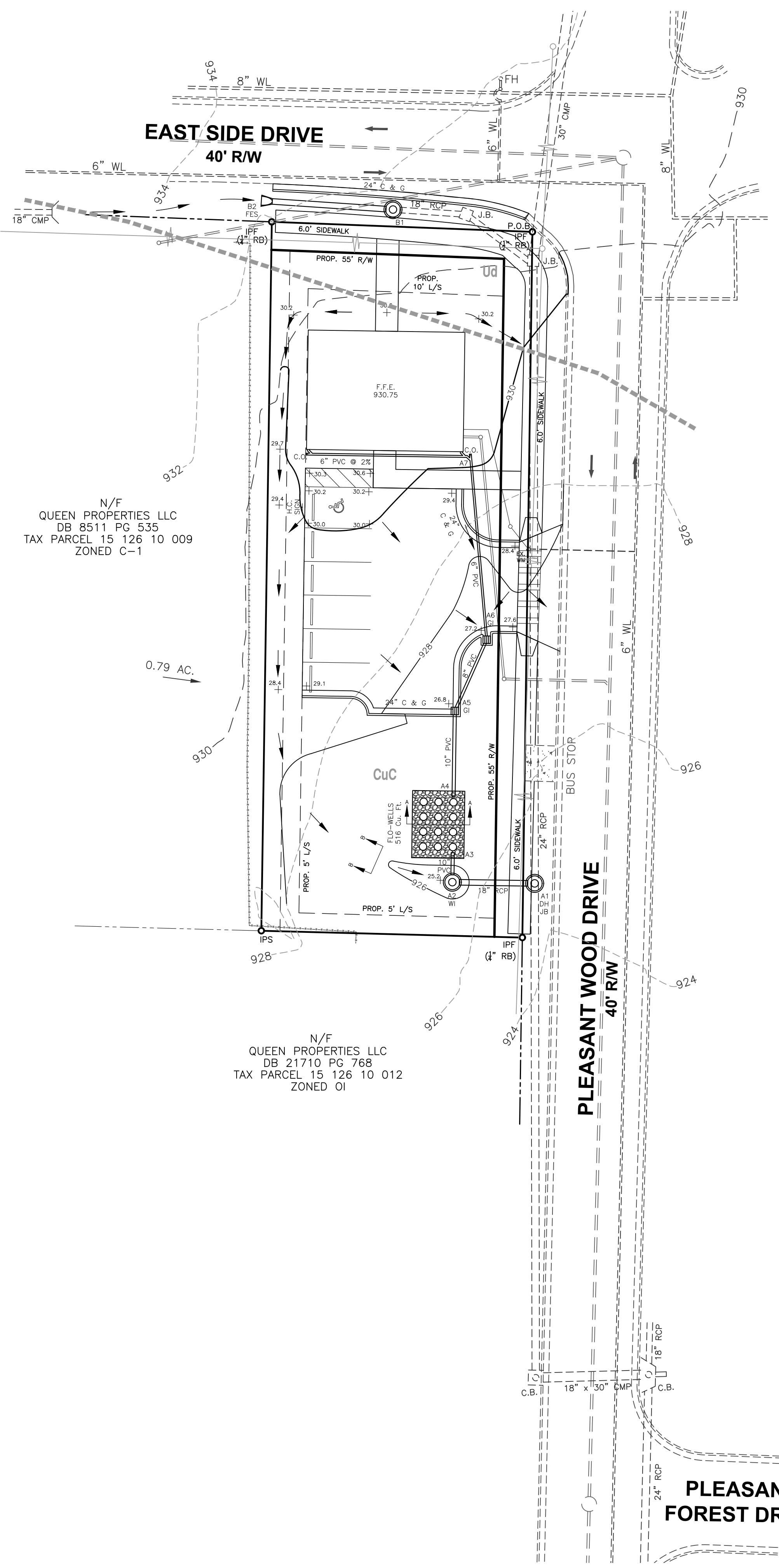
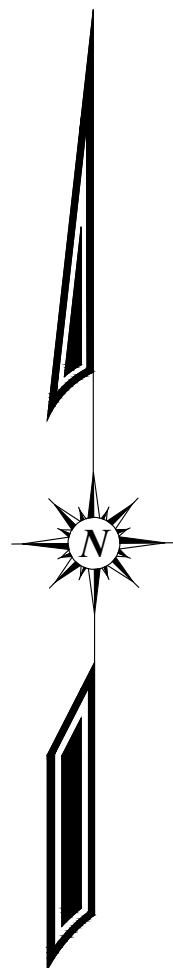
REVISION	DATE	APPROVED	DESCRIPTION

North Atlanta
 STRUCTURES
 911 DULUTH HWY, SUITE C-1B-215
 LAWRENCEVILLE, GEORGIA 30043

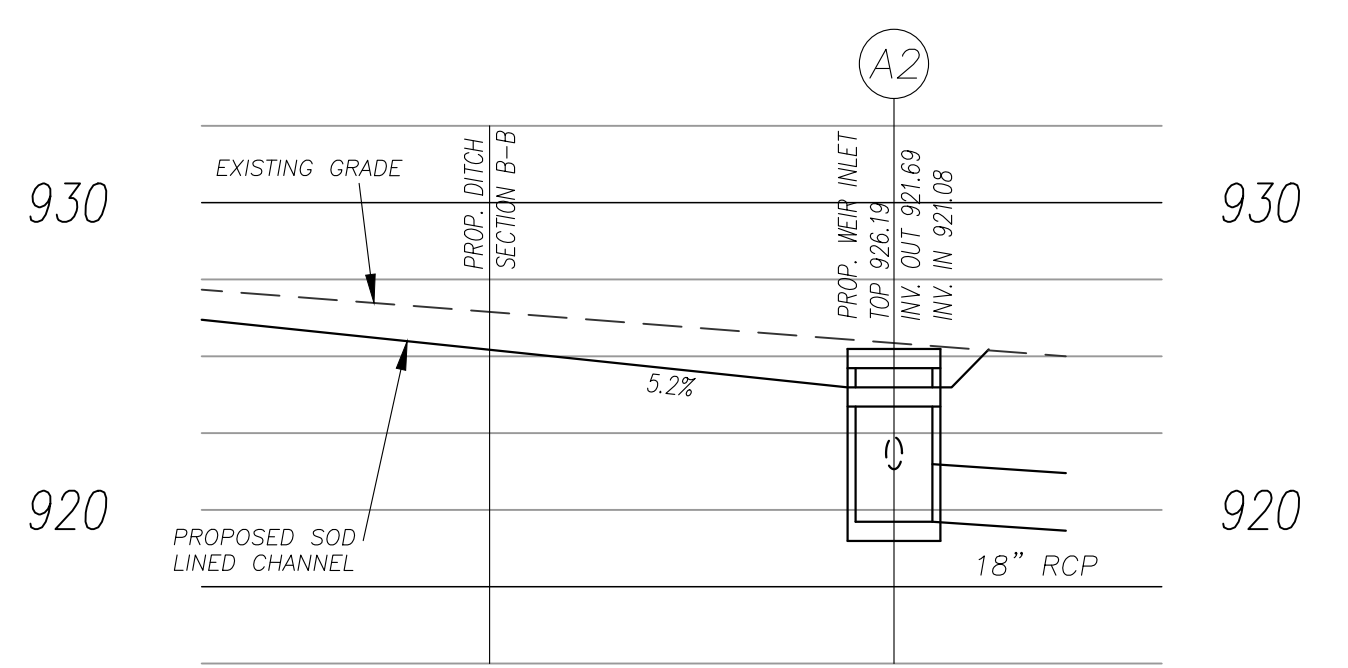


PROPOSED SITE PLAN FOR:
 COME & SEE DELIVERANCE MINISTRY
 4271 EAST SIDE DRIVE
 DECATUR, GA 30034
 LAND LOT 126, 15th DIST.
 DEKALB COUNTY, GEORGIA

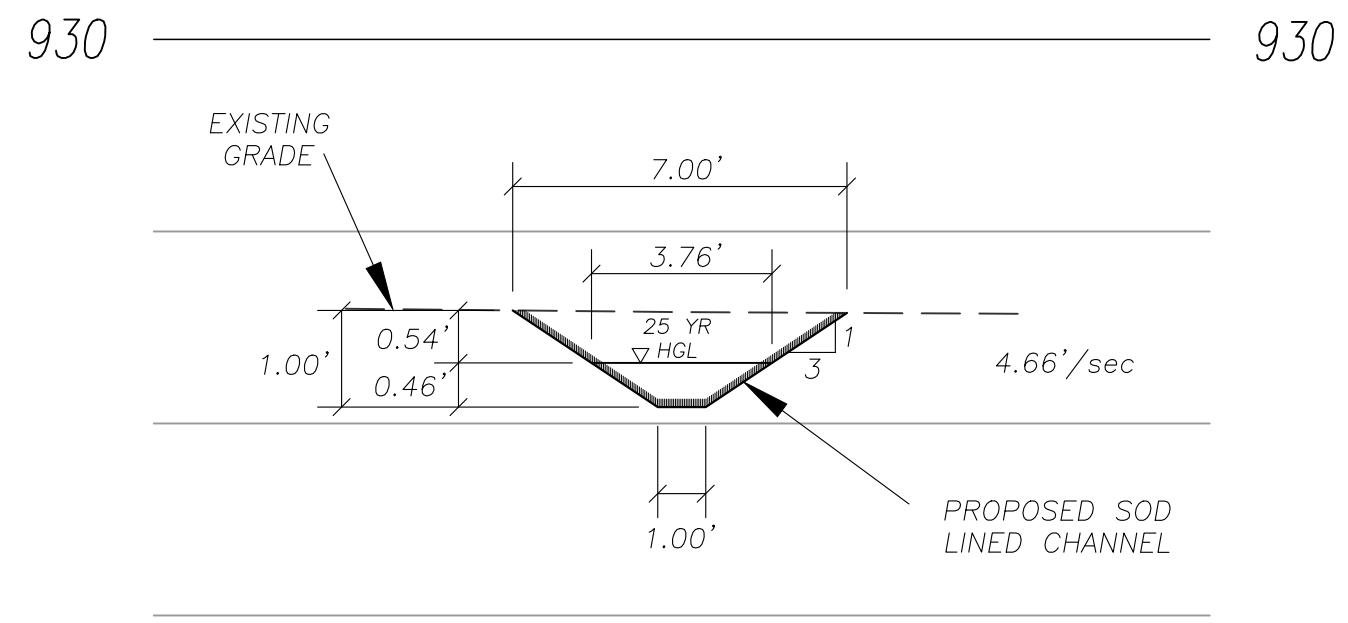
DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	6/1/26
PROJECT #:	x
SHEET	C5



GRADING NOTES:
 COMPACTION OF ALL FILL MATERIAL BETWEEN THE FRONT AND REAR BUILDING LINES TO BE 95% STANDARD PROCTOR MUST BE CERTIFIED GEORGIA REGISTERED SOILS ENGINEER PRIOR TO THE INSTALLATION OF CURB. THIS CERTIFICATION WILL BE SUBMITTED TO THE CHIEF OF DEVELOPMENT INSPECTIONS. LOTS WITH 2' OF FILL OR GREATER, AS DELINEATED ON THE CONSTRUCTION PLANS, WILL REQUIRE COMPACTION CERTIFICATIONS 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 CERTIFICATION WILL BE INDICATED ON THE FINAL RECORDED PLAT.



PROPOSED DITCH PROFILE
 1"=10' H 1"=5' V

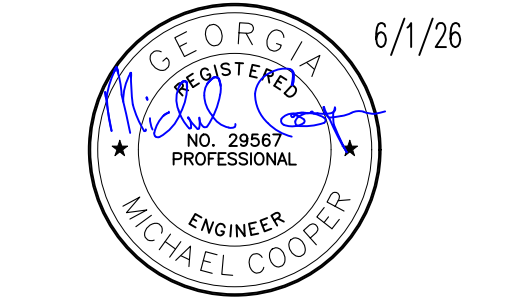


PROPOSED DITCH SECTION B-B
 1"=4' H 1"=2' V

PROPOSED DITCH CALCULATIONS
 DRAINAGE AREA = 0.861 AC.
 C = 0.64
 Q₂₅ = 5.1 CFS
 SLOPE = 0.052 FT./FT.
 n = 0.030
 FLOW DEPTH = 0.46 FT.
 WETTED PERIMETER = 3.91 FT.
 FLOW AREA = 1.095 SQ. FT.
 VELOCITY = 4.7 FT./SEC.
 FREEBOARD CAPACITY = 25.1 CFS

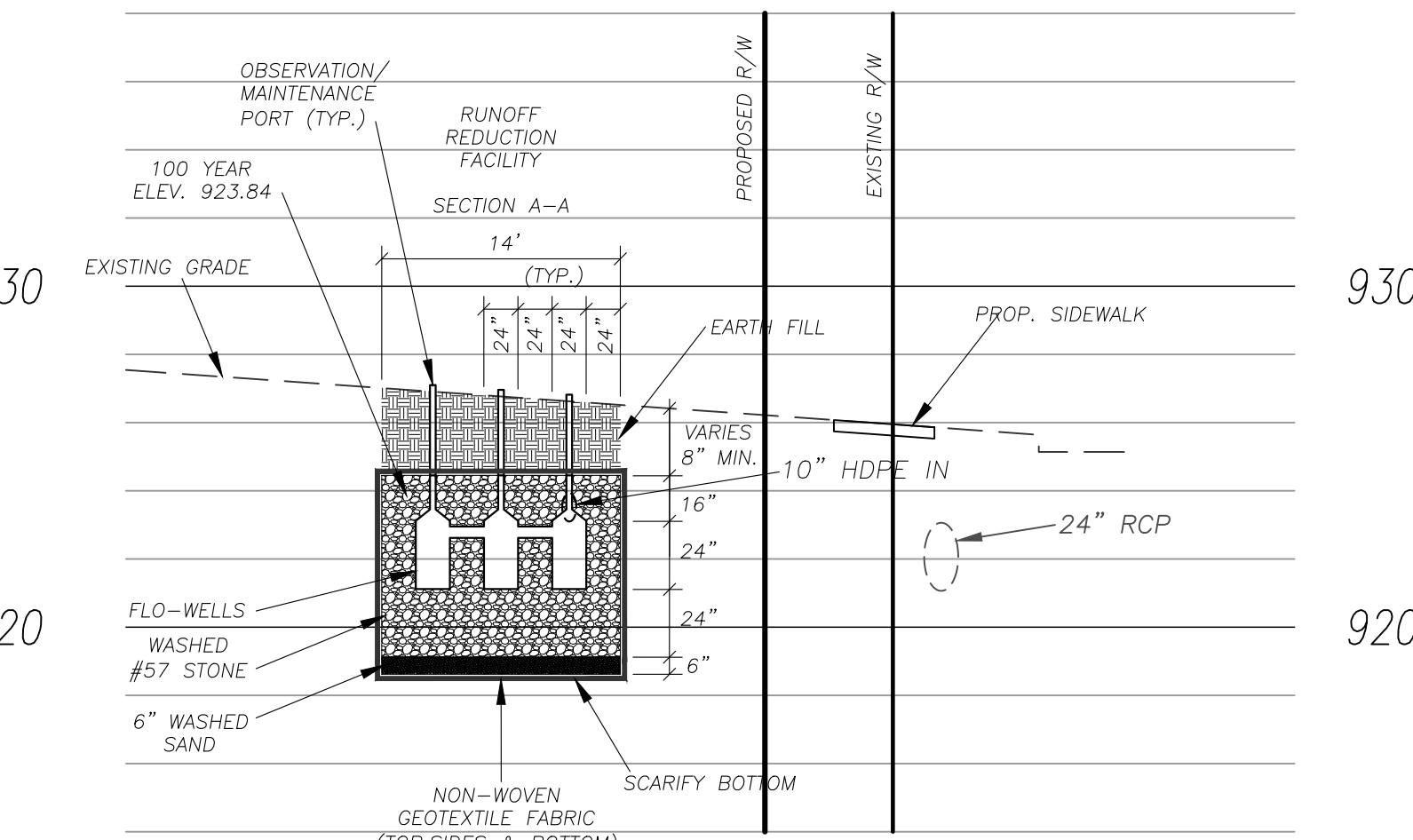
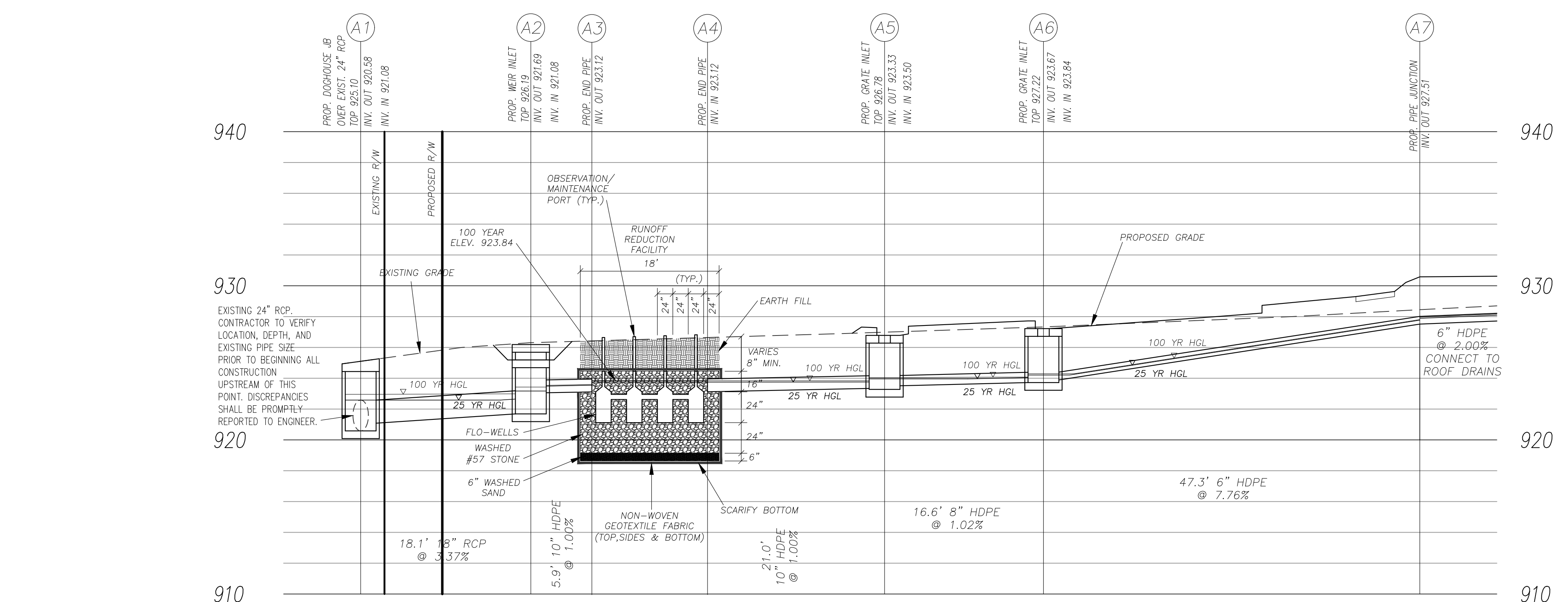
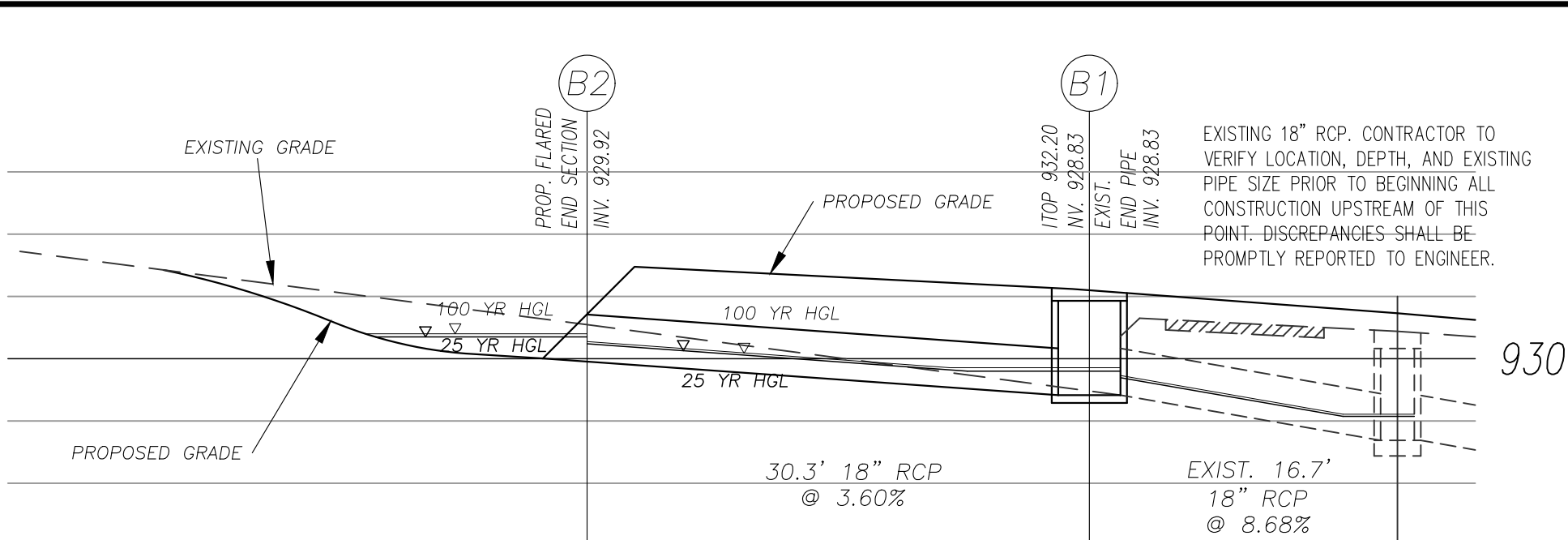
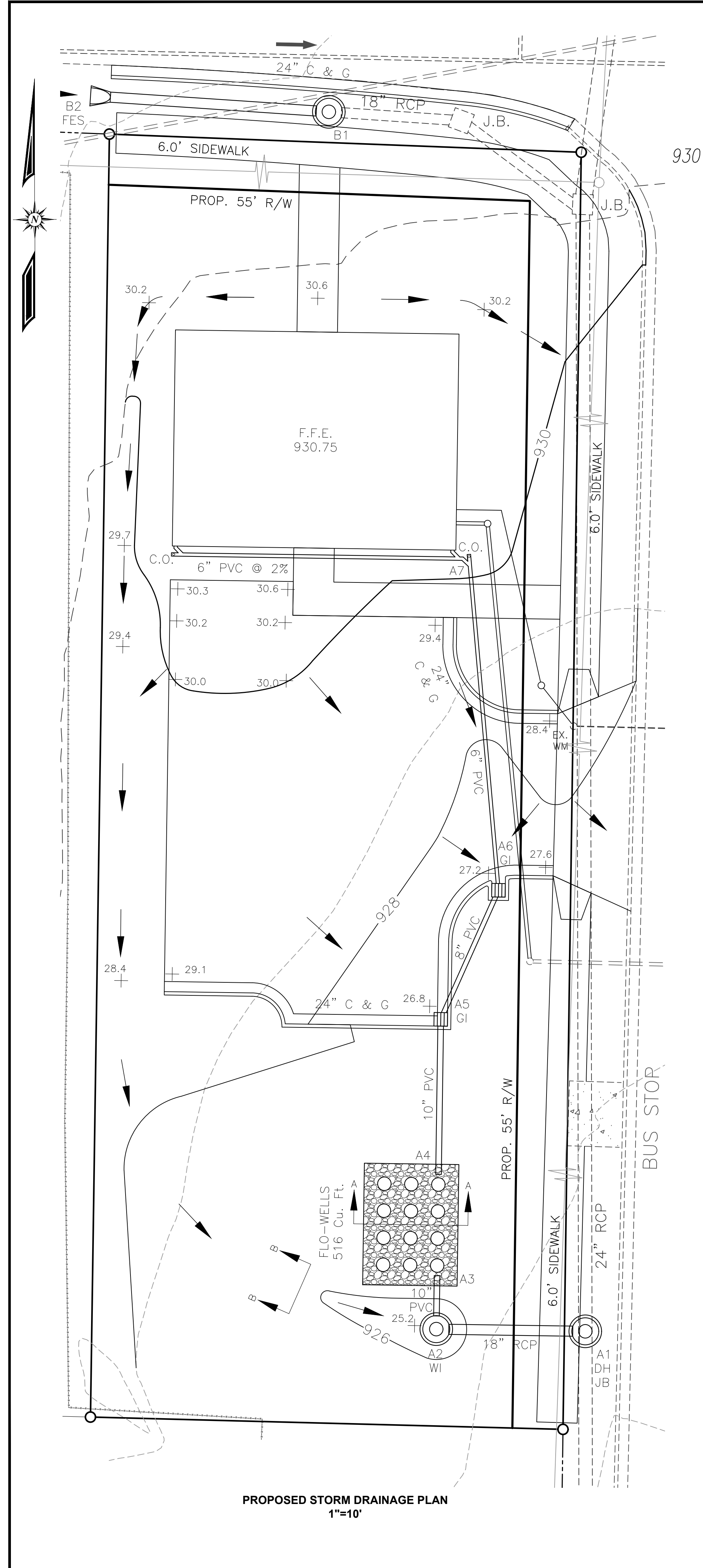
REVISION	DATE	APPROVED	DESCRIPTION

North Atlanta
STRUCTURES
 911 DULUTH HWY, SUITE C-1B-215
 LAWRENCEVILLE, GEORGIA 30043



PROPOSED GRADING & DRAINAGE PLAN FOR:
 COME & SEE DELIVERANCE MINISTRY
 4271 EAST SIDE DRIVE
 DECATUR, GA 30034
 LAND LOT 126, 15th DIST.
 DEKALB COUNTY, GEORGIA

DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	6/1/26
PROJECT #:	x
SHEET	C6



EXISTING IMPERVIOUS AREA:

HOUSE	1,300 SQ. FT.
DRIVEWAY	838 SQ. FT.
TOTAL	2,138 SQ. FT.

2,138/13,260 = 16.1% IMPERVIOUS

NEW OR REPLACED IMPERVIOUS AREA:

BUILDING	1,344 SQ. FT.
PARKING	2,905 SQ. FT.
SIDEWALK	325 SQ. FT.
TOTAL	4,574 SQ. FT.

4,574/11,374 = 40.2% IMPERVIOUS

NET IMPERVIOUS AREA INCREASE:

4,574 - 2,138 = 2,436 SQ. FT.

RUNOFF REDUCTION FACILITY VOLUME CALCULATIONS:

IMPERVIOUS AREA CREATED OR REPLACED	=	4,574 SQ. FT.
RUNOFF REDUCTION VOLUME REQUIRED	=	RRv = P*RV*A/12 = 1.0*[0.05+0.009(40.2)] * 11,374/12 = 390.3 Cu. Ft.
FLO-WELL VOLUME	=	6.4 Cu. Ft. (Per Manufacturer)
GRAVEL VOLUME	=	(14.0 * 18.0 * 4.33) - (12 * 6.4) = 1,014.4 Cu. Ft.
VOID VOLUME	=	1,014.4 * 40% = 405.7 Cu. Ft.
SAND VOLUME	=	14.0 * 18.0 * 0.33 = 83.2 Cu. Ft.
VOID VOLUME	=	83.2 * 40% = 76.8 Cu. Ft.
FLO-WELL VOLUME	=	6.4 * 12 = 76.8 Cu. Ft.
TOTAL VOLUME	=	515.8 Cu. Ft.

REQUIREMENTS SATISFIED



PIPE CHART

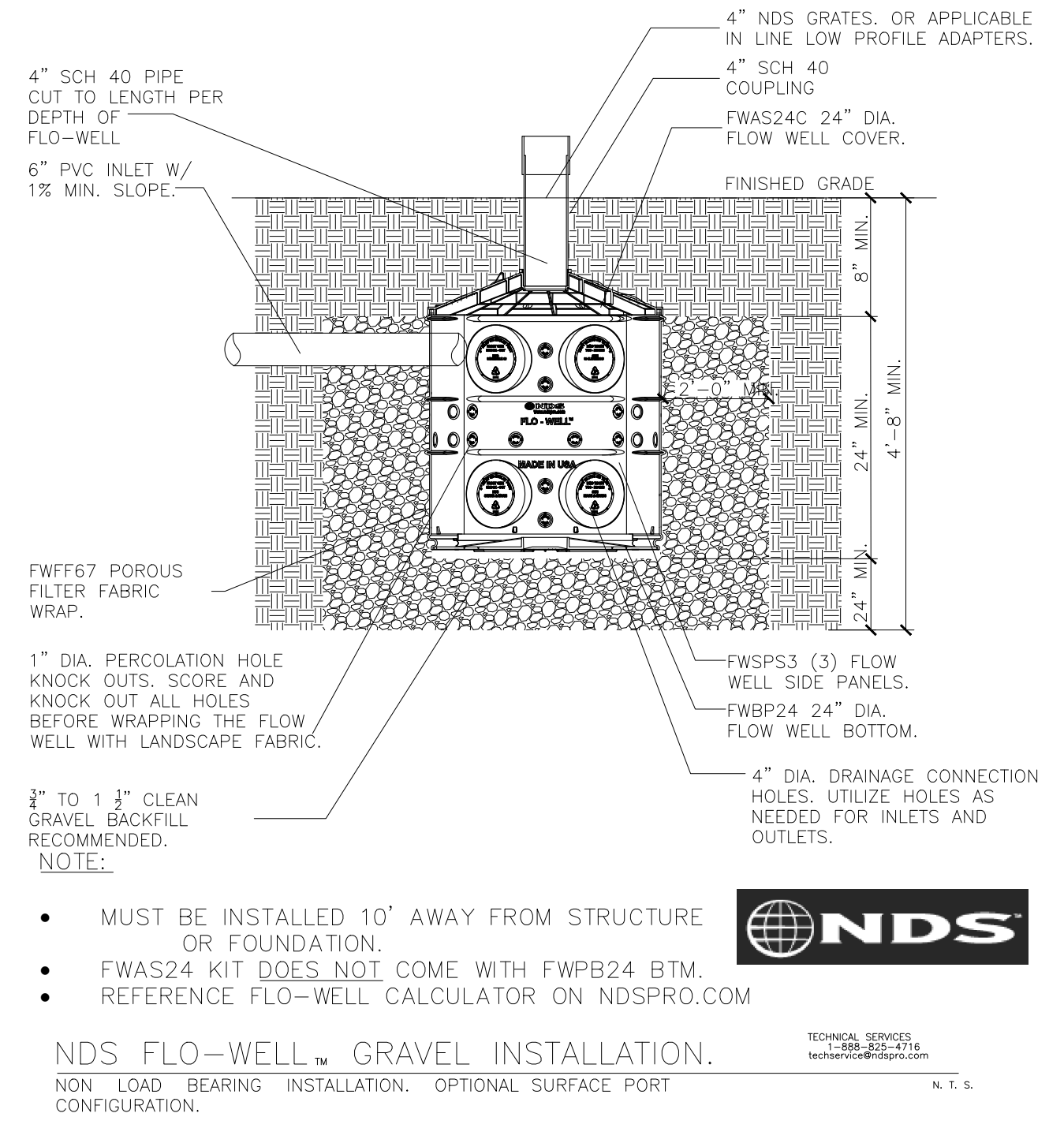
Line ID	Size (in.)	Length (ft.)	Slope (%)	C	i (in./hr.)	Drainage Area (Ac.)	Total Area (Ac.)	Incr Q ₂₅ (cfs)	Total Q ₂₅ (cfs)	Pipe Material	n	Vel. Avg. (ft./s)	Inv. Dn (ft.)	HGL Dn (ft.)	Inv. Up (ft.)	HGL Up (ft.)	HW Up (ft.)
A1-A2	18	18.1	3.37	0.63	9.28	0.883	0.994	5.16	6.09	PVC	0.012	4.3	921.08	922.58	921.69	922.65	923.17
A2-A3	10	5.9	1.00	-	-	-	0.111	-	0.93	PVC	0.012	3.3	923.06	923.49	923.12	923.55	923.75
A4-A5	10	21.0	1.00	0.90	9.28	0.040	0.111	0.33	0.93	PVC	0.012	2.7	923.12	923.75	923.33	923.76	923.96
A5-A6	8	16.6	1.02	0.89	9.28	0.040	0.071	0.33	0.60	PVC	0.012	2.8	923.50	923.96	923.67	924.04	924.21
A6-A7	6	47.3	7.76	0.95	9.28	0.031	0.27	0.27	0.27	PVC	0.012	2.6	923.84	924.21	927.51	927.77	927.89
B1-B2	18	30.3	3.60	0.74	9.28	0.317	0.317	2.18	2.18	RCP	0.012	3.6	928.83	929.60	929.92	930.48	930.70

STORM SYSTEM NOTES:

ALL STORM PIPE AND STRUCTURES SHALL COMPLY WITH GADOT STANDARDS FOR DESIGN, CONSTRUCTION, AND INSTALLATION.

STORMWATER MANAGEMENT SYSTEM IS PRIVATE AND SHALL BE MAINTAINED BY OWNER.

CONTRACTOR SHALL MAKE PROVISIONS TO ENSURE THAT NO SEDIMENT ENTERS THE RUNOFF REDUCTION / INFILTRATION FACILITY. STORMWATER MUST BE DIVERTED AWAY FROM THIS AREA DURING CONSTRUCTION. ALL CONTRIBUTING DRAINAGE AREAS MUST BE FULLY STABILIZED PRIOR TO ALLOWING STORMWATER TO ENTER THIS FACILITY.



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REVISION	DATE	APPROVED	DESCRIPTION

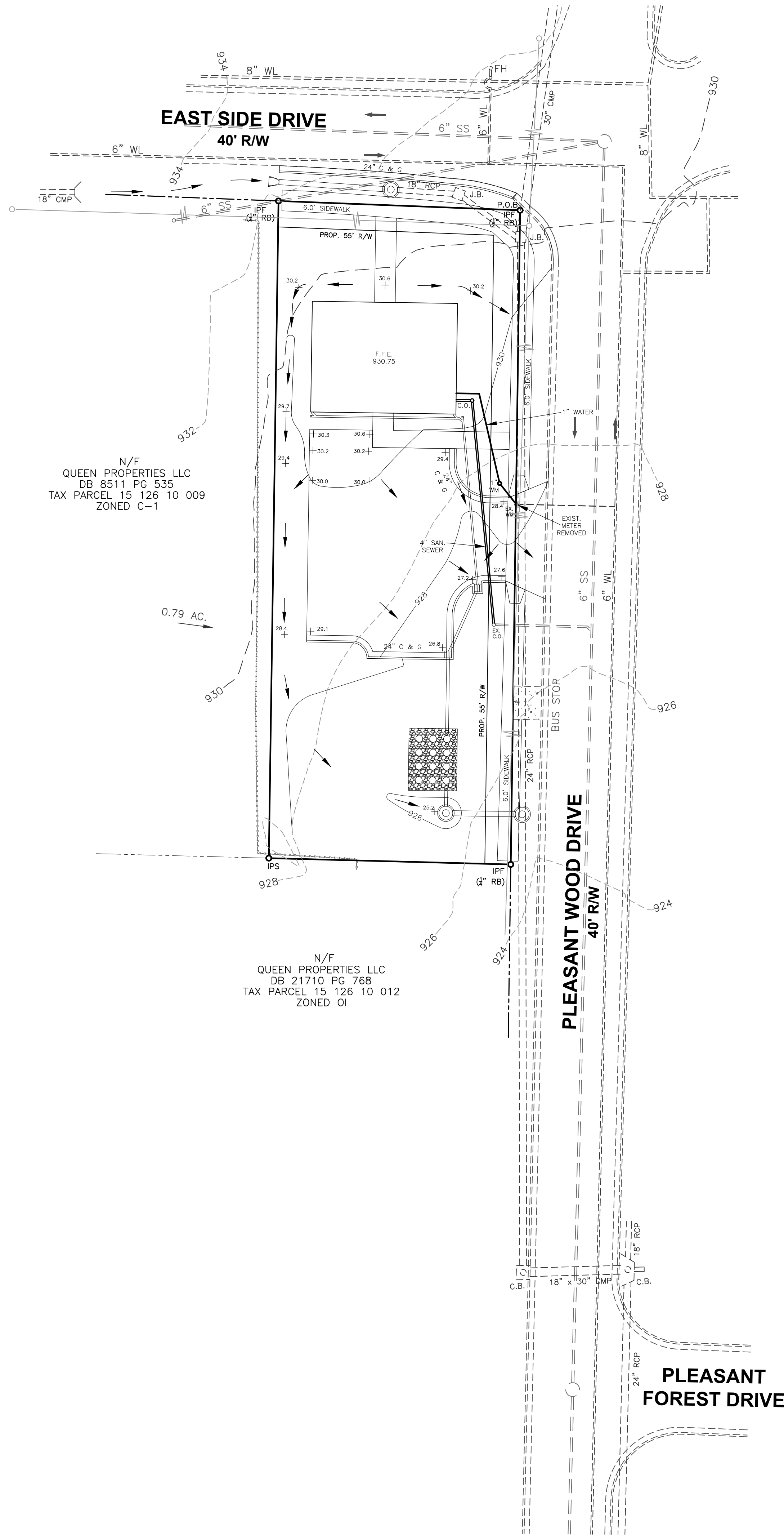
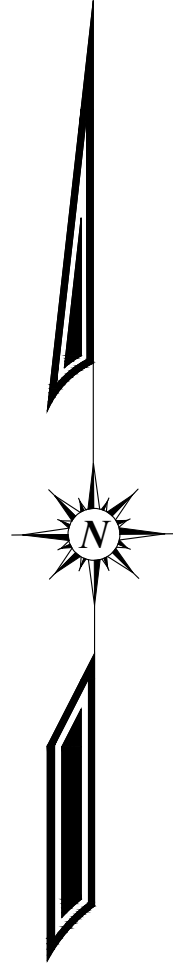
North Atlanta
STRUCTURES
911 DULUTH HWY, SUITE C-1B-215
LAWRENCEVILLE, GEORGIA 30043



PROPOSED STORMWATER PLAN & PROFILES FOR:
COME & SEE DELIVERANCE MINISTRY
4271 EAST SIDE DRIVE
DECATUR, GA 30034
LAND LOT 126, 15th DIST.
DEKALB COUNTY, GEORGIA

DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	6/1/26
PROJECT #:	x
SHEET	C7

RELEASED FOR CONSTRUCTION



N/F
 QUEEN PROPERTIES LLC
 DB 8511 PG 535
 TAX PARCEL 15 126 10 009
 ZONED C-1

N/F
 QUEEN PROPERTIES LLC
 DB 21710 PG 768
 TAX PARCEL 15 126 10 012
 ZONED O1

UTILITY NOTES:

SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT.
 PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR.
 PRIOR TO CONSTRUCTION OF ANY OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.
 NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION.

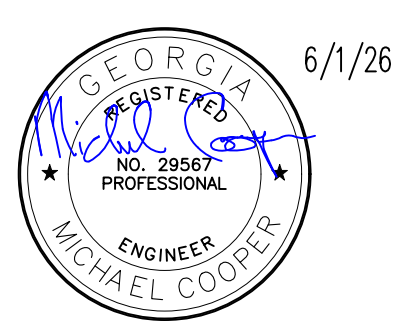


RELEASED FOR CONSTRUCTION

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REVISION	DATE	APPROVED	DESCRIPTION

ST R U C T U R E S
 911 DULUTH HWY, SUITE C-1B-215
 LAWRENCEVILLE, GEORGIA 30043



PROPOSED UTILITY PLAN FOR:
 COME & SEE DELIVERANCE MINISTRY
 4271 EAST SIDE DRIVE
 DECATUR, GA 30034
 LAND LOT 126, 15th DIST.
 DEKALB COUNTY, GEORGIA

DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	6/1/26

PROJECT #: x
 SHEET
 C8

**GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION**

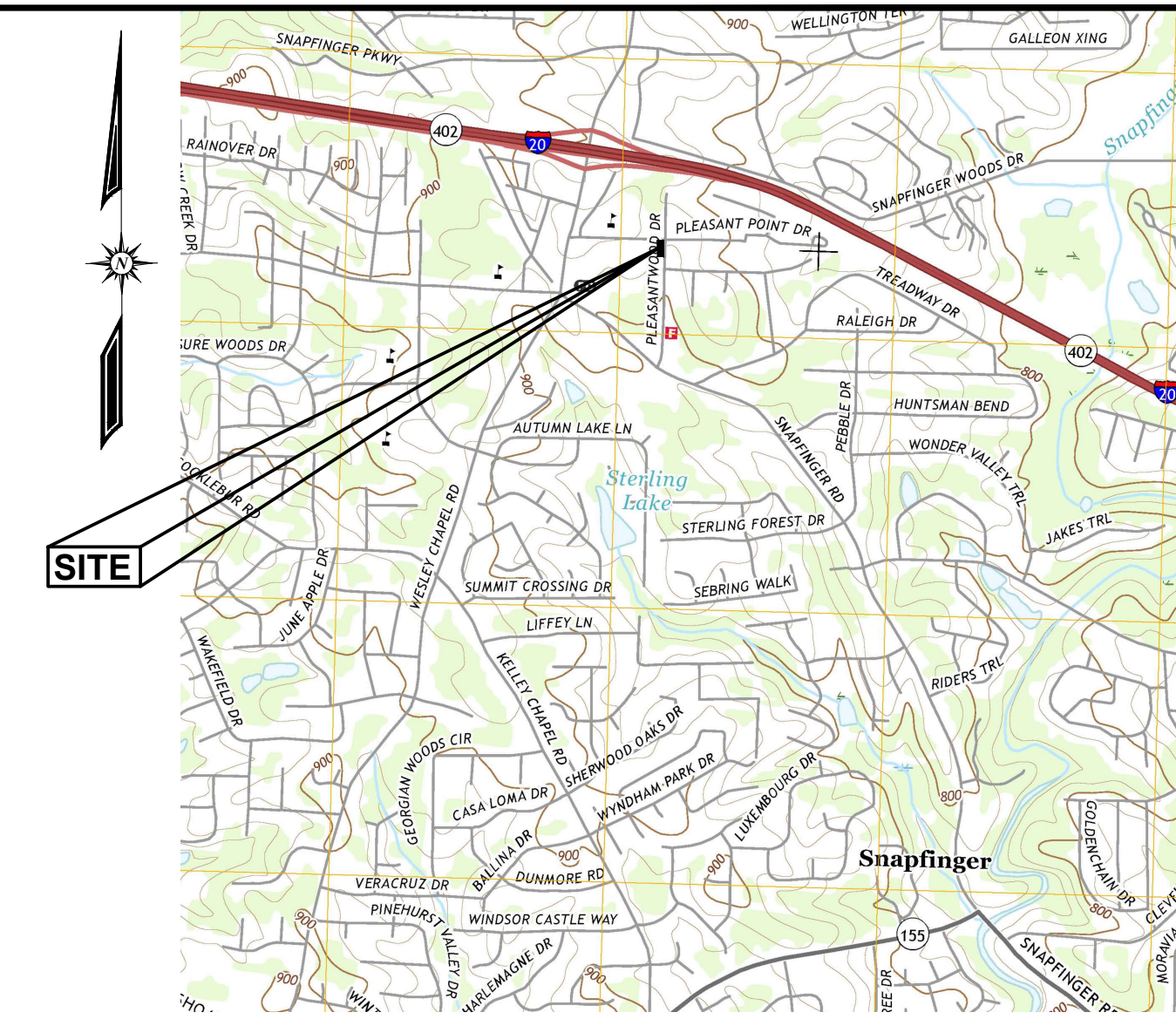
STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be burlap bags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
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.

VEGETATIVE PRACTICES

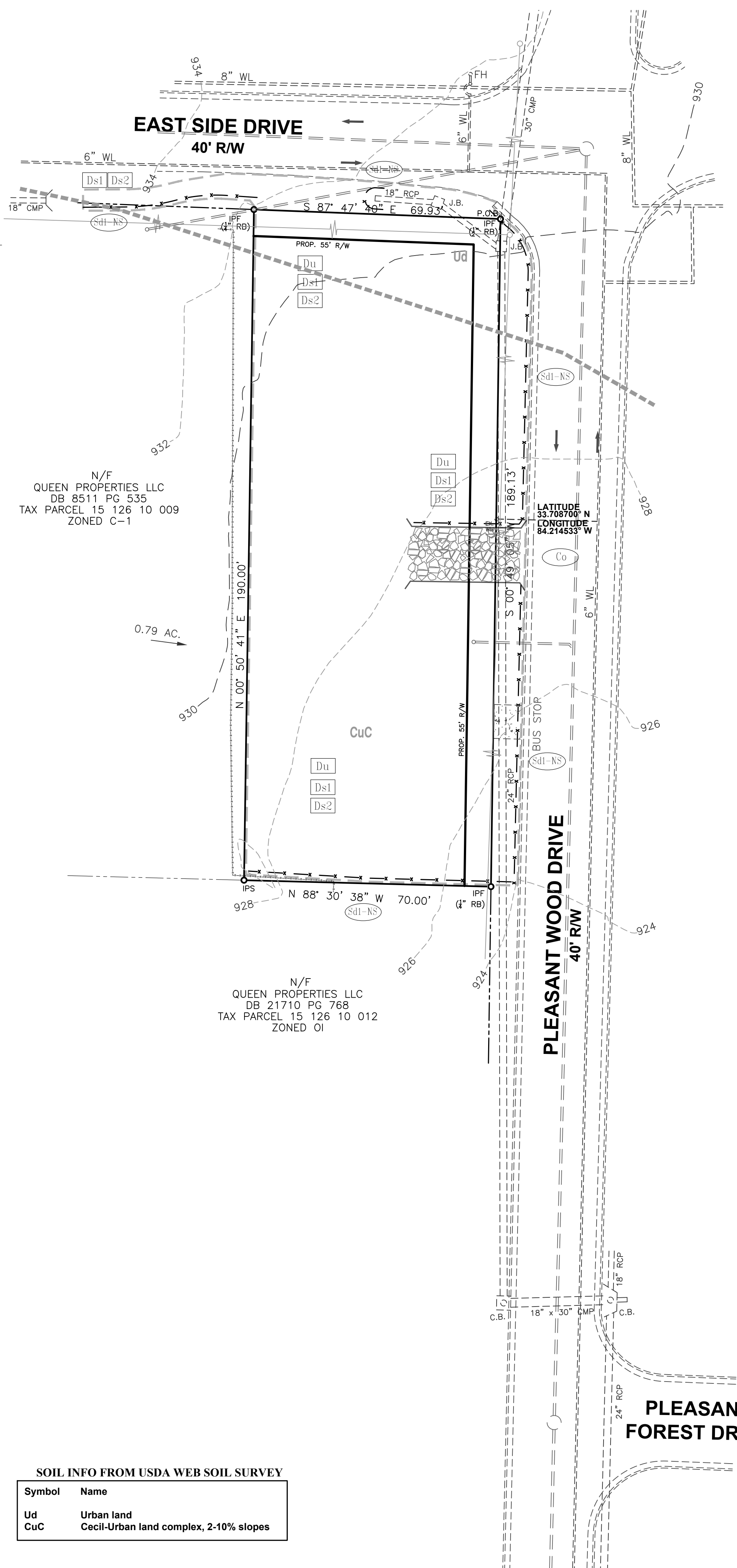
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.

GA SWCC (Amended - 2013)



U.S.G.S. QUADRANGLE MAP
1" = 2000'

CONTRACTOR SHALL MAKE PROVISIONS TO ENSURE THAT NO SEDIMENT ENTERS THE RUNOFF REDUCTION / INFILTRATION FACILITY. STORMWATER MUST BE DIVERTED AWAY FROM THIS AREA DURING CONSTRUCTION. ALL CONTRIBUTING DRAINAGE AREAS MUST BE FULLY STABILIZED PRIOR TO ALLOWING STORMWATER TO ENTER THIS FACILITY.



N/F
QUEEN PROPERTIES LLC
DB 8511 PG 535
TAX PARCEL 15 126 10 009
ZONED C-1

N/F
QUEEN PROPERTIES LLC
DB 21710 PG 768
TAX PARCEL 15 126 10 012
ZONED O1

SOIL INFO FROM USDA WEB SOIL SURVEY

Symbol	Name
Ud	Urban land
CuC	Cecil-Urban land complex, 2-10% slopes

GENERAL EROSION & SEDIMENT CONTROL INFORMATION

- TOTAL AREA = 0.304 AC.
- DISTURBED AREA = 0.36 AC.
- THIS PROJECT IS ZONED O1.
- A PORTION OF THIS PROJECT IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.L.R.M. COMMUNITY PANEL #130802054, DATED 5/16/13, FOR DEKALB COUNTY.
- THERE ARE NO DELINEATED WETLANDS ON THE SITE.
- THERE ARE NO BLUELINE STREAMS ON THE SITE.
- THERE ARE NO TREAT STREAMS ON THE SITE.
- THERE ARE NO STATE WATERS ON OR WITHIN 200 FEET OF THIS SITE.
- RECEIVING WATERS: SNAPFINGER CREEK
- NO SENSITIVE AREAS ARE AFFECTED.
- NO STORMWATER SAMPLING IS PROPOSED.
- THIS PROJECT CONSISTS OF THE REMOVAL OF AN EXISTING RESIDENCE, CONSTRUCTION OF A NEW OFFICE BUILDING, AND NEW PARKING AREA.
- THE SEQUENCE OF CONSTRUCTION EVENTS WILL BE AS FOLLOWS:
 - INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES
 - GRADING SITE
 - STORM DRAIN AND UTILITY CONSTRUCTION
 - BUILDING CONSTRUCTION
 - LANDSCAPE/FINAL STABILIZATION
- ACCESS TO THE SITE SHALL BE FROM PLEASANT WOOD DRIVE WHERE THE CONSTRUCTION EXIT SHALL BE INSTALLED.
- THE SITE IS CURRENTLY A SINGLE FAMILY RESIDENCE.
- TOTAL ESTIMATED PRE-DEVELOPED RUNOFF COEFFICIENT IS 0.45
- TOTAL ESTIMATED DEVELOPED RUNOFF COEFFICIENT IS 0.60
- SLOPES AND DRAINAGE PATTERNS AFTER DEVELOPMENT WILL APPROXIMATELY MATCH THE PRE-DEVELOPED PATTERNS.
- AMENDMENTS/REVISIONS TO THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY SITE CONDITIONS, PROJECT ENGINEER OR REPRESENTATIVES OF THE LOCAL GOVERNING BODY.
- OWNER/DEVELOPER SHALL PROVIDE A REPRESENTATIVE WHO, AS A MINIMUM, HAS SUCCESSFULLY COMPLETED AN EROSION AND SEDIMENT CONTROL SHORT COURSE ELIGIBLE FOR CONTINUING EDUCATION UNITS (OR AN EQUIVALENT COURSE APPROVED BY THE EPD OR THE GEORGIA SCS) TO REMAIN ON SITE DURING LAND DISTURBING ACTIVITIES.
- THE REPRESENTATIVE ABOVE SHALL OVERSEE LAND DISTURBANCE OPERATIONS WITH EMPHASIS ON BEING PREPARED FOR RAIN EVENTS THROUGH STRICT ADHERENCE TO BMP'S AS DEFINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" LATEST EDITION, AND THROUGH PROPER EARTH SHAPING, TERRACING, BERING, MAXIMIZING STORM WATER TRAVEL LENGTHS, WINNING STORM WATER PATH SLOPES, IMMEDIATE MULCHING, FERTILIZING, GRASSING AND SITE STABILIZATION.
- CONTRACTOR SHALL MITIGATE ANY OIL OR PETROLEUM SPILLS AND LEAKS THAT MAY OCCUR ON THE SITE. ALL EARTHMOVING/CONSTRUCTION EQUIPMENT (ESPECIALLY HYDRAULICALLY OPERATED MACHINES) SHOULD BE PARKED IN A COMMON AREA AS FAR AWAY FROM ANY STATE WATERS AS POSSIBLE. WHEN NOT IN USE, AREA SHOULD BE CHECKED DAILY. IF ANY OIL LEAKS ARE NOTICED, CONTAMINATED SOIL SHALL BE ACCUMULATED IN A LEAK PROOF VESSEL AND WHEN NECESSARY, BE DISPOSED OF PER GEORGIA HAZARDOUS WASTE MANAGEMENT ACT, O.C.G.A. 12-8-80. THESE SPILLS AND REMEDIATIONS SHOULD BE LOGGED IN THE DAILY LOG.
- THE LOCATION AND/OR TYPE OF SOME OF THE EROSION AND SEDIMENT CONTROL MEASURES MAY HAVE TO BE ALTERED FROM THAT SHOWN IN THESE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION.
- A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE ON THE JOB SITE AT ALL TIMES THAT CONSTRUCTION IS UNDERWAY.
- WASTE MATERIALS, CONSTRUCTION AND DEMOLITION DEBRIS, CONCRETE WASHOUT, EXCAVATED SEDIMENT, SOIL ADDITIVES, SPILL REMEDIATION, PETROLEUM PRODUCT LEAKS, ETC. WILL BE PROPERLY DISPOSED OF IN AN APPROVED LANDFILL WASTE DISPOSAL. SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- SEWAGE DISPOSAL WILL BE PROVIDED BY PUBLIC SEWER. CONSTRUCTION PERSONNEL WILL BE SUPPLIED WITH PORTABLE TOILETS.
- INSPECTIONS OF THE SITE TO BE MADE BY CERTIFIED PERSONNEL AS FOLLOWS:
 - DAILY INSPECTIONS:
 - AREAS WHERE PETROLEUM PRODUCTS ARE STORED, USED OR HANDLED, FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT.
 - VEHICLE ENTRANCES AND EXITS FOR OFF-SITE TRACKING
 - RAINFALL FOR EACH 24-HOUR PERIOD
 - WEEKLY OR WITHIN 24-HOURS OF EACH 1/2" RAINFALL EVENT:
 - DISTURBED AREAS THAT HAVE NOT UNDERGONE FINAL STABILIZATION
 - AREAS USED FOR STORAGE OF MATERIALS
 - STRUCTURAL CONTROL MEASURES
 - DISCHARGE POINTS TO DETERMINE IF POLLUTANTS ARE LEAVING THE SITE
 - MONTHLY:
 - AREAS THAT HAVE UNDERGONE FINAL STABILIZATION
- THE APPLICABLE PORTION OF THE ES & PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITEE PRIOR TO THE SECONDARY PERMITEE CONDUCTING ANY CONSTRUCTION ACTIVITY.
- EACH SECONDARY PERMITEE SHALL BE PROVIDED WITH A COPY OF AND SHALL SIGN THE PLAN APPLICABLE TO THEIR SITE.
- A COPY OF THE OF THE APPROVED NOTICE OF INTENT IS REQUIRED TO BE RETAINED ON THE PROJECT SITE UNTIL THE NOTICE OF TERMINATION IS SUBMITTED TO DEKALB COUNTY AND GA. E.P.D.
- DELEGATION OF WATERS OF THE U.S. BY THE U.S. ARMY CORPS OF ENGINEERS (USACE) AND ANY REQUIRED PERMITS MUST BE OBTAINED IF THE PROJECT INVOLVES DISCHARGE OF FILL MATERIAL INTO WATERS OF THE U.S. (SEE MEMO OF JUNE 30, 2004, FROM USA SPACE AND U.S. ENVIRONMENTAL PROTECTION AGENCY FOR GUIDANCE).
- THERE ARE NO EXISTING OR PROPOSED HAZARDOUS WASTE BURY PITS ON SITE.
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- STORM WATER MANAGEMENT FACILITIES AND EROSION, SEDIMENT, AND POLLUTION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTION.
- ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- OUT AND FILL SLOPES SHALL NOT EXCEED 2:1:1V ON RESIDENTIAL PROJECTS AND LOTS, AND SHALL NOT EXCEED 2:1:1V ON ALL OTHER PROJECTS.
- THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH N.P.D.E.S. GENERAL PERMIT REQUIREMENTS.
- EROSION, SEDIMENT AND POLLUTION CONTROL MEASURES AND PRACTICES ARE TO BE CHECKED DAILY.
- TEMPORARY ES & PC BMP'S WILL BE REMOVED WHEN SITE IS 70% STABILIZED WITH PERMANENT VEGETATION.
- A 25-FOOT UNDISTURBED BUFFER SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
- NON-SCHEDULED ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL WATERSHED BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- 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.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

**24 HOUR CONTACT:
JEREMY ZIADIE
678-725-4240
jeremy@rr-llc.us**



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REVISION	DATE	DESCRIPTION

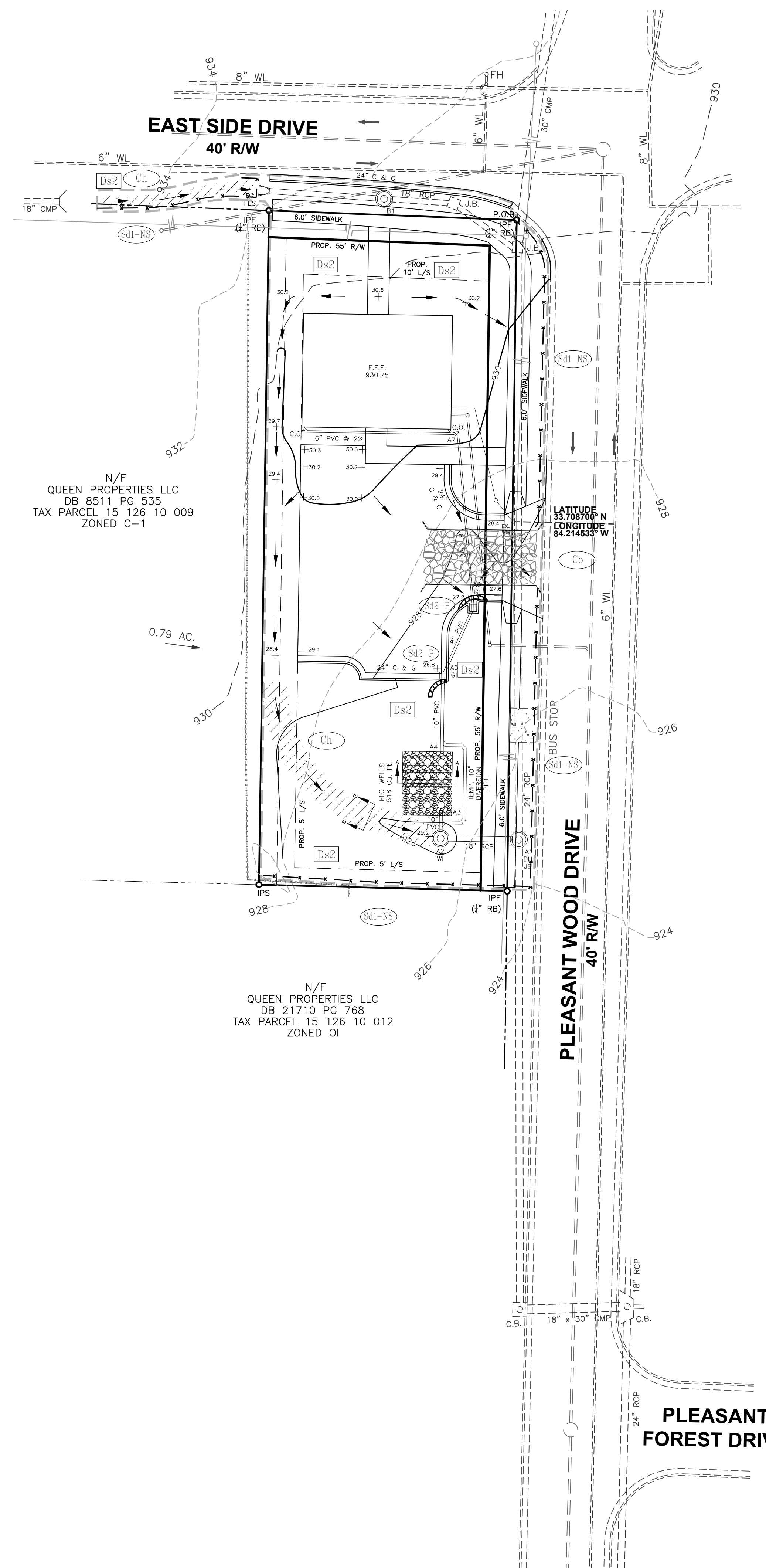
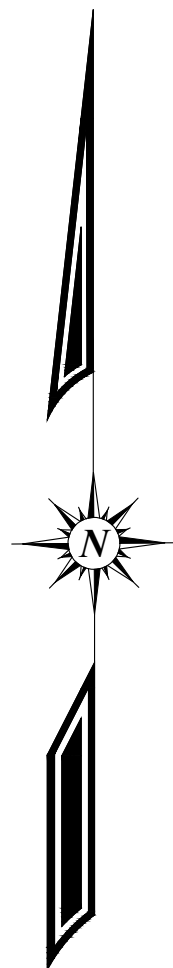
North Atlanta
STRUCTURES
911 DULUTH HWY, SUITE C-1B-215
LAWRENCEVILLE, GEORGIA 30043

6/1/26

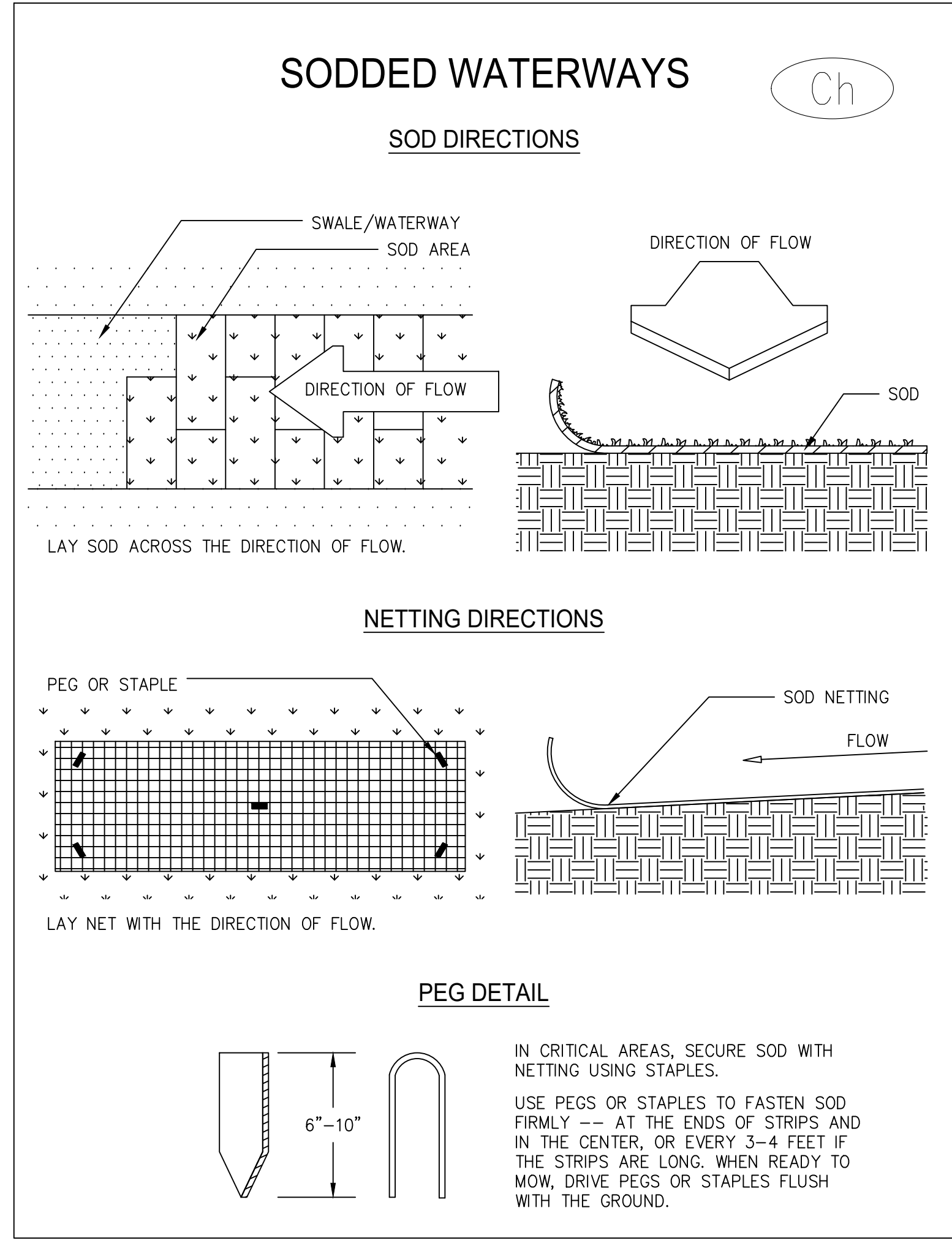
MICHAEL COOPER
PROFESSIONAL ENGINEER
GA. SWCC # 12400

PROPOSED EROSION & SEDIMENT CONTROL PLAN
PHASE 1 FOR:
COME & SEE DELIVERANCE MINISTRY
4271 EAST SIDE DRIVE
DECATUR, GA 30034
LAND LOT 126, 15th DIST.
DEKALB COUNTY, GEORGIA

DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	6/1/26
PROJECT #:	x
SHEET	C9



CONTRACTOR SHALL MAKE PROVISIONS TO ENSURE THAT NO SEDIMENT ENTERS THE RUNOFF REDUCTION / INFILTRATION FACILITY. STORMWATER MUST BE DIVERTED AWAY FROM THIS AREA DURING CONSTRUCTION. ALL CONTRIBUTING DRAINAGE AREAS MUST BE FULLY STABILIZED PRIOR TO ALLOWING STORMWATER TO ENTER THIS FACILITY.



1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
2. 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.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

24 HOUR CONTACT:
JEREMY ZIADIE
678-725-4240
jeremy@rr-llc.us



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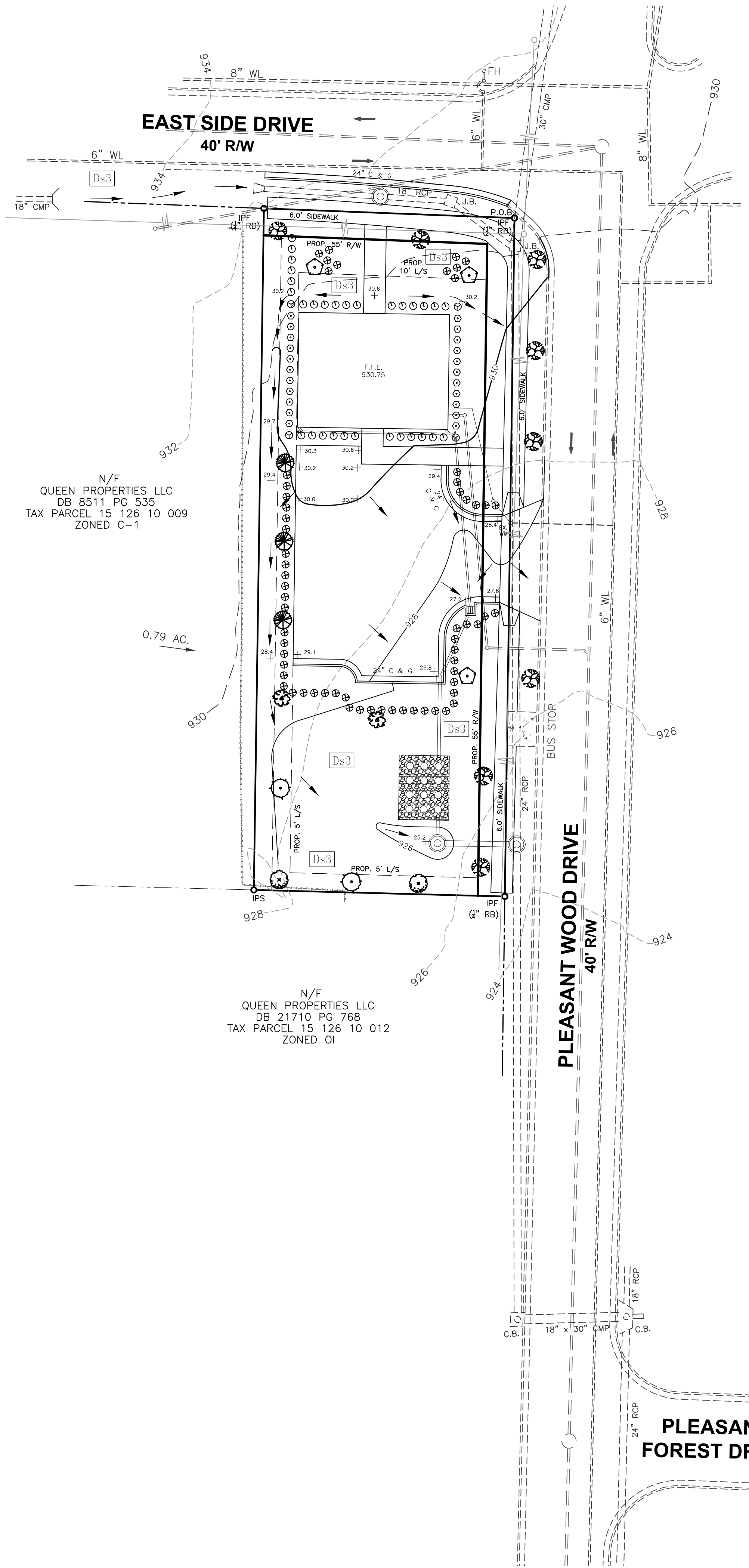
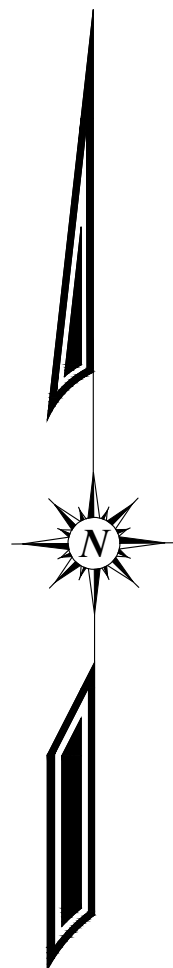
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North Atlanta
STRUCTURES
911 DULUTH HWY, SUITE C-1B-215
LAWRENCEVILLE, GEORGIA 30043

6/1/26
REGISTERED PROFESSIONAL ENGINEER
MICHAEL COOPER
NO. 29567
CA. SWCC # 12400

PROPOSED EROSION & SEDIMENT CONTROL PLAN
PHASE 2 FOR:
COME & SEE DELIVERANCE MINISTRY
4271 EAST SIDE DRIVE
DECATUR, GA 30034
LAND LOT 126, 15th DIST.
DEKALB COUNTY, GEORGIA

DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	6/1/26
PROJECT #:	x
SHEET	C10



N/F
 QUEEN PROPERTIES LLC
 DB 8511 PG 535
 TAX PARCEL 15 126 10 009
 ZONED C-1

0.79 AC.

N/F
 QUEEN PROPERTIES LLC
 DB 21710 PG 768
 TAX PARCEL 15 126 10 012
 ZONED O1

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
2. 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.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

24 HOUR CONTACT:
JEREMY ZIADIE
678-725-4240
jeremy@rr-llc.us



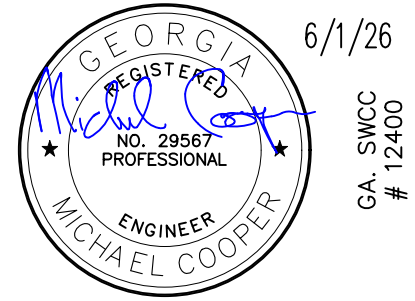
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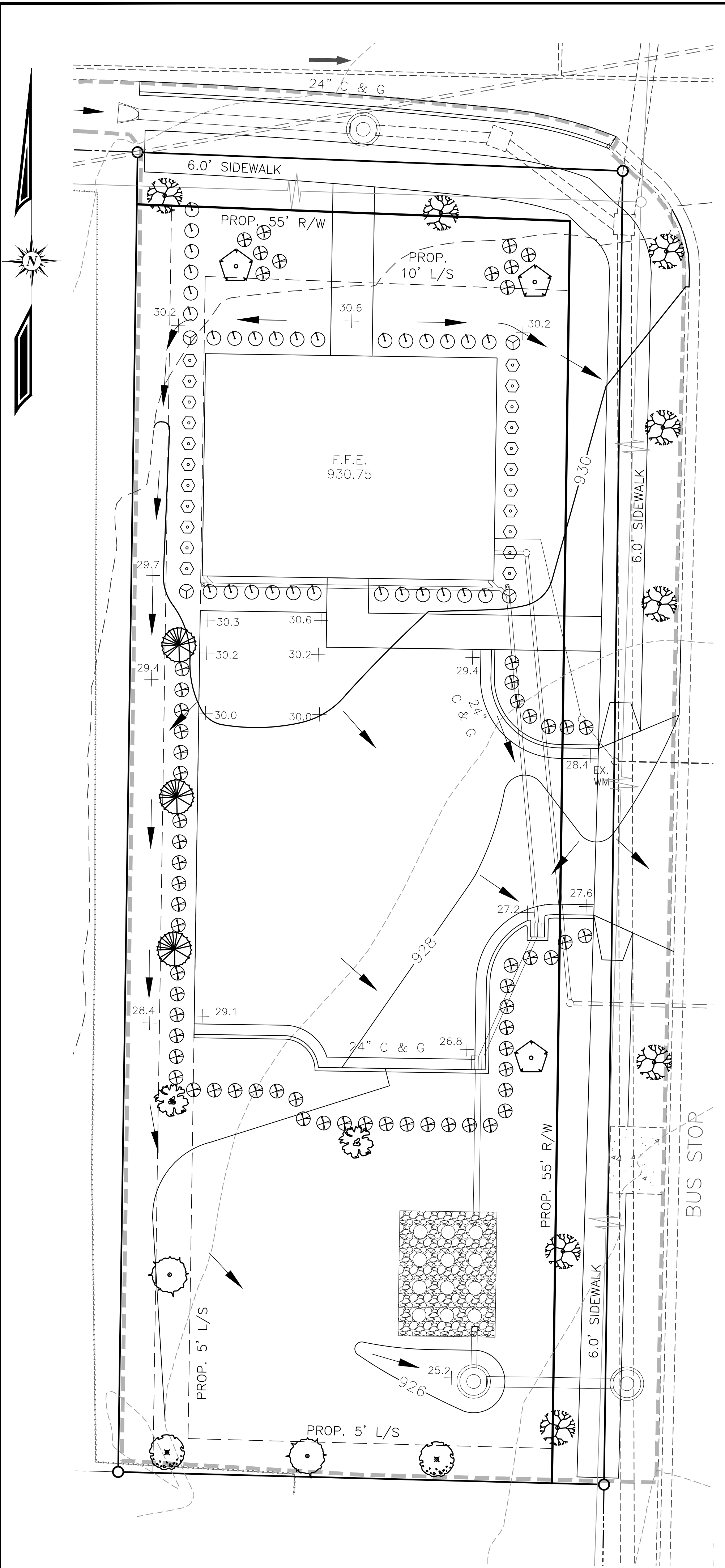
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 LAWRENCEVILLE, GEORGIA 30043



PROPOSED EROSION & SEDIMENT CONTROL PLAN
 PHASE 3 FOR:
 COME & SEE DELIVERANCE MINISTRY
 4271 EAST SIDE DRIVE
 DECATUR, GA 30034
 LAND LOT 126, 15th DIST.
 DEKALB COUNTY, GEORGIA

DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	6/1/26

PROJECT #: x
 SHEET
C11



TREE DENSITY REQUIREMENT:

REQUIRED DENSITY = 30 UNITS/ACRE
 = 30 * 0.261 AC. = 7.8 UNITS

EXISTING TREES = 0

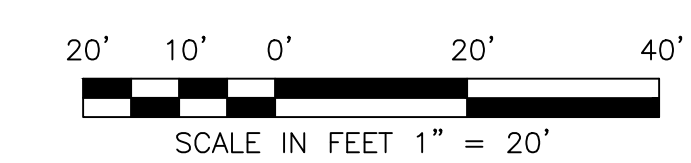
PROPOSED PLANTED TREES
 20 * 0.5 = 10.0 UNITS

STREET TREE PLANTING SCHEDULE						
COMMON NAME	BOTANICAL NAME	NO. OF TREES	MIN. TREE SIZE	UNITS PER TREE	TOTAL UNITS	SYMBOL
TRIDENT MAPLE	ACER buergeranum	8	3.5"	0.5	4.0	
TOTAL		8			4.0	

TREE PLANTING SCHEDULE AND DENSITY CALCULATIONS						
COMMON NAME	BOTANICAL NAME	NO. OF TREES	MIN. TREE SIZE	UNITS PER TREE	TOTAL UNITS	SYMBOL
RIVER BIRCH	BETULA nigra	2	3"	0.5	1.0	
GREEN ASH	FRAXINUS pennsylvanica	2	3"	0.5	1.0	
BLACK GUM	NYSSA sylvatica	3	3"	0.5	1.5	
WILLOW OAK	QUERCUS phellos	2	3"	0.5	1.0	
LACEBARK ELM	ULMUS parvifolia	3	3.5"	0.5	1.5	
TOTAL		12			6.0	

SHRUB PLANTING SCHEDULE				
COMMON NAME	BOTANICAL NAME	NO. OF SHRUBS	MIN. SIZE	SYMBOL
JAPANESE CLEYERA	CLEYERA japonica 'Compacta'	63	3 GAL	
BURFORD HOLLY	ILEX cornuta 'Dwarf Burford'	4	3 GAL	
INKBERRY	ILEX glabra 'Compacta'	30	3 GAL	
DWARF YAUPON HOLLY	ILEX vomitoria 'Bordeaux'	22	3 GAL	
TOTAL		119		

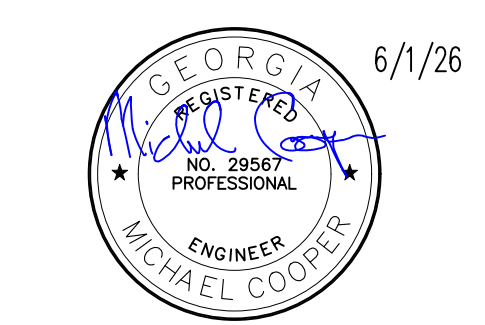
ALL AREAS NOT COVERED BY WOODS, LANDSCAPING, OR IMPERVIOUS SURFACE SHALL BE COVERED WITH A PERMANENT STAND OF PERENNIAL GRASS



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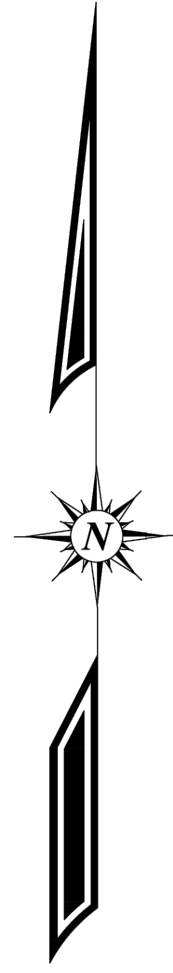
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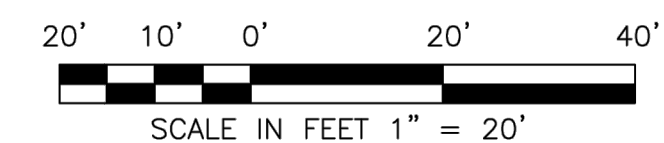
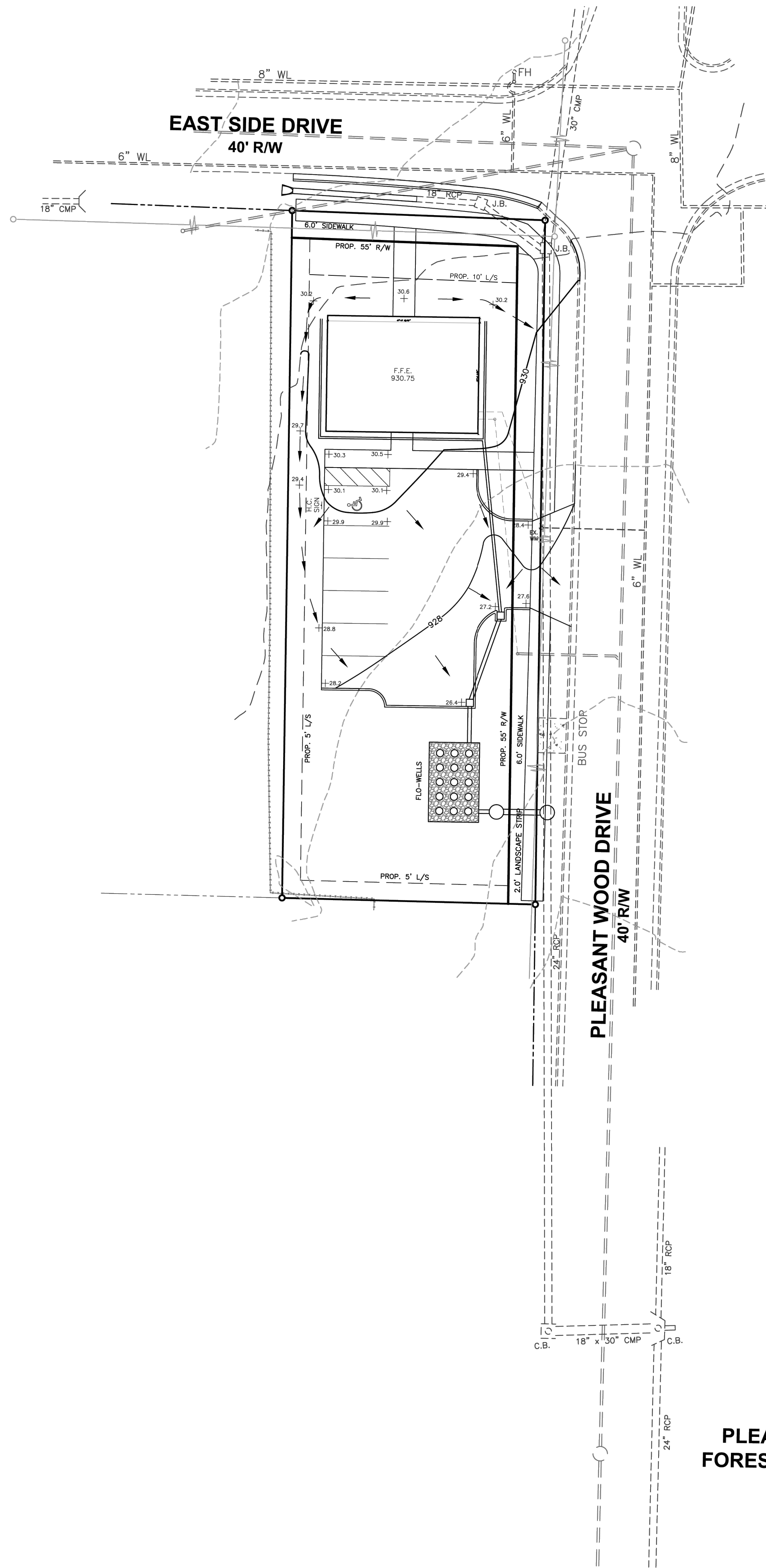


PROPOSED LANDSCAPE PLAN FOR:
 COME & SEE DELIVERANCE MINISTRY
 4271 EAST SIDE DRIVE
 DECATUR, GA 30034
 LAND LOT 126, 15th DIST.
 DEKALB COUNTY, GEORGIA

DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	6/1/26
PROJECT #:	x
SHEET	C13



ZONING: 01
 Reduce front yard (north side) setback from 60 feet to 10 feet
 Reduce side yard (east) setback from 15 feet to 5 feet
 Reduce side yard (west) setback from 20 feet to 5 feet
 Reduce side yard (south) setback from 20 to 5 feet.



NOT RELEASED FOR CONSTRUCTION

PROPOSED GRADING & DRAINAGE PLAN FOR:
 COME & SEE DELIVERANCE MINISTRY
 4271 EAST SIDE DRIVE
 DECATUR, GA 30034
 LAND LOT 126, 15th DIST.
 DEKALB COUNTY, GEORGIA

DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	3/24/26
PROJECT #:	x

SHEET C5

North Atlanta
STRUCTURES
 911 DULUTH HWY, SUITE C-1B-215
 GA. SWCC #A13329
 DEKALB COUNTY, GEORGIA 30043

REVISION	DATE	APPROVED	DESCRIPTION

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3/24/26