



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street,

Decatur, GA 30030

Wednesday, August 12, 2026

Planning Department Staff Analysis



Juliana Njoku

Director

D6. Case No: A-26-1248087

Parcel ID(s): 15 126 10 011

Commission District 03 | Super District 07

Applicant: Jeremy Ziadie, Redemption General Contractors, LLC;
PO Box 399
Grayson, GA 30017

Owner: Come & See Deliverance Ministry / Koudjo Woeledji;
2225 Wingfoot Place
Decatur, GA 30035

Project Name: 4271 East Side Drive - 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 along the public street frontages.

Staff Recommendation: Approval with Conditions

Condition:

1. The case number, approval date, approved variance dimensions, and all conditions shall be noted on each final site plan prepared for the property.

STAFF FINDINGS:

The subject property is a small corner lot with frontage on East Side Drive and Pleasant Wood Drive. It is zoned OI (Office-Institutional) and lies within Tier 3 of the I-20 Corridor Compatible Use Overlay District. The June hearing was deferred to allow clarification of the proposed use, room layout, parking calculation, circulation, setback dimensions, and additional landscape relief. The July resubmittal now identifies the proposed use as an office and includes revised civil and architectural materials.

Deferred item	July resubmittal	Staff assessment
Use	Office / church office; no fixed-seat sanctuary or assembly use.	Condition limits approval to office use.
Floor plan	A1.4 labels two offices, conference area, kitchen, storage, restrooms, and foyers.	Largest room is identified as the conference area.
Parking	1,344 SF office; 3 minimum, 6 maximum; 6 shown (5 standard + 1 accessible).	Consistent with the stated office calculation. Five-space alternative is not the controlling plan.
Site layout	C5 shows building, parking, 24-foot aisle, access, setbacks, sidewalks, and landscape strips.	Core deferred site-plan items are substantially addressed.
Tree / shrub relief	Letter, redline, and schedules use different quantities; C13 shows 7.8 required density units and 10 units proposed before redlines.	Not sufficiently defined for approval; Chapter 14 compliance is required.

1. There is an extraordinary or exceptional physical condition pertaining to the property that was not created by the current owner, previous owner, or applicant.

The parcel contains approximately 13,260 square feet before right-of-way dedication and approximately 11,374 square feet (0.261 acre) afterward. Its approximately 70-foot width, 190-foot depth, corner configuration, dual street frontages, right-of-way dedication, and on-site stormwater facilities substantially constrain the usable building envelope. The lot is also smaller than the 20,000-square-foot minimum lot area identified for the OI district.

2. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege.

The July materials retain a modest one-story, 1,344-square-foot office, six on-site parking spaces, a 24-foot drive aisle, six-foot sidewalks, stormwater controls, and landscape strips. Reclassification from assembly to office materially reduces parking demand and resolves the Board's primary use and parking questions. The recommended approval is limited to the stated setback and sidewalk relief; it does not authorize the inconsistent tree and shrub reductions.

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

An office use is lower in assembly intensity than the place-of-worship use described in June. The plan provides on-site parking at the stated maximum, preserves pedestrian facilities on both street frontages, and remains subject to technical review for stormwater, access, fire safety, ADA, sight distance, right-of-way, landscaping, and tree compliance. With the recommended conditions, material adverse impacts are not anticipated.

4. The literal interpretation and strict application of the applicable provisions would cause undue and unnecessary hardship.

Full application of the underlying setback and overlay sidewalk requirements would further reduce an already constrained building envelope after right-of-way dedication. On this narrow corner parcel, the combined building, parking, circulation, stormwater, and two-frontage pedestrian obligations cannot be accommodated in the same manner as on a conforming OI lot without substantially impairing reasonable redevelopment.

5. The requested variance is consistent with the spirit and purpose of the Zoning Ordinance and Comprehensive Plan.

The I-20 Overlay encourages redevelopment, pedestrian access, corridor improvement, and compatibility with adjacent neighborhoods. The proposal would replace an underutilized residential site with a small office-scale building, provide sidewalks and landscaping, and maintain a one-story form within Tier 3. The conditions preserve these objectives while reserving tree-density and final design compliance for the technical review authorities responsible.

FINAL STAFF ANALYSIS:

The July resubmittal substantially responds to the reasons for the June deferral. The proposed use is now described consistently as an office; Sheet A1.4 labels the interior rooms; and Sheets C1 and C5 apply the office parking ratio to the 1,344-square-foot building and show six spaces. The revised plan also identifies the requested building setbacks, circulation, six-foot sidewalks, and landscape-strip dimensions.

Staff finds that the core setback and sidewalk variances remain supportable due to the parcel's exceptional size and corner configuration, and that the clarified office use reduces the potential parking and neighborhood impacts that concerned the Board in June. Therefore, staff recommends approval with conditions.

Staff Recommendation: Approval with Conditions

Condition:

1. The case number, approval date, approved variance dimensions, and all conditions shall be noted on each final site plan prepared for the property.

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

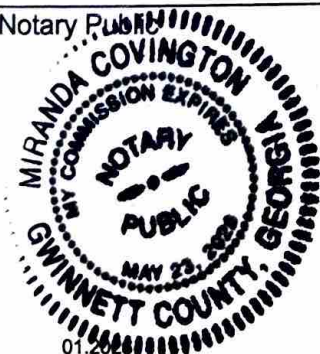
Koudjo Woeledji
Koudjo Woeledji (Jun 1, 2026 16:23:34 EDT)
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



Filing Guidelines for Applications to the Zoning Board of Appeals

1. Submit Application Materials:

- a. To ensure proper processing and payment, please create a profile and upload at least page 1 of your application to: <https://epermits.dekalbcountyga.gov/> (no more than 10mb permitted).
 - If you have an existing account, you may use that account and create a *new application number* by selecting the proper application type.
 - Fill out *all* Account Portal Questions
 - Put your **email address under “WEB ACCOUNT”**
 - **SAVE APPLICATION NUMBER (1246XXX)** – send to staff when you email your complete application.
- b. After portal submittal, email one (1) combined PDF document of the completed application and materials to plansustain@dekalbcountyga.gov and ljcarter@dekalbcountyga.gov along with application number.
- c. Please confirm we have received your application.
- d. For any questions, please contact plansustain@dekalbcountyga.gov

2. Order of Submitted Materials:

- a. Application Form
- b. Signatures and authorization (including permission to go on property)
- c. Letter of Intent
- d. Surveys, site plans.
- e. Other relevant materials (e.g., photographs, letters of support, citation, etc.)

3. Authorization:

- a. If property owner is different from the applicant, the form to authorize the application must be signed by the owner and stamped by a notary.
- b. If property is owned by more than one property owner, all property owners must authorize the request.

4. Letter of Intent:

- a. **Explain what you are asking for and why.**
- b. A typed statement indicating the request and clarifying justification for the proposal based on the criteria as indicated in Section 27-7.5.3 or 7.5.4 of the DeKalb County Zoning Ordinance (see attached information).
- c. Reference the section of the code you are requesting to vary and the amount of requested change, (such as to reduce the rear yard setback from forty (40) feet to twenty (20) feet to construct an addition).

5. Surveys and site plans of the Subject Property:

- a. Must be stamped by a professional engineer or surveyor, registered in the State of Georgia.
- b. All plans and surveys must include the following information:
 1. Must show all property lines with dimensions.
 2. Must show the location of all existing and proposed buildings, structures, parking and setbacks (their relationship to the property boundaries).
 3. Must show any other features related to the request such as trees, fences, topography, streams, etc.
 4. Must be to-scale
 5. Must show lot area and lot coverage (impervious materials, including paving and structures).

6. **Application Fee is \$300.** You will be able to pay by credit card on the epermitting portal. A receipt will be provided.

Writing the Letter of Intent

Please address the following criteria as appropriate:

7.5.1 Applications for variances; and criteria to be used by the zoning board of appeals in deciding applications for variances.

The zoning board of appeals shall hear and decide applications for variances from the strict application of the regulations of this chapter and chapter 21 where the strict application of any regulation enacted under said chapters would result in exceptional and undue hardship upon the owner of such property. In determining whether or not to grant a variance, the board shall apply the criteria specified in this section to the facts of each case. The board may attach reasonable conditions to any approved variance in accordance with section 7.3.9. Once imposed, conditions shall become an integral part of the approved variance and shall be enforced as such. No changes to an approved condition attached to a variance shall be authorized except by re- application to the zoning board of appeals in full compliance with the applicable provisions of this division. No relief may be granted or action taken under the terms of this division unless such relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this chapter and the comprehensive plan. The zoning board of appeals shall apply the following criteria to the types of applications specified below as follows:

- A. Variances from the provisions or requirements of this chapter other than variances described in section 7.5.4 shall be authorized only upon making all of the following findings in writing:
 - 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.
 - 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.
 - 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.
 - 4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.
 - 5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.
- B. Appeals of decisions regarding building architectural design standards shall be evaluated using the same criteria as section 7.6.7(B).

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- C. Appeals to the height standards, but not to add stories, shall be evaluated using the criteria as follows:
1. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.
 2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.
 3. Adequacy of public services, public facilities, and utilities to serve the proposed use.
 4. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.
 5. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.
 6. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

7.5.2 Applications for variances to reduce or waive off-street parking or loading space requirements.

The zoning board of appeals shall hear and decide applications for variances to reduce or waive required off-street parking or loading spaces in accordance with the provisions and standards of this section. All such applications shall be heard and decided based on the notice requirements of section 7.2.4. The zoning board of appeals may waive or reduce the required number of parking or loading spaces in any district only upon an expressed finding that:

- A. The character of the use of the building(s) is such as to make unnecessary the full provision of parking or loading spaces;
- B. The lot upon which the building(s) is located is within one thousand (1,000) feet of the boundary of a MARTA RapidTransit Station;
- C. The provision of the full number of parking spaces would have a deleterious effect on a historic building, site, district or archaeological resource;
- D. The use has a characteristic that differentiates it from the typical use example used in the formulation of this Zoning Ordinance;
- E. The location of the proposed development is relatively isolated where the opportunity for diversity of use, pedestrian access, and alternative modes is not available; or
- F. The developer is providing the additional spaces for general public parking (for hourly or daily parking charges) to serve surrounding development.

Section 21-27. Sign Variances.

- (a) Where a literal application of this article, due to special circumstances, would result in an unusual hardship in an individual case, a variance may be granted by the zoning board of appeals after receiving evidence that the applicant meets all of the following criteria:
 - 1. Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape, or topography, which are not applicable to other lands or structures in the area;
 - 2. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated;
 - 3. The exceptional circumstances are not the result of action by the applicant;
 - 4. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated;
 - 5. Granting of the variance would not violate more than one (1) standard of this article; and
 - 6. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.
- (b) No variance shall be granted to the height of a sign or the aggregate area of signs permitted on a lot.
- (c) No variance shall be granted which increases the size of a sign more than twenty (20) percent of that allowed by this chapter. (Ord. No. 13-03, Pt. I, 6-10-03)

7.5.3 Appeals of decisions of administrative officials.

- A. *General Power.* The zoning board of appeals shall have the power and duty to hear and decide appeals where it is alleged by the appellant that there is error in any final order, requirement, or decision made by an administrative official based on or made in the enforcement of this Zoning Ordinance or as otherwise authorized by local law or the Code of DeKalb County as Revised 1988. Administrative officials must make final decisions covered by this section within one hundred and eighty (180) days of receipt of all necessary information to make such decision. A failure to act prior to the passage of one hundred and eighty (180) days shall not be construed to be a final order, requirement or decision within the meaning of this division. If a decision is not made by the 181st day, the requested decision is deemed denied, and becomes appealable. All such appeals shall be heard and decided following the notice requirements of section 7.2.4, and pursuant to the following criteria and procedural requirements.
- B. *Appeals of decisions of administrative officials.* Appeals of decisions of administrative officials may be filed by (1) any person aggrieved by; (2) any elected member of the DeKalb County Governing Authority affected by; or (3) an owner of property within two hundred and fifty (250) feet of the nearest property line of the property that is the subject of any final order, requirement, or decision of an administrative official, based on or made in the enforcement of this Zoning Ordinance, or as otherwise authorized by local law or the Code of DeKalb County as Revised 1988. by filing with the secretary of the zoning board of appeals an application for appeal, specifying the grounds thereof, within fifteen (15) days after the action was taken by the official that is the subject of the appeal.
- C. *Appeal stays all legal proceedings.* An appeal of a decision of an administrative official stays all legal proceedings in furtherance of the action or decision appealed from unless the official from whom the appeal is taken certifies to the zoning board of appeals, after notice of appeal has been filed, that by reason of facts stated in the certificate, a stay would, in that official's opinion, cause imminent peril to life or property. In such a case, legal proceedings shall be stayed only pursuant to a restraining order granted by a court of competent jurisdiction directed to the officer from whom the appeal is taken and

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- D. *Appeal stays land disturbance or construction activity in certain situations.* If the action or decision appealed from permits land disturbance or construction activity to commence or continue on residentially zoned property, the appeal stays the land disturbance or construction activity until the zoning board of appeals issues a decision on the appeal. Thereafter, land disturbance or construction activity in such cases shall only be stayed by an order from a court of competent jurisdiction. In all cases involving non-residentially zoned property, the appeal to the zoning board of appeals does not stay land disturbance or construction activity; such activity shall only be stayed by an order from a court of competent jurisdiction.
- E. Thereafter, in such situations land disturbance or construction activity shall only be stayed by an order granted by a court of competent jurisdiction.
- F. *Time of hearing.* The zoning board of appeals shall fix a reasonable time for the hearing of the appeal and give notice thereof pursuant to the requirements of section 7.2.4 as well as written notice to the appellant. Any party may appear at the hearing in person, by an agent, by an attorney, or by the submission of written documentation.
- G. *Decision of the zoning board of appeals.* Following the consideration of all testimony, documentary evidence, and matters of record, the zoning board of appeals shall make a determination on each appeal and shall issue a written decision explaining the reasons for its decision. The zoning board of appeals shall decide the appeal within a reasonable time, but in no event more than sixty (60) days from the date of the hearing. An appeal shall be sustained only upon an expressed finding by the zoning board of appeals that the administrative official's action was based on an erroneous finding of a material fact, erroneously applied the Zoning Ordinance to the facts, or that the administrative official acted in an arbitrary manner. In exercising its powers, the zoning board of appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and to that end shall have all the powers of the administrative official from whom the appeal was taken and may issue or direct the issuance of a permit, provided all requirements imposed by any applicable laws are met.

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7.5.4 Limitations of authority of the zoning board of appeals.

No variance shall be granted by the zoning board of appeals to:

- A. Allow a structure or use not listed as a permitted use or a special use in the applicable zoning district or a density of development that is not authorized within such district. This prohibition does not apply to any variance from the supplemental regulations of Article 4 of this Zoning Ordinance or from any other accessory feature or characteristic of a permitted or special use, unless said variance is otherwise prohibited by the regulations of this chapter.
- B. Allow any variance which conflicts with or changes any requirement enacted as a condition of zoning or of a special land use permit by the board of commissioners.
- C. Reduce, waive or modify in any manner the minimum lot width unless the purpose is to reverse a lot merger.
- D. Reduce, waive or modify in any manner the minimum lot area established by this chapter.
- E. Extend the time period for a temporary outdoor social, religious, entertainment or recreation activity approved by the director of planning.
- F. Permit the expansion or enlargement of any nonconforming use of land, nonconforming use of land and buildings in combination, nonconforming use of land and structures in combination, or nonconforming use requiring special land use permit.
- G. Permit the reestablishment of any nonconforming use of land, nonconforming use of land and buildings in combination, nonconforming use of land and structures in combination, or nonconforming use requiring special land use permit where such use has lapsed pursuant to the requirements and limitations of Article 8 of this chapter.
- H. Permit customer contact for a home occupation authorized by this chapter.
- I. Allow any variance to increase the height of a building which will result in adding a story.

Summary of Zoning Board of Appeals Application Process:

1. **Timeline.** It takes ~45-60 days to submit your application and receive an initial decision from the Zoning Board of Appeals regarding your request.
2. **Pre-application Meetings.** DeKalb County now mandates pre-application meetings. Please email plansustain@dekalbcountyga.gov to schedule a virtual appointment to meet with a Planner assigned to the Zoning Board of Appeals. During the virtual meeting, we will review and provide feedback regarding your request, review the application process, and answer any questions.
3. **Application Submittals.** Create a profile and upload at least page 1 of your application to: <https://epermits.dekalbcountyga.gov/> (no more than 10mb permitted). Email a combined PDF document of the completed application and materials to plansustain@dekalbcountyga.gov and ljcarter@dekalbcountyga.gov along with the application number.
4. **Public Hearing Signs.** You will need to post at least one sign per street frontage of the property. Staff will prepare a sign template. You will need to coordinate sign printing and posting with a sign company of your choice, at least 30 days prior to the ZBA hearing. Sign(s) must remain posted until final Board of Appeals action regarding the request. If the application is deferred, you may update the sign(s).
5. **Revisions or amendments.** An application must be submitted in writing and must be received a least 14-days before the scheduled meeting to be addressed by the staff report.
6. **Staff Report.** Staff prepares reports and recommendations for each application. These recommendations are based on the attached criteria established by the [DeKalb County Zoning Code](#). Final staff reports are available to the applicant and the public prior to the scheduled Board of Appeals meeting. Find current reports on our website, here: <https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>
7. **Monthly Meetings.** The Zoning Board of Appeals meets once a month, generally on the second Tuesday of each month at 1:00 P.M., via Zoom. Find agendas on our website, [HERE](#).
8. **Applicant and/or Representative must be Present.** Applicants or their representatives must be present at the public hearing to present the request to the Zoning Board of Appeals.
9. **Public Hearing portion of Meeting.** Applicants and others in favor of an application are given a total of five (5) minutes to present to the Board. That is five minutes combined, no matter how many people wish to speak. Applicants should be prepared to explain their variance, why they are requesting it and answer questions from the board. Anyone speaking in opposition also has a total of five (5) minutes to address the application in front of the board. Be prepared to raise your hand or announce yourself when the chair asks for those in support or opposition to the application.
10. **Applicant and/or Representative must be Present.** Applicants or their representative must be present at the public hearing to present the request to the Zoning Board of Appeals.
11. **Executive Session.** After the public hearing, the Board of Appeals will close the public hearing, go into executive session for discussion, and will then take an action on an application. Applicants are not allowed to address the Board of Appeals during Executive Session unless they are asked questions by members of the Board of Appeals.

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12. **Zoning Board of Appeals Actions.** The Board of Appeals is authorized to:
 - a. Approve the application as submitted;
 - b. Approve a revised application;
 - c. Approve an application with conditions;
 - d. Deny an application (if an application is denied, no variance can be considered on the same site within 24 months);
 - e. Allow an application to be “Withdrawn without Prejudice” at the request of the applicant.
13. **Compliance with standards upon denial.** In such case that a variance request is initiated due to an existing code violation and such application is denied, the violation shall be required to be brought into compliance within thirty (30) days of such denial or as specified by the board if a greater time period is approved.
14. **Successive applications.** Section 27-920 of the DeKalb County Zoning Ordinance states: An application for a variance or special exception affecting all or a portion of the same property which was denied by the Zoning Board of Appeals shall not be submitted more than once every twenty-four (24) months measured from the date of final decision by the zoning board of appeals. The Zoning Board of Appeals may waive or reduce this twenty-four-month time interval by resolution provided that if the application for a variance or special exception was denied by the Zoning Board of Appeals, the time interval between the date of said denial and any subsequent application or amendment affecting the same property shall be no less than six (6) months.
15. **Appeals of Decisions.** Any person aggrieved by a final decision of the board, or any officer, department, board or agency affected by such decision, may seek review of such decision by petitioning the Superior Court of DeKalb County. Such petition shall be filed within 30 days after the final decision of the board is rendered.

REDEMPTION GENERAL CONTRACTORS, LLC

Commercial Division • Bethlehem, GA • Metro Atlanta / NE Georgia

July 17, 2026

Lucas Carter, Planner
DeKalb County Planning & Sustainability Department
Current Planning — Zoning Division
178 Sams Street, Decatur, GA 30030

RE: Application No. A-26-1248087 — 4271 East Side Drive, Stone Mountain, GA 30034

Parcel 15 126 10 011 • Land Lot 126, 15th District • Zoned OI, I-20 Overlay (Tier 3)

Resubmittal in response to the June 10, 2026 ZBA deferral — August 12, 2026 hearing

Dear Mr. Carter,

On behalf of the applicant, Jeremy Ziadie of Redemption General Contractors, and the property owner, Come & See Deliverance Ministry, please accept the enclosed materials in response to the Zoning Board of Appeals' June 10, 2026 decision to defer the above application to its August 12, 2026 meeting.

This resubmittal is limited to the specific items the Board requested at the June 10 hearing, as summarized in your July 1, 2026 correspondence. It does not revisit portions of the application the Board did not question. Two points frame the enclosed responses: first, the proposed use has been clarified as an office (a change of classification from the previously described place of worship); and second, because required parking for an office is calculated on gross building floor area rather than assembly seating, the questions concerning the largest assembly area and the cased-opening rooms no longer affect the parking count.

Enclosed:

- Point-by-point response to the Board's questions (June 10, 2026)
- Variance summary table — required vs. proposed
- Revised civil plan set, Rev. 1 dated 7/2/26 (Cover/Parking C1; Proposed Site Plan C5; Tree Protection & Landscape C13)
- Revised architectural floor plan, Sheet A1.4

We understand materials should reach your office by Friday, July 24, 2026 to be incorporated into the staff analysis, and no later than August 3, 2026 to be included in the Board's packet. Please let me know if anything further would assist your review.

Respectfully,

Jeremy Ziadie
Redemption General Contractors, LLC

Response to the Zoning Board of Appeals

Application A-26-1248087 — 4271 East Side Drive — June 10, 2026 Deferral

1. Description of the proposed use

A clearer description of the proposed use of the building, including whether it will function as an office, a place of worship, a small-group meeting space, or some combination of those uses.

The building will function as a church **office**. Sheet C1 identifies the proposed use as “Office.” Day-to-day activity consists of two leaders' offices used for one-on-one meetings and counseling, a conference area for staff and client meetings, two restrooms, a kitchen, and storage. There is no fixed-seat sanctuary or assembly use. This is a change of classification from the place of worship described in the original application.

2. Labeled floor plan, largest room, and area used for parking

A floor plan that clearly labels each room, identifies the largest assembly area, and provides the square footage used for the parking calculation.

See the revised architectural floor plan, Sheet A1.4. Each room is labeled — Leader 1 Office, Leader 2 Office, Conference Area, Kitchen, Storage, two restrooms, and foyers. The largest single room is the conference area (approximately 236 SF, 13'-9" × 18'-6"). Consistent with the office classification, required parking is calculated on the total building floor area of **1,344 SF** (see Item 3) rather than on any assembly area.

3. How required parking was calculated

A written explanation of how the required parking was calculated under the applicable use classification.

Parking is calculated under the Office classification per DeKalb County Zoning Ordinance Sec. 6.1.4, Table 6.2, applied to the 1,344 SF building (shown on Sheets C1 and C5):

- Minimum required: 1 space per 500 SF = $1,344 \div 500 = 3$ spaces
- Maximum allowed: 1 space per 200 SF = $1,344 \div 200 = 6$ spaces
- **Provided: 5 standard + 1 accessible = 6 spaces**

The provided count meets the minimum and matches the maximum permitted, so the site is fully compliant on parking count under the office use.

Our proposition and request:

To address the Board's and the community's concerns regarding potential street parking while maintaining the project's feasibility, we propose a parking total of 6 spaces (5 standard + 1 accessible).

Our alternative proposal: 5 spaces (4 normal + 1 accessible)

This configuration is based on the specific operational requirements of the proposed office use:

- **Staff Allocation:** The office is designed for two primary staff members, requiring 2 dedicated staff spaces.
- **Visitor Allocation:** To ensure sufficient capacity for appointments and one-on-one counseling without impacting the public right-of-way, we are providing 2 spaces exclusively for client/visitor meetings (1 per staff member).
- **Accessibility:** 1 dedicated ADA-compliant space ensures full compliance with accessibility requirements.
- **Code Compliance:** Under DeKalb County Zoning Ordinance Sec. 6.1.4, Table 6.2, a 1,344 SF office requires a minimum of 3 spaces (1 per 500 SF). Our proposed 5 spaces exceed this minimum requirement by 66%, ensuring ample capacity for day-to-day operations while adhering to the site's constrained footprint.

This solution directly mitigates community concerns regarding street parking by providing a surplus of on-site parking relative to the required minimum, while also limiting the increase in impervious surface area to keep within the project's site development constraints. By rightsizing the parking to the office's actual occupancy needs, we avoid unnecessary over-paving that would otherwise require costly additional stormwater detention systems—infrastructure that is not physically feasible given the small lot size and existing right-of-way dedications.

4. Whether the cased-opening rooms count as one space or several

Clarification as to whether the rooms separated by cased openings/drop beams should be treated as separate rooms or as one larger assembly space for parking purposes.

Under the office classification, required parking is based on **gross building floor area (1,344 SF)** — not on assembly seating or the size of any single room. Whether the rooms separated by cased openings and drop beams are treated as one space or as several therefore does not change the parking requirement; the calculation yields the same result either way (3 minimum, 6 maximum, 6 provided). This question is material only under a place-of-worship (assembly) calculation, which no longer applies now that the use is classified as office.

5. Revised site plan

A revised site plan showing all parking spaces, circulation, ingress/egress, required setbacks, proposed setbacks, sidewalk width, and landscape strip dimensions.

See Sheet C5 (Proposed Site Plan), which shows the six parking spaces (5 standard + 1 accessible), the 24-foot drive aisle and internal circulation, ingress/egress from Pleasant Wood Drive, the building lines and proposed setbacks (20' front, 10' sides, 10' rear), 6-foot sidewalks along both frontages, and the landscape-strip dimensions (10' along East Side Drive, 5' along Pleasant Wood Drive). The variance summary table on the following page pairs each proposed dimension with the applicable requirement.

6. Whether any change could reduce the setback relief

An explanation of whether any parking, building placement, or site circulation changes could reduce the amount of setback relief requested.

No. The site is a small corner lot whose buildable area is reduced further by the right-of-way dedication along both street frontages (proposed 55' R/W). After the dedications, the required parking and 24-foot drive aisle, and the streetscape along two frontages, the building envelope is essentially fully consumed — the structure leaves only inches between it and the proposed building lines (approximately 2½ inches on each side per the site design). Relocating or reconfiguring the parking, the building, or the circulation would not free up additional setback compliance; it would simply move the same constrained footprint within the same envelope.

7. Why the site constraints prevent closer compliance

If the current layout cannot be revised to reduce the variance requests, a concise explanation of why the small corner lot, lot width, required parking, stormwater facilities, and streetscape requirements prevent closer compliance.

The parcel is a narrow corner lot — roughly 70 feet of frontage by 190 feet deep, reduced to about 0.26 acre after the right-of-way dedications. Five conditions combine to consume the buildable area: (1) the corner geometry and narrow width; (2) the R/W dedication taken from both street frontages; (3) the required parking and 24-foot drive aisle; (4) on-site stormwater management — the underground flo-well detention system (516 cubic feet) required at the southwest corner; and (5) a doubled streetscape obligation, since two street frontages each require sidewalk and landscape strip. Applying the full setback, sidewalk, and landscape standards strictly would leave no usable building area, rendering the lot effectively undevelopable. The requested relief is the minimum necessary to allow a modest one-story, 1,344 SF office on the site.

8. Any additional relief (tree / landscape)

If any additional relief is being requested, such as tree or landscape-related relief, that request should be clearly identified and supported in the revised materials.

We are requesting a reduction in the required tree density by 75% (from the code-required 36 trees down to 9 trees) as well as a reduction in the shrub quantities to 25% of the required amount due to the constrained nature of the small site and the extensive right-of-way dedications. Additionally, we are maintaining the requested variance for the side landscape strip, which is proposed at 5 feet rather than the 10-foot requirement, as shown on Sheet C5. Tree and shrub calculations are shown on sheet C13.

Proposed Landscape Reductions

Item	Current Count	25% Proposed (Preferred)	50% Alternate
Street Scape Trees	8	2	4
Density Calculation Trees	12	3	6
Shrubs (3-gallon)	119	30	60

Variance Summary — Required vs. Proposed

Proposed figures taken from Rev. 1 civil plans (7/2/26), Sheets C1 & C5. Required (code) figures to be confirmed against the June staff report — shown in red.

Standard	Required (code)	Proposed	Relief requested	Sheet
Front setback (East Side Dr.)	60 ft †	20 ft	40 ft reduction	C5
Side setback (east)	15 ft †	10 ft	5 ft reduction	C5
Side setback (west)	20 ft †	10 ft	10 ft reduction	C5
Rear setback (south)	— †	10 ft	Relief withdrawn — confirm	C5
Sidewalk width	10 ft †	6 ft	4 ft reduction	C5
Landscape strip — front	10 ft †	10 ft	None (meets) — confirm	C5
Landscape strip — side	10 ft †	5 ft	5 ft reduction — confirm	C5
Tree density	36 trees †	confirm	confirm	C13

† Required (code) figure not printed on the civil plans; source values shown are from Planner Carter's correspondence and the original request and must be confirmed against the June staff report before submission.

Reference: Variance from Sec. 27-3.33 (and Sec. 27-2.2.1) of the DeKalb County Zoning Ordinance, OI District / I-20 Overlay (Tier 3).

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

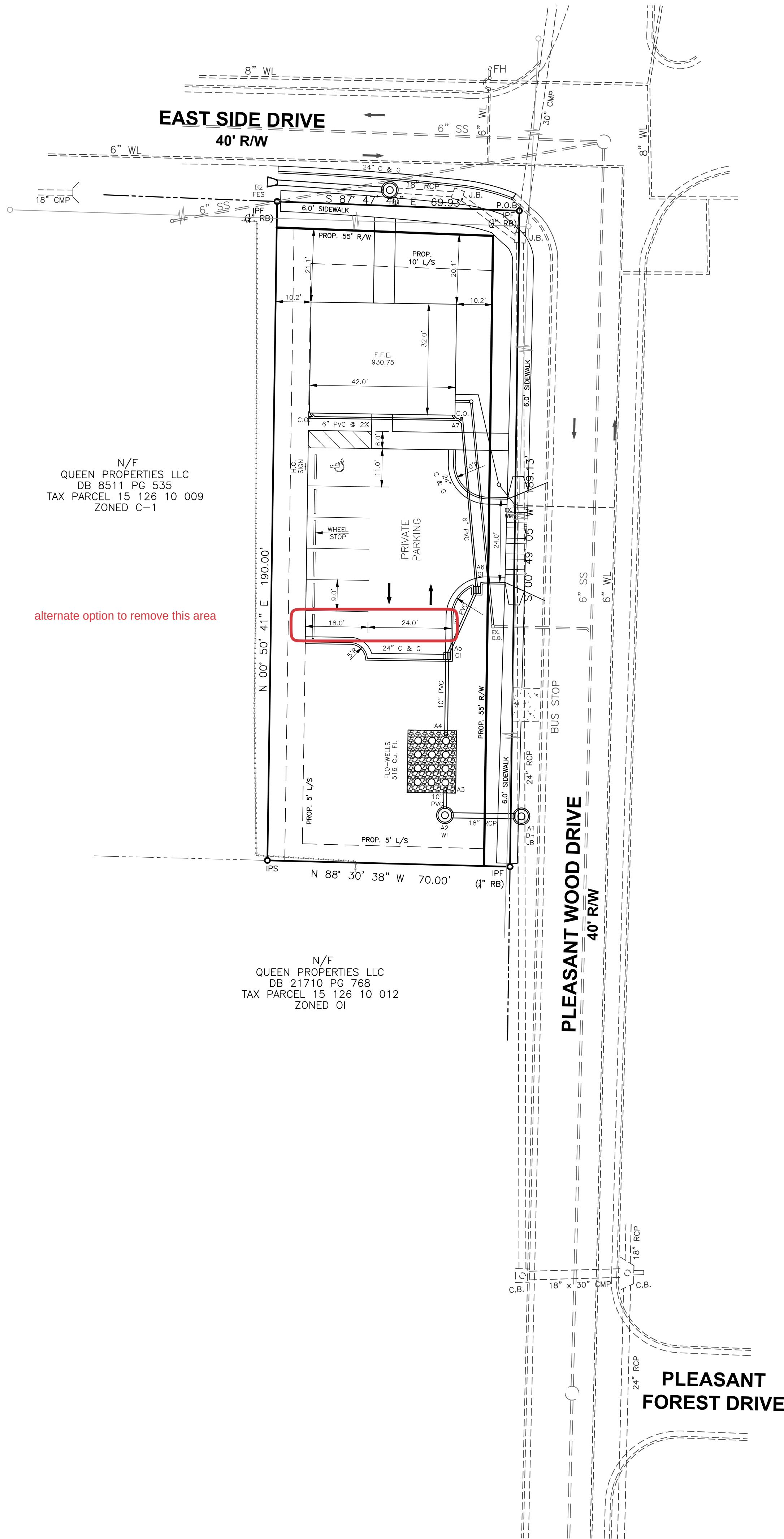
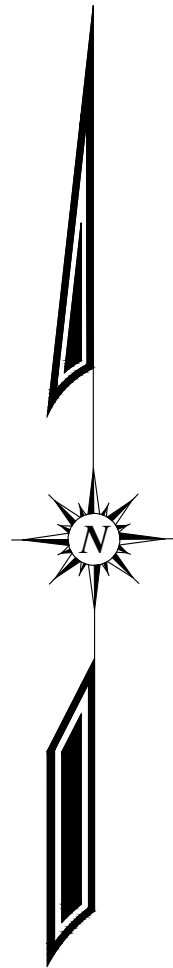
This request is consistent with the spirit and purpose of the DeKalb County Comprehensive Plan. The property is located within the I-20 Tier 3 / Town Center character area, which seeks to maintain a mix of residential and commercial aesthetics while guiding development pressure. Our proposal for a new 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



- GENERAL SITE INFORMATION
1. TOTAL SITE AREA = 13,260 SQ. FT. = 0.304 Ac.
 2. DISTURBED AREA = 15,557 SQ. FT. = 0.36 Ac.
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 4. THIS SITE IS ZONED OI (I-20 OVERLAY DISTRICT).
 5. EXISTING USE: RESIDENTIAL
 6. PROPOSED USE: OFFICE
 7. 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.
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 9. THERE ARE NO WETLANDS ON THE SITE.
 10. THERE ARE NO BLUELINE STREAMS ON THE SITE.
 11. THERE ARE NO TROUT STREAMS ON THE SITE.
 12. THERE ARE NO STATE WATERS ON OR WITHIN 200 FEET OF THIS SITE.
 13. RECEIVING WATERS: SNAPPINGER CREEK.
 14. WATER SUPPLY BY DEKALB COUNTY.
 15. SEWER BY DEKALB COUNTY.

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EXISTING IMPERVIOUS AREA

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DRIVEWAY	838 SQ. FT.
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2,138/13,260 = 16.1% IMPERVIOUS

PROPOSED SITE INFORMATION

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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

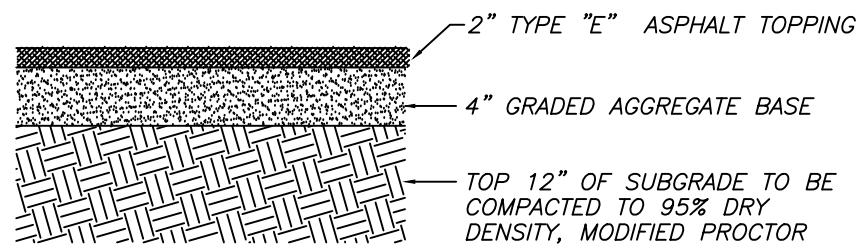
ONE STORY BUILDING

HEIGHT = 12'-0"

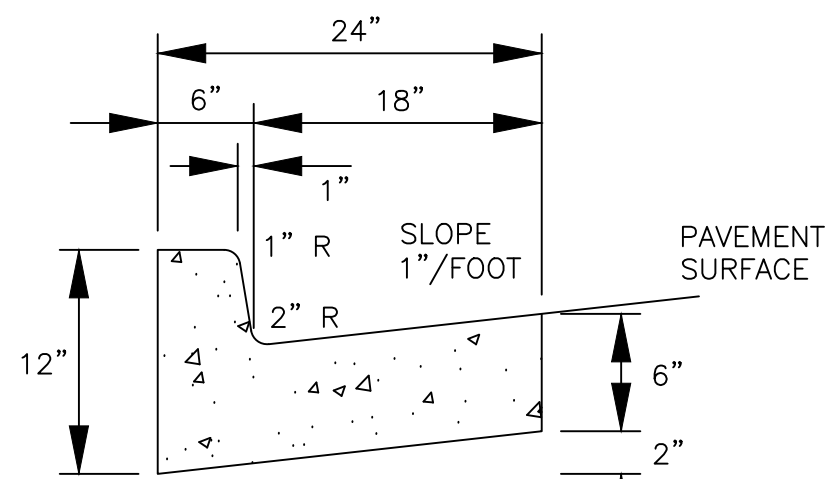
BUILDING FLOOR AREA = 1,344 SQ. FT.

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

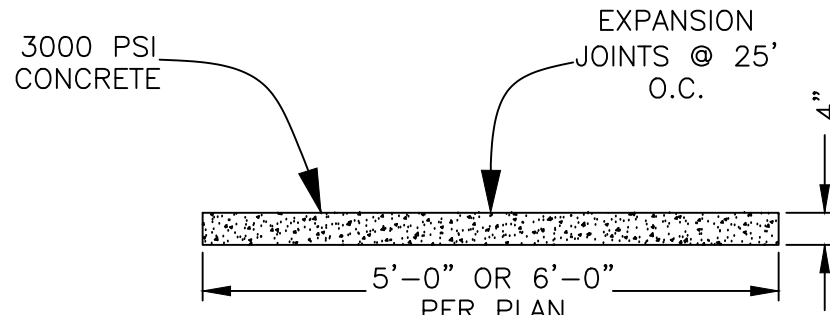
PARKING PROVIDED = 5 + 1 H.C.



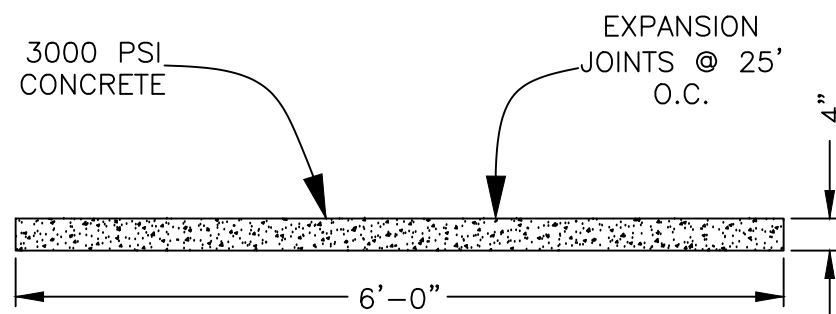
PAVEMENT DETAIL



STANDARD 24" CURB & GUTTER



CONCRETE SIDEWALK
DETAIL
NTS



CONCRETE SIDEWALK
DETAIL (IN R/W)
NTS



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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



6/1/26

PROPOSED SITE PLAN FOR:

COME & SEE DELIVERANCE MINISTRY

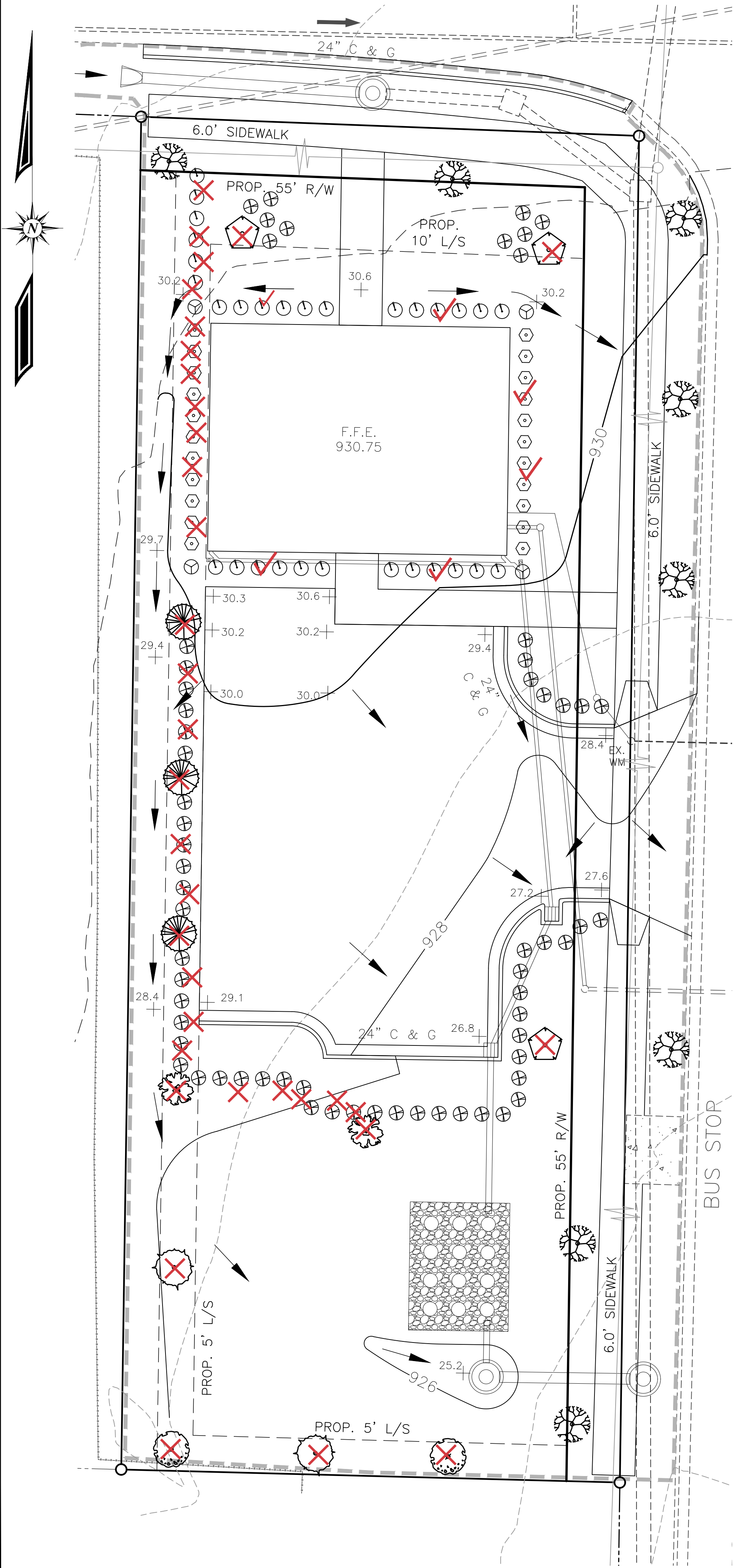
4271 EAST SIDE DRIVE

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



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

Request to reduce trees and shrubs to 25% of what is shown
propose leaving the 8 trees along the streetscape and remove the interior trees

alternate option to reduce 50%

- ✓ signifies reducing qty in these locations
- ✗ signifies removing entirely in these locations

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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REVISION	DATE	APPROVED	DESCRIPTION

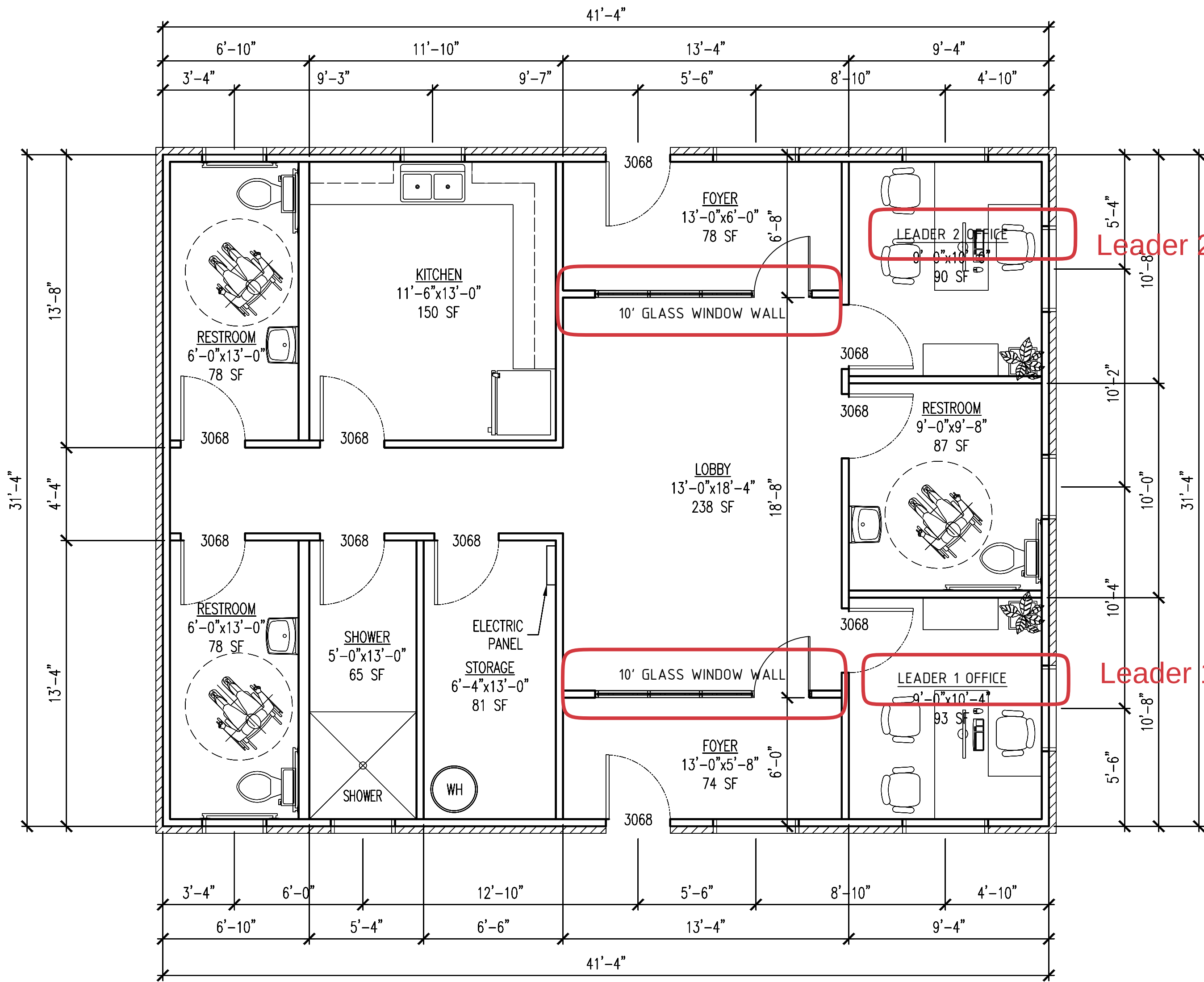
STRUC TURES
911 DULUTH HWY, SUITE C-1B-215
LAWRENCEVILLE, GEORGIA 30043

6/1/26

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

Glass walls with glass doors added to both foyers



1 FLOOR PLAN
A1 SCALE: 1/4"=1'-0"

NOT RELEASED FOR CONSTRUCTION

REVISION	DATE	APPROVED	DESCRIPTION

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

5/11/26

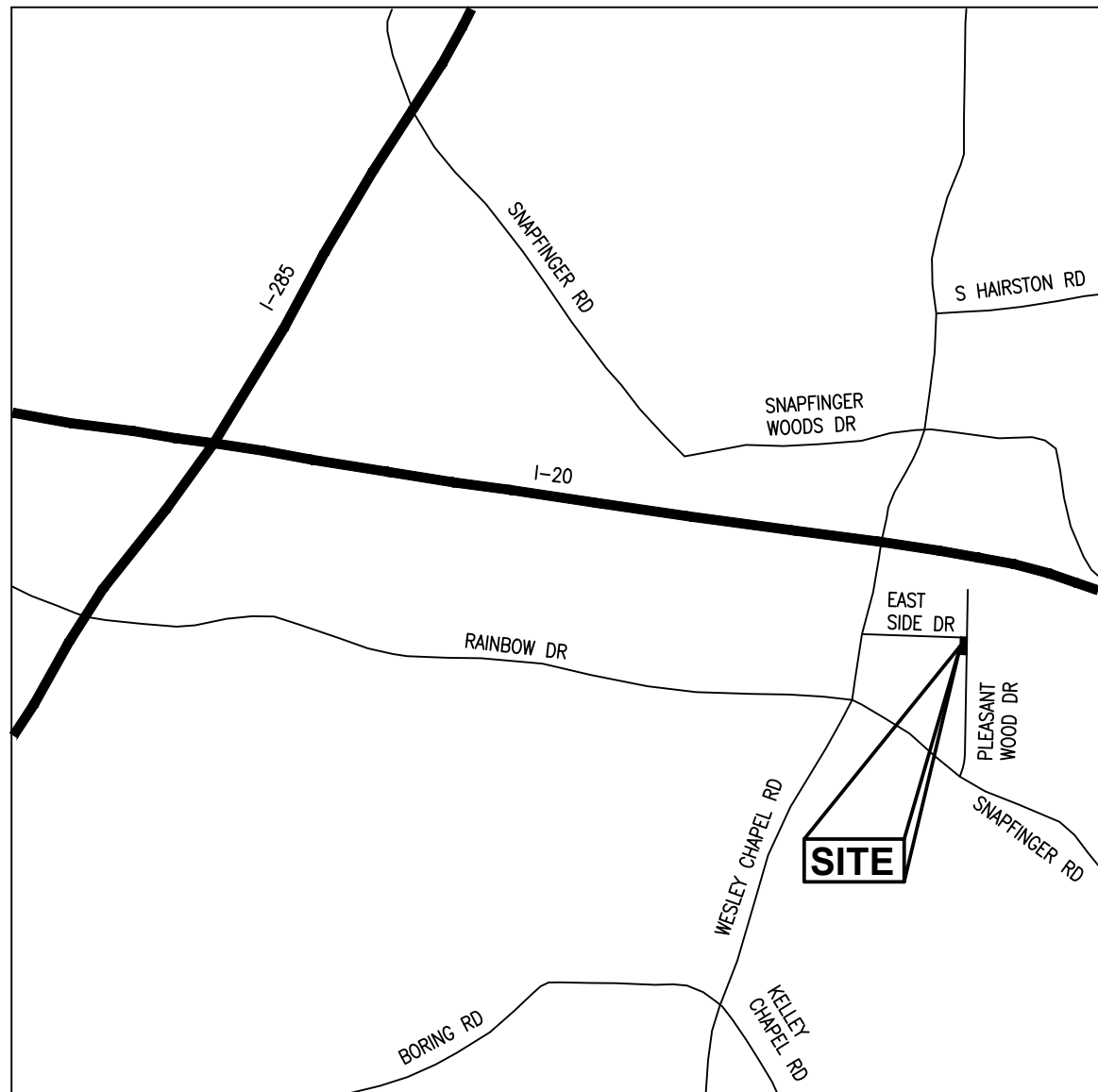
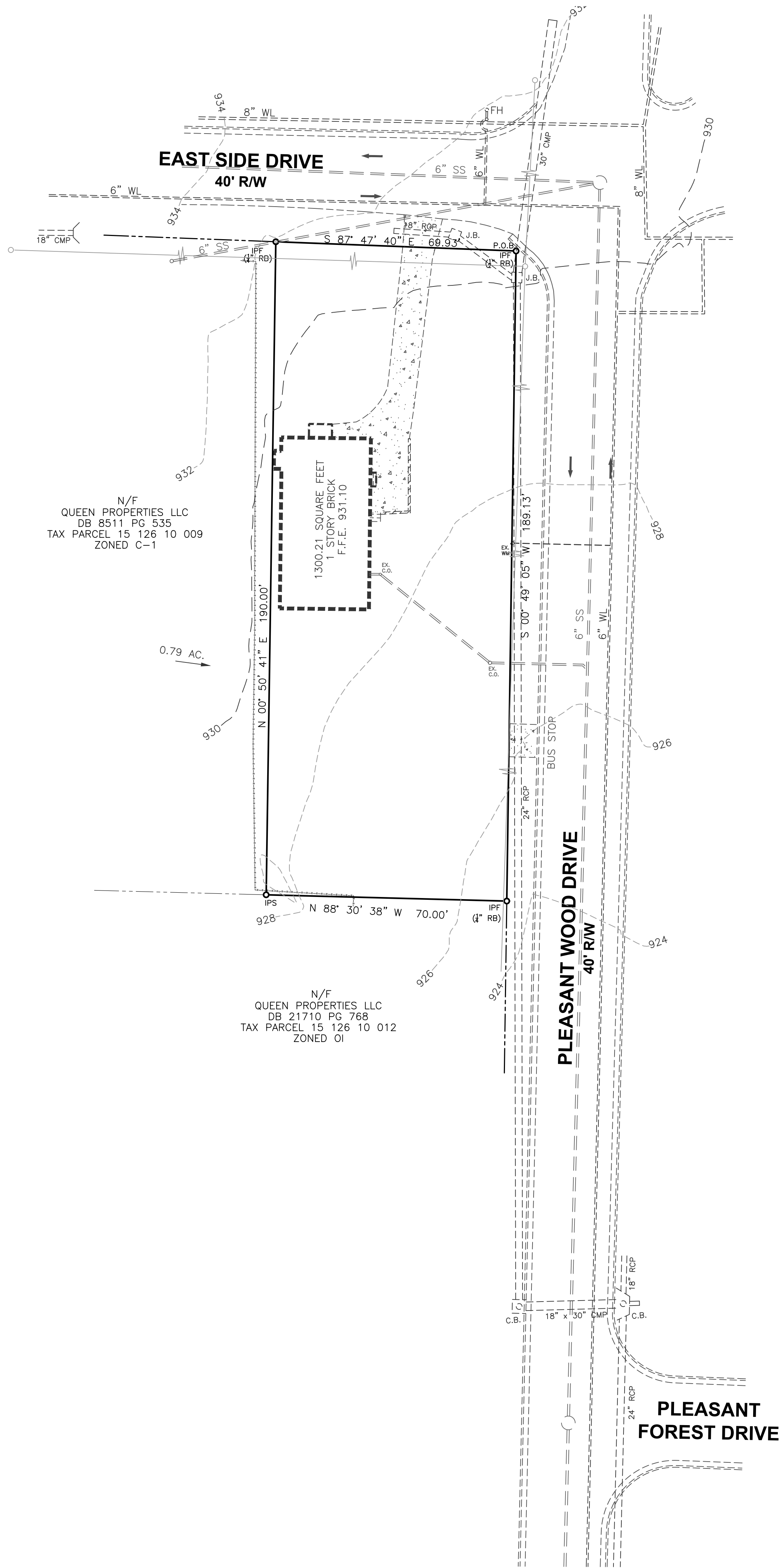
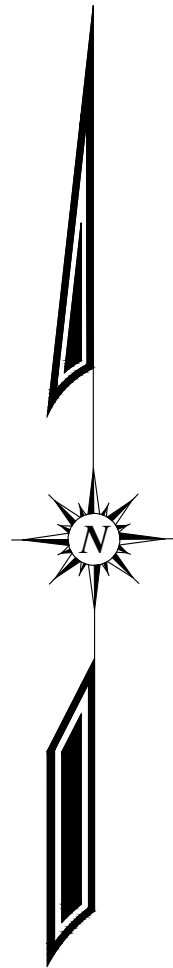
COME AND SEE
DELIVERANCE -
NEW MINISTRY BUILDING

4271 EAST SIDE DRIVE
DECATUR, GEORGIA 30034

DRAWN	DRM
CHECKED	MJC
DATE:	5/11/26
PROJECT #:	

FLOOR PLAN

SHEET
A1OF 4



SITE LOCATION MAP
SCALE: N.T.S.



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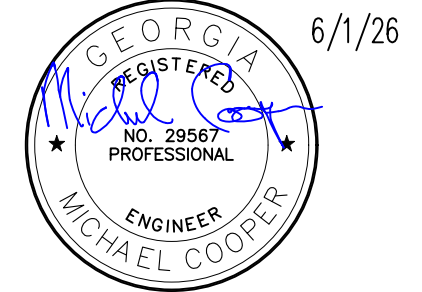
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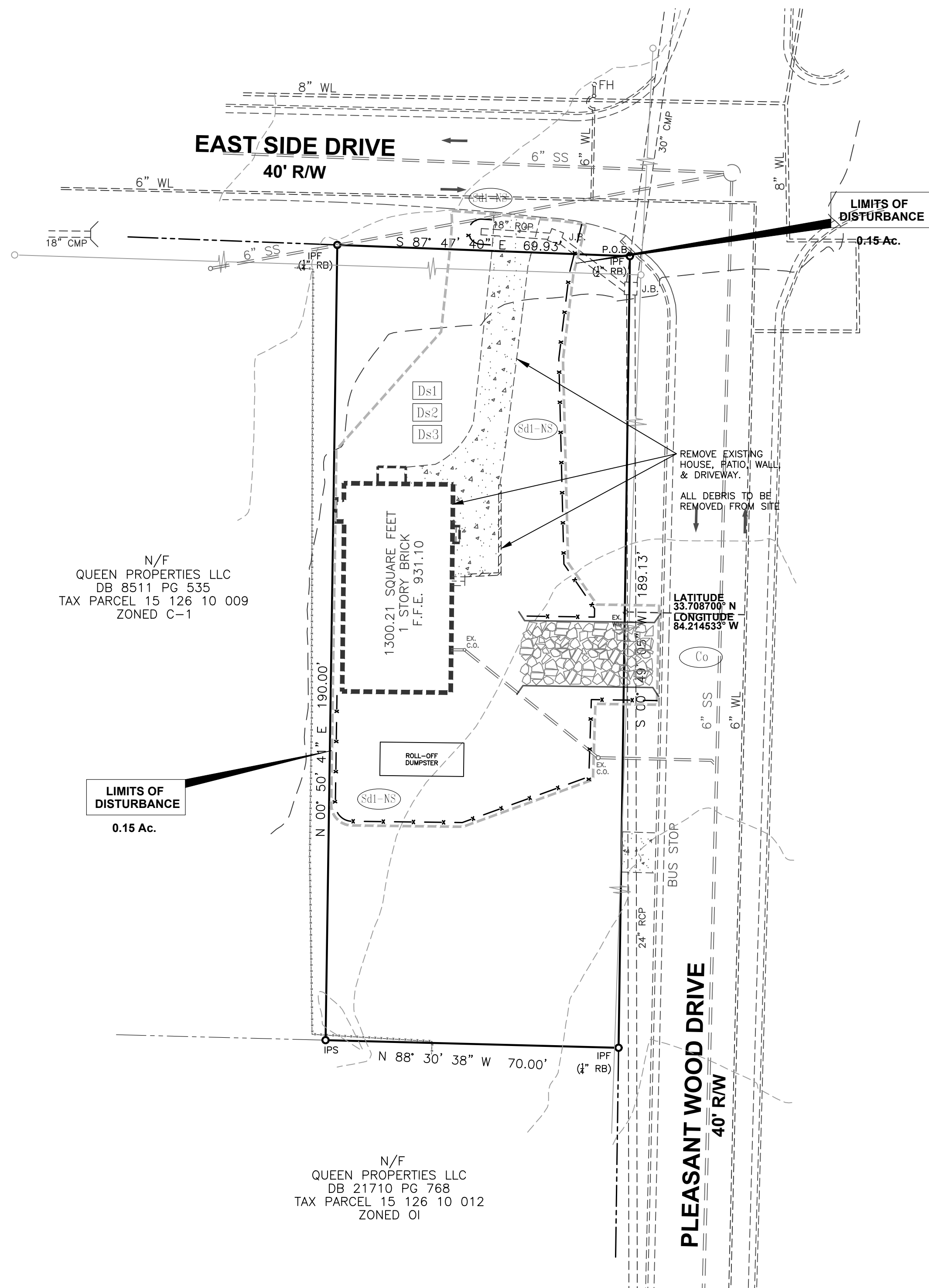
ST R U C T U R E S
911 DULUTH HWY, SUITE C-1B-215
LAWRENCEVILLE, GEORGIA 30043



6/1/26

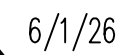
EXISTING CONDITIONS PLAN FOR:
COME & SEE DELIVERANCE MINISTRY
4271 EAST SIDE DRIVE
DECATUR, GA 30034
LAND LOT 126, 15th DIST.
DEKALB COUNTY, GEORGIA

DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	6/1/26
PROJECT #:	x
SHEET	C3



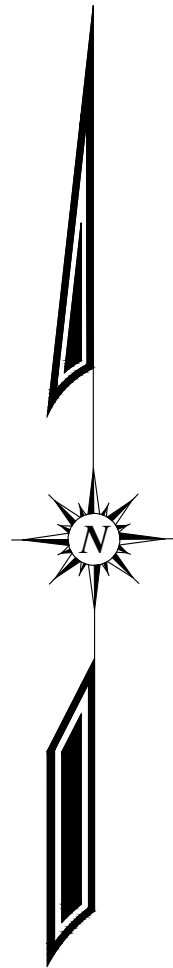
HAUL VOLUME = 84 CU. YD.

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



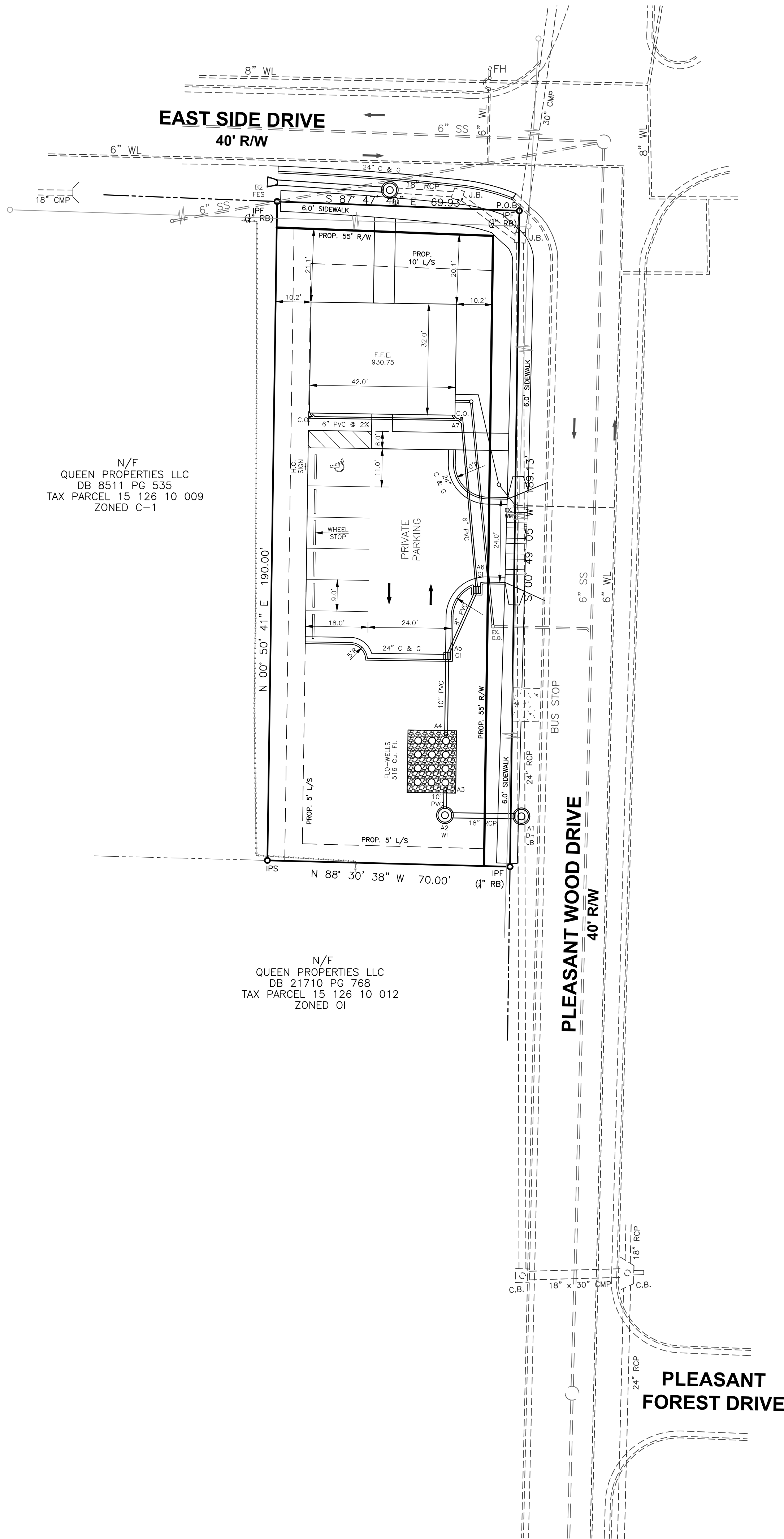
SHEET

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 OI



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THEREFORE ONLY RUNOFF REDUCTION MEASURES WILL BE EMPLOYED

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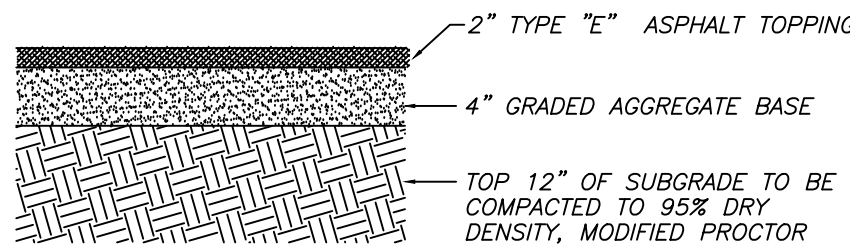
ONE STORY BUILDING

HEIGHT = 12'-0"

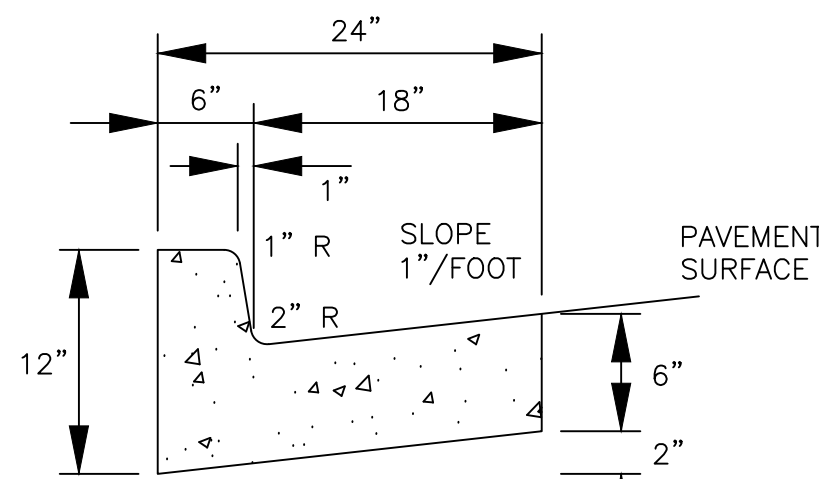
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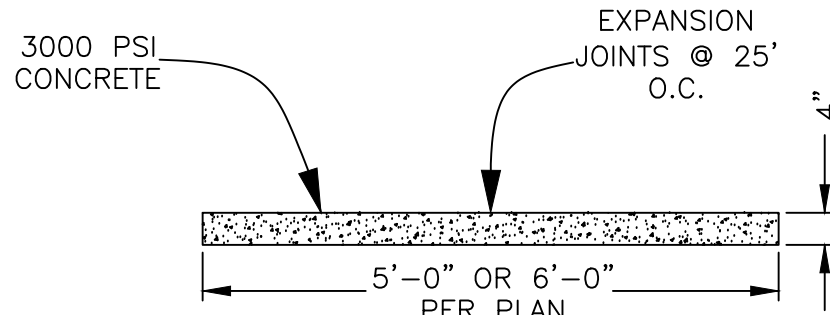
PARKING PROVIDED = 5 + 1 H.C.



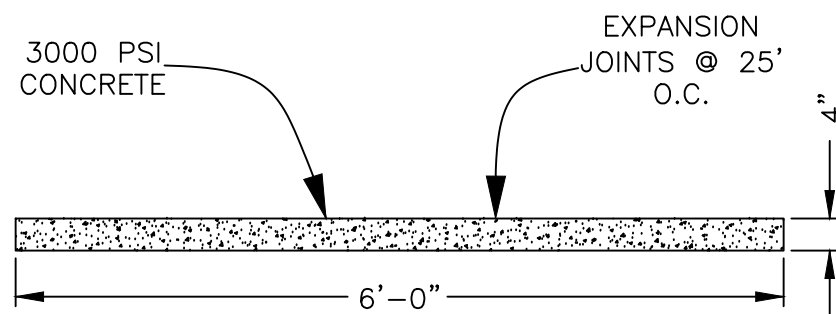
PAVEMENT DETAIL



STANDARD 24" CURB & GUTTER



CONCRETE SIDEWALK
DETAIL
NTS



CONCRETE SIDEWALK
DETAIL (IN R/W)
NTS



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REVISION	DATE	APPROVED	DESCRIPTION



ST R U C T U R E S

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6/1/26

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COME & SEE DELIVERANCE MINISTRY

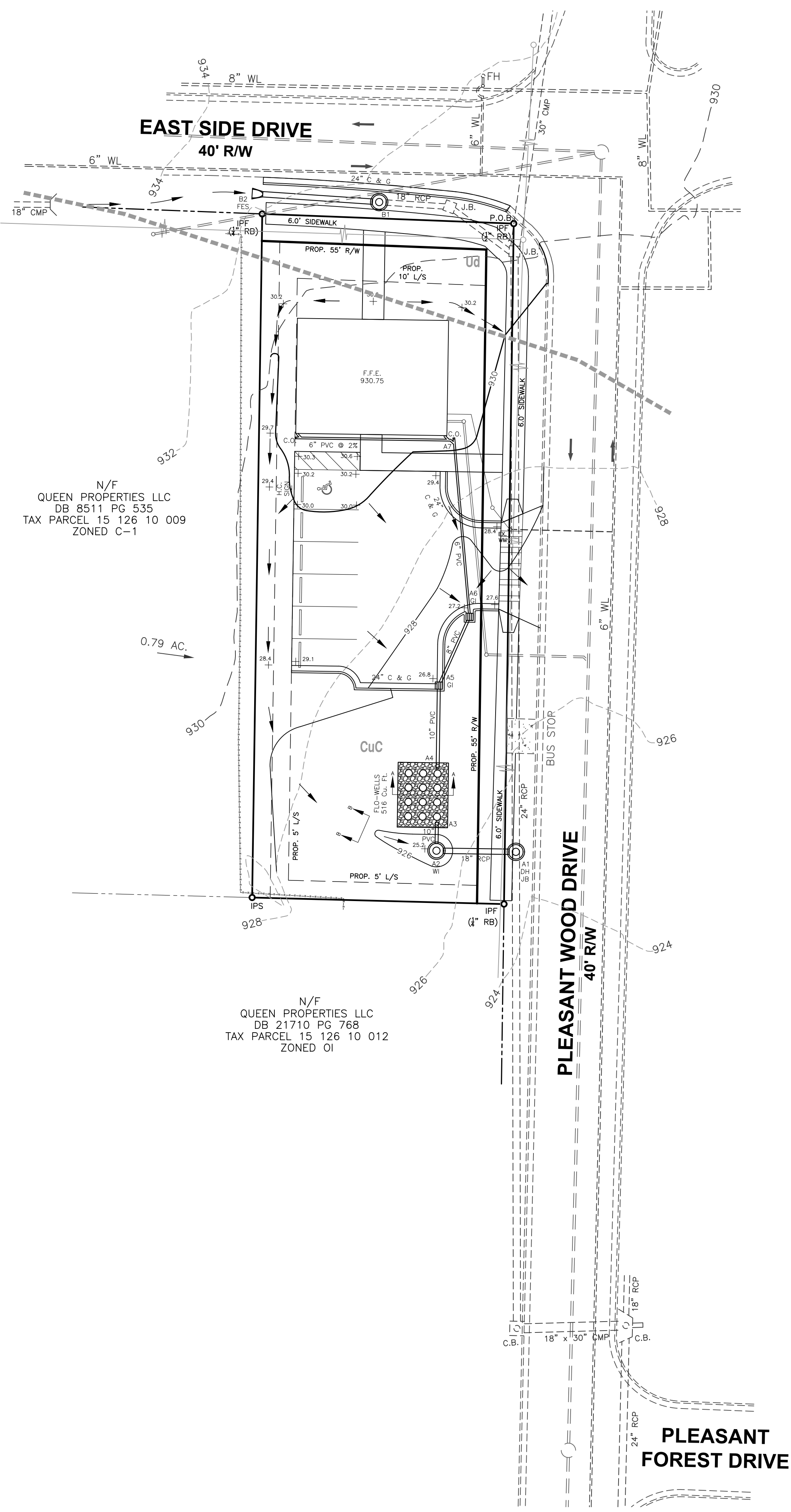
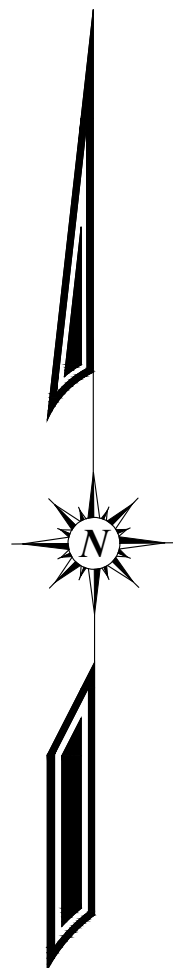
4271 EAST SIDE DRIVE

DECATUR, GA 30034

LAND LOT 126, 15th DIST.

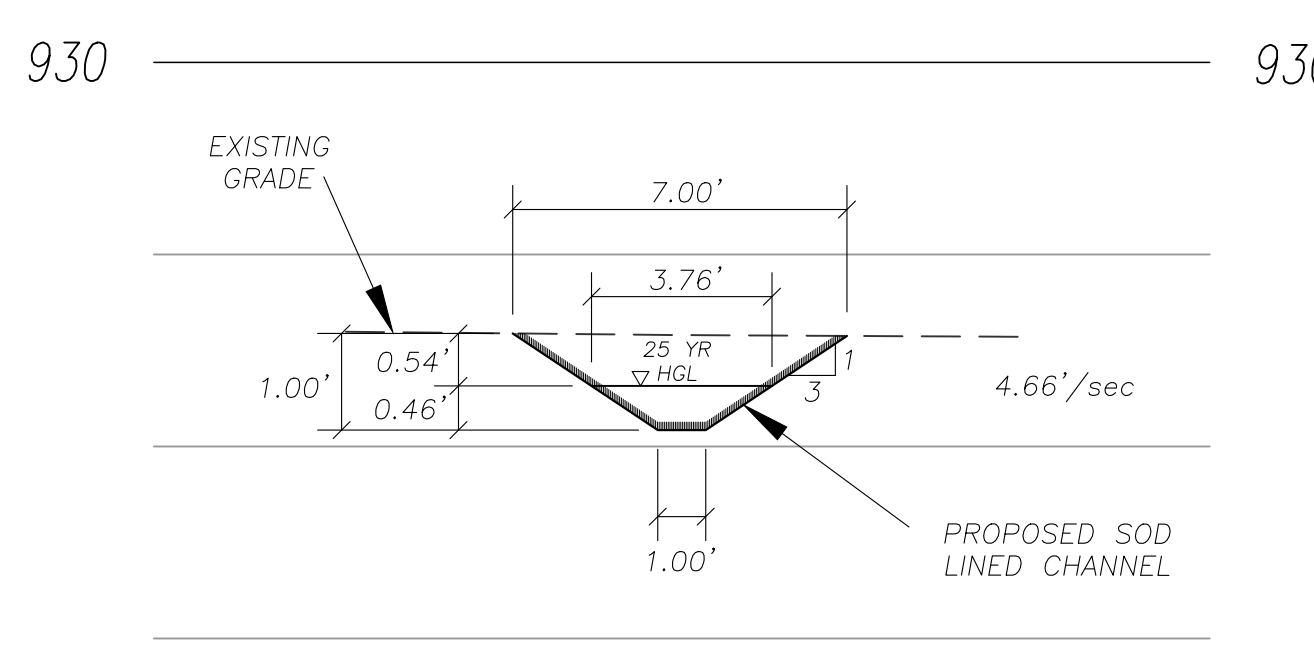
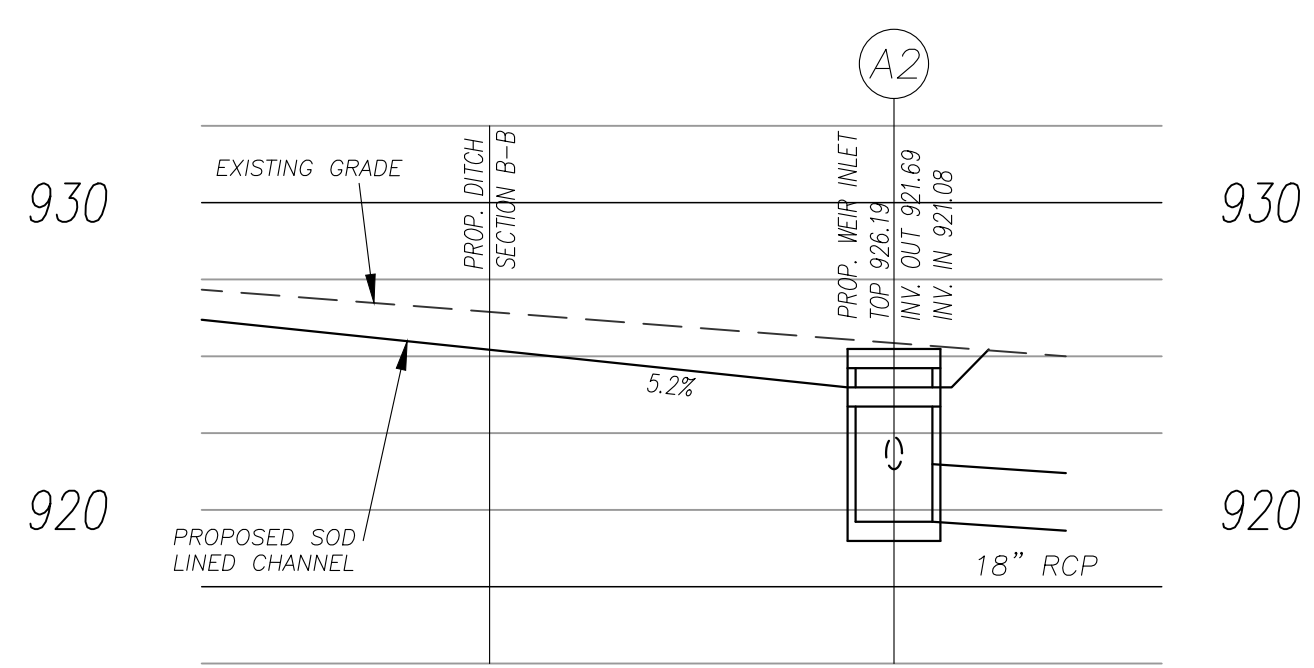
DEKALB COUNTY, GEORGIA

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 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



RELEASED FOR CONSTRUCTION

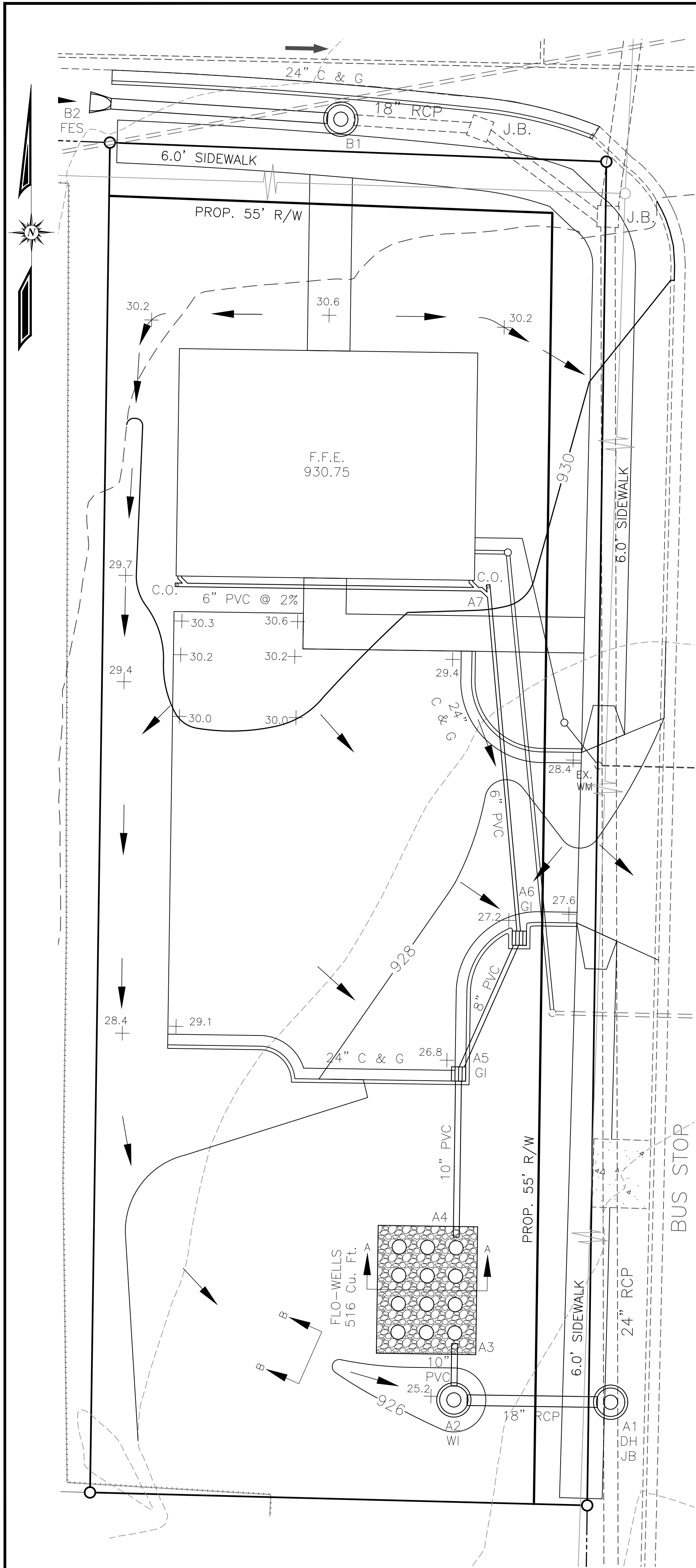
REVISION	DATE	APPROVED	DESCRIPTION



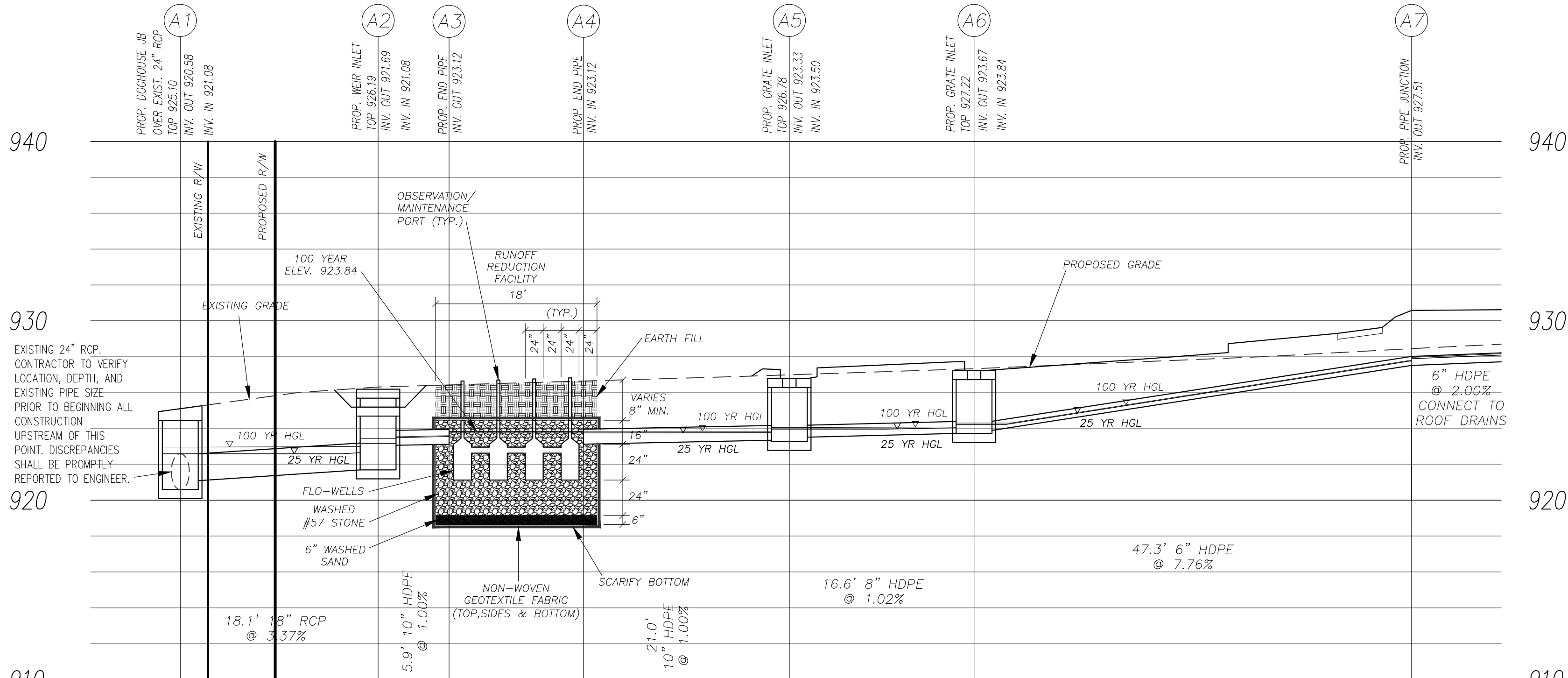
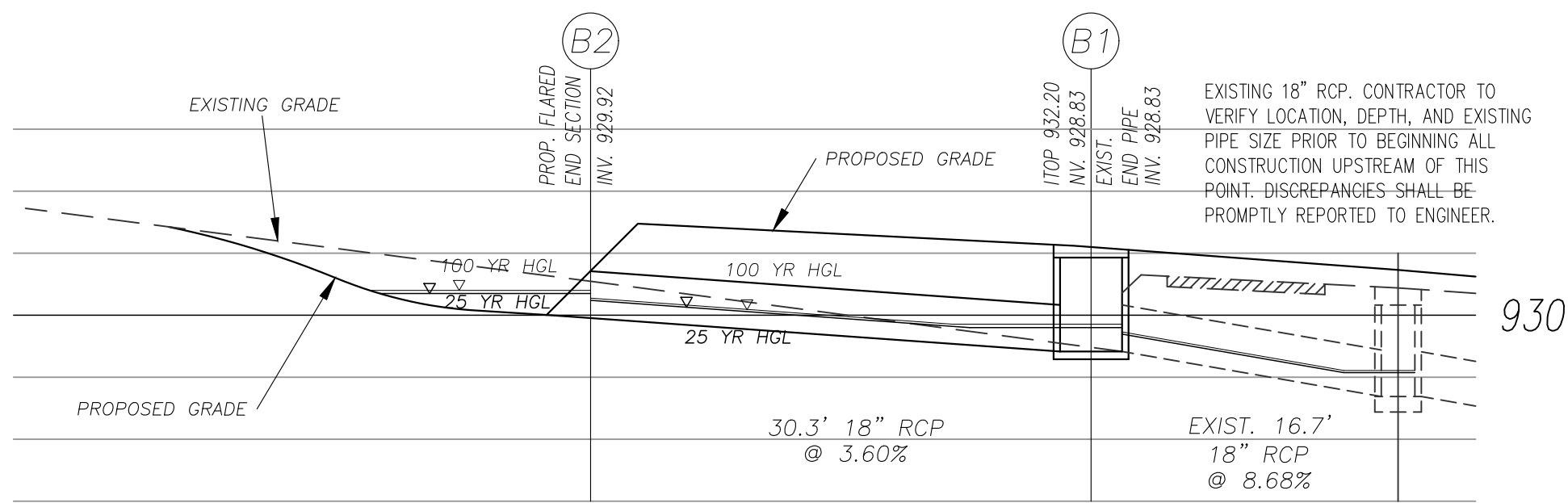
STRUCTURES
911 DULUTH HWY, SUITE C-1B-215
LAWRENCEVILLE, GEORGIA 30043



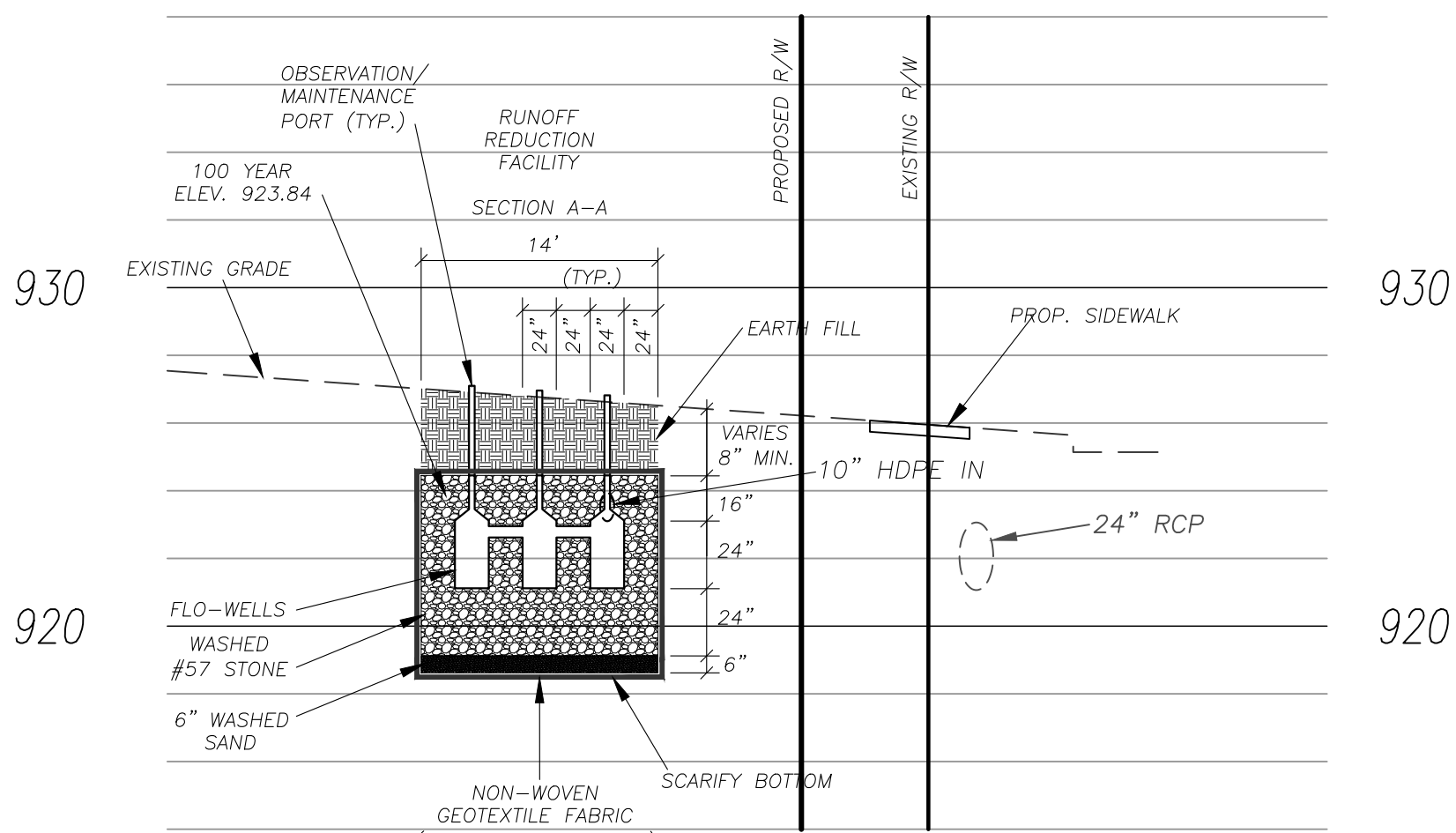
PROPOSED GRADING & DRAINAGE PLAN FOR: COME & SEE DELIVERANCE MINISTRY 4271 EAST SIDE DRIVE DECATUR, GA 30034 LAND LOT 126, 15th DIST. DEKALB COUNTY, GEORGIA	
DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	6/1/26
PROJECT #:	x
SHEET	C6



PROPOSED STORM DRAINAGE PLAN
1"=10'



STORM DRAIN PIPE A1-A7
1"=10' H 1"=5' V



RUNOFF REDUCTION FACILITY
SECTION A-A
1"=10' H 1"=5' V

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	=	$RR_v = P \cdot R_v \cdot A / 12 = 1.0 \cdot [0.05 + 0.009(40.2)] \cdot 11,374 / 12$ 390.3 Cu. Ft.
FLO-WELL VOLUME	=	6.4 Cu. Ft. (Per Manufacturer)
GRAVEL VOLUME	=	$(14.0 \cdot 18.0 \cdot 4.33) - (12 \cdot 6.4) = 1,014.4$ Cu. Ft.
VOID VOLUME	=	$1,014.4 \cdot 40\% = 405.7$ Cu. Ft.
SAND VOLUME	=	$14.0 \cdot 18.0 \cdot 0.33 = 83.2$ Cu. Ft.
VOID VOLUME	=	$83.2 \cdot 40\% = 33.3$ Cu. Ft.
FLO-WELL VOLUME	=	$6.4 \cdot 12 = 76.8$ Cu. Ft.
TOTAL VOLUME	=	515.8 Cu. Ft.

REQUIREMENTS SATISFIED



IN-LINE LEAF STRAINER
N.T.S.

SHALL BE USED ON ALL DOWNSPOUTS
LEAF SCREENS SHALL BE USED ON ALL GUTTERS



SCALE IN FEET 1" = 10'

PIPE CHART

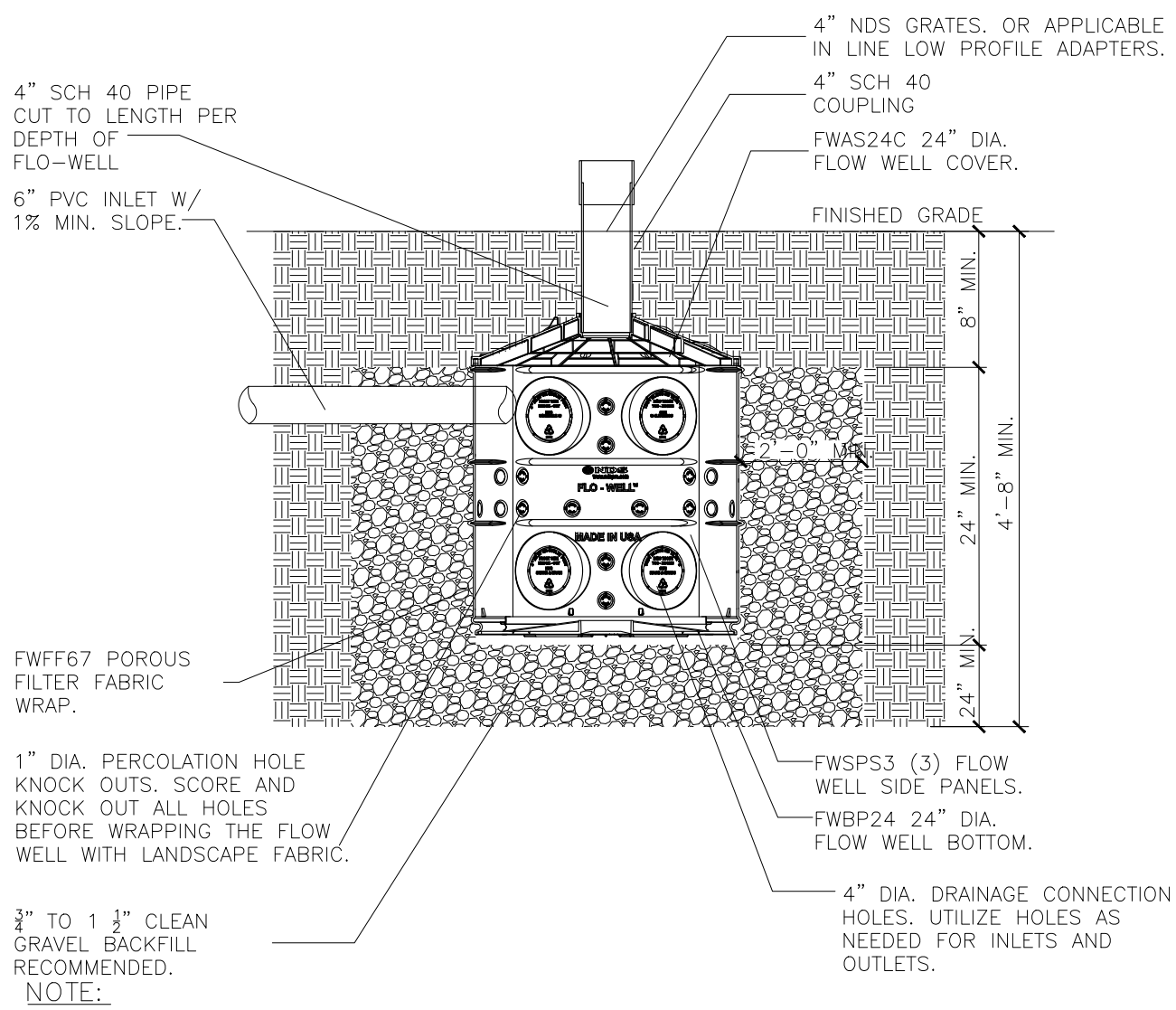
Line ID	Size	Length	Slope	C	i	Drainage Area	Total Area	Incr Q ₂₅	Total Q ₂₅	Pipe Material	n	Vel. Avg.	Inv. Dn	HGL Dn	Inv. Up	HGL Up	HW Up
(in.)	(ft.)	(%)			(in./hr.)	(Ac.)	(Ac.)	(cfs)	(cfs)	RCP	0.012	(ft/s)	(ft.)	(ft.)	(ft.)	(ft.)	(ft.)
A1-A2	18	18.1	3.37	0.63	9.28	0.883	0.994	5.16	6.09	PVC	0.012	4.3	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	923.33	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	0.031	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.



- MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION.
- FWAS24 KIT DOES NOT COME WITH FWBP24 BTM.
- REFERENCE FLO-WELL CALCULATOR ON NDSPRO.COM



NDS FLO-WELL® GRAVEL INSTALLATION.
NON LOAD BEARING INSTALLATION. OPTIONAL SURFACE PORT CONFIGURATION.

TECHNICAL SERVICES
1-800-850-7273
www.ndspro.com

N.T.S.

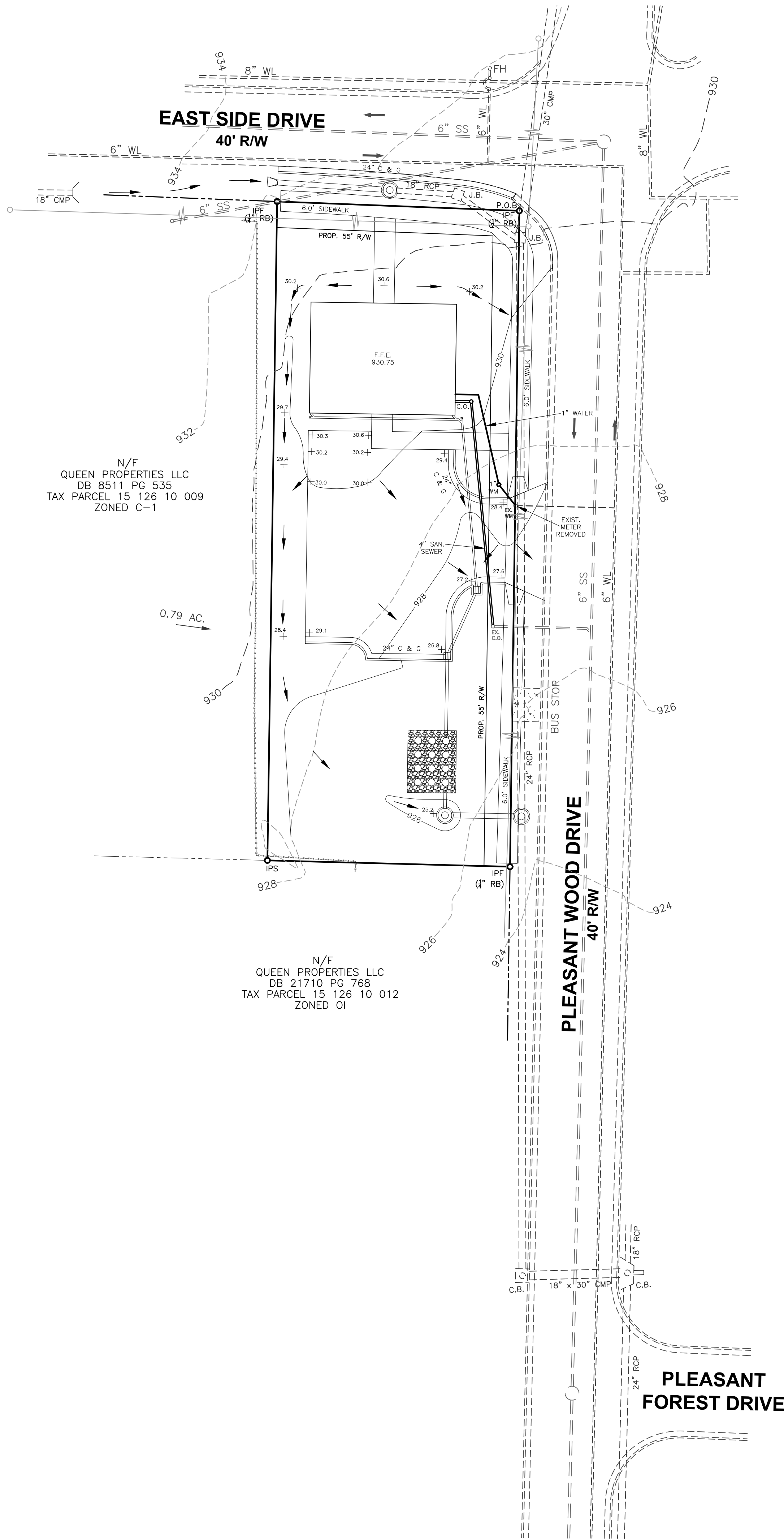
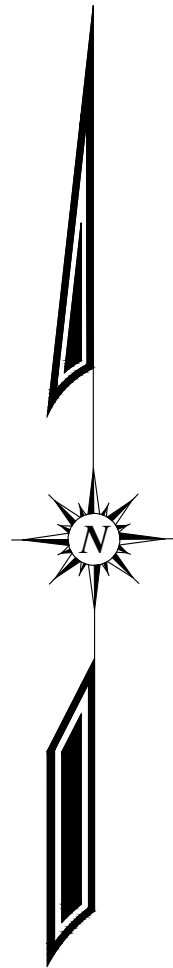
REVISION	DATE	APPROVED	DESCRIPTION

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



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

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

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



6/1/26

REVISION	DATE	APPROVED	DESCRIPTION

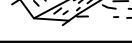
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UNIFORM CODING SYSTEM

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

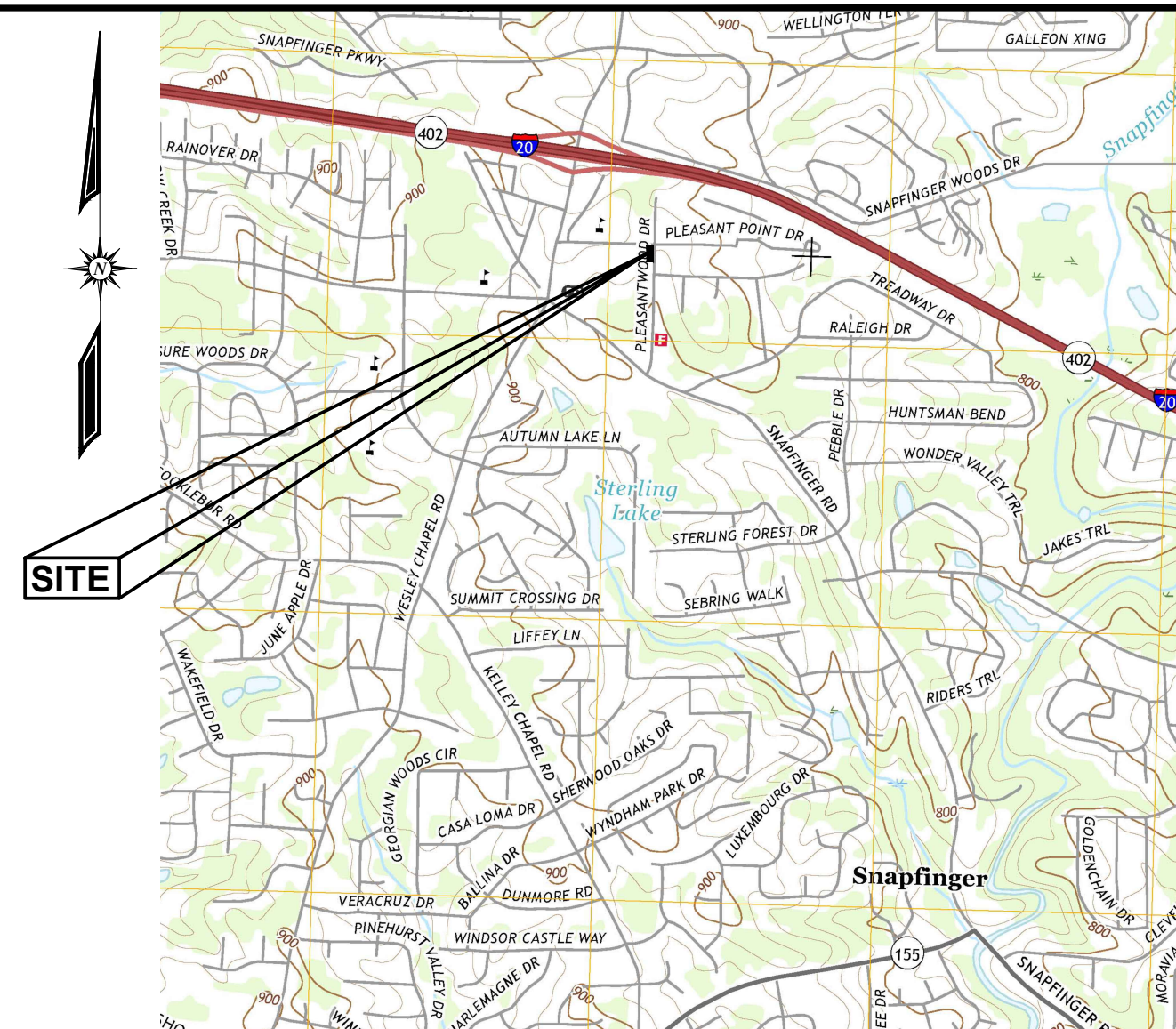
STRUCTURAL PRACTICES

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 sandbags, 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

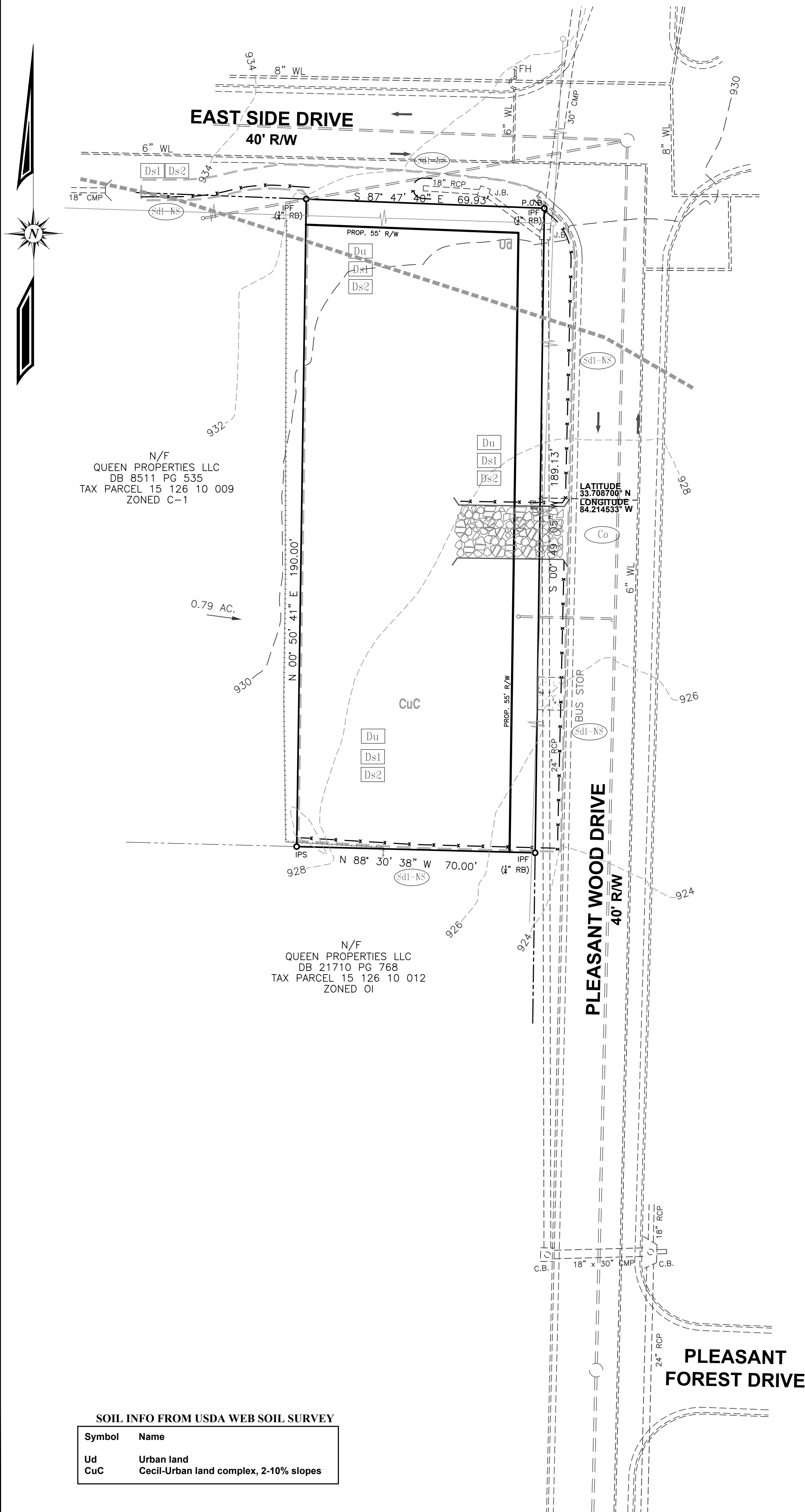
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)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

GaSWCC (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.



GENERAL EROSION & SEDIMENT CONTROL INFORMATION

2. TOTAL AREA = 3.04 AC.
3. DISTURBED AREA = 0.36 AC.
4. THIS PROJECT IS ZONED CU.
5. A PORTION OF THIS PROJECT IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE.
6. AS DETERMINED BY F.U.C.M. COMMUNITY PANEL, F.U.S.0304.01M, DATED 5/16/13, FOR DEKALB COUNTY, THERE ARE NO DELICATE NATURAL RESOURCES ON THE SITE.
7. THERE ARE NO BLUELINE STREAMS ON THE SITE.
8. THERE ARE NO TROUT STREAMS ON THE SITE.
9. THERE ARE NO STATE WATERS ON OR WITHIN 200 FEET OF THE SITE.
10. RECEIVING WATERS: SWANPUNKER CREEK
11. NO SENSITIVE AREAS ARE AFFECTED.
12. NO STORMWATER SUMPING IS PROPOSED.
13. THIS PROJECT CONSISTS OF THE REMOVAL OF AN EXISTING RESIDENCE, CONSTRUCTION OF A NEW OFFICE BUILDING, AND NEW PAVING AREA AND LANDSCAPING.
14. THE SEQUENCE OF CONSTRUCTION ACTIVITIES WILL BE AS FOLLOWS:
 - a. INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES
 - b. GRADING SITE
 - c. STORM DRAIN AND UTILITY CONSTRUCTION
 - d. BUILDING CONSTRUCTION
 - e. LANDSCAPING/FINAL STABILIZATION
15. ACCESS TO THE SITE SHALL BE FROM PLEASANT WOOD DRIVE WHERE THE CONSTRUCTION EXIT SHALL BE INSTALLED.
16. THE SITE IS CURRENTLY A SINGLE FAMILY RESIDENCE.
17. THE ESTIMATED PRE-DEVELOPED RUNOFF COEFFICIENT IS 0.45
18. TOTAL ESTIMATED DEVELOPED RUNOFF COEFFICIENT IS 0.60
19. SLOPES AND DRAINAGE PATTERNS AFTER DEVELOPMENT WILL APPROPRIATELY MATCH THE PRE-DEVELOPED PATTERNS.
20. AMENDMENTS/REVISIONS TO THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN WHICH HAVE A SIGNIFICANT EFFECT ON THE PROJECT'S PHYSICAL COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
21. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY SITE CONDITIONS, PROJECT ENGINEER OR REPRESENTATIVES OF THE LOCAL GOVERNING BODY.
22. AN ADDITIONAL PERSON SHALL EMPLOY A REPRESENTATIVE WHO, AS A MINIMUM, HAS SUCCESSFULLY COMPLETED AN EROSION AND SEDIMENT CONTROL SHORT COURSE ELIGIBLE FOR CONTINUING EDUCATION CREDIT (OR AN EQUIVALENT COURSE APPROVED BY THE EPD OR THE GEORGIA SC2) TO REMAIN ON SITE DURING LAND DISTURBING ACTIVITIES.
23. ALL ROAD AND DRIVE LANE SURFACES SHALL BE MAINTAINED WITH DRAINPANS ON BEING PREPARED FOR PAVED AREAS THROUGHOUT STRICT ADHERENCE TO BMPs AS DEFINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" (FPM) LATEST EDITION, AND THROUGH PROPER EARTH SHAPING, TERRACING, BERMING, MAXIMIZING STORM WATER TRAVEL LENGTHS, AND PROTECTING STORM WATER PILES, SLOPES, MANDATED MAINTENANCE, FERTILIZING, GROSSING AND SITE STABILIZATION.
24. CONTRACTOR SHALL MITIGATE ANY OIL OR FUEL/SPILL SPLASHES AND LEAKS THAT MAY OCCUR ON THE SITE.
25. ALL ENVIRONMENTAL 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. AREAS SHOULD BE CHECKED DAILY, IF ANY OIL OR FUEL SPILLS OR LEAKS OCCUR, THEY SHALL BE ACCUMULATED IN A LEAK PROOF VESSEL AND WHEN NECESSARY, BE DISPOSED OF PER GEORGIA HAZARDOUS WASTE MANAGEMENT ACT, O.C.G.A. 12-8-60. THESE SPLILLS AND REMEDIATIONS SHOULD BE LOGGED IN THE DAILY LOG.
26. EROSION AND SEDIMENTATION OF THIS 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 ACCUMULON EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT ALL STAGES DURING CONSTRUCTION.
27. 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 WASHWATER, EXCAVATED SEDIMENT, SOILS, ASPHALT, SPILL, OIL, PROBLEMATIC MATERIALS, 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 AT AUTHORITY BY A SECTION 404 PERMIT.
28. WASTE DISPOSAL WILL BE PROVIDED BY PUBLIC PERSONNEL. CONSTRUCTION PERSONNEL WILL BE SUPPLIED WITH PORTABLE TOILETS.
29. 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 O

- 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

MONTHLY

- AREAS THAT HAVE UNDERGONE FINAL STABILIZATION

27. THE APPLICABLE PORTION OF THE E & S PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY PERMITTEE CONDUCTING ANY CONSTRUCTION ACTIVITY.
28. THE APPLICABLE PORTION OF THE E & S PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE WITH A COPY OF AND SHALL SIGN THE PLAN APPLICABLE TO THEIR SITE.
29. A COPY OF THE APPROVED NOTICE OF INTENT IS REQUIRED TO BE RETAINED ON THE PROJECT SITE UNTIL THE NOTICE OF INTENTION IS SUBMITTED TO DEWALB COUNTY AND CA D.P.S.
30. THERE ARE NO EXISTING OR PROPOSED NEW SOURCES OF POLLUTION OF ENGINEERS (LISC) 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 U.S. SPACE AND U.S. ENVIRONMENTAL PROTECTION AGENCY FOR GUIDANCE).
31. THERE ARE NO EXISTING OR PROPOSED NEW SOURCES OF POLLUTION OF ENGINEERS (LISC) 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 U.S. SPACE AND U.S. ENVIRONMENTAL PROTECTION AGENCY FOR GUIDANCE).
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33. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH WATER-RESTORING ACTIVITIES.
34. WATER-RESTORING ACTIVITIES SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES 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.
35. CUT AND FILL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTION.
36. ALL DISTURBED AREAS MUST BE REGRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
37. THE OWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH N.P.D.S. GENERAL PERMIT, SHALL NOT EXCEED 25% ON ALL OTHER PROJECTS.
38. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH N.P.D.S. GENERAL PERMIT, SHALL NOT EXCEED 25% ON ALL OTHER PROJECTS.
39. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH N.P.D.S. GENERAL PERMIT, SHALL NOT EXCEED 25% ON ALL OTHER PROJECTS.
40. EROSION, SEDIMENT AND POLLUTION CONTROL MEASURES AND PRACTICES ARE TO BE CHECKED DAILY.
41. TEMPORARY E & S BMP'S WILL BE REMOVED WHEN SITE IS 70% STABILIZED WITH PERMANENT VEGETATION.
42. 10-FOOT UNDISTURBED BUFFER SHALL BE MAINTAINED AROUND ALL PERMANENT WATER BODIES.
43. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STRIP BUFFERS AS MEASURED FROM THE POINT OF WISSED VEGETATION (THIN TO 25- FEET OF THE CROWN OF THE ADJACENT BUFFER AS MEASURED FROM THE JURISDICTIONAL CUT LINE) WITHOUT FIRST OBTAINING A PERMIT FROM THE CALIFORNIA DEPARTMENT OF FISH AND GAME.

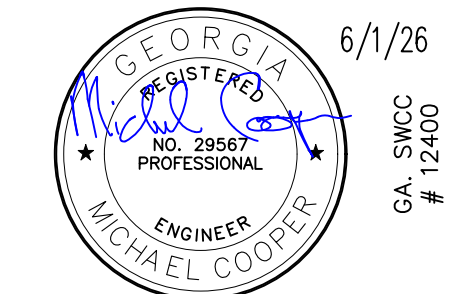
1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE 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



RELEASED FOR CONSTRUCTION

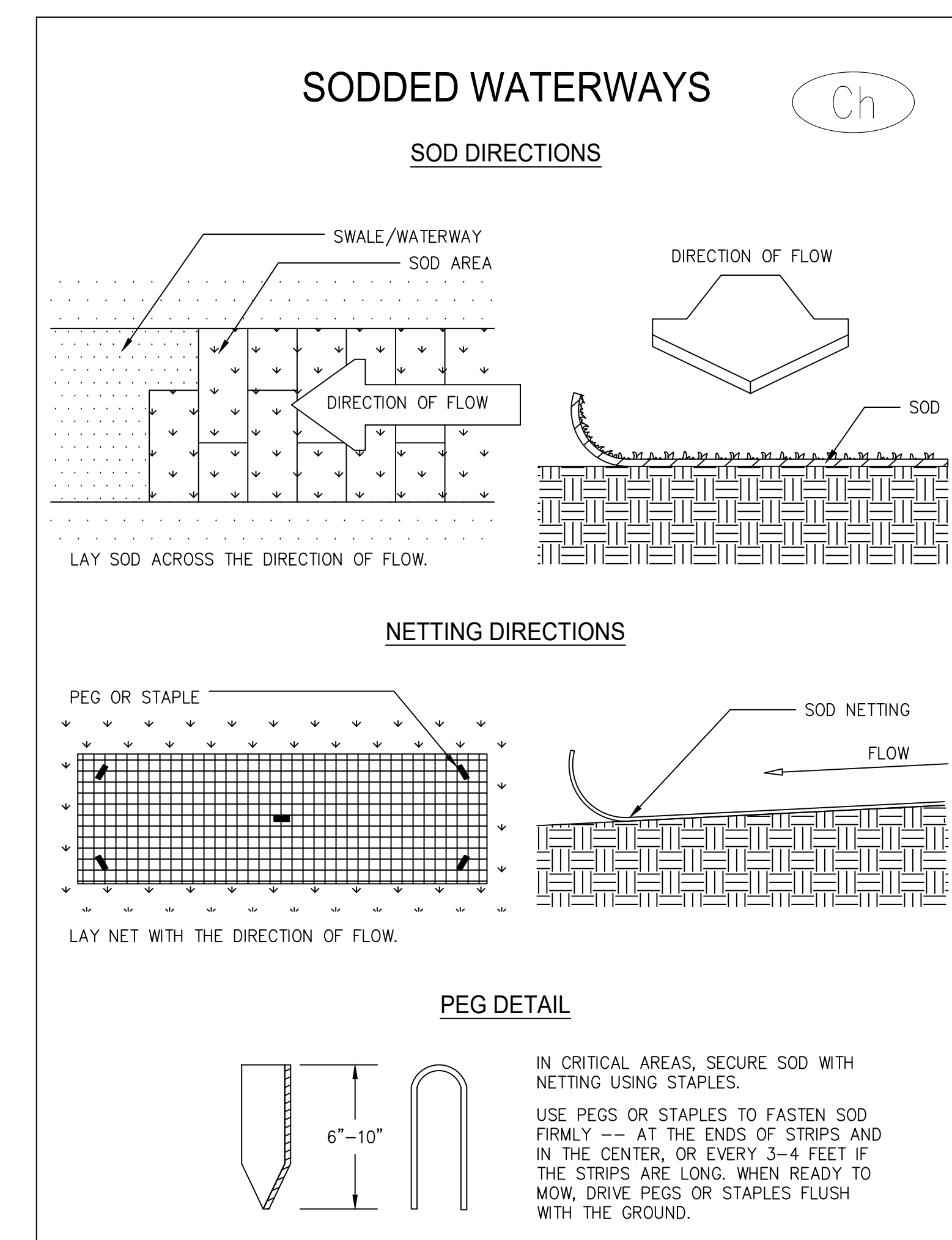
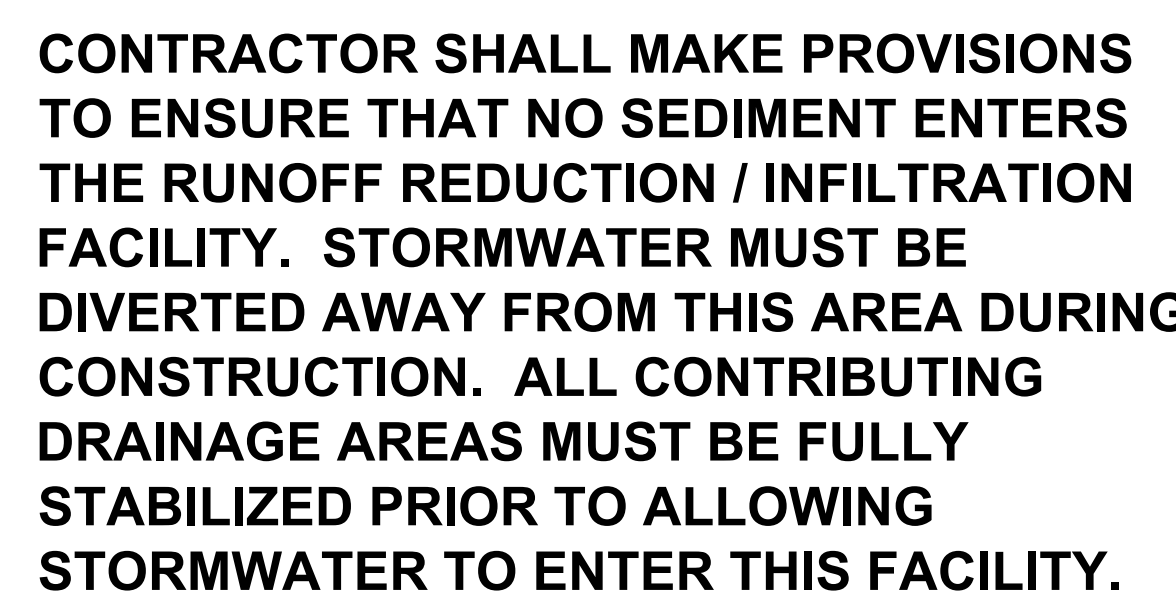
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PROPOSED EROSION & SEDIMENT CONTROL PLAN
PHASE 1 FOR:
COME & SEE DELIVERANCE MINISTRY
4271 EAST SIDE DRIVE
DECATUR, GA 30034
LAND LOT 126, 15th DIST.
DEKALB COUNTY, GEORGIA

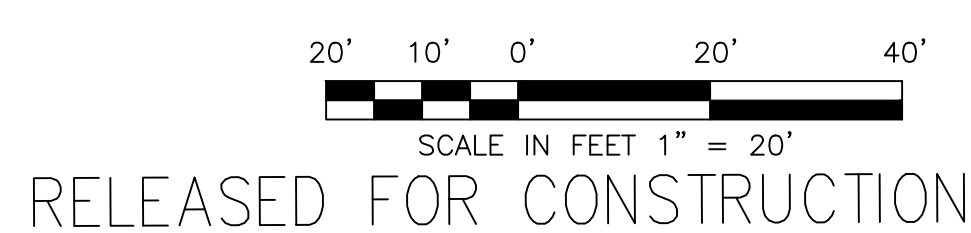
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DATE:	6/1/26
PROJECT #: x	
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C9



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



REVISION	DATE	APPROVED	DESCRIPTION
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 **STRUCTURES**
911 DULUTH HWY, SUITE C-18-215
LAWRENCEVILLE, GEORGIA 30043

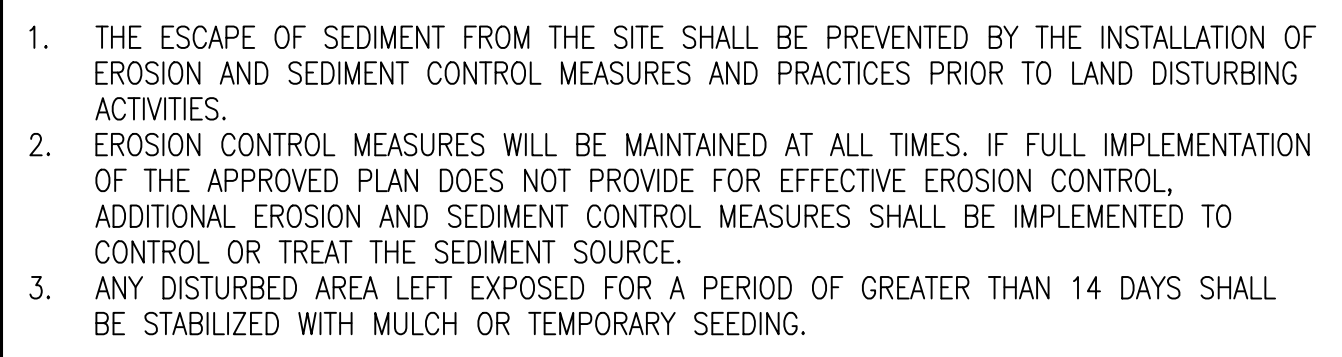


6/1/26

GA. 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
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DATE:	6/1/26
PROJECT #: x	
SHEET	
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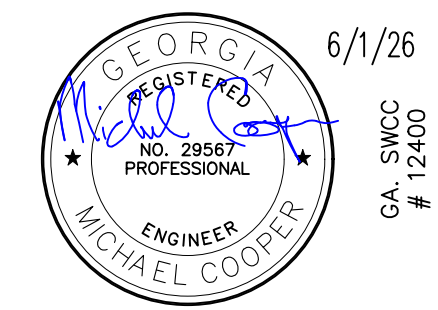


20' 10' 0' 20' 40'

SCALE IN FEET 1" = 20'

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 *North Atlanta*
STRUCTURES
911 DULUTH HWY, SUITE C-1B-215
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	

1. MULCHING MATERIALS, APPLICATION AND ANCHORING:
DIRT STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES INCLUDING THE STRAW OR HAY. MULCH SHALL BE APPLIED UNIFORM-
LY BY HAND OR MECHANICAL EQUIPMENT. SHALL BE PRESSED INTO
THE SOIL WITH A DISK HARROW OR A "PACKER DISK," IF SPREAD
BY BLOWER-TYPE EQUIPMENT. ASPHALT EMULSION SHALL BE
APPLIED INTO THE MULCH AT A RATE OF 100 GALLONS OF
100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF
WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE
SUBSTITUTED FOR EMULSIFIED ASPHALT. REFER TO "MANUAL" TO
SPECIFICATIONS AND EMULSIONS.
2. WOOD WASTE (CHIPS, SAWDUST OR BARK), SHALL BE APPLIED AT
A DEPTH OF 2 TO 3 INCHES DEEP. NETTING OF APPROPRIATE
SIZE SHALL BE USED TO ANCHOR.
3. CUTTED ASPHALT (SHRIMP OR SHELL) SHALL BE APPLIED UNIFORM-
LY AT A RATE OF 1,200 GALLONS PER ACRE (OR 1/4 GAL PER
S.Q.). USE ONLY IF PERMITTED BY LOCAL GOVERNMENT
AUTHORITIES.
4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR
STOCKPILES OF SOIL MATERIAL FOR TEMPORARY PROTECTION, ANCHOR
TRENCHED AT TOP AS WELL AS INCREMENTALLY AS NECESSARY.

SEEDBED PREPARATION:

1. NOT REQUIRED WITH A HYDRAULIC SEEDER.
2. WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH-CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED.

LIME & FERTILIZER:
AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. SEE EROSION CONTROL PLAN FOR FERTILIZER RATES. LIME AND FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

SEEDING:
SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE
AREA AND SEASON OF THE YEAR. SEED SHALL BE APPLIED
UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL,
CULTI-PACKER-SEEDER OR HYDRAULIC SEEDER. APPROPRIATE DEPTH
OF PLANTING IS TEN TIMES THE SEED DIAMETER. SEE EROSION
CONTROL PLAN FOR SITE-SPECIFIC SEEDING SPECIES,
RATES AND PLANTING DATES.

IRRIGATION:
DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE
NOT CAUSING RUNOFF AND EROSION.

LIME & FERTILIZER:

1. AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TO TWO TONS PER ACRE. SEE EROSION CONTROL PLAN FOR FERTILIZER RATES.
2. IF MECHANICAL SEEDING EQUIPMENT IS USED, THE INITIAL FERTILIZER SHALL BE MIXED WITH SEED, INOCULANT (IF NEEDED), AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH AND APPLIED IN A SLURRY.
3. IF APPLIED BY HAND, FERTILIZER SHOULD BE APPLIED BEFORE LAI PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISSEL.

PLANT SELECTION:
SEE EROSION CONTROL PLAN FOR SITE-SPECIFIC SEEDING SPECIES
RATES AND PLANTING DATES.

SEEDBED PREPARATION:

1. MAY NOT BE REQUIRED WHERE A HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED.
2. WHERE CONVENTIONAL SEEDING IS TO BE USED:
 - a. ROADCAST PLANTINGS - TILL 4-6 INCHES OF SOIL TO ALLEViate COMPACTION, INCORPORATE LIM E AND FERTILIZER, AND SMOOTH/FIRM THE SOIL. TILL ON THE CONTOUR WHERE FEASIBLE.
 - b. INDIVIDUAL PLANTS, SOIL SHALL BE PREPARED BY EXCAVATING HOLES, OPENING FURROWS OR DIBBLE PLANTING. HOLES SHALL BE LARGE ENOUGH TO ACCOMMODATE ROOTS WITHOUT CROWDING.

INNOCULANTS:
ALL LEGUME SEED SHALL BE INNOCULATED WITH APPROPRIATE
NITROGEN-FIXING BACTERIA. ALL INNOCULANTS SHALL BE A PURE
CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND
USED WITHIN THE DATES ON THE CONTAINER.

PLANTING:

1. HYDRAULIC SEEDING - TO BE INCLUDED IN MIXTURE AS DESCRIBED IN LIME & FERTILIZER SECTION ABOVE.
2. CONVENTIONAL SEEDING - ON A FRESHLY PREPARED AND FIRMED SEEDBED. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTI-PACKER-SEEDER OR HYDRAULIC SEEDER.
3. INDIVIDUAL PLANTS - PLANTED WITH APPROPRIATE PLANTERS OR HAND TOOLS.

MULCHING:
SEE DS1 - DISTURBED AREA WITH MULCHING ONLY FOR SPECIFICATIONS

ANCHORING MULCH:
SEE DS1 - DISTURBED AREA WITH MULCHING ONLY FOR
SPECIFICATIONS

BEDDING MATERIAL:

GRAIN STRAW	- 4"-6" DEPTH
GRASS HAY	- 4"-6" DEPTH
PINE NEEDLES	- 3"-5" DEPTH
WOOD WASTE	- 4"-6" DEPTH

IRRIGATION: IRRIGATION WILL BE APPLIED AT A RATE THAT WILL NOT CAUSE RUNOFF.

TOPDRESSING, SECOND-YEAR AND MAINTENANCE FERTILIZER:
TO BE APPLIED ON ALL TEMPORARY AND PERMANENT SPECIES
PLANTED ALONE OR IN MIXTURES WITH OTHER SPECIES. SEE
EROSION CONTROL PLAN FOR FERTILIZER RATES.

LIME MAINTENANCE APPLICATION:
APPLY ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS
INDICATED BY SOIL TESTS.

LIME & FERTILIZER

1. AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TO TWO TONS PER ACRE. SEE EROSION CONTROL PLAN FOR FERTILIZER RATES.
2. IF APPLIED BY HAND, FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.
3. SEE EROSION CONTROL PLAN FOR SITE-SPECIFIC SPECIES AND PLANTING DATES.

[illegible]

GEORGIA SOIL & WATER CONSERVATION COMMISSION															
MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA (AMENDED 2000)															
TABLE 6-5.2 - PLANTS, PLANTING RATES AND PLANTING DATES FOR PERMANENT COVER															
MAJOR LAND RESOURCE AREA (MLRA): SOUTHERN PIEDMONT, PER FIGURE 6-5.2															
SPECIES	BROADCAST RATES		J	F	M	A	M	J	J	A	S	O	N	D	REMARKS
	per acre (lbs.)	per 1000 sq.ft. (lbs.)													
FESCUE, TALL (FESCUTA ARUNDINACEA)															227,000 SEED PER POUND, USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNWEICH.
ALONE	50	1.1													
WITH OTHER PERENNIALS	30	0.7													
BERMUDA, COMMON (CYNODON DACTYLON) UNHILLED															
WITH TEMPORARY COVER	10	0.2	X	X								X	X	X	
WITH OTHER PERENNIALS	6	0.1													PLANT WITH WINTER ANNUALS PLANT WITH TALL FESCUE

GEORGIA SOIL & WATER CONSERVATION COMMISSION				
MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA (AMENDED 2000)				
TABLE 6-5.1 – FERTILIZER REQUIREMENTS				
SPECIES	YEAR	N-P-K	RATE (lbs./Ac.)	N TOP-DRESSING RATE (lbs./Ac.)
COOLSEASON GRASSES	FIRST	6-12-12	1500	5-100
	SECOND	6-12-12	1000	
	MAINTENANCE	10-10-10	400	30
COOLSEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	0-10-10	1000	
	MAINTENANCE	0-10-10	400	
GROUND COVERS	FIRST	10-10-10	1300	
	SECOND	10-10-10	1300	
	MAINTENANCE	10-10-10	1100	
PINE SEEDLINGS	FIRST	20-10-5	*	
SHRUB LESPEDeza	FIRST	0-10-10	700	
	MAINTENANCE	0-10-10	700	
ALONE	FIRST	10-10-10	500	30
	FIRST	6-12-12	1500	50-100
WARMSEASON GRASSES	SECOND	6-12-12	800	50-100
	MAINTENANCE	10-10-10	400	30
	FIRST	6-12-12	1500	50
WARMSEASON GRASSES & LEGUMES	SECOND	0-10-10	1000	
	MAINTENANCE	0-10-10	400	

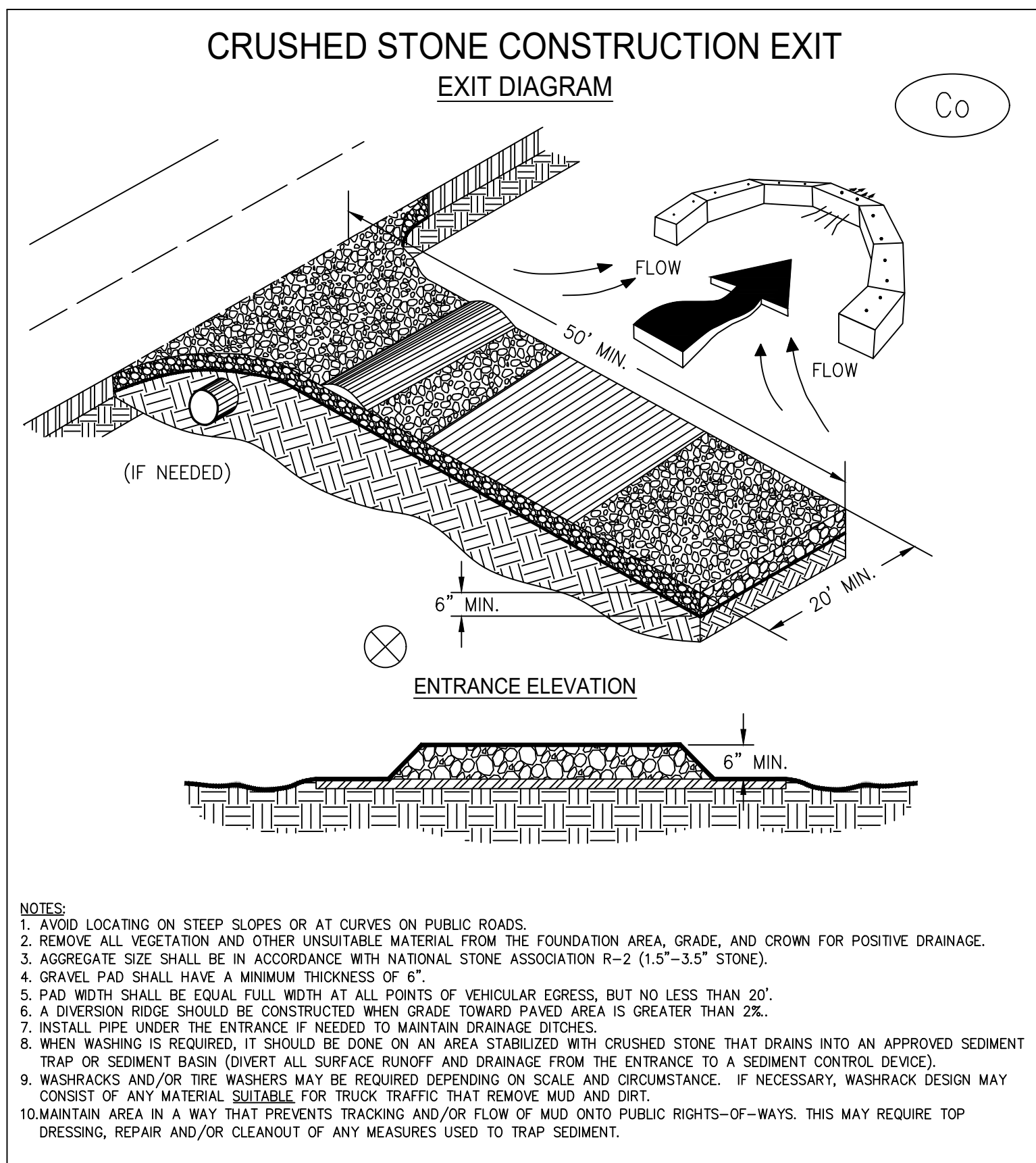
* ONE 21-GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE

PAGE 6-35 LIME APPLICATION FOR TEMPORARY COVER OR COMPANION CROPS – DS2

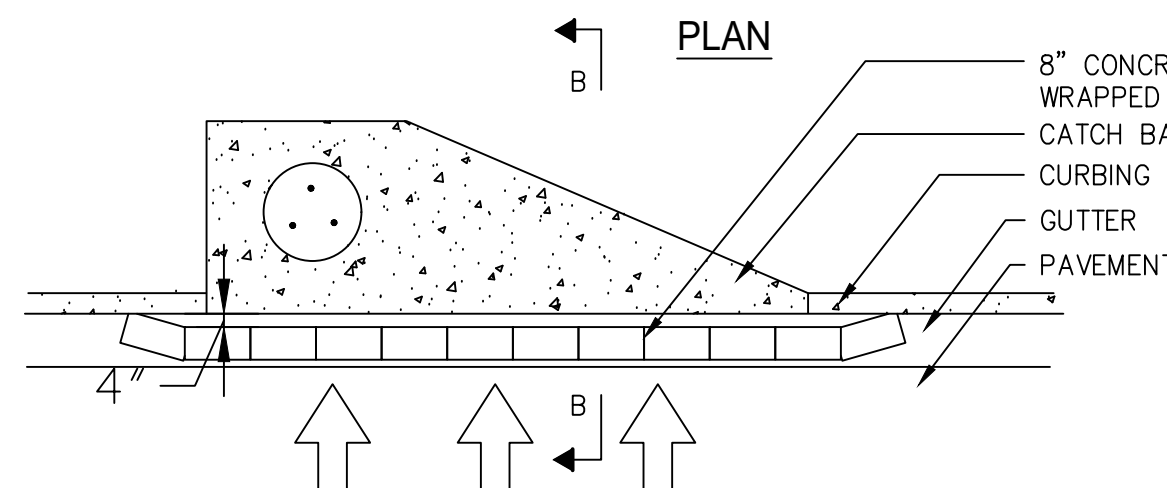
AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION

PAGE 6-42 LIME APPLICATION FOR PERMANENT COVER – DS3

AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION.

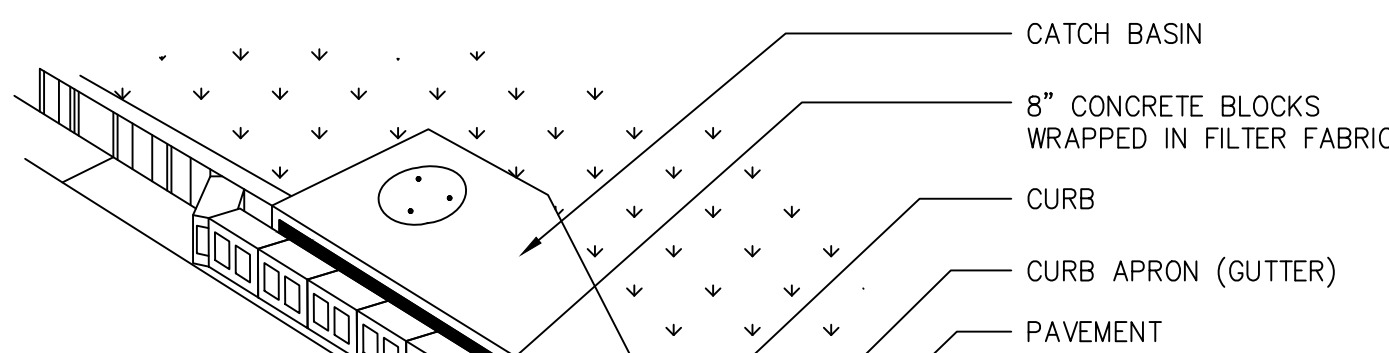
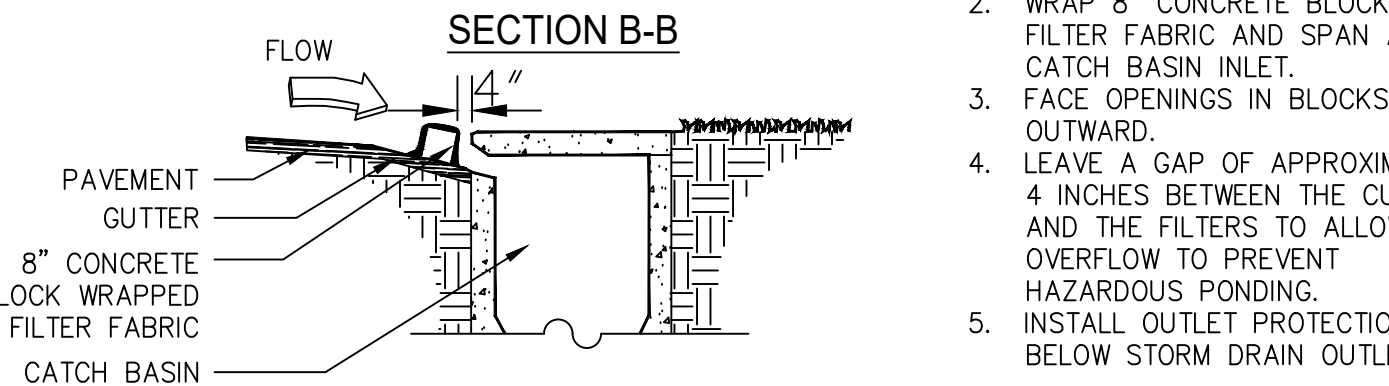


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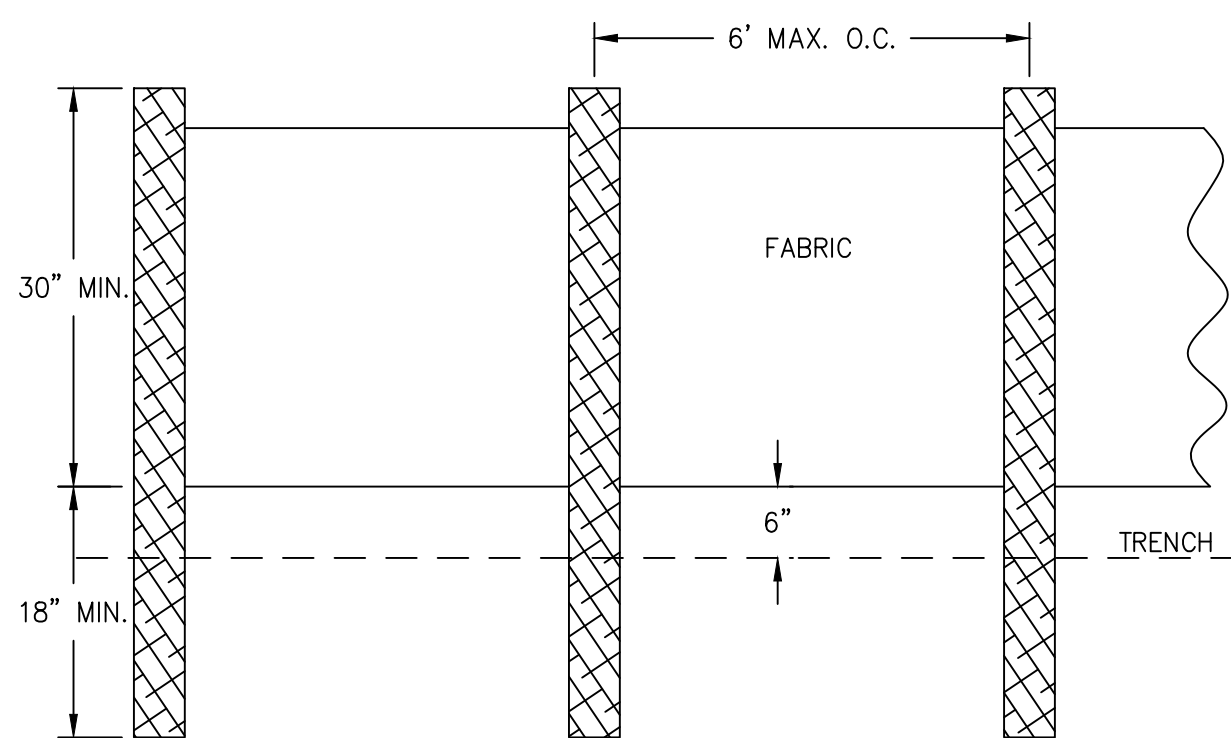
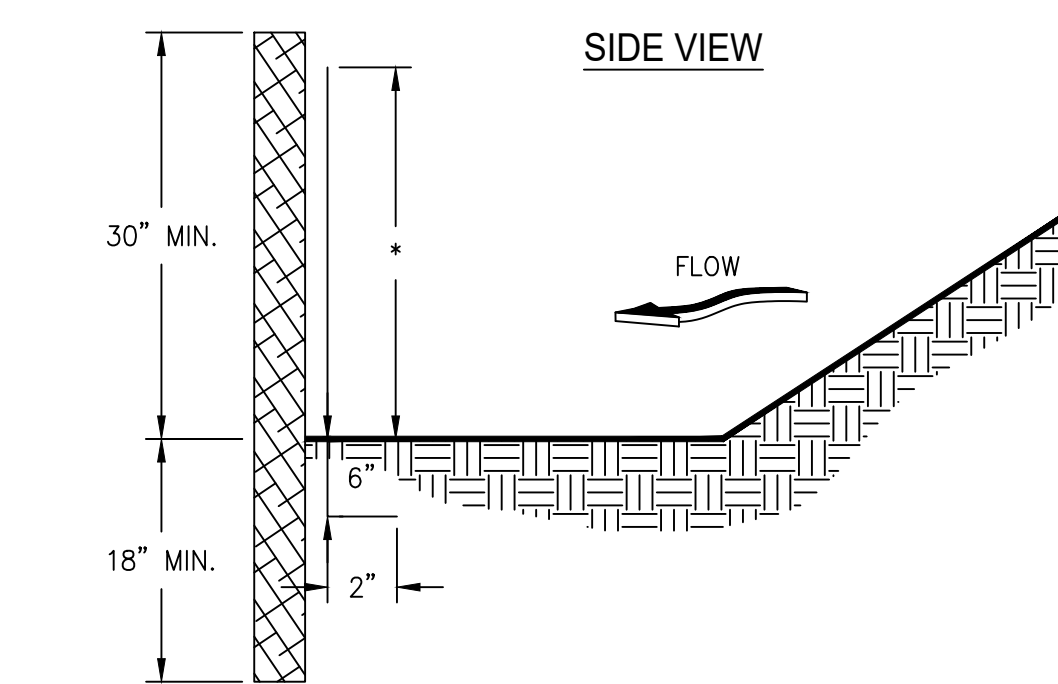


NOTES:

1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERTFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BEFORE STORM DRAIN OUTLETS.



(Sd1-NS)



NOTES:

1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SWDC: DEKALB			EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST	
STAND ALONE CONSTRUCTION PROJECTS GAR100001				
Project Name: COME & SEE DELIVERANCE MINISTRY Project Address: 4271 EAST SIDE DRIVE				
Local Issuing Authority: DEKALB COUNTY			Date on Plans: 5/15/26	
Name & Email of person filling out checklist: MIKE COOPER				
Plan	Included			
Page #	Y/N	TO BE SHOWN ON ES&PC PLAN		
C12	Y	1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted.		
C1	Y	2 Level II certification number issued by the Commission, signature and date of the certified design professional. The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed. Permit IVD.1, pg 27		
C1	Y	2 Level II certification number issued by the Commission, signature and date of the certified design professional. Signature, seal and Level II number must be on each sheet pertaining to ES&PC Plan or the Plan will not be reviewed. The Level II certification must be issued to the Design Professional, after completion of a GSWOC approved course, and whose signature and seal are on the Plan.		
C1	N/A	3 Limits of disturbance shall be less than 50 acres at any one time without prior authorization from the GSWOC District Office. If GSWOC approves the request to disturb 50 acres or more at any one time, the Plan must include the GSWOC approval letter and completed Appendix 1 of this checklist with at least 4 of the chosen BMPs. *		
C1	Y	4 A copy of the written approval by GSWOC must be attached to the Plan for the Plan to be reviewed. Permit IVD.3, pg 28		
C1	Y	4 The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.		
C1	Y	5 Provide the name, address, email address, and phone number of Primary Permittee.		
C1	Y	6 Note both and disturbed acreages of the project or phase under construction.		
C9	Y	7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.		
A11	Y	8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.		
C9	Y	9 Descriptions of the nature of construction activity and existing site conditions.		
C1	Y	10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.		
C1	Y	11 Identify the project roofing waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, etc., which may be affected.		
C1	Y	12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 20 of this permit.		
C1	Y	13 Design professional's certification statement and signature that the Permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 20 of the permit. *		
C1	Y	14 Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect and certify the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." *		
C9	Y	15 Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of potential vegetation or within 25-foot of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."		
C1	N/A	16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.		
C9	Y	17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." *		
C9	Y	18 Clearly note the statement that "Viable materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." *		
C9-11	Y	19 Clearly state that the fact "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."		
C9-11	Y	20 Clearly state that the fact "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."		
C9-11	Y	21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."		
C1	N/A	22 Any construction activity which discharges stormwater into a Boka Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as any portion of a Boka Impaired Stream Segment, must comply with Part III.C. of this permit. Include the completed Appendix 1 of this checklist with at least 4 of the chosen BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. *		
C1	N/A	23 If a TMDL Implementation Plan for sediment has been finalized for the Boka Impaired Stream Segment (required in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. *		
C1	N/A	24 BMPs for concrete washdown of trucks, concrete mixer chutes, hoppers and the rear of the vehicles. Include statement that washout of the drum at the construction site is prohibited. *		
C9	Y	25 Provide BMPs for the remediation of all petroleuimpalls and leaks.		
C1	N/A	26 Description of the measures that will be installed during the construction process to control pollutants in stormwater that will occur after construction operations have been completed. *		
C1	N/A	27 Description of practices to provide cover for building materials and building products on site. *		
C1	N/A	28 Description of the practices that will be used to reduce the pollutants in stormwater discharges. *		
C1	N/A	29 Description and start or timing of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, erosion activities, utility activities, grading, infrastructure, temporary and final stabilization).		
C1	N/A	30 Provide complete requirements of Inspection and record keeping by the Primary Permittee. *		
C1	N/A	31 Provide complete requirements of Sampling Frequency and Reporting of sampling results. *		
C1	N/A	32 Provide complete details for Retention of Records as per Part IV.F. of the permit. *		
C1	N/A	33 Description of analytical methods to be used to collect and analyze the samples from each location. *		
C1	N/A	34 Appendix B rationale for NTU values at all of the sampling points where applicable. *		
C1	N/A	35 Delinate all sampling locations on all phases of the Plan, and perennial and intermittent streams and other water bodies into which stormwater is discharged. *		
C9-12	Y	36 A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs; (2) intermediate grading and drainage BMPs; and (3) final BMPs. For construction sites where there will be no mass grading and the initial sediment storage and perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all BMPs into a single phase plan. *		
C9-11	Y	37 Graphic scale and North arrow.		
C9-11	Y	38 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following: Map Scale Ground Slope Contour Intervals, ft. 1 inch = 100ft or larger slope Flatt 0 - 2% Rolling 2 - 8% Steep 8% + 0.5 or 1 or 2 2.5 or 10		
C1	N/A	39 Use of Alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by GSWOC or the Georgia Soil and Water Conservation Commission). Refer to the Alternative BMP Guidance Document found at www.gswoc.ga.gov .		
C1	N/A	40 Use of Alternative BMP for application to the Equivalent BMP List. Refer to Appendix A.2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. *		
C1	N/A	41 Delimitation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to State Waters and any additional buffers as required by the Local Issuing Authority. Clearly note and delineate all areas of impact.		
C1	N/A	42 Delimitation of all State Waters and wetlands located on or within 20 feet of the project site.		
C9	Y	43 Delimitation and acreage of contributing drainage basins on the project site.		
N/A	Y	44 Provide hydrology study and maps of drainage basins for both the pre- and post-development conditions. *		
C9	Y	45 Estimate of runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. For solar farm projects, post-construction impervious area shall be calculated as 70% of total solar panel square footage.		
C7	Y	46 Storm drain pipe and water velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all stormwater discharge points.		
C9	Y	47 Soil series for the project site and their delineation.		
C9-11	Y	48 The limits of disturbance for each phase of construction.		
N/A	Y	49 Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, or excavated detention ponds for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be provided for structural BMPs and calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When designing from sediment basins and impoundments, Permittees are required to allow outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.		
C9-11	Y	50 Location of Best Management Practices that are consistent with, and no less stringent than, the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual Chapter 6, with legend.		
C10,12	Y	51 Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.		
C9-12	Y	52 Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates		

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 **North Atlanta**
STRUCTURES
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LAWRENCEVILLE, GEORGIA 30043



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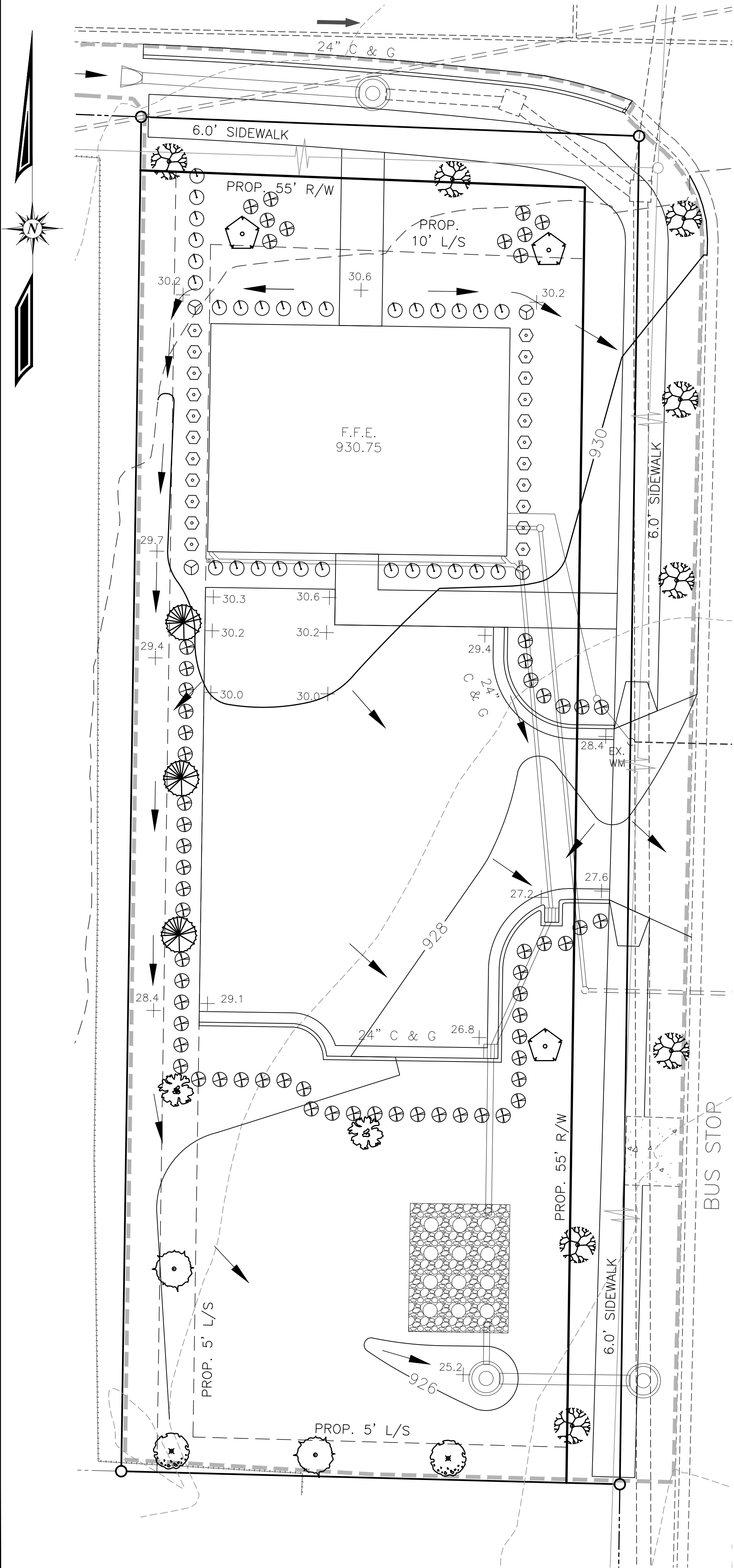
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PROPOSED EROSION & SEDIMENT CONTROL DETAILS FOR:
 COME & SEE DELIVERANCE MINISTRY
 4271 EAST SIDE DRIVE
 DECATUR, GA 30034
 LAND LOT 126, 15th DIST.
 DEKALB COUNTY, GEORGIA

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

RELEASED FOR CONSTRUCTION

C12



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



RELEASED FOR CONSTRUCTION

REVISION	DATE	APPROVED	DESCRIPTION



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



6/1/26

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