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

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Planning Commission (Sketch Plat) Hearing Date: October 28, 2026

STAFF ANALYSIS

CASE NO.:	P-Plat #1247881	**Agenda** # N1
Address:	3048 Lumby Drive Decatur, GA 30034	**Commission District:** 3 **Super District:** 7
Parcel ID(s):	15-104-07-001	
Request:	Major subdivision to construct up to 33 single-family dwellings.	
Property Owner(s):	New Life Baptist Church of Lithonia Inc.	
Applicant/Agent:	Eberly & Associates, Inc.	
Acreage:	Approx. 3.76 acres	
Existing Land Use:	Telecommunications facility (cell tower)	
Existing Zoning:	I-20 Overlay Tier 1/MR-1	
Adjacent Zoning:	**North:** I-20 Overlay Tier 1/R-85 **East:** I-20 Overlay Tier 1/C-2 **South:** I-20 Overlay Tier 2/C-2 **West:** I-20 Overlay Tier 1/C-2	
Character Area	Regional Center (RC)	
Comprehensive Plan:	__ **Consistent** _X_ **Inconsistent**	

SUBJECT PROPERTY & ZONING HISTORY

The property comprises approximately 3.76 acres and is currently improved with a telecommunications facility (cell tower) on the eastern portion of the site. On October 14, 2025, the property was rezoned from the C-2 (General Commercial) zoning district to the MR-1 (Medium Density Residential-1) zoning district as a result of the approval of Z-25-1247633 by the Board of Commissioners. The property is also located within Tier 1 of the Interstate 20 Corridor Compatible Use (I-20) Overlay District; this designation was not changed as a result of Z-25-1247633.

The request to rezone the property from the C-2 zoning district to the MR-1 zoning district was to potentially allow for the development of single-family detached and attached dwellings in what was proposed to constitute the first phase of a mixed-use development. Per Section 3.1.1. (E) of the *Zoning Ordinance*, overlay standards such as permitted/prohibited uses, development standards, etc. typically prevail in the event of a conflict with regulations set by the underlying zoning district. The I-20 Overlay District allows for uses that are permitted per the underlying zoning or those specifically listed in Section 3.33.5. if said uses are part of a mixed-use development - provided that these uses are not expressly prohibited per Section 3.33.6. Dwelling units, "including apartments, condominiums, and multifamily units", were thus permitted only as part of a mixed-use development per the original underlying C-2 zoning.

In its report presented to the Board of Commissioners, Staff notably recommended *Denial* of the applicant's request to rezone to MR-1, as the proposal did not appear to meet several of the criteria of Section 7.4.6. of the *Zoning Ordinance*, specifically Section 7.4.6. (A) and (E). The approval of Z-25-1247633 without any conditions means that any proposal to develop the site would simply need to meet the minimum requirements of the *Zoning Ordinance*, *Land Development Code*, and any other applicable codes and ordinances.

PROJECT DESCRIPTION

The applicant, Eberly & Associates, Inc, proposes a major subdivision to construct up to 33 single-family dwellings. A total of 22 dwellings are proposed as single-family attached units (townhomes), which are to be built across four (4) separate building rows fronting Lumby Drive and a small portion of Gus Place; the remaining 11 dwellings are proposed to be single-family detached dwellings, located in the interior of the development site. The 22 attached dwellings are proposed to have rear-loading garages fronting an interior private drive (designated as "New Life Road"), while the detached dwellings are proposed to have conventional front-loading garages. All 33 lots are proposed as fee-simple lots.

Section 3.33.9 of the *Zoning Ordinance* provides development standards for buildings/structures in the I-20 Overlay District that, per Section 3.1.1., supersede the underlying zoning standards where there is a conflict. The standards, such as setbacks, heights, and density, appear to be intended primarily for mixed-use or non-residential developments; for example, the Overlay does not call out minimum lot areas, widths, or other standards for single-family dwellings. Lot sizes have been approximated using the underlying MR-1 requirements per Section 2.11.2., with the detached dwellings being called out as *urban single-family detached* in order to fit the proposed units on the smaller lots. The lots appear to use setback requirements per the I-20 Overlay, as opposed to the MR-1 setbacks.

Several features are present or missing that could require variances from the Zoning Board of Appeals (ZBA). Section 3.33.12. in particular requires all buildings to follow certain architectural standards, such as requiring a minimum of 75 percent of fenestration on the front façade, that may prove difficult to meet with single-family dwellings. Several of the proposed detached dwellings have yards that, while meeting the setback requirements of the Overlay, are mostly covered by asphalt, in violation of Section 6.1.3. (B)(6).

The interior Right-of-Way (ROW), labeled "New Life Road", is called out in the site plan as a "private drive". Typically, fee-simple units are required to have a minimum frontage along a public or private street - the latter option must be built to public street standards. Per the *Land Development Code*, public local streets require a minimum ROW width of 55 feet, including two (2) minimum 12-foot travel lanes; and landscape strips and sidewalks on both sides of the street cumulatively measuring at least 10 feet in width. Section 5.7.5. (C), (F), and (G) of the *Zoning Ordinance* allow for *urban single-family detached dwellings* to have access via a *private drive* – which is not specified in the *Land Development Code* but is specified in Section 5.7.6. (C) of the *Zoning Ordinance (*the *Zoning Ordinance* prevails per Section 1.1.12*)*. The proposed "private drive" does not appear to meet several of the requirements of Section 5.7.6. (C), however, such as ten (10)-foot-wide unobstructed easements and full landscaping and streetscaping.

The entirety of the property's frontages along Gus Place and Lumby Drive (both local streets) are proposed to be improved with a five (5)-foot landscape strip from back of curb and a ten (10)-foot sidewalk from back of strip; street trees meeting the minimum caliper and species requirement are proposed in the landscape strips as are pedestrian level street lamps. ADA ramps and crosswalks are proposed across all new curb cuts; an additional crosswalk is proposed to connect to an existing sidewalk at the northwest corner of Gus Place and Lumby Drive.

The largest areas of open space are provided along the western frontage on Gus Place (a dog park or playground functioning as enhanced open space), to the north of the off-street parking area in the center of the development (this is also the location of the required mail kiosk), and in the eastern portion of the development site to the southeast of the existing cell tower. The existing cell tower is proposed to remain. Section 4.2.57. of the *Zoning Ordinance* provides for setbacks, including fall zones, for new stealth and support structures from adjacent property lines; the *Ordinance* notably, however, does NOT provide setbacks for new dwellings or structures located on the same property as existing towers.

Retaining walls are proposed along the northern portion of the development site; the site is adjacent to property owned and operated by the DeKalb County Public Works Department to the north. Extensive landscaping is proposed, however, adjacent to this property line. Existing tree coverage along the eastern property line is proposed to be preserved.

One (1) underground stormwater detention facility is proposed in the northwest corner of the development site, directly under the enhanced open space/dog park/playground.

Sec. 14-96. - Standards for approval of Sketch Plats; approved Preliminary Plats.
(a) The Planning Commission shall not approve a Sketch Plat unless it is found that:

1) Provisions have been made for a water supply system that is sufficient in terms of quantity, dependability, and quality for purposes of health, emergency, and adequate fire protection for the subdivision proposed;
Water service is to be provided by DeKalb County.

2) **If a public sewage system is proposed, adequate provision has been made for such a system and, if other methods of sewage disposal are proposed, that such systems will comply with federal, state, and local laws and regulations;**
Sewer service is to be provided by DeKalb County.

3) Adequate areas have been allocated within a subdivision to meet the regulations in this chapter for the long-term collection, management, and treatment of stormwater;

An underground stormwater detention facility is proposed in the northwestern portion of the development site underneath an area marked as enhanced open space.

4) The proposed subdivision is designed to avoid areas of flood plains, watercourses, wetlands, exceptional or specimen trees or woodlands;
There do not appear to be any state waters, floodplains, or other comparable features on the development site.

5) No platting of lots within the subdivision will create any non-conforming lots or increase the non-conformity of existing non-conforming lots on property within or adjacent to the subdivision;
The I-20 Overlay District does not provide standards for individual lots; the proposed lots appear to follow a mixture of I-20 Overlay and MR-1 zoning district standards.

6) If the subdivision abuts a state designed highway, all applicable statutory provisions are followed, including the rules of Georgia Department of Transportation;
Not applicable.

7) The proposed subdivision meets all the requirements of this chapter, Chapter 27, the official comprehensive plan, the official thoroughfare map, and all other standards and regulations adopted by all boards, commissions, agencies, and officials of DeKalb County and all other applicable laws from other, relevant jurisdictions;
No. See Project Description above.

8) **A properly issued certificate of appropriateness, when the subdivision or portions thereof lie within a designated historic area that required such a certificate as may be required by state law or this Code; and**
Not applicable.

9) Lot lines have been laid out so as to minimize crossing municipal or county boundaries;
All proposed lots are located in the unincorporated area of DeKalb County.

10) All requirements of section 14-89 and section 14-90 have been fulfilled.
Yes.

STAFF RECOMMENDATION: ***Defer to the Planning Commission***

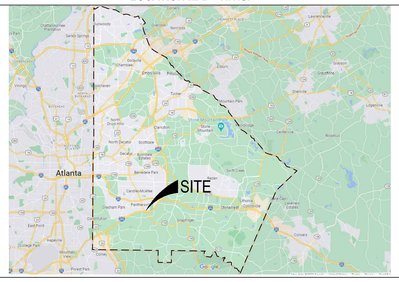
The proposal is not fully consistent with the goals of the *DeKalb County 2050 Unified Plan* and is not in full compliance with developmental standards of the *Zoning Ordinance*. In light of the approval of Z-25-1247633, the Planning and Sustainability Department will ***Defer to the Planning Commission*** for a final decision on P-Plat #1247881.

SITE DEVELOPMENT PLANS FOR
SKETCH PLAT - AP # 1247881
NEW LIFE LUMBY DRIVE
3048 LUMBY DRIVE, DECATUR, GA 30034
PARCEL ID #15 104 07 001

SHEET INDEX

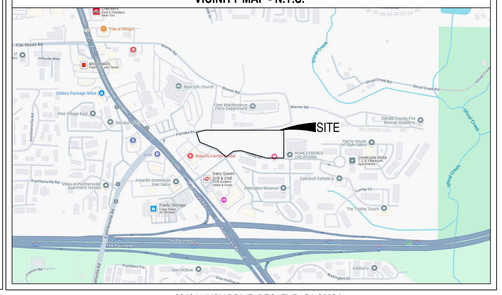
SHEET NUMBER	SHEET NAME
C1.0	COVER SHEET & GENERAL NOTES
	SITE SURVEY
C1.1	EXISTING CONDITIONS PLAN
C2.0	DEMOLITION PLAN
C3.0	LAYOUT & STAKING PLAN
C3.1	OPEN SPACE PLAN
SP1.0	SKETCH PLAT PLAN
C4.0	GRADING PLAN
C4.1	DRAINAGE PLAN
C4.2	VAULT DETAILS
C5.0	UTILITY PLAN
C5.1	FIRE SITE PLAN
C6.0	PROFILE PLAN
C7.0-7.8	CONSTRUCTION DETAILS

LOCATION MAP - N.T.S.



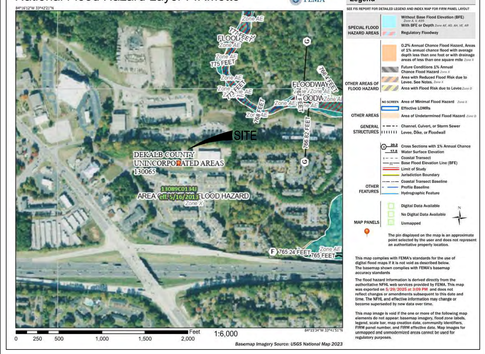
SKETCH PLAT-AP # 1247881

VICINITY MAP - N.T.S.



3048 LUMBY DRIVE, DECATUR, GA 30034
33.7018° N, -84.2658° W

F.E.M.A. MAP - N.T.S.



A PORTION OF THIS PROPERTY LIES IN THE FLOOD HAZARD ZONE X AS
PER THE DEKALB COUNTY F.I.R.M. NO. 13089C0134J DATED 5/16/2013

404-371-2155 (o)
www.dekalbcountyga.gov/planning

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

DATE: October 16, 2025

RE: Approval Letter – Z-25-1247633 (2025-0964)

This is to confirm that on October 14, 2025, the DeKalb County Board of Commissioners approved the following application:

Z-25-1247633 (2025-0964)
Commission District 03 Super District 07
3048 Lumby Drive, Decatur, Georgia 30034
Parcel ID# 15 104 07 001

Application of New Life Baptist Church c/o Battle Law, P.C. to rezone property from C-2 (General Commercial) zoning district to MR-1 (Medium Density Residential-1) zoning district and within the I-20 Overlay District, Tier 1 for the development of single-family detached and attached homes as part of Phase 1 of a mixed-use development.

The application was approved on October 14, 2025.

Sincerely,

Rachel L. Bragg

Rachel L. Bragg
Interim Current Planning Manager (she/her)
DeKalb County Government | Department of Planning & Sustainability
Current Planning | Zoning Division
Government Services Center| 178 Sams Street | Decatur, GA 30030
Email: rlbragg@dekalbcountyga.gov
Office: 470-371-1494

Z-25-1247633 APPROVAL LETTER

LEGEND

- PROPOSED PERVIOUS PAVERS
- PROPOSED L.D. ASPHALT PAVING
- PROPOSED H.D. ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STRIPING
- (10) PARKING COUNT
- 100 / 102 EXISTING CONTOURS
- 100 / 102 PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- STORM STRUCTURES (EXISTING / PROPOSED): HW, SWCB, OCS; JB, V-HDI, V-DI, PI; G-HDI, G-DI, FES
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER / FIRE LINE
- PROPOSED WATER / FIRE LINE
- WATER METERS / BFPS
- WATER VALVE / FIRE HYDRANT / TEE / PIV / FDC
- LIMITS OF DISTURBANCE
- PROPOSED RETAINING WALL
- DRAINAGE FLOW DIRECTION
- BW: 101.1 / 01.1 SPOT ELEVATIONS

SITE DATA
EXISTING ZONING: C-2 (I-20 OVERLAY DISTRICT TIER 1)
PROPOSED ZONING: MR-1 ZONING
EXISTING TOTAL AREA: 3.54 ACRES (154,186 SF)
PROPOSED TOTAL AREA: 3.49 ACRES (151,921 SF)
DISTURBED AREA: 3.46 ACRES
DEKALB COUNTY, GA
LAND LOT: 104 DISTRICT 15
PARCEL ID: 15 104 07 001

BUILDING DATA
33 TOTAL UNITS
TOTAL BUILDING SQUARE FOOTAGE: 49,072 SF
14 SINGLE GARAGE TOWNHOMES: 1,214 HEATED SF X 14 = 16,996 SF
8 DOUBLE GARAGE TOWNHOMES: 1,507 HEATED SF X 8 = 12,056 SF
11 SINGLE-FAMILY HOMES: 1,820 HEATED SF X 11 = 20,020 SF
MAX BUILDING HEIGHT: 20 FT (I-20 OVERLAY TIER 1)
BUILDING HEIGHT: 31.75 FT
NUMBER OF STORIES: 2 PER TOWNHOME/SINGLE-FAMILY HOME

PARKING DATA
REQUIRED PARKING:
TOTAL REQUIRED: 61 SPACES
SINGLE-FAMILY ATTACHED: 22 X 1.75 SPACES PER UNIT
SINGLE-FAMILY DETACHED: 11 X 2 SPACES PER UNIT
MAXIMUM PARKING: 61 X 2 = 122 SPACES
PARKING PROVIDED
TOTAL PROVIDED: 71 SPACES
9 SPACES
14 SINGLE-GARAGE TOWNHOMES
8 CAR-AND-CART GARAGE TOWNHOMES
11 DOUBLE-GARAGE SINGLE-FAMILY HOMES **(2X)**
18 DRIVEWAY PARKING SPACES
TOTAL ADA: 3 SPACES
VAN ADA: 1 SPACE
BICYCLE PARKING:
TOTAL REQUIRED: 4 BIKE SPACES
TOTAL PROVIDED: 4 BIKE SPACES

UTILITY PROVIDERS
WATER: DEKALB COUNTY
SEWER: DEKALB COUNTY

DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED (SFD) AND ATTACHED (SFA) DWELLINGS

	SFD	SFA
MIN LOT WIDTH:	45 FT	25 FT
MIN LOT AREA:	5,000 SF	1,000 SF
MAX LOT COVERAGE:	60%	80%

SETBACKS FOR SINGLE-FAMILY DETACHED (SFD) AND ATTACHED (SFA) DWELLINGS

	SFD	SFA
FRONT (THOROUGHFARE & ARTERIAL):	15-25 FT	10-20 FT
FRONT (ALL OTHER STREETS):	0 FT	
SIDE (INTERIOR):	3 FT (10FT B/W BLDGS)	N/A
SIDE (CORNER ON PUBLIC STREET):	SAME AS FRONT	
REAR (W/ ALLEY):	10 FT	
REAR (W/O ALLEY):	20 FT	15 FT

BUILDING REQUIREMENTS FOR SINGLE-FAMILY DETACHED (SFD) AND ATTACHED (SFA) DWELLINGS

	SFD	SFA
MIN UNIT SIZE:	1,200 SF	1,200 SF
MAX HEIGHT:	35 FT	45 FT OR 3 STORIES

PROPOSED BUILDING SETBACKS (I-20 OVERLAY):
FRONT 15 FT FROM B.O.C.*
SIDE 10 FT
REAR 10 FT
*0 FT WHERE PROP. LINE IS AT LEAST 15' FROM B.O.C.

LANDSCAPE STRIPS (I-20 OVERLAY):
FRONT 10 FT
SIDE 5 FT
REAR 5 FT

FLOOR-AREA RATIO (I-20 OVERLAY)
TOTAL MAX FAR: 5.0
BASE FAR: 3.5
BONUS FAR (30% PUBLIC SPACE): 1.5
FAR PROVIDED: 0.4

OPEN SPACE (I-20 OVERLAY)
REQUIRED OPEN SPACE: 20% (30,384 SF)
PROVIDED OPEN SPACE: 23% (35,486 SF)
YARDS, LANDSCAPE, PLAZAS: 35,486 SF
TRAILS, PATHS: 0 SF
ON-STREET PARKING: 0 SF
NATURAL STREAM BUFFER: 0 SF

DEKALB NOTES

1. FORMATION OF HOMEOWNER'S ASSOCIATION IS PLANNED.
2. THE HOMEOWNERS' ASSOCIATION SHALL SUBMIT ANNUAL REPORT OF INSPECTIONS AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES TO DEKALB COUNTY ROADS AND DRAINAGE DIVISION (ATTN: STORMWATER MANAGER).
3. THE STREET SHALL BE PRIVATE AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
4. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE - INCLUDING THE UNDERGROUND DETENTION FACILITY.
5. **DEKALB SANITATION NARRATIVE**: DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE MUNICIPAL SOLID WASTE, YARD DEBRIS (RESIDENTIAL ONLY), AND RECYCLABLE MATERIAL. THE FACILITY WILL HANDLE WASTE DISPOSAL VIA ROLL CARTS SITTING ON THE CURB FRONT FACING THE ROAD. SEE SKETCH PLAN PLAN FOR SOLID WASTE PLANNING AND SKETCH OF GARBAGE TRUCK PATH.

SKETCH PLAT COVER SHEET NOTES

6. DEKALB COUNTY WILL PROVIDE WATER AND SEWER SERVICE
7. RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT
8. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA. E.P.D.
9. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED
10. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS
11. COVENANTS. THE PROPOSED SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED.

SIGNATURE BLOCK

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF 20___.

BY: (BY DIRECTOR) PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

DEKALB COUNTY REFERENCE BOX

NO DEMOLITION PROPOSED IN SCOPE

PROJECT DESCRIPTION/SCOPE OF WORK

THE SITE WILL BE PREPARED FOR THE DEVELOPMENT OF SINGLE FAMILY DETACHED AND SINGLE-FAMILY ATTACHED RESIDENCES. ALL RESIDENCES ARE FOR SALE AND WILL BE SUBDIVIDED. PREPARATIONS ALSO INCLUDE AN ASPHALT DRIVE WITH PARKING, R.O.W. IMPROVEMENTS, R.O.W. DEDICATION, CONCRETE SIDEWALKS, AND AMENITY AREA. THE ASPHALT DRIVE SHALL BE PRIVATE IN PERPETUITY. THE PROJECT SCOPE INCLUDES, BUT IS NOT LIMITED TO, GRADING, PAVING, STORMWATER MANAGEMENT, UTILITY INSTALLATION, R.O.W. IMPROVEMENTS, AND EROSION CONTROL. THE PROPERTY IS SUBJECT TO REZONING CASE # Z-25-1247633.

GENERAL NOTES

1. THE DISTURBED ACREAGE OF THE SITE IS 3.46 ACRES.
2. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AND WAYS, MEANS AND METHODS OF CONSTRUCTION.
4. PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT CONSTRUCTION IN AREAS DESIGNATED BY THE OWNER.
5. PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE RIGHT-OF-WAY FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
6. COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND OBTAIN ALL NECESSARY LICENSES AND PERMITS.
7. PERFORM ALL WORK IN CITY, COUNTY, STATE, AND FEDERAL RIGHTS-OF-WAY IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
8. CONFINE OFF-SITE ACTIVITIES TO EXISTING RIGHTS OF WAY AND EASEMENTS.
9. PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
10. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT. READY TO USE. FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB.
11. DEVIATIONS FROM THESE PLANS AND NOTES WITHOUT PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE MAY CAUSE THE WORK TO BE UNACCEPTABLE.
12. THE TOPOGRAPHIC INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEYS PREPARED BY SURVEY LAND EXPRESS, INC DATED: 12/7/2022.
13. THE BOUNDARY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEYS PREPARED BY SURVEY LAND EXPRESS, INC DATED: 12/7/2022.
14. PROJECT BENCHMARK: TOP OF FH ON GUS PL & LUMBY DR, EL. 861.52'. PLEASE REFER TO THE SIGNED AND SEALED SURVEY.
15. VERIFY BUILDING DIMENSIONS FROM ARCHITECTURAL DRAWINGS FOR FIELD STAKING.
15. VERIFY EXISTING TOPOGRAPHIC DATA, LOCATIONS OF EXISTING UTILITIES, AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
16. CHECK ALL BUILDING DIMENSIONS AND COORDINATE WITH THE ARCHITECTURAL PLANS.
17. FURNISH AND MAINTAIN ANY AND ALL NECESSARY BARRICADES AROUND THE WORK AND PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
18. PROVIDE SIGNING AND STRIPING ACCORDING TO LOCAL JURISDICTION SPECIFICATIONS.
19. PAINT PAVEMENT MARKING, INCLUDING STANDARD HANDICAP SYMBOLS, PARKING STRIPING AND TRAFFIC ARROWS, ON PAVEMENT AT LOCATIONS SHOWN. SEE PAVEMENT MARKING DETAIL.
20. PROVIDE BOLLARDS AT LOCATIONS SHOWN, AND AROUND TRANSFORMERS, GAS METERS, AND OTHER UTILITIES IN VULNERABLE TRUCK AREAS.
21. CALL UTILITIES PROTECTION CENTER 811.
22. THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES THAN THOSE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. REPAIR ALL DAMAGES MADE TO EXISTING UTILITIES AT NO COST TO THE OWNER.
23. FIELD VERIFY LOCATION AND INVERTS OF EXISTING SANITARY SEWER FOR CONNECTION TO EXISTING SEWER SYSTEM.
24. COORDINATE WITH BUILDING PLUMBING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
25. UNDERGROUND FIRE PROTECTION SPRINKLER PIPING SHOWN DOWNSTREAM OF AN INTERNAL OR EXTERNAL FIRE PUMP IS SHOWN FOR REFERENCE ONLY. ACTUAL FIRE MAIN DESIGN SHALL BE PERFORMED BY A LICENSED FIRE PROTECTION ENGINEER. FIRE MAIN DESIGN SHALL INCLUDE, BUT NOT BE LIMITED TO: SPECIFICATION OF PIPE MATERIAL AND CLASS, JOINTS, THRUST BLOCKING DESIGN, VALVE FREQUENCY, PLACEMENT, AND APPURTENANCES. ALL FIRE PROTECTION SYSTEMS SHALL COMPLY WITH NFPA SECTION 6.6 REGARDING SECTIONAL VALVES UNLESS OTHERWISE SPECIFIED BY THE FIRE PROTECTION ENGINEER. PLEASE REFER TO THE FIRE PROTECTION ENGINEER'S PLANS AND SPECIFICATIONS FOR DRAWINGS AND DETAILS. INSTALL FIRE MAIN SYSTEM ONLY AFTER FIRE DEPARTMENT APPROVAL OF FIRE PROTECTION CONTRACTOR'S PLANS.
26. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
27. INSTALL GATE VALVES IN HEAVY DUTY ROADWAY VALVE BOXES FOR ALL WATER VALVES.
28. INSTALL HYDRANTS AND MAINS UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
29. AT COMPLETION OF SEWER AND WATER CONSTRUCTION, SET ALL MANHOLES, VALVE BOXES, METERS AND APPURTENANCES FOR PROPER FINISH GRADE. NOTICEABLY STAKE AND FLAG. SITE UTILITY SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE ABOVE ITEMS UNTIL SYSTEM IS ACCEPTED BY OWNER.
30. ALL CONTRACTOR SHALL FOLLOW ALL MINIMUM RECOMMENDATIONS AND SPECIFICATIONS FOR SITE PREPARATION AND GRADING CONTAINED IN THE REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY GEOHYDRO ENGINEERS DATED 3/28/2025
31. CUT AND FILL SLOPES 2:1 OR FLATTER (SEE PLANS).
32. UNLESS INDICATED OTHERWISE ON THE PLANS, REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS, TREES AND OTHER DEBRIS, WITHIN THE LIMITS OF THE WORK, FROM THE SITE AND DISPOSE OF IN AN APPROVED LANDFILL. DO NOT BURY ANY WASTE MATERIAL ON SITE.
33. REFER TO TREE PROTECTION PLANS FOR TREE CLEARING LIMITS.
34. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO CONSTRUCTION ACTIVITIES.
35. STRIP AND STOCKPILE TOPSOIL. SPREAD 4" OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB GRADE FOR PAVEMENT AND CURBS AND BACK FILL CURBS AFTER CURB CONSTRUCTION.
36. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
37. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
38. GRASS AND RIP RAP ALL OPEN DRAINAGE SWALES AS NECESSARY TO CONTROL EROSION.
39. INSTALL SEDIMENTATION AND EROSION CONTROL MEASURES PRIOR TO CLEARING GRADING AND DEMOLITION WORK. MAINTAIN ALL SEDIMENTATION AND EROSION CONTROL MEASURES UNTIL ACCEPTANCE OF THE SITE BY THE OWNER.

LEVEL II CERTIFICATION

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

DOMINIC SERRA
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000073531
ISSUED: 09/01/2026
EXPIRES: 09/01/2029

OWNER/DEVELOPER (PRIMARY PERMITTEE)
NEW LIFE BAPTIST CHURCH OF LITHONIA INC
3592 FLAT SHOALS RD
DECATUR, GA 30034
(770) 570-0354
MBRYANT@NEWLIFE-ATL.ORG

PROJECT ENGINEER
DOMINIC SERRA
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
DSERRA@EBERLY.NET

24 HOUR CONTACT
AZIZ HOUSSEINI
(240) 353-8203
AAH@DAHASEIN.COM

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TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE
119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED NO PE043416 10/06/2026 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

PROJECT NAME:
NEW LIFE LUMBY DRIVE
LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

REVISION

	10/17/2025	PRICING SET
	11/26/2025	SKETCH PLAT SUBMISSION
	03/03/2026	SKETCH PLAT RESUBMISSION
	06/03/2026	SKETCH PLAT RESUBMISSION
	07/02/2026	SKETCH PLAT RESUBMISSION
	08/03/2026	SKETCH PLAT RESUBMISSION
	10/06/2026	SKETCH PLAT RESUBMISSION

COVER SHEET AND GENERAL NOTES

SCALE:	*
DATE:	10/6/2026
DRAWN BY:	MB
PROJECT ENGINEER:	SD
QA/QC REVIEWER:	MW

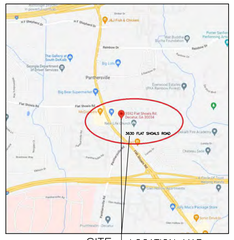
EBERLY PROJECT NUMBER:
25-062

SHEET NUMBER:
C1.0
NOT ISSUED FOR CONSTRUCTION

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\\pape-dawson.com\gis\PROJECTS\EBERLY\25-062 New Life Multi-Family Lumby Drive\5.0 Drawing\25-062 Base.dwg October 06, 2026

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002
ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988



SITE LOCATION MAP
NOT TO SCALE

MH/JB1 TOP=853.46 INV OUT=846.86
MH/JB2 TOP=833.29 INV OUT=818.89
MH/JB3 TOP=831.58 INV OUT=825.98

DI1 TOP=872.76 INV IN=868.76 INV OUT=868.66
DI2 TOP=858.72 INV OUT=852.32
DI3 TOP=854.59 INV IN=851.39 INV OUT=851.29
DI4 TOP=877.74 INV OUT=873.54
DI5 TOP=871.21 INV OUT=868.81
DI6 TOP=871.51 INV IN=865.71 INV OUT=865.61
DI7 TOP=852.97 INV IN=847.37 INV OUT=847.27
DI8 TOP=851.78 (A)INV IN=845.48 (B)INV IN=845.08 INV OUT=844.88
DI9 TOP=849.76 (A)INV IN=839.26 (B)INV IN=838.56 INV OUT=838.46
DI10 TOP=845.62 INV IN=839.12 INV OUT=838.92
DI11 TOP=885.22 INV OUT=883.32
DI12 TOP=884.13 INV OUT=883.13
DI13 TOP=875.31 INV OUT=874.01
DI14 TOP=873.52
DI15 TOP=870.20
DI16 TOP=869.08
DI17 TOP=867.59
DI18 TOP=860.96 INV IN=858.26 INV OUT=858.16
DI19 TOP=856.64 INV IN=854.64 INV OUT=854.04
DI20 TOP=853.36 INV OUT=850.36
DI21 TOP=886.61 INV IN=885.31 INV OUT=884.91
DI22 TOP=886.37 INV IN=884.77 INV OUT=884.67
DI23 TOP=872.57
DI24 TOP=846.64 INV IN=840.64 INV OUT=840.54
DI25 TOP=845.02 INV OUT=839.72
DI26 TOP=842.08 INV IN=837.18 INV OUT=837.08
DI27 TOP=838.56 INV IN=829.86 INV OUT=829.76

SSMH1 TOP=898.28
SSMH2 TOP=898.31 (A)INV IN=888.81 (B)INV IN=889.51 (C)INV IN=890.91 INV OUT=888.41
SSMH3 TOP=899.94 INV OUT=891.44
SSMH4 TOP=887.00 (A)INV IN=877.40 (B)INV IN=880.50 INV OUT=877.30
SSMH5 TOP=884.22 (A)INV IN=874.54 (B)INV IN=875.12 INV OUT=874.42
SSMH6 TOP=887.77
SSMH7 TOP=888.48 (B)INV IN=881.08 INV OUT=880.98
SSMH8 TOP=886.29 INV IN=877.09 INV OUT=876.99
SSMH9 TOP=884.22 (A)INV IN=865.05 (B)INV IN=875.52 INV OUT=870.92
SSMH10 TOP=867.70 (A)INV IN=855.60 (B)INV IN=856.50 INV OUT=855.50
SSMH11 TOP=866.28 (A)INV IN=858.48 (B)INV IN=857.88 INV OUT=857.78

SSMH12 TOP=843.67 INV IN=835.67 INV OUT=835.47
SSMH13 TOP=837.77 (A)INV IN=830.77 (B)INV IN=833.47 (C)INV IN=830.97 INV OUT=830.67
SSMH14 TOP=842.74 INV IN=838.74 INV OUT=838.54
SSMH15 TOP=841.27 INV IN=834.37 INV OUT=834.17
SSMH16 TOP=850.47 INV IN=823.47 INV OUT=823.37
SSMH17 TOP=840.36 (A)INV IN=831.96 (B)INV IN=832.16 INV OUT=831.86
SSMH18 TOP=847.14 INV IN=836.54 INV OUT=836.34
SSMH19 TOP=
SSMH20 TOP=855.80 (A)INV IN=835.00 (B)INV IN=834.90 (C)INV IN=849.30 (D)INV IN=843.90 INV OUT=834.80
SSMH21 TOP=843.92
SSMH22 TOP=850.44

MH1 TOP=887.29 INV OUT=878.89
MH2 TOP=870.57 (A)INV IN=865.57 (B)INV IN=865.37 INV OUT=861.87
MH3 TOP=878.63 INV OUT=871.83
MH4 TOP=866.53 (A)INV IN=861.03 (B)INV IN=856.73 INV OUT=856.33
MH5 TOP=866.85 INV IN=860.15 INV OUT=860.05
MH6 TOP=857.58 (A)INV IN=846.48 (B)INV IN=848.48 INV OUT=846.38
MH7 TOP=857.67 INV IN=848.87 INV OUT=848.67
MH8 TOP=873.66 INV OUT=867.46
MH9 TOP=876.92 INV IN=864.32 INV OUT=855.92
MH10 TOP=850.51 INV IN=841.61 INV OUT=841.51
MH11 TOP=853.47 (A)INV IN=848.17 (B)INV IN=847.87 INV OUT=841.51
MH12 TOP=850.34 INV IN=844.24 INV OUT=844.14

MH13 TOP=851.06 INV IN=843.66 INV OUT=843.56
MH14 TOP=845.89 INV IN=841.59
MH15 TOP=845.86 INV IN=841.56 INV OUT=841.36
MH16 TOP=845.38 INV IN=840.68 INV OUT=840.38
MH17 TOP=850.01 INV IN=837.03 INV OUT=832.43
MH18 TOP=884.73 INV IN=882.73 INV OUT=880.13
MH19 TOP=874.11 (A)INV IN=868.91 (B)INV IN=869.41 INV OUT=868.71
MH20 TOP=870.83 INV IN=865.53 INV OUT=865.43
MH21 TOP=869.76 INV IN=864.06 INV OUT=863.96
MH22 TOP=867.78 INV IN=862.38 INV OUT=862.08
MH23 TOP=853.70 INV IN=849.90 INV OUT=849.80

MH24 TOP=839.69 INV IN=834.79
MH25 TOP=838.64 INV IN=834.44 INV OUT=834.34
MH26 TOP=839.40 INV OUT=835.50
MH27 TOP=837.07 INV IN=833.07 INV OUT=832.87
MH28 TOP=826.94 (A)INV IN=820.14 (B)INV IN=821.94 INV OUT=820.04
MH29 TOP=867.77 INV OUT=864.77
MH30 TOP=866.06 (A)INV IN=859.26 (B)INV IN=859.16 INV OUT=859.06
MH31 TOP=848.30 (A)INV IN=843.30 (B)INV IN=843.40 INV OUT=843.10
MH32 TOP=847.03 INV IN=840.93 INV OUT=840.83
MH33 TOP=850.15 INV IN=833.35 INV OUT=833.05
MH34 TOP=841.44 (A)INV IN=827.64 (B)INV IN=828.44 INV OUT=827.54

MH35 TOP=841.09 INV IN=827.49 INV OUT=827.19
MH36 TOP=857.56
MH37 TOP=857.08
MH38 TOP=855.06 INV IN=800.56 INV OUT=847.06
MH39 TOP=847.19 INV IN=840.59 INV OUT=840.69
MH40 TOP=845.48 (A)INV IN=835.48 (B)INV IN=840.08 INV OUT=835.18
MH41 TOP=840.51 INV IN=836.31 INV OUT=835.91
MH42 TOP=841.70 INV OUT=835.80
MH43 TOP=840.42 (A)INV IN=835.82 (B)INV IN=835.02 INV OUT=834.92

#3592
1-STORY STUCCO
FFE 874.72
FFE GARAGE 874.75'
BUILDING HEIGHT 39.33'
AREA 13,673.39 SF

#3592
1-STORY STUCCO
FFE 874.76'
BUILDING HEIGHT 23.69'
AREA 11,173.13 SF

1749
(DB.544/PG.254-255)
N/F
Dekalb County
TAX PARCEL: 15 104 06 003

3630
VACANT LOT

3048
VACANT LOT

3070
(DB.27095/PG.653)
N/F
Brown David Garrick
TAX PARCEL: 15 104 07 005

FAIRLAKE DRIVE - R/W VARIES
LUMBY DRIVE - 60' R/W
GUS PLACE - 60' R/W

SUBJECT TO LEASE (AS PER DB.25867/PG.798)
20' INGRESS AND EGRESS EASEMENT (AS PER DB.25867/PG.798)

3048 LUMBY DRIVE DECATUR GA 30034
TOTAL LAND AREA
154,185.73 SF / 3.540 AC

* L E G E N D *

APD	AS PER DEED	IR	IRON ROD FOUND
AE	ACCESS EASEMENT	IV	IRRIGATION VALVE
APF	AS PER FIELD	JB	JUNCTION BOX
AI	ANGLE IRON FOUND	LLL	LAND LOT LINE
APP	AS PER PLAT	MAG	MAGNETIC READING IP
APR	AS PER RECORD	MGN	MAGNOLIA TREE
BC	BACK OF CURB	MH	MAN HOLE
BLK	BLOCK	MTF	METAL FENCE
BLS	BUILDING LINE SETBACK	OH	OVERHEAD
BRK	BRICK	OH	OVERHANG
BSMT	BASEMENT	OTP	OPEN TOP PIPE FOUND
CBX	CABLE BOX	OU	OWNERSHIP UNCLEAR
C.	CONCRETE	P	PORCH
CB	CATCH BASIN	PC	PROPERTY CORNER
CL	CENTER LINE	PL	PROPERTY LINE
CLF	CHAIN LINK FENCE	PN	PINE TREE
CMP	CORRUGATED METAL PIPE	POB	POINT OF BEGINNING
C.O.A.	CITY OF ATLANTA	PP	POWER POLE
CO	SAN SEWER CLEANOUT	PW	POWER LINE
CRWL	CRAWL SPACE	P.	PORCH
CP	CALCULATED POINT	(P)	PLAT
CPT	CARPORT	R	RECORD
CTP	CRIMP TOP PIPE FOUND	RBF	REINFORCING BAR FOUND
DE	DRAINAGE EASEMENT	RBS	REINFORCING BAR SET
DI	DRAINAGE INLET	RCP	REINFORCED CONC. PIPE
EB	ELECTRIC POWER BOX	R/W	RIGHT-OF-WAY
EM	ELECTRIC METER	SN	SIGN
EP	EDGE OF PAVEMENT	SSS	SANITARY SEWER LINE
F.	FIELD	SSE	SANITARY SEWER EASEMENT
FP	FENCE POST	SP	SCREENED PORCH
FC	FENCE CORNER	SW	SIDEWALK
FH	FIRE HYDRANT	TB	TOP OF BANK
FHO	FIRE HOUSE	UE	UTILITY EASEMENT
GL	GAS LINE	WD	WOOD
GM	GAS METER	WDF	WOOD FENCE
GV	GAS VALVE	WDK	WOOD DECK
GW	GUY WIRE	WL	WATER LINE
HDW	HEAD WALL	WM	WATER METER
HW	HARDWOOD TREE	WRF	WIRE FENCE
IPF	IRON PIN FOUND	WV	WATER VALVE
IPS	IRON PIN SET	WW	WET WEATHER
		W/	WITH
		YI	YARD INLET

SCALE 1" = 50'

LOT	BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
SUBDIVISION	UNIT	JEFF JORDAN
LAND LOT 104	15TH DISTRICT SECTION	PROPERTY ADDRESS: 3048 LUMBY DRIVE DECATUR, GA 30034
DEKALB COUNTY, GEORGIA	DB.25867/PG.798	
FIELD WORK DATE NOV 25, 2022	PRINTED/SIGNED DEC 07, 2022	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

PRELIMINARY

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

AU
COORD #20221721
DWG #20221721

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL ( ) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.
MAP ID 13089C0134J EFFECTIVE DATE: 05/16/2013
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

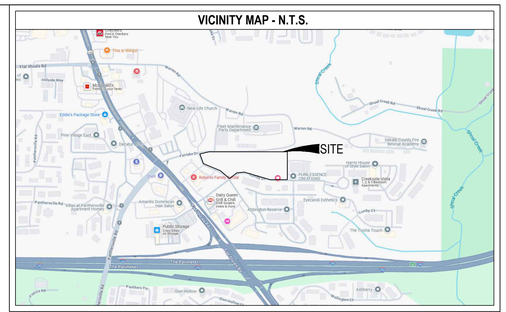
* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES DRAINAGE LINE
- INDICATES FENCE LINE
- COMMUNITY ANTENNA TELEVISION LINE
- BURIED POWER LINE

03152025



E&A
EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE
119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

NEW LIFE LUMBY DRIVE

LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

PROJECT NAME:

REVISION

10/17/2025	PRICING SET
11/26/2025	SKETCH PLAT SUBMISSION
03/03/2026	SKETCH PLAT RESUBMISSION
06/03/2026	SKETCH PLAT RESUBMISSION
07/02/2026	SKETCH PLAT RESUBMISSION
08/03/2026	SKETCH PLAT RESUBMISSION
10/06/2026	SKETCH PLAT RESUBMISSION

EXISTING CONDITIONS PLAN

SCALE:	1" = 30'
DATE:	10/6/2026
DRAWN BY:	MB
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

EBERLY PROJECT NUMBER:

25-062

SHEET NUMBER:

C1.1

NOT ISSUED FOR CONSTRUCTION

OWNER/DEVELOPER (PRIMARY PERMITTEE)
NEW LIFE BAPTIST CHURCH OF LITHONIA INC
3592 FLAT SHOALS RD
DECATUR, GA 30034
(770) 570-0354
MBRYANT@NEWLIFE-ATL.ORG

PROJECT ENGINEER
DOMINIC SERRA
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
DSERRA@EBERLY.NET

24 HOUR CONTACT
AZIZ HOUSSEINI
(240) 353-8003
AAH@DAHASEIN.COM

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30FT.

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03152025

DEMOLITION NOTES

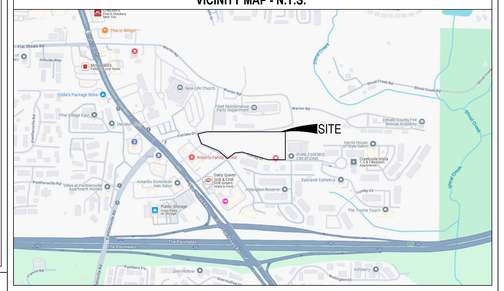
1. DEMOLITION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: OCS, HEADWALL, STORM PIPE REMOVAL, ASPHALT PAVING, CHAIN LINK FENCE, IRON GATE, POWER POLE RELOCATION, WITHIN LIMITS OF DISTURBANCE UNLESS NOTED OTHERWISE.
2. COORDINATE WITH REMAINDER OF CONSTRUCTION DOCUMENTS PRIOR TO START OF CONSTRUCTION
3. EBERLY & ASSOCIATES DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE EXISTING UTILITY INFORMATION SHOWN IS CORRECT, ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE FIELD LOCATION AND PROTECTION OF ALL OVERHEAD AND SUBSURFACE LINES AND FACILITIES WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE EXCAVATION, DEMOLITION OR UTILITY WORK.

SEE TREE PROTECTION PLAN FOR TREE REMOVAL.

DEMOLITION LEGEND

- SAWCUT LINE
- LOD — LOD — LIMITS OF DISTURBANCE / DEMOLITION
- EXISTING CURB & GUTTER
- DEMOLISHED CURB & GUTTER
- EXISTING BUFFER
- EXISTING PAVING TO BE REMOVED
- REMOVE EXISTING BUILDING / STRUCTURE
- EXISTING STREAM/DITCH
- EXISTING FENCE
- REMOVED FENCE
- G — G — EXISTING GAS LINE
- S — S — EXISTING SEWER LINE
- EXISTING STORM LINE
- ST — ST — REMOVED STORM LINE
- W — W — EXISTING WATER LINE
- OE — OE — EXISTING OVERHEAD ELECTRIC LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OT — OT — EXISTING OVERHEAD TELEPHONE LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE LINE

VICINITY MAP - N.T.S.



EBERLY & ASSOCIATES
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GEORGIA REGISTERED 10/06/2026 NO. PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

NEW LIFE LUMBY DRIVE

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DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

PROJECT NAME:

REVISION

10/17/2025	PRICING SET
11/26/2025	SKETCH PLAT SUBMISSION
03/23/2026	SKETCH PLAT RESUBMISSION
06/03/2026	SKETCH PLAT RESUBMISSION
07/02/2026	SKETCH PLAT RESUBMISSION
08/03/2026	SKETCH PLAT RESUBMISSION
10/06/2026	SKETCH PLAT RESUBMISSION

DEMOLITION PLAN

SCALE	1" = 30'
DATE:	10/6/2026
DRAWN BY:	MI
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

EBERLY PROJECT NUMBER:

25-062

SHEET NUMBER:

C2.0

NOT ISSUED FOR CONSTRUCTION

OWNER/DEVELOPER (PRIMARY PERMITTEE)
NEW LIFE BAPTIST CHURCH OF LITHONIA INC
3592 FLAT SHOALS RD
DECATUR, GA 30034
(770) 570-0384
MBRYANT@NEWLIFE-ATL.ORG

PROJECT ENGINEER
DOMINIC SERRA
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
DSERRA@EBERLY.NET

24 HOUR CONTACT
AZIZ HOUSSEINI
(240) 353-8203
AAH@DAHASEIN.COM

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30FT.

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\\pape-dawson.com\gis\PROJECTS\EBERLY\25-062 New Life Multi-Family Lumby Drive\5.0 Drawing\25-062 Base.dwg October 06, 2026

03/15/2025

SITE DATA

EXISTING ZONING: C-2 (I-20 OVERLAY DISTRICT TIER 1)
PROPOSED ZONING: MR-1 ZONING
EXISTING TOTAL AREA: 3.54 ACRES (154,186 SF)
PROPOSED TOTAL AREA: 3.49 ACRES (151,921 SF)
DISTURBED AREA: 3.46 ACRES
DEKALB COUNTY, GA
LAND LOT: 104 DISTRICT 15
PARCEL ID: 15 104 07 001

BUILDING DATA

33 TOTAL UNITS
TOTAL BUILDING SQUARE FOOTAGE: 49,072 SF
14 SINGLE GARAGE TOWNHOMES: 1,214 HEATED SF X 14 = 16,996 SF
8 DOUBLE GARAGE TOWNHOMES: 1,507 HEATED SF X 8 = 12,056 SF
11 SINGLE-FAMILY HOMES: 1,820 HEATED SF X 11 = 20,020 SF

MAX BUILDING HEIGHT: 20 FT (I-20 OVERLAY TIER 1)
BUILDING HEIGHT: 31.75 FT
NUMBER OF STORIES: 2 PER TOWNHOME/SINGLE-FAMILY HOME

PARKING DATA

REQUIRED PARKING:
TOTAL REQUIRED: 61 SPACES
SINGLE-FAMILY ATTACHED: 22 X 1.75 SPACES PER UNIT
SINGLE-FAMILY DETACHED: 11 X 2 SPACES PER UNIT

MAXIMUM PARKING: 61 X 2 = 122 SPACES

PARKING PROVIDED
TOTAL PROVIDED: 71 SPACES
9 SPACES
14 SINGLE-GARAGE TOWNHOMES
8 CAR-AND-CART GARAGE TOWNHOMES
11 DOUBLE-GARAGE SINGLE-FAMILY HOMES **(2X)**
18 DRIVEWAY PARKING SPACES

TOTAL ADA: 3 SPACES
VAN ADA: 1 SPACE

BICYCLE PARKING:
TOTAL REQUIRED: 4 BIKE SPACES
TOTAL PROVIDED: 4 BIKE SPACES

UTILITY PROVIDERS

WATER: DEKALB COUNTY
SEWER: DEKALB COUNTY

DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED (SFD) AND ATTACHED (SFA) DWELLINGS

	SFD	SFA
MIN LOT WIDTH:	45 FT[SFD]	25 FT[SFA]
MIN LOT AREA:	5,000 SF[SFD]	1,000 SF[SFA]
MAX LOT COVERAGE:	60%[SFD]	80%[SFA]

SETBACKS FOR SINGLE-FAMILY DETACHED (SFD) AND ATTACHED (SFA) DWELLINGS

	SFD	SFA
FRONT (THOROUGHFARE & ARTERIAL):	15-25 FT[SFD]	10-20 FT[SFA]
FRONT (ALL OTHER STREETS):	0 FT	
SIDE (INTERIOR):	3 FT (10FT B/W BLDGS)[SFD]	N/A[SFA]
SIDE (CORNER ON PUBLIC STREET):	SAME AS FRONT	
REAR (W/ ALLEY):	10 FT	
REAR (W/O ALLEY):	20 FT[SFD]	15 FT[SFA]

BUILDING REQUIREMENTS FOR SINGLE-FAMILY DETACHED (SFD) AND ATTACHED (SFA) DWELLINGS

	SFD	SFA
MIN UNIT SIZE:	1,200 SF[SFD]	1,200 SF[SFA]
MAX HEIGHT:	35 FT[SFD]	45 FT OR 3 STORIES[SFA]

PROPOSED BUILDING SETBACKS (I-20 OVERLAY):

FRONT 15 FT FROM B.O.C.*
SIDE 10 FT
REAR 10 FT
*0 FT WHERE PROP. LINE IS AT LEAST 15' FROM B.O.C.

LANDSCAPE STRIPS (I-20 OVERLAY):

FRONT 10 FT
SIDE 5 FT
REAR 5 FT

FLOOR-AREA RATIO (I-20 OVERLAY)

TOTAL MAX FAR: 5.0
BASE FAR: 3.5
BONUS FAR (30% PUBLIC SPACE): 1.5
FAR PROVIDED: 0.4

OPEN SPACE (I-20 OVERLAY)

REQUIRED OPEN SPACE: 20% (30,384 SF)
PROVIDED OPEN SPACE: 23% (35,486 SF)
YARDS, LANDSCAPE, PLAZAS: 35,486 SF
TRAILS, PATHS: 0 SF
ON-STREET PARKING: 0 SF
NATURAL STREAM BUFFER: 0 SF

PROPERTY NOTES

ALL PROPOSED SINGLE FAMILY ATTACHED AND DETACHED HOMES ARE FOR SALE

WASTE MANAGEMENT NOTES

1. ROLL CARTS TO BE PLACED AT CURB FOR WASTE MANAGEMENT PICKUP.

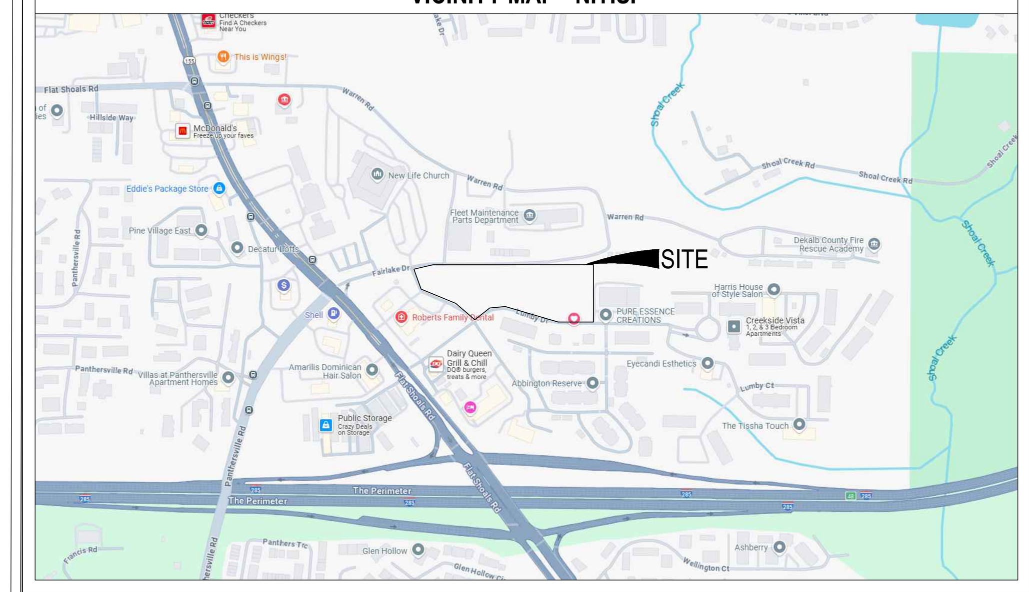
LAYOUT LEGEND

- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED H.D. ASPHALT PAVING
- PROPOSED L.D. ASPHALT PAVING
- PROPOSED PERVIOUS PAVERS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVING
- PROPOSED PAVEMENT PATCH
- STORMWATER DETENTION FACILITY
- PROPOSED FENCING
- PROPOSED RETAINING WALL
- PROPOSED STRIPING
- BUILDING SETBACK LINE
- EXISTING BUFFER

NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

VICINITY MAP - N.T.S.



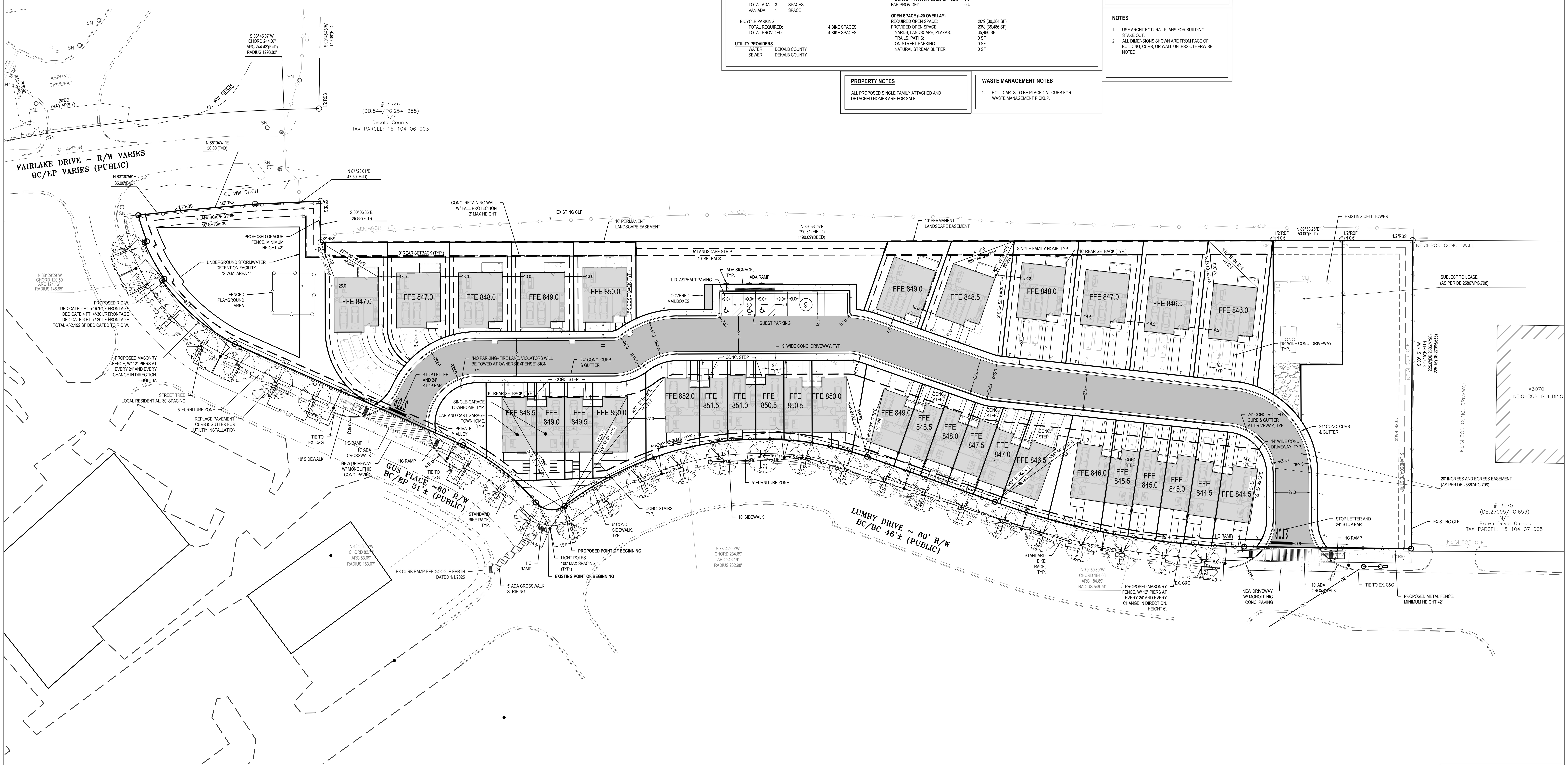
EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO. PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

PROJECT NAME:

NEW LIFE LUMBY DRIVE

LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034



REVISION

	DATE	DESCRIPTION
	10/17/2025	PRICING SET
	11/26/2025	SKETCH PLAT SUBMISSION
	03/23/2026	SKETCH PLAT RESUBMISSION
	06/03/2026	SKETCH PLAT RESUBMISSION
	07/02/2026	SKETCH PLAT RESUBMISSION
	08/03/2026	SKETCH PLAT RESUBMISSION
	10/06/2026	SKETCH PLAT RESUBMISSION

LAYOUT AND STAKING PLAN

SCALE:	1" = 30'
DATE:	10/6/2026
DRAWN BY:	MI
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

OWNER/DEVELOPER (PRIMARY PERMITTEE)
NEW LIFE BAPTIST CHURCH OF LITHONIA INC
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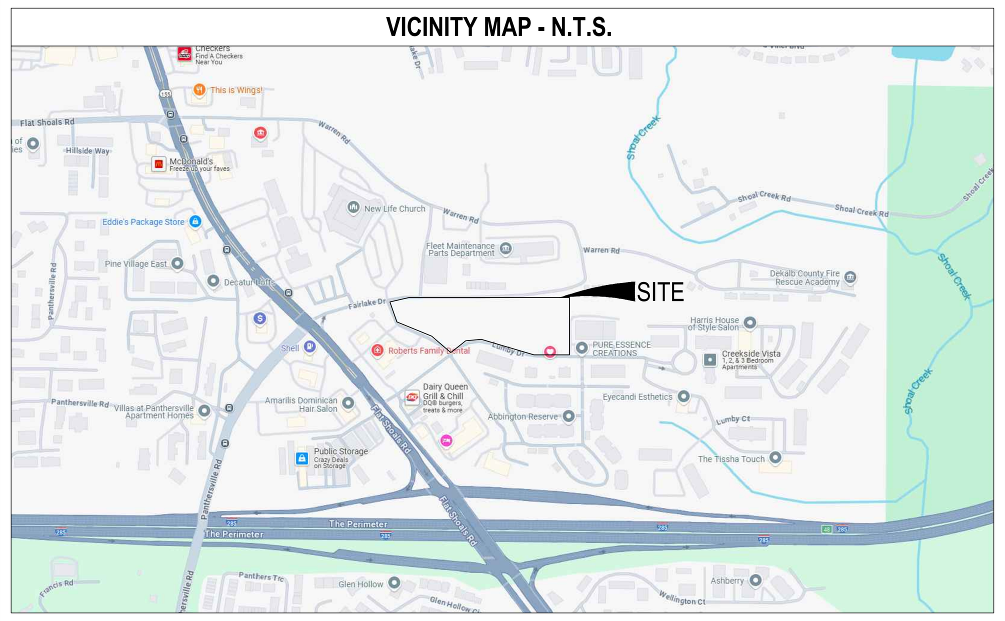
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VICINITY MAP - N.T.S.



STREET	PARCEL SIZE (SF)
NEW LIFE RD	29,976

LOT NO.	BUILDING SIZE (SF)	PARCEL SIZE (SF)
101	1,820	4,984
201	1,820	3,462
301	1,820	2,937
401	1,820	2,918
501	1,820	2,840
601	1,820	2,707
701	1,820	3,731
801	1,820	3,876
901	1,820	4,286
1001	1,820	4,529
1101	1,820	4,780

UNIT NO.	BUILDING SIZE (SF)	PARCEL SIZE (SF)
1201	1,507	2,417
1202	1,214	1,394
1203	1,214	1,394
1204	1,507	2,475
1301	1,507	2,506
1302	1,214	1,210
1303	1,214	1,167
1304	1,214	1,161
1305	1,214	1,185
1306	1,507	2,177
1401	1,507	2,355

UNIT NO.	BUILDING SIZE (SF)	PARCEL SIZE (SF)
1402	1,214	1,282
1403	1,214	1,284
1404	1,214	1,305
1405	1,214	1,395
1406	1,507	2,438
1501	1,507	2,784
1502	1,214	1,672
1503	1,214	1,695
1504	1,214	1,704
1505	1,214	1,697
1506	1,507	2,596

SITE DATA
EXISTING ZONING: C-2 (I-20 OVERLAY DISTRICT TIER 1)
PROPOSED ZONING: MR-1 ZONING
EXISTING TOTAL AREA: 3.54 ACRES (154,186 SF)
PROPOSED TOTAL AREA: 3.49 ACRES (151,921 SF)
DISTURBED AREA: 3.46 ACRES
DEKALB COUNTY, GA
LAND LOT: 104 DISTRICT 15
PARCEL ID: 15 104 07 001

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33 TOTAL UNITS
TOTAL BUILDING SQUARE FOOTAGE: 49,072 SF
14 SINGLE GARAGE TOWNHOMES: 1,214 HEATED SF X 14 = 16,996 SF
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MAX BUILDING HEIGHT: 20 FT (I-20 OVERLAY TIER 1)
BUILDING HEIGHT: 31.75 FT
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SINGLE-FAMILY ATTACHED: 22 X 1.75 SPACES PER UNIT
SINGLE-FAMILY DETACHED: 11 X 2 SPACES PER UNIT

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11 DOUBLE-GARAGE SINGLE-FAMILY HOMES **(2X)**
18 DRIVEWAY PARKING SPACES

TOTAL ADA: 3 SPACES
VAN ADA: 1 SPACE

BICYCLE PARKING:
TOTAL REQUIRED: 4 BIKE SPACES
TOTAL PROVIDED: 4 BIKE SPACES

UTILITY PROVIDERS
WATER: DEKALB COUNTY
SEWER: DEKALB COUNTY

DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED (SFD) AND ATTACHED (SFA) DWELLINGS

	SFD	SFA
MIN LOT WIDTH:	45 FT[SFD]	25 FT[SFA]
MIN LOT AREA:	5,000 SF[SFD]	1,000 SF[SFA]
MAX LOT COVERAGE:	60%[SFD]	80%[SFA]

SETBACKS FOR SINGLE-FAMILY DETACHED (SFD) AND ATTACHED (SFA) DWELLINGS

	SFD	SFA
FRONT (THOROUGHFARE & ARTERIAL):	15-25 FT[SFD]	10-20 FT[SFA]
FRONT (ALL OTHER STREETS):	0 FT	
SIDE (INTERIOR):	3 FT (10FT B/W BLDGS)[SFD]	N/A[SFA]
SIDE (CORNER ON PUBLIC STREET):	SAME AS FRONT	
REAR (W/ ALLEY):	10 FT	
REAR (W/O ALLEY):	20 FT[SFD]	15 FT[SFA]

BUILDING REQUIREMENTS FOR SINGLE-FAMILY DETACHED (SFD) AND ATTACHED (SFA) DWELLINGS

	SFD	SFA
MIN UNIT SIZE:	1,200 SF[SFD]	1,200 SF[SFA]
MAX HEIGHT:	35 FT[SFD]	45 FT OR 3 STORIES[SFA]

PROPOSED BUILDING SETBACKS (I-20 OVERLAY):
FRONT 15 FT FROM B.O.C.*
SIDE 10 FT
REAR 10 FT
*0 FT WHERE PROP. LINE IS AT LEAST 15' FROM B.O.C.

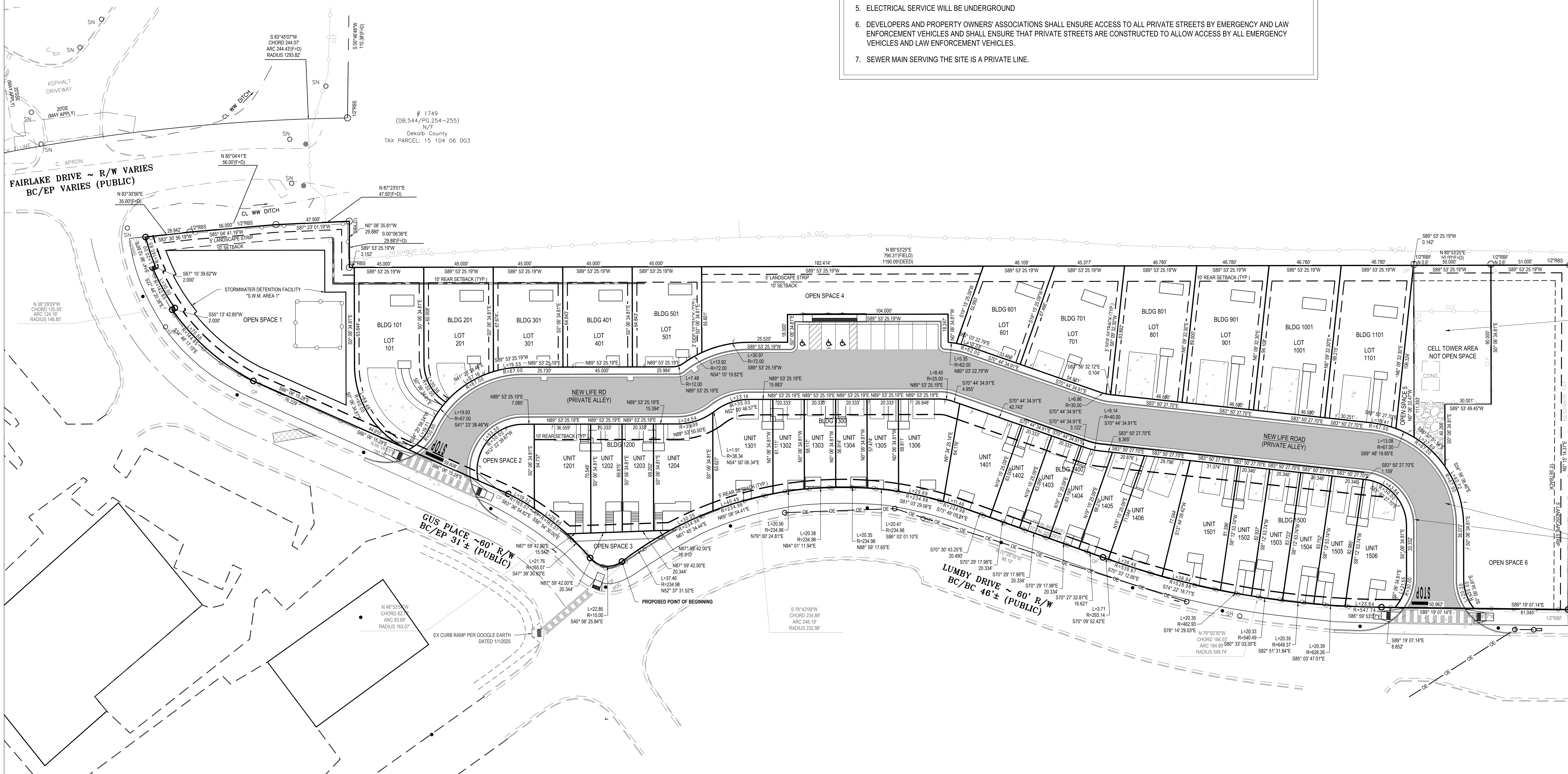
LANDSCAPE STRIPS (I-20 OVERLAY):
FRONT 10 FT
SIDE 5 FT
REAR 5 FT

FLOOR-AREA RATIO (I-20 OVERLAY)
TOTAL MAX FAR: 5.0
BASE FAR: 3.5
BONUS FAR (30% PUBLIC SPACE): 1.5
FAR PROVIDED: 0.4

OPEN SPACE (I-20 OVERLAY)
REQUIRED OPEN SPACE: 20% (30,384 SF)
PROVIDED OPEN SPACE: 23% (35,486 SF)
YARDS, LANDSCAPE, PLAZAS: 35,486 SF
TRAILS, PATHS: 0 SF
ON-STREET PARKING: 0 SF
NATURAL STREAM BUFFER: 0 SF

SKETCH PLAT NOTES

1. SEE COVER SHEET FOR SKETCH PLAT NOTES THAT ARE REQUIRED TO BE SHOWN ON COVER SHEET.
2. NO EXISTING SEPTIC TANK OR DRAIN FIELD WAS LOCATED ON SITE.
3. NO EXISTING INERT WASTE BURY PITS WERE LOCATED ON SITE.
4. STORMWATER MANAGEMENT: DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE POTENTIAL RUNOFF FROM THE ENTIRE UPSTREAM DRAINAGE AREA AND SHALL BE DESIGNED TO PREVENT INCREASES IN DOWNSTREAM FLOODING AS REQUIRED PER THE COUNTY STORMWATER MANAGEMENT REQUIREMENTS. STORMWATER QUALITY MANAGEMENT FACILITIES SHALL BE ADEQUATE AS REQUIRED BY THE DEKALB COUNTY CODES. DEKALB COUNTY MAY REQUIRE THE USE OF CONTROL METHODS SUCH AS RETENTION OR DETENTION, AND OR THE CONSTRUCTION OF OFFSITE DRAINAGE IMPROVEMENTS TO MITIGATE THE IMPACTS OF THE PROPOSED DEVELOPMENTS.
5. ELECTRICAL SERVICE WILL BE UNDERGROUND
6. DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.
7. SEWER MAIN SERVING THE SITE IS A PRIVATE LINE.



GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30FT.

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LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO. PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

PROJECT NAME:
NEW LIFE LUMBY DRIVE
LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

REVISION

Date	Description
10/17/2025	PRICING SET
11/26/2025	SKETCH PLAT SUBMISSION
03/23/2026	SKETCH PLAT RESUBMISSION
06/03/2026	SKETCH PLAT RESUBMISSION
07/02/2026	SKETCH PLAT RESUBMISSION
08/03/2026	SKETCH PLAT RESUBMISSION
10/06/2026	SKETCH PLAT RESUBMISSION

SKETCH PLAT PLAN

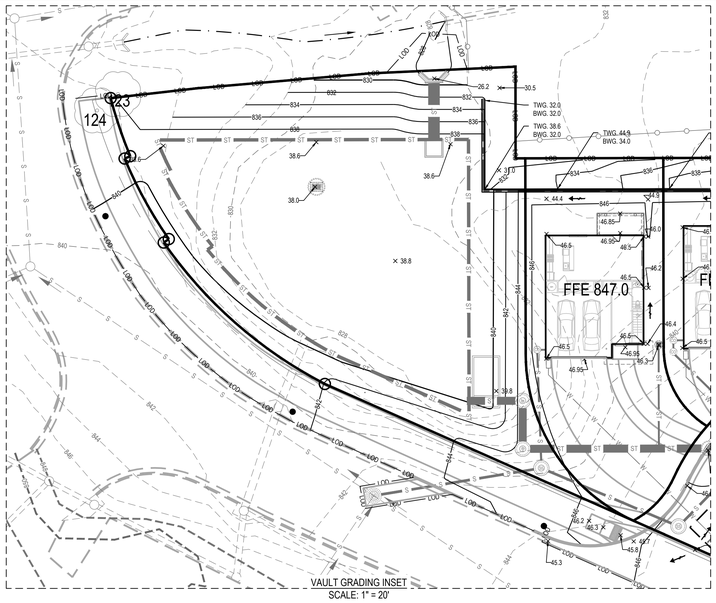
SCALE	1" = 30'
DATE:	10/6/2026
DRAWN BY:	MI
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

EBERLY PROJECT NUMBER:
25-062

SHEET NUMBER:
SP1.0
NOT ISSUED FOR CONSTRUCTION

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03152025



GRADING LEGEND

100	EXISTING MAJOR CONTOUR
102	EXISTING MINOR CONTOUR
101.1	EXISTING SPOT ELEVATION
100	PROPOSED MAJOR CONTOUR
102	PROPOSED MINOR CONTOUR
BWG: 101.1 / 01.1	PROPOSED SPOT ELEVATION
	PROPOSED DRAINAGE ARROW
	PROPOSED RETAINING WALL

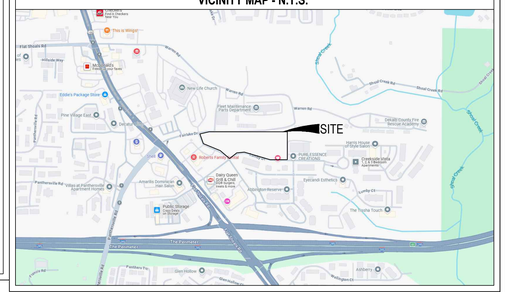
SPOT ELEVATION LEGEND
BWG: GROUND ELEVATION AT BOTTOM OF WALL
TWG: GROUND ELEVATION AT TOP OF WALL
TS / BS: TOP & BOTTOM OF STAIR ELEVATIONS

SPOT ELEVATIONS SHOWN REPRESENT THE ELEVATION AT THE FACE OF THE CURB UNLESS OTHERWISE NOTED

GENERAL NOTES

1. RAMP RUNS SHALL HAVE RUNNING SLOPE NOT STEEPER THAN 1:12.
2. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
3. CHANGES IN LEVEL OTHER THAN RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.
4. RAMPS SHALL HAVE LANDING AT THE TOP AND THE BOTTOM OF EACH RAMP RUN
5. TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM
6. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM
7. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING
8. RAMP RUNS SHALL HAVE COMPLIANT HANDRAILS
9. A CURB, 2 INCHES HIGH MINIMUM, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.
10. LANDING SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.
11. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS OR RAMPS
12. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.
13. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
14. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
15. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. THE HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIRS NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
16. ALL SPOT ELEVATIONS ARE AT BOTTOM /FACE OF CURB UNLESS NOTED OTHERWISE.
17. SEE DRAINAGE PLAN FOR MORE POND INFORMATION
18. THE STREET SHALL BE PRIVATE IN PERPETUITY

VICINITY MAP - N.T.S.



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TEL770.452.7849 FAX770.452.0086
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LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

PROJECT NAME:

NEW LIFE LUMBY DRIVE

LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
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GRADING PLAN

SCALE:	1" = 20'
DATE:	10/6/2026
DRAWN BY:	MI
PROJECT ENGINEER:	DC
QA/QC REVIEWER:	WH

EBERLY PROJECT NUMBER:

25-062

SHEET NUMBER:

C4.0

NOT ISSUED FOR CONSTRUCTION

APPROXIMATE EARTHWORK QUANTITIES

CUT 6797 C.Y. NET 1713 C.Y. FILL
FILL 8510 C.Y.

NOTE: QUANTITIES ARE APPROXIMATE AND SHOWN FOR PERMITTING PURPOSES ONLY AND SHOULD NOT BE USED FOR BIDDING PURPOSES.

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DSERRA@EBERLY.NET

24 HOUR CONTACT
AZIZ HOUSSEINI
(240) 353-8003
AAH@DAHASEIN.COM

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

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\\pape-dawson.com\ga\PROJECTS\EBER\2025\25-062 New Life Multi-Family Lumby Drive\5.0 Drawing\25-062 Base.dwg October 06, 2026

03/5/2025

RUNOFF REDUCTION VOLUME

$RR_v(ACRE\text{-}FEET) = \frac{1.0 \times R_v(0.05+0.009(\%IMPERVIOUS)) \times A(AREA\ IN\ ACRES)}{12}$

$RR_v(ACRE\text{-}FEET) = \frac{1.0 \times (0.05+0.009(50.0\%)) \times 3.46\ ACRES}{12}$

RR_v = 0.144 ACRE-FEET = 6,280 FT³ REQUIRED

3,431 CF PONDING
1,529 SF POND BOTTOM X 3' X 40% VOIDS = 1,835 CF
3,431 CF + 1,835 CF = 5,266 CF IN BIO-RETENTION

RRv = 5,266 CF PROVIDED

INLET TOP LEGEND

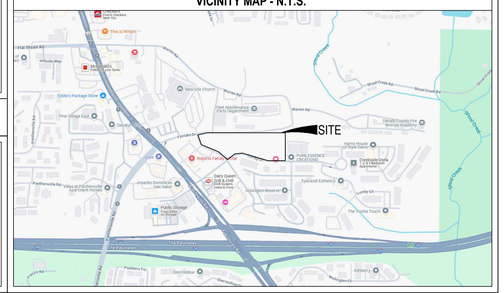
JB	=	JUNCTION BOX
G-DI	=	GDOT 1019A TYPE "E" (IN SAG CONDITION)
	=	GDOT 1019B TYPE "V-1" (ON GRADE CONDITION)
G-HDI	=	GDOT 1019A TYPE "E" WITH HOOD (IN SAG CONDITION)
	=	GDOT 1019B TYPE "V-1" WITH HOOD (ON GRADE CONDITION)
HW	=	GDOT 1001-B HEADWALL
YI	=	NYLOPLAST INLINE DRAIN YARD INLET
OCS	=	OUTLET CONTROL STRUCTURE

DRAINAGE LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM LINE
- PROPOSED STORM LINE

EXISTING / PROPOSED: HW, SWCB, OCS, FES; JB, V-HDI, V-DI, PI, G-DI, G-HDI

VICINITY MAP - N.T.S.



E&A
EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE
119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO. PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

NEW LIFE LUMBY DRIVE

LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

PROJECT NAME:

REVISION

10/17/2025	PRICING SET
11/26/2025	SKETCH PLAT SUBMISSION
03/23/2026	SKETCH PLAT RESUBMISSION
06/03/2026	SKETCH PLAT RESUBMISSION
07/02/2026	SKETCH PLAT RESUBMISSION
08/03/2026	SKETCH PLAT RESUBMISSION
10/06/2026	SKETCH PLAT RESUBMISSION

FAIRLAKE DRIVE ~ R/W VARIES
BC/EP VARIES (PUBLIC)

GUS PLACE ~60' R/W
BC/EP 31'± (PUBLIC)

LUMBY DRIVE ~ 60' R/W
BC/BC 46'± (PUBLIC)

"STORMWATER DETENTION FACILITY 1"
66,002 CF STORAGE
BOT=826.00
DEPTH=10.83 FT

CONNECT EX PIPE TO UNDERGROUND STORM SYSTEM

POND ACCESS EASEMENT

PROPOSED CONTECH WATER QUALITY UNIT

100-YR STORM: 51.03 CFS TOTAL DISCHARGING TO EXISTING 32,412 CF POND
100-YR STORM: EXISTING POND FAILS AT 100-YR STORM

100-YR STORM: 76.92 CFS TOTAL DISCHARGING TO PROPOSED 66,002 CF DETENTION FACILITY
100-YR STORM: 34.68 CFS TOTAL DISCHARGING FROM PROPOSED 66,002 CF DETENTION FACILITY

GRASS SWALE 1

GRASS SWALE 2

10' DRAINAGE EASEMENT

BIO RETENTION-0.4 ACRES DRAINING
DAYLIGHT INV: 846.5
TOP: 848.0
BOT: 846.5

OVERFLOW DRAIN RIM: 848.00

DAYLIGHT INV: 846.5

15' DRAINAGE EASEMENT

GRASS SWALE

SUBJECT TO LEASE (AS PER DB.25867/PG.798)

20' INGRESS AND EGRESS EASEMENT (AS PER DB.25867/PG.798)

#3070 NEIGHBOR BUILDING

FULL OF DIRT

OWNER/DEVELOPER (PRIMARY PERMITTEE)
NEW LIFE BAPTIST CHURCH OF LITHONIA INC
3592 FLAT SHOALS RD
DECATUR, GA 30034
(770) 570-0384
MBRYANT@NEWLIFE-ATL.ORG

PROJECT ENGINEER
DOMINIC SERRA
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
DSERRA@EBERLY.NET

24 HOUR CONTACT
AZIZ HOUSSEINI
(240) 353-8203
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GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30FT.

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DRAINAGE PLAN

SCALE	1" = 30'
DATE:	10/6/2026
DRAWN BY:	MI
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

EBERLY PROJECT NUMBER:

25-062

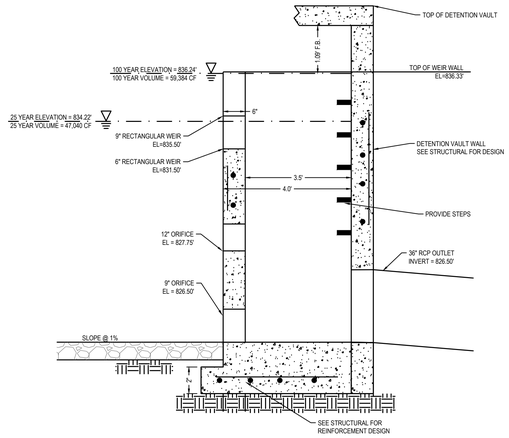
SHEET NUMBER:

C4.1

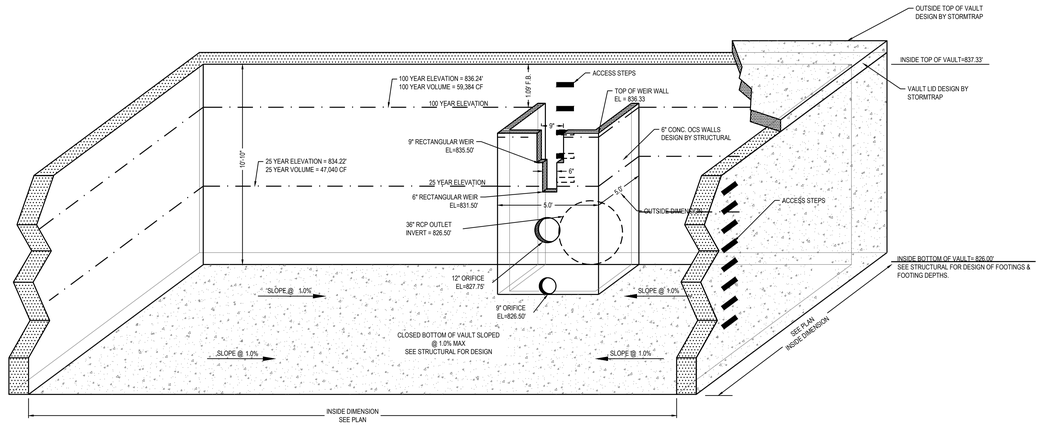
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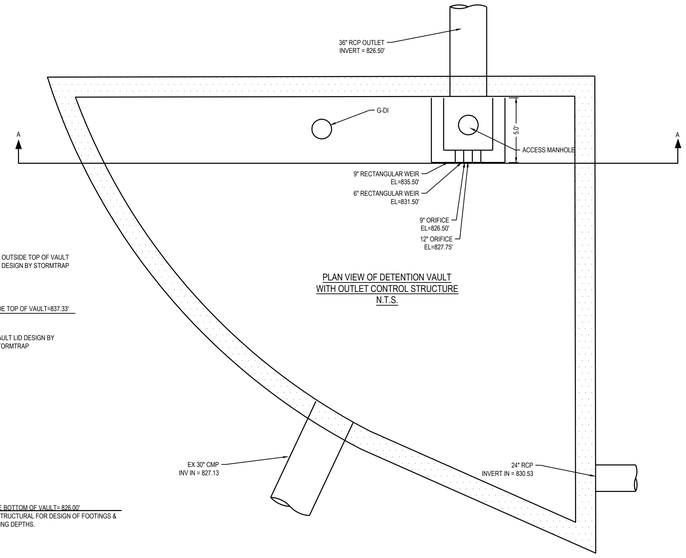
\\pape-dawson.com\gis\PROJECTS\EBERLY\25-062 New Life Multi-Family Lumby Drive\3.0 Drawing\25-062 Base.dwg October 06, 2026



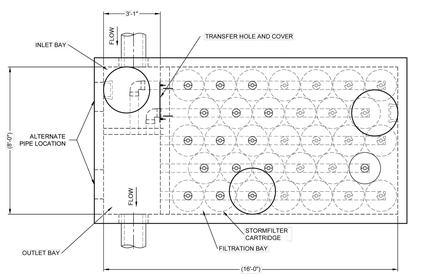
DETENTION VAULT
OUTLET CONTROL STRUCTURE



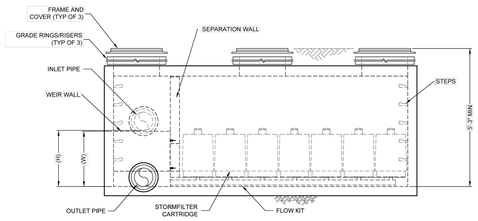
SECTION A-A
ISOMETRIC VIEW OF DETENTION VAULT
WITH OUTLET CONTROL STRUCTURE



PLAN VIEW OF DETENTION VAULT
WITH OUTLET CONTROL STRUCTURE
N.T.S.



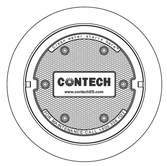
PLAN



ELEVATION



FRAME AND GRATE
24"X24"
NOT TO SCALE



FRAME AND COVER
30"Ø
NOT TO SCALE

STORMFILTER DESIGN NOTES

- THE 8' x 16' PEAK DIVERSION STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.
- THE PEAK DIVERSION STORMFILTER IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR RIGHT INLET CONFIGURATION.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			1.8'		
HEIGHT OF WEIR (W)	3.00'			2.20'			1.75'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	10	8.35	5

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
CARTRIDGE HEIGHT (27", 18", LOW DROP,LD))	*
NUMBER OF CARTRIDGES REQUIRED	*
CARTRIDGE FLOW RATE	*
MEDIA TYPE (PERLITE, ZPG, PSORB)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE	*	*	*
OUTLET PIPE	*	*	*

UPSTREAM RIM ELEVATION	*
DOWNSTREAM RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

PERFORMANCE SPECIFICATION
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7-INCHES.** FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **38 SECONDS.**
SPECIFIC FLOW RATE SHALL BE 2 **GPM/SF (MAXIMUM).** SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF OF MEDIA (MAXIMUM).**

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.conteches.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 10' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

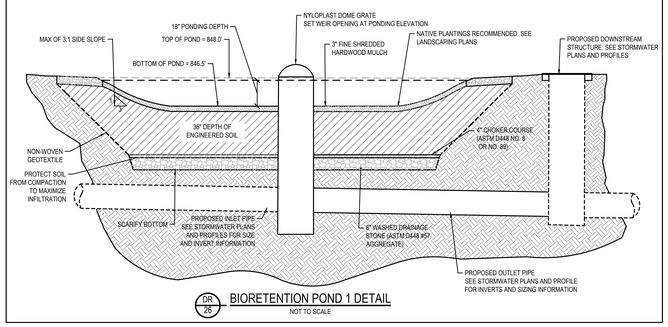
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

CONTECH ENGINEERED SOLUTIONS LLC
www.conteches.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

THE STORMWATER MANAGEMENT STORMFILTER
8' x 16' PEAK DIVERSION STORMFILTER
STANDARD DETAIL

PROPOSED CONTECH WQ UNIT

NOTES
1. BIORETENTION AREA SIZE AND LAYOUT SHALL BE AS INDICATED ON THE GRADING / DRAINAGE PLANS.
2. APPROPRIATE NATIVE PLANTS AND PLANTING SCHEDULE SHALL BE PROVIDED BY LANDSCAPE ARCHITECT.
   ALL TREES TO BE SECURELY STAKED AT TIME OF INSTALLATION
   A. WOODY VEGETATION SHALL NOT BE PLANTED WITHIN TWO FEET OF INFLOW OR OUTFLOW STRUCTURES.
3. APPROPRIATE MULCH LAYER SHALL BE PROVIDED (3" OF FINE SHREDDED HARDWOOD).
4. ENGINEERED SOIL MIX SHALL BE 30" DEEP AND MEET THE FOLLOWING CRITERIA. GREATER DEPTH OF ENGINEERED SOIL MAY BE NEEDED DEPENDING ON PLANT TYPE AND SPECIFICATIONS.
   a. TEXTURE - SANDY LOAM OR LOAMY SAND
   b. SAND CONTENT - 35% TO 60% CLEAN, WASHED SAND, BY DRY WEIGHT
   c. TOPSOIL CONTENT - 20% TO 30% TOPSOIL, BY DRY WEIGHT
   d. ORGANIC MATTER CONTENT - 10% TO 25% ORGANIC MATTER, BY DRY WEIGHT
   e. CLAY CONTENT - LESS THAN 15%, BY DRY WEIGHT
   f. INFILTRATION RATE - 0.5 INCHES PER HOUR MINIMUM, 2-4 INCHES PER HOUR PREFERRED
   g. PHOSPHORUS INDEX - LESS THAN 30 P-INDEX
   h. EXCHANGE CAPACITY - EXCEED 10 MILLIEQUIVALENTS PER 100 GRAMS OF DRY WEIGHT
   i. pH - 6 TO 8 pH
5. GRAVEL
   a. DRAINAGE STONE: 8" LAYER ASTM D448 SIZE NO. 57 WASHED STONE AND SHOULD BE SEPARATED BY A THIN 2" TO 4" LAYER OF CHOKER STONE (ASTM D448 SIZE NO. 8, 3/8" TO 1/8" OR ASTM D 448 SIZE NO. 89, 3/8" TO 1/16").
   b. NON-WOVEN SEPARATION GEOTEXTILE MAY BE UTILIZED ON THE SIDE SURFACE INTERFACES ONLY.
6. INSTALLATION SHALL OCCUR AFTER THE CONTRIBUTING DRAINAGE AREAS TO THE BIORETENTION AREA HAVE BEEN STABILIZED. IF THIS IS NOT FEASIBLE, STORMWATER FLOW SHALL BE DIVERTED AROUND THE BIORETENTION AREA. PROTECT AREA WITH TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. IF SEDIMENT ACCUMULATES IT MUST BE REMOVED.
7. INSTALLATION OF ENGINEERED SOIL MIX MUST BE COMPLETED IN A MANNER THAT WILL ENSURE PRESERVATION OF THE INFILTRATIVE CAPACITY OF THE UNDERLYING SOILS.
8. TO PREVENT COMPACTION WITHIN THE LIMITS OF THE BASINS, ONLY HAND LABORERS, SMALL EXCAVATION HOES WITH WIDE TRACKS, LIGHT EQUIPMENT WITH TURF TIES, MARSH EQUIPMENT OR WIDE-TRACK LOADERS MAY BE USED. NO HEAVY EQUIPMENT SHALL BE USED WITHIN 10 FEET OF THE PERIMETER OF THE BIORETENTION FACILITY BEFORE, DURING, OR AFTER THE PLACEMENT OF THE BIORETENTION SOIL MIX.
9. SOIL SURFACES SHALL BE SCARIFIED TO AERATE AND REDUCE SOIL COMPACTION. SOIL SHALL BE PLACED IN 6" LOOSE DEPTH LIFTS AND LIGHTLY HAND-TAMPED OR COMPACTED WITH A WATER-FILLED LANDSCAPE ROLLER, TO REDUCE POTENTIAL FOR EXCESSIVE SETTLING. NO OTHER MECHANICAL EQUIPMENT SHALL BE USED TO COMPACT THE ENGINEERED SOIL MIX OR UNDERLYING SOILS.
10. LOOSEN SUBGRADE SOILS THAT HAVE BEEN COMPACTED OR SMEARED BY RAKING, DISKING OR TILLING TO A MINIMUM DEPTH OF 6". SUBSOILS SHALL BE SCARIFIED (NOT COMPACTED) PRIOR TO PLACEMENT OF CLEAN, WASHED DRAINAGE STONE.
11. UNIFORMLY GRADE BIORETENTION SOIL MIX TO ACHIEVE A SMOOTH SURFACE. DO NOT OVER-WORK OR EXCESSIVELY COMPACT BIORETENTION SOIL MIX. GRADE TO CROSS SECTIONS, THICKNESS AND ELEVATIONS INDICATED ON PLANS. SETTLING OF SOIL BY WALKING ON SURFACE, WORKING WITH HAND OR LOW GROUND PRESSURE EQUIPMENT IS ACCEPTABLE.
12. DURING EXCAVATION, HEAVY MACHINERY SHALL NOT DRIVE OVER EXPOSED UNDERLYING SOILS.
13. EXCAVATE IN DRY CONDITIONS AS MUCH AS PRACTICABLE.
14. EXCAVATE FINAL 9" TO 12" WITH TEETH OF BUCKET (DO NOT SMEAR).
15. CONTRACTOR TO TAKE PHOTOS OF INSTALLATION.
16. TO MAINTAIN FUNCTION OF BIORETENTION POND, REMOVE SEDIMENT, DEBRIS, TRASH AND WEEDS MONTHLY.



DR 25 BIORETENTION POND 1 DETAIL
NOT TO SCALE

RUNOFF REDUCTION VOLUME

$RR_V(ACRE\text{-}FEET) = \frac{1.0 \times R_V(0.05+0.009(\%IMPERVIOUS)) \times A(AREA\ IN\ ACRES)}{12}$

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LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO. PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

PROJECT NAME:
NEW LIFE LUMBY DRIVE
LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

REVISION

	10/17/2025	PRICING SET
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	08/03/2026	SKETCH PLAT RESUBMISSION
	10/06/2026	SKETCH PLAT RESUBMISSION

VAULT DETAILS

SCALE:	NTS
DATE:	10/6/2026
DRAWN BY:	MB
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

EBERLY PROJECT NUMBER:
25-062

SHEET NUMBER:
C4.2
NOT ISSUED FOR CONSTRUCTION

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03152025

GEORGIA HYDRANT SERVICES, INC.
2404 Lance Ct.
LOGANVILLE, GA. 30052
(770) 466-6033

FLOW TEST REPORT

Customer: Pape - Dawson

Location: 3048 Lumby Dr. Deactur, GA - See Map Date: 8/7/2026

Test Made by: Hunter Johnson Time: 9:15 AM.

Representatives of: Georgia Hydrant Services, Inc.

Witness: Gerald Walker (Dekalb County Watershed)

State Purpose of Test: Customer Request

Consumption Rate During Test: 1500 gal. (Estimate)

If Pumps Affect Test, Indicate Pumps Operating: N/A

Flow Hydrants: A1 see map A2: A3:

Size Nozzle: 2.5"

Pitot Reading: 80 psi Total gpm: 1500 GPM

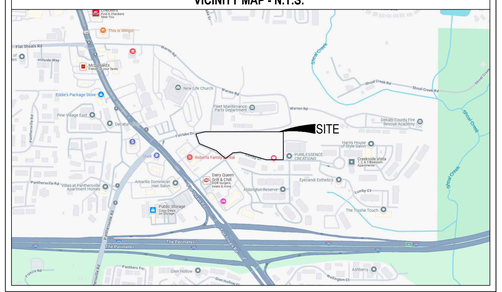
Static B: 140 psi Residual B: 100 psi.

Projected Results: at 20 psi Residual 2715 gpm: or at _0_ psi Residual gpm.

Remarks: see map

Indicate B Hydrant X, Sprinkler , Other (Identify) .
see map

VICINITY MAP - N.T.S.



UTILITY LEGEND

- G — EXISTING GAS LINE
- S — EXISTING SEWER LINE
- EXISTING STORM LINE
- W — EXISTING WATER LINE
- OE — EXISTING OVERHEAD ELECTRIC LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- OT — EXISTING OVERHEAD TELEPHONE LINE
- UT — EXISTING UNDERGROUND TELEPHONE LINE
- S — PROPOSED SEWER LINE
- ST — PROPOSED STORM LINE
- W — PROPOSED WATER LINE
- UTILITY POLE
- FDC
- PIV
- WATER VALVE
- TEE / BENDS
- FIRE HYDRANT
- S — PROPOSED SANITARY SEWER

NOTES

- **NO BUILDINGS ARE SPRINKLERED.**
- EACH PROPERTY HAS DOMESTIC METER. SEE PLUMBING DRAWINGS BY OTHERS.
- SEE PLUMBING DRAWINGS BY OTHERS FOR WATER AND SEWER POINT OF CONNECTIONS TO BUILDING.
- SEE PLUMBING DRAWINGS BY OTHERS FOR INVERT ELEVATIONS AT BUILDING POINT OF CONNECTION.
- SKETCH PLAT REVIEW IS FOR APPROVAL OF PROPOSED WATER DISTRIBUTION AND SEWER COLLECTION FROM PUBLIC WATER AND SEWER INFRASTRUCTURE TO THE PROPOSED DEVELOPMENT. AN APPROVED SKETCH PLAT DOES NOT APPROVE DESIGN OF PROPOSED WATER OR SEWER SYSTEM.
- THE STREET SHALL BE PRIVATE IN PERPETUITY.
- SANITARY WILL BE PRIVATE AND MAINTAINED BY HOA

UTILITY NOTES

1. PROVIDE ALL VALVES, BENDS, TEES, BACK FLOW PREVENTION, THRUST BLOCKING, AND METERS AS REQUIRED FOR A COMPLETE INSTALLATION OF THE WATER LINE SYSTEM.
2. COORDINATE WITH THE LOCAL MUNICIPALITY/PROVIDER FOR PAYMENT AND INSTALLATION OF ALL VALTS, BACK FLOW DEVICES AND METERS.
3. UNDERGROUND FIRE PROTECTION/SPRINKLER PIPING SHOWN DOWNSTREAM OF AN INTERNAL OR EXTERNAL FIRE PUMP IS SHOWN FOR REFERENCE ONLY. ACTUAL FIRE MAIN DESIGN SHALL BE PERFORMED BY A LICENSED FIRE PROTECTION ENGINEER. FIRE MAIN DESIGN SHALL INCLUDE, BUT NOT BE LIMITED TO: SPECIFICATION OF PIPE MATERIAL AND CLASS, JOINTS, THRUST BLOCKING DESIGN, VALVE FREQUENCY AND PLACEMENT AND APPURTENANCES. ALL FIRE PROTECTION SYSTEMS SHALL COMPLY WITH NFPA SECTION 6.6 REGARDING SECTIONAL VALVES UNLESS OTHERWISE SPECIFIED BY THE FIRE PROTECTION ENGINEER. PLEASE REFER TO FIRE PROTECTION ENGINEER'S PLANS AND SPECIFICATIONS FOR DRAWINGS AND DETAILS. INSTALL FIRE MAIN SYSTEM ONLY AFTER FIRE DEPARTMENT APPROVAL OF THE FIRE PROTECTION CONTRACTOR'S PLANS.
4. EBERLY & ASSOCIATES DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE EXISTING UTILITY INFORMATION SHOWN IN THESE PLANS IS CORRECT, ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE FIELD LOCATION AND PROTECTION OF ALL OVERHEAD AND SUBSURFACE LINES AND FACILITIES WHICH MAY BE ENCOUNTERED DURING THE COURSE OF SITE EXCAVATION, DEMOLITION OR UTILITY WORK. FURTHER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INSTALLATION OF THE GAS LINE AND POWER/ ELECTRIC UTILITY WITH THE ARCHITECT, THE MEP ENGINEER, AND THE APPROPRIATE UTILITY PROVIDERS. THE PROPOSED GAS LINE AND /OR ELECTRICAL INFORMATION DEPICTED ON THE PLAN IS FOR INFORMATIONAL AND COORDINATION PURPOSES ONLY.
5. **GC TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONNECTING. NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.**

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

PROJECT NAME:

NEW LIFE LUMBY DRIVE

LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

REVISION

10/17/2025	PRICING SET
11/26/2025	SKETCH PLAT SUBMISSION
03/23/2026	SKETCH PLAT RESUBMISSION
06/03/2026	SKETCH PLAT RESUBMISSION
07/02/2026	SKETCH PLAT RESUBMISSION
08/03/2026	SKETCH PLAT RESUBMISSION
10/06/2026	SKETCH PLAT RESUBMISSION

UTILITY PLAN

SCALE	1" = 30'
DATE:	10/6/2026
DRAWN BY:	MI
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

OWNER/DEVELOPER (PRIMARY PERMITTEE)
NEW LIFE BAPTIST CHURCH OF LITHONIA INC
3592 FLAT SHOALS RD
DECATUR, GA 30034
(770) 570-0384
MBRYANT@NEWLIFE-ATL.ORG

PROJECT ENGINEER
DOMINIC SERRA
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
DSERRA@EBERLY.NET

24 HOUR CONTACT
AZIZ HOUSSEINI
(240) 353-8203
AAH@DAHASEIN.COM

EBERLY PROJECT NUMBER:

25-062

SHEET NUMBER:

C5.0

NOT ISSUED FOR CONSTRUCTION

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30FT.

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FREE THROUGHOUT THE U.S.A. — CALL 811 — 3 WORKING DAYS BEFORE YOU DIG.

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\\pape-dawson.com\gis\PROJECTS\EBERLY\25-062 New Life Multi-Family Lumby Drive\3.0 Drawing\25-062 Base.dwg October 06, 2026

03152025

INLET TOP LEGEND

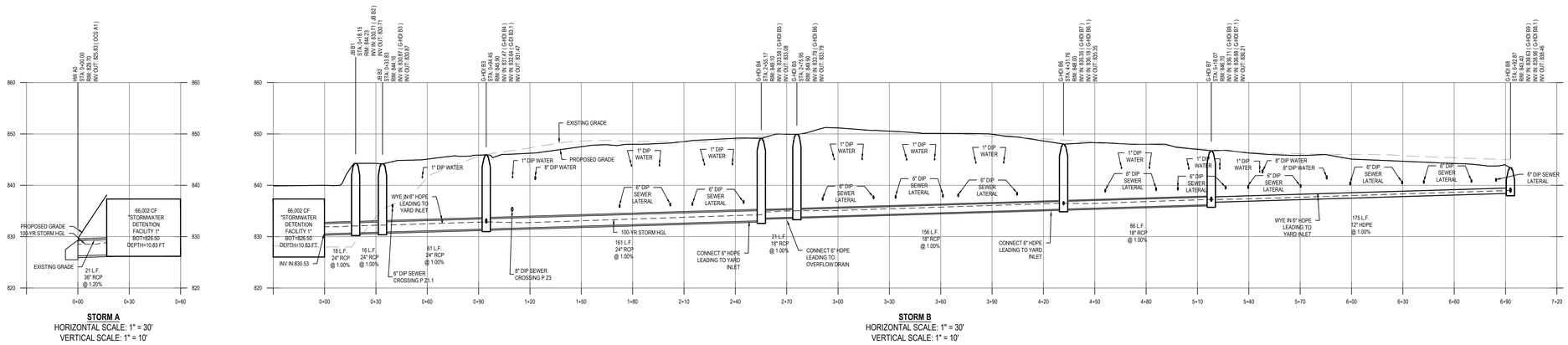
JB	=	JUNCTION BOX
G-DI	=	GDOT 1018A TYPE "E" (IN SAG CONDITION)
	=	GDOT 1018B TYPE "V-1" (ON GRADE CONDITION)
G-HDI	=	GDOT 1018A TYPE "E" WITH HOOD (IN SAG CONDITION)
	=	GDOT 1018B TYPE "V-1" WITH HOOD (ON GRADE CONDITION)
HW	=	GDOT 1001-B HEADWALL
YI	=	NYLOPLAST INLINE DRAIN YARD INLET
OCS	=	OUTLET CONTROL STRUCTURE

100-YEAR STORM PIPE CHART

Line	ToLine	LineLength	Incr.Area	TotalArea	RunoffCoef	IncrC x A	TotalC x A	InletTime	TimeCond	RnfallInt	TotalRunof	AdnlFlow	TotalFlow	CapacFull	Veloc	PipeSize	PipeSlope	Inv ElevDn	Inv ElevUp	HGLDn	HGLUp	Ornd/RimDn	Ornd/RimUp	Line ID
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	Outfall	18.152	0	2.03	0	0	1.64	5	10	8.8	14.55	0	14.55	22.52	6.26	24	0.99	830.53	830.71	831.93	832.08	0	844.23	P B1
2	1	15.68	0	2.03	0	0	1.64	5	9.9	8.9	14.58	0	14.58	22.85	6.34	24	1.02	830.71	830.87	832.08	832.24	844.23	844.16	P B2
3	2	60.62	0.47	2.03	0.77	0.36	1.64	5	9.7	9	14.72	0	14.72	22.5	6.38	24	0.99	830.87	831.47	832.24	832.85	844.16	845.9	P B3
4	3	160.72	0.04	1.42	0.68	0.03	1.15	5	9	9.3	10.7	0	10.7	22.64	5.11	24	1	831.47	833.08	832.85	834.25	845.9	849.1	P B4
5	4	20.773	0.22	1.38	0.88	0.19	1.13	5	9	9.3	10.47	0	10.47	10.56	6.75	18	1.01	833.58	833.79	834.8	835.03	849.1	849.9	P B5
6	5	155.817	0.15	1.16	0.84	0.13	0.93	5	8.5	9.5	8.88	0	8.88	10.51	5.88	18	1	833.79	835.35	835.03	836.5	849.9	848	P B6
7	6	86.309	0.3	0.9	0.88	0.26	0.73	5	8.1	9.7	7.01	0	7.01	10.48	5.13	18	1	835.35	836.21	836.5	837.23	848	846.7	P B7
8	7	174.8	0.08	0.16	0.95	0.08	0.14	5	6.7	10.5	1.42	0	1.42	3.86	3.49	12	1	836.71	838.46	837.23	838.96	846.7	843.4	P B8
9	8	34.34	0.01	0.03	0.95	0.01	0.03	5	5.7	11.1	0.32	0	0.32	2.36	1.96	10	0.99	838.63	838.97	838.96	839.21	843.4	843.2	P B9
10	9	26.798	0.02	0.02	0.95	0.02	0.02	5	5	11.6	0.22	0	0.22	1.31	2.52	8	1.01	839.13	839.4	839.31	839.62	843.2	843.1	P B10
11	8	27.538	0.05	0.05	0.62	0.03	0.03	5	5	11.6	0.36	0	0.36	0.61	3.06	6	1.02	838.96	839.24	839.24	839.54	843.4	843.7	P B8.1
12	7	27.35	0.44	0.44	0.74	0.33	0.33	5	5	11.6	3.78	0	3.78	3.93	7.62	10	2.74	836.88	837.63	837.54	838.42	846.7	846.12	P B7.1
13	6	38.587	0.11	0.11	0.75	0.08	0.08	5	5	11.6	0.96	0	0.96	1.32	3.9	8	1.01	836.18	836.57	836.6	837.03	848	840.05	P B6.1
14	3	67.081	0.05	0.14	0.95	0.05	0.13	5	5.3	11.3	1.45	0	1.45	2.37	4.22	10	1	832.64	833.31	833.11	833.85	845.9	847.2	P B3.1
15	14	55.829	0.09	0.09	0.89	0.08	0.08	5	5	11.6	0.93	0	0.93	1.31	3.36	8	1	833.31	833.87	833.85	834.33	847.2	848.4	P B3.2
16	Outfall	21.221	0	0	0	0	0	5	5	0	0	29	29	72.39	8.24	36	1.18	826.25	826.5	827.57	828.24	830.08	835	P A1

25-YEAR STORM PIPE CHART

Line	ToLine	LineLength	Incr.Area	TotalArea	RunoffCoef	IncrC x A	TotalC x A	InletTime	TimeCond	RnfallInt	TotalRunof	AdnlFlow	TotalFlow	CapacFull	Veloc	PipeSize	PipeSlope	Inv ElevDn	Inv ElevUp	HGLDn	HGLUp	Ornd/RimDn	Ornd/RimUp	Line ID
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	Outfall	18.152	0	2.03	0	0	1.64	5	11.3	6.7	11.07	0	11.07	22.52	5.19	24	0.99	830.53	830.71	831.93	831.9	0	844.23	P B1
2	1	15.68	0	2.03	0	0	1.64	5	11.2	6.8	11.1	0	11.1	22.85	5.68	24	1.02	830.71	830.87	831.9	832.06	844.23	844.16	P B2
3	2	60.62	0.47	2.03	0.77	0.36	1.64	5	10.9	6.8	11.22	0	11.22	22.5	5.72	24	0.99	830.87	831.47	832.06	832.67	844.16	845.9	P B3
4	3	160.72	0.04	1.42	0.68	0.03	1.15	5	10	7.1	8.19	0	8.19	22.64	4.63	24	1	831.47	833.08	832.67	834.1	845.9	849.1	P B4
5	4	20.773	0.22	1.38	0.88	0.19	1.13	5	10	7.1	8.03	0	8.03	10.56	6.19	18	1.01	833.58	833.79	834.56	834.89	849.1	849.9	P B5
6	5	155.817	0.15	1.16	0.84	0.13	0.93	5	9.4	7.3	6.83	0	6.83	10.51	5.16	18	1	833.79	835.35	834.89	836.36	849.9	848	P B6
7	6	86.309	0.3	0.9	0.88	0.26	0.73	5	9	7.5	5.4	0	5.4	10.48	4.59	18	1	835.35	836.21	836.36	837.11	848	846.7	P B7
8	7	174.8	0.08	0.16	0.95	0.08	0.14	5	7.1	8.2	1.11	0	1.11	3.86	3.57	12	1	836.71	838.46	837.11	838.9	846.7	843.4	P B8
9	8	34.34	0.01	0.03	0.95	0.01	0.03	5	5.9	8.8	0.25	0	0.25	2.36	1.91	10	0.99	838.63	838.97	838.9	839.19	843.4	843.2	P B9
10	9	26.798	0.02	0.02	0.95	0.02	0.02	5	5	9.2	0.18	0	0.18	1.31	2.36	8	1.01	839.13	839.4	839.29	839.59	843.2	843.1	P B10
11	8	27.538	0.05	0.05	0.62	0.03	0.03	5	5	9.2	0.29	0	0.29	0.61	2.86	6	1.02	838.96	839.24	839.2	839.51	843.4	843.7	P B8.1
12	7	27.35	0.44	0.44	0.74	0.33	0.33	5	5	9.2	3.01	0	3.01	3.93	6.87	10	2.74	836.88	837.63	837.43	838.38	846.7	846.12	P B7.1
13	6	38.587	0.11	0.11	0.75	0.08	0.08	5	5	9.2	0.76	0	0.76	1.32	3.63	8	1.01	836.18	836.57	836.54	836.98	848	840.05	P B6.1
14	3	67.081	0.05	0.14	0.95	0.05	0.13	5	5.4	9	1.15	0	1.15	2.37	3.93	10	1	832.64	833.31	833.05	833.79	845.9	847.2	P B3.1
15	14	55.829	0.09	0.09	0.89	0.08	0.08	5	5	9.2	0.74	0	0.74	1.31	3.05	8	1	833.31	833.87	833.79	834.28	847.2	848.4	P B3.2
16	Outfall	21.221	0	0	0	0	0	5	5	0	0	11.05	11.05	72.39	4.34	36	1.18	826.25	826.5	827.57	827.55	830.08	835	P A1



STORM A
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'

STORM B
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'

EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE
119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

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LAND LOT 104
15TH DISTRICT
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3048 LUMBY DRIVE, DECATUR, GA 30034

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PROFILE PLAN

SCALE	
DATE:	10/6/2026
DRAWN BY:	MB
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

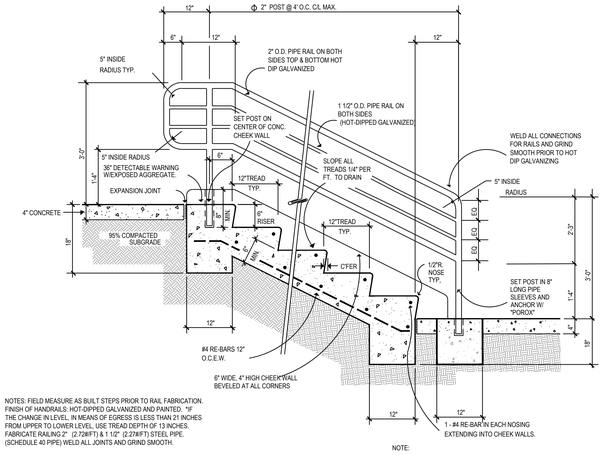
EBERLY PROJECT NUMBER:
25-062

SHEET NUMBER:
C6.0
NOT ISSUED FOR CONSTRUCTION

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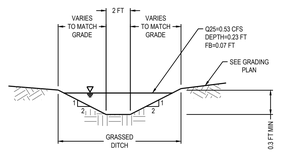
\\pape-dawson.com\ga\PROJECTS\EBERLY\2025\25-062 New Life Multi-Family Lumby Drive\5.0 Drawing\25-062 Base.dwg October 06, 2026



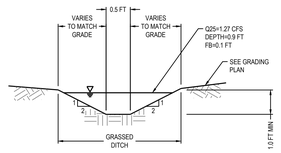
NOTES: FIELD MEASURE AS BUILT STEPS PRIOR TO RAIL FABRICATION. FINISH OF HANDRAILS: HOT-DIPPED GALVANIZED AND PAINTED. *IF THE CHANGE IN LEVEL, IN MEANS OF EGRESS IS LESS THAN 21 INCHES FROM UPPER TO LOWER LEVEL, USE TREAD DEPTH OF 13 INCHES. FABRICATE RAILING 2" (2.73#/FT) & 1 1/2" (2.27#/FT) STEEL PIPE. (SCHEDULE 40 PIPE) WELD ALL JOINTS AND GRIND SMOOTH.

NOTE:
REQUIRED STRENGTH OF CONCRETE: 3,000 PSI.

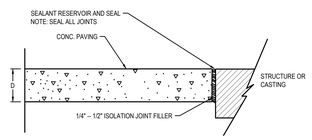
SS 01A CONCRETE STAIRS
NOT TO SCALE



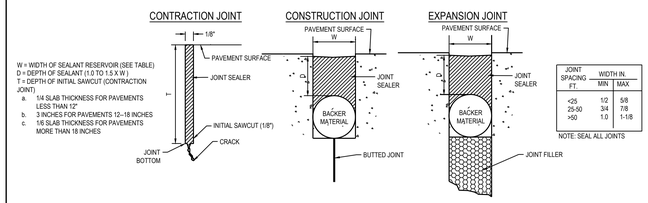
DR 04 GRASSED DITCH 1
NOT TO SCALE



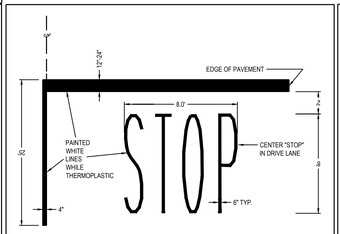
DR 04 GRASSED DITCH 2
NOT TO SCALE



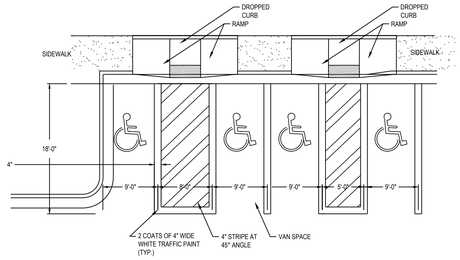
P 06 ISOLATION JOINT AGAINST STRUCTURES
NOT TO SCALE



P 04 JOINT DETAILS
NOT TO SCALE



SM 06 STOP BAR
NOT TO SCALE



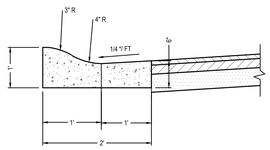
REGULAR ADA SPACE WITH ADA RAMP - MORE THAN 2 SPACES

REGULAR PARKING SPACES

NOTE: ALL ACCESSIBLE ROUTES, FIXTURES, SLOPES, ETC. MEET ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES, FED. REG VOL 56, NO. 144.

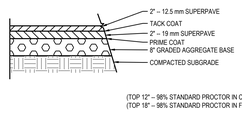
NOTE: ONE SIGN PER H.C. PARKING SPACE. SIGN MEET STATE OF GEORGIA REGULATION.

PK 03 TYPICAL ADA AND REGULAR PARKING LAYOUT
NOT TO SCALE



NOTE:
EXPANSION JOINTS REQUIRED AT ALL STRUCTURES, CURB RETURNS & PLACED EVERY MAXIMUM 50' O.C.
REQUIRED STRENGTH OF CONCRETE: 3,000 PSI

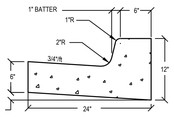
C 07 24" ROLLBACK CURB
NOT TO SCALE



(TOP 12" – 98% STANDARD PROCTOR IN CUT AREAS)
(TOP 18" – 98% STANDARD PROCTOR IN FILL AREAS)

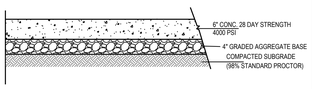
COORDINATE WITH GEOTECHNICAL REPORT
THE GEOTECH REPORT DOES NOT RECOMMEND PAVEMENT THICKNESSES

P 08 HEAVY DUTY ASPHALT PAVING
NOT TO SCALE



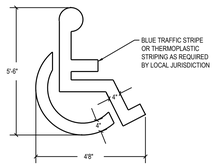
NOTE:
1. REQUIRED STRENGTH OF CONCRETE: 3,000 PSI.
2. PLACE WALK EXPANSION JOINTS AT 50'-0" MAXIMUM AND CONTRACTION JOINTS AT EVERY 10'-0" ON CENTER.
3. PLACE EXPANSION JOINTS AT CURVE INTERSECTIONS.

C 01 24" CURB & GUTTER
NOT TO SCALE

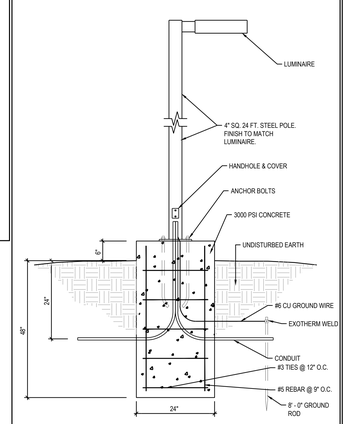


COORDINATE WITH GEOTECHNICAL REPORT
THE GEOTECH REPORT DOES NOT RECOMMEND PAVEMENT THICKNESSES

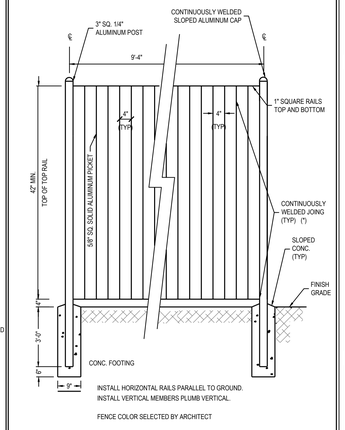
P 15B HEAVY DUTY CONCRETE PAVING - NON-REINFORCED
NOT TO SCALE



SM 03 ADA SYMBOL STRIPING DETAIL
NOT TO SCALE



SM 07 AREA LIGHT DETAIL
NOT TO SCALE



INSTALL HORIZONTAL RAILS PARALLEL TO GROUND.
INSTALL VERTICAL MEMBERS PLUMB VERTICAL.

FENCE COLOR SELECTED BY ARCHITECT

*CONNECTIONS TO COLUMNS BY FENCE CONTRACTOR

T 06B METAL FENCE DETAIL
NOT TO SCALE

EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
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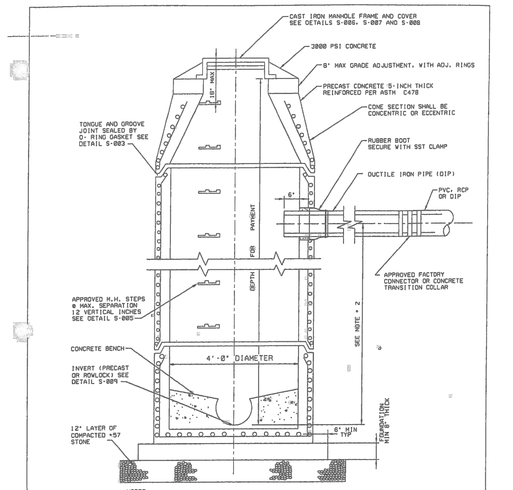
CONSTRUCTION DETAILS

SCALE:	*
DATE:	10/6/2026
DRAWN BY:	MB
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

EBERLY PROJECT NUMBER:
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C7.0
NOT ISSUED FOR CONSTRUCTION

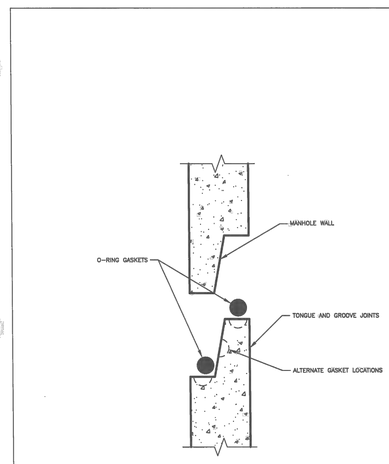
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NOTES:

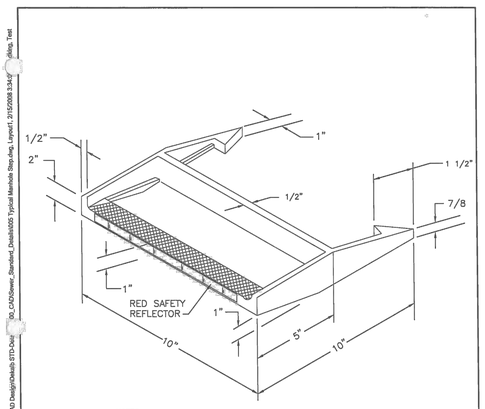
1. WHERE NECESSARY TO CONSTRUCT MANHOLE OVER EXISTING SEWER, 6" THICK CONCRETE POURED-IN-PLACE FOOTING/FOUNDATION MAY BE USED IN LIEU OF PRECAST BOTTOM SECTION.
2. WHERE DROP FROM INVERT OF MANHOLE TO INVERT OF INFLUENT PIPE(S) EXCEED 2'-0", AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED EXCEPT WHEN DCDWM SPECIFICALLY APPROVES ITS ELIMINATION, SEE DETAIL S-002.
3. PRECAST ALL OPENINGS FOR PIPE IN BASE AND RISER UNITS.

DEKALB COUNTY, GA. Department of Watershed Management | STANDARD DETAILS | 12/07
Standard Precast Manhole | NOT TO SCALE | DETAIL NO. S-001



NOTE:
AFTER INSTALLATION JOINTS SHALL BE GROUTED SMOOTH WITH CEMENT GROUT ON INSIDE AND OUT.

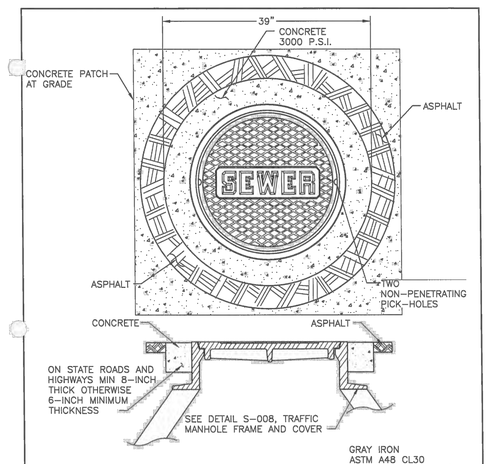
DEKALB COUNTY, GA. Department of Watershed Management | STANDARD DETAILS | 12/07
Manhole Joint Detail | NOT TO SCALE | DETAIL NO. S-003



NOTES:

1. STEPS MAY BE CAST IRON, COATED STEEL, PLASTIC OR ALUMINUM AND MEET ASTM C-478 REQUIREMENTS.
2. MINIMUM DESIGN LIVE LOAD SHALL BE A SINGLE CONCENTRATED LOAD OF 300LBS.
3. STEPS SHALL BE A MINIMUM OF 10" WIDE. EMBEDDED A MINIMUM OF 3" AND PROJECT MINIMUM CLEAR DISTANCE OF 4".
4. MAXIMUM VERTICAL SPACING SHALL BE 12" IN THE COMPLETED MANHOLE.

DEKALB COUNTY, GA. Department of Watershed Management | STANDARD DETAILS | 12/07
Typical Manhole Step | NOT TO SCALE | DETAIL NO. S-005



GRAY IRON
ASTM A48 CL30
FRAME WT.= 282 LBS
LID WT. = 178 LBS
TOTAL WT. = 460 LBS

NOTE:
CONCRETE COLLARS ONLY REQUIRED IN STREETS, ROADWAYS AND OTHER AREAS SUBJECT TO VEHICULAR TRAFFIC.

DEKALB COUNTY, GA. Department of Watershed Management | STANDARD DETAILS | 07/08
Concrete Collar for Manhole Frame and Cover | NOT TO SCALE | DETAIL NO. S-006

GRAY IRON
ASTM A48 CL30
FRAME WT.= 282 LBS
LID WT. = 178 LBS
TOTAL WT. = 460 LBS

DEKALB COUNTY, GA. Department of Watershed Management | STANDARD DETAILS | 12/07
Traffic Manhole Frame and Cover | NOT TO SCALE | DETAIL NO. S-008

PIPE SIZE	"A"	"D"	"T"
6" & 15"	0° – 90°	4'-0"	5"
18"	0° – 60°	4'-0"	5"
18"	60° – 90°	5'-0"	6"
21" & 24"	0° – 60°	5'-0"	6"
21" & 24"	60° – 90°	6'-0"	7"

NOTE:
1. MINIMUM CENTERLINE RADIUS OF MANHOLE INVERT = 1.5 x PIPE DIAMETER

DEKALB COUNTY, GA. Department of Watershed Management | STANDARD DETAILS | 12/07
Invert Plan | NOT TO SCALE | DETAIL NO. S-009

DEKALB COUNTY, GA. Department of Watershed Management | STANDARD DETAILS | 12/07
New Line Connection to an Existing Structure | NOT TO SCALE | DETAIL NO. S-010

NOTES:

1. PLUG 6" SERVICE LINE IF SERVICE DOES NOT CONTINUE (HAND INSTALLED LOOSLY – NO SOLVENT)
2. CONNECT DEVELOPER'S 4" LATERAL TO 6" SERVICE LINE W/ 4" X 6" FERNCO COUPLING INCLUDING SST BANDS

DEKALB COUNTY, GA. Department of Watershed Management | STANDARD DETAILS | 12/07
Typical Service Line and Clean Out Detail | NOT TO SCALE | DETAIL NO. S-011

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TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119 ATLANTA, GEORGIA 30341
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LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

NEW LIFE LUMBY DRIVE
LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

PROJECT NAME:

REVISION

10/17/2025	PRICING SET
11/26/2025	SKETCH PLAT SUBMISSION
03/23/2026	SKETCH PLAT RESUBMISSION
06/03/2026	SKETCH PLAT RESUBMISSION
07/02/2026	SKETCH PLAT RESUBMISSION
08/03/2026	SKETCH PLAT RESUBMISSION
10/06/2026	SKETCH PLAT RESUBMISSION

CONSTRUCTION DETAILS

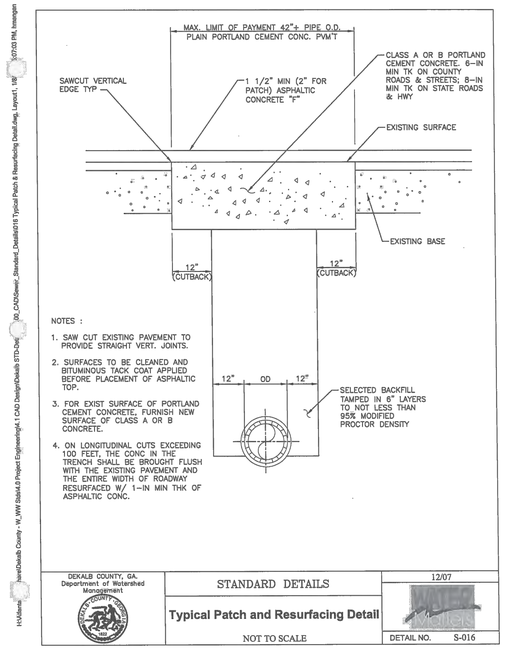
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DATE:	10/6/2026
DRAWN BY:	MB
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

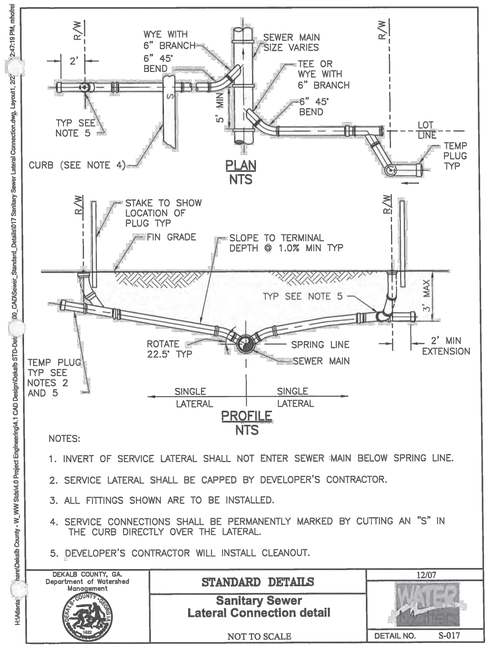
EBERLY PROJECT NUMBER:
25-062

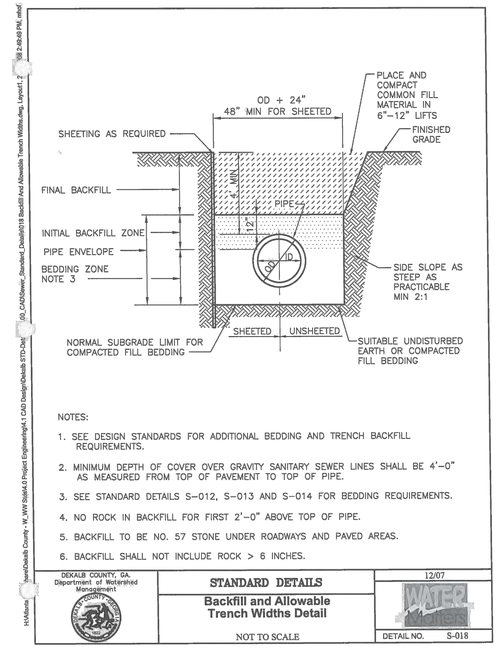
SHEET NUMBER:
C7.1
NOT ISSUED FOR CONSTRUCTION

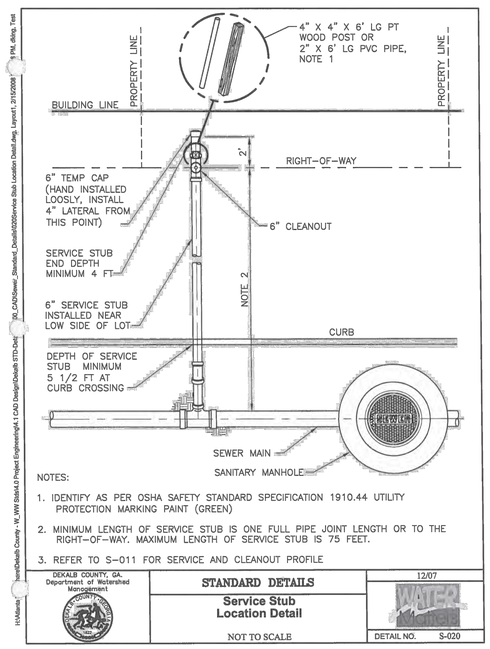
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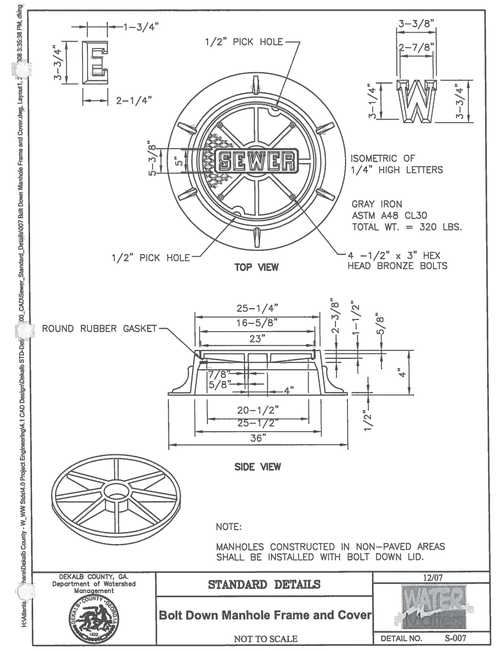
\\pape-dawson.com\ga\PROJECTS\EBE\25025-062 New Life Multi-Family Lumby Drive\5.0 Drawing\25-062 Details.dwg October 06, 2026

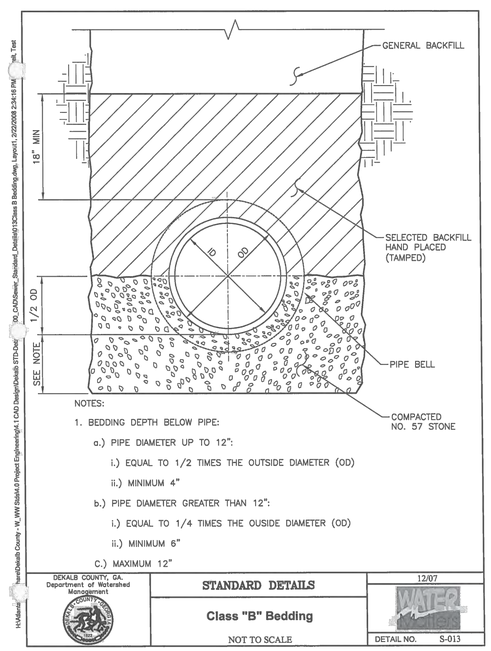












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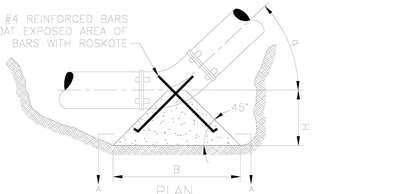
CONSTRUCTION DETAILS

SCALE	*
DATE:	10/6/2026
DRAWN BY:	MI
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

EBERLY PROJECT NUMBER:
25-062

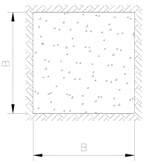
SHEET NUMBER:
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PLAN

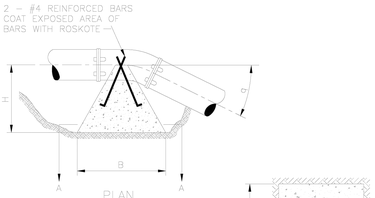
FITTING θ	DIA (IN)	B (FT)	H (FT)	VOL (YD³)
11–1/4	6	1.0	0.3	0.008
	8	1.2	0.4	0.012
	10	1.5	0.6	0.026
	12	1.9	0.8	0.055
	16	2.4	1.0	0.110
22–1/2	6	1.3	0.5	0.017
	8	1.7	0.7	0.039
	10	2.1	0.9	0.075
	12	2.5	1.1	0.129
	16	3.2	1.6	0.308
45	6	1.7	0.7	0.039
	8	2.2	0.9	0.083
	10	2.7	1.2	0.164
	12	3.3	1.5	0.305
	16	4.3	2.0	0.688



SECTION A–A

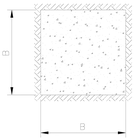
NOTE:
1. DIMENSIONS OF THRUST BLOCKS WERE CALCULATED ASSUMING A STATIC PRESSURE OF 250 PSI, A DEPTH OF COVER OF 4 FT., AND A SOIL BEARING PRESSURE OF 2,000 PSF.
2. DIMENSIONS SHOWN CAN BE VARIED AS FIELD CONDITIONS DICTATE, BUT IT IS IMPORTANT THAT THE CORRECT VOLUME AS SHOWN IN TABLE BE USED AND THAT ALLOWABLE SOIL BEARING PRESSURE NOT BE EXCEEDED.
3. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO VERIFY THAT THE THRUST BLOCKS IN THE CHART MEET THE REQUIRED FORCES THAT ARE ASSOCIATED WITH THE PROPOSED WATER LINE OR FORCE MAIN.

	STANDARD DETAILS	09/17
DeKalb County GEORGIA	Blocking Detail Downward Thrust	WATER Matters
	NOT TO SCALE	DETAIL NO. G-002



PLAN

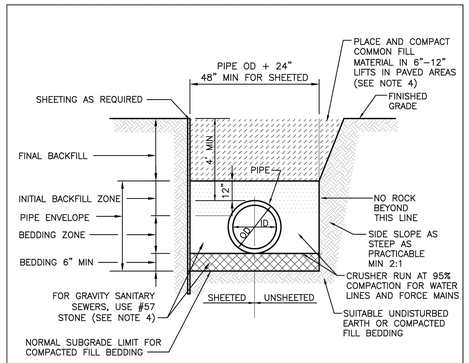
FITTING θ	DIA (IN)	B (FT)	H (FT)	VOL (YD³)
11–1/4	6	3.0	2.2	0.4
	8	3.5	2.4	0.6
	10	4.0	3.2	1.0
	12	4.5	3.5	1.4
	16	5.0	4.8	2.4
22–1/2	6	3.5	2.9	0.7
	8	4.0	3.9	1.2
	10	4.5	4.6	1.9
	12	5.5	4.8	2.7
	16	6.5	5.9	4.8
45	6	4.5	3.4	1.3
	8	5.0	4.6	2.2
	10	6.0	5.1	3.5
	12	6.5	6.2	5.0
	16	8.0	7.3	8.8



SECTION A–A

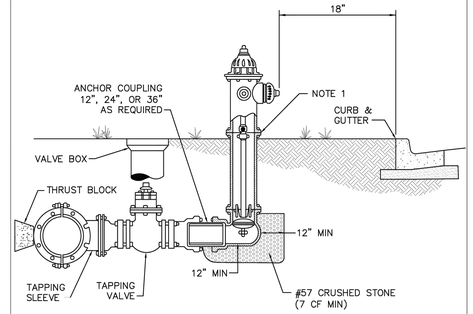
NOTES:
1. VOLUME WAS CALCULATED NEGLECTING WEIGHT OF FITTING, WATER, AND BACKFILL USING A STATIC PRESSURE OF 250 PSI.
2. DIMENSIONS OF BLOCK WERE CALCULATED ASSUMING A SOIL BEARING PRESSURE OF 2,000 POUNDS PER SQUARE FOOT.
3. DIMENSIONS SHOWN CAN BE VARIED AS FIELD CONDITIONS DICTATE, BUT IT IS IMPORTANT THAT THE CORRECT VOLUME AS SHOWN IN TABLE BE USED AND THAT ALLOWABLE SOIL BEARING PRESSURE NOT BE EXCEEDED.
4. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO VERIFY THAT THE THRUST BLOCKS IN THE CHART MEET THE REQUIRED FORCES THAT ARE ASSOCIATED WITH THE PROPOSED WATER LINE OR FORCE MAIN.

	STANDARD DETAILS	09/17
DeKalb County GEORGIA	Blocking Detail Upward Thrust	WATER Matters
	NOT TO SCALE	DETAIL NO. G-003



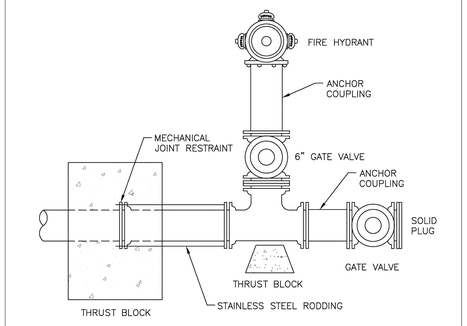
NOTES:
1. SEE DESIGN STANDARDS FOR ADDITIONAL BEDDING AND TRENCH BACKFILL REQUIREMENTS.
2. DEPTH OF COVER OVER WATER MAINS, FORCE MAINS AND GRAVITY SANITARY SEWERS SHALL BE 4'–0" AS MEASURED FROM TOP OF PAVEMENT OR FINISHED GRADE TO TOP OF PIPE.
3. NO ROCK, ONLY BEDDING MATERIAL IN BACKFILL FOR FIRST 2'–0" ABOVE TOP OF PIPE.
4. BEDDING AND BACKFILL TO BE CRUSHER RUN AT 95% COMPACTION UNDER ALL PAVING FROM 12" ABOVE THE TOP OF PIPE TO THE BOTTOM OF THE CONCRETE ROAD CAP.
5. BACKFILL TO BE FREE OF ORGANICS, OBJECTIONABLE MATERIAL AND STONES LARGER THAN 3" IN ITS LONGEST DIMENSION.

	STANDARD DETAILS	09/17
DeKalb County GEORGIA	**Backfill and Allowable Trench Widths Detail**	WATER Matters
	NOT TO SCALE	DETAIL NO. G-004

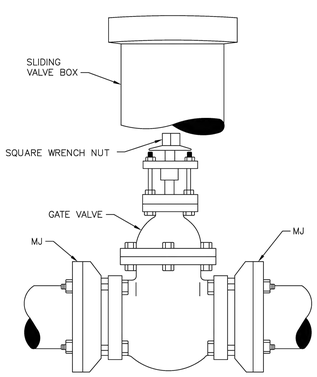


NOTES:
1. BREAKAWAY FLANGE NOT GREATER THAN 6" ABOVE FINAL GRADE

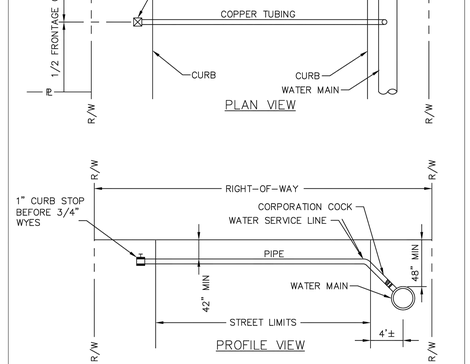
	STANDARD DETAILS	09/17
DeKalb County GEORGIA	Typical Fire Hydrant Detail Tap Installation	WATER Matters
	NOT TO SCALE	DETAIL NO. W-004



	STANDARD DETAILS	09/17
DeKalb County GEORGIA	**Typical Stub-Out**	WATER Matters
	NOT TO SCALE	DETAIL NO. W-006



	STANDARD DETAILS	09/17
DeKalb County GEORGIA	**Typical Gate Valve Installation**	WATER Matters
	NOT TO SCALE	DETAIL NO. W-007



NOTES:
1. SERVICE LINES 1 INCH AND SMALLER SHALL BE INSTALLED USING COPPER TUBING WITH FLARE X MIPT.
2. LARGER SERVICE LINE MATERIAL SHALL BE AS SPECIFIED ON THE DRAWING, AND REQUIRES COUNTY APPROVAL.

	STANDARD DETAILS	09/17
DeKalb County GEORGIA	**Typical Service Line Installation**	WATER Matters
	NOT TO SCALE	DETAIL NO. W-008

MINIMUM CONTAINMENT PROTECTION REQUIREMENT
NEW CONSTRUCTION AND RETROFIT INSTALLATIONS NONHAZARDOUS
DEDICATED FIRELINE SERVICE CONNECTION
SERVICE SIZE: 2 1/2" AND ABOVE
DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)

SPECIFICATION: THE CUSTOMER/OWNER SHALL FURNISH AND INSTALL A DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) BACKFLOW PREVENTION ASSEMBLY (BFP) IN A SIZE TO MATCH THAT OF THE REQUIRED FIRELINE SERVICE CONNECTION. THE BFP ASSEMBLY SHALL HAVE A METER 5 TO 10 " BY-PASS LINE AS SHOWN ON THE ILLUSTRATION. THE DCDA BFP SHALL BE PROVIDED WITH A RESILIENT SEATED OUTSIDE STEM AND YOKE FLANGED GATE VALVE NEAR THE INLET AND OUTLET SIDES OF THE ASSEMBLY. THE ASSEMBLY SHALL BE PROVIDED WITH THREE BRASS BALL VALVE TEST COCKS FITTED WITH BRASS OR PLASTIC THREADED PLUGS. A FOURTH TEST COCK SHALL ALSO BE PROVIDED ON THE UPSTREAM SIDE OF THE INLET SHUT-OFF VALVE. THE METERED BY-PASS LINE ON THE ASSEMBLY SHALL INCLUDE A BRONZE DETECTOR METER AND A DOUBLE CHECK (DC) BFP.

NOTE: ALL COMPONENTS OF THE ASSEMBLY SHALL BE CERTIFIED OR LISTED BY THE UNDERWRITER LABORATORIES AND FACTORY MUTUAL INSURANCE. THE DCDA BFP-ASSEMBLY SHALL HAVE APPROVAL AND CONFORM TO ALL CURRENT REQUIREMENTS OF THE UNIVERSITY OF SOUTHERN CALIFORNIA, FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC-FCCCHR), BE INDIVIDUALLY TESTED, SHIPPED AS D INSTALLED AS A UNIT.

INSTALLATION INSTRUCTIONS: THE DCDA BFP SHALL NOT BE BURIED IN EARTH BUT INSTALLED BELOW GROUND IN A VAULT AS CLOSE AS PRACTICAL TO THE PROPERTY LINE OF THE PREMISES AND OUT OF RIGHT-OF-WAY. NO OTHER ASSEMBLY IS ALLOWED TO BE INSTALLED IN THE VAULT FOR DCDA BFP ASSEMBLY. PRIOR APPROVAL IS REQUIRED IF DCDA CANNOT BE INSTALLED OUTSIDE THE BUILDING, CLOSE TO THE PROPERTY LINE.

NOTE: UNDER NO CIRCUMSTANCES WILL AN CONNECTION BE ALLOWED ON THE SYSTEM OTHER THAN: FOR FIRE FIGHTING OR FIRE PROTECTION PURPOSES.

ASSEMBLY TESTING: ALL DCDA BFP'S SHALL BE FIELD TESTED FOLLOWING INSTALLATION, REPAIR, OR RELOCATION, AND AT LEAST ANNUALLY THEREAFTER.

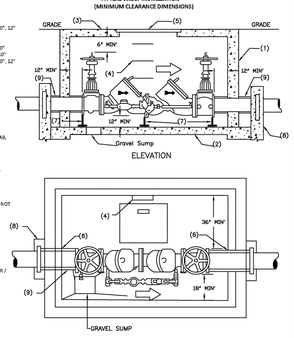
PLAN APPROVAL AND INSPECTION: PLAN APPROVAL MUST BE OBTAINED AND INSPECTION SCHEDULED PRIOR TO WORK, THROUGH DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT. CONTACT BACKFLOW PREVENTION SECTION, AT (404) 687-4075 FOR BACKFLOW INSPECTION PRIOR TO INSTALLATION.

APPROVED ASSEMBLIES (OR EQUIVALENT):

AMES	3000 SS	2 ½", 3", 4", 6", 8", 10", 12"
BACKFLOW DIRECT DERINGER		2 ½", 3", 4", 6", 8"
CONBRACO	DCDA 4SG	2 ½", 3", 4", 6", 8"
WATTS	709 DCDA	2 ½", 3", 4", 6", 8", 10"
WATTS	750 DCDA	2 ½", 3", 4", 6", 8", 10"
WILKINS	350 DA	2 ½", 3", 4", 6", 8", 10", 12"

VAULT SPECIFICATIONS:
1. VAULT SHALL BE PRECAST REINFORCED CONCRETE WITH A MINIMUM THICKNESS OF AT LEAST 6" INCH.
2. VAULT BOTTOM SHALL BE 6" POURED CONCRETE SLAB, SLOPED TO 12" x 12" GRAVEL SUMP. SLAB TO BE POURED ON 12" OF NO. 57 COMPACTED STONE.
3. VAULT TOP SHALL BE REINFORCED CONCRETE WITH 36" x 36" ACCESS OPENING OFFSET TO ONE SIDE.
4. ACCESS LADDER DOWELED TO WALL AND CENTERED AT ACCESS OPENING.
5. HATCH COVER SHALL BE BILCO ALUMINUM SINGLE, MODEL J-40 L OR EQUIVALENT.
6. VAULT INLET/OUTLET PIPE OPENINGS TO BE SEALED WITH NON-SHRINK GROUT OR MORTAR. PIPE MUST NOT SUPPORT VAULT.
7. BFP ASSEMBLY TO BE SUPPORTED AT THREE POINTS WITH PIPE STAND.
8. CONCRETE BLOCKING, AS REQUIRED, MUST BE IN ACCORDANCE WITH DEKALB SPECIFICATIONS.
9. THRUST TIE RODS SHALL BE BITUMASTIC COATED. ALL PIPE AND FITTINGS OF DUCTILE IRON.
10. VAULT TO BE INSTALLED ON OWNER'S PRIVATE PROPERTY.
11. ALL MATERIALS TO BE FURNISHED BY THE CUSTOMER / OWNER.

TYPICAL VAULT INSTALLATION
(MINIMUM CLEARANCE DIMENSIONS)



PLAN VIEW

	STANDARD DETAILS	09/17
DeKalb County GEORGIA	**DCDA BFP Installation** **Non Hazardous Fire Line Installation**	WATER Matters
	NOT TO SCALE	DETAIL NO. W-009

E&A EBERLY & ASSOCIATES
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07/02/2026	SKETCH PLAT RESUBMISSION
08/03/2026	SKETCH PLAT RESUBMISSION
10/06/2026	SKETCH PLAT RESUBMISSION

CONSTRUCTION DETAILS

SCALE:	*
DATE:	10/6/2026
DRAWN BY:	MI
PROJECT ENGINEER:	DJS
QA/QC REVIEWER:	MW

EBERLY PROJECT NUMBER:
25-062

SHEET NUMBER:
C7.3
NOT ISSUED FOR CONSTRUCTION

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03/15/2025

MINIMUM CONTAINMENT PROTECTION REQUIREMENT
NEW CONSTRUCTION AND RETROFIT INSTALLATIONS
SERVICE SIZE: 2 1/2 INCH AND ABOVE — METER SIZE: 2 1/2 INCH AND ABOVE
DOUBLE CHECK VALVE ASSEMBLY (DC)

SPECIFICATION: THE CUSTOMER/OWNER SHALL FURNISH AND INSTALL A DOUBLE CHECK (DC) VALVE BACKFLOW PREVENTION ASSEMBLY (BFP) IN A SIZE TO MATCH THAT OF THE REQUIRED SERVICE LINE CONNECTION. THE DC BFP SHALL BE PROVIDED WITH AN EPOXY COATED RESILIENT SEATED FLANGED OUTSIDE STEM AND YOKE GATE VALVE NEAR THE INLET AND OUTLET SIDES OF THE ASSEMBLY. THE ASSEMBLY SHALL BE PROVIDED WITH THREE BALL VALVE TEST COCKS FITTED WITH BRASS OR PLASTIC THREADED PLUGS. A FOURTH TEST COCK SHALL ALSO BE PROVIDED ON THE UPSTREAM SIDE OF THE INLET SHUT-OFF VALVE.

NOTE: ALL COMPONENTS OF THE ASSEMBLY SHALL BE CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY. THE DC BFP ASSEMBLY SHALL HAVE APPROVAL AND CONFORM TO ALL CURRENT REQUIREMENTS OF THE UNIVERSITY OF SOUTHERN CALIFORNIA, FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC-FCCCHR), ASSEMBLY TO BE INDIVIDUALLY FACTORY TESTED, SHIPPED AND INSTALLED AS A UNIT.

INSTALLATION INSTRUCTIONS: THE DC BFP ASSEMBLY SHALL NOT BE BURIED IN EARTH BUT INSTALLED BELOW GROUND IN CONCRETE VAULT AS CLOSE AS PRACTICAL TO THE PROPERTY LINE OF THE PREMISES TO THE DOWNSTREAM OF THE WATER METER, AND OUT OF RIGHT-OF-WAY. NO OTHER ASSEMBLY IS ALLOWED TO BE INSTALLED IN THE VAULT FOR DC BFP ASSEMBLY. PRIOR APPROVAL IS REQUIRED FOR INTERIOR INSTALLATION OF BFP ASSEMBLY.

NOTE: UNDER NO CIRCUMSTANCES WILL A BY PASS OR ANY INTERVENING CONNECTION BE ALLOWED BETWEEN THE WATER METER AND THE DC BFP LOCATED IN THE VAULT FOR DC BFP ASSEMBLY. THIS CONNECTION IS PROTECTED BY AN APPROVED BFP ASSEMBLY.

CAUTION: SECTION 607.3, THERMAL EXPANSION CONTROL, NOTED IN THE 2006 INTERNATIONAL PLUMBING CODE, ADOPTED AS THE STATE OF GEORGIA PLUMBING CODE (WITH CURRENT AMENDMENTS) SHOULD BE INCORPORATED IN THE DESIGN OF INSTALLATIONS AND DULY NOTED ON ALL APPLICABLE DRAWINGS PRIOR TO THE INSTALLATION OF ANY INLINE DIVIDING DEVICES.

NOTE: DOMESTIC DC-BFPAs SHALL BE LEAD FREE.

ASSEMBLY TESTING: ALL DC BFP'S SHALL BE FIELD TESTED FOLLOWING INSTALLATION, REPAIR, OR RELOCATION, AND AT LEAST ANNUALLY THEREAFTER.

PLAN APPROVAL AND INSPECTION: PLAN APPROVAL MUST BE OBTAINED AND INSPECTION SCHEDULED PRIOR TO WORK, THROUGH DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT. CONTACT BACKFLOW PREVENTION SECTION AT (404) 687-6075 FOR BACKFLOW INSPECTION PRIOR TO INSTALLATION.

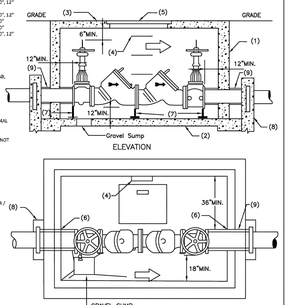
APPROVED ASSEMBLY (OR EQUIVALENT):

AMES 2000SS	2 ½", 3", 4", 6", 8", 10", 12"
BACKFLOW DIRECT DERINGER	2 ½", 3", 4", 6", 8"
CONBRACO DCFAA	2 ½", 3", 4", 6", 8", 10", 12"
FEBCO LF850	2 ½", 3", 4", 6", 8", 10"
WATTS LF709	2 ½", 3", 4", 6", 8", 10"
WILKINS 350	2 ½", 3", 4", 6", 8", 10", 12"

VAULT SPECIFICATIONS:

1. VAULT SHALL BE PRECAST REINFORCED CONCRETE WITH A MINIMUM THICKNESS OF 6" WALL.
2. VAULT BOTTOM SHALL BE 6" POURED CONCRETE SLAB, SLOPED TO 12" x 12" GRAVEL SUMP. SLAB TO BE POURED ON 12" OF NO. 57 COMPACTED STONE.
3. VAULT TOP SHALL BE REINFORCED CONCRETE WITH 36" x 96" ACCESS OPENING OFFSET TO ONE SIDE.
4. ACCESS LADDER DOWELED TO WALL AND CENTERED AT ACCESS OPENING.
5. HATCH COVER, BILCO ALUMINUM SINGLE, MODEL J-40L OR EQUIVALENT.
6. VAULT INLET/OUTLET PIPE OPENINGS TO BE SEALED WITH NON-SHRINK GROUT OR MORTAR. PIPE MUST NOT SUPPORT VALVES.
7. BFP ASSEMBLY TO BE SUPPORTED AT THREE POINTS WITH PIPE STAND.
8. THRUST BLOCKING, AS REQUIRED, MUST BE IN ACCORDANCE WITH DCDWM SPECIFICATIONS.
9. THRUST TIE RODS SHALL BE BITUMASTIC COATED. ALL PIPE AND FITTINGS OF DUCTILE IRON.
10. VAULT TO BE INSTALLED ON OWNER'S PRIVATE PROPERTY.
11. ALL MATERIALS TO BE FURNISHED BY THE CUSTOMER / OWNER.

TYPICAL VAULT INSTALLATION
(MINIMUM CLEARANCE DIMENSIONS)



DeKalb County GEORGIA	STANDARD DETAILS DC BFP INSTALLATION 2 1/2 INCHES AND LARGER NOT TO SCALE	09/17 WATER Matters DETAIL NO. W-010

MINIMUM CONTAINMENT PROTECTION REQUIREMENT
NEW CONSTRUCTION AND RETROFIT INSTALLATIONS
SERVICE SIZE: ¾ INCH THRU 2 INCH — METER SIZE: THRU ¾ INCH THRU 2 INCH
DOUBLE CHECK VALVE ASSEMBLY (DC)

SPECIFICATION: THE CUSTOMER/OWNER SHALL FURNISH AND INSTALL A DOUBLE CHECK (DC) VALVE BACKFLOW PREVENTION ASSEMBLY (BFP) IN A SIZE TO MATCH THAT OF THE REQUIRED SERVICE LINE CONNECTION. THE DC BFP ASSEMBLY SHALL INCLUDE A FULL PORT BALL VALVE ON THE INLET AND OUTLET SIDES WITH A UNION OR SWIVLE COUPLING NUT BETWEEN THE ASSEMBLY AND EACH VALVE. THE ASSEMBLY SHALL HAVE THREE BALL VALVE TEST COCKS IN THE VERTICAL POSITION FITTED WITH BRASS OR PLASTIC THREADED PLUGS. A FOURTH TEST COCK SHALL ALSO BE PROVIDED ON THE UPSTREAM SIDE OF THE INLET SHUT-OFF VALVE.

NOTE: ALL COMPONENTS OF THE ASSEMBLY SHALL BE CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY. THE DC BFP ASSEMBLY SHALL HAVE APPROVAL AND CONFORM TO ALL CURRENT REQUIREMENTS OF THE UNIVERSITY OF SOUTHERN CALIFORNIA, FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC-FCCCHR), ASSEMBLY TO BE INDIVIDUALLY FACTORY TESTED, SHIPPED AND INSTALLED AS A UNIT.

INSTALLATION INSTRUCTIONS: THE DC BFP ASSEMBLY SHALL NOT BE BURIED IN EARTH. INSTALL IN A UTILITY BOX ADJACENT TO OR AS CLOSE AS PRACTICAL TO THE PROPERTY LINE OF THE PREMISES TO THE DOWNSTREAM SIDE OF THE WATER METER, AND OUT OF RIGHT-OF-WAY. THE DC BFP ASSEMBLY MUST BE CENTERED IN THE ENCLOSURE.

NOTE: UNDER NO CIRCUMSTANCES WILL A BY-PASS OR ANY INTERVENING CONNECTION BE ALLOWED BETWEEN THE WATER METER AND THE DC BFP USED FOR SYSTEM PROTECTION, UNLESS THAT CONNECTION IS PROTECTED BY AN APPROVED BFP. AT THE BOTTOM, SEE EXCERPT FROM STATE OF GEORGIA PLUMBING CODE ON THERMAL EXPANSION.

APPROVED UTILITY BOXES (OR EQUIVALENT):

CARSON INDUSTRIES	MODEL NUMBER 1324CPGWL
CDR SYSTEM CORP.	MODEL NUMBER 1W1325.324.10
BROOKS PRODUCTS, INC.	MODEL NUMBER 1324

NOTE: DOMESTIC DC BFPAs SHALL BE LEAD FREE.

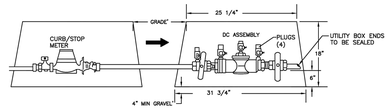
ASSEMBLY TESTING: ALL DC BFP'S SHALL BE FIELD TESTED FOLLOWING INSTALLATION, REPAIR, RELOCATION, AND AT LEAST ANNUALLY THEREAFTER.

PLAN APPROVAL AND INSPECTION: PLAN APPROVAL MUST BE OBTAINED AND INSPECTION SCHEDULED PRIOR TO WORK, THROUGH DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT. CONTACT CROSS-CONNECTION CONTROL SECTION AT (404) 687-6075 FOR BACKFLOW INSPECTION PRIOR TO INSTALLATION.

APPROVED ASSEMBLYS (OR EQUIVALENT):

AMES	2000SS	¾", 1", 1¼", 1½", 2"
CONBRACO	DCFAA	¾", 1", 1¼", 1½", 2"
FEBCO	LF630	¾", 1", 1¼", 1½", 2"
WATTS	LF007	¾", 1", 1¼", 2"
WILKINS	950XL	¾", 1", 1¼", 1½", 2"

TYPICAL DC BFP INSTALLATION IN A UTILITY BOX



NOTE: FOR FINAL APPROVAL ASSEMBLY MUST BE CENTERED IN UTILITY BOX.

****** SPECIAL CAUTION ******

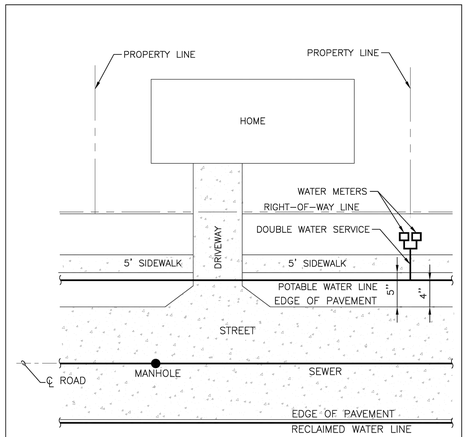
2006 INTERNATIONAL PLUMBING CODE ADOPTED AS THE STATE OF GEORGIA PLUMBING CODE (WITH CURRENT AMENDMENTS)

CAUTION SECTION 607.3 THERMAL EXPANSION CONTROL: A MEAN OF CONTROLLING INCREASED PRESSURE CAUSED BY THERMAL EXPANSION SHALL BE PROVIDED WHERE REQUIRED, IN ACCORDANCE WITH SECTION 607.3.2.

SECTION 607.3.1 PRESSURE REDUCING VALVE: FOR WATER SERVICE SYSTEM SIZES UP TO AND INCLUDING 2 INCHES (51 MM), An ASSEMBLY FOR CONTROLLING PRESSURE SHALL BE INSTALLED WHERE, BECAUSE OF THERMAL EXPANSION, THE PRESSURE ON THE DOWNSTREAM SIDE OF THE PRESSURE REDUCING VALVE EXCEED THE PRESSURE REDUCING VALVE SETTING.

SECTION 607.3.2 BACKFLOW PREVENTION ASSEMBLY OR CHECK VALVE: WHERE A BACKFLOW PREVENTION ASSEMBLY, CHSEK VALVE OR OTHER DRVICE IS INSTALLED ON A WATER SUPPLY SYSTEM UTILIZING STORAGE WATER HEATING EQUIPMENT SUCH THAT THERMAL EXPANSION CAUSES AN INCREASE IN PRESSURE, A DEVICE FOR CONTROLLING PRESSURE SHALL BE INSTALLED.

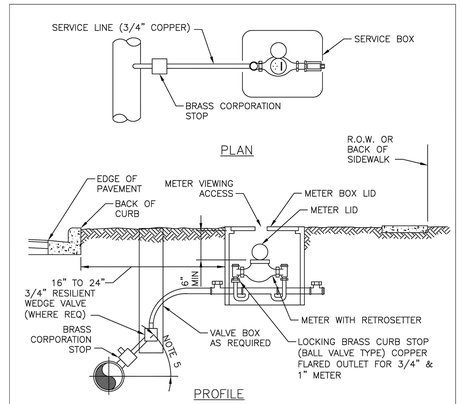
DeKalb County GEORGIA	STANDARD DETAILS DC BFP Installation 3/4 Inch To 2 Inch NOT TO SCALE	09/17 WATER Matters DETAIL NO. W-014



NOTE:

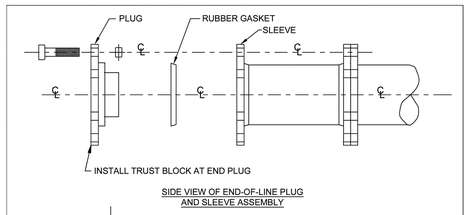
1. A 3' BY 3' AREA OF "GREEN SPACE SHALL BE ALLOTTED PER EACH WATER METER. METERS SHALL NOT BE LOCATED WITHIN PAVED AREAS.

DeKalb County GEORGIA	STANDARD DETAILS Water Meter Locations Detail NOT TO SCALE	09/17 WATER Matters DETAIL NO. W-020



NOTES:
1. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
2. ALL POTABLE WATER IRRIGATION METERS REQUIRE AN APPROVED BACKFLOW PREVENTER.
3. ALL PROPERTIES WITH ALTERNATIVE WATER SYSTEMS (WELL, ETC.) REQUIRE BACKFLOW PREVENTERS.
4. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
5. SERVICE TAP SHALL BE BETWEEN 10:00 O'CLOCK AND 2:00 O'CLOCK WITHOUT SADDLE TAP.

DeKalb County GEORGIA	STANDARD DETAILS Residential Water Meter Installation Detail NOT TO SCALE	09/17 WATER Matters DETAIL NO. W-021



DeKalb County GEORGIA	STANDARD DETAILS End of Water Line Plug & Sleeve Assembly NOT TO SCALE	09/17 WATER Matters DETAIL NO. W-024

NOTES:

1. ALL JOINTS MUST BE ASSEMBLED AS SHOWN IN FIG. 1 BEFORE MAKING DEFLECTION.
2. ALL DEFLECTION ANGLES SHALL BE LESS THAN THE PIPE MANUFACTURERS MAXIMUM.

DeKalb County GEORGIA	STANDARD DETAILS Maximum Allowable Offsets and Deflections NOT TO SCALE	09/17 WATER Matters DETAIL NO. W-005

FITTING θ	(IN)	B (FT)	H (FT)	C (FT)	VOL (YD^3)
11-1/4	6	0.9	0.8	0.45	0.010
	8	1.2	1.1	0.60	0.022
	10	1.5	1.3	0.75	0.041
	12	1.8	1.6	0.90	0.071
	16	2.3	2.2	1.15	0.149
22-1/2	6	1.3	1.1	0.65	0.023
	8	1.6	1.6	0.80	0.048
	10	2.1	1.9	1.05	0.090
	12	2.5	2.3	1.25	0.165
	16	3.3	3.0	1.65	0.362
45	6	1.7	1.6	0.85	0.050
	8	2.2	2.2	1.10	0.113
	10	2.8	2.7	1.40	0.222
	12	3.3	3.3	1.65	0.375
	16	4.5	4.3	2.25	0.887
90	6	2.3	2.2	1.15	0.118
	8	3.1	2.9	1.55	0.276
	10	3.8	3.7	1.90	0.530
	12	4.6	4.4	2.30	0.921
	16	6.1	5.9	3.05	2.142
TEES	6	2.1	1.8	1.00	0.073
	8	2.6	2.5	1.30	0.170
	10	3.2	3.1	1.60	0.319
	12	3.9	3.7	1.95	0.565
	16	5.1	5.0	2.55	1.303

NOTES:
1. DIMENSIONS OF THRUST BLOCKS WERE CALCULATED ASSUMING A STATIC PRESSURE OF 250 PSI AND A SOIL BEARING PRESSURE OF 2,000 PSF.
2. DIMENSIONS SHOWN CAN BE VARIED AS FIELD CONDITIONS DICTATE, BUT IT IS IMPORTANT THAT THE CORRECT VOLUME AS SHOWN IN TABLE BE USED AND THAT ALLOWABLE SOIL BEARING PRESSURE NOT BE EXCEEDED.
3. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO VERIFY THAT THE THRUST BLOCKS IN THE CHART MEET THE REQUIRED FORCES THAT ARE ASSOCIATED WITH THE PROPOSED WATER LINE OR FORCE MAIN.

DeKalb County GEORGIA	STANDARD DETAILS Blocking Detail Horizontal Thrust Water and Forcemain NOT TO SCALE	09/17 WATER Matters DETAIL NO. G-001

E&A
EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE
119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

PROJECT NAME:
NEW LIFE LUMBY DRIVE
LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

REVISION

10/17/2025	PRICING SET
11/26/2025	SKETCH PLAT SUBMISSION
03/23/2026	SKETCH PLAT RESUBMISSION
06/03/2026	SKETCH PLAT RESUBMISSION
07/02/2026	SKETCH PLAT RESUBMISSION
08/03/2026	SKETCH PLAT RESUBMISSION
10/06/2026	SKETCH PLAT RESUBMISSION

CONSTRUCTION DETAILS

SCALE:	*
DATE:	10/6/2026
DRAWN BY:	MB
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

EBERLY PROJECT NUMBER:
25-062

SHEET NUMBER:
C7.4
NOT ISSUED FOR CONSTRUCTION

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\\pape-dawson.com\ga\PROJECTS\EB\2025\25-062 New Life Multi-Family Lumby Drive\5.0 Drawing\25-062 Details.dwg October 06, 2026

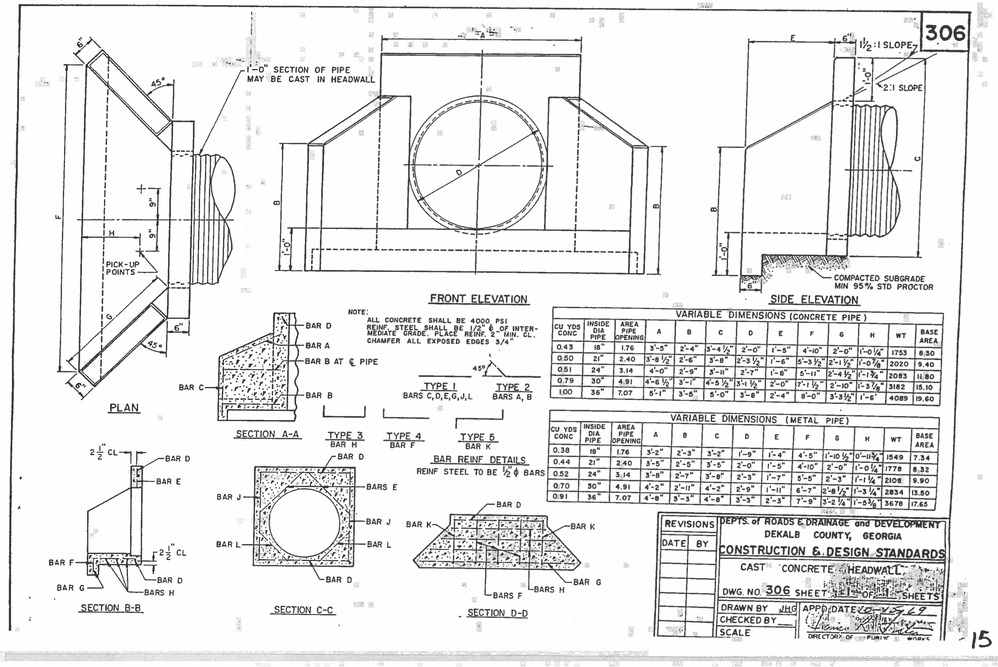
208

H	a	b	C	B	H BARS	N BARS	Q BARS	P BARS	T BARS	T1 BARS	L BARS	R BARS
3'-0"	0'-10⅝"	0'-4"	0'-7"	1'-9½"	#3 @ 12"	———	———	#3 @ 18"	#3 @ 12"	#4 @ 12"	#3 @ 12"	#3 @ 12"
4'-0"	0'-11"	0'-6"	0'-10"	2'-3"	#3 @ 12"	———	———	#3 @ 18"	#3 @ 12"	#4 @ 12"	#3 @ 12"	#3 @ 12"
5'-0"	0'-11¼"	0'-8"	1'-4"	2'-11½"	#3 @ 12"	———	———	#3 @ 18"	#3 @ 12"	#4 @ 12"	#3 @ 12"	#3 @ 12"
6'-0"	1'-0"	0'-10"	1'-7"	3'-5"	#3 @ 12"	———	———	#3 @ 16"	#3 @ 12"	#4 @ 12"	#3 @ 12"	#3 @ 12"
7'-0"	1'-0½"	1'-0"	1'-10"	3'-10½"	#4 @ 24"	#4 @ 24"	———	#3 @ 10"	#3 @ 12"	#4 @ 12"	#3 @ 12"	#4 @ 12"
8'-0"	1'-1"	1'-1"	2'-1"	4'-3"	#4 @ 20"	#4 @ 20"	———	#4 @ 15"	#3 @ 12"	#4 @ 12"	#3 @ 12"	#4 @ 10"
9'-0"	1'-1½"	1'-2"	2'-9"	5'-0½"	#4 @ 21"	#4 @ 21"	#4 @ 21"	#4 @ 11"	#3 @ 10"	#4 @ 10"	#3 @ 12"	#4 @ 7½
10'-0"	1'-2"	1'-4"	2'-10"	5'-4"	#5 @ 27"	#5 @ 27"	#5 @ 27"	#5 @ 16	#3 @ 10"	#4 @ 10"	#3 @ 12"	#5 @ 9"
11'-0"	1'-2½"	1'-6"	3'-2"	5'-10½"	#5 @ 21"	#5 @ 21"	#5 @ 21"	#5 @ 12"	#3 @ 10"	#4 @ 10"	#4 @ 12"	#5 @ 7"
12'-0"	1'-3"	1'-8"	3'-7"	6'-6"	#6 @ 27"	#6 @ 27"	#6 @ 27"	#5 @ 10"	#3 @ 10"	#4 @ 10"	#4 @ 12"	#6 @ 9"
13'-0"	1'-3½"	1'-8"	4'-0"	6'-11½"	#6 @ 21"	#6 @ 21"	#6 @ 21"	#4 @ 6"	#3 @ 10"	#4 @ 10"	#4 @ 12"	#6 @ 7"
14'-0"	1'-4"	2'-1"	4'-3"	7'-8"	#6 @ 18"	#6 @ 18"	#6 @ 18"	#4 @ 5"	#4 @ 16"	#5 @ 16"	#4 @ 12"	#6 @ 6"
15'-0"	1'-4½"	2'-1"	4'-7"	8'-0½"	#7 @ 21"	#7 @ 21"	#7 @ 21"	#5 @ 6"	#4 @ 16"	#5 @ 16"	#4 @ 12"	#7 @ 7"
16'-0"	1'-5"	2'-2"	4'-11"	8'-6"	#7 @ 18"	#7 @ 18"	#7 @ 18"	#5 @ 5"	#4 @ 16"	#5 @ 16"	#4 @ 12"	#7 @ 6"
17'-0"	1'-5½"	2'-3"	5'-3"	8'-11½"	#7 @ 15"	#7 @ 15"	#7 @ 15"	#6 @ 6"	#4 @ 16"	#5 @ 16"	#4 @ 12"	#7 @ 5"
18'-0"	1'-6"	2'-4"	5'-7"	9'-5"	#8 @ 18"	#8 @ 18"	#8 @ 18"	#6 @ 5½"	#4 @ 16"	#5 @ 16"	#4 @ 12"	#8 @ 6"
19'-0"	1'-6½"	2'-6"	6'-1"	10'-1½"	#8 @ 15"	#8 @ 15"	#8 @ 15"	#7 @ 6½"	#4 @ 12"	#5 @ 12"	#4 @ 12"	#8 @ 5"
20'-0"	1'-7"	2'-8"	6'-6"	10'-9"	#9 @ 18"	#9 @ 18"	#9 @ 18"	#7 @ 6"	#4 @ 12"	#5 @ 12"	#4 @ 12"	#9 @ 6"

REVISIONS		DEPTS. of ROADS & DRAINAGE and DEVELOPMENT DEKALB COUNTY, GEORGIA
DATE	BY	CONSTRUCTION & DESIGN STANDARDS
		CONCRETE CANTILEVER RETAINING WALL DIMENSIONS
		DWG. NO. 208 SHEET 1 OF 1 SHEETS
		DRAWN BY COX / APPD. DATE 12-20-67
		CHECKED BY / SCALE / DIRECTOR OF PUBLIC WORKS

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VARIABLE DIMENSIONS (CONCRETE PIPE)

CU YDS CONC	INSIDE DIA PIPE	AREA PIPE OPENING	A	B	C	D	E	F	G	H	WT	BASE AREA
0.43	18"	1.76	3'-5"	2'-4"	3'-4½"	2'-0"	1'-5"	4'-10"	2'-0"	1'-0¼"	1753	8.30
0.50	21"	2.40	3'-8½"	2'-6"	3'-8"	2'-3½"	1'-6"	5'-3½"	2'-1½"	1'-0⅞"	2020	9.40
0.51	24"	3.14	4'-0"	2'-9"	3'-11"	2'-7"	1'-8"	5'-11"	2'-4½"	1'-1¾"	2083	11.80
0.79	30"	4.91	4'-8½"	3'-1"	4'-5½"	3'-1½"	2'-0"	7'-1½"	2'-10"	1'-3¾"	3182	15.10
1.00	36"	7.07	5'-1"	3'-6"	5'-0"	3'-8"	2'-4"	8'-0"	3'-3½"	1'-6"	4089	19.60

VARIABLE DIMENSIONS (METAL PIPE)

CU YDS CONC	INSIDE DIA PIPE	AREA PIPE OPENING	A	B	C	D	E	F	G	H	WT	BASE AREA
0.38	18"	1.76	3'-2"	2'-3"	3'-2"	1'-9"	1'-4"	4'-5"	1'-10½"	0'-11⅝"	1549	7.34
0.44	21"	2.40	3'-5"	2'-5"	3'-5"	2'-0"	1'-5"	4'-10"	2'-0"	1'-0⅛"	1778	8.32
0.52	24"	3.14	3'-8"	2'-7"	3'-8"	2'-3"	1'-7"	5'-5"	2'-3"	1'-1¼"	2108	9.90
0.70	30"	4.91	4'-2"	2'-9"	4'-2"	2'-9"	1'-11"	6'-7"	2'-8½"	1'-3¼"	2834	13.50
0.91	36"	7.07	4'-8"	3'-5"	4'-8"	3'-3"	2'-3"	7'-9"	3'-2¼"	1'-5⅝"	3678	17.65

REVISIONS		DEPTS. of ROADS & DRAINAGE and DEVELOPMENT DEKALB COUNTY, GEORGIA
DATE	BY	CONSTRUCTION & DESIGN STANDARDS
		CAST CONCRETE HEADWALL
		DWG. NO. 306 SHEET 1 OF 1 SHEETS
		DRAWN BY JHG / APPD. DATE 12-15-69
		CHECKED BY / SCALE / DIRECTOR OF PUBLIC WORKS

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408

ANGLE A

4'-0" BASE PIPE SIZE	A	5'-0" BASE PIPE SIZE	A	6'-0" BASE PIPE SIZE	A
12	43°	12	40°		
15	52°	15	47°		
18	60°	18	55°		
21	67°	21	60°		
24	75°	24	70°		
		27	79°		
		30	86°		
		36	115°		
		42	140°	42	90°
				48	115°

NOTE:
SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR
REINFORCEMENT STEEL TO BE PLACED TO ALLOW A MINIMUM OF 2" CLEARENCE, EXCEPT WHERE NOTED.
REINFORCEMENT STEEL SHALL BE OF INTERMEDIATE GRADE AND SHALL BE 0.12 SQ.IN. PER FT. IN BOTH DIRECTIONS IN ACCORDANCE WITH A.S.T.M. C 478-67 MANHOLE SPECIFICATIONS
ALL CONCRETE SHALL BE 4,000 P.S.I.

REVISIONS		DEPTS. of ROADS & DRAINAGE and DEVELOPMENT DEKALB COUNTY, GEORGIA
DATE	BY	CONSTRUCTION & DESIGN STANDARDS.
6-62	D.R.	STANDARD ROUND PRECAST DROP INLET & JUNCTION BOX SYSTEMS
		DWG. NO. 408 SHEET 1 OF 1 SHEETS
		DRAWN BY C.H.T. / APPD. DATE 10-1-69
		CHECKED BY RDW / SCALE: NONE / DIRECTOR OF PUBLIC WORKS

33

205

HEIGHT OF WALL "H" (IN FEET)	THICKNESS AT TOP "A" (IN FEET)	THICKNESS AT BASE "B" (=0.40"H")	COMPRESSION AT TOE (LBS. SQ. FOOT)	AREA OF SECTION (SQ. FT.)
2	1'-0"	1'-0"	627	2.69
3	"	1'-2 3/8"	1009	3.93
4	"	1'-7½"	1369	5.83
5	"	2'-0"	1709	8.13
6	"	2'-4 3/4"	2049	10.83
7	"	2'-9 5/8"	2385	13.93
8	"	3'-2 3/8"	2720	17.43
9	"	3'-7 1/4"	3054	21.33
10	"	4'-0"	3386	25.63
11	"	4'-4 3/4"	3718	30.33
12	"	4'-9 5/8"	4050	35.43
13	"	5'-2 3/8"	4381	40.93
14	"	5'-7½"	4712	46.83
15	"	6'-0"	5043	53.13

NOTE: IF COMPRESSION AT TOE EXCEEDS SAFE BEARING CAPACITY OF SOIL, A SPECIAL FOOTING IS TO BE USED.

SAFE BEARING CAPACITY OF SOIL

ROCK MINIMUM	10,000-20,000	LBS. SQ. FT.
GRAVEL AND COARSE SAND WELL CEMENTED	16,000-20,000	" " "
CLAY IN THICK BEDS, ALWAYS DRY	12,000-16,000	" " "
CLAY IN THICK BEDS, MODERATELY DRY	8,000-12,000	" " "
CLAY SOFT	2,000- 4,000	" " "
SAND, DRY COMPACT AND WELL CEMENTED	8,000-12,000	" " "
SAND, CLEAN, DRY	4,000- 8,000	" " "
ALLUVIAL SOILS, ETC.	1,000- 7,000	" " "

REVISIONS		DEPTS. of ROADS & DRAINAGE and DEVELOPMENT DEKALB COUNTY, GEORGIA
DATE	BY	CONSTRUCTION & DESIGN STANDARDS
7-69	JHG	CONCRETE GRAVITY RETAINING WALL
4/22/87	W.C.H.	DWG. NO. 205 SHEETS 1 OF 1 SHEETS
		DRAWN BY JHG / APPD. DATE 12-15-69
		CHECKED BY / SCALE NONE / DIRECTOR OF PUBLIC WORKS

8

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a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO. PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

PROJECT NAME:
NEW LIFE LUMBY DRIVE
LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

REVISION

10/17/2025	PRICING SET
11/26/2025	SKETCH PLAT SUBMISSION
03/23/2026	SKETCH PLAT RESUBMISSION
06/03/2026	SKETCH PLAT RESUBMISSION
07/02/2026	SKETCH PLAT RESUBMISSION
08/03/2026	SKETCH PLAT RESUBMISSION
10/06/2026	SKETCH PLAT RESUBMISSION

CONSTRUCTION DETAILS

SCALE:	*
DATE:	10/6/2026
DRAWN BY:	MB
PROJECT ENGINEER:	DSS
QA/QC REVIEWER:	MW

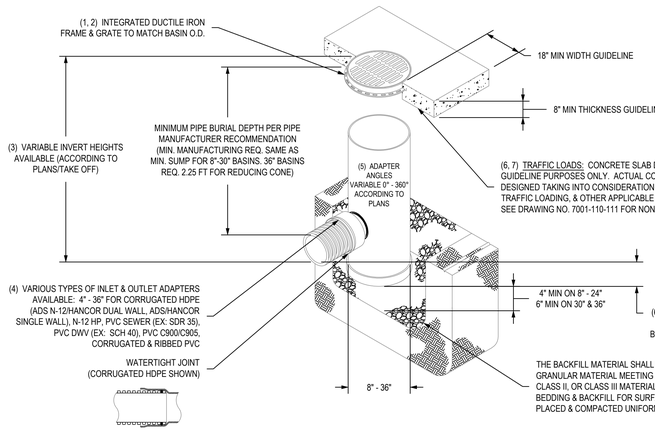
EBERLY PROJECT NUMBER:
25-062

SHEET NUMBER:
C7.5
NOT ISSUED FOR CONSTRUCTION

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NYLOPLAST DRAIN BASIN WITH STANDARD GRATE

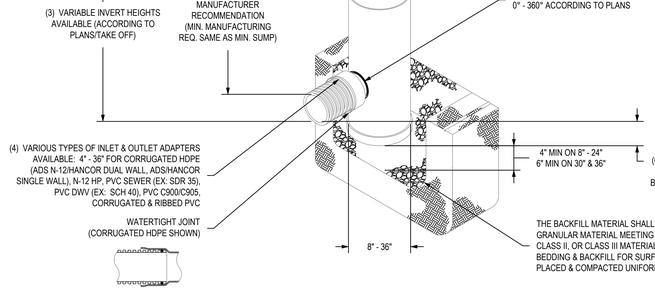


1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 1-23-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL
DATE 06-12-18			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-144	REV J

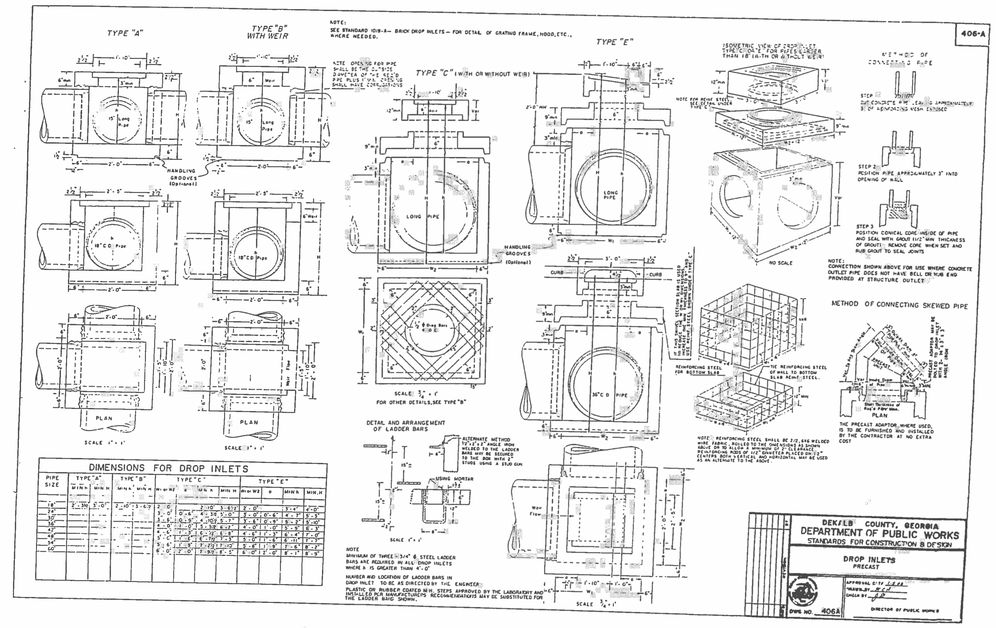
NYLOPLAST DRAIN BASIN WITH DOME GRATE

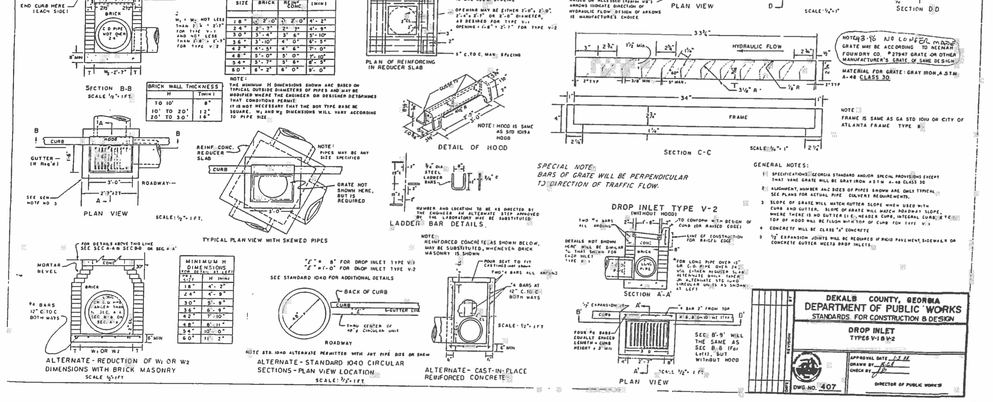


1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
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5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

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DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-25-10			
REVISED BY NMH	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL
DATE 06-12-18			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-397	REV E





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EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
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LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

PROJECT NAME
NEW LIFE LUMBY DRIVE
LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

REVISION

10/17/2025	PRICING SET
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08/03/2026	SKETCH PLAT RESUBMISSION
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CONSTRUCTION DETAILS

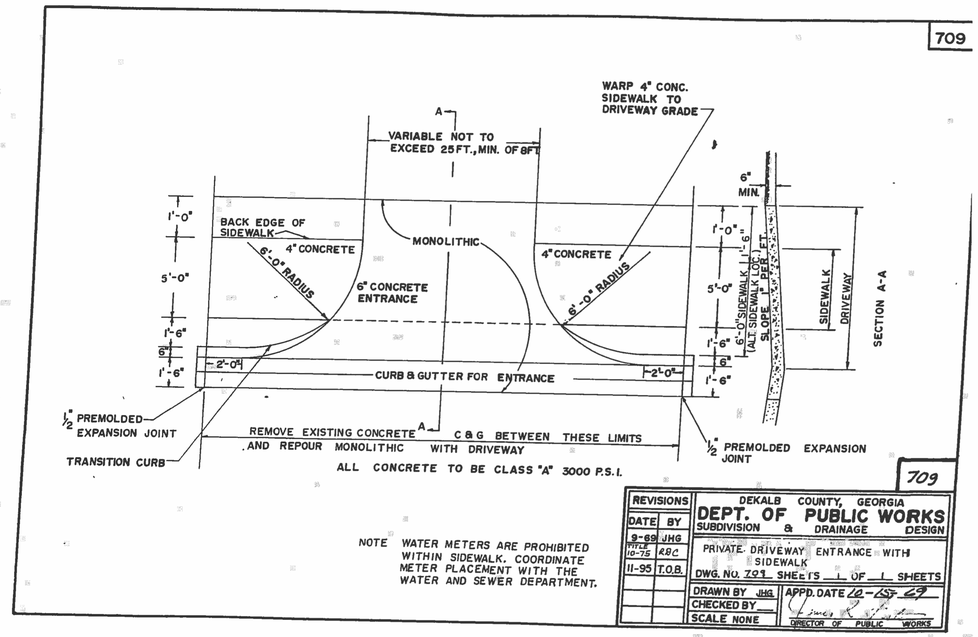
SCALE:	*
DATE:	10/6/2026
DRAWN BY:	MB
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

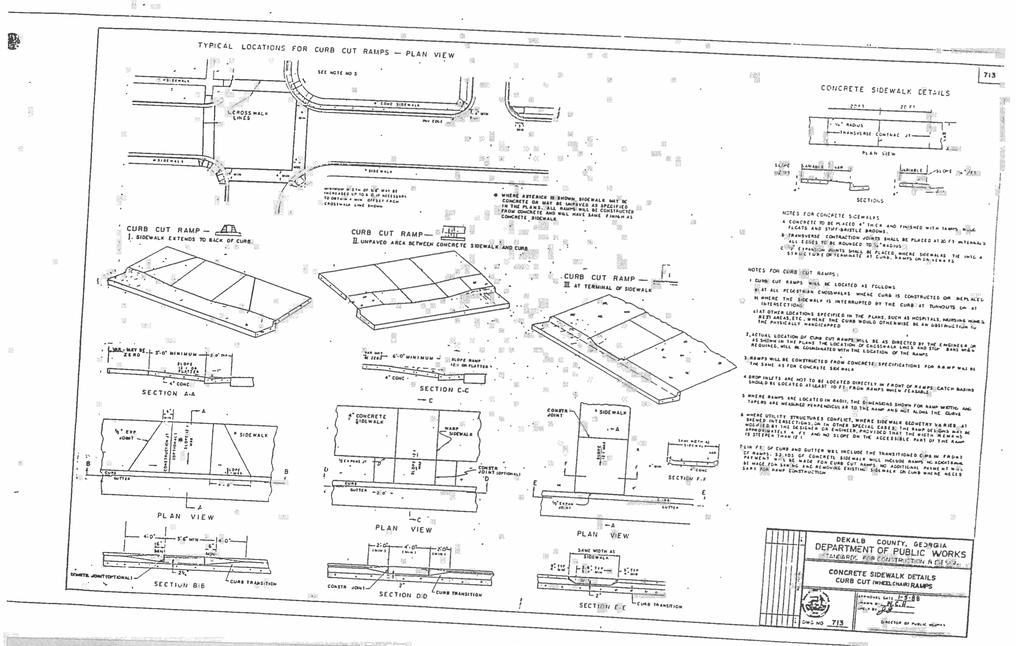
EBERLY PROJECT NUMBER:
25-062

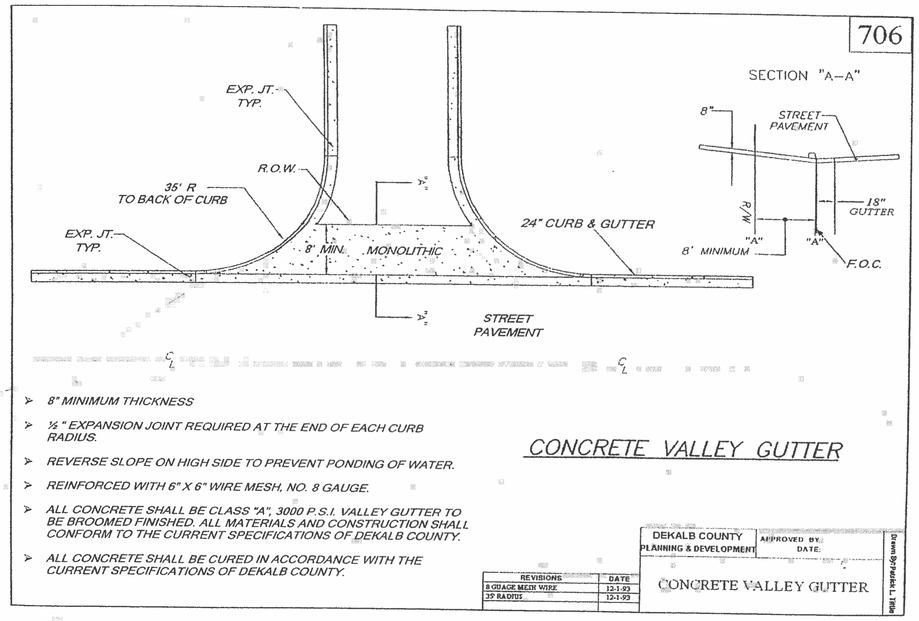
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C7.6
NOT ISSUED FOR CONSTRUCTION

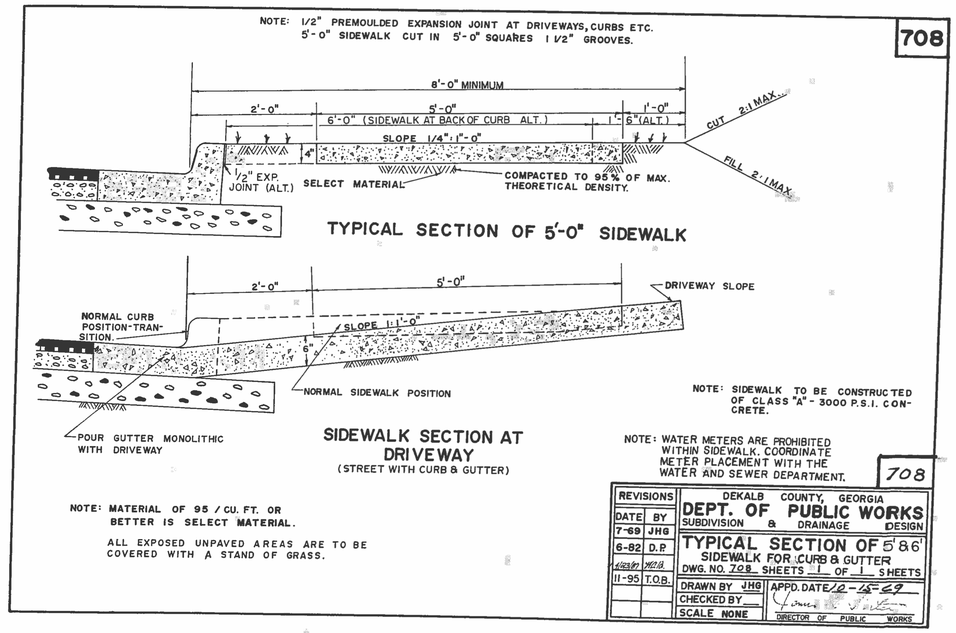
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EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE
119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
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LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

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LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

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10/06/2026	SKETCH PLAT RESUBMISSION

CONSTRUCTION DETAILS

SCALE:	*
DATE:	10/6/2026
DRAWN BY:	MI
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

EBERLY PROJECT NUMBER:
25-062

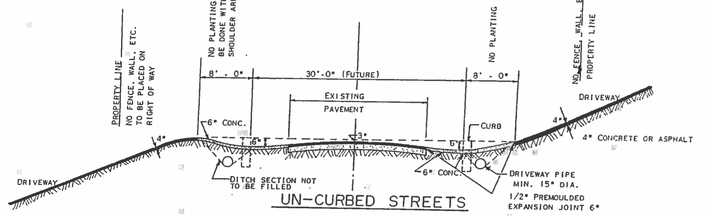
SHEET NUMBER:
C7.7
NOT ISSUED FOR CONSTRUCTION

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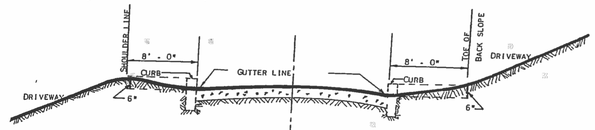
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03/5/2025

710



UN-CURBED STREETS



CURBED STREETS

DRIVEWAYS FOR LOTS ABOVE OR BELOW STREET LEVEL, WHERE STREETS HAVE CURB, ARE TO BE CONSTRUCTED TO AN ELEVATION 6" ABOVE THE GUTTER LINE AT THE NORMAL SHOULDER LINE, OR TOE OF BACK SLOPE AS INDICATED.

710

REVISIONS	
DATE	BY
9-69	JHG

DEKALB COUNTY, GEORGIA
DEPT. OF PUBLIC WORKS
SUBDIVISION & DRAINAGE DESIGN

STANDARD PRIVATE ENTRANCE PROFILE
DWG. NO. 710 SHEETS 1 OF 1 SHEETS

DRAWN BY JHG | APPD. DATE 12-17-69
CHECKED BY
SCALE NONE
DIRECTOR OF PUBLIC WORKS

700



30' OFFICE & INSTITUTIONAL STREET



26' RESIDENTIAL STREET

RESIDENTIAL PAVING SPECIFICATIONS

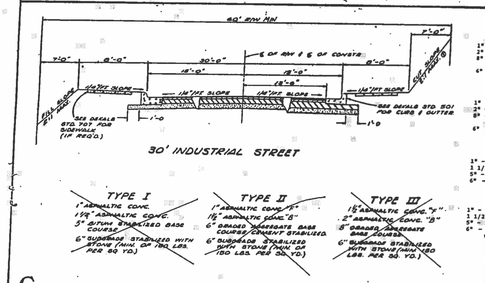
TYPE A
1" - asphaltic concrete 'F' topping.
1 1/2" - asphaltic concrete 'B' modified.
6" - graded aggregate base compacted to a minimum 100% Standard Proctor.
6" - subgrade stabilized with stone (unless material in place weighs 95 lbs. per cu. ft.).

TYPE B
1" - asphaltic concrete 'F' topping.
1 1/2" - asphaltic concrete 'B' modified.
6" - soil cement base mixed in place and compacted to a minimum 100% Standard Proctor.
6" - subgrade stabilized with stone (unless material in place weighs 95 lbs. per cu. ft.).

TYPE 4
5# 3500 PSI Concrete
Minimum 6" subgrade stabilized with Stone (unless material in place weighs 95 lbs. per cu. ft.)

B

A



30' INDUSTRIAL STREET

NON-RESIDENTIAL PAVING SPECIFICATIONS FOR COLL AND IND. STREETS

TYPE A
1" - asphaltic concrete 'F' topping.
2" - asphaltic concrete 'B' modified.
6" - graded aggregate base compacted to a minimum 100% Standard Proctor.
6" - subgrade stabilized with stone (unless material in place weighs 95 lbs. per cu. ft.).

TYPE B
1" - asphaltic concrete 'F' topping.
2" - asphaltic concrete 'B' modified.
8" - soil cement base mixed in place and compacted to a minimum 100% Standard Proctor.
6" - subgrade stabilized with stone (unless material in place weighs 95 lbs. per cu. ft.).

TYPE C
1" - asphaltic concrete 'F' topping.
1 1/2" - asphaltic concrete 'B' modified.
5" - sand-bituminous stabilized base.
6" - subgrade stabilized with stone (unless material in place weighs 95 lbs. per cu. ft.).

TYPE D
1" - asphaltic concrete 'F' topping.
1 1/2" - asphaltic concrete 'B' modified.
9" - asphaltic concrete 'A' base.
6" - subgrade stabilized with stone (unless material in place weighs 95 lbs. per cu. ft.).

C

700

ROADS & DRAINAGE DEPT.
DEKALB COUNTY, GEORGIA
TYPICAL ROADWAY SECTION

EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

PROJECT NAME:
NEW LIFE LUMBY DRIVE
LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

REVISION

10/17/2025	PRICING SET
11/26/2025	SKETCH PLAT SUBMISSION
03/23/2026	SKETCH PLAT RESUBMISSION
06/03/2026	SKETCH PLAT RESUBMISSION
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08/03/2026	SKETCH PLAT RESUBMISSION
10/06/2026	SKETCH PLAT RESUBMISSION

CONSTRUCTION DETAILS

SCALE:	*
DATE:	10/6/2026
DRAWN BY:	MI
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

EBERLY PROJECT NUMBER:
25-062

SHEET NUMBER:
C7.8
NOT ISSUED FOR CONSTRUCTION

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03/5/2025

OPEN SPACE #	SQUARE FOOTAGE
OPEN SPACE 1	12,025
OPEN SPACE 2	1,464
OPEN SPACE 3	538
OPEN SPACE 4	6,605
OPEN SPACE 5	659
OPEN SPACE 6	14,195

SITE DATA
EXISTING ZONING: C-2 (I-20 OVERLAY DISTRICT TIER 1)
PROPOSED ZONING: MR-1 ZONING
EXISTING TOTAL AREA: 3.54 ACRES (154,186 SF)
PROPOSED TOTAL AREA: 3.49 ACRES (151,921 SF)
DISTURBED AREA: 3.46 ACRES
DEKALB COUNTY, GA
LAND LOT: 104 DISTRICT 15
PARCEL ID: 15 104 07 001

BUILDING DATA
33 TOTAL UNITS
TOTAL BUILDING SQUARE FOOTAGE: 49,072 SF
14 SINGLE GARAGE TOWNHOMES: 1,214 HEATED SF X 14 = 16,996 SF
8 DOUBLE-GARAGE TOWNHOMES: 1,507 HEATED SF X 8 = 12,056 SF
11 SINGLE-FAMILY HOMES: 1,820 HEATED SF X 11 = 20,020 SF

MAX BUILDING HEIGHT: 20 FT (I-20 OVERLAY TIER 1)
BUILDING HEIGHT: 31.75 FT
NUMBER OF STORIES: 2 PER TOWNHOME/SINGLE-FAMILY HOME

PARKING DATA
REQUIRED PARKING:
TOTAL REQUIRED: 61 SPACES
SINGLE-FAMILY ATTACHED: 22 X 1.75 SPACES PER UNIT
SINGLE-FAMILY DETACHED: 11 X 2 SPACES PER UNIT

MAXIMUM PARKING: 61 X 2 = 122 SPACES

PARKING PROVIDED
TOTAL PROVIDED: 71 SPACES
9 SPACES
14 SINGLE-GARAGE TOWNHOMES
8 CAR-AND-CART GARAGE TOWNHOMES
11 DOUBLE-GARAGE SINGLE-FAMILY HOMES **(2X)**
18 DRIVEWAY PARKING SPACES

TOTAL ADA: 3 SPACES
VAN ADA: 1 SPACE

BICYCLE PARKING:
TOTAL REQUIRED: 4 BIKE SPACES
TOTAL PROVIDED: 4 BIKE SPACES

UTILITY PROVIDERS
WATER: DEKALB COUNTY
SEWER: DEKALB COUNTY

DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED (SFD) AND ATTACHED (SFA) DWELLINGS

	SFD	SFA
MIN LOT WIDTH:	45 FT	25 FT
MIN LOT AREA:	5,000 SF	1,000 SF
MAX LOT COVERAGE:	60%	80%

SETBACKS FOR SINGLE-FAMILY DETACHED (SFD) AND ATTACHED (SFA) DWELLINGS

	SFD	SFA
FRONT (THOROUGHFARE & ARTERIAL):	15-25 FT	10-20 FT
FRONT (ALL OTHER STREETS):	0 FT	
SIDE (INTERIOR):	3 FT (10FT B/W BLDGS)	N/A
SIDE (CORNER ON PUBLIC STREET):	SAME AS FRONT	
REAR (W/ ALLEY):	10 FT	
REAR (W/O ALLEY):	20 FT	15 FT

BUILDING REQUIREMENTS FOR SINGLE-FAMILY DETACHED (SFD) AND ATTACHED (SFA) DWELLINGS

	SFD	SFA
MIN UNIT SIZE:	1,200 SF	1,200 SF
MAX HEIGHT:	35 FT	45 FT OR 3 STORIES

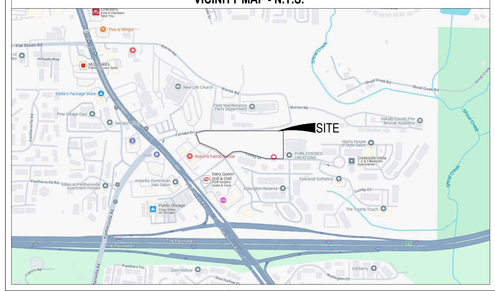
PROPOSED BUILDING SETBACKS (I-20 OVERLAY):
FRONT 15 FT FROM B.O.C.*
SIDE 10 FT
REAR 10 FT
*0 FT WHERE PROP. LINE IS AT LEAST 15' FROM B.O.C.

LANDSCAPE STRIPS (I-20 OVERLAY):
FRONT 10 FT
SIDE 5 FT
REAR 5 FT

FLOOR-AREA RATIO (I-20 OVERLAY)
TOTAL MAX FAR: 5.0
BASE FAR, 3.5
BONUS FAR (30% PUBLIC SPACE): 1.5
FAR PROVIDED: 0.4

OPEN SPACE (I-20 OVERLAY)
REQUIRED OPEN SPACE: 20% (30,384 SF)
PROVIDED OPEN SPACE: 23% (35,486 SF)
YARDS, LANDSCAPE, PLAZAS: 35,486 SF
TRAILS, PATHS: 0 SF
ON-STREET PARKING: 0 SF
NATURAL STREAM BUFFER: 0 SF

VICINITY MAP - N.T.S.



OPEN SPACE LEGEND
TOTAL OPEN SPACE
0.81 ACRES (35,486 SF)
LANDSCAPE (YARDS & PLANTED AREAS)
0.81 ACRES (35,486 SF)

EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
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LAND LOT 104
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07/02/2026	SKETCH PLAT RESUBMISSION
08/03/2026	SKETCH PLAT RESUBMISSION
10/06/2026	SKETCH PLAT RESUBMISSION

OPEN SPACE PLAN

SCALE:	1" = 30'
DATE:	10/6/2026
DRAWN BY:	MB
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

EBERLY PROJECT NUMBER:
25-062

SHEET NUMBER:
C3.1
NOT ISSUED FOR CONSTRUCTION

OWNER/DEVELOPER (PRIMARY PERMITTEE)
NEW LIFE BAPTIST CHURCH OF LITHONIA INC
3932 FLAT SHOALS RD
DECATUR, GA 30034
(770) 570-0354
MBRYANT@NEWLIFE-ATL.ORG

PROJECT ENGINEER
DOMINIC SERRA
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
DSERRA@EBERLY.NET

24 HOUR CONTACT
AZIZ HOUSSEINI
(240) 353-8003
AAH@DAHASEIN.COM

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30FT.

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\\pape-dawson.com\gai\PROJECTS\EBERLY\25-062 New Life Multi-Family Lumby Drive\6.0 Drawing\25-062 Base.dwg October 06, 2026

03152025

GEORGIA HYDRANT SERVICES, INC.
2404 Lance Ct.
LOGANVILLE, GA. 30052
(770) 466-6033

FLOW TEST REPORT

Customer: Pape - Dawson

Location: 3048 Lumby Dr. Deactur, GA - See Map Date: 8/7/2026

Test Made by: Hunter Johnson Time: 9:15 AM.

Representatives of: Georgia Hydrant Services, Inc.

Witness: Gerald Walker (Dekalb County Watershed)

State Purpose of Test: Customer Request

Consumption Rate During Test: 1500 gal. (Estimate)

If Pumps Affect Test, Indicate Pumps Operating: N/A

Flow Hydrants: A1 see map A2: A3:

Size Nozzle: 2.5"

Pitot Reading: 80 psi Total gpm: 1500 GPM

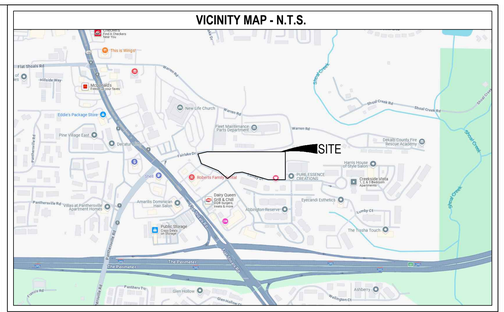
Static B: 140 psi Residual B: 100 psi.

Projected Results: at 20 psi Residual 2715 gpm: or at _0__psi Residual _____ gpm.

Remarks: see map

Indicate B Hydrant X, Sprinkler, Other (Identify): see map

VICINITY MAP - N.T.S.



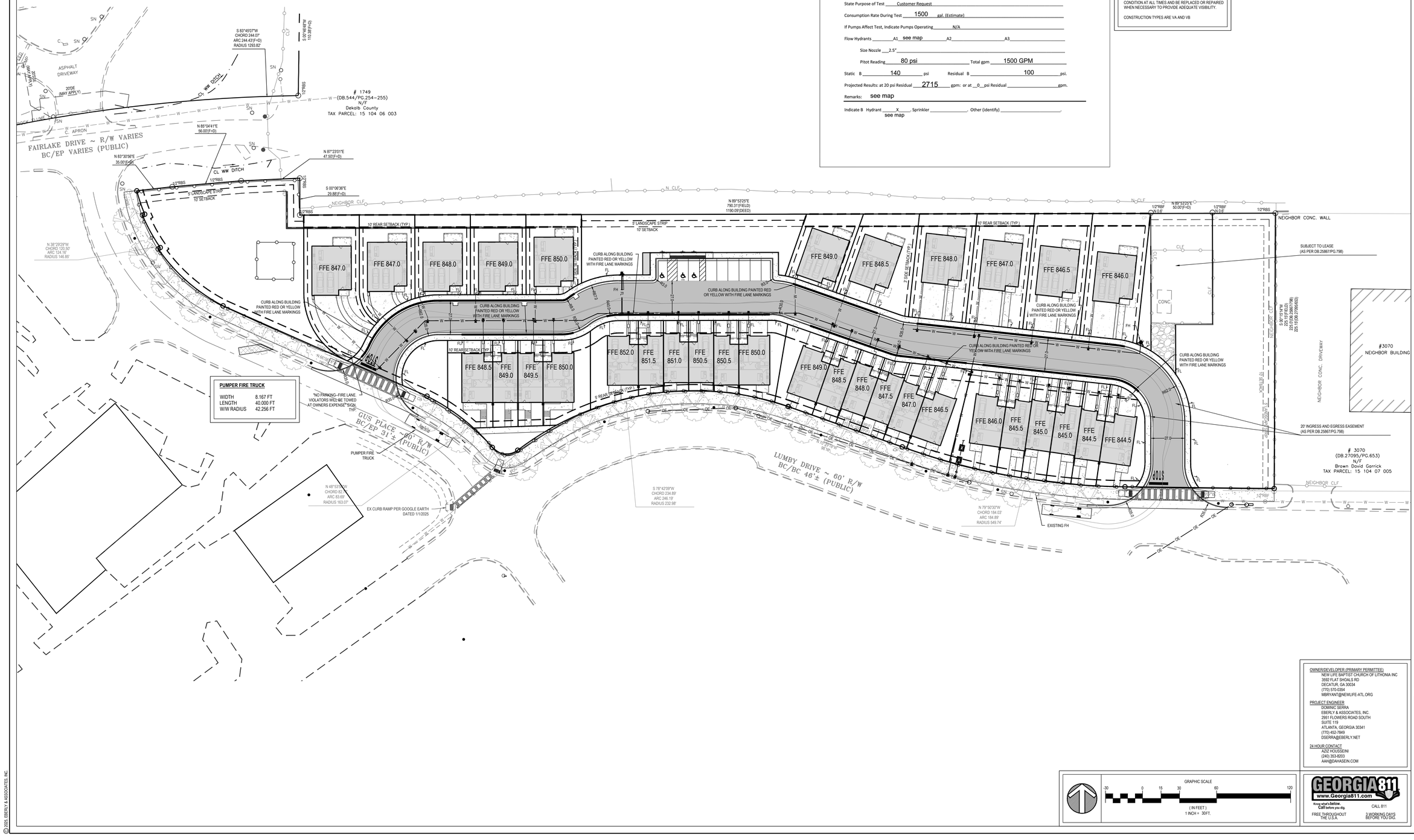
NOTE

THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE MANNER CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.

CONSTRUCTION TYPES ARE VA AND VB

E&A EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE
119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA



NEW LIFE LUMBY DRIVE
LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

PROJECT NAME:

REVISION

10/17/2025	PRICING SET
11/26/2025	SKETCH PLAT SUBMISSION
03/03/2026	SKETCH PLAT RESUBMISSION
06/03/2026	SKETCH PLAT RESUBMISSION
07/02/2026	SKETCH PLAT RESUBMISSION
08/03/2026	SKETCH PLAT RESUBMISSION
10/06/2026	SKETCH PLAT RESUBMISSION

FIRE SITE PLAN

SCALE	1" = 30'
DATE:	10/6/2026
DRAWN BY:	MB
PROJECT ENGINEER:	DS
QA/QC REVIEWER:	MW

EBERLY PROJECT NUMBER:
25-062

SHEET NUMBER:
C5.1
NOT ISSUED FOR CONSTRUCTION

OWNER/DEVELOPER (PRIMARY PERMITTEE)
NEW LIFE BAPTIST CHURCH OF LITHONIA INC
3932 FLAT SHOALS RD
DECATUR, GA 30034
(770) 570-0364
MBRYANT@NEWLIFE-ATL.ORG

PROJECT ENGINEER
DOMINIC SERRA
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
DSERRA@EBERLY.NET

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1 INCH = 30FT.

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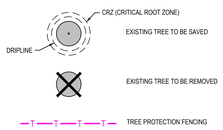
03/5/2025



LOCATION MAP - N.T.S.



TREE PROTECTION LEGEND



TREE PROTECTION NOTES

1. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO CONSTRUCTION ACTIVITIES. TREE PROTECTION MEASURES SHALL REMAIN IN FUNCTIONING CONDITION THROUGHOUT ALL PHASES OF DEVELOPMENT, BUT SHALL BE REMOVED PRIOR TO ISSUANCE OF C.O. CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY TREE PROTECTION MEASURES DAMAGED DURING CONSTRUCTION.
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LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED
10/06/2026
NO PE043416
PROFESSIONAL
ENGINEER
DOMINIC CHARLES SERRA

PROJECT NAME:
NEW LIFE LUMBY DRIVE
LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

REVISION

10/17/2025	PRICING SET
11/26/2025	SKETCH PLAT SUBMISSION
03/23/2026	SKETCH PLAT RESUBMISSION
06/03/2026	SKETCH PLAT RESUBMISSION
07/02/2026	SKETCH PLAT RESUBMISSION
08/03/2026	SKETCH PLAT RESUBMISSION
10/06/2026	SKETCH PLAT RESUBMISSION

TREE PROTECTION & REMOVAL PLAN

SCALE	1" = 30'
DATE:	10/6/2026
DRAWN BY:	DESIGN LA
LANDSCAPE ARCHITECT:	PROJECT LA
QA/QC REVIEWER:	QA/QC REVIEWER

EBERLY PROJECT NUMBER:
25-062

SHEET NUMBER:
TP1.0
NOT ISSUED FOR CONSTRUCTION

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30FT.

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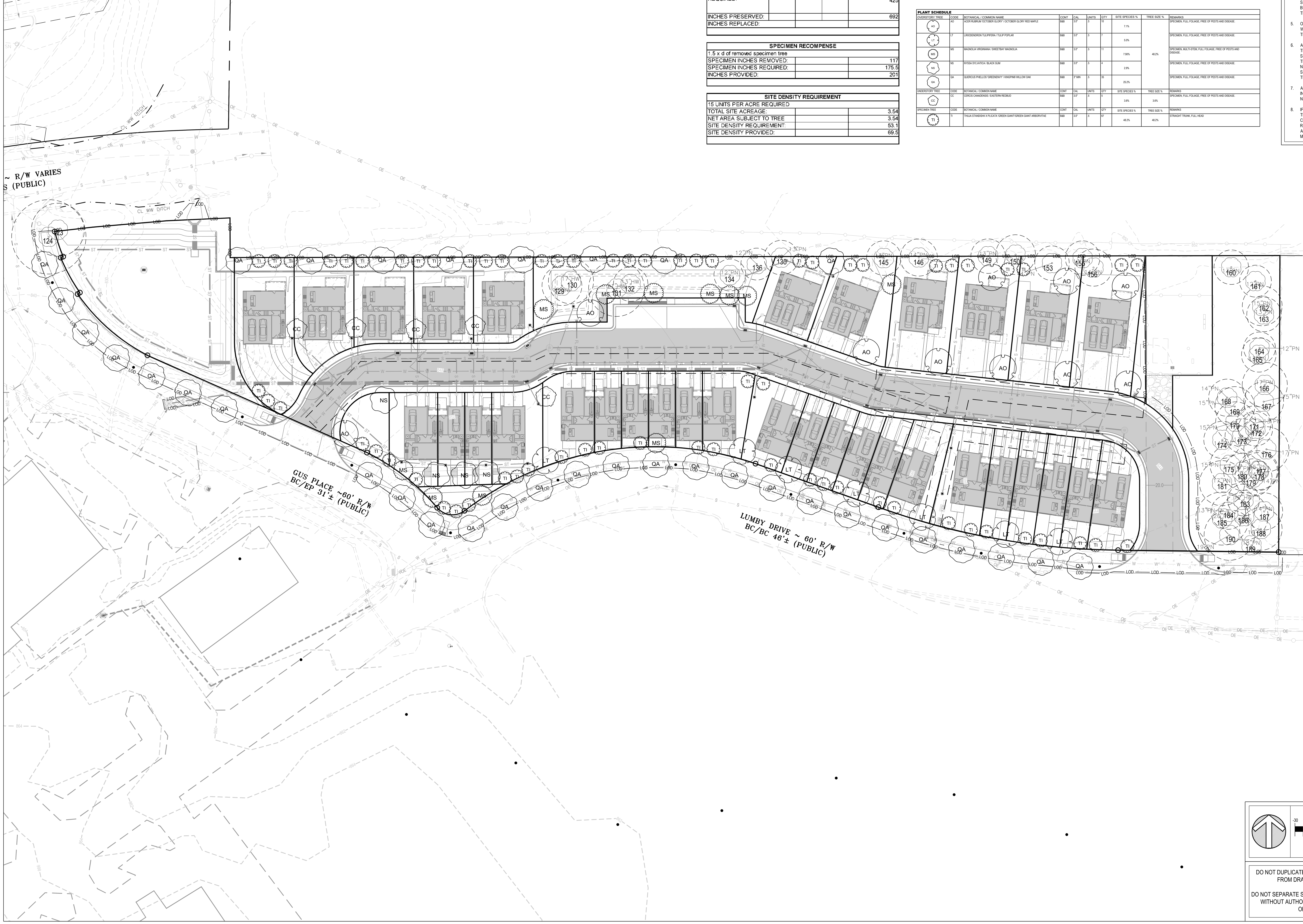
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03/15/2025

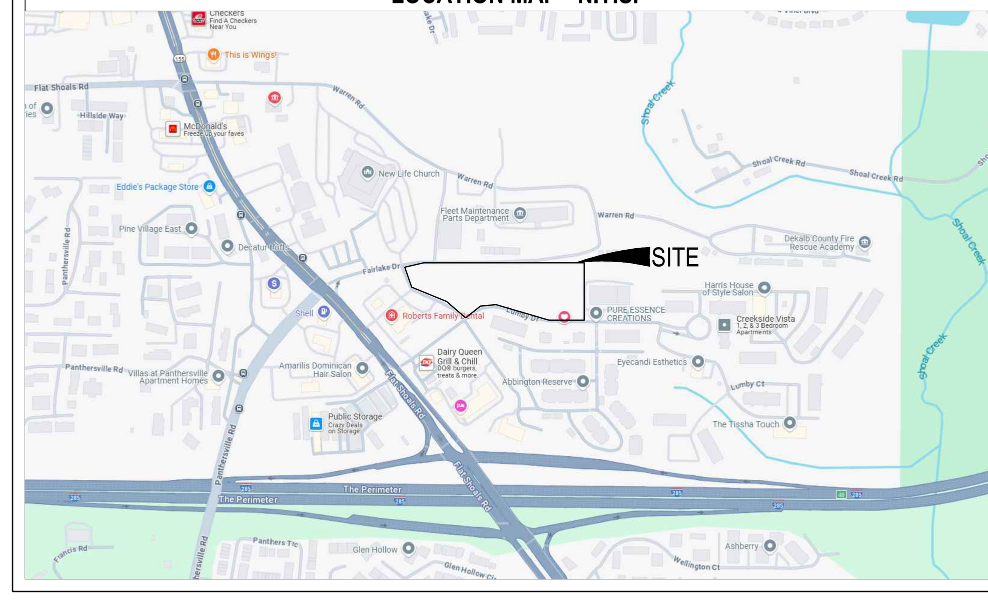


SIGNIFICANT TREE PRESERVATION			
Site Preservation - 25% of existing significant trees to remain or 120" per acre.			
TOTAL SITE ACREAGE:			3.54
PRESERVED INCHES REQUIRED:			425
INCHES PRESERVED:			692
INCHES REPLACED:			

SPECIMEN RECOMPENSE		
1.5 x d of removed specimen tree		
SPECIMEN INCHES REMOVED:		117
SPECIMEN INCHES REQUIRED:		175.5
INCHES PROVIDED:		201

SITE DENSITY REQUIREMENT		
15 UNITS PER ACRE REQUIRED		
TOTAL SITE ACREAGE:		3.54
NET AREA SUBJECT TO TREE		3.54
SITE DENSITY REQUIREMENT:		53.1
SITE DENSITY PROVIDED:		69.5

LOCATION MAP - N.T.S.



PLANT SCHEDULE

OVERSTORY TREE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	UNITS	QTY	SITE SPECIES %	TREE SIZE %	REMARKS
AO	AO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B&B	3.0"	.5	10	7.1%	48.2%	SPECIMEN, FULL FOLIAGE, FREE OF PESTS AND DISEASE.
LT	LT	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B&B	3.0"	.5	7	5.0%		SPECIMEN, FULL FOLIAGE, FREE OF PESTS AND DISEASE.
MS	MS	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	B&B	3.0"	.5	11	7.90%		SPECIMEN, MULTI-STEM, FULL FOLIAGE, FREE OF PESTS AND DISEASE.
NS	NS	NYSSA SYLVATICA / BLACK GUM	B&B	3.0"	.5	4	2.9%		SPECIMEN, FULL FOLIAGE, FREE OF PESTS AND DISEASE.
QA	QA	QUERCUS PHELLOS 'GREENENVY' / KINGPIN® WILLOW OAK	B&B	3" MIN	.5	35	25.2%		SPECIMEN, FULL FOLIAGE, FREE OF PESTS AND DISEASE.
UNDERSTORY TREE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	UNITS	QTY	SITE SPECIES %	TREE SIZE %	REMARKS
CC	CC	CERCIS CANADENSIS / EASTERN REDBUD	B&B	3.0"	.5	5	3.6%	3.6%	SPECIMEN, FULL FOLIAGE, FREE OF PESTS AND DISEASE.
SPECIMEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	UNITS	QTY	SITE SPECIES %	TREE SIZE %	REMARKS
TI	TI	THUJA STANDISHII X PLICATA 'GREEN GIANT'/GREEN GIANT ARBORVITAE	B&B	3.0"	.5	67	48.2%	48.2%	STRAIGHT TRUNK, FULL HEAD

TREE REPLACEMENT LEGEND

- EXISTING WOODED AREA TO BE SAVED
- CRZ (CRITICAL ROOT ZONE); DRIPLINE — EXISTING SAVED SPECIMEN (EXCEPTIONAL) TREE
- —T—T—T—T— TREE PROTECTION FENCING
- — LOD — LOD — LIMITS OF DISTURBANCE

TREE PROTECTION NOTES

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LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED 10/06/2026 NO. PE043416 PROFESSIONAL ENGINEER DOMINIC CHARLES SERRA

PROJECT NAME:

NEW LIFE LUMBY DRIVE

LAND LOT 104
15TH DISTRICT
DEKALB COUNTY, GEORGIA
3048 LUMBY DRIVE, DECATUR, GA 30034

REVISION		
	10/17/2025	PRICING SET
	11/26/2025	SKETCH PLAT SUBMISSION
	03/23/2026	SKETCH PLAT RESUBMISSION
	06/03/2026	SKETCH PLAT RESUBMISSION
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	08/03/2026	SKETCH PLAT RESUBMISSION
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TREE REPLACEMENT PLAN

SCALE	1" = 30'
DATE:	10/6/2026
DRAWN BY:	DESGIN LA
LANDSCAPE ARCHITECT:	PROJECT LA
QA/QC REVIEWER:	QA/QC REVIEWER

EBERLY PROJECT NUMBER:
25-062

GRAPHIC SCALE
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DeKalb County GEORGIA
404-371-2155 (o)
www.dekalbcountyga.gov/planning

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRELIMINARY PLAT APPLICATION

Application Fee: $300 plus $10 per lot created.

(Only digital copies will be accepted.)

Contact plansustain@dekalbcountyga.gov for any questions regarding submittal requirements.

Project Name: New Life Multi-Family Lumby Drive

Project Address: 3048 Lumby Drive, Decatur, GA 30034

Parcel ID Number(s): 15 104 07 001

Proposed Use: Single-Family and Multi-Family Residences

Date(s) of Pre-Application Meeting(s): 11/6/25

Site Acreage: 3.76 **No. of Lots:** 12 **No. of Units:** 33 **Public Sewer? Yes** X **No** ___ **Septic? Yes** ___ **No** X

Property Owner(s): New Life Baptist Church of Lithonia, Inc.

Address: [redacted]

Agent Authorized to Receive All Notifications: Eberly & Associates, Inc.

Agent [redacted]

Agent Phone No: [redacted] **Agent Email:** [redacted]

Developer: DAHA SEIN, LLC.

Developer [redacted]

Developer Phone No: [redacted] **Developer Email:** [redacted]

Engineer/Architect: Dominic Serra; Eberly & Associates, Inc.

Engineer/Architect Address: [redacted] **Engineer/Architect Email:** [redacted]

Applicant: Eberly & Associates, Inc.

Applicant [redacted]

Applicant Phone No: [redacted] **Applicant Email:** [redacted]

Dominic Serra
Applicant Signature

11/18/2025
Date

DeKalb County
GEORGIA
404-371-2155 (o)
www.dekalbcountyga.gov/planning

Government Services Center
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Decatur, GA 30030
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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRELIMINARY PLAT APPLICATION AUTHORIZATION

Only digital copies will be accepted.
Email plansustain@dekalbcountyga.gov for any questions regarding submittal requirements.

To whom it may concern:

I/We: Michael Bryant

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

Dominic Serra, P.E.

to file an application in my/our behalf.

List of all Parcel ID Number(s): 15 104 07 001

OFFICIAL SEAL
CHERYL J FRANCOIS
NOTARY PUBLIC-GEORGIA
SPALDING COUNTY
My Comm. Expires June 23 2026

Cheryl J Francois 12/3/2025
Notary Public

Michael Grant
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

All applications for Preliminary Plats must be submitted by the owner of the affected property or the authorized agent of the owner. Such authorization shall be notarized and attached to the application.

DeKalb County
GEORGIA
404-371-2155 (o)
www.dekalbcountyga.gov/planning

178 Sams Street
Decatur, GA 30030
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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

CERTIFICATE OF CONFORMITY

Only digital copies will be accepted.
Email plansustain@dekalbcountyga.gov for any questions regarding submittal requirements.

I/We: Dominic Serra
(Engineer/Surveyor)

for the subdivision known as: New Life Multi-Family Lumby Drive

located in Land Lot 104 of the 15th District, hereby certify that no lots platted within the subdivision are non-conforming or will result in any non-conforming lots.

Signature

Dominic Serra
Printed Name

Address: 3048 Lumby Drive City: Decatur State: GA Zip: 30034

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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRELIMINARY PLAT REVIEW CHECKLIST

Date: 11/18/2025

Project Name: New Life Multi-Family Lumby Drive

Zoning District: C-2

Map Reference or Parcel Numbers: Parcel ID: 15 104 07 001

Associated Rezoning or Other Application Numbers: _____

PRELIMINARY PLAT SUBMITAL REQUIREMENTS

14-87 - Conference with County Officials

Before filing the preliminary plat for a subdivision for review and approval, the applicant shall meet with a member of Planning Staff to discuss the procedure for approval of a subdivision plat and the requirements as to general layout of streets, reservations of open space, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services, including schools.

The Planning Staff may advise the applicant, when appropriate, to discuss the proposed subdivision with those officials who must eventually approve those aspects of the subdivision plat coming within their jurisdiction. This conference will allow early evaluation of the applicant's intentions and coordination with the comprehensive plan and the zoning ordinance. This conference will also allow County officials to discuss with the applicant the necessary regulations that will properly accomplish the project.

Please contact plansustain@dekalbcountyga.gov or awchappell@dekalbcountyga.gov with questions.

_____ 14-89 - Required information

The following existing conditions shall be shown on a preliminary plat:

y 1) *Boundary lines.* Perimeter boundary of the overall tract, bearings and distances, referred the legal point of beginning;

y 2) *Streets on or adjacent to tract.* Name, right-of-way width, and location of streets on and adjacent to the tract, and any existing railroad, sidewalk, trail, or bike lane;

Y 3) *Contour data.* Topographic contour data at no more than two-foot elevation intervals. The source of this data shall be written on the plat. Existing contour data from the DeKalb County Geographic Information System (GIS) Department may be used where available;

y 4) *Tree survey.* A tree survey in compliance with Section 14-39 or tree sample calculations where allowed by the county arborist which may be submitted as a separate plan;

n/a 5) *Historic resources.* Any building, structure, site or district identified as historic by the DeKalb County Historic Preservation Commission, the DeKalb County Historic Resources Survey, the comprehensive plan, by listing on the Georgia or National Register of Historic Places, or by listing as a National Historic Landmark.

n/a 6) *Natural features on tract.* Other conditions on the tract such as stream buffers, state waters, cemeteries, wetlands, existing structures, intermediate regional floodplain boundary (where available), rock outcroppings, and archeological resources;

y 7) *Soils.* Location of soils as shown on Soil Survey of DeKalb County, Georgia by the United States Department of Agriculture;

y 8) *Geographical data.* Numerical and graphic scales, north arrow, land lot and district numbers and lines, city and county names and limit lines;

n/a 9) *Prior subdivisions.* Name and reference of any formerly recorded subdivision crossing any of the land shown on the plat;

y 10) *Zoning district.* Show zoning district, case number and conditions of zoning; **For zoning conditions associated with any rezoning of the subject property, include conditions and submitted site plan with the rezoning on a separate sheet.**

n/a 11) *Permits.* Show any special administrative permit number, special land use permit number, or board of appeals case number and conditions;

n/a 12) *Variances.* Show any variance approvals;

n/a 13) *Septic tanks.* Show existing septic tank and drain field location or note absence;

y 14) *Sewers.* Show size and location of sanitary sewer main(s) available;

y 15) *Sewer easements.* Show a sanitary sewer easement with a minimum width of fifteen (15) feet of for all County-maintained lines not within county right-of-way, unless otherwise required by water and sewer department.

y 16) *Water mains.* Show size and location of water main(s) and fire hydrants;

n/a 17) *Water main easements.* Show a water main easement with a minimum width of fifteen (15) feet for all County-maintained lines not within right-of-way;

y 18) *IRF.* Show on plan whether FEMA or county benchmark used to establish IRF also identify location of Benchmark;

n/a 19) *Wetlands.* Provide wetlands determination from U.S. Army Corps of Engineers;

y 20) *Receiving waters.* Provide distance to and name of receiving waters;

y 21) *Certificate of conformity.* Certification by the applicant that no lots platted are non-conforming or will result in any non-conforming lots.

n/a 22) *Bury pits.* Show location of any existing inert waste bury pits.

y 23) *Seal.* All sheets of plats must be sealed by a professional engineer, architect, surveyor, or landscape architect currently registered in the state of Georgia;

____ 14-90 - Depiction of proposed physical layout:

The following proposed features shall be shown on the sketch plat:

y 1) *Title.* The title under which the proposed subdivision is to be recorded, if known, with the name of the property owner(s) and designers and the date of the plat;

n/a 2) *Street names.* The name of all proposed streets.

y 3) *Rights-of-way.* Street rights-of-way and widths indicated, including any necessary right-of-way required for improvements as shown on the thoroughfare plan;

y 4) *Sidewalks.* All proposed sidewalk and bike lane locations; **Show width of proposed improvements, including landscape strips.**

y 5) *Lots.* Lot lines, lot numbers, block letters, and the total number of proposed lots within the development;

y 6) *Dedications.* Sites, if any, to be dedicated or reserved for common areas, public parks, open space, schools, playgrounds, multi-use trails, or other public uses, together with the purpose and the conditions or limitations of these dedications, if any;

y 7) *Yards.* Minimum building setback lines as required under the yard requirements of zoning ordinance. **Setback lines shall be provided for ALL proposed lots.**

y 8) *Zoning conditions.* All conditions of zoning and proposed deed restrictions shall be recited on the sketch plat; **For zoning conditions associated with any rezoning of the subject property, include conditions and submitted site plan with the rezoning on a separate sheet.**

n/a 9) *Corner lots.* Show that corner lots shall have an extra width of not less than fifteen (15) feet more than required for interior lots for the zoning district within which they are located;

n/a 10) *Transitional buffers.* Show transitional buffers, if any and any required screening fencing;

y 11) *BMPs.* Show conceptual location of storm water management and water quality BMP facilities on sketch plat;

n/a 12) *IRF.* Show proposed IRF contour, spot elevation (if available) and source;

n/a 13) *Covenants.* Indicate whether the proposed subdivision will be subject to private covenants and whether a homeowner's association will be established;

y 14) *Sewer easements.* Show a sanitary sewer easement with a minimum width of fifteen (15) feet for all County-maintained lines not within county right-of-way;

y 15) *Water main easements.* Show a water main easement with a minimum width of fifteen (15) feet for all County-maintained lines not within right-of-way;

y 16) *Fire hydrants.* Show new fire hydrant(s) and eight-inch fire line(s); and;

n/a 17) *Fencing.* Show any required fencing around detention ponds, if required;

y 18) *Electrical service.* Show whether electrical service will be above ground or underground.

_____ 14-91 - Additional information to be filed with the sketch plat:

y *1) Owner consent.* The property owner must consent in writing to the proposed development in a consent affidavit provided by the planning director with the application;

y 2) *Taxes.* Provide statement from tax commissioner certifying that all ad valorem taxes on the property have been paid;

y 3) *Location.* A small map of DeKalb County depicting the subdivision location within the County;

y 4) *Vicinity map.* Vicinity map at a scale of four hundred (400) feet to one (1) inch showing the location of the tract with reference to surrounding properties, streets, municipal boundaries, and streams within five hundred (500) feet of the tract show zoning districts of adjoining property;

y 5) *Adjacent properties.* Names of adjoining property owners and the zoning classification of adjacent properties. **Include Zoning of adjacent properties.**

y 6) *Engineer.* Name, address and phone of developer and engineer on plat.

_____ 14-92 - Scale:

y Preliminary plats shall be prepared at an appropriate scale of not more than one hundred (100) feet to one (1) inch. Maximum sheet size shall be twenty-four (24) inches by thirty-six (36) inches.

_____ 14-96 (c):

y After review of the preliminary plat and related comments, and where, in the judgment of the Planning Commission, the preliminary plat conforms to all of the requirements of this chapter and Chapter 27 of this Code, all conditions of zoning, and any other applicable county regulations or law, the Planning Commission Chair shall approve said preliminary plat. The following wording for approval shall be shown on the preliminary plat:

This preliminary plat has been submitted to and approved by the Planning Commission of DeKalb County, on

_____ day of _____, 20___

By: _____ Planning Commission Chair, DeKalb County, Georgia

PLEASE ACKNOWLEDGE THAT THE FOLLOWING ITEMS HAVE BEEN ADDRESSED:

(See individual code sections for details on requirements.)

_____ 14-166. - Adequate public facilities:

n/a 14-167. - Conservation of natural resources.

y 14-181. - Generally.

y 14-182. - Arrangement where not shown on thoroughfare plan.

y 14-183. - Minor streets/minor arterials.

n/a 14-184. - Thoroughfare plan.

n/a 14-185. - Subdivisions bordering on or containing arterial streets, railroad right-of-way or limited-access highway right-of-way.

n/a 14-186. - Reserve strips.

n/a 14-187: Street intersection spacing.

n/a 14-188: Intersections – right angle.

n/a 14-189: Property line to be curved or mitered.

n/a 14-190: Street classification and right-of-way width.

n/a 14-191: Improvements, right-of-way dedication.

n/a 14-191 (e): Board of Commissioners waiver of right-of-way, road improvements.

n/a 14-192: Half streets.

n/a 14-193: Temporary dead-end streets.

y 14-194: Permanent dead-end street; cul-de-sac required.

y (a) Cul-de-sac required.

y (b) Minimum radius; provide a landscaped island.

n/a 14-195: Alleys.

n/a 14-196: Street grades.

n/a 14-197: Minimal horizontal curve radius.

n/a 14-198: Minimum sight distance.

n/a 14-199: Design of intersections.

n/a 14-200: Access management.

n/a 14-200 (e): Number of access points.

n/a 14-200 (j): Deceleration

n/a 14-201: Planting Strips

n/a 14-217: Permission for easement dedication required.

n/a 14-218: Floodplain easements – on-site.

n/a 14-219: Drainage easements – off-site.

n/a 14-220: Pedestrian and bicycle easements and paths.

n/a 14-236: Length, width, and shape of blocks.

n/a 14-237: Desirable maximum and minimum block length.

n/a 14-238: Mid-block easements and pedestrian paths.

y 14-256: Lot compliance with zoning ordinance.

n/a 14-257: Corner lots.

n/a 14-258: Frontage.

n/a 14-259: Through lots and reverse frontage lots prohibited.

y 14-260: Side lot lines.

y 14-275: Open space required; purposes.

y 14-276: Restrictions on open space.

n/a 14-277: Dedication of parks, open space, recreation areas, and conservation easements.

n/a 14-286: Reservation of sites for civic use.

n/a 14-351(e): Dry sewer waiver.

n/a 14-356: Comments, recommendations to be marked on preliminary plat.

y 14-379(d): Contour intervals.

y 14-383: Sidewalks and bicycle lanes.

n/a 14-384: Parking on public right-of-way.

y 14-385: Underground utilities.

y 14-386: Street lights.

n/a 14-396: Septic tank data.

y 14-397: Contour intervals.

y 14-398: Soil analysis.

y 14-399: Analysis.

n/a 14-404: Board of Health recommendations.

n/a 14-405: Impoundment permit.

ADDITIONAL REQUIRED PLAT REVIEW ITEMS:

y Show developer's name, address, and phone number.

y Show number of lots / units in development.

y Who will provide water service?

y Who will provide sewer service?

y Add note: Recorded off-site sewer easement required prior to issuance of development permit.

y Add note: A 75' tributary buffer will be maintained on all state waters that are not approved for a buffer encroachment variance by DeKalb County or GA. E.P.D.

y Add note: Preliminary plat approval does not constitute approval of the storm drainage or sanitary sewer systems. No construction shall begin until construction plans are approved and a development permit is obtained.

y Add note: The owner of the property is responsible for compliance with the Corps of Engineers requirements regarding wetlands.

y Add note: All applications must show a $0 Tax Bill.

Z-25-1247633 **2025-0964**

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP

AN ORDINANCE TO REZONE PROPERTY FROM C-2 (GENERAL COMMERCIAL) ZONING DISTRICT TO MR-1 (MEDIUM DENSITY RESIDENTIAL-1) ZONING DISTRICT AND WITHIN THE I-20 OVERLAY DISTRICT, TIER 1 FOR THE DEVELOPMENT OF SINGLE-FAMILY DETACHED AND ATTACHED HOMES AS PART OF PHASE 1 OF A MIXED-USE DEVELOPMENT. THE PROPERTY IS LOCATED AT 3048 LUMBY DRIVE, DECATUR, GEORGIA 30034 AND CONTAINS 3.6 ACRES.

APPLICANT: New Life Baptist Church c/o Battle Law, P.C.
OWNER: New Life Baptist Church

COMMISSION DISTRICTS: 3 & 7

WHEREAS, New Life Baptist Church c/o Battle Law, P.C. has filed an application to amend the DeKalb County Zoning Ordinance to rezone property located at 3048 Lumby Drive, and more particularly described as follows:

All that tract or parcel of land and being in **District 15, Land Lot 104, Block 07, Parcel 001** of DeKalb County, Georgia, containing 3.6 acres, and

WHEREAS, it appears to the Board of Commissioners that the application meets all of the criteria set forth in the DeKalb County Code, Chapter 27, Article VII, Division 3, Section 27-7.3 for amending the DeKalb County Zoning Ordinance for the subject property from C-2 (General Commercial) zoning district to MR-1 (Medium Density Residential-1) zoning district.

THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, HEREBY ORDAINS:

Part 1: Pursuant to the authority of the DeKalb County Board of Commissioners to exercise powers of zoning, set forth in Section 27, Article 1.1 and 7.3 of the DeKalb County Zoning Ordinance, an amendment to rezone property C-2 (General Commercial) zoning district to MR-1 (Medium Density Residential-1) zoning district and within the I-20 Overlay District, Tier 1 for the development of single-family detached and attached homes as part of Phase 1 of a mixed-use development. The property is located at 3048 Lumby Drive, contains 3.6 acres and is hereby approved, with conditions.

Part 2: That this amendment is approved conditionally, and under the provisions of Section 27-7.3.9 of the DeKalb County Zoning Ordinance, as identified by the use of the term “Conditional” after the district designation in Part 1 above, the development and use of the above-described property shall be permitted only in compliance with the conditions and/or site plan as attached to this ordinance.

Part 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Part 4: This ordinance, hereby approved, does not authorize the violation of any Zoning District Regulations. District regulation variances can be approved in accordance with Chapter 27, Article VII, Division 5.

ADOPTED by the DeKalb County Board of Commissioners this _____ day of

_____ 2025.

_____
Michelle Long-Spears
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

ATTEST:

_____
Barbara Sanders-Norwood, CCC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

REQUESTED BY APPLICANT:

Application of New Life Baptist Church c/o Battle Law, P.C. to rezone property from C-2 (General Commercial) zoning district to MR-1 (Medium Density Residential-1) zoning district and within the I-20 Overlay District, Tier 1 for the development of single-family detached and attached homes as part of Phase 1 of a mixed-use development.

PLANNING AND SUSTAINABILITY DEPARTMENT RECOMMENDATION:

The subject site is currently vacant, and the applicant is proposing to rezone to the MR-1 (Medium Density Residential) zoning district to construct a mixture of single-family detached and single-family attached townhomes containing 32 units at a density of 8.5 units per acre. The subject property falls within the County's most intense Character Area, a Regional Center (RC) Character area, which calls for a *very high density mix* of residential and commercial at densities up to and exceeding 75 units per acre. The site also falls within the "*Town Center, Core*" area of the Candler Road Livable Centers Initiative (LCI) (see attached) which encourages compact, high –density mixed use at maximum densities of 60 units per acre and maximum building heights of 6 stories. The desired land use mix in the *Town Center Core* areas is 80% commercial and 20% residential. In contrast to the high intensity mixed-use goals of the RC Character Area and Candler Road LCI, the rezoning application is not providing any commercial, and the proposed density of 8.5 units per acre falls extremely short of the 60 and 75 units per acre encouraged by the LCI and the RC Character Area. Notwithstanding the above, the application indicates that this project is "Phase 1" of a mixed- use development. No information has been provided to clarify when and where future phases of mixed-use development will occur, and there is no assurance that adjacent property(s) will be bought and included in a mixed-use project in the future. Based on review of Section 27-7.4.6. A (compliance with Comprehensive Plan), the proposed lower density residential project with no commercial is not consistent with the intent of the RC Character Area to provide very high density mixed-use or the intent of the Town Center Core area of the Candler Road LCI calling for mixed-use at 80% commercial and 20% residential. Based on review of Section 27-7.4.6.E (existing or changing conditions affecting the use and development of the property) the proposed project is not consistent with the I-20 Overlay purpose and intent to permit and to encourage mixed-use developments containing both commercial and residential uses so as to create a pedestrian oriented communities in which people can live, work and play. This application may be pre-mature; if the applicant desires to acquire more land to provide mixed-use development, then such acquisition and site planning to tie into the subject property should occur before a rezoning application is submitted to ensure optimal mixed-use is provided in a planned and comprehensive manner. Staff encourages the applicant to withdraw without prejudice and submit a new rezoning application that provides a more intense and comprehensively planned mixed use project once all the desired properties are acquired and new site plans are drawn. Therefore, based on review of Section 27-7.4.6 A and E, it is the recommendation of the Planning and Sustainability Department that this application be, respectfully, ***"Denied"***.

PLANNING COMMISSION RECOMMENDATION:

(September 9, 2025) Approval 7-1-0. Commissioner Patton moved, Commissioner Murphy seconded for approval. Commissioner Costello opposed; Commissioner Moore was not present for this vote.

BOARD of COMMISSIONERS FINAL ACTION:

October 14, 2025, Approved.



Warren Rd
Flat Shoals Rd
Panthersville Rd
Fairlake Dr
Gus Pl
Lumby Dr
Shoal Creek
South Sanitation
Fire Station #20
Merchants Point
COS
RC
INS
NC
285

Warren Rd
Fire Station #20
I-20 OVERLAY DISTRICT TIER 1
Warren Rd
South Sanitation
Shoal Creek
Warren Rd
Fairlake Dr
Flat Shoals Rd
Panthersville Ct
Panthersville Rd
Gus Pl
Lumby Dr
Lumby Dr
Gus Pl
Merchants Pointe
I-20 OVERLAY DISTRICT TIER 2
285
285
285
285
285
Mixed or Partial Tier
Panthersville Rd
Flat Shoals Rd

Warren Rd
Warren Rd
Warren Rd
Warren Rd
Fairlake Dr
Gus Pl
Lumby Dr
Lumby Dr
Gus Pl
Flat Shoals Rd
Flat Shoals Rd
Panthersville Ct
Panthersville Rd
Panthersville Rd
Shoal Creek
Fire Station #20
South Sanitation
Merchants Pointe
R-75
OI
C-1
C-2
C-D
MR-1
MR-2
R-100
285