SITE DEVELOPMENT PLANS
FOR
EMMANUEL SEVENTH DAY ADVENTIST CHURCH

16 188 02 001
1780 ROCK CHAPEL ROAD
LITHONIA, GA 30058
ZONING - R-85 (RESIDENTIAL MEDIUM LOT)

AP# 1243464

S H E E T I N D E X

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C-2.1	LAYOUT AND STAKING PLAN
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DeKalb County GEORGIA
Michael L. Thurmond
Chief Executive Officer

Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 or (404) 371-2813 (fax)

Administrative Variance
February 11, 2019

Georgia Civil Inc.
P.O. Box 896
Madison, Georgia 30650

RE: 1780 Rock Chapel Road
Lithonia, GA 30058

Application No: AV-19-1243464
Parcel ID: 16 188 02 001

To Whom It May Concern:

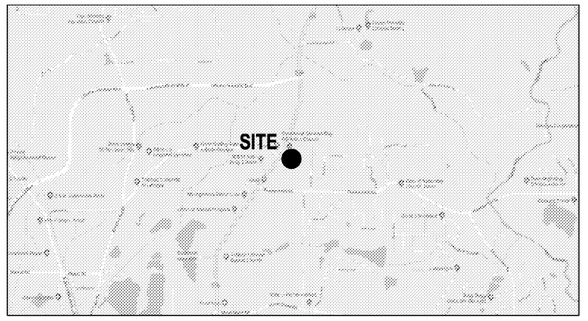
This letter is to inform you that your request for an administrative variance to increase, by an amount not to exceed ten percent (10%), the maximum allowed parking spaces from 150 parking spaces to 157 parking spaces (a 4.67% increase) for a Place of Worship was approved pending provided of lot coverage.

If further assistance is required regarding this matter, please feel free to contact the Department Planning and Sustainability at 404-371-2155.

Sincerely,

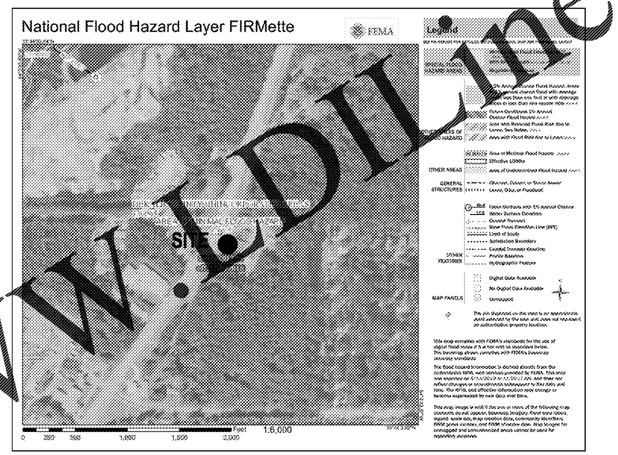
Marian Eisenberg
Zoning Administrator

Approved: X Denied: _____
cc: Planning & Sustainability Director



VICINITY MAP
NOT TO SCALE

GPS COORDINATES
N 33°44'17.90" W -84°05'07.45"
N 33.73811° W -84.08540°



FLOOD MAP
NOT TO SCALE

LEGEND

STANDARD ABBREVIATIONS

APPROX. = APPROXIMATE	DIA = DIAMETER	GM = GAS METER	OHE = OVER HEAD POWER	SS = SANITARY SEWER
BLDG = BUILDING	DS = DOWNSPOUT	GP = GUY POLE	PB = PLAT BOOK	SSMH = SANITARY SEWER MANHOLE
BM = BENCH MARK	DWCB = DOUBLE WING CATCH BASIN	GV = GAS VALVE	PG = PAGE	SWCB = SINGLE WING CATCH BASIN
C&G = CURB AND GUTTER	ESMP.C = EROSION, SEDIMENTATION, AND POLLUTION CONTROL	HW = HEADWALL	PL = PROPERTY LINE	TC = TRAFFIC CONTROL BOX
CI = CURB INLET	FDC = FIRE DEPARTMENT CONNECTION	IE = INVERT ELEVATION	POB = POINT OF BEGINNING	TMP = TAX MAP PARCEL
C.L = CHAIN LINK	FFE = FINISH FLOOR ELEVATION	MP = MANHOLE	POL = POWER POLE	TP = TELE PEDESTAL
CMP = CORRUGATED METAL PIPE	FH = FIRE HYDRANT	IPF = IRON PIN FOUND	PVC = POLYVINYL CHLORIDE PIPE	W = WATER
CO = CLEAN OUT	FO = FIBER OPTIC	JB = JUNCTION BOX	RBF = REBAR FOUND	WM = WATER METER
CPP = CORRUGATED PLASTIC PIPE	FP = FENCE POST	LA = LOCAL ISSUING AUTHORITY	RCP = REINFORCED CONCRETE PIPE	WV = WATER VALVE
CTF = CRIMP TOP FOUND	FT = FEET	LP = LIGHT POLE	R/W = RIGHT OF WAY	
DB = DEED BOOK	GI = GRATE INLET	NTS = NOT TO SCALE	SMH = STORM MANHOLE	

STANDARD SYMBOLS

BM = BM IDENTIFICATION; CO; DS; FDC; FENCE; FH; FO; GAS LINE; GM = GAS METER; GV = GAS VALVE; GP; GUY WIRE; HC PARKING; IPF; LB = LIGHT BOX; LP; POWER (OVERHEAD); POWER (UNDERGROUND); POWER BOX; POWER METER; PP; SIGN; SMH; SS LINE; SSMH; TC; TELECOMM STRUCTURE; TP = TELE PEDESTAL; TRAFFIC WIRE; TRANSFORMER; WATER LINE; WM; WV

CONSTRUCTION SEQUENCE SCHEDULE

LAND DISTURBING ACTIVITY SHALL NOT COMMENCE PRIOR TO A PRECONSTRUCTION MEETING WITH THE LOCAL ISSUING AUTHORITY.
NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION:

BMP'S	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	ACTIVITY
INITIAL								PRECONSTRUCTION MEETING WITH LOCAL ISSUING AUTHORITY
								PERFORM INITIAL MONITORING
								INSTALL CONSTRUCTION EXIT
								INSTALL INITIAL SILT FENCE (PERIMETER SILT FENCE LOCATIONS FIRST)
								PROVIDE ANY INITIAL MULCHING, GRASSING, OR OTHER GROUND COVER
								INSTALL TOPSOIL LOCATION SILT FENCE
								INSTALL STORM PIPE FROM EXISTING OFFSITE STORM STRUCTURE BACK TO DETENTION BASIN
								INSTALL DETENTION BASIN WITH SKIMMER AND FILTER RING
								INSTALL APPROPRIATE VEGETATIVE AND STRUCTURAL BMP'S (INLET / OUTLET PROTECTION, P-Cs, ETC.)
								INSTALL WHEEL WASH AND FUEL STORAGE LOCATION
								COORDINATE SITE REVIEW MEETING WITH ENGINEER AND LOCAL ISSUING AUTHORITY
INTERMEDIATE								INSTALL STORM PIPE SYSTEMS
								THROUGHOUT LAND DISTURBANCE PROCESS, MAINTAIN EX. BMP'S (VEGETATIVE AND STRUCTURAL)
								THROUGHOUT LAND DISTURBANCE PROCESS, CONTINUE NPDES MONITORING AND REPORTING
								COORDINATE WITH UTILITY COMPANIES ON UTILITY / SLEEVE LOCATIONS
								BEGIN REMAINING CLEARING, GRUBBING, TOPSOILING, AND GRADING OPERATIONS
								PERFORM REMAINING GRADING
								AS MEGA ARE BROUGHT TO FINISH GRADE, GRASS / BLANKET ANY AREAS THAT ARE FINISH GRADE OR THAT WILL BE LEFT SAME FOR 7 DAYS
								EACH FILL SLOPE SHALL HAVE A DIVERSION AT THE TOP THAT IS MAINTAINED AND REINSTALLED AS THE SLOPE IS CONSTRUCTED
								CONTAIN FLOCCULANT / COAGULANT APPLICATIONS (EVERY 7 DAYS THROUGHOUT PROJECT)
								INSTALL REMAINING STORM SYSTEM(S) AS GRADES ARE ACHIEVED
								IMMEDIATELY INSTALL EACH STORM STRUCTURE AND ADD FLOC LOGS TO EACH STORM STRUCTURE
								GRASS / MULCH / Pl-Cp DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMP'S
								INSTALL WATER SYSTEM
								GRASS / MULCH / Pl-Cp DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMP'S
								INSTALL REMAINING UTILITIES (POWER, PHONE, CABLE, GAS, ETC.) WITH APPROPRIATE BMP'S
								INSTALL GAS THROUGHOUT PARKING AREA UP TO DESIGNATED LINE
								INSTALL REMAINING GAS
								BUILDING CONSTRUCTION
								GRASS / MULCH / Pl-Cp DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMP'S
								INSTALL PAVEMENT
								FINISH GRADE &HOULDERS AND STABILIZE DISTURBED AREAS WITH PERMANENT VEGETATION
								CONTINUE TO APPLY FLOCCULENT / COAGULANT APPLICATIONS, MULCHING, AND GRASSING AT EACH STEP TO LIMIT SOIL EXPOSURE
FINAL								THROUGHOUT LAND DISTURBANCE PROCESS, MAINTAIN EX. BMP'S (VEGETATIVE AND STRUCTURAL)
								THROUGHOUT LAND DISTURBANCE PROCESS, CONTINUE NPDES MONITORING AND REPORTING
								COMPLETE PAVING OPERATIONS
								ACHIEVE FINAL SITE STABILIZATION
								COORDINATE SITE REVIEW MEETING WITH ENGINEER AND/OR LOCAL ISSUING AUTHORITY INSPECTOR
								CLEAN SILT FROM ALL STORM SYSTEMS (DISTRIBUTE ON SITE AND STABILIZE)
								REMOVE ANY TEMPORARY BMP PRACTICES ONCE SITE STABILIZATION IS ACHIEVED AND SIGNED OFF BY ENGINEER
								COORDINATE SITE REVIEW MEETING WITH ENGINEER FOR FINAL SITE APPROVAL

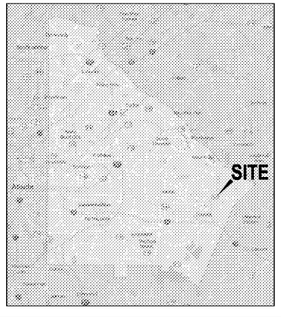
N.P.D.E.S. FEES:

DEKALB COUNTY - $40 PER ACRE DISTURBED AREA
$40*1.9 AC = $76.00

STATE - $40 PER ACRE DISTURBED AREA
$40*1.9 AC = $76.00

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

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



SITE INFORMATION

THE 7.63 AC ACRES (AC) SITE WITH EXISTING CHURCH BUILDINGS, PARKING AND DRIVES IS PROPOSING A PARKING LOT ADDITION. THIS WILL INCLUDE PARKING, DRIVES, SIDEWALKS, STORM WATER INFRASTRUCTURE, DETENTION POND, WATER QUALITY FEATURES, AND LANDSCAPING.

TYPE	STATS	ADD. INFO.
ZONING AS PER (DEKALB COUNTY) ZONING	R-85 (RESIDENTIAL MEDIUM LOT)	
PROPERTY AREA	7.63 AC AC	332,362.8000 SQ. FT.
DISTURBED AREA	1.83 AC	82,764 SQ. FT.
MIN. LOT SIZE	REQUIRED: 3.0 AC	PROVIDED: 7.63 AC
MIN. LOT FRONTAGE	REQUIRED: 100 FT	
MIN. FRONT SETBACK	REQUIRED: 40 FT	
MIN. SIDE SETBACK	REQUIRED: 20 FT	
MIN. REAR SETBACK	REQUIRED: 30 FT	
IMPERVIOUS AREA	1.81 ACRES	24%
MAX. LOT COVERAGE	REQUIRED: 35%	PROVIDED: 25%

PARKING INFORMATION

EXISTING PARKING SPACES INFORMATION	83 SPACES (REMOVING 7)	
NEW PARKING SPACES PROVIDED	ADDED: 81 SPACES	TOTAL: 157 SPACES (WITH VARIANCE)
ADA PARKING SPACES	REQUIRED: 5 SPACES	PROVIDED: 6 SPACES

MISCELLANEOUS INFORMATION

SIGNAGE	SIGNAGE SHALL BE HANDLED UNDER A SEPARATE PERMIT.
SITE LIGHTING	SITE LIGHTING IS NOT A PART OF THE CIVIL PLANS (SITE WORK CONSTRUCTION DRAWINGS). SITE LIGHTING PROVIDED BY OTHERS UNDER SEPARATE COVER.
SOIL SERIES	AwC - Ashlar-Wedowee complex, 2% to 10% slopes
FLOOD PLAIN	THERE IS NO FLOODPLAIN (ZONE X) ON THIS PROPERTY. AS PER FIRM PANEL 13089C0177K DATED 12-8-16. NO WORK IS BEING DONE WITHIN A FLOODPLAIN. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X.
STATE WATERS	THERE ARE NO STATE WATERS PRESENT ON THIS SITE. THERE ARE NO STATE WATERS WITHIN 200' OF THIS SITE. THERE ARE NO STREAM BUFFERS ON THIS PROPERTY.
HYDROLOGY	STORMWATER DETENTION IS PROVIDED ON SITE. ONE DETENTION BASIN IS PROPOSED THAT IS DESIGNED TO LIMIT POST DEVELOPMENT PEAK FLOW RATES TO LESS THAN PRE-DEVELOPMENT PEAK FLOW RATES FOR THE 1YR THRU 100YR STORM EVENTS. CHANNEL PROTECTION AND WATER QUALITY ARE ALSO PROVIDED. SEE HYDROLOGY STUDY.
WETLAND	**THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.** THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED. AND, 2) THE APPROPRIATE PLAN SHEET ___ DOES / X_ DOES NOT INDICATE WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED. IF WETLANDS ARE IMPACTED BY THIS DEVELOPMENT, A CORPS OF ENGINEER'S PERMIT SHALL BE OBTAINED PRIOR TO DISTURBANCE. ONCE ATTAINED, A COPY OF THE WETLAND PERMIT SHALL BE KEPT ON SITE AT ALL TIMES. UPON THE CORPS OF ENGINEER APPROVAL, A SEPARATE COPY OF THE PERMIT WILL BE SUBMITTED TO THE LIA.

24-HOUR CONTACT
JASON BROWN
770-713-9972

JASON P. BROWN
LEVEL II CERTIFIED
DESIGN PROFESSIONAL
#52374 - EXP. 5-1-2020

GEORGIA 811 Utilities Protection Center, Inc.
Know what's **below.**
Call before you dig.

Utilities shown are for Contractors' convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for variances in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance (including field verifying location and depth of utilities that are to be saved and protected). Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Abandonment, relocation, etc. of utilities shall be coordinated with the respective utility company.

OWNER
COMPANY: SOUTH ATLANTIC CONFERENCE ASSOCIATION
ADDRESS: 294 HAMILTON E HOLMES DR NW ATLANTA, GA 30318
CONTACT: ANDREA JARRETT
PHONE: -
EMAIL: ajarrett@projectplussolutions.com

CONTRACTOR
COMPANY: TBD
ADDRESS: -
-
CONTACT: -
PHONE: -
EMAIL: -

SURVEYOR
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896
MADISON, GA 30650
CONTACT: BRIAN SLATE
PHONE: 706-342-1104
FAX: 706-342-1105
EMAIL: BSLATE@GEORGIACIVIL.COM

SITE DESIGNER
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896
MADISON, GA 30650
PHONE: 706-342-1104

georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
311 North Main St, Unit C, Ste 101
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104 | F: 706.342.1105
www.georgiacivil.com

Professional Seal

GEORGIA REGISTERED NO. PE031454 PROFESSIONAL ENGINEER JASON P. BROWN

Project Information

EMMANUEL SEVENTH DAY ADVENTIST CHURCH
16 188 02 001
1780 ROCK CHAPEL ROAD, LITHONIA, GA 30058
DEKALB, COUNTY
ZONING (COUNTY) - R-85 (RESIDENTIAL MEDIUM LOT)

DRAWING DATE:	8.22.19
DRAWN BY:	MKS
CHECKED BY:	JPB

REVISIONS

DATE:	DESCRIPTION:
01.31.20	ADDRESS COMMENTS

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Sheet Title

COVER SHEET

Sheet Number

CV-1.1

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