

SSMH1
TOP=1018.44
INV IN=1015.54
INV OUT=1015.14

SSMH2
TOP=1018.55
(A) INV IN=1014.55
(B) INV IN=1014.35
INV OUT=1014.15

SSMH3
TOP=1019.95
(A) INV IN=1013.45
(B) INV IN=1013.55
INV OUT=1013.35

SSMH4
TOP=1004.95
INV IN=1000.85
INV OUT=1000.75

*** LINE INDICATORS ***

INDICATES SANITARY SEWER LINE
INDICATES POWER LINE
INDICATES WATER LINE
INDICATES GAS LINE
INDICATES FENCE LINE
INDICATES DRAINAGE LINE
BURIED POWER/CABLE LINE

EAST MAPLE STREET

CHURCH STREET ~ 50' R/W (APD)

BC/BC VARIES

BENCHMARK (PK):
NORTH: 1371598.704
EAST: 2257600.303
ELEVATION: 1020.71

SCALE 1" = 30'

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

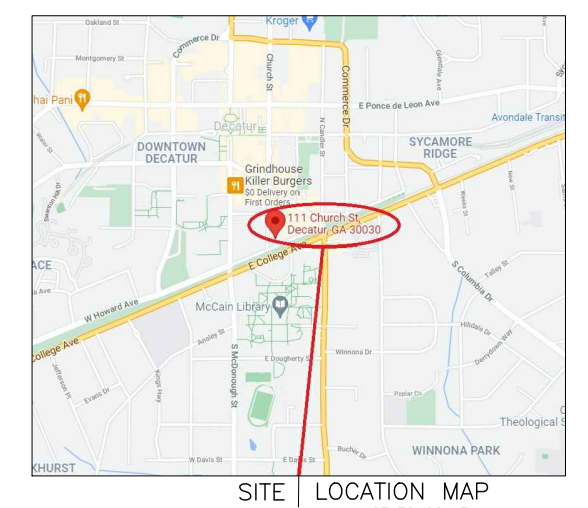
NOTE B:
APPROXIMATE DIRECTION OF PIPE. UNABLE TO DETERMINE THE LOCATION OF THE END OF PIPE. NO ABOVEGROUND EVIDENCE OF INTERSECTING STRUCTURE WAS FOUND. CAMERA PLUMBER IS RECOMMENDED TO LOCATE PIPE IN MORE DETAIL.

PROPERTY IS ZONED C-2 CITY OF DECATUR
BUILDING SETBACK
FRONT: 0' OR 8'
SIDE: 0' OR 3'
SIDE STREET: 0' OR 3'
REAR: 0' OR 3'
MAX. LOT COVERAGE AND MAX. BUILDING HEIGHT DEPEND ON TYPE OF STRUCTURE

BEARING 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



- * LEGEND ***
- APP AS PER PLAT
 - APD AS PER DEED
 - APF AS PER FIELD
 - AI ANGLE IRON FOUND
 - APZ AS PER ZONING
 - BB BOTTOM BANK
 - BC BACK OF CURB
 - BLK BLOCK
 - BLS BUILDING SETBACK LINE
 - BRK BRICK
 - BSMT BASEMENT
 - CBX CABLE BOX
 - CLB CABLE LINE
 - C CONCRETE
 - CB CATCH BASIN
 - CL CENTER LINE
 - CLF CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - C.O.A. CITY OF ATLANTA
 - CO SAN SEWER CLEAN OUT
 - CM CADASTRAL MAP
 - CP PAVEMENT SPACE
 - CPW CALCULATED POINT
 - CPT CARPORT
 - (D) DEAD
 - DE DRAINAGE EASEMENT
 - DI DRAINAGE INLET
 - EB ELECTRIC POWER BOX
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - F FIELD
 - FC FENCE CORNER
 - FR FIRE HYDRANT
 - FR FRAME
 - GL GAS LINE
 - GM GAS METER
 - GV GAS VALVE
 - GW GUY WIRE
 - HDW HEAD WALL
 - HW HARDWOOD TREE
 - IP IRON PIN
 - IPF IRON PIN FOUND
 - IPR IRON PIN SET
 - IRD IRON ROD FOUND
 - IV IRRIGATION VALVE
 - IWM IRRIGATION METER
 - JB JUNCTION BOX
 - LL LAND LOT LINE
 - MAG MAGNETIC READING IP
 - MGN MAGNOLIA TREE
 - MH MAN HOLE
 - MTF METAL FENCE
 - N N'BORS
 - N/F NOW OR FORMERLY
 - OH OVERHANG
 - OTP OPEN TOP PIPE FOUND
 - P PORCH
 - (P) PLAT
 - PC PROPERTY CORNER
 - PL PROPERTY LINE
 - PN PINE TREE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - PP POWER POLE
 - PW POWER LINE
 - R RECORD
 - PVC POLYVINYL CHLORIDE PIPE
 - RBF REINFORCING BAR FOUND
 - RBS REINFORCING BAR SET
 - RCP REINFORCED CONC. PIPE
 - R/W RIGHT-OF-WAY
 - SN SIGN
 - SSL SANITARY SEWER LINE
 - SSE SANITARY SEWER EASEMENT
 - SP SCREENED PORCH
 - SW SIDEWALK
 - TB TOP OF BANK
 - UE UTILITY EASEMENT
 - WD WOOD
 - WDF WOOD FENCE
 - WDK WOOD DECK
 - WL WATER LINE
 - WM WATER METER
 - WRF WIRE FENCE
 - WV WATER VALVE
 - WW WET WEATHER
 - W/W WITH/
 - YI YARD INLET

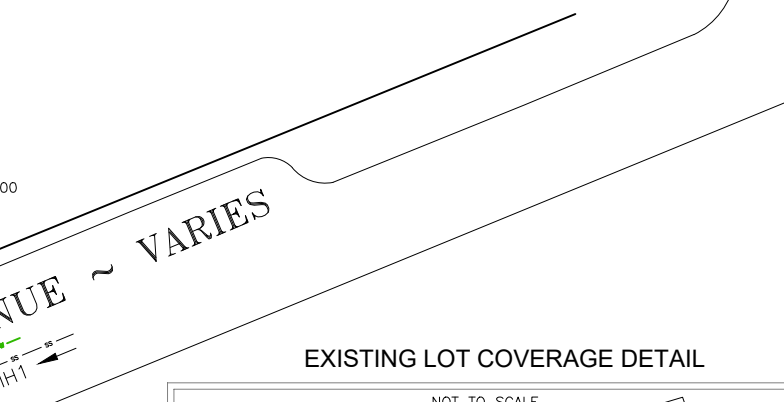
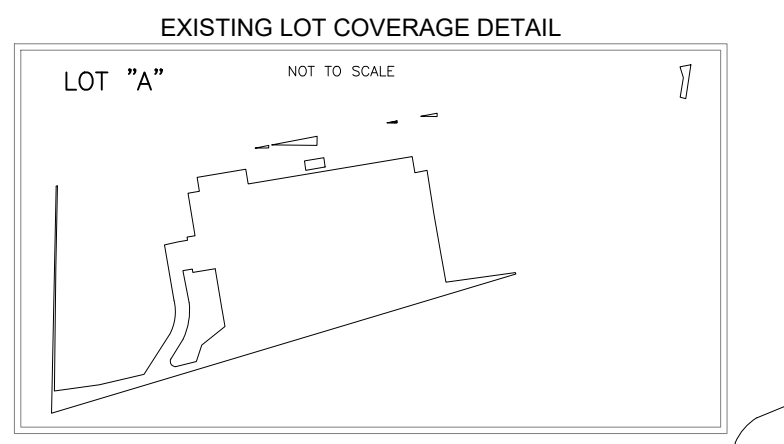


FLOOD NOTE:
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP D 13089C0068K. EFFECTIVE DATE: 08/15/2019. ZONE: X

THIS PLAT WAS PREPARED TO SHOW 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:**
- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES 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.
 - 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 TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
 - 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.
 - 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.
 - 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.
 - 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.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.



APPROX. LOCATION OF LAND LOT LINE

TOTAL LAND AREA LOT "A"
11716.04 SF / 0.269 AC

EXISTING LOT COVERAGE
4259.33 SF / 0.098 AC / 36.4%

TOTAL LAND AREA LOT "B"
11355.70 SF / 0.261 AC

EXISTING LOT COVERAGE
6810.45 SF / 0.156 AC / 60%

LOT 10	BLOCK B	
SUBDIVISION	UNIT	PHASE
LAND LOT 235	15TH DISTRICT	SECTION
DEKALB COUNTY, GEORGIA	DB.29290/PG.254	PB./PG.
FIELD WORK DATE SEP 21, 2021	PRINTED/SIGNED SEP 24, 2021	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"
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.		
LK	COORD #20212002	
DWG #20212002		

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

LESLIE WARD

PROPERTY ADDRESS:
111 CHURCH STREET
DECATUR, GA 30030

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

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.

- * 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



619 EAST COLLEGE AVENUE, SUITE D1
 DECATUR, GA 30030
 PH: 404.214.5797

X ISSUE DATE PERMIT SET

PROJECT NUMBER:
 00-000

111 CHURCH STREET
 TOWNHOMES
 111 CHURCH STREET, DECATUR, GA 30030

SITE PLAN

A100

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FOOD DISTRIBUTION CENTER



PARKING

PARKING:
 REQUIRED: 1 PER UNIT = 11 SPACES
 PROVIDED: 2 PER UNIT = 22 SPACES

SITE & ZONING ANALYSIS

111 CHURCH STREET Zoning
 cardon film studio ZONING: PER CITY OF DECATUR UDO

111 CHURCH STREET, DECATUR, GA 30030
 C2- GENERAL COMMERCIAL DISTRICT
 EXISTING FLU: COMMERCIAL AND HIGH DENSITY RES

SITE AREA	289 + .098 = 367 ACRES =	15,987 SF
GROSS SITE AREA	CHURCH (50') x 25 RW X 142 =	3,500 SF
	EAST HOWARD (251) = 12.5' RW X 200 =	2,500 SF
	TOTAL GROSS SITE AREA	21,987 SF

LOT COVERAGE
 TOWNHOMES = 70% OF LOT AREA MAX = 15,987 SF X .7 =
 DESIGNED 11,191 SF COVERAGE ALLOWED
 9,548 SF

SITE DENSITY
 70 UNITS PER ACRE = .367 X 70 = 25.69 UNITS ALLOWABLE
 12 UNITS DESIGNED

SETBACKS	FRONT YARD =	0' OR 8' MAX
	SIDE STREET =	0' OR 3' MAX
	SIDE YARD =	0' OR 3' MAX
	REAR YARD =	0' OR 3' MAX
		OR 30' ABUTTING R-85 OR R-60 W/ 15' LANDSCAPE BUFFER

BUILDING HEIGHT
 80' MAX

AMENITY SPACE
 REQUIRED 5% OF LOT AREA MIN
 NET 15,987 SF X .05 = 799 SF REQUIRED
 1,479 SF PROVIDED

PARKING REQUIREMENTS	1 PER UNIT
TOTAL PARKING REQUIRED	= 11 SPACES
TOTAL PARKING PROVIDED	24 SPACES
BIKE PARKING :	2 SPACES MIN

PROJECT NUMBER:
00-000

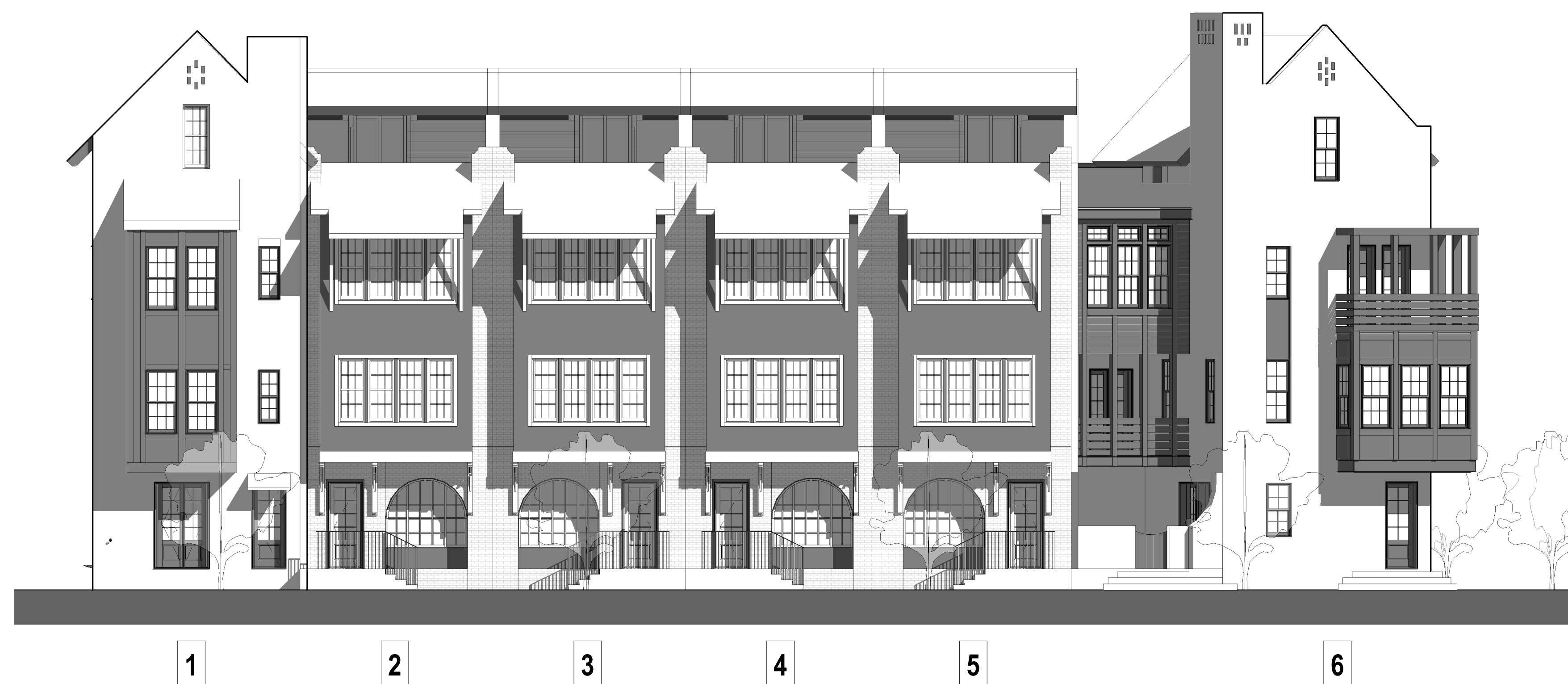
111 CHURCH STREET
TOWNHOMES
111 CHURCH STREET, DECATUR, GA 30030

ELEVATIONS

A301

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1 CHURCH STREET - WEST



2 EAST HOWARD STREET - SOUTH

AFFORDABLE

AFFORDABLE



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DECATUR, GA 30030
PH: 404.214.5797

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111 CHURCH STREET
TOWNHOMES
111 CHURCH STREET, DECATUR, GA 30030

VIEWS

A304

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2 CHURCH STREET HEADING SOUTH



1 AERIAL VIEW



3 HOWARD CORNER



4 HOWARD ELEVATION VIEW