

CONDITIONAL USE PERMIT APPLICATION

Planning & Zoning
2635 Talley Street
Decatur, GA 30030
Phone 404-377-6198
Fax 404-378-5054



Before submitting this application, you must schedule a pre-application conference with the Zoning Administrator to discuss the procedures, standards and regulations required for approval. Attach a plat of the property drawn to scale and showing property lines, locations and heights of existing and proposed buildings and other structures, locations of all driveways and parking/loading areas, a north arrow, and any other information required to demonstrate conformance with the standards for the specific conditional use requested. Please provide one to-scale copy of all plans, as well as one copy of all plans in an 8½" x 11" format. If the applicant is not the current property owner, provide a notarized authorization for this application from the current property owner.

Address of property _____ Decatur, GA 30030

Name of applicant _____ Phone _____

Address _____ City/state/ZIP _____

Email _____

Name of property owner _____ Phone _____

Address _____ City/state/ZIP _____

Major amendment to existing conditional use permit

New conditional use permit request

Existing zoning _____ Use requested _____

Please answer all of the following questions on a separate sheet.

1. How would the proposed use be suitable in view of the use and development of adjacent and nearby property?
2. How is the proposed use consistent with existing zoning requirements?
3. What adverse affects does the proposed use have on the existing use or usability of adjacent or nearby property?
4. To what extent will or could the proposed use cause an excessive or burdensome use of existing streets, transportation facilities, utilities or other public facilities?
5. Describe how the proposed ingress and egress to the subject property is adequate. Include an evaluation of the traffic impact of the proposed use relative to street capacity and safety of public streets and nearby pedestrian uses.
6. What impact will the proposed use have on established property values and on the public health, safety, morality, comfort and general welfare of the residents of the City?

I hereby certify that the above and attached statements and documents are true to the best of my knowledge and belief.

Applicant signature _____ Date 25 January 2024

For personal care home, assisted living facility and nursing home applications, I certify that I have applied for or will immediately apply for the corresponding permit or authorization for the operation of the facility from the State of Georgia Department of Community Health in accordance with its rules and regulations. I also certify that the proposed facility will meet and be operated in conformance with all applicable state and federal laws and regulations and with all codes and regulations of the City.

Applicant signature _____ Date _____

Supplemental questions/requirements for specific uses

Lifecycle dwelling

What impact will the proposed increase in density have in providing housing opportunities for persons and families of moderate income, the elderly, employees of public agencies, local business and similar classes?

Personal care home, assisted living facility or nursing home

Please attach all forms and information submitted to the State of Georgia Department of Community Health with this application. This permit will not be approved until the applicant has obtained the corresponding permit or authorization for operation of the facility from the State of Georgia Department of Community Health.

Private K-12 school

1. Provide a written description of the proposed development. At a minimum, this description should include a summary of the scope and main features of the proposed development, including hours and manner of operation.
2. On the site plan provided with this application, please show the location of garbage disposal facilities and proposed buffers.
3. Describe how the site is adequate for the proposed development and use.
4. How are the scale and size of proposed buildings appropriate in relation to the site as well as adjacent and nearby properties?

Telecommunication towers

New tower Co-location on existing tower Height of proposed tower _____

1. Please provide an inventory of the applicant's existing towers that are either within the city or within one-quarter mile of the city boundaries, including information regarding the location, height and design of each tower.
2. Submit evidence demonstrating that no existing tower or structure can accommodate the proposed antenna. This justification must be based on the requirements of the City of Decatur Unified Development Ordinance Section 6.4.3.B.1.C.x.
3. On the site plan provided with this application, please show the location of existing trees and other foliage.



LISTEN. THINK. DESIGN.

CONDITIONAL USE PERMIT APPLICATION

1. How would the proposed use be suitable in view of the use and development of adjacent and nearby property?

The proposed use of townhomes would be a congruent use with the neighboring Arlo Apartments and should have little to no impact on the neighboring commercial properties. It would bookend this portion of Church Street with the existing townhomes on the corner of Church Street and East Maple Street. It would also provide new patrons to the downtown and surrounding commercial, retail and restaurants.

2. How is the proposed use consistent with existing zoning requirements?

The proposed use of townhomes is consistent with the existing zoning as it is an allowable use per the UDO Zoning. The proposed townhomes are located within a block of other townhomes and a direct neighbor to The Arlo Apartments.

3. What adverse effects does the proposed use have on the existing use or usability of adjacent or nearby property?

With vehicular entry & exit proposed location off Howard Avenue it will have little to no effect to the properties on Church Street.

4. To what extent will or could the proposed use cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or other public facilities?

12 Townhomes should have little to no impact on traffic on Howard Avenue or this portion of Church Street which are low trafficked streets with the exception of school day morning traffic.

5. Describe how the proposed ingress and egress to the subject property is adequate. Include an evaluation of the traffic impact of the proposed use relative to street capacity and safety of public streets and nearby pedestrian uses.

With vehicular entry & exit proposed location off Howard Avenue it will have little to no effect on the properties on Church Street. 12 Townhomes should not impact traffic on Howard Street or this portion of Church Street which are low trafficked streets with the exception of school day morning traffic.



LISTEN. THINK. DESIGN.

6. What impact will the proposed use have on established property values and on the public health, safety, morality, comfort and general welfare of the residents of the City?

The proposed use of townhomes would not have any negative impact on public health, safety, morality comfort nor general welfare to the residents of the city. Since Decatur is a city of neighborhoods, we are simply adding 12 more residences.

SPECIAL EXCEPTION APPLICATION

Planning & Zoning

2635 Talley Street
Decatur, GA 30030
Phone 404-377-6198
Fax 404-378-5054



Attach a survey of the property drawn to scale and showing the following information. Please provide one to-scale copy of all plans, as well as one copy of all plans in an 8½" x 11" format. If the applicant is not the current property owner, provide a notarized authorization for this application from the current property owner.

1. all property lines with dimensions
2. location of buildings and other structures, creeks and easements referenced to property lines
3. north arrow, scale, lot and block numbers and land lot
4. topographic and drainage information if pertinent
5. comprehensive site plan (if applicable)
6. building elevations (if applicable)

Address of property _____ Decatur, GA 30030

Name of applicant _____ Phone _____

Address _____ City/state/ZIP _____

Email _____

Name of property owner _____ Phone _____

Address _____ City/state/ZIP _____

Current zoning of property _____

.....
Please answer all of the following questions on a separate sheet.

1. What is the special exception requested? What code requirement do you wish to vary from?
2. Explain how the proposed special exception will be suitable in view of the use and development of adjacent and nearby properties.
3. What impact will the proposed exception have on the existing use or usability of adjacent or nearby properties?
4. What impact will the proposed exception have on public safety, traffic on public streets, transportation facilities, utilities and other public services?
5. What impact will the proposed exception have on established property values and on the health, safety, comfort and general welfare of the residents of the City?

.....
I hereby certify that the above and attached statements and documents are true to the best of my knowledge and belief.

Applicant signature _____

Date 25 January 2024



LISTEN. THINK. DESIGN.

SPECIAL EXCEPTION APPLICATION

1. What is the special exception requested? What code requirement do you wish to vary from?

We are requesting a special exception height variance for the proposed Townhome development zoned C2-General Commercial DISTRICT. Section 4.4.5 of the Decatur UDO states that the maximum height for a townhome shall be 40', we are requesting a variance to 50'. This height is still much lower than the allowable 80' maximum height for commercial structures in this zoning district. At 50' high, the proposed townhomes would be much lower than the neighboring Arlo Apartments.

2. Explain how the proposed special exception will be suitable in view of the use and development of adjacent and nearby properties.

This height is still much lower than the allowable 80' maximum height for commercial structures in this zoning district. At 50' high, the proposed townhomes would be much lower than the neighboring Arlo Apartments. This development also faces the railroad tracks with an 18' + embankment which will reduce the visual impact of the additional height.

3. What impact will the proposed exception have on the existing use or usability of adjacent or nearby properties?

There would be no impact to the Arlo Apartments to the East. Along Church the proposed development would be approximately twenty feet taller than the commercial converted 2-story residential structures.

4. What impact will the proposed exception have on public safety, traffic on public streets, transportation facilities, utilities and other public services?

The proposed 12 Townhomes should have little to no impact traffic on Howard Avenue or this portion of Church Street which are low trafficked streets with the exception of school day morning traffic. With 12 townhomes the increased traffic to Decatur roads would be 22 vehicles, which beyond popular belief do not leave or arrive at the same time.

5. What impact will the proposed exception have on established property values and on the health, safety, comfort, and general welfare of the residents of the City?

The proposed use of townhomes would not have any negative impact on property values, health, comfort, nor general welfare to the residents of the city. Since Decatur is a city of neighborhoods, we are simply adding 12 more residences.



OFFICE OF DESIGN

100 PINE STREET, SUITE 105A
AVONDALE ESTATES, GA 30022
PH: 404.214.5797

X ISSUE DATE PERMIT SET

PROJECT NUMBER:

23-203

111 CHURCH STREET TOWNHOMES

JACKBILT DEVELOPMENT
111 CHURCH STREET, DECATUR, GA 30030

SITE PLAN

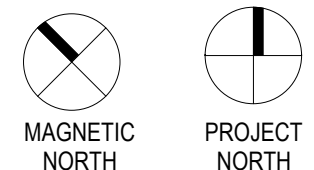
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NOT RELEASED FOR CONSTRUCTION



2/2/2024 3:06:52 PM



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	269 + 261 = 53 ACRES =	23,071 SF
GROSS SITE AREA	CHURCH (50') x 25 RW X 142' =	3,500 SF
	EAST HOWARD (25') = 12.5' RW X 200' =	2,500 SF
	TOTAL GROSS SITE AREA	29,071 SF

LOT COVERAGE
COMMERCIAL = 90% OF LOT AREA MAX
TOWNHOMES = 70% OF LOT AREA MAX
23,071 SF X .7 = 16,149 SF COVERAGE ALLOWED
DESIGNED 9,548 SF

SITE DENSITY
70 UNITS PER ACRE = .53 X 70 = 37 UNITS ALLOWABLE

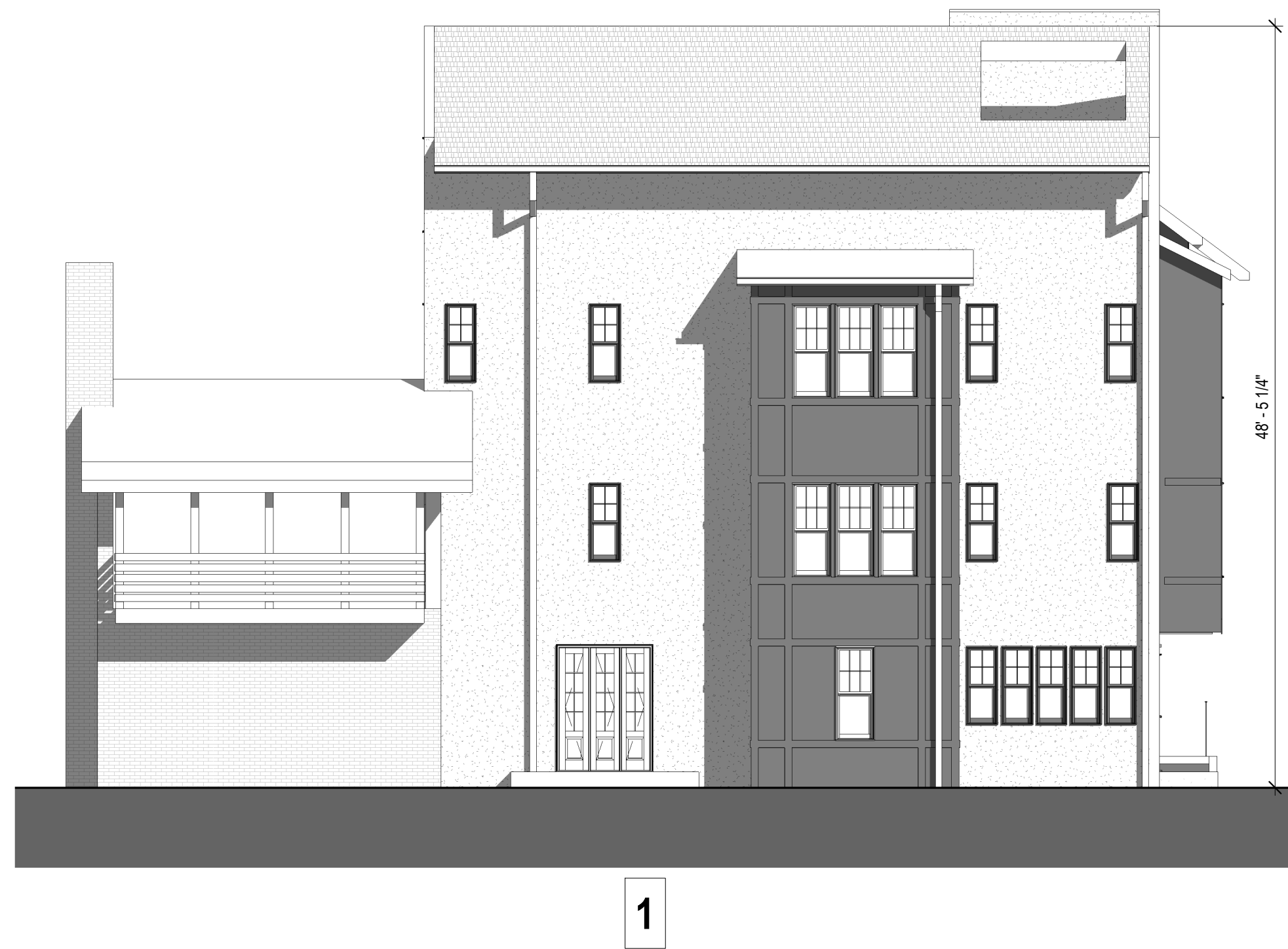
SETBACKS
FRONT YARD / ROAD = 16'-0"
LANDSCAPE ZONE = 6'-0"
SIDEWALK CLEAR ZONE = 8'-0"
SIDE STREET = 0' OR 3' MAX
SIDE YARD = 0' OR 3' MAX
REAR YARD = 0' OR 3' MAX

BUILDING HEIGHT
80' MAX
40' MAX RESIDENTIAL

AMENITY SPACE
REQUIRED 5% OF LOT AREA MIN NET
23,071 SF X .05 = 1,154 SF REQUIRED

PARKING REQUIREMENTS
REQUIRED: 1 PER UNIT = 11 SPACES
TOTAL PARKING REQUIRED: 22 SPACES
BIKE PARKING: 2 SPACES MIN

TRANSPARENCY - 20% AT ALL FLOORS
BLANK WALL - 30 MAX



3 ELEVATION - BUILDING 100 - NORTH



1 ELEVATION - CHURCH STREET - WEST



6



2 ELEVATION - HOWARD STREET

GENERAL NOTES

- WALLS & FLOORS ARE DIMENSIONED FROM FACE OF FRAMING UNLESS OTHERWISE NOTED.
- PRE-FINISHED ALUM GUTTER & DOWNSPOUT @ FRONT AND REAR. (TYPICAL)
- INSULATION: R-13 WALLS, R-38 ROOF
- STAIRS SHALL BE FIREBLOCKED @ TOP + BOTTOM OF EACH RUN

NEW EXTERIOR CONSTRUCTION LEGEND

1 BRICK VENEER	4 TERRACOTTA BREEZEBLOCK; BASIS OF DESIGN: CLAY IMPORTS 'DISCO'	7 PREFINISHED ALUMINUM SLATS	11 METAL GUARDRAIL @ 42" A.F.F. PRIME AND PAINT	15 BALCONY PARTITION;	19 PREFINISHED METAL PARAPET COPING DARK BRONZE FINISH	23 PREMANUFACTURED CANOPY	X WINDOW; SEE WINDOW SCHEDULE
2 3-COAT STUCCO	5 CEMENTITIOUS PANEL	8 STRUCTURAL STEEL COLUMN OR FRAMING, PRIME & PAINT; SEE STRUCT.	12 METAL GUARDRAIL (POOL FENCE) @ 48" A.F.F.; PRIME & PAINT	16 SIGNAGE; BY OTHERS	20 PREFINISHED ALUMINUM DOWNSPOUT	24 EXTERIOR LIGHT FIXTURE	XXXX DOOR; SEE DOOR SCHEDULE
3 COQUINA PANEL	6 ACCENT TILE	9 METAL FASCIA; SEE DETAILS	13 GLASS GUARDRAIL; BASIS OF DESIGN: VIEWRAIL GLASS RAILING SYSTEM WITH TALON SPIGOTS	17 PAINTED MURAL; BY OWNER	21 PREFINISHED ALUMINUM GUTTER; HALF ROUND PROFILE; DARK BRONZE FINISH	25 ALUMINUM CANOPY TRELLIS	SFX ALUMINUM STOREFRONT WINDOW; SEE STOREFRONT SCHEDULE
		10 STANDING SEAM METAL ROOFING	14 BALCONY PARTITION; PAINTED CMU	18 PLANTER; 6" PAINTED CMU	22 THRU-WALL SCUPPER AND COLLECTOR BOX AND EMERGENCY OVERFLOW SCUPPER	26 INTENTIONALLY LEFT BLANK	BEJ BRICK EXPANSION JOINT
							CJ CONTROL JOINT

KEY PLAN

MATERIAL COLORS

A: SW-7005 PURE WHITE
B: SW-0020 PEACOCK PLUME
C: SW-7069 IRON ORE

TAG LEGEND MATERIAL [11-B] COLOR

KEY PLAN

MATERIAL COLORS

A: SW-7005 PURE WHITE
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TAG LEGEND MATERIAL [11-B] COLOR



100 PINE STREET, SUITE 105A
AVONDALE ESTATES, GA 30002
PH: 404.214.5797

X ISSUE DATE PERMIT SET

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111 CHURCH STREET TOWNHOMES

JACKBILT DEVELOPMENT
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VIEWS

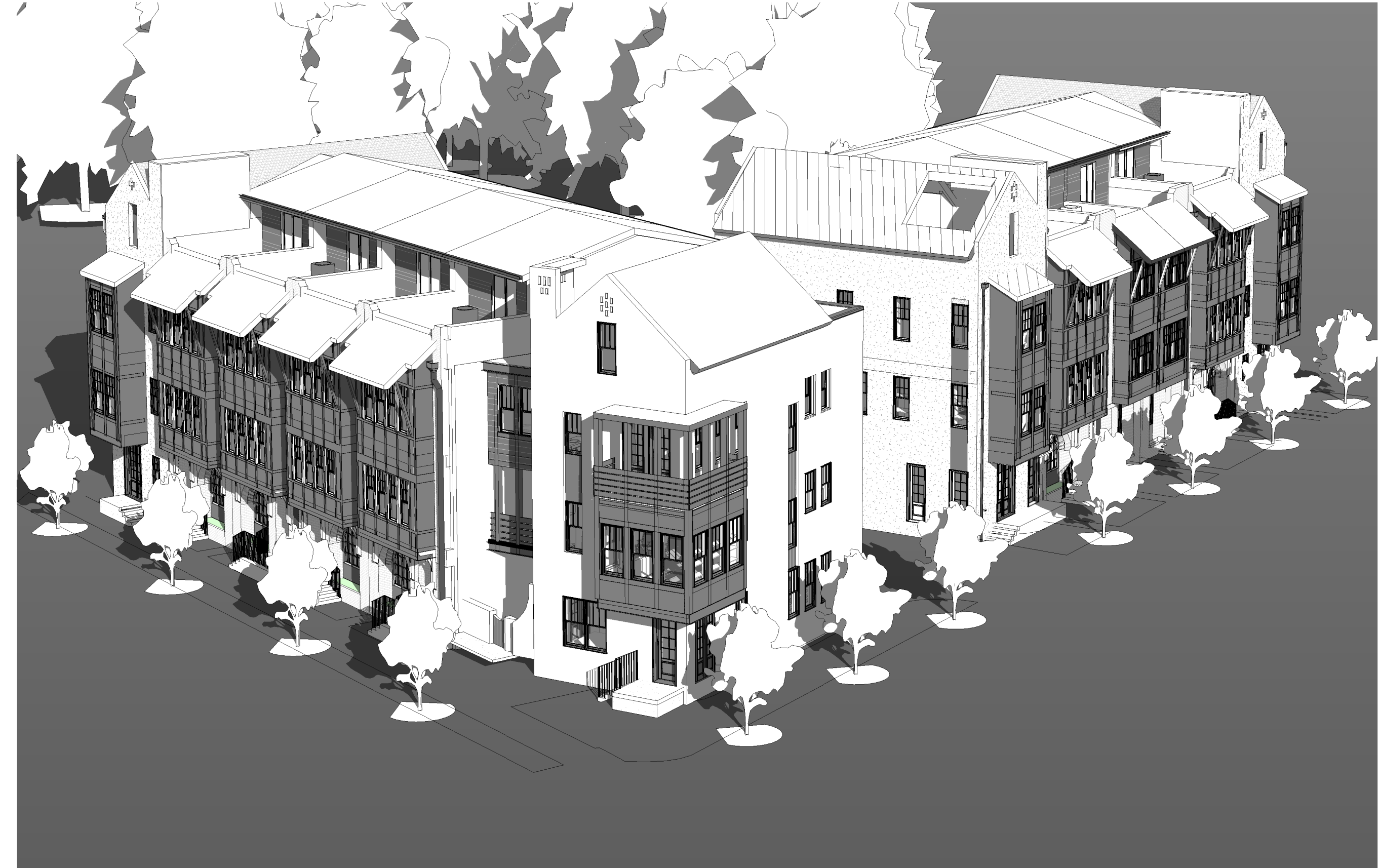
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NOT RELEASED FOR CONSTRUCTION



2 CHURCH STREET HEADING SOUTH



1 AERIAL VIEW



3 HOWARD CORNER



4 HOWARD ELEVATION VIEW

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

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

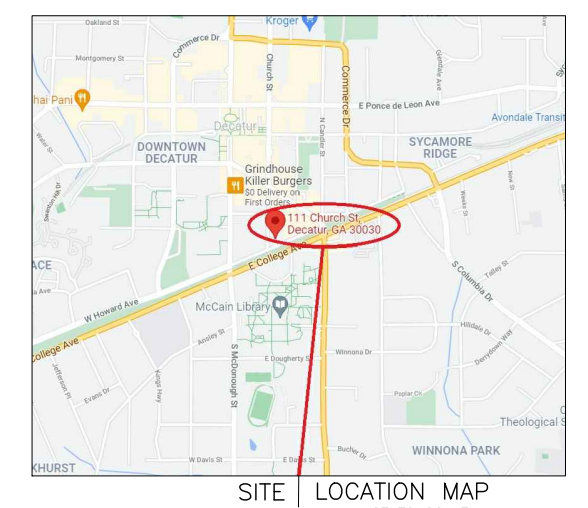
NOTE B:
APPROXIMATE DIRECTION OF PIPE. UNABLE TO DETERMINE THE LOCATION OF THE END OF PIPE. NO ABOVEGROUND EVIDENCE OF INTERSECTING STRUCTURE WAS FOUND. CAMERA PLUMBER IS RECOMMENDED TO LOCATE PIPE IN MORE DETAIL.

**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 PRAWL 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
 - IRON PIN SET
 - ROD 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
 - PCC 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



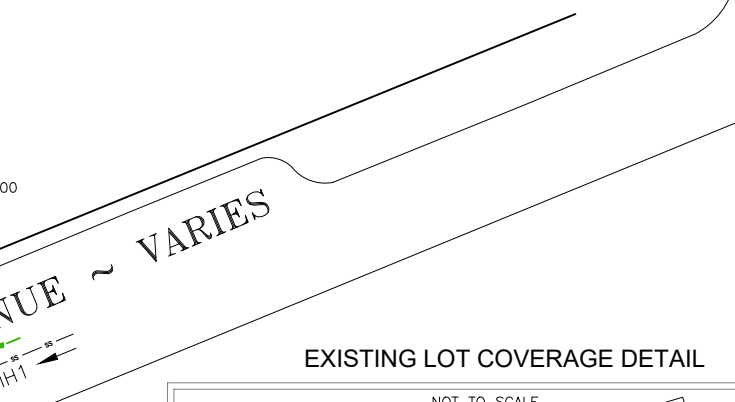
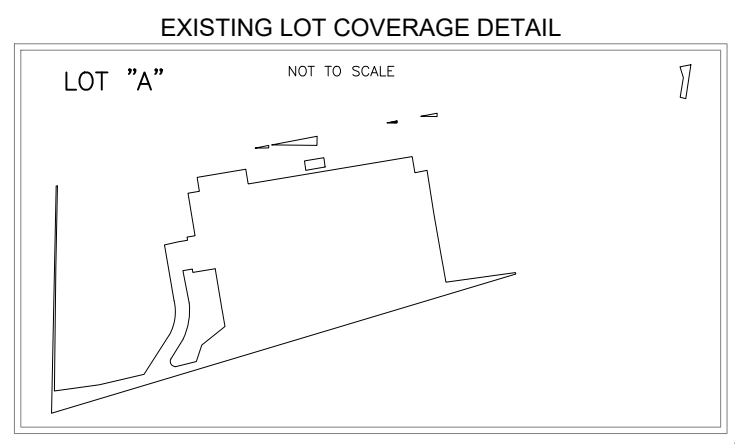
FLOOD NOTE:
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP D 13089C0068K. EFFECTIVE DATE: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

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 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

LL 246

LL 235

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	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES

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.

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

*** 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

SCALE 1" = 30'