

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Michelle Bennett for a Special Land Use Permit (SLUP) for a Personal Care Home to allow for up to six adults, at 1880 Singer Way.

PETITION NO: N2. SLUP-20-1244230 2020-1166

PROPOSED USE: Personal Care Home – up to six adults

LOCATION: 1880 Singer Way

PARCEL NO. : 16-060-03-039

INFO. CONTACT: Jeremy McNeil, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Michelle Bennett for a Special Land Use Permit (SLUP) for a Personal Care Home to allow for up to six adults in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 2-4.2.41 Supplemental Regulations of the DeKalb County Code. The property is located on the north side of Singer Way, approximately 116 feet east of Taffeta Trail, at 1880 Singer Way in Lithonia, Georgia. The property has approximately 129 feet of frontage along Singer Way and contains 0.34 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with a condition.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposed SLUP (Special Land Use Permit) request seeks to expand the existing personal care home from 3 to residents. The application meets the criteria of the zoning ordinance for a personal care home for up to six (6) persons. there should be little or no impact on traffic. There will be no physical changes to the exterior of the existing single-family residence. Therefore, the residence will be compatible in character with existing and surrounding single-family residences in the area. The proposed use is consistent with the following DeKalb County 2035 Comprehensive Plan Housing Policy: Special Needs – Increase the availability of special needs housing to meet the growing population. Given that it appears that there are no other personal care homes for six (6) residents in the immediate surrounding area, the Department of Planning and Sustainability recommends “Approval, with conditions”.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval w/Condition 7-0-0.

Recommendation for approval is with the condition to decrease the limit to no more than 4 instead of 6.

SLUP-20-1244230
RECOMMENDED CONDITIONS

1. Limit use to a personal care home for up to six 6 persons within the existing residential structure.
2. Access shall be limited to the existing curb cut on Singer Way.
3. All refuse containers shall be screened from public view except during pick-up.
4. No identification sign for the personal care home shall be posted on the property.
5. The applicant shall secure the necessary certification by the State of Georgia and the necessary business license, building permit and certificate of occupancy for six (6) persons from DeKalb County.
6. The Special Land Use Permit shall be issued to Bennett Personal Care Home, LLC (Administrator- Michelle Bennett) for operation of a personal care home and shall not be transferrable.
7. The approval of this Special Land Use application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

Michael Thurmond
Chief Executive Officer

**Planning Commission Hearing Date: November 05, 2020
Board of Commissioners Hearing Date: November 17, 2020**

STAFF ANALYSIS

Case No.: SLUP-20-1244230 **Agenda #:** N.2

Location/Address: The property is located along the north side of Singer Way, approximately 116 feet east of Taffeta Trail at 1880 Singer Way in Lithonia, Georgia. **Commission District:** 05 **Super District:** 07

Parcel ID: 16-060-03-039

Request: To request a Special Land Use Permit (SLUP) for a personal care home for to up to six adults in a R-100 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.41 Supplemental Regulations of the DeKalb County Code.

Property Owner/Agent: Michelle Bennett

Applicant/Agent: Michelle Bennett

Acreage: .34 Acres

Existing Land Use: Personal Care Home for 3 adults

Surrounding Properties/ Adjacent Zoning: East, north, south and west are single-family detached residences zoned R-100 (Residential Medium Lot) District and RSM (Small Lot Residential Mix) District.

Comprehensive Plan: Suburban (SUB) Consistent Inconsistent

Proposed Building Square Footage: N/A	Existing Building Square Footage: 2,226 square feet
Proposed Lot Coverage: N/A	Existing Lot Coverage: <35%

ZONING HISTORY & SITE ANALYSIS

The property is located along the north side of Singer Way, approximately 116 feet east of Taffeta Trail at 1880 Singer Way in Lithonia, Georgia. The subject site contains 1.09 acres with approximately 129 feet of frontage along Singer Way (Local Street) .The subject property is currently developed with single family detached structure. East, north, south and west are single-family detached residences zoned R-100 (Residential Medium Lot) District and RSM (Small Lot Residential Mix) District. The subject property is zoned R-100 (Residential Medium Lot) District.

PROJECT ANALYSIS

The applicant is requesting a Special Land Use Permit (SLUP) for a personal care home for to up to six adults in a R-100 (Residential Medium Lot) zoning district. Based on the submitted materials, the applicant is requesting a Special Land Use Permit (SLUP) to expand from three (3) to a maximum (6) residents for a group personal care home in an R-100 (Residential Medium Lot) District.

The DeKalb County Code defines a personal care home as follows: A building(s) in which housing, meals, personal assistance services, and twenty-four (24) hour continuous watchful oversight for adults are provided and which facility is licensed or permitted as a personal care home by the State of Georgia.

IMPACT ANALYSIS

Section 27-7.4.6 of the DeKalb County Code states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

The 1.09 acre lot is adequate for operation of a personal care home for six (6) residents.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:**

The proposed personal care home for six (6) persons is compatible with other single-family residences on Singer Way Road. There will be no outside physical changes to the existing single-family structure or signage indicating that the use is a personal care home.

- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:**

Given that the site is within an established single-family residential neighborhood, it appears that there are adequate public services, public facilities and utilities to serve the proposed personal care home as a single family residence.

- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:**

Planning Staff anticipates little or no impact on public streets or traffic in the area.

E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

Traffic or character of vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the sites.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:

The existing residential structure on the site is accessed by vehicles via the existing curb cut and driveway on Singlar Way. Emergency vehicles can access the site from the existing driveway.

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

The increase in number of clients from 3 to 6 residents will not create adverse impacts upon any adjoining single-family land uses by reason of noise, smoke, odor, dust or vibration.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

Per the information submitted with the application, the personal care home with six residents as 24-hour residential care may not create adverse impacts upon adjoining single-family land uses.

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The increase from three (3) to (6) six residents will not affect the adjoining single-family residences on Singlar Way. The site will operate basically as a single-family residence with caregivers for six occupants.

J. Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The R-100 (Residential Medium Lot) District allows a personal care home for three (3) residents without a Special Land Use Permit. Four (4) to six (6) residents require a SLUP in the R-100 zoning district which is the subject of this application.

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan.

Located within a Suburban Neighborhood Character area designated by the 2035 Comprehensive Land Use Plan Map, the proposed use is consistent with the following Housing Policy: Special Needs – Increase the availability of special needs housing to meet the growing population. The site is currently providing additional housing accommodations for persons in need while not changing the character of the area.

L. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

Transitional buffer zones are not required.

M. Whether or not there is adequate provision of refuse and service areas.

Adequate refuse areas will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

There does not appear to be any compelling reasons for limiting the duration of the requested Special Land Use Permit.

O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

The personal care home in the existing residential structure is consistent in size, scale, and massing with adjacent and surrounding single-family residences in the area.

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

It does not appear that the proposed use will adversely affect historic building sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

Each group personal care home must provide at least four (4) parking spaces within a driveway, garage or carport and must comply with any applicable requirements in Article 6. The site can accommodate in excess of 4 parking spaces.

In order to prevent institutionalizing residential neighborhoods, no group personal care home located in the RE, R-LG, R-100, R-85, R-75, R-50, R-SM, or MR-1 zoning district may be operated within one thousand (1,000) feet of any other group personal care home. The one thousand (1,000) foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two tracts of land on which the group personal care homes are located.

There are no known personal care homes within 1,000 feet of the subject site.

R. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

Adjacent and surrounding residential properties are one story and split frame structures which are the same as the existing residence on the site. There will be no negative shadow impact on any adjoining lot.

S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The site currently provides a community service by providing housing for 3 residents on the site in the existing personal care home. Increasing that number to six (6) would allow an opportunity to serve others in the area in need of housing with 24-hour care.

STAFF RECOMMENDATION:

The proposed SLUP (Special Land Use Permit) request seeks to expand the existing personal care home from 3 to residents. The application meets the criteria of the zoning ordinance for a personal care home for up to six (6) persons. there should be little or no impact on traffic. There will be no physical changes to the exterior of the existing single-family residence. Therefore the residence will be compatible in character with existing and surrounding single-family residences in the area. The proposed use is consistent with the following DeKalb County 2035 Comprehensive Plan Housing Policy: Special Needs – Increase the availability of special needs housing to meet the growing population. Given that it appears that there are no other personal care homes for six (6) residents in the immediate surrounding area, the Department of Planning and Sustainability recommends **"APPROVAL CONDITIONAL"** of the applicant's request. Should the Board of Commissioners choose to approve the petition, Planning Staff recommends the following conditions

1. Limit use to a personal care home for up to six 6 persons within the existing residential structure.
2. Access shall be limited to the existing curb cut on Singlar Way.
3. All refuse containers shall be screened from public view except during pick-up.
4. No identification sign for the personal care home shall be posted on the property.
5. The applicant shall secure the necessary certification by the State of Georgia and the necessary business license, building permit and certificate of occupancy for six (6) persons from DeKalb County.
6. The Special Land Use Permit shall be issued to Bennett Personal Care Home, LLC (Administrator-Michelle Bennett) for operation of a personal care home and shall not be transferrable.
7. The approval of this Special Land Use application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map and Land Use Map
5. Aerial Photograph/Site Photographs



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID jreid@DEKALBCOUNTYGA.GOV

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-20-1244230

Parcel I.D. #: 16-060-03-039

Address: 1880 Singer Way

Lithonia, Georgia

WATER:

Size of existing water main: 8" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property *mfo*

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Pole Bridge Creek Basin

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line: _____

Water Treatment Facility: Pole Bridge WTF () adequate () inadequate

Sewage Capacity: * (MGPD)

Current Flow: 6.48 (MGPD)

COMMENTS:

<p>* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.</p>

Signature: *[Handwritten Signature]*



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-20-1244230 Parcel I.D. #: 16-060-03-039

Address: 1880
Singer Way
Lithonia, GA

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

PLANS and field reviewed. Found nothing that would disrupt traffic.

Signature: [Signature]



Board of Health

10/19/2020

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for:

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed Food Service Operations, Tourist Accommodations, Body Art Studios, Swimming Pools and Water Parks prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

Board of Health

- N.1 SLUP-20-1244121 2020-1166/16-060-03-039
5797 Marbut Road, Lithonia, GA 30058
- Please review general comments.
- N.2 SLUP-20-1244230 2020-1166/16-060-03-039
1880 Singer Way, Lithonia, GA 30058
- Please review general comments.
- N.3 Z-20-1244231 2020-1167/15-228-01-003; 15-228-01-005;
15-228-01-093; 15-288-01-094
1014 Elder Lane, Stone Mountain, GA 30083
- Please review general comments.
- N.4 SLUP-20-1344236 2020-1169/18-012-13-001,18-012-13-002,18-012-13-003,18-012-
13-004,18-012-13-005,18-012-13-006,18-012-13-007,18-012-13-008,18-012-13-009,18-
012-13-010,18-012-13-011,18-012-13-013,18-012-13-015,18-012-13-020,18-012-13-021
4775 Memorial Drive, Decatur, Georgia, GA 30032
- Septic installed on nearby property 4738 Memorial Drive, Decatur, GA on this date
of 08/10/1963.
- Please review general comments.
- N.5 SLUP-20-1244237 2020-1170/18-012-13-001,18-012-13-002,18-012-13-003,18-012-
13-004,18-012-13-005,18-012-13-006,18-012-13-007,18-012-13-008,18-012-13-009,18-
012-13-010,18-012-13-011,18-012-13-013,18-012-13-015,18-012-13-020,18-012-13-021
4775 Memorial Drive, Decatur, GA 30032
- Septic installed on nearby property 4738 Memorial Drive, Decatur, GA on this date
of 08/10/1963.
- Please review general comments.
- N.6 Z-20-1244238 2020-117/18-121-02-001,18-121-12-007
4549 Erskine Road, Clarkston, Georgia 30021
- Septic system installed on nearby property 4479 Erskine Road, Clarkston, Georgia
30021
- Please review general comments.
- N.7 SLUP-20-1244241 2020-1172/18-191-01-010
1896 Ludovie Lane, Decatur, Georgia
- Please review general comments.



Board of Health

- N.8 SLUP-20-1244242 2020-1174/15-159-09-007,15-159-09-071
2030 Wesley Chapel Road, Decatur, Georgia 30035
- Septic system on 09/27/1983
- Please review general comments
- N.9 TA-20-1244234 2020-1175
- N.10 TA-20-1244234 2020-1183
- N.11 TA-20-1244277 2020-1184
- N.12 TA-20-1244271 2020-1188

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION
Amendments will not be accepted after 5 working days after the filing date.

Date Received: _____ Application No.: _____

APPLICANT NAME: Michelle Bennett

Daytime Phone #: 678-791-5165 Fax #: 770-465-2620

Mailing Address: 6277 Magnolia Ridge
Stone Mountain Ga 30087 E-mail: bennettpch@hotmail.com

OWNER NAME: Michelle Bennett (If more than one owner, attach contact information for each owner)

Daytime Phone #: 678-791-5165 Fax #: 770-465-2620

Mailing Address: 6277 Magnolia Ridge, Stone Mountain, Ga 30087
E-mail: bennettpch@hotmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 1880 Singer Way
Lithonia, Ga 30058, DeKalb County, GA, 30058

District(s): 16 Land Lot(s): 060 Block(s): 03 Parcel(s): 039

Acreage or Square Feet: 0.30 acre Commission District(s): 5 and 7 Existing Zoning: R100

Proposed Special Land Use (SLUP): Increase from 3 to upto 6 in PCH

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: Agent: _____ Signature of Applicant: Michelle Bennett
(Check One)

Printed Name of Applicant: Michelle Bennett

Notary Signature and Seal:
Quenni Newell

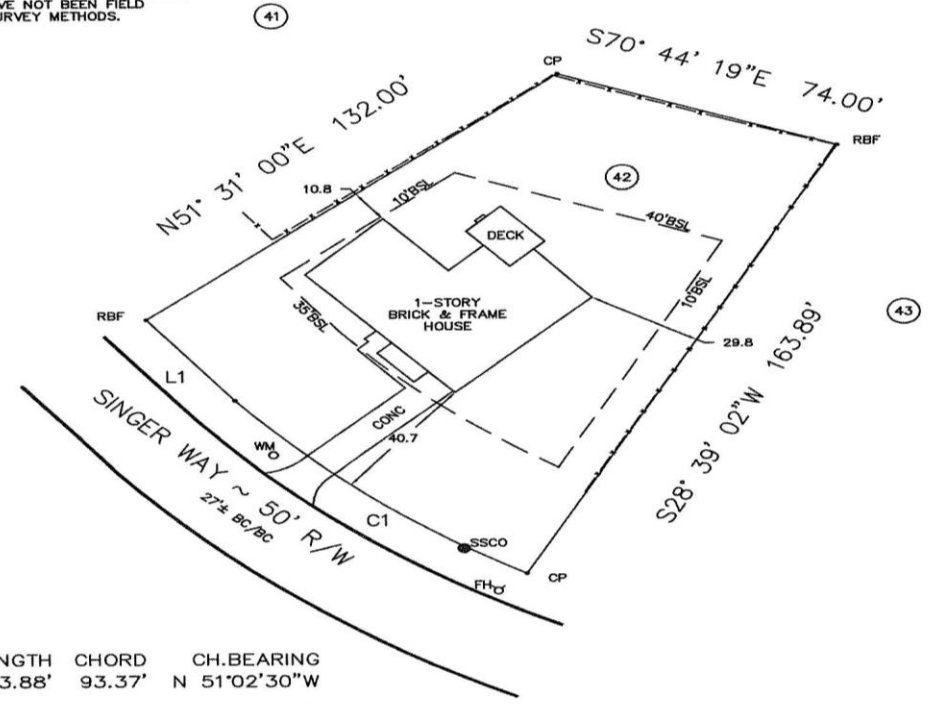


Sworn to me this 21st day of August 2020.

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
 NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.
 THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.
 BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.
 NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.
 * L E G E N D *
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY
 APD AS PER DEED NAIL NAIL FOUND
 APP AS PER PLAT P PLAT (BOOK/PAGE)
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
 CP COMPUTED POINT POC POINT OF COMMENCEMENT
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
 D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY
 DW DRIVEWAY RBF REINFORCING BAR FOUND
 EP EDGE OF PAVEMENT (1/2" UNO)
 FFE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET
 FKA FORMERLY KNOWN AS SW SIDEWALK
 IFF IRON PIN FOUND SSE SANITARY SEWER EASEMENT
 L ARC LENGTH SSCO SANITARY SEWER CLEANOUT
 LL LAND LOT -X- FENCE LINE
 LLL LAND LOT LINE WALL
 N NEIGHBOR'S



CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	262.28'	93.88'	93.37'	N 51°02'30"W
LINE	CHORD	CH.BEARING		
L1	35.13'	N 38°46'20"W		

PROPERTY ADDRESS:
 1880 Singer Way
 Lithonia, GA 30058

LAND AREA:
 14926 SF
 0.343 AC

IMPERVIOUS AREA:
 DW/SW: 448
 HOUSE: 2029 SF
 DECK: 197 SF
 EXIST= 2674 SF=17.9%

ZONING: R-100

SCALE 1" = 30'

PLAT PREPARED FOR:
 1880 Singer Way

LOT 42 BLOCK A UNIT 1 AMBERLY SUBDIVISION
 LAND LOT 60 16th DISTRICT SECTION 2 BY:
 DeKALB COUNTY, GEORGIA FIELD DATE: 8-28-2020 MF
 LOCATED IN UNINCORP DRAWN DATE: 8-31-2020 SS

REFERENCE: PLAT BOOK . PAGE . EXCEPTED. NOT TO BE RECORDED
 REFERENCE: DEED BOOK . PAGE . NOT USED TO CORRECT PROPERTY.

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 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SURVEY SYSTEMS ATLANTA
 2156 W Park Ct, Ste D, Stone Mtn, GA 30087
 COA #LSP000867, info@SurveySystemsAtlanta.com
 Cell 878-591-8064 ~ Office 404-760-0010



