RECORDING INFORMATION

LEGEND

AE	ACCESS EASEMENT
AGL	ATLANTA GAS LIGHT
BFE	BASEMENT FLOOR ELEVATION
BSL	BSL LINE
BOC	BACK OF CURB
C&G	CURB & GUTTER
CL	CENTERLINE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
C/O	CLEAN OUT
CTP	CRIMPED TOP PIPE
DB/PG	DEED BOOK/PAGE NUMBER
DE	DRAINAGE EASEMENT
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
EB	ELECTRIC BOX/TRANSFORMER
EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EX	EXISTING
-x-x-x-	FENCE LINE
FH	FIRE HYDRANT
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
—s—►	FLOW ARROW
FSB	FRONT BSL LINE
GV	GAS VALVE
GI	GRATE INLET
GW	GUY WIRE
HDW	HARDWOOD TREE
HW	HEADWALL
ICV	IRRIGATION CONTROL VALVE
IE/INV	INVERT ELEVATION
IPF	IRON PIN FOUND
IPS	IRON PIN SET
JB	JUNCTION BOX
LP	LIGHT POLE/LAMP POST
LL	LAND LOT
LLL	LAND LOT LINE
MFE	MINIMUM FLOOR ELEVATION
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OCS	OUTLET CONTROL STRUCTURE
-OHP-OHP-	OVERHEAD POWER LINE
OTP	OPEN TOP PIPE
PN	PINE TREE
PB/PG	PLAT BOOK/PAGE
P/L	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
POL	POINT ON LINE
PP	POWER POLE
RAH	RECORD ANGLE HELD
RSB	REAR BSL LINE
RD	RECORD DISTANCE
RDH	RECORD DISTANCE HELD
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
RWM	RIGHT OF WAY MONUMENT
SMH	SANITARY SEWER MANHOLE
SWCB	SINGLE WING CATCH BASIN
SSB	SIDE BSL LINE
-SS-SS-	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
STA	STATION
TBM	TEMPORARY BENCHMARK
TBX	TELEPHONE BOX/PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
-C-C-C-	UNDERGROUND CABLE TV LINE
-E-E-E-	UNDERGROUND ELECTRIC LINE
-G-G-G-	UNDERGROUND GAS LINE
-T-T-T-	UNDERGROUND TELECOMM. LINE
-W-W-W-	UNDERGROUND WATER LINE
WM	WATER METER
WV	WATER VALVE
WI	WEIR INLET

TITLE REFERENCES

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. CT18-25-0176
EFFECTIVE DATE: JUNE 4, 2025 AT 12:00 AM

SCHEDULE B-2 EXCEPTIONS

9. Intentionally deleted.

10. Easement from Frank L. Berry to Georgia Power Company dated March 9, 1949, filed for record March 28, 1949 at 3:00 p.m., recorded in Deed Book 763, Page 341 , aforesaid Records. (As to Property 3)
[May or may not affect subject property - not plottable.]

11. Easement from Frank L. Berry to Georgia Power Company dated August 28, 1950, filed for record February 13, 1951 at 11:00 a.m., recorded in Deed Book 859, Page 377 , aforesaid Records. (As to Property 3)
[May or may not affect subject property - not plottable.]

12. Easement from Frank L. Berry to Georgia Power Company dated August 8, 1950, filed for record January 5, 1951, and recorded in Deed Book 861, Page 33 , aforesaid Records. (As to Property 3)
[May or may not affect subject property - not plottable.]

13. Easements as conveyed in Right-of-Way Warranty Deed between W. C. Lea and B. P. McDonough and Dekalb County, a political Subdivision dated October 14, 1958, filed for record December 22, 1958 at 3:00 p.m., recorded in Deed Book 1377, Page 123 , aforesaid Records. (As to Property 3)
[Affects subject property as shown on survey - this deed describes the current R/W of Ingersoll Rand Drive and a portion of the R/W of Irvindale Drive.]

14. Permit for Anchors, Guy Poles and Wires from Ms. Diantha Bailey to Georgia Power Company dated February 14, 1962, filed for record March 5, 1962 at 12:24 p.m., and recorded in Deed Book 1645, Page 469 , aforesaid Records. (As to Property 3)
[Affects subject property - blanket easement, not plottable.]

15. Intentionally deleted.

16. Intentionally deleted.

17. Easement from Lucile Morris Pierce Estate to Georgia Power Company, dated March xx, 1997, filed for record May 14, 1997 at 11:33 a.m., recorded in Deed Book 9441, Page 101 , aforesaid Records. (As to Property 1)
[Affects subject property - blanket easement, not plottable.]

AS-SURVEYED LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Chamblee, Land Lot 309, 18th District, DeKalb County, Georgia, and being more particularly described as follows:

COMMENCING at a PK nail head found at the intersection of the southwesterly R/W line of Ingersoll Rand Drive (50' R/W) with the northwesterly R/W line of Peachtree Road (variable width R/W); THENCE running along said R/W line of Peachtree Road the following courses and distances: South 53 degrees 15 minutes 11 seconds West a distance of 47.07 feet to a 3/4" open top pipe found, THENCE South 52 degrees 56 minutes 06 seconds West a distance of 57.60 feet to a PK nail set, said point being the **POINT OF BEGINNING**;

THENCE South 52 degrees 56 minutes 06 seconds West a distance of 79.54 feet to a 1/2" rebar found; THENCE South 53 degrees 53 minutes 22 seconds West a distance of 63.49 feet to a point; THENCE South 53 degrees 28 minutes 32 seconds West a distance of 41.53 feet to a point; THENCE South 54 degrees 48 minutes 36 seconds West a distance of 42.07 feet to a point; THENCE along a curve to the right an arc distance of 100.75 feet, said arc having a radius of 609.05 feet, and a chord bearing South 59 degrees 32 minutes 56 seconds West a chord distance of 100.64 feet to an iron pin set; THENCE North 18 degrees 47 minutes 11 seconds West a distance of 321.50 feet to a 1/2" rebar with cap found; THENCE North 59 degrees 19 minutes 01 seconds East a distance of 156.55 feet to a point; THENCE South 18 degrees 07 minutes 29 seconds East a distance of 79.90 feet to a point; THENCE South 60 degrees 01 minutes 47 seconds East a distance of 246.23 feet to a PK nail set; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 68,363 square feet, or 1.569 acres.

AS-SURVEYED LEGAL DESCRIPTION - TRACT 2A

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Chamblee, Land Lot 309, 18th District, DeKalb County, Georgia, and being more particularly described as follows:

COMMENCING at a PK nail head found at the intersection of the southwesterly R/W line of Ingersoll Rand Drive (50' R/W) with the northwesterly R/W line of Peachtree Road (variable width R/W); THENCE running along said R/W line of Peachtree Road South 53 degrees 15 minutes 11 seconds West a distance of 47.07 feet to a 3/4" open top pipe found, said point being the **POINT OF BEGINNING**;

THENCE continuing along said R/W line of Peachtree Road THENCE South 52 degrees 56 minutes 06 seconds West a distance of 57.60 feet to a PK nail set; THENCE leaving said R/W line of Peachtree Road North 60 degrees 01 minutes 47 seconds West a distance of 246.23 feet to a point; THENCE North 18 degrees 07 minutes 29 seconds West a distance of 79.90 feet to a point; THENCE North 59 degrees 19 minutes 01 seconds East a distance of 63.85 feet to a 1/2" rebar found; THENCE South 49 degrees 21 minutes 00 seconds East a distance of 302.11 feet to a 3/4" open top pipe found; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 24,414 square feet, or 0.560 acres.

AS-SURVEYED LEGAL DESCRIPTION - TRACT 2B

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Chamblee, Land Lot 309, 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a PK nail head found at the intersection of the southwesterly R/W line of Ingersoll Rand Drive (50' R/W) with the northwesterly R/W line of Peachtree Road (variable width R/W); THENCE running along said R/W line of Peachtree Road South 53 degrees 15 minutes 11 seconds West a distance of 47.07 feet to a 3/4" open top pipe found; THENCE leaving said R/W line of Peachtree Road North 49 degrees 21 minutes 00 seconds West a distance of 302.11 feet to a 1/2" rebar found; THENCE North 59 degrees 19 minutes 01 seconds East a distance of 48.54 feet to a 1/2" rebar found on the southwesterly R/W line of Ingersoll Rand Drive; THENCE running along said R/W line of Ingersoll Rand Drive South 49 degrees 20 minutes 22 seconds East a distance of 296.85 feet to a PK nail head found; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 13,764 square feet, or 0.316 acres.

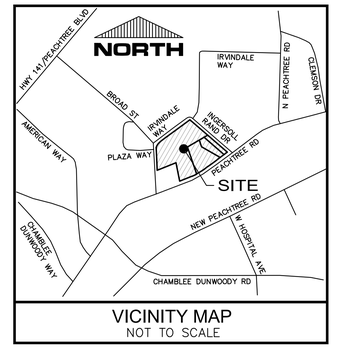
AS-SURVEYED LEGAL DESCRIPTION - TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Chamblee, Land Lot 309, 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the intersection of the southwesterly R/W line of Ingersoll Rand Drive (50' R/W) with the southeasterly R/W line of Irvindale Drive (50' R/W); THENCE running along said R/W line of Ingersoll Rand Drive South 49 degrees 24 minutes 09 seconds East a distance of 269.24 feet to a 1/2" rebar found; THENCE leaving said R/W line of Ingersoll Rand Drive South 59 degrees 19 minutes 01 seconds West a distance of 268.94 feet to a 1/2" rebar with cap found; THENCE South 18 degrees 47 minutes 11 seconds East a distance of 326.14 feet to a 1/2" rebar with cap found on the northwesterly R/W line of Peachtree Road (variable width R/W); THENCE running along said R/W line of Peachtree Road the following courses and distances: along a curve to the right an arc distance of 59.94 feet, said arc having a radius of 584.26 feet, and a chord bearing South 65 degrees 26 minutes 36 seconds West a chord distance of 59.91 feet to a point; THENCE South 68 degrees 22 minutes 56 seconds West a distance of 152.08 feet to a 1/2" rebar found; THENCE leaving said R/W line of Peachtree Road North 11 degrees 12 minutes 38 seconds West a distance of 214.83 feet to a 1/2" rebar with cap found; THENCE South 68 degrees 06 minutes 27 seconds West a distance of 231.69 feet to a PK nail set on the easterly R/W line of Broad Street (40' R/W); THENCE running along said R/W line of Broad Street the following courses and distances: North 02 degrees 09 minutes 46 seconds West a distance of 115.17 feet to a 1/2" rebar found; THENCE North 03 degrees 06 minutes 20 seconds West a distance of 145.00 feet to an iron pin set; THENCE along a curve to the right an arc distance of 85.94 feet, said arc having a radius of 138.53 feet, and a chord bearing North 35 degrees 43 minutes 17 seconds East a chord distance of 84.57 feet to an iron pin set on the southeasterly R/W line of Irvindale Drive; THENCE running along said R/W line of Irvindale Drive the following courses and distances: North 53 degrees 29 minutes 41 seconds East a distance of 75.05 feet to a point; THENCE North 53 degrees 29 minutes 41 seconds East a distance of 125.66 feet to a point; THENCE North 53 degrees 34 minutes 18 seconds East a distance of 218.67 feet to a 1/2" rebar found; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 208,871 square feet, or 4.795 acres.

VICINITY MAP
NOT TO SCALE



SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 77,841 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. ANGULAR AND DISTANCE MEASUREMENTS WERE MADE USING A GEOMAX ZOOM 95 ROBOTIC TOTAL STATION. A PORTION OF THIS SURVEY, INCLUDING THE ESTABLISHMENT OF HORIZONAL AND VERTICAL CONTROL, WAS PERFORMED USING A CARLSON BRX7 GNSS BASE AND ROVER WITH NETWORK ADJUSTED REAL TIME KINEMATIC MEASUREMENTS REFERENCED TO THE LEICA HXGN SMARTNET NETWORK. THE GPS SURVEY INCLUDED REDUNDANT MEASUREMENTS WITH POSITIONAL ACCURACY OF BETTER THAN 0.04' (HORIZONTAL) AND 0.07' (VERTICAL).
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 618,693 FEET.
3. HORIZONTAL DATUM: NAD83. DISTANCES SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
   VERTICAL DATUM: NAVD88 USING GEOID MODEL GEOID2018
4. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM CONVENTIONAL SURVEY METHODS UTILIZING THE ROBOTIC TOTAL STATION AND GNSS EQUIPMENT LISTED IN NOTE #1.
5. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND SIGNED BY A REGISTERED LAND SURVEYOR OF PARAMOUNT SURVEYS, INC., AUTHORITY OF O.C.G.A. 43-15-22.
6. ZONING INFORMATION SHOWN HEREON OBTAINED FROM CITY OF CHAMBLEE PUBLIC RECORDS AT THE TIME OF SURVEY. THIS SURVEYOR MAKES NO CERTIFICATION AS TO MATTERS OF ZONING. IT IS THE RESPONSIBILITY OF THE CLIENT, DEVELOPER, OR BUILDER TO VERIFY ANY MATTERS OF ZONING SHOWN ON THIS SURVEY HEREON PRIOR TO ANY DEVELOPMENT, CONSTRUCTION OR BUILDING ACTIVITY.
7. NO PROPOSED CHANGES IN STREET R/W LINES WERE MADE EVIDENT TO THIS SURVEYOR AT THE TIME OF SURVEY.
8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THE CENTER OF THE PROPERTY WAS HEAVILY OVERGROWN AT THE TIME OF FIELD SURVEY. IMPROVEMENTS, ABOVE GROUND UTILITY EVIDENCE AND/OR TOPOGRAPHIC FEATURES MAY EXIST THAT WERE NOT VISIBLE AT THE TIME OF SURVEY.
10. THE SUBJECT TRACTS AS SHOWN HEREON IF COMBINED FORM A CONTIGUOUS PARCEL WITH NO GAPS OR GORES.
11. THE SUBJECT TRACTS HAVE ACCESS TO PUBLIC RIGHTS-OF-WAY AS NOTED ON SURVEY. THERE ARE CURRENTLY NO POINTS OF ACCESS IN USE TO INGERSOLL RAND DRIVE BUT THIS SURVEYOR WAS PROVIDED NO DOCUMENTATION DESCRIBING ANY LIMITED ACCESS TO PEACHTREE STREET, INGERSOLL RAND DRIVE, IRVINDALE DRIVE, OR BROAD STREET.

SURVEY REFERENCE DOCUMENTS

1. SURVEY AND PLAT OF PROPERTY LOCATED IN LAND LOT 309, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, PREPARED BY BRACEWELL, SHIREY & NELSON, LAST REVISED JULY 1, 1957, AS RECORDED IN PLAT BOOK 77, PAGE 102, DEKALB COUNTY RECORDS.
2. QUITCLAIM DEED BETWEEN NORFOLK SOUTHERN RAILWAY COMPANY AND MORRIS B. PIERCE, ET AL, RECORDED IN DEED BOOK 10045, PAGE 205, DEKALB COUNTY RECORDS.
3. QUITCLAIM DEED BETWEEN NORFOLK SOUTHERN RAILWAY COMPANY AND SPECIALTY MAILERS INCORPORATED, RECORDED IN DEED BOOK 8661, PAGE 606, DEKALB COUNTY RECORDS.

ZONING NOTES

FOR PUD ZONING, THE SETBACKS ARE AS FOLLOWS:
(SEE CITY OF CHAMBLEE CODE SECTION 220-3)

FRONT SETBACK - NONE PROVIDED, TO BE DETERMINED BY OVERALL DEVELOPMENT STANDARDS
MAJOR SIDE SETBACK - NONE PROVIDED, TO BE DETERMINED BY OVERALL DEVELOPMENT STANDARDS
MINOR SIDE SETBACK - NONE PROVIDED, TO BE DETERMINED BY OVERALL DEVELOPMENT STANDARDS
REAR SETBACK - NONE PROVIDED, TO BE DETERMINED BY OVERALL DEVELOPMENT STANDARDS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	8-11-25	CORRECT SEWER INVERT	BMD

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

GRAPHIC SCALE (1 INCH = 30 FEET)
30 0 15 30 60 90 120

CERTIFICATE OF SURVEYOR

THIS PLAT IS A REPLACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATORY OR ZONING REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN 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
AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

TO GREYSTAR DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY & CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS EFFECTIVE FEBRUARY 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 8, 10, 11(b), 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 12, 2025.

DATE OF PLAT OR MAP: JUNE 18, 2025.

BARRON M. DUNN, GA RLS 3351 — 8-11-2025 DATE

GEORGIA REGISTERED No. 3351 LAND SURVEYOR 8/11/2025 BARRON M. DUNN

For The Firm
Paramount Surveys, Inc.

FLOOD HAZARD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER THE FEMA FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, MAP NUMBER 13089C0018K, DATED AUGUST 15, 2019.

UNDERGROUND UTILITIES NOTE

UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER FIELD LOCATED PAINT MARKINGS PROVIDED BY MC UTILITY SURVEYING, LLC, WITH AN ACCOMPANYING REPORT DATED 4/24/2025. PIPE SIZES AND MATERIALS FOR UNDERGROUND GAS, WATER, POWER, AND TELECOMMUNICATIONS LINES ARE SHOWN PER THE AFOREMENTIONED REPORT. THIS SURVEYOR HAS NO FURTHER KNOWLEDGE AS TO THE ACCURACY OF OR EXTENT OF THE UNDERGROUND UTILITIES ON THIS PROPERTY OTHER THAN WHAT IS SHOWN ON THE AFOREMENTIONED REPORT.

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY FOR:

GREYSTAR DEVELOPMENT EAST, LLC,
A DELAWARE LIMITED LIABILITY COMPANY &
CHICAGO TITLE INSURANCE COMPANY

PREPARED BY:

PARAMOUNT SURVEYS

Richard Barnett
404.354.3122
rb@paramount-surveys.com

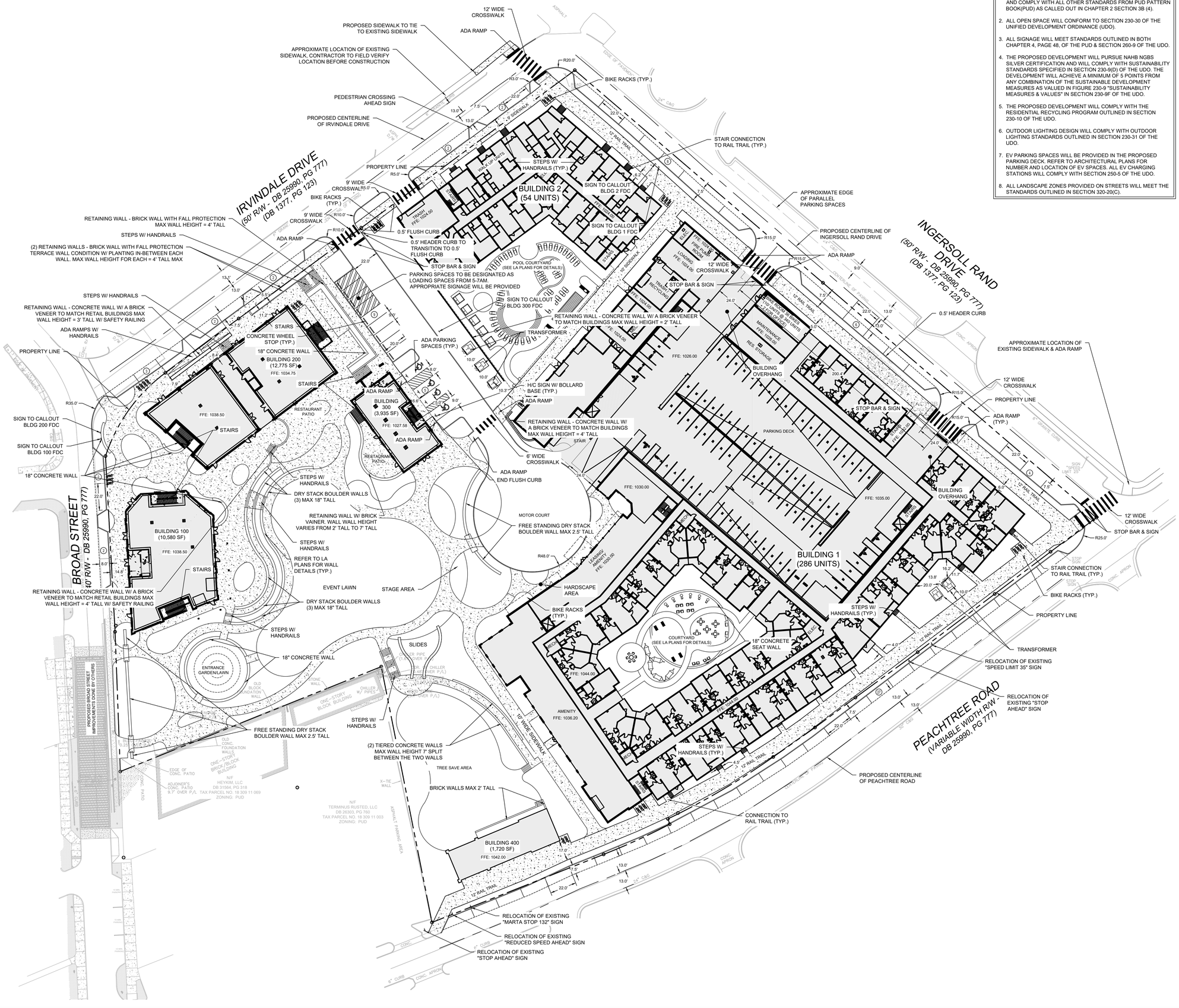
Barron Dunn
404.328.5604
bd@paramount-surveys.com

P.O. Box 1024, Madison, GA 30650 — LSF #1295

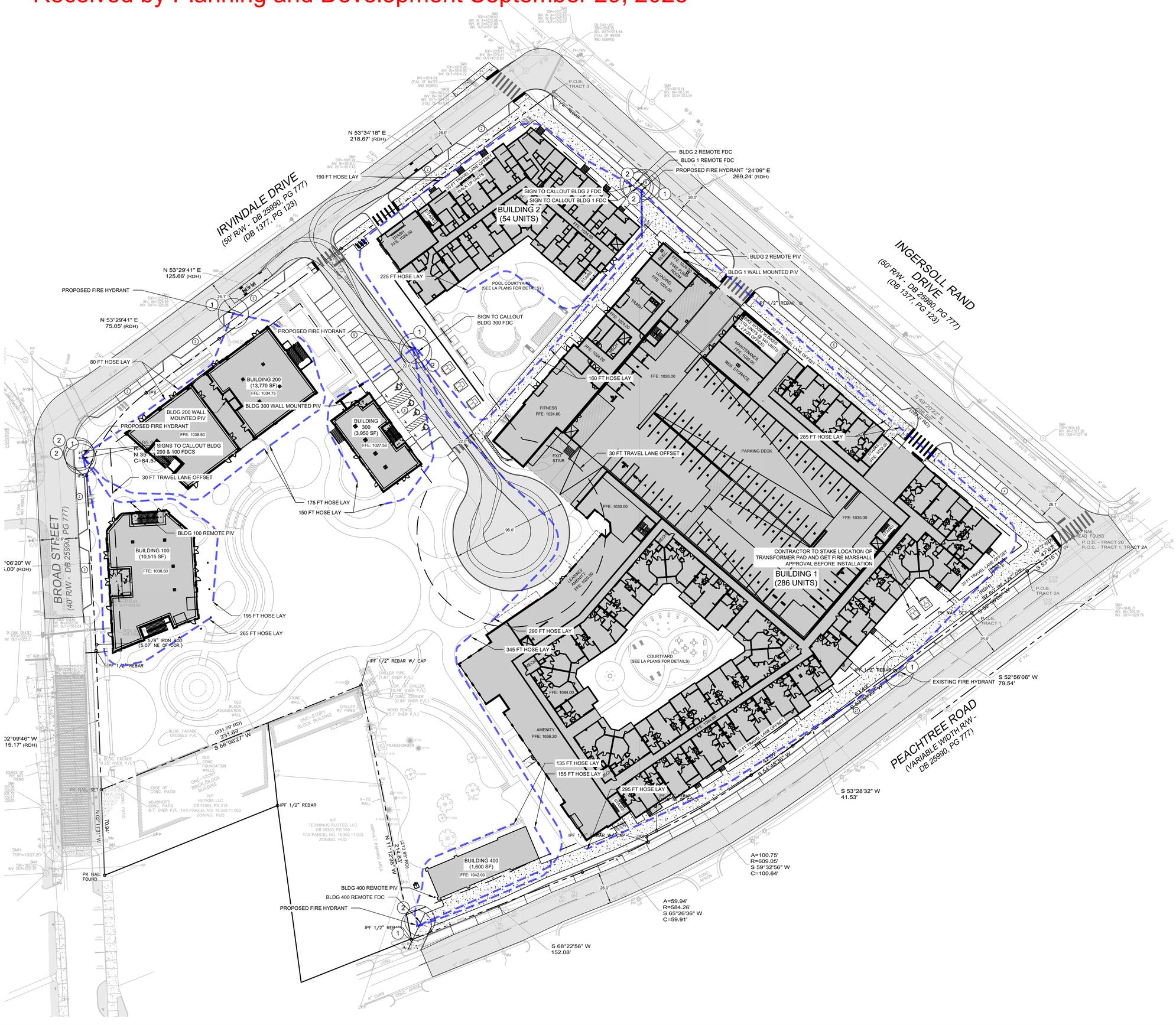
DATE: JULY 29, 2025	COUNTY: DEKALB	CITY: CHAMBLEE
DISTRICT: 18th	LAND LOT: 309	Sheet Number
DRAWN BY: BD	CHECKED BY: BD	1 of 1
SCALE: 1" = 30'	DATE OF FIELD WORK: 6/12/2025	

D:\Dropbox\Paramount\Projects\Kimley Horn\Peachtree Rd and Ingersoll Rand Dr - Chamblee\Peachtree Rd and Ingersoll Rand Dr SURVEY.dwg

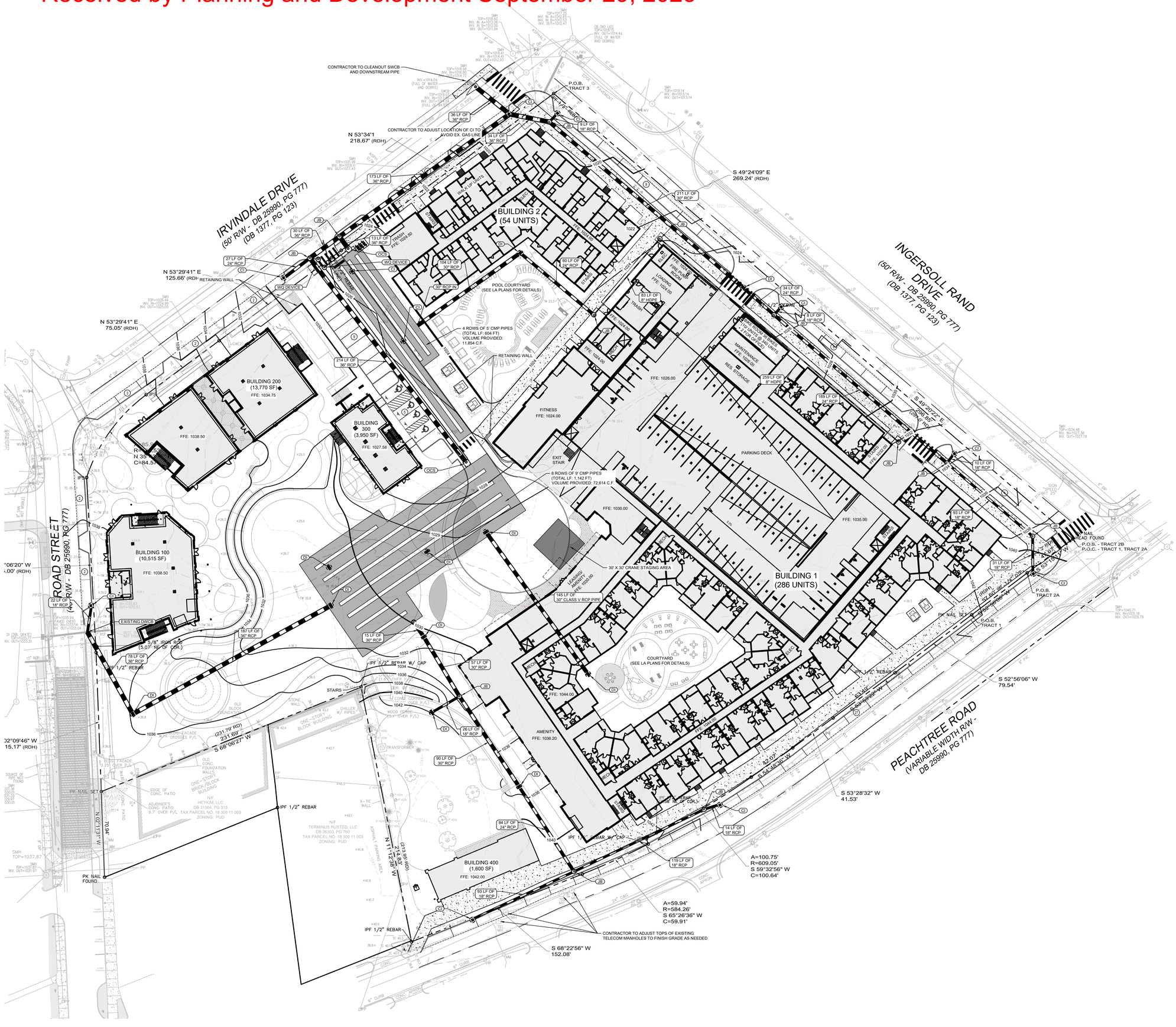
Received by Planning and Development September 29, 2025


IRVINDALE DRIVE
(50' R/W - DB 25990, PG 777)
(DB 1377, PG 123)
INGERSOLL RAND DRIVE
(50' R/W - DB 25990, PG 777)
(DB 1377, PG 123)
BROAD STREET
(80' R/W - DB 25990, PG 777)
PEACHTREE ROAD
(VARIABLE WIDTH R/W - DB 25990, PG 777)
BUILDING 2
(54 UNITS)
BUILDING 1
(286 UNITS)
BUILDING 100
(10,580 SF)
BUILDING 200
(12,775 SF)
BUILDING 300
(3,935 SF)
BUILDING 400
(1,720 SF)
PARKING DECK
BUILDING OVERHANG
AMENITY
COURTYARD
(SEE LA PLANS FOR DETAILS)
POOL COURTYARD
(SEE LA PLANS FOR DETAILS)
LEASING/ AMENITY
MAINTENANCE
RETAIL STORAGE
TRASH/ RECYCLING
ELEC.
TRANSFORMER
STAIRS
RAMP
ENTRANCE GARDEN/LAWN
EVENT LAWN
STAGE AREA
SLIDES
RESTAURANT PATIO
MOTOR COURT
HARDSCAPE AREA
TREE SAVE AREA
PROPERTY LINE
PROPOSED CENTERLINE OF IRVINDALE DRIVE
PROPOSED CENTERLINE OF INGERSOLL RAND DRIVE
PROPOSED CENTERLINE OF PEACHTREE ROAD
APPROXIMATE EDGE OF PARALLEL PARKING SPACES
APPROXIMATE LOCATION OF EXISTING SIDEWALK & ADA RAMP
APPROXIMATE LOCATION OF EXISTING SIDEWALK, CONTRACTOR TO FIELD VERIFY LOCATION BEFORE CONSTRUCTION
12' WIDE CROSSWALK
9' WIDE CROSSWALK
6' WIDE CROSSWALK
ADA RAMP
ADA RAMPS W/ HANDRAILS
ADA PARKING SPACES (TYP.)
BIKE RACKS (TYP.)
STAIR CONNECTION TO RAIL TRAIL (TYP.)
STEPS W/ HANDRAILS (TYP.)
STEPS W/ HANDRAILS
0.5' FLUSH CURB
0.5' HEADER CURB TO TRANSITION TO 0.5' FLUSH CURB
0.5' HEADER CURB
STOP BAR & SIGN
PARKING SPACES TO BE DESIGNATED AS LOADING SPACES FROM 5-7AM. APPROPRIATE SIGNAGE WILL BE PROVIDED
SIGN TO CALLOUT BLDG 200 FDC
SIGN TO CALLOUT BLDG 100 FDC
SIGN TO CALLOUT BLDG 2 FDC
SIGN TO CALLOUT BLDG 1 FDC
SIGN TO CALLOUT BLDG 300 FDC
H/C SIGN W/ BOLLARD BASE (TYP.)
RELOCATION OF EXISTING "SPEED LIMIT 35" SIGN
RELOCATION OF EXISTING "STOP AHEAD" SIGN
RELOCATION OF EXISTING "MARTA STOP 132" SIGN
RELOCATION OF EXISTING "REDUCED SPEED AHEAD" SIGN
RELOCATION OF EXISTING "STOP AHEAD" SIGN
CONNECTION TO RAIL TRAIL (TYP.)
RETAINING WALL - BRICK WALL WITH FALL PROTECTION MAX WALL HEIGHT = 4' TALL
(2) RETAINING WALLS - BRICK WALL WITH FALL PROTECTION TERRACE WALL CONDITION W/ PLANTING IN-BETWEEN EACH WALL. MAX WALL HEIGHT FOR EACH = 4' TALL MAX
RETAINING WALL - CONCRETE WALL W/ A BRICK VENEER TO MATCH RETAIL BUILDINGS MAX WALL HEIGHT = 3' TALL W/ SAFETY RAILING
RETAINING WALL - CONCRETE WALL W/ A BRICK VENEER TO MATCH BUILDINGS MAX WALL HEIGHT = 2' TALL
RETAINING WALL - CONCRETE WALL W/ A BRICK VENEER TO MATCH BUILDINGS MAX WALL HEIGHT = 4' TALL
RETAINING WALL W/ BRICK VAINER. WALL WALL HEIGHT VARIES FROM 2' TALL TO 7' TALL
RETAINING WALL - CONCRETE WALL W/ A BRICK VENEER TO MATCH RETAIL BUILDINGS MAX WALL HEIGHT = 4' TALL W/ SAFETY RAILING
DRY STACK BOULDER WALLS (3) MAX 18" TALL
FREE STANDING DRY STACK BOULDER WALL MAX 2.5' TALL
(2) TIERED CONCRETE WALLS MAX WALL HEIGHT 7' SPLIT BETWEEN THE TWO WALLS
BRICK WALLS MAX 2' TALL
18" CONCRETE WALL
18" CONCRETE SEAT WALL
CONCRETE WHEEL STOP (TYP.)
REFER TO LA PLANS FOR WALL DETAILS (TYP.)
PROPOSED BUILDING BY OTHERS
ONE-STORY BRICK/BLOCK BUILDING
OLD CONC. FOUNDATION WALLS
OLD BLOCK FOUNDATION WALL
CHILLER W/ PIPES
STONE WALL
CONC. PATIO
EDGE OF CONC. PATIO
ADJOINER'S CONC. PATIO 9.7' OVER P/L
TAX PARCEL NO. 18 309 11 069
ZONING: PUD
HEYWOM, LLC
DB 31564, PG 318
TERMINUS RUSTED, LLC
DB 26303, PG 760
TAX PARCEL NO. 18 309 11 003
ASPHALT PARKING AREA
6" CURB
CONC. APRON
ASPH. DWY.
EDGE OF PAVEMENT
6" GRANITE CURB
24" CMG
SIGN SPEED LIMIT 25
STOP SIGN
R35.0'
R20.0'
R15.0'
R10.0'
R5.0'
R48.0'
FFE: 1038.50
FFE: 1034.75
FFE: 1027.58
FFE: 1026.00
FFE: 1030.00
FFE: 1035.00
FFE: 1044.00
FFE: 1042.00
FFE: 1036.20
FFE: 1024.00
FFE: 1024.50
FFE: 1024.80
FFE: 1024.90
FFE: 1030.00
FFE: 1030.50
FFE: 1034.00
TRASH FFE: 1024.50
LOADING FFE: 1024.00
ELEC. FFE: 1024.00
FIRE RISER ROOM FFE: 1024.00
FIRE RISER ROOM (100 UNITS & BELOW) FFE: 1024.00
FIRE RISER ROOM (101 UNITS & ABOVE) FFE: 1030.00
LEASING/ AMENITY FFE: 1030.00
STAIRS
RAMP
10' SIDEWALK
12' RAIL TRAIL
10' WIDE SIDEWALK
6' SIDEWALK
10' WIDE PLANTING STRIP
W/ PLANTING STRIP
W/ PLANTING STRIP
W/

Received by Planning and Development September 29, 2025


IRVINDALE DRIVE
(50' R/W - DB 25990, PG 777)
(DB 1377, PG 123)
INGERSOLL RAND DRIVE
(50' R/W - DB 25990, PG 777)
(DB 1377, PG 123)
BROAD STREET
(40' R/W - DB 25990, PG 777)
PEACHTREE ROAD
(VARIABLE WIDTH R/W - DB 25990, PG 777)
BUILDING 1
(286 UNITS)
BUILDING 2
(54 UNITS)
BUILDING 100
(10,515 SF)
FFE: 1038.50
BUILDING 200
(13,770 SF)
FFE: 1034.75
BUILDING 300
(3,950 SF)
FFE: 1027.58
BUILDING 400
(1,600 SF)
FFE: 1042.00
BLDG 100 REMOTE PIV
BLDG 200 WALL MOUNTED PIV
BLDG 300 WALL MOUNTED PIV
BLDG 1 WALL MOUNTED PIV
BLDG 1 REMOTE FDC
BLDG 2 REMOTE FDC
BLDG 2 REMOTE PIV
BLDG 400 REMOTE PIV
BLDG 400 REMOTE FDC
PROPOSED FIRE HYDRANT
PROPOSED FIRE HYDRANT "24'09" E 269.24' (RDH)
EXISTING FIRE HYDRANT
SIGN TO CALLOUT BLDG 2 FDC
SIGN TO CALLOUT BLDG 1 FDC
SIGN TO CALLOUT BLDG 300 FDC
SIGNS TO CALLOUT BLDG 200 & 100 FDCS
190 FT HOSE LAY
225 FT HOSE LAY
80 FT HOSE LAY
160 FT HOSE LAY
285 FT HOSE LAY
175 FT HOSE LAY
150 FT HOSE LAY
195 FT HOSE LAY
265 FT HOSE LAY
290 FT HOSE LAY
345 FT HOSE LAY
135 FT HOSE LAY
155 FT HOSE LAY
295 FT HOSE LAY
30 FT TRAVEL LANE OFFSET
CONTRACTOR TO STAKE LOCATION OF TRANSFORMER PAD AND GET FIRE MARSHALL APPROVAL BEFORE INSTALLATION
POOL COURTYARD (SEE LA PLANS FOR DETAILS)
COURTYARD (SEE LA PLANS FOR DETAILS)
LEASING/ AMENITY FFE: 1030.00
AMENITY FFE: 1036.20
FITNESS FFE: 1024.00
MAINTENANCE FFE: 1026.00
LOADING FFE: 1024.00
TRASH FFE: 1024.00
TRASH FFE: 1044.50
PARKING DECK
EXIT STAIR
ELEC
TRANSFORMER
N 53°34'18" E 218.67' (RDH)
N 53°29'41" E 125.66' (RDH)
N 53°29'41" E 75.05' (RDH)
S 49°20'22" E 285.52' (285.52' RD)
S 52°56'06" W 79.54'
S 53°28'32" W 41.53'
S 68°06'27" W (231.79' RD) 231.69'
S 68°22'56" W 152.08'
S 54°46'30" W 14.79'
S 52°56'06" W 42.66' (42.72' RD)
S 53°15'17" W 47.04'
A=100.75' R=609.05' S 59°32'56" W C=100.64'
A=59.94' R=584.26' S 65°26'36" W C=59.91'
N 07°13'37" W 70.94'
N 11°12'38" W (215.95' RD) 214.82'
"06'20" W .00' (RDH)
"09'46" W 15.17' (RDH)
IPF 1/2" REBAR
IPF 1/2" REBAR W/ CAP
PK NAIL SET
PK NAIL FOUND
5/8" IRON ROD (5.07' NE OF COR.)
P.O.B. TRACT 3
P.O.B. TRACT 2A
P.O.B. - TRACT 2B
P.O.C. - TRACT 1, TRACT 2A
P.O.B. TRACT 1
IRR NAIL HEAD FOUND
ADJOINER'S CONC. PATIO 9.7' OVER P/L TAX PARCEL NO. 18 309 11 069 ZONING: PUD
HEYKIM, LLC DB 31564, PG 318
N/F TERMINUS RUSTED, LLC DB 26303, PG 760 TAX PARCEL NO. 18 309 11 003 ZONING: PUD
ASPHALT PAVING AREA
ONE-STORY BLOCK BUILDING
CHILLER W/ PIPES UNDERNEATH
OLD BLOCK FOUNDATION WALL
OLD CONC. FOUNDATION WALLS
ONE-STORY BRICK/BLOCK BUILDING
EDGE OF CONC. PATIO
STONE WALL
WOOD FENCE (5.1' OVER P/L)
CHILLER PIPE (1.67' OVER P/L)
COR. OF CHILLER (0.48' OVER P/L)
CONC. CORNER (0.95' OVER P/L)
BLDG. FACADE CROSSES P/L
BLDG. FACADE 0.33' OVER P/L
SOURCE OF PIPE NOT FOUND
X-TIE WALL
F-HDW
ST-HDW
SF-HDW
T-HDW
IPS
26.1'
22.0'
26.0'
96.0'
42.0'
IRR NAIL HEAD FOUND
P.O.B. - TRACT 2B
P.O.C. - TRACT 1, TRACT 2A
P.O.B. TRACT 2A
P.O.B. TRACT 1
P.O.C. TRACT 1, TRACT 2A
30 FT TRAVEL LANE OFFSET
(TYP)
(TYP)
(TYP)

Received by Planning and Development September 29, 2025



GRADING AND DRAINAGE NOTES

1. SITE AREA: 7.24 ACRES
   DISTURBED AREA: TBD ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13089C0018K, DATED 08/15/2019.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 3:1
11. ALL WALLS GREATER THAN 48" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.

GRADING LEGEND

950	EXISTING MAJOR CONTOUR
948	EXISTING MINOR CONTOUR
945	PROPOSED MAJOR CONTOUR
944	PROPOSED MINOR CONTOUR
×945.00	PROPOSED SPOT GRADE
×TG:945.00	PROPOSED TOP GRADE AT WALL
×BG:945.00	PROPOSED BOTTOM GRADE AT WALL
×TS:945.00	PROPOSED TOP OF STAIR GRADE
×BS:945.00	PROPOSED BOTTOM OF STAIR GRADE
×HP:945.00	PROPOSED HIGH POINT GRADE
×LP:945.00	PROPOSED LOW POINT GRADE
×TC:945.00	PROPOSED TOP OF CURB GRADE
×BC:945.00	PROPOSED BOTTOM OF CURB GRADE

STORM DRAINAGE LEGEND

JB	JUNCTION BOX (XXXXXXXXXXX)
CI	HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
GI	GRATE INLET (GDOT 1019A, TYPE A)
SWCB	SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB	DOUBLE WING CATCH BASIN (GDOT 1034D)
YD	YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
CO	CLEAN OUT (XXXXXXXXXXX OR COMPARABLE)
WQ	WATER QUALITY DEVICE (CONTECH CDS4040-8-C)
OCS	OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
TD	TRENCH DRAIN (XXXXXXXXXXXXX)
	PROPOSED ROOF DRAIN PIPE
	PROPOSED STORM PIPE

VOLUME CUT/FILL CALCULATIONS

CUT VOLUME (ADJUSTED): 9,778 CUBIC YARDS
FILL VOLUME (ADJUSTED): 33,710 CUBIC YARDS

NET VOLUME (ADJUSTED): 23,930 CUBIC YARDS (FILL)
*ADJUSTED ASSUMES 1.15 FILL FACTOR

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Know what's below. Call before you dig.

Kimley»Horn
645 MOLLY LANE
SUITE 110
WOODSTOCK, GA 30189
PHONE 404.934.6790
WWW.KIMLEY-HORN.COM

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

GREYSTAR
PHONE 770.512.4000
1545 PEACHTREE ST NE SUITE 700
ATLANTA, GA 30309

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
CHAMBLEE CITY CENTER
5520, 5546, & 5554 PEACHTREE RD
3519 & 3535 BROAD ST
2155 & 2161 IRVINDALE WAY
3514 INGERSOLL RAND DR
ATLANTA, GA 30341

LAND LOT 309
18th DISTRICT

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 36134 JAMES K. MCKINNEY
09/29/25

GSWCC CERT. (LEVEL II)	0000029507
DRAWN BY	GNC
DESIGNED BY	GNC
REVIEWED BY	JKM
DATE	08/29/2025
PROJECT NO.	013575019

TITLE
GRADING & DRAINAGE PLAN

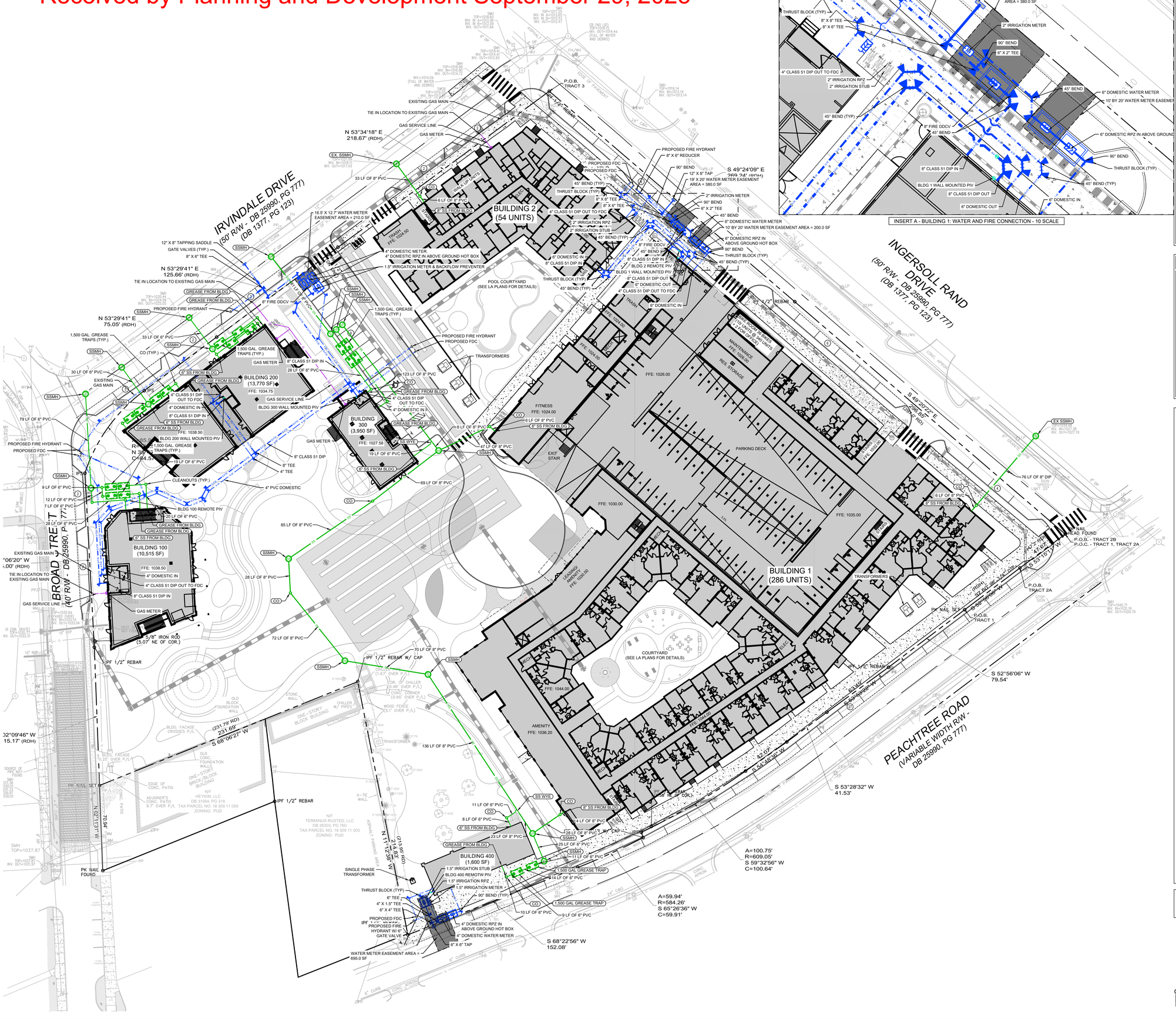
SHEET NUMBER
C3.00

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\WST_Civil\013575019_Chamblee City Center\CAD\Plansheets\C3.00 - GRADING & DRAINAGE PLAN.dwg C3.00 GRADING & DRAINAGE PLAN Aug 29, 2025 7:53pm by: Griffin.Clower

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Received by Planning and Development September 29, 2025


IRVINDALE DRIVE
(50' R/W - DB 25990, PG 777)
(DB 1377, PG 123)
INGERSOLL RAND DRIVE
(50' R/W - DB 25990, PG 777)
(DB 1377, PG 123)
BROAD STREET
(40' R/W - DB 25990, PG 777)
PEACHTREE ROAD
(VARIABLE WIDTH R/W - DB 25990, PG 777)
BUILDING 1
(286 UNITS)
BUILDING 2
(54 UNITS)
BUILDING 100
(10,515 SF)
BUILDING 200
(13,770 SF)
BUILDING 300
(3,950 SF)
BUILDING 400
(1,600 SF)
POOL COURTYARD
(SEE LA PLANS FOR DETAILS)
COURTYARD
(SEE LA PLANS FOR DETAILS)
FITNESS
FFE: 1024.00
AMENITY
FFE: 1036.20
LEASING/
AMENITY
FFE: 1030.00
MAINTENANCE
FFE: 1026.00
RES. STORAGE
PARKING DECK
EXIT
STAIR
TRANSFORMERS
TRASH
FFE: 1024.00
FFE: 1026.00
FFE: 1030.00
FFE: 1035.00
FFE: 1044.00
FFE: 1038.50
FFE: 1034.75
FFE: 1027.58
FFE: 1038.50
GREASE FROM BLDG
6" SS FROM BLDG
BLDG 100 REMOTE PIV
BLDG 200 WALL MOUNTED PIV
BLDG 300 WALL MOUNTED PIV
BLDG 1 WALL MOUNTED PIV
BLDG 2 REMOTE PIV
1,500 GAL. GREASE TRAPS (TYP.)
1,500 GAL GREASE TRAP
4" DOMESTIC METER
4" DOMESTIC RPZ IN ABOVE GROUND HOT BOX
1.5" IRRIGATION METER & BACKFLOW PREVENTER
PROPOSED FIRE HYDRANT
PROPOSED FDC
EXISTING GAS MAIN
GAS SERVICE LINE
GAS METER
TIE IN LOCATION TO EXISTING GAS MAIN
TIE IN LOCATION TO EXISTING GAS MAIN
N 53°34'18" E
218.67' (RDH)
N 53°29'41" E
125.66' (RDH)
N 53°29'41" E
75.05' (RDH)
N 36°30'19" W
C=584.57'
S 49°24'09" E
269.24' (RDH)
S 49°26'22" E
(269.85' RD)
S 52°56'06" W
79.54'
S 53°28'32" W
41.53'
S 68°06'27" W
231.69'
(231.79' RD)
S 68°22'56" W
152.08'
A=100.75'
R=609.05'
S 59°32'56" W
C=100.64'
A=59.94'
R=584.26'
S 65°26'36" W
C=59.91'
S 64°46'36" W
32.07'
N 11°12'28" W
214.82'
(215.95' RD)
N 02°09'46" W
15.17' (RDH)
N 02°13'37" W
70.94'
IPF 1/2" REBAR
IPF 1/2" REBAR W/ CAP
PK NAIL SET
PK NAIL FOUND
5/8" IRON ROD
(5.07' NE OF COR.)
P.O.B.
TRACT 3
P.O.B. - TRACT 2B
P.O.C. - TRACT 1, TRACT 2A
P.O.B.
TRACT 2A
P.O.B.
TRACT 1
16.8' X 12.7' WATER METER EASEMENT AREA = 210.0 SF
19' X 20' WATER METER EASEMENT AREA = 380.0 SF
WATER METER EASEMENT AREA = 695.0 SF
10' BY 20' WATER METER EASEMENT AREA = 200.0 SF
SINGLE PHASE TRANSFORMER
ONE-STORY BLOCK BUILDING
TWO-STORY BRICK-BLOCK BUILDING
OLD CONC. FOUNDATION WALLS
OLD BLOCK FOUNDATION WALL
STONE WALL
WOOD FENCE (5.1' OVER P/L)
CHILLER W/ PIPES
CHILLER (1.87' OVER P/L)
CONC. CORNER (0.95' OVER P/L)
CHILLER (0.48' OVER P/L)
BLDG. FACADE CROSSES P/L
BLDG. FACADE (0.33' OVER P/L)
EDGE OF CONC. PATIO
ADJOINER'S CONC. PATIO 9.7' OVER P/L
TAX PARCEL NO. 18 309 11 069
ZONING: PUD
N/F HEYKIM, LLC DB 31564, PG 318
N/F TERMINUS RUSTED, LLC DB 26303, PG 760
TAX PARCEL NO. 18 309 11 003
ZONING: PUD
ASPHALT PARKING AREA
CONC. APRON
SOURCE OF PIPE NOT FOUND
SOURCE OF PIPE NOT FOUND
SOURCE OF PIPE NOT FOUND

GREYSTAR™

Chamblee City Center
DCI Landscape Submittal

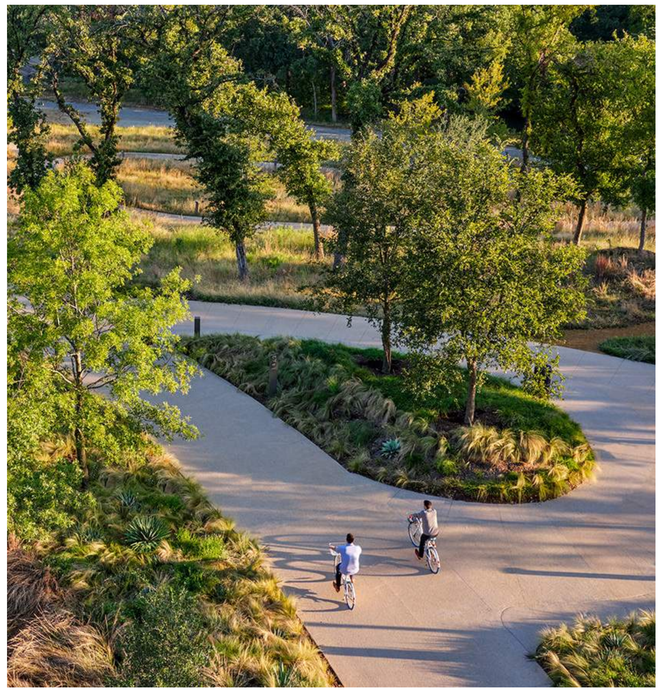
09.29.2025

1500 MARIETTA ROAD NW, ATLANTA, GA 30318 **P:** 770.951.5500 **W:** COREATLANTA.COM

01

Chamblee City Center Site Plan

Look + Feel



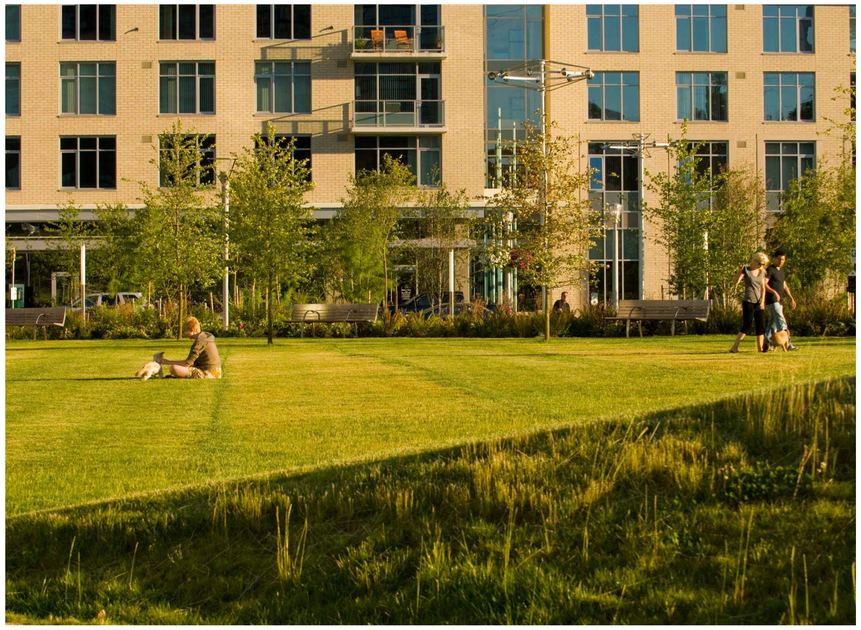




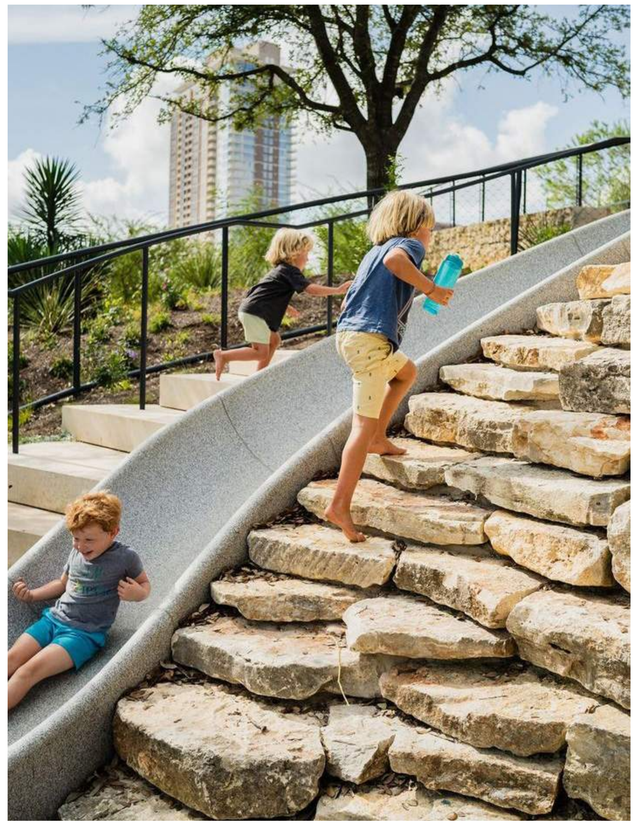




Look + Feel













CHAMBLEE CITY CENTER

Overall Site Plan

Received by Planning and Development September 29, 2025



LEGEND

- MF — Multi-Family
- LB — Multi-Family Lobby
- P — Parking Deck
- 00 — Commercial (100-400)

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1303 MARK C. MASON

0' 30' 60' 120'

SCALE: 1" = 30'-0"

CHAMBLEE CITY CENTER

Site Program + Amenities

Received by Planning and Development September 29, 2025



LEGEND

- Entry Monumentation / Signage
- Amphitheater Seating
- Outdoor Dining / Patio
- Play Element
- Fire Pits
- Outdoor Lounging
- Multi-Family Pool Amenity
- Multi-Family: Outdoor Dining / Grills
- Multi-Use Trail
- Bike Parking

GEORGIA REGISTERED No. 1303 LANDSCAPE ARCHITECT MARK C. MASON

0’ 30’ 60’ 120’

SCALE: 1” = 30’-0”

CHAMBLEE CITY CENTER

Bike Parking Plan

Received by Planning and Development September 29, 2025



LEGEND/CALCULATIONS

X Quantity of Retail Short Term Bike Parking Area

X Quantity of Multi-Family Short Term Bike Parking Area

Retail Bike Parking

Retail & Food + Beverage: 29,010 SF
Short Term Bike Parking Required (1 per 1,000 SF): 29

Total: 29 Short Term Bike Parking Required

Provided: 30

Retail Bike Parking Spaces Located Along the Rail Trail: **33%**

Retail Bike Parking Spaces Located Along Irvindale Way and Broad Street: **67%**

Multi-Family Bike Parking

Units Provided: 340
Short Term Bike Parking Required (1 per 10 units): 34

Provided: 34

Multi-Family Bike Parking Spaces Located Along the Rail Trail: **70%**

Multi-Family Bike Parking Spaces Located Adjacent to the Private Street Going through the Center of the Property: **30%**

Additional Notes:
Long term spaces provided in Multi-Family Building

No short term bike parking is located in buildings

All short term bike parking spaces are publicly accessible and provided with lighting at all hours

All bike parking spaces are spaced to provide clear and manuverable access to a public street or Rail Trail without the use of stairs

All spaces are located on-site or in the adjacent streetscape

All spaces shall include a metal anchor sufficient to secure the bike frame when used in conjuction with a user-supplied lock

All on-site bike parking is located as close as the closest automobile space serving the building

No bike parking impedes pedestrian access

All spaces are located closer than 100' from buildings

GEORGIA REGISTERED No. 1303 LANDSCAPE ARCHITECT MARK C. MASON

0' 30' 60' 120'
SCALE: 1" = 30'-0"

02

Enlargements

SITE PLAN ENLARGEMENT

Retail and Commercial Activation Lawn

Received by Planning and Development September 29, 2025



LEGEND

SITE ELEMENTS

1. Concrete Sidewalk
2. Stage / Raised Platform
3. Patio Space to be Programmed by Future Tenant
4. Amphitheater Seating, Dry Stacked Boulder Walls w/ Gravel Between Seating
5. Sculptural / Play Mound
6. Hillside Slides
7. Site Stairs
8. Entry / Monumental Wall, Stone to Match Amphitheater
9. Pedestrian Entry Portals
10. Pedestrian Paseo, Concrete w/ Mix of Finishes
11. Freestanding Bench, Poured in Place Concrete
12. Site Wall, Brick to Match Architecture. See Civil for Height
13. ADA Ramp
14. Bike Parking, Refer to Bike Parking Sheet
15. Multi-Use Trail: Rail Trail
16. Gravel Cut-Out with Trees
17. Playground Surfacing Material at Bottom of Slides
18. Natural Lawn
19. Enhanced Material such as Pavers or Special Concrete
20. Pedestrian Paving, Concrete w/ Mix of Finishes
21. Poured in Place Concrete Retaining Wall. See Civil for Height

LANDSCAPE ELEMENTS

- Grass Area
- Landscape Area
- Proposed Trees: Mix of Understory and Overstory

GEORGIA REGISTERED No. 1303 LANDSCAPE ARCHITECT MARK C. MASON

0' 20' 40' 80'

SCALE: 1" = 20'-0"

SITE PLAN ENLARGEMENT

Multi-Family Pool Amenity

Received by Planning and Development September 29, 2025



LEGEND

SITE ELEMENTS

1. Concrete Sidewalk
2. Site Stairs
3. Bike Parking, Refer to Bike Parking Sheet
4. Multi-Use Trail: Rail Trail
5. Multi-Family Pool
6. Private Cabanas
7. Overhead Structure
8. Outdoor Kitchen (On Both Sides)
9. Pool Loungers
10. Pool Fence, Montage Industrail Fence by Ameristar, Style: Majestic, 2 Rail, Color: Black. Height 6’ to comply with Chapter 240, Section 240-7, item 6 Swimming Pools
11. Pool Gate to Match Fence
12. Garden Space w/ Gravel Paving, Concrete Seat Wall, and Shade Tolerant Plants
13. Site Wall, Brick to Match Architecture. See Civil for Height
14. Covered Breezeway Between Buildings

LANDSCAPE ELEMENTS

- Grass Area
- Landscape Area
- Proposed Trees: Mix of Understory and Overstory

GEORGIA REGISTERED No. 1303 LANDSCAPE ARCHITECT MARK C. MASON

0’ 20’ 40’ 80’

SCALE: 1” = 20’-0”

SITE PLAN ENLARGEMENT

Tree Save Area and Multi-Family Courtyard

Received by Planning and Development September 29, 2025



LEGEND

SITE ELEMENTS

1. Concrete Sidewalk
2. Freestanding Bench
3. Multi-Use Trail: Rail Trail
4. Beer Garden/Ourdoor Dining Area, Wood Chips or Gravel, Not to Disturb Preserved Trees
5. Poured in Place Concrete Retaining Walls. See Civil for Height
6. Restaurant Patio, Enhanced Material such as Pavers or Special Concrete
7. Outdoor Kitchen
8. Hammock Lounging
9. Fire Pit Area
10. Gaming Lawn w/ Synthetic Turf
11. Hillside Slides
12. Bike Parking, Refer to Bike Parking Sheet

LANDSCAPE ELEMENTS

- Grass Area
- Landscape Area
- Proposed Trees: Mix of Understory and Overstory

GEORGIA REGISTERED No. 1303 LANDSCAPE ARCHITECT MARK C. MASON

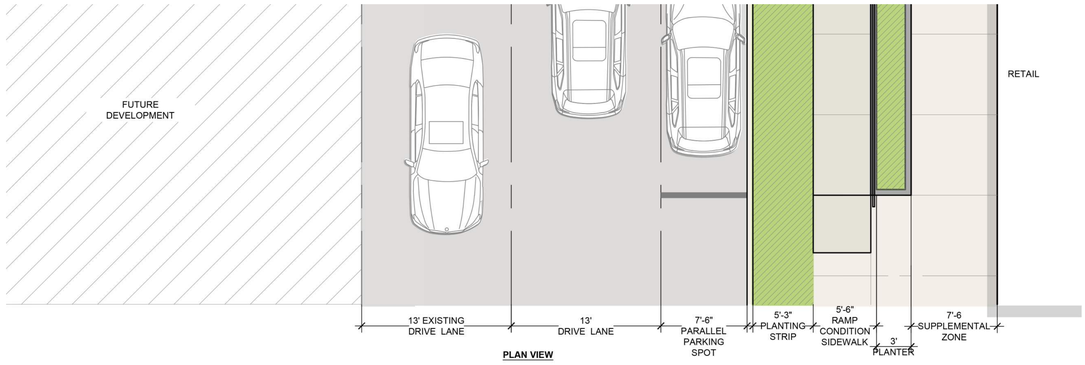
0' 20' 40' 80'

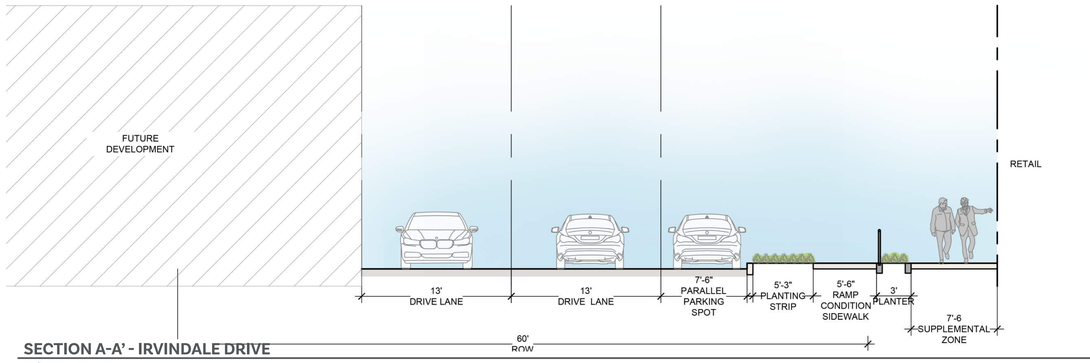
SCALE: 1" = 20'-0"

03

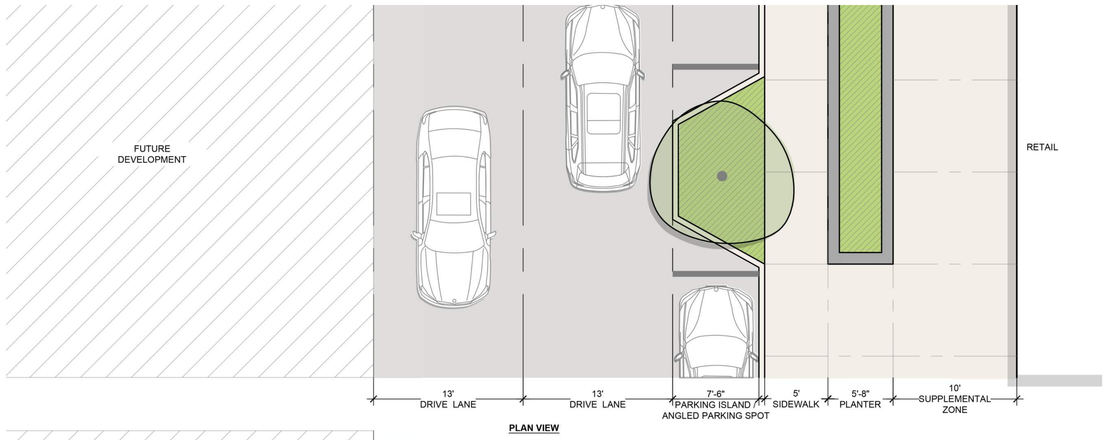
Roadway Sections

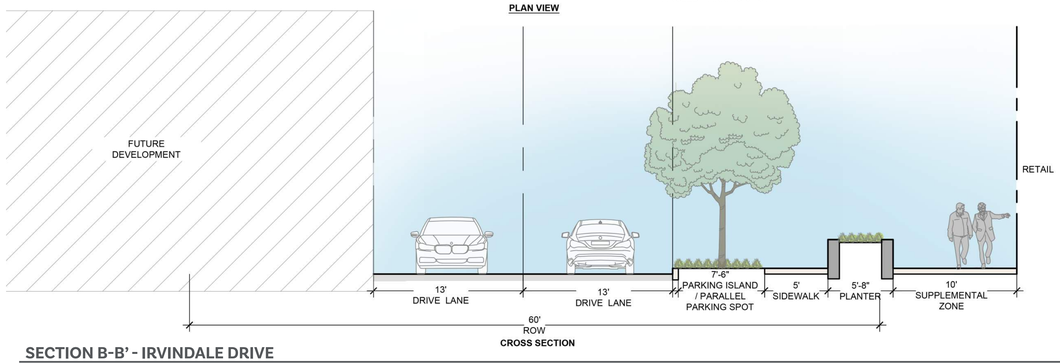
Sections SS60 (60’ ROW) - Irvindale Drive





SECTION A-A’ - IRVINDALE DRIVE
3/16” = 1’-0”

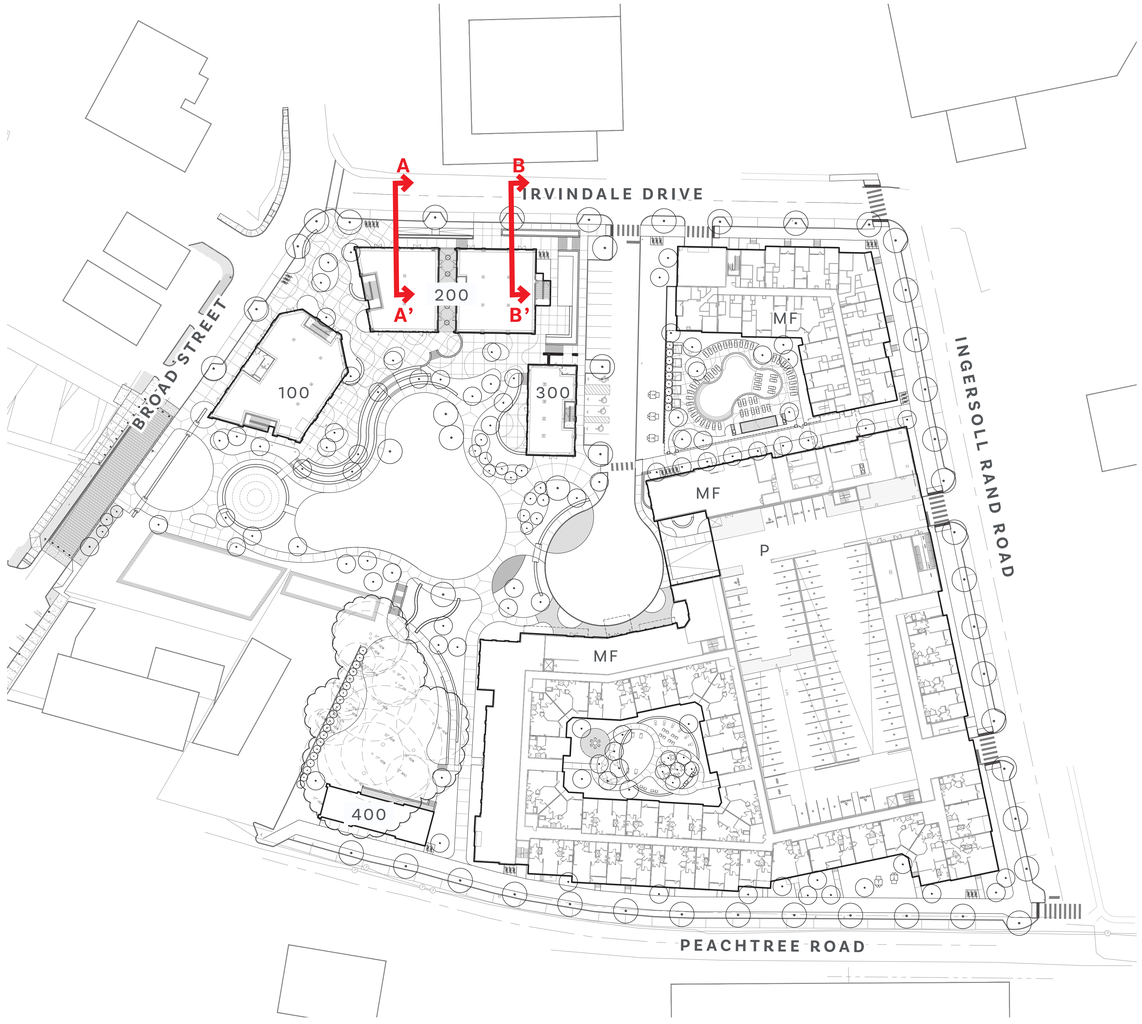




SECTION B-B’ - IRVINDALE DRIVE
3/16” = 1’-0”

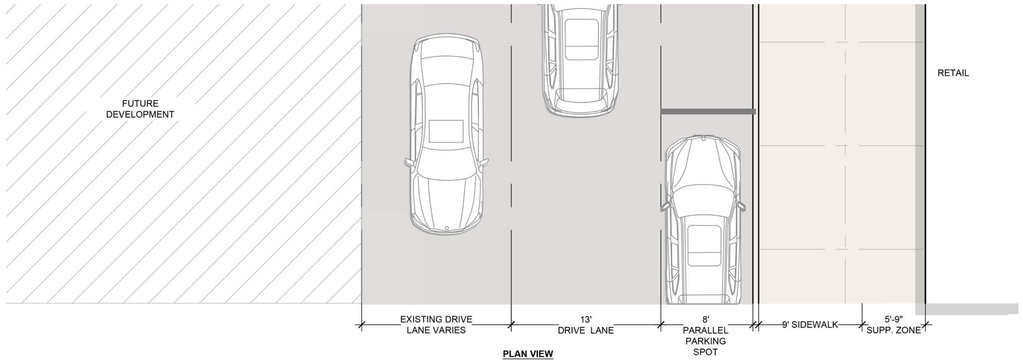
GEORGIA REGISTERED No. 1303 LANDSCAPE ARCHITECT MARK C. MASON

Received by Planning and Development September 29, 2025



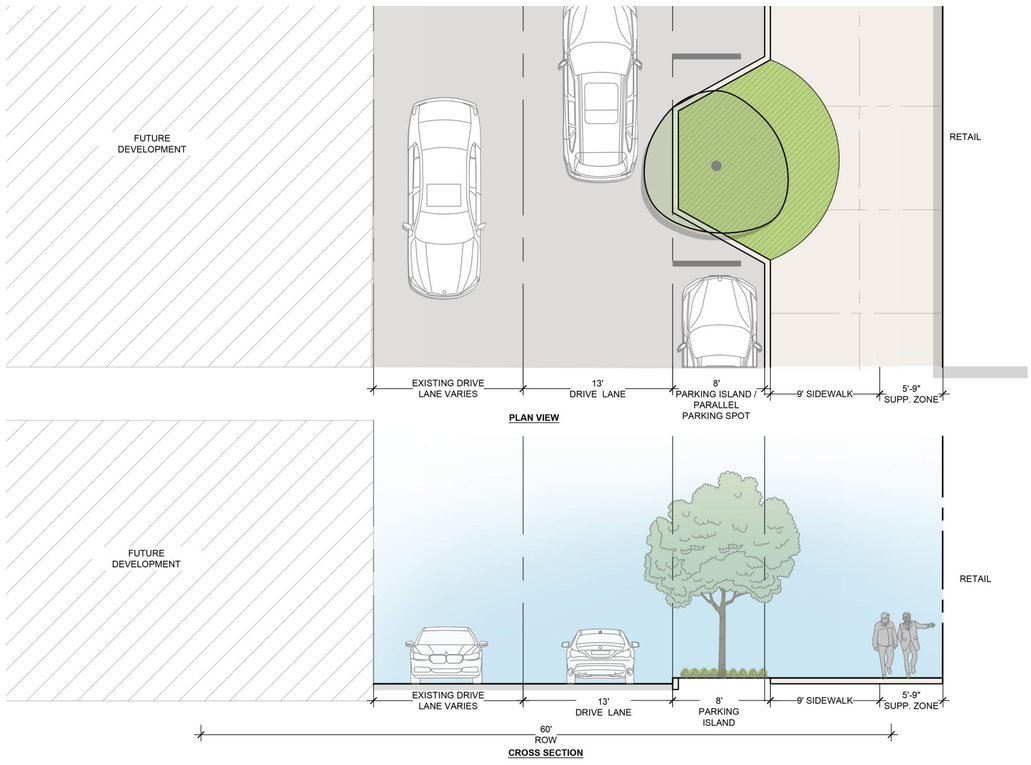
ROADWAY KEY MAP

Sections SS60 (60’ ROW) - Broad Street



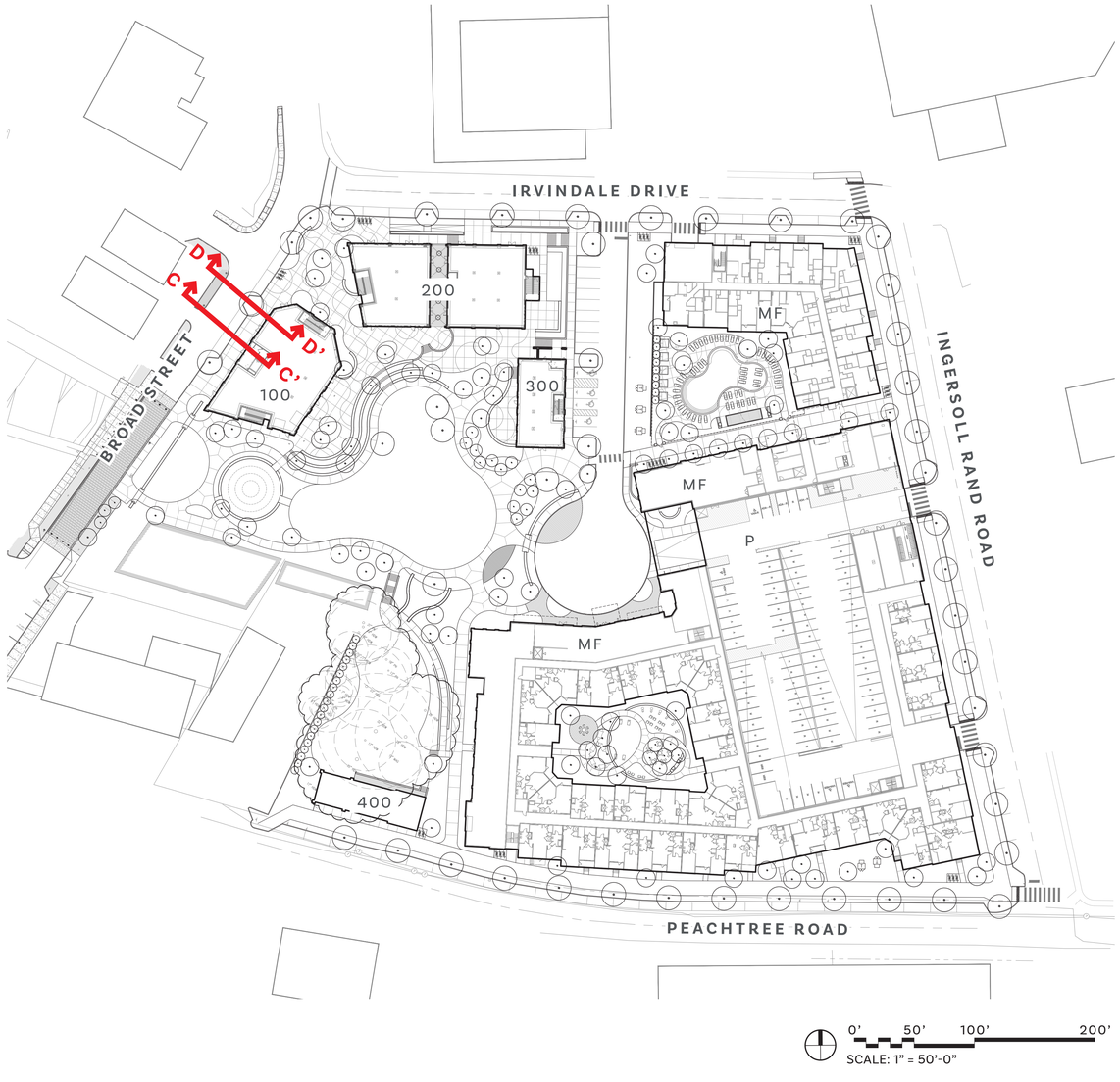
SECTION C-C’ - BROAD STREET

3/16” = 1’-0”



SECTION D-D’ - BROAD STREET

3/16” = 1’-0”



ROADWAY KEY MAP

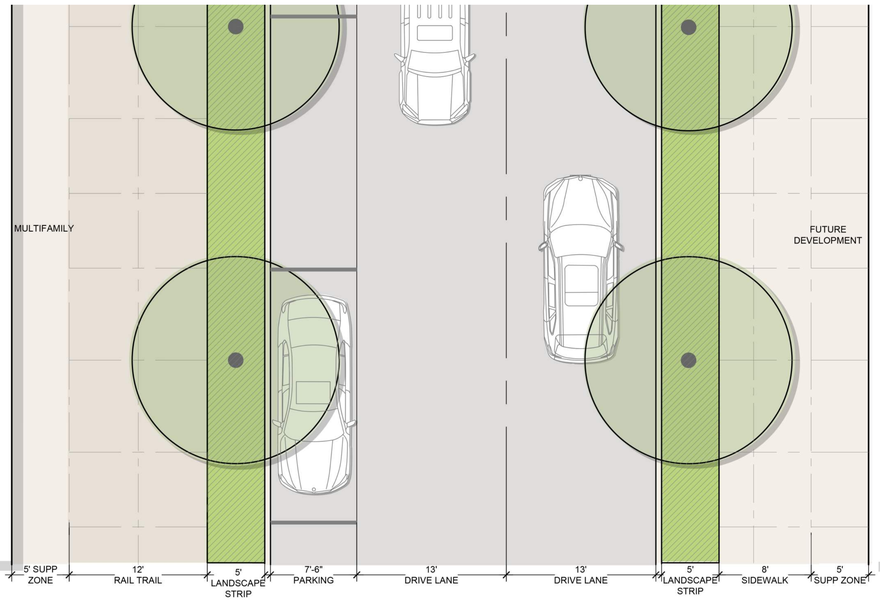
GEORGIA REGISTERED No. 1303 LANDSCAPE ARCHITECT MARK C. MASON

Received by Planning and Development September 29, 2025

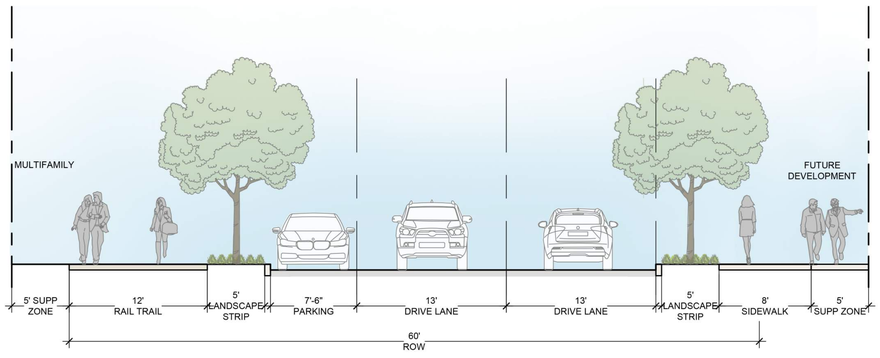
Section PT60 (60’ ROW) - Peachtree Road

GEORGIA REGISTERED No. 1303 LANDSCAPE ARCHITECT MARK C. MASON

Received by Planning and Development September 29, 2025



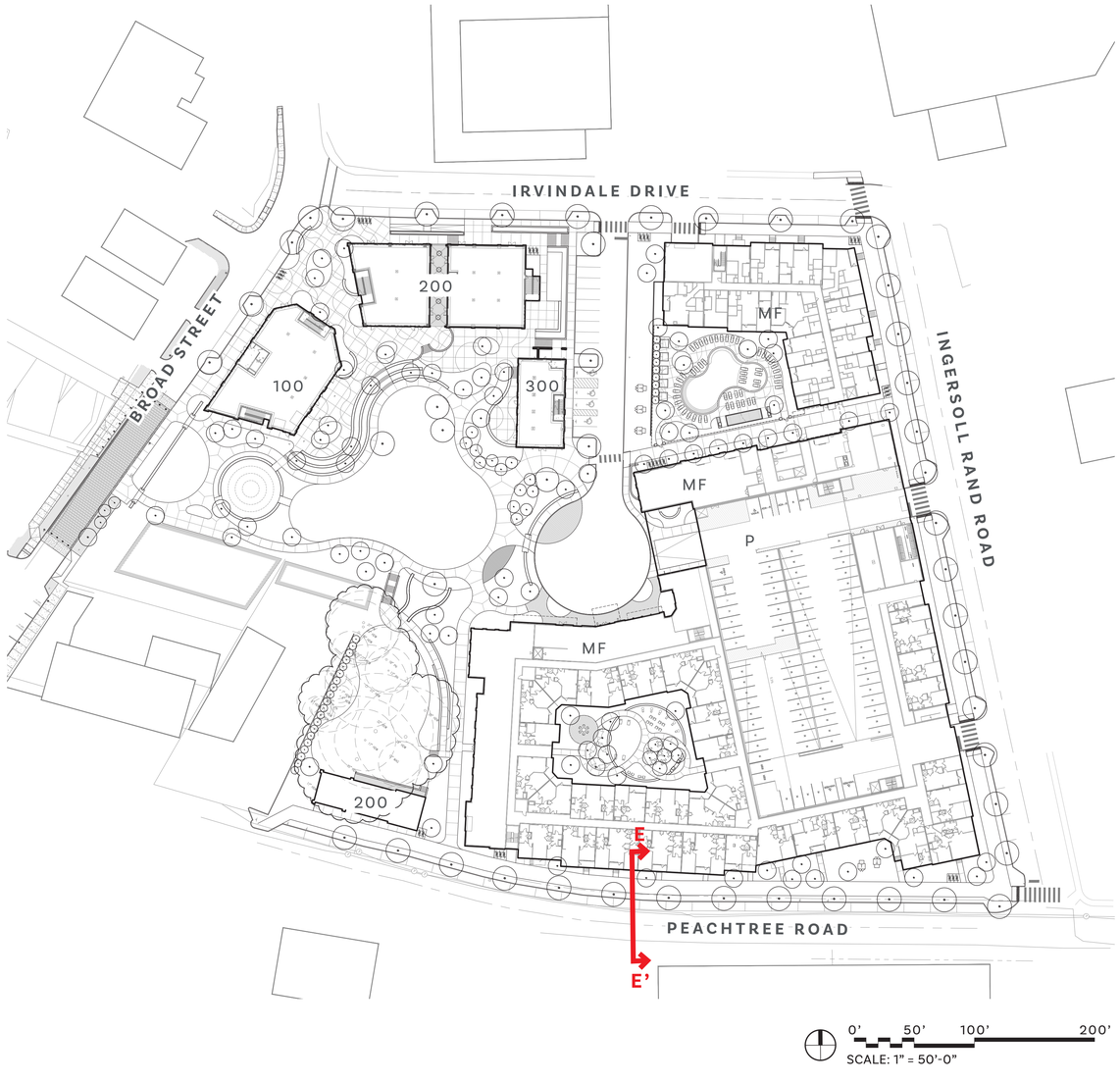
PLAN VIEW



CROSS SECTION

SECTION E-E’ - PEACHTREE ROAD

3/16” = 1’-0”

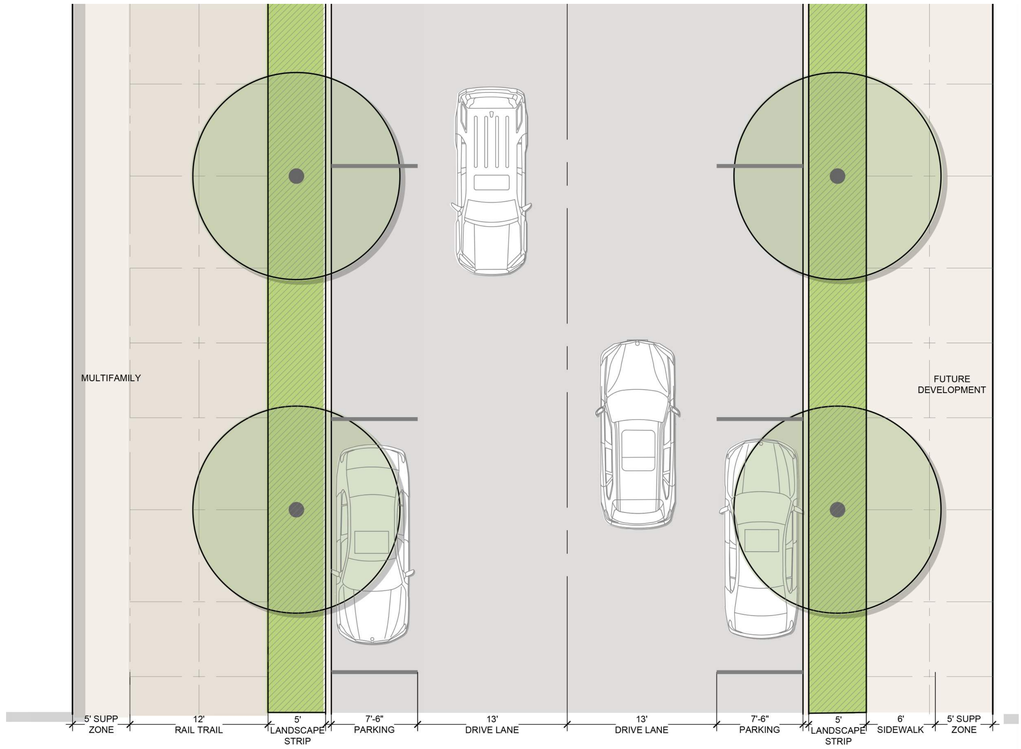


ROADWAY KEY MAP

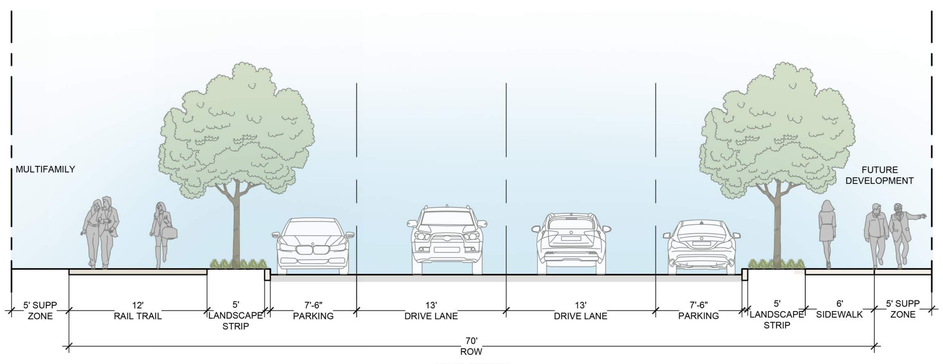
Sections RT70 (70’ ROW) - Ingersoll Rand Road

GEORGIA REGISTERED No. 1303 LANDSCAPE ARCHITECT MARK C. MASON

Received by Planning and Development September 29, 2025



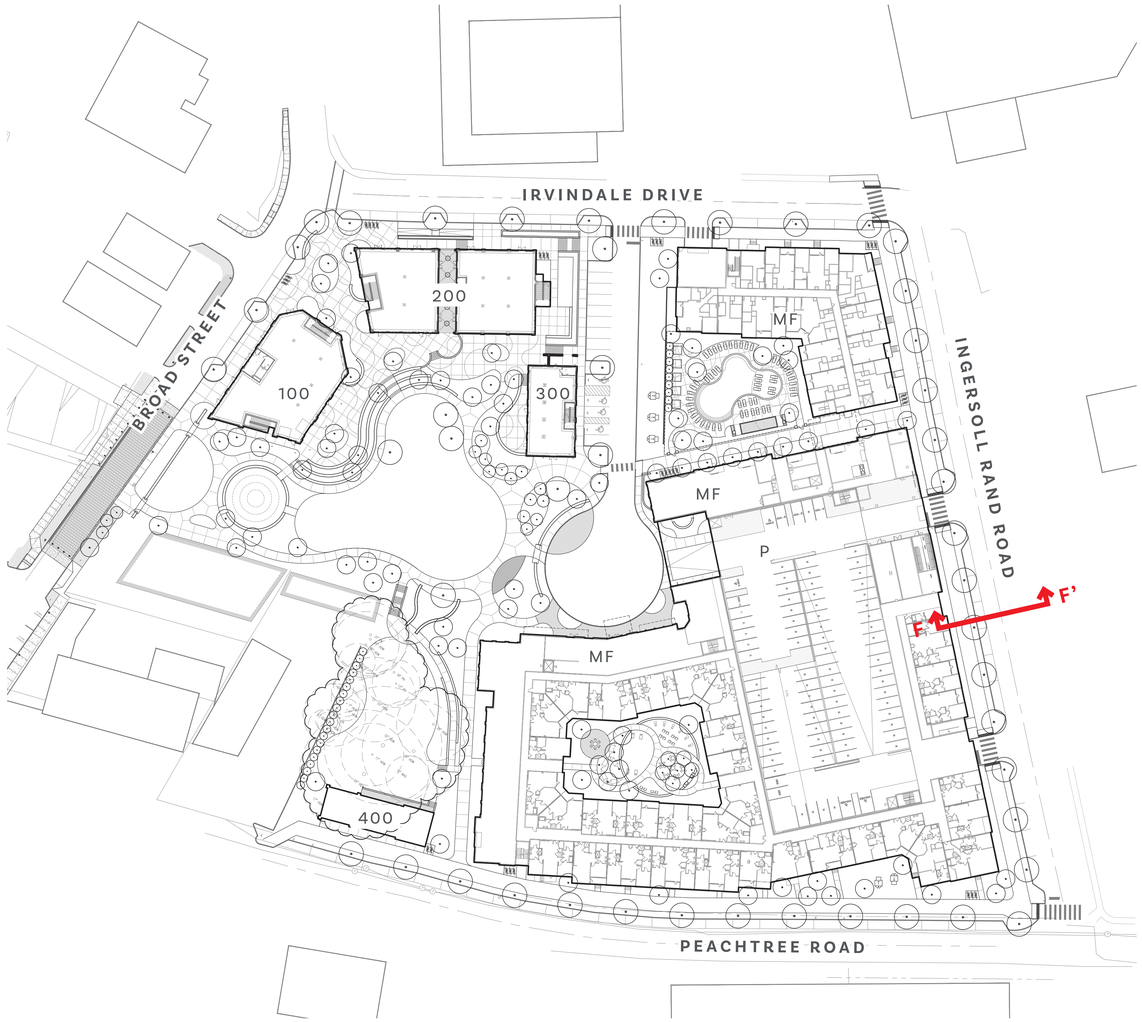
PLAN VIEW



CROSS SECTION

SECTION F-F’ - INGERSOLL RAND ROAD

3/16” = 1’-0”

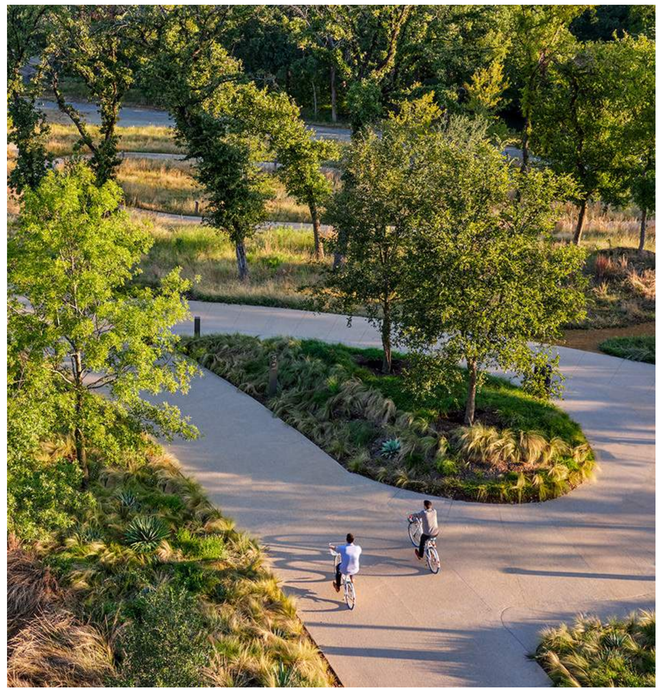


ROADWAY KEY MAP

04

Landscape Strategy

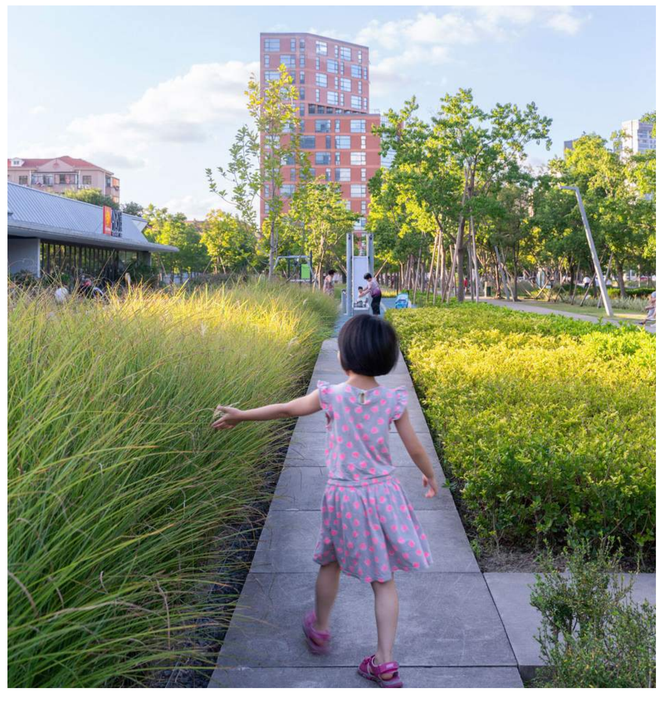
Look + Feel





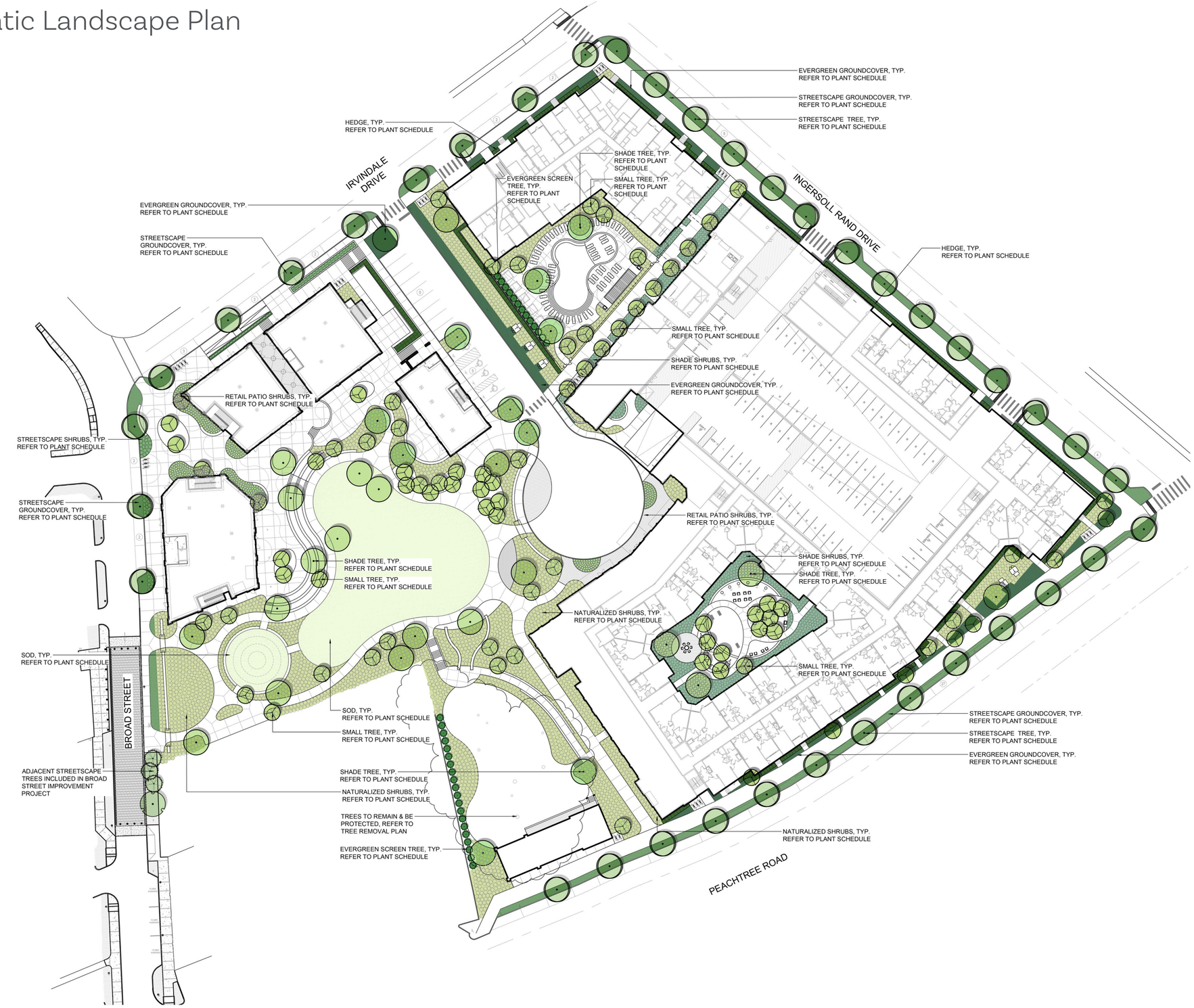






LANDSCAPE STRATEGY

Schematic Landscape Plan



SHADE TREES		31
	Liriodendron tulipifera / Tulip Poplar	
	Nyssa sylvatica / Tupelo	
	Pinus species / PineTree	
	Quercus species / Oak Tree	
	Taxodium distichum / Bald Cypress	
STREETSCAPE TREES		38
	Acer buergerianum / Trident Maple	
	Quercus phellos 'QPSTA' / Hightower® Willow Oak	
SMALL TREES		82
	Acer buergerianum / Trident Maple	
	Amelanchier alnifolia / Serviceberry	
	Carpinus betulus / European Hornbeam	
	Chionanthus retusus / Chinese Fringe Tree	
	Ginkgo biloba / Maidenhair Tree	
	Lagerstroemia x 'Sara's Favorite' / White Crape Myrtle	
STREETSCAPE SHRUBS		105
	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	
	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	
	Rhaphiolepis indica / Indian Hawthorn	
NATURALIZED PLANTING		3,529
	Azalea indica / Indica Azalea	
	Coreopsis verticillata / Tickseed	
	Echinacea purpurea / Coneflower	
	Fothergilla gardenii / Dwarf Fothergilla	
	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	
	Hydrangea quercifolia / Oakleaf Hydrangea	
	Itea virginica / Virginia Sweetspire	
	Muhlenbergia capillaris / Pink Muhly Grass	
	Myrica cerifera / Wax Myrtle	
	Nassella tenuissima / Mexican Feather Grass	
	Oenothera lindheimeri / Gaura	
	Panicum virgatum / Switch Grass	
	Rudbeckia fulgida / Coneflower	
	Schizachyrium scoparium / Little Bluestem	
	Yucca aloifolia / Aloe Yucca	
HEDGES		399
	Ilex cornuta 'Burfordii' / Burford Holly	
	Ligustrum japonicum / Japanese Privet	
SHADE PLANTING		864
	Aspidistra elatior / Cast Iron Plant	
	Cyrtomium falcatum / Holly Fern	
	Dryopteris erythrosora / Autumn Fern	
	Farfugium japonicum / Leopard Plant	
	Fatsia japonica / Japanese Fatsia	
	Hosta species / Hosta	
	Illicium parviflorum / Anise Tree	
	Liriope spicata / Creeping Lilyturf	
	Mahonia x 'Soft Caress' / Soft Caress Mahonia	
RETAIL PATIO PLANTINGS		468
	Distylium x 'Vintage Jade' / Vintage Jade Distylium	
	Dryopteris erythrosora / Autumn Fern	
	Liriope spicata / Creeping Lilyturf	
	Mahonia x 'Soft Caress' / Soft Caress Mahonia	
	Miscanthus sinensis / Eulalia Grass	
	Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum	
EVERGREEN SCREENING		33
	Ilex species / Hollies	
	Thuja x 'Green Giant' / Green Giant Arborvitae	
SOD		18,522 sf
	Cynodon dactylon / Bermudagrass	
	Festuca arundinacea / Kentucky Tall Fescue	
	Zoysia x `Zeon' / Zeon Zoysia	
STREETSCAPE GROUNDCOVER		8,208 sf
	Liriope muscari / Lily Turf	8,531
EVERGREEN GROUNDCOVER		4,915 sf
	Liriope spicata / Creeping Lilyturf	5,110
	Trachelospermum asiaticum / Asiatic Jasmine	5,110

Open Space Calculations
Required Open Space: 20%, 1.45 Acres
Proposed Open Space: 38.1%, 2.76 Acres

Open Space Tree Requirements
Required Open Space: 1.45 Acres (63,162 SF)
Required Trees: 1 tree per 500 SF of Required Open Space = 126
Proposed Trees: 151
Trees to Remain: 17
TOTAL: 163 Trees

Tree Density Requirements
Required: 100 inches DBH per acres
Acres: 7.24
Required 724"
Provided: 452" (113 private trees @ 4" cal.)
Specimen Density Protected: 119"
Non Specimen Density Protected: 153"
TOTAL: 724"

Street Tree Requirements
Refer to Street Tree Plan this Set for Additional Information

Broad Street: 3 trees. Maximum spacing 65'. Minimum spacing: 60'

Irvindale Way: 8 trees. Maximum spacing 69'-6". Minimum spacing: 45'-8"

Ingersoll Rand Drive: 14 trees. Maximum spacing 41'-9". Minimum spacing 34'-9"

Peachtree Road: 13 trees, all spaced at 45'-9".

Landscape Zone Planting Requirements
All Planting in the Landscape Zones along the streets will comply with Section 320-20

GEORGIA REGISTERED No. 1303 LANDSCAPE ARCHITECT MARK C. MASON

0' 30' 60' 120'
SCALE: 1" = 30'-0"

Received by Planning and Development September 29, 2025

Street Tree Plan



LEGEND

STREET TREE
ACER BUERGERIANUM / TRIDENT MAPLE OR
QUERCUS PHELLOS 'QPSTA' / HIGHTOWER WILLOW OAK

STREET TREE PER BROAD STREET IMPROVEMENT PROJECT
(NOT IN PROJECT SCOPE

STREET TREE REQUIREMENTS

Broad Street
3 trees
Maximum spacing 65'
Minimum spacing: 60'
Spacing varies from 52' because of the length of parallel spaces and size of planting islands needed for long-term tree health. The area east of City Hall is left open to preserve views into the Town Green.
4 trees included in the Broad Street Improvement Project are shown for reference.

Irvindale Way
8 trees
Maximum spacing 69'-6"
Minimum spacing: 45'-8"
Spacing varies from 78' because of the length of parallel spaces and size of planting islands needed for long-term tree health.

Ingersoll Rand Drive
14 trees
Maximum spacing 41'-9"
Minimum spacing 34'-9"

Peachtree Road
13 trees
All spaced at 45-9"'

GEORGIA REGISTERED No. 1303 LANDSCAPE ARCHITECT MARK C. MASON

0' 30' 60' 120'
SCALE: 1" = 30'-0"

Received by Planning and Development September 29, 2025

Proposed Trees

Serviceberry, **Amelanchier arborea**



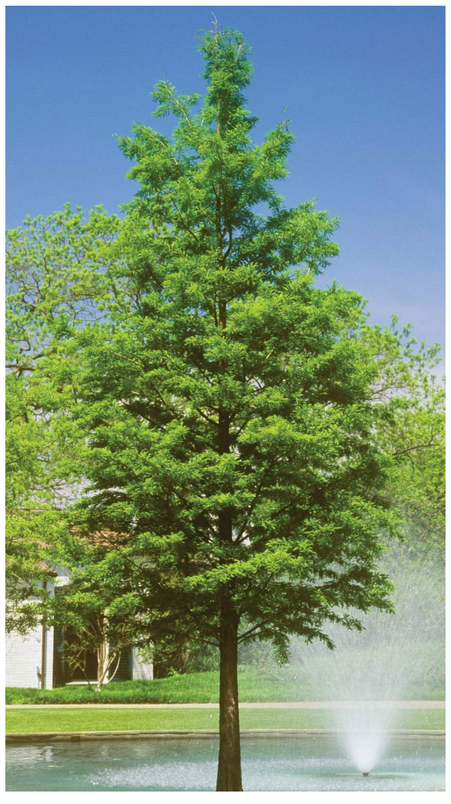
Black Gum , **Nyssa sylvatica**



Maple, **Acer spp.**



Bald Cypress, **Taxodium distichum**



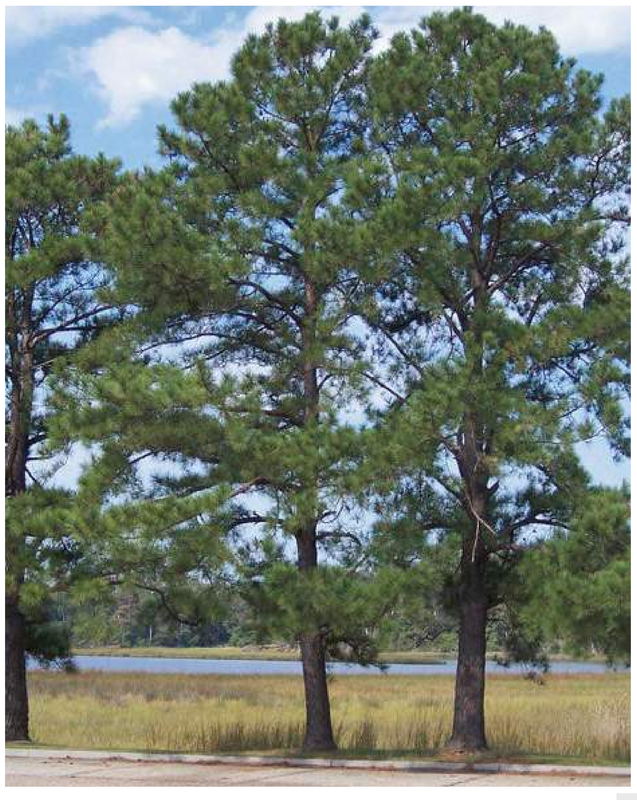
Oak, **Quercus spp.**



Tulip Poplar , **Liriodendron Tulipifera**



Pine, **Pinus species**



Proposed Trees

Fringe Tree, **Chionanthus spp.**



Hightower Willow Oak, **Quercus phellos**



Ginkgo, **Ginkgo biloba**



Hornbeam, **Carpinus spp.**



White Crape Myrtle, **Lagerstroemia x 'Sarah's Favorite'**



Green Giant Arborvitae, **Thuja x 'Green Giant'**

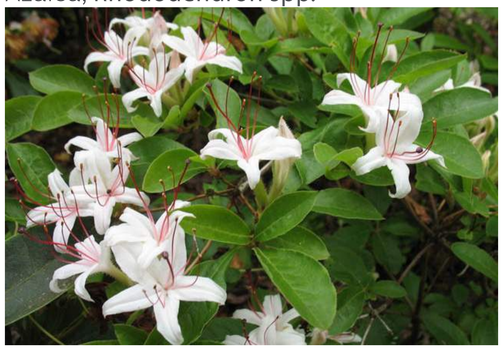


Holly, **Ilex spp.**



Shrubs & Ornamental Grasses

Azalea, **Rhododendron spp.**



Pink Muhley Grass, **Muhlenbergia capillaris**



Indian Hawthorne, **Rhaphiolepis indica**



Wax Myrtle, **Myrica cerifera**



Switch Grass, **Panicum virgatum**



Little Bluestem, **Schizachyrium scoparium**



Hosta, **Hosta spp.**



Itea, **Itea virginica**



Leopard Plant, **Farfugium japonicum**



Mexican Feather Grass, **Nassella tenuissima**



Oakleaf Hydrangea, **Hydrangea quercifolia**



Dwarf Fothergilla, **Fothergilla gardenii**



Ligustrum, **Ligustrum japonicum**



Shrubs & Ornamental Grasses

Dwarf Yaupon Holly, **Ilex vomitoria 'Nana'**



Dwarf Burford Holly, **Ilex cornuda 'Burfordii'**



Vintage Jade Distylium, **Distylium x 'Vintage Jade'**



Anise, **Illicium parviflorum**



Yucca, **Yucca aloifolia**



Dwarf Pittosporum, **Pittosporum 'Wheeler's Dwarf'**



Cast Iron Plant, **Aspidistra elatior**



Fatsia, **Fatsia Japonica**



Little Lime Hydrangea, **Hydrangea paniculata**



Eulalia Grass, **Miscanthus sinensis**



Soft Caress Mahonia, **Mahonia x 'Soft Caress'**



Groundcovers & Perennials

Holly Fern, **Cyrtomium falcatum**



Autumn Fern, **Dryopteris erythrosora**



Tickleseed, **Coreopsis spp.**



Lirope, **Lirope spp.**



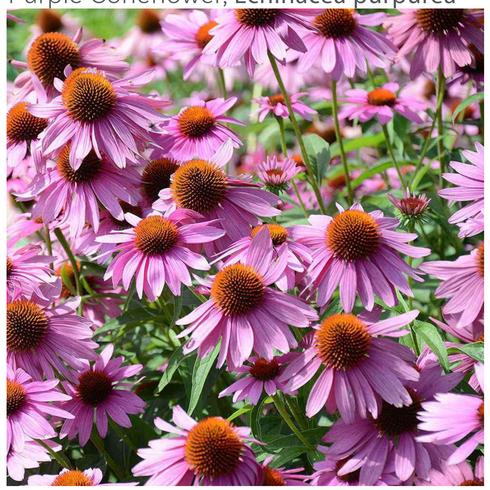
Carex, **Carex spp.**



Gaura, **Oenothera lindheimeri**



Purple Coneflower, **Echinacea purpurea**



Black-Eyed Susan's, **Rudbeckia spp**



Asiatic Jasmine, **Trechelospermum asiaticum**

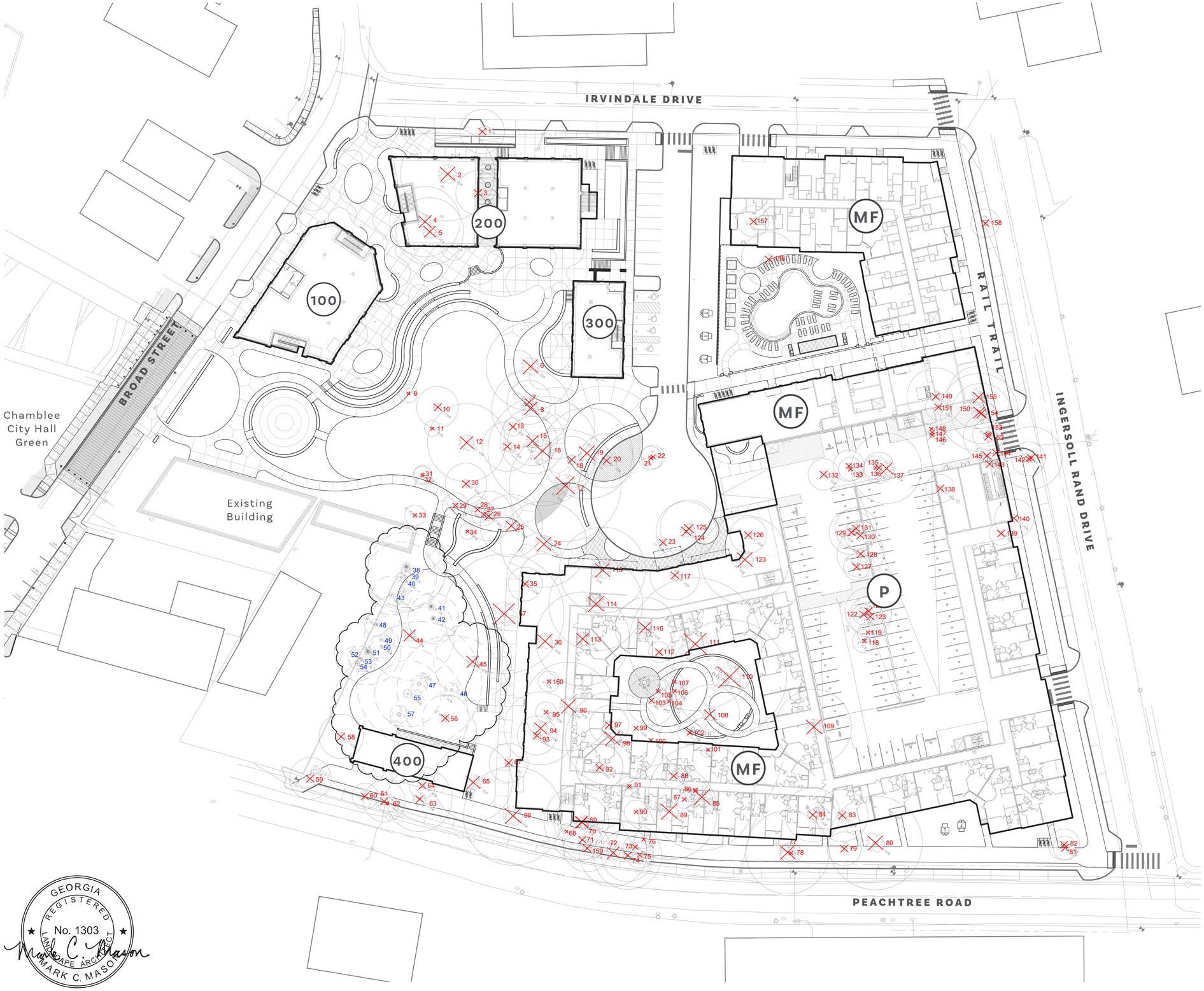


05

Tree Removal Plans

TREE REMOVAL PLANS

Site Plan w/ Tree Removals and Tree Save



LEGEND

X ##	Trees to be Remove
##	Trees to be Protected

TREE REPLACEMENT CHART

TREE PROTECTION

EXISTING SPECIMEN TREES TO BE PROTECTED	
TREE #	SIZE (DBH)
43	24
46	28
47	32
57	35
TOTAL	**119**

TOTAL SPECIMEN DENSITY: 119"

EXISTING NON-SPECIMEN TREES TO BE PROTECTED	
TREE #	SIZE (DBH)
38	21
39	20
40	18
41	18
42	13
48	6
49	7
50	6
51	6
52	6
53	6
54	9
55	17
TOTAL	**153**

TOTAL NON-SPECIMEN DENSITY: 153"

EXISTING SPECIMEN TREES TO BE REMOVED	
TREE #	SIZE (DBH)
4	27
5	26
6	34
8	30
12	30
15	25
17	43
19	35
25	24
36	30
37	46
59	37
65	30
66	38
69	29
71	29
72	26
89	37
92	39
94	28
98	36
109	29
110	44
113	26
115	33
123	34
137	27
150	30
155	24
TOTAL	926

INCHES REMOVED: 926"
INCHES PROVIDED: 452"
INCHES PRESERVED: 272"
INCHES OWED: 202"

SITE TREE DENSITY REQUIREMENTS:
100" PER ACRE @ 7.24 ACRES = 724" REQUIRED
TOTAL DENSITY EXISTING: (119"+153")=272"
TOTAL DENSITY PROPOSED: 452"
TOTAL SITE TREE DENSITY: 724"

PLANT REMOVAL NOTE

All existing shrubs, vines, grasses, & groundcovers in project area to be removed

GEORGIA REGISTERED No. 1303 LANDSCAPE ARCHITECT MARK C. MASON

0' 30' 60' 120'
SCALE: 1" = 30'-0"

Thank You