

June 25, 2024

DCI BOOKLET

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Narrative Description

The purpose of this application is to revise the site plan of the approved PUD Master Plan (PZ2020-654) to reconfigure two multi-family buildings to allow for a change in building footprint and to convert some of the stacked flat residential buildings to townhomes. The parking configuration has also changed, most notably by replacing a two-story parking deck with surface parking. The site plan revisions affect two areas of the southern portion of the approved Master Plan (the “Affected Areas”). The remainder of the Master Plan is not affected. The architectural elevations for each use have also changed as a result of these modifications.

List of Proposed Changes

Multifamily areas (see attached “Exhibit of Changes to Site Plan” marked in red)

Changes

- Remove structured parking decks for both buildings and replace with standard surface parking.
- Reduce unit count to 300 multifamily units.
- Revise retaining walls in the northeast corner of the multifamily building to the east of Parsons Drive. Retaining walls were formerly integrated into the parking deck.
- One driveway marginally adjusted further southwest.

Not changed

- Footprints and locations of both buildings have remained the same facing Parsons Dr
- Streetscape and landscape along Parsons Dr has remained the same.
- Building heights will remain the same.

Townhome area (see attached “Exhibit of Changes to Site Plan” marked in blue)

Changes

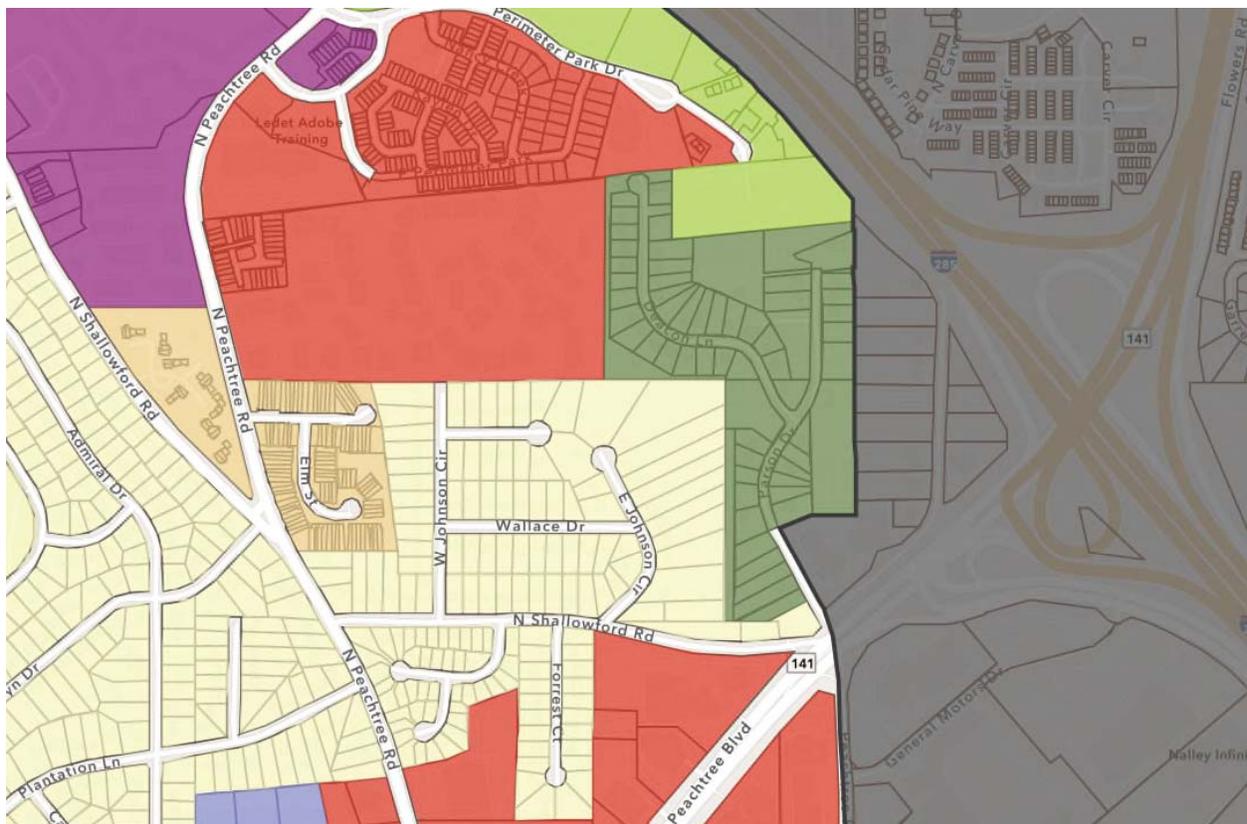
- Replace condo units with three units in each building with single townhomes
- Group single townhome units in smaller groups with more space between each group.

Not changed

- Locations of buildings have remained the same facing Parsons Dr
- Streetscape and landscape along Parsons Dr has remained the same.
- Building heights will remain the same

Location Map

The Chamblee Park PUD is located northwest of the intersection of I-285 and Peachtree Boulevard. It is depicted in dark green in the excerpt from the City’s GIS map below.



Analysis of Existing Conditions

The PUD area has been partially developed in accordance with approved permits on file with the City of Chamblee.

Letter of Intent

The Applicant addresses the review and approval criteria for DCI's as follows:

- a. Design shall be in harmony with the general character of the neighborhood and surrounding area, considering factors such as mass, placement, height, changing land use patterns, and consistency of exterior architectural treatment, especially in areas of historic and special design interest.*

Property to the north of the Affected Areas is zoned to the PUD district and constitutes the remainder of the Chamblee Park PUD. Other property to the west is zoned to the NR-1 district and is improved with residences. Property to the south, across North Shallowford Road, is zoned CC and is improved with commercial uses. Parcels to the east of the Property are outside the City of Chamblee and contain commercial and residential uses and a church.

The proposed development of the Affected Areas is consistent and in harmony with the general character of the neighborhood created by the Chamblee Park PUD standards and requirements. The proposed development of the Affected Areas is consistent and in harmony with mass, placement, height, and land use patterns established by the Chamblee Park PUD approved Master Plan and Regulating Plan. The Applicant is requesting a modification to the approved Master Plan to allow adjustments to the multi-family building footprints. The number of units in the multi-family buildings has been reduced from the 375 previously allowed to 300 units, which has resulted in replacing a two-story parking deck with surface parking. A change from a three-story condominium use to townhomes in the approved condominium building footprints. The Applicant is also requesting a modification to exterior architectural treatments as a result of these changes.

- b. Design components shall be planned such that they are physically and aesthetically related and coordinated with other elements of the project and surrounding environment to ensure visual continuity of design.*

The proposed development requires a revision of the approved PUD Master Plan, which was designed such that the various uses are physically and aesthetically related and coordinated with other elements of the project and surrounding environment. For the multi-family, only the building footprints, parking configuration, and architectural façade treatments have been modified. For the townhomes, the Applicant simply wishes to change the internal format such that the ownership becomes a vertical rather than a horizontal configuration. The streetscape designs in front of both Affected Areas has not been changed.

- c. Design shall protect scenic views, particularly those of open space, and utilize natural features of the site.*

As noted above, the streetscape design has not changed. Although there has been a reconfiguration of the open space areas in the Affected Areas, the natural features of the PUD incorporated into open space common areas as depicted on the Master Plan will not change. These common areas will still be provided for the neighborhood to enjoy.

- d. Design shall protect adjacent properties from negative visual and functional impacts.*

Given the various residential and commercial uses in the area, this proposed design is suitable in view of the use and development of adjacent and nearby property. There will be no visual impacts from the proposed change, other than architectural treatments of facades. Nor will the proposed product type change to reconfigure the ownership structure from horizontal to vertical create new functional impacts.

- e. Design shall respect the historical character of the immediate area as integral parts of community life in the city and shall protect and preserve structures and spaces which provide a significant link within these areas.*

The PUD area has been partially developed in accordance with approved permits on file with the City of Chamblee. The proposed modifications to the Affected Areas will respect the immediate community that will be created by the development of the PUD Master Plan.

- f. All exterior forms, attached to buildings or not, shall be in conformity with, and secondary to, the building.*

The exterior forms are in conformity with the approved forms in the approved PUD Master Plan and its standards.

- g. The proposed development is suitable in view of the use and development of adjacent and nearby property.*

Given the various residential and commercial uses in the area, the proposed PUD Master Plan modifications are suitable in view of the use and development of adjacent and nearby properties. The proposed development also conforms to the recommendations of the Perimeter Village character area and the One Chamblee Comprehensive Plan Update adopted December 17, 2019 (the "Comprehensive Plan").

- h. The proposed development does not adversely affect the existing use or usability of adjacent or nearby property.*

The proposed development is in accordance with the approved PUD Master Plan and will not adversely affect adjacent and nearby properties or uses. The nearby areas to the Affected Areas is developed with productive single-family and various commercial uses. The proposed

Master Plan modifications to allow for multi-family and fee simple uses will complement and likely enhance the value of properties in the area

- i. The proposed development does not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.*

The Applicant's proposal will not result in a use that will cause an excessive or burdensome use of existing utilities and transit infrastructure. The Applicant's proposal is merely a modification of the site plan for the approved development in accordance with the approved PUD Master Plan. The streets in the PUD will be upgraded of the street network on the Property

- j. The proposed development is in conformance with the applicable zoning district.*

The request is to modify a portion of the site plan that is part of an approved PUD Master Plan. The modifications requested are in conformity with the PUD standards and requirements.

- k. The proposed development is in conformance with the provisions of the future development plan articulated in the City's Comprehensive Plan.*

The Property is located in the Perimeter Village Character Area. The Comprehensive Plan recommends medium- and high-density residential, commercial retail, office, and mixed uses and parks and recreation for this area. Comprehensive Plan at page 160. The Comprehensive Plan calls specifically for the redevelopment of the Property, and further recommends that the Property be redeveloped in accordance with the Savoy Drive Small Area Plan. Comprehensive Plan at pages 160, 172-179. The Comprehensive Plan recommends the Property be used for residential and mixed-use purposes, and the Applicant's development proposal is consistent with these recommendations.

Variance Request

The Applicant requests the following variance from the Chamblee Park PUD and Title 2 of the UDO:

1. Variance from Chamblee Park PUD Supplemental Use Regulations, Section 2.b to allow for a small surface parking area a multifamily building adjacent to the street, without being wrapped or concealed by other active uses.

In response to the criteria for variances contained in Section 280-32(a), the Applicant provides as follows:

- (1) There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography; and*

The multifamily portions of the Affected Areas have challenging topographies varying in grade differences by as much as 25 feet from north to south and from east to west. Many of

these grade differences can be accommodated within the footprint of the building, but grading the area at the rear of the building to create a surface parking area meeting the landscape standards for parking lots required by City code is challenging. As a result, to accommodate all of the parking needed for residents requires a small additional parking area adjacent to the street. These conditions are extraordinary and exceptional to the particular property.

- (2) *The application of this UDO to the particular piece of property would create an unnecessary hardship; and*

The modifications to the multifamily building included a decrease of 70 units. This decrease has allowed the Applicant to avoid constructing a parking deck that would have been considerably costly and would not have included parking lot landscaping. In order to provide adequate parking, a small surface parking area has been added next to the multifamily building adjacent to the street. Removing this parking would require the provision of some decked parking at the rear of the building that would be cost prohibitive. However, the Applicant is sensitive to the appearance of this parking area and will mitigate any potential visual impacts with landscaping.

In addition, the provision in Section 2.b states “Multifamily parking on the ground floor of a building shall be concealed and wrapped by other active uses positioned adjacent to the street” (emphasis added). It seems that this provision is intended to prevent multifamily uses from being stacked on top of a parking deck adjacent to the sidewalk, without an intervening active use. The Applicant is applying for this variance for a small surface parking area that is not on the ground floor of a building in the abundance of caution and transparency.

- (3) *Such conditions are peculiar to the particular piece of property involved; and*

The conditions are peculiar to the Property. As described above, there are significant topographical challenges in the Affected Areas. The proposed modification requests would allow the use of the Affected Areas in a manner that would support small businesses and provide a variety of housing options to Chamblee residents.

- (4) *Such conditions are not the result of any actions of the property owner*

The conditions are the result of topographical challenges and not the result of any action by the Applicant as the owner of the Affected Areas. As a result, strict adherence to the requirements would cause unnecessary hardships that were not caused by the owner.

- (5) *Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.*

Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the UDO or the Chamblee Park PUD. The requested variance arises from the desire to create vibrant residential uses with a variety of housing options. Therefore, granting the requested variance would serve the public good and would be consistent with the purposes of the UDO and Chamblee Park PUD.

Applicant's Concurrent Waiver Requests:

In response to the criteria for waivers contained in Section 300-8, there are conditions peculiar to the site, such as challenging topography. As noted above, strict adherence to the provisions of Title 3 of the UDO would cause unnecessary hardships that were not caused by the owner. Therefore, the Applicant requests the following concurrent waivers from Title 3 of the UDO:

1. Waiver from Sec. 320-21(a)(5), to not install a five-foot wide landscape strip along the perimeter of the surface parking lot where it abuts side or rear property lines.

There is an existing storm easement that runs adjacent to the property line, within the adjacent property to the northeast of the multifamily building to the east of Parsons Drive. There is no construction allowed in this area as a result of the terms of the easement. A 5' wide landscape strip between this property line and the parking lot will not be beneficial for this property, because the existing easement will act as the landscape strip along the property line.

Accordingly, the Applicant respectfully requests that the variance and modifications be approved as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC



Laurel A. David
[via electronic signature]

LEGEND

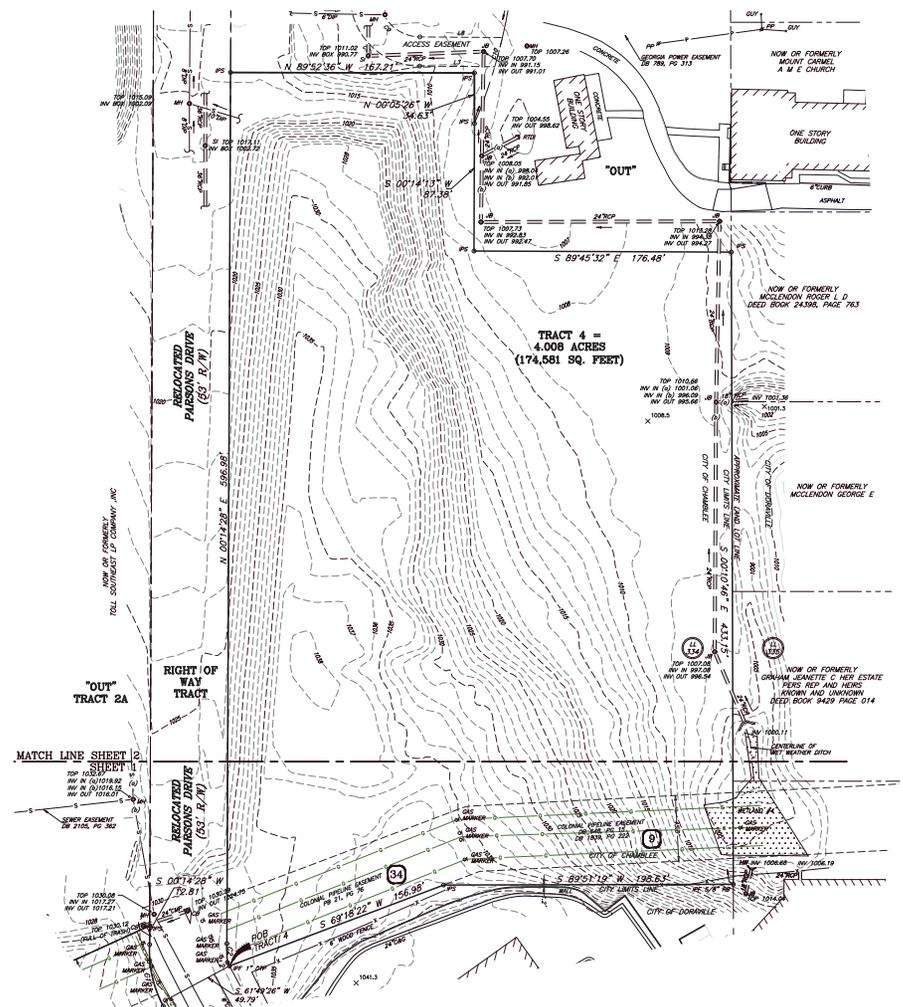
- IFP IRON PIN FOUND
- IRS IRON PIN SET
- RESM RESEARCH
- OP OPEN TOP PIPE
- ROU ROUTE OF WAY
- MAN MANHOLE
- CB CATCH BASIN
- DI DROP INLET
- JN JUNCTION BOX
- RTDI RAISED TOP DROP INLET
- HM HEADWALL
- CMP CORRUGATED METAL PIPE
- CCP CONCRETE CONCRETE PIPE
- FI FLEXIBLE IRON PIPE
- FW FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- 24" C&G 24" CURB & GUTTER
- PP POWER POLE
- LP LIGHT POLE
- SL SEWER LINE
- FENCE
- TL TELEPHONE LINE
- PL POWER LINE
- WL WATER LINE
- 11 REGULAR PARKING SPACES
- 1 MANICHA PARKING SPACE
- TRANSFORMER
- CONCRETE PAVING
- EXCEPTION MARKER

GRAPHIC SCALE - FEET

40 0 40 80 120

EXCEPTIONS IN TITLE COMMITMENT

- CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: CT18-24-0199
COMMITMENT DATE: FEBRUARY 7, 2024
9. Right of Way Easement from Sullis Parson to Southeastern Pipe Line Company, dated 3/11/1946 and recorded 3/21/1946 in Deed Book 648 at page 15, as affected by assignment from Southeastern Pipe Line Company to Colonial Pipeline Company, dated 11/15/1963 and recorded 12/30/1963 in Deed Book 1839 at page 222, DeKalb County, Georgia Records. (Does affect subject property, as shown hereon)
 10. Easement from Sullis Parson to Georgia Power Company, dated May 8, 1947, filed for record March 22, 1948 at 12:00 p.m., recorded in Deed Book 1082, Page 473, aforesaid Records. (Does affect subject property, not plottable)
 11. Easement from Sullis Parson to Georgia Power Company dated 8/10/1949 recorded 11/18/1949 in Deed Book 789, Page 317, aforesaid Records. (Does affect subject property, not plottable)
 12. Intentionally deleted
 13. Intentionally deleted
 14. Easement from Robert Elchison to Georgia Power Company, dated August 9, 1949, filed for record November 18, 1949 at 2:00 p.m., recorded in Deed Book 789, Page 313, aforesaid Records. (Does affect subject property, not plottable)
 15. Intentionally deleted
 16. Right of Way Easement in favor of Georgia Power Company recorded January 20, 1955 in Deed Book 1082, Page 475, aforesaid Records. (Does affect subject property, not plottable)
 17. Easement contained Deed between Mills Lunford and Atlanta Gas Light Company, a Georgia corporation, dated January 14, 1956, filed for record March 27, 1956 at 11:00 a.m., recorded in Deed Book 1181, Page 95, aforesaid Records. (Does affect subject property, not plottable)
 18. Intentionally deleted
 19. Intentionally deleted
 20. Intentionally deleted
 21. Parsons Drive Cutoff Sewer between Perry & Lula F. Craft and DeKalb County, dated May 31, 1966, filed for record June 2, 1966 at 3:35 p.m., recorded in Deed Book 2105, Page 756, aforesaid Records. (Does affect subject property, not plottable)
 22. Intentionally deleted
 23. Intentionally deleted
 24. Intentionally deleted
 25. Restrictions contained in Warranty Deed between Fred W. Darbee, Jr. a/k/a Fred Darbee and Waffle House, Inc., a Georgia corporation, dated April 26, 1982, filed for record May 5, 1982 at 10:30 a.m., recorded in Deed Book 4611, Page 499, aforesaid Records. (Does affect subject property, as shown hereon)
 26. Intentionally deleted
 27. Intentionally deleted
 28. Intentionally deleted
 29. Intentionally deleted
 30. Intentionally deleted
 32. Intentionally deleted
 33. All matters shown on plat recorded in Plat Book 22, Page 80, aforesaid Records. (Does affect Subject Property, No Plottable Matters)
 34. All matters shown on plat recorded in Plat Book 21, Page 76, aforesaid Records. (Does affect Subject Property, as shown hereon)
 35. All matters shown on plat recorded in Plat Book 24, Page 35, aforesaid Records. (Does affect Subject Property, No Plottable Matters)
 36. Intentionally deleted



LEGAL DESCRIPTION

Tract 4
All that tract or parcel of land lying and being in Land Lot 334 of the 18th District, City of Chamblee, DeKalb County, Georgia and being more particularly described as follows:
To the location of the TRUE POINT OF BEGINNING, commence at a point at the intersection of the northeasterly Right of Way of Peachtree Industrial Boulevard and the southwesterly Right of Way of Parsons Drive (50' R/W); thence running along the southwesterly Right of Way of Parsons Drive the following courses: North 28° 11' 26" West a distance of 21.00 feet to a point; thence North 28° 20' 27" West a distance of 70.66 feet to a 1/2" rebar found; thence North 28° 18' 21" West a distance of 209.54 feet to a 1/2" rebar found; thence North 28° 10' 54" West a distance of 29.07 feet to a point; thence running along a tie line North 61° 49' 26" East a distance of 49.79 feet to a 1" open top pipe found at the intersection of the existing northeasterly Right of Way of Parsons Drive (50' R/W) with the proposed northeasterly Right of Way of Parsons Drive (53' R/W) and the TRUE POINT OF BEGINNING; from point thus established and running along said proposed Right of Way of Parsons Drive (53' R/W) North 30° 41' 02" West a distance of 2.77 feet to a point at the intersection of the existing Right of Way of Parsons Drive (50' R/W) and the proposed Right of Way of Parsons Drive (53' R/W); thence running along the proposed Right of Way of Parsons Drive (53' R/W); thence running along a curve to the right on an arc length of 12.48 feet, (said curve having a radius of 123.25 feet, with a chord bearing of North 01° 36' 51" West, and a chord length of 12.88 feet) to a point; thence North 00° 14' 28" East a distance of 596.88 feet to an iron pin set; thence leaving said proposed Right of Way South 89° 52' 36" East a distance of 167.21 feet to an iron pin set; thence South 00° 05' 26" East a distance of 34.63 feet to an iron pin set; thence South 00° 14' 13" West a distance of 87.38 feet to an iron pin set; thence South 89° 45' 32" East a distance of 176.48 feet to an iron pin set on the Land Lot line common to Land Lots 334 and 335, said point also being the City Limits line common to the City of Chamblee and the City of Doraville; thence running along said Land Lot and City Limits line South 00° 10' 46" East a distance of 433.15 feet to a 5/8" rebar found; thence leaving said Land Lot line and continuing along said City Limits line South 89° 51' 19" West a distance of 198.83 feet to an iron pin set; thence South 69° 18' 22" West a distance of 156.98 feet to the TRUE POINT OF BEGINNING. Said tract contains 4.008 Acres (174,581 Square Feet).

TSS
TERRACONSTRUCTION SERVICES, INC.
1641 Atlanta Blvd, SW
Coryea, Georgia 30012
(770) 922-6399 Office
www.tssall.com

Date	Revision	No	Original Boundary:	Field Date:	Plot Date:	Scale:
			02/05/2021	1/7/2024	4/26/2024	1"=40'

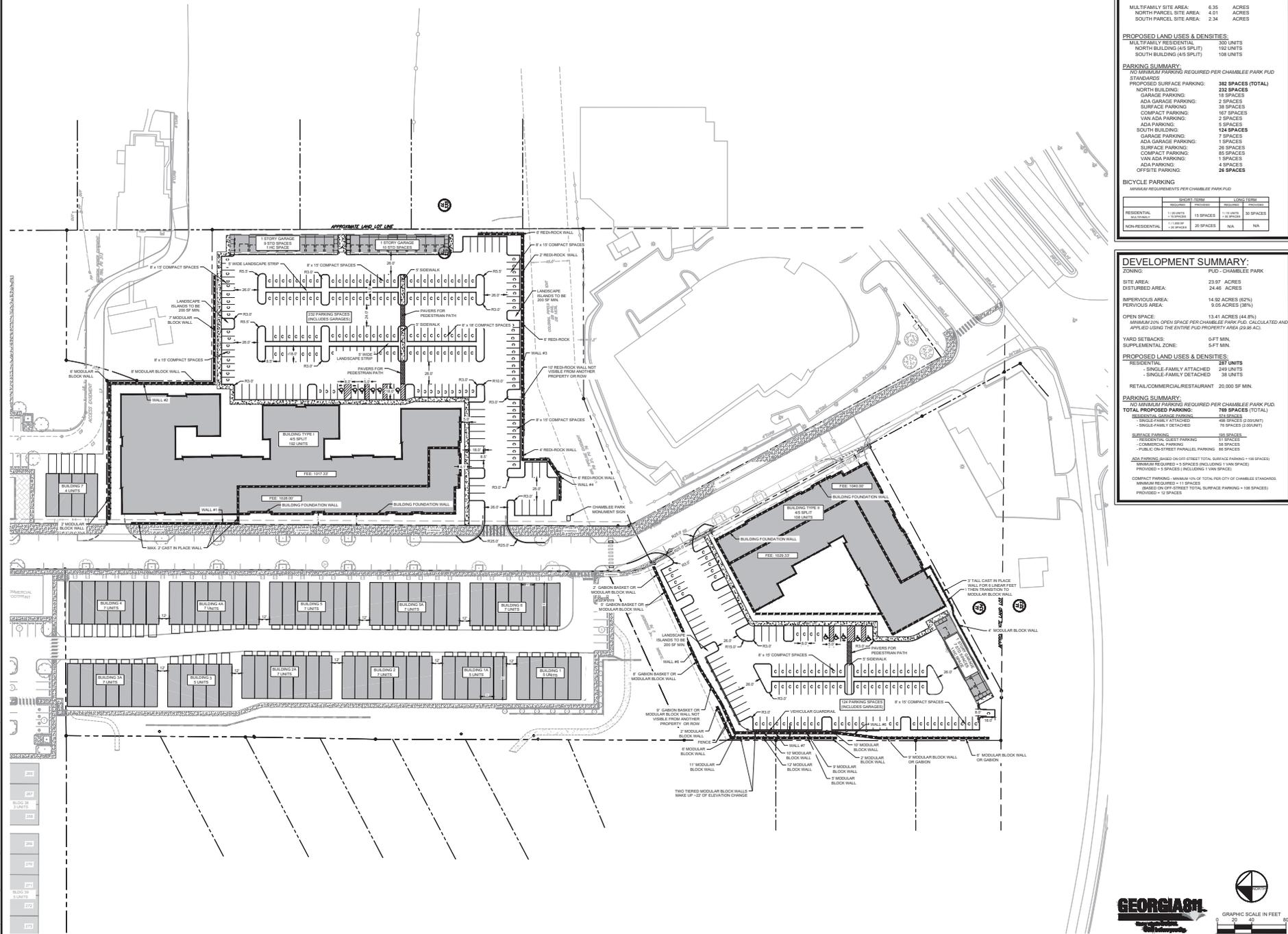
ALTA/NSPS LAND TITLE SURVEY FOR GREYSTAR DEVELOPMENT EAST, LLC TRACT 1 & TRACT 4 OF TOLL CHAMBLEE REPLAT

DRAFT

2
SHEET 2 OF 2

JOB #: 2021-753
CRD: PARSONS
DWG: TOLLCHAMBLEE
LSV: KAYSOCAL

Received by Planning and Development on June 27, 2024



MULTIFAMILY SUMMARY:

SITE SUMMARY:

CURRENT ZONING: PUD - CHAMBLEE PARK

MULTIFAMILY SITE AREA: 6.35 ACRES

NORTH PARCEL SITE AREA: 4.01 ACRES

SOUTH PARCEL SITE AREA: 2.34 ACRES

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL: 287 UNITS

NORTH BUILDING (4/5 SPLIT): 192 UNITS

SOUTH BUILDING (4/5 SPLIT): 195 UNITS

PARKING SUMMARY:

NO MINIMUM PARKING REQUIRED PER CHAMBLEE PARK PUD STANDARDS

PROPOSED SURFACE PARKING: 382 SPACES (TOTAL)

NORTH BUILDING: 232 SPACES

GARAGE PARKING: 18 SPACES

ADA GARAGE PARKING: 2 SPACES

SURFACE PARKING: 187 SPACES

COMPACT PARKING: 2 SPACES

VAN ADA PARKING: 5 SPACES

SOUTH BUILDING: 154 SPACES

GARAGE PARKING: 7 SPACES

ADA GARAGE PARKING: 1 SPACES

SURFACE PARKING: 25 SPACES

COMPACT PARKING: 85 SPACES

VAN ADA PARKING: 1 SPACES

ADA PARKING: 4 SPACES

OFF SITE PARKING: 28 SPACES

BICYCLE PARKING:

MINIMUM REQUIREMENTS PER CHAMBLEE PARK PUD

	SHORT TERM	LONG TERM
RESIDENTIAL	11 UNITS / 15 SPACES	11 UNITS / 30 SPACES
NON-RESIDENTIAL	11 UNITS / 20 SPACES	N/A

DEVELOPMENT SUMMARY:

ZONING: PUD - CHAMBLEE PARK

SITE AREA: 23.97 ACRES

DISTURBED AREA: 24.46 ACRES

IMPERVIOUS AREA: 14.92 ACRES (62%)

PERVIOUS AREA: 9.05 ACRES (38%)

OPEN SPACE: 13.41 ACRES (56%)

MINIMUM % OPEN SPACE PER CHAMBLEE PARK PUD: CALCULATED AND APPLIED USING THE ENTIRE PUD PROPERTY AREA (23.96 AC.)

YARD SETBACKS: 0 FT MIN.

SUPPLEMENTAL ZONE: 5 FT MIN.

PROPOSED LAND USES & DENSITIES:

RESIDENTIAL: 287 UNITS

- SINGLE-FAMILY ATTACHED: 240 UNITS
- SINGLE-FAMILY DETACHED: 38 UNITS

RETAIL/COMMERCIAL/RESTAURANT: 20,000 SF MIN.

PARKING SUMMARY:

NO MINIMUM PARKING REQUIRED PER CHAMBLEE PARK PUD.

TOTAL PROPOSED PARKING: 789 SPACES (TOTAL)

RESIDENTIAL GARAGE PARKING: 24 SPACES

SINGLE-FAMILY ATTACHED: 48 SPACES (2.00/UNIT)

SINGLE-FAMILY DETACHED: 75 SPACES (2.00/UNIT)

ADDITIONAL PARKING:

RESIDENTIAL GUEST PARKING: 51 SPACES

COMMERCIAL PARKING: 50 SPACES

PUBLIC ON-STREET PARALLEL PARKING: 85 SPACES

ADA PARKING BASED ON OFF-STREET TOTAL SURFACE PARKING + 1% SPACES

MINIMUM REQUIRED + 5 SPACES (INCLUDING 1 VAN SPACE)

PROVIDED + 5 SPACES (INCLUDING 1 VAN SPACE)

COMPACT PARKING: MINIMUM 5% OF TOTAL NO. OF OFF-STREET CHAMBLEE STANDARDS

MINIMUM REQUIRED + 11 SPACES

BASED ON OFF-STREET TOTAL SURFACE PARKING + 1% SPACES

PROVIDED + 12 SPACES

Kimley Horn

1110 ALPHARETTA, GEORGIA 30009
PHONE (770) 616-2920
WWW.KIMLEYHORN.COM

GREYSTAR

145 PRINCETON STREET, SUITE 700
ALPHARETTA, GA 30009
PHONE 800.272.0171

MARLOWE CHAMBLEE

PHASE 1
LAND OFF USE, 1ST DISTRICT

DATE: 1/24

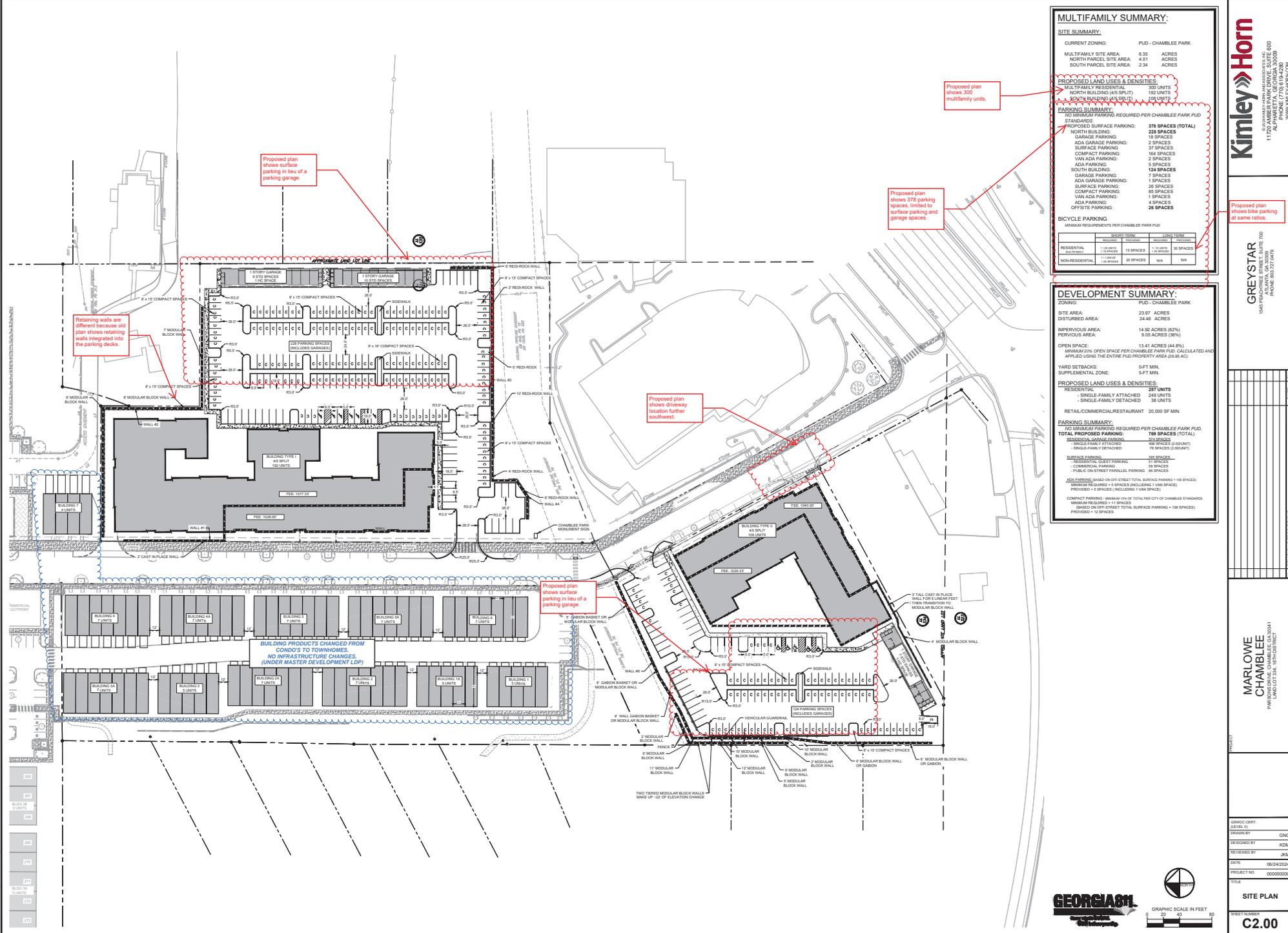
CONVIC CERT
DRAWN BY: GNC
DESIGNED BY: KMD
REVIEWED BY: JKM
DATE: 06/27/2024
PROJECT NO: 000000000
TITLE: SITE PLAN

PRELIMINARY. NOT FOR CONSTRUCTION

C2.00



This document, together with the concepts and designs presented herein, is an instrument of service, as intended only for the specific purpose and client for which it was prepared. It shall be without liability to Kimley-Horn and Associates, Inc. if used for any other purpose or project without the written authorization and approval of Kimley-Horn and Associates, Inc.



MULTIFAMILY SUMMARY:

SITE SUMMARY:

CURRENT ZONING: PUD - CHAMBLEE PARK

MULTIFAMILY SITE AREA: 6.35 ACRES

NORTH PARCEL SITE AREA: 4.01 ACRES

SOUTH PARCEL SITE AREA: 2.34 ACRES

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL: 287 UNITS

NORTH BUILDING (45 SPLIT): 192 UNITS

SOUTH BUILDING (45 SPLIT): 95 UNITS

PARKING SUMMARY:

NO MINIMUM PARKING REQUIRED PER CHAMBLEE PARK PUD STANDARDS

PROPOSED SURFACE PARKING: 378 SPACES (TOTAL)

GARAGE PARKING: 18 SPACES

ADA GARAGE PARKING: 2 SPACES

SURFACE PARKING: 378 SPACES

COMPACT PARKING: 164 SPACES

VAN ADA PARKING: 2 SPACES

ADA PARKING: 5 SPACES

SOUTH BUILDING: 154 SPACES

GARAGE PARKING: 7 SPACES

ADA GARAGE PARKING: 1 SPACE

SURFACE PARKING: 26 SPACES

COMPACT PARKING: 85 SPACES

VAN ADA PARKING: 1 SPACE

ADA PARKING: 4 SPACES

OFF SITE PARKING: 26 SPACES

BICYCLE PARKING

MINIMUM REQUIREMENTS PER CHAMBLEE PARK PUD

	SHORT TERM	LONG TERM
RESIDENTIAL	1:1 UNITS	1:1 UNITS
COMMERCIAL	1:10 UNITS	1:10 UNITS
NON-RESIDENTIAL	1:10 UNITS	1:10 UNITS

DEVELOPMENT SUMMARY:

ZONING: PUD - CHAMBLEE PARK

SITE AREA: 23.97 ACRES

DISTURBED AREA: 24.46 ACRES

IMPERVIOUS AREA: 14.92 ACRES (62%)

PERVIOUS AREA: 9.05 ACRES (38%)

OPEN SPACE: 13.41 ACRES (56%)

MINIMUM % OPEN SPACE PER CHAMBLEE PARK PUD: CALCULATED AND APPLIED USING THE ENTIRE PUD PROPERTY AREA (23.97 AC.)

YARD SETBACKS: 5 FT MIN.

SUPPLEMENTAL ZONE: 5 FT MIN.

PROPOSED LAND USES & DENSITIES:

RESIDENTIAL: 287 UNITS

- SINGLE FAMILY ATTACHED: 240 UNITS
- SINGLE-FAMILY DETACHED: 38 UNITS

RETAIL/COMMERCIAL/RESTAURANT: 20,000 SF MIN.

PARKING SUMMARY:

NO MINIMUM PARKING REQUIRED PER CHAMBLEE PARK PUD.

TOTAL PROPOSED PARKING: 788 SPACES (TOTAL)

RESIDENTIAL GARAGE PARKING: 18 SPACES

SURFACE PARKING: 378 SPACES

COMPACT PARKING: 164 SPACES (2,000/AC)

SINGLE-FAMILY DETACHED: 75 SPACES (2,000/AC)

BICYCLE PARKING:

RESIDENTIAL GUEST PARKING: 57 SPACES

COMMERCIAL PARKING: 57 SPACES

PUBLIC ON-STREET PARALLEL PARKING: 85 SPACES

ADA PARKING BASED ON OFF-STREET TOTAL SURFACE PARKING + 18 SPACES

MINIMUM REQUIRED + 5 SPACES (INCLUDING 1 VAN SPACE)

PROVIDED = 5 SPACES (INCLUDING 1 VAN SPACE)

COMPACT PARKING: MINIMUM % TOTAL NO. OF OFF-STREET CHAMBLEE STANDARDS

MINIMUM REQUIRED = 11 SPACES

BASED ON OFF-STREET TOTAL SURFACE PARKING + 168 SPACES

PROVIDED = 12 SPACES

Kimley Horn

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 ALPHARETTA, GEORGIA 30009
 PHONE 800.274.0177

MARLOWE CHAMBLEE

PHASE 1B
 LAND LOT 134, 135B DISTRICT

DATE: 06/24/2024

PROJECT NO: 000000000

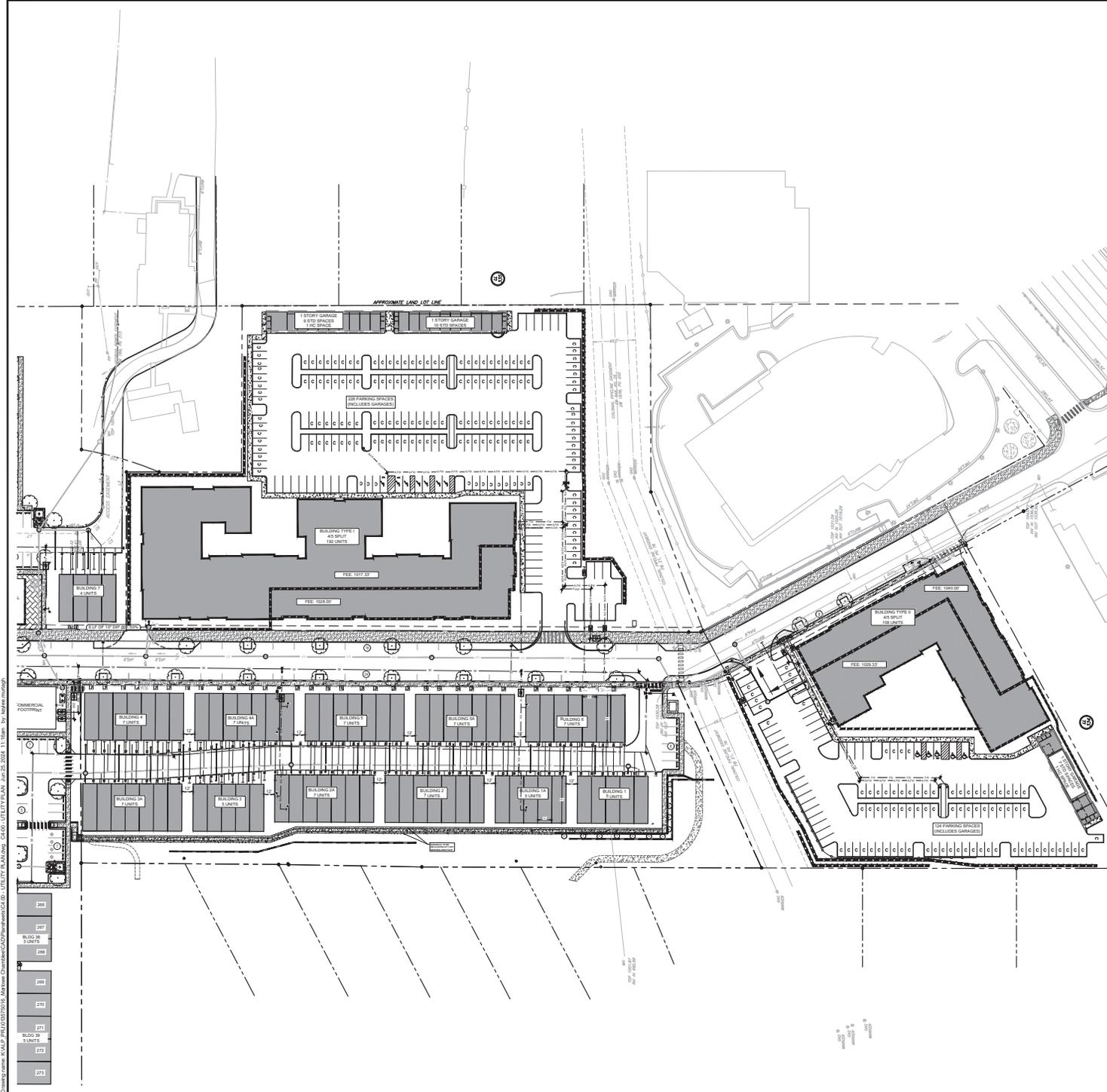
TITLE: SITE PLAN

SHEET NUMBER: **C2.00**



Drawing name: C:\P\1910172018 Marlowe Chamblee\CD\Drawings\C2.00 SITE PLAN.dwg CD-02 SITE PLAN - 04/25/2024 10:20AM by: msherman

This document, together with the contracts and design professional forms, as so incorporated or referred to herein, is intended only for the specific project and client to whom it was prepared. It shall be voided unless it is signed by Kimley-Horn and Associates, Inc. It shall be voided unless it is signed by Kimley-Horn and Associates, Inc.



- UTILITY NOTES:**
1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND RESULTING LOCATIONS WITH APPLICABLE AGENCIES.
 3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWER AUTHORITY SANITARY SEWER AND WATER AUTHORITY WATER STANDARDS AND SPECIFICATIONS.
 4. 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.
 5. 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 THE IENS.
 6. ALL UTILITY CONNECTIONS END AT 5' OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
 7. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
 8. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.

- UTILITY LEGEND:**
- W — PROPOSED WATER LINE
 - L — PROPOSED ELECTRIC LINE
 - T — PROPOSED TELEPHONE LINE
 - G — PROPOSED NATURAL GAS LINE
 - S — PROPOSED SANITARY SEWER PIPE
 - PROPOSED SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER GREASE TRAP
 - WATER VALVE
 - FIRE DEPARTMENT CONNECTION (FDC)
 - FIRE HYDRANT
 - POST INDICATOR VALVE (PIV)
 - WATER MAN TAPPING SLEEVE
 - WATER CONNECTIONS AND BENDS

NOTE:

UTILITIES ARE SUBJECT TO CHANGE. THE UTILITIES ARE SUBJECT TO THE APPROVAL OF CITY AND UTILITY PROVIDERS.

Kimley-Horn

620 N. WASHINGTON AVENUE, SUITE 100
ALPHARETTA, GEORGIA 30009
PHONE (770) 614-2300
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GREYSTAR

1455 PINEAPPLE AVENUE, SUITE 100
ALPHARETTA, GEORGIA 30009
PHONE 800-274-7871

MARLOWE CHAMBLEE
PHASE 1
LAND LOT 134, 135TH DISTRICT

PROJECT NO. 060202034

DATE 06/24/2024

DESIGNED BY KDM

DESIGNED BY JOM

REVIEWED BY

PROJECT NO. 060202034

TITLE **UTILITY PLAN**

SHEET NUMBER **C4.00**

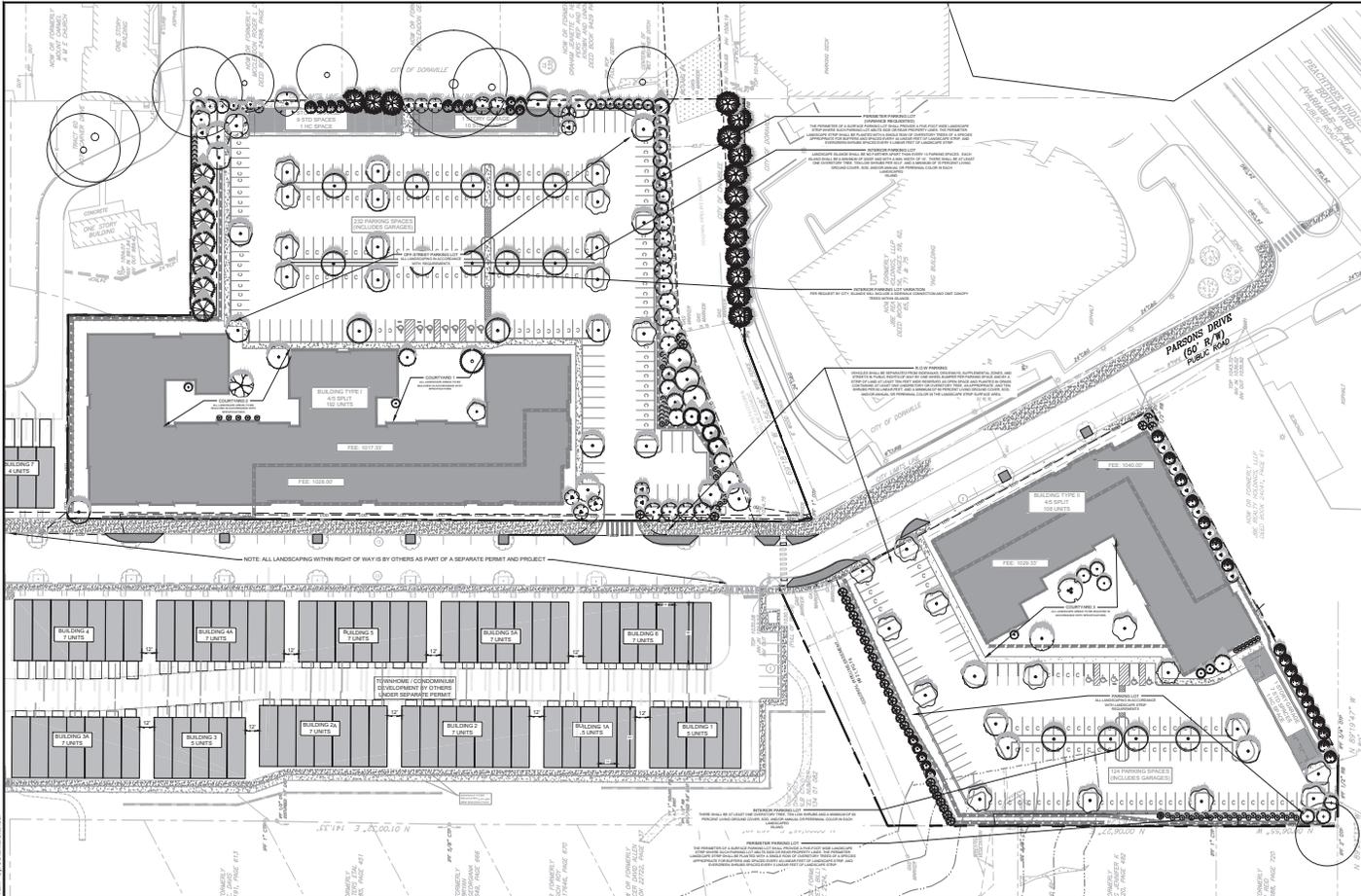
DATE 1/31

NOT FOR CONSTRUCTION

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TREE ORDNANCE CALCULATION REQUIREMENTS

REPLACEMENT INCHES REQUIRED
RDF = 1,650 INCHES

SITE DENSITY REQUIREMENT NOT SATISFIED: 575'-220' PLANTED = 358 INCHES
SPECIMEN REPLACEMENT REQUIREMENT SATISFIED: 1074'-1074' PLANTED = 0 INCHES

TOTAL TREE RECOMPENSE CALCULATIONS

PAYMENT TO TREE BANK:
SITE DENSITY REQUIREMENT, REFER TO L1-00 FOR CALCULATION:
358' DEFICIT x 200 = \$71,200 TO BE PAID TO CITY OF CHAMBLEE TREE BANK IN SITE DENSITY RECOMPENSE FEE

SPECIMEN TREE REPLACEMENT, REFER TO L1-00 FOR CALCULATION:
0' DEFICIT x 600 = \$0 TO BE PAID TO CITY OF CHAMBLEE TREE BANK IN SPECIMEN TREE RECOMPENSE FEE

STREETSCAPE REQUIREMENTS

SEE REQUIREMENT MET PER CHAMBLEE PARK PERMIT BY OTHERS.

OPEN SPACE CALCULATION

OPEN SPACE: MINIMUM 20% OPEN SPACE PER CHAMBLEE PARK PUD, SATISFIED BY ENTIRE PROPERTY OF PUD UNDER MASTER DEVELOPMENT.

CITY OF CHAMBLEE NOTES:

1. ALL DEBRIS FROM TREES CUT OR SUBSTANTIALLY DAMAGED SHOULD BE REMOVED FROM THE SITE IN A TIMELY FASHION INCLUDING THE REMOVAL OF ANY PORTION OF THE TREE STUMP ABOVE THE ORIGINAL NATURAL GRADE OR ELEVATION UNLESS ACCEPTED BY THE CITY TREE CONSULTANT FOR A SPECIFIC REASON.
2. ALL TREES AND LANDSCAPE MATERIALS WILL BE PLANTED AT THE PROPER PLANTING TIMES, PREFERABLY IN THE FALL, WINTER OR SPRING AND MAINTAINED IN PERPETUITY. THE CITY MAY REQUIRE PERFORMANCE BONDS BE POSTED IF PLANTING IS DELAYED DUE TO SEASONALITY.
3. PRIOR TO RESUMPTION OF A CERTIFICATE OF OCCUPANCY, THE DEVELOPER OR OWNER SHALL POST A PERFORMANCE BOND OR CASH ESCROW GUARANTEEING ALL LANDSCAPE MATERIALS AND WORK FOR A PERIOD OF TWO YEARS AFTER APPROVAL OR ACCEPTANCE THEREOF BY THE CITY IN A SUM ESTABLISHED BY THE CITY ARBORIST. THE BOND WILL BE IN THE AMOUNT OF 100 PERCENT OF THE ESTIMATED COST OF REPLACING ALL OF THE LANDSCAPING REQUIRED BY THESE SPECIFICATIONS. AT THE END OF TWO YEARS, THE CITY MANAGER SHALL MAKE AN INSPECTION AND NOTIFY THE OWNER OR DEVELOPER AND THE BOND COMPANY OF ANY CORRECTIONS TO BE MADE.

IRRIGATION NOTES

LANDSCAPED AREAS IN PARKING LOTS SHALL PROVIDE DRAINAGE AND IRRIGATION THAT ENSURES FULL DRAINAGE TO THE STORM DRAINAGE SYSTEM.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONT.	MINIMUM TOTAL	MAXIMUM TOTAL	PERCENTAGE
OVERSTORY TREES								
[Symbol]	2	ACER RUBRA 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	6" CAL.	20' HT	885	12"		1%
[Symbol]	1	BETULA NIGRA 'SUNSHINE' DUKEWAY RIVER BIRCH	4"	16-18 HT	885	4"		0.5%
[Symbol]	1	GEORGIA ATLANTICA 'GLAUCO PENDULA' WEINER'S BLUE ATLANTIC CEDAR	3"		47	3"		0.5%
[Symbol]	7	CEURUS BICOLORE DEODAR CEDAR	6" CAL.		885	42"		3%
[Symbol]	6	CRYPTOMERIA JAPONICA 'RADIANT' RADIANT JAPANESE CEDAR	3" CAL.		885	10"		3%
[Symbol]	4	LIRIODENDRON TULIPIFERA 'ARNOOLD' ARNOOLD TULIP POPLAR	3" CAL.	14 MIN	885	12"		2%
[Symbol]	2	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	6" CAL.	20' HT	885	12"		1%
[Symbol]	1	MAGNOLIA GRANDIFLORA 'BRACONSI BROWN BEAUTY' BRACONSI'S BEAUTY SOUTHERN MAGNOLIA	6" CAL.	20' HT	885	0"		0.5%
[Symbol]	20	NYSSA SYLVATICA 'WALFORD' WALFORD BLACK GUM	3" CAL.	16-18 HT	885	100"		11%
[Symbol]	15	PRINUS ELIOTTI SLASH PINE	3" CAL.		885	72"		7%
[Symbol]	20	QUERCUS NUTTALLI NUTTALL OAK	3" CAL.	16-18 HT	885	100"		9%
[Symbol]	20	QUERCUS PHellos WILLOW OAK	6" CAL.	20' HT	885	100"		9%
[Symbol]	2	TRILIAX OCCIDENTALIS 'NETZ WINTERGREEN' ABSORPTIVE	4" CAL.		885	0"		1%
[Symbol]	3	TRILIAX OCCIDENTALIS 'NETZ WINTERGREEN' ABSORPTIVE	3" CAL.		885	84"	81"	15%
[Symbol]	60	TRILIAX OCCIDENTALIS 'SARAGAZO' EMERALD GREEN ABSORPTIVE	3" CAL.		47	102"	20"	32%
[Symbol]	5	TRILIAX V. 'GREEN SWAY' GREEN SWAY ABSORPTIVE	3"	FG	885	12"		2%
[Symbol]	1	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM	5" CAL.	20' HT	885	0"		0.5%
SUBTOTAL:								

SYMBOL	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONT.	MINIMUM TOTAL	MAXIMUM TOTAL	PERCENTAGE
UNDERSTORY TREES								
[Symbol]	3	ACER PALMATUM 'CORSECTIA' CORSECTIA JAPANESE MAPLE	2.5" CAL.		885	8"		1%
[Symbol]	1	ACER PALMATUM 'JAPONICUM' JAPANESE MAPLE	4"		885	4"		0.5%
[Symbol]	10	CAMPANULUS BETULUS 'PARTICULARIS' FRANCOIS GARDNER HORNEMAN	2" CAL.		885	30"		3.5%
[Symbol]	7	CHAMAECYPARIS 'DEUTSCHA' JAPANESE CYPRESS	3" CAL.		885	21"		2.5%
[Symbol]	9	ILEX 'CORNF' TM CORNF HOLLY	3" CAL.		885	27"		3%
[Symbol]	14	ILEX 'NELLIE B. STEVENS' NELLY B. STEVENS HOLLY	4" CAL.		885	50"		5%
[Symbol]	9	ILEX 'WANDERING WOODSMAN' GREEN CASTLE HOLLY	4" CAL.		885	100"		9%
[Symbol]	10	LACINIA 'INDICA' CHERRY HOLLY	3" CAL. SINGLE-STEM	12 MIN	885	30"		3.5%
[Symbol]	8	MAGNOLIA 'STELLATA' STAR MAGNOLIA	3" CAL.	8 MIN	885	24"		3%
[Symbol]	3	MAGNOLIA 'VIRGINIANA' SWEETBAY MAGNOLIA	3" CAL.	14 MIN	885	10"		1%
[Symbol]	3	PARROTIA 'PERGUSA' PERGUSA PARROTIA	5" CAL.	16-18 HT	885		20"	1.5%
[Symbol]	3	VITEX 'AGNES-CAPTUS' SHOAL CREEK CHASTE TREE	5" CAL.	14 MIN	885	30"		0.9%
SUBTOTAL:								

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT
GROUND COVERS				
[Symbol]	1,710 SF	PUD COMPOUND	1 GAL.	-
[Symbol]	1,710 SF	PERMANENT GROUNDCOVER		
SUBTOTAL:				

NOTE: ALL AREAS NOT SHOWN ON THIS PLAN WITH A GRASSING AND GROUND COVER HATCH SHALL BE MATCHED IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS.

ALL GROUND COVER AND GRASSES ARE IN COMPLIANCE WITH PUD PATTERN GUIDE AS WELL AS SECTION 301 ARTICLE 3 OF L-00.



GREYSTAR
1445 PRINCETON AVENUE, SUITE 100
ALPHARETTA, GEORGIA 30009
PHONE 800.272.8779

DATE: 11/24
PROJECT: 18012000000000000000
PROJECT NO: 0000000000
DATE: 06/24/2024
TITLE: TREE REPLACEMENT PLAN
SHEET NUMBER: L2-00

MARLOWE CHAMBLEE
LAND DEVELOPMENT

DESIGNED BY: GNC
REVIEWED BY: JOM

DATE: 06/24/2024
PROJECT NO: 0000000000
TITLE: TREE REPLACEMENT PLAN
SHEET NUMBER: L2-00



DRAWN BY: GNC
 CHECKED BY: GNC
 DATE: 06/24/2024
 PROJECT NO: 0000000000
 TITLE: TREE REPLACEMENT PLAN
 SHEET NUMBER: L2-00



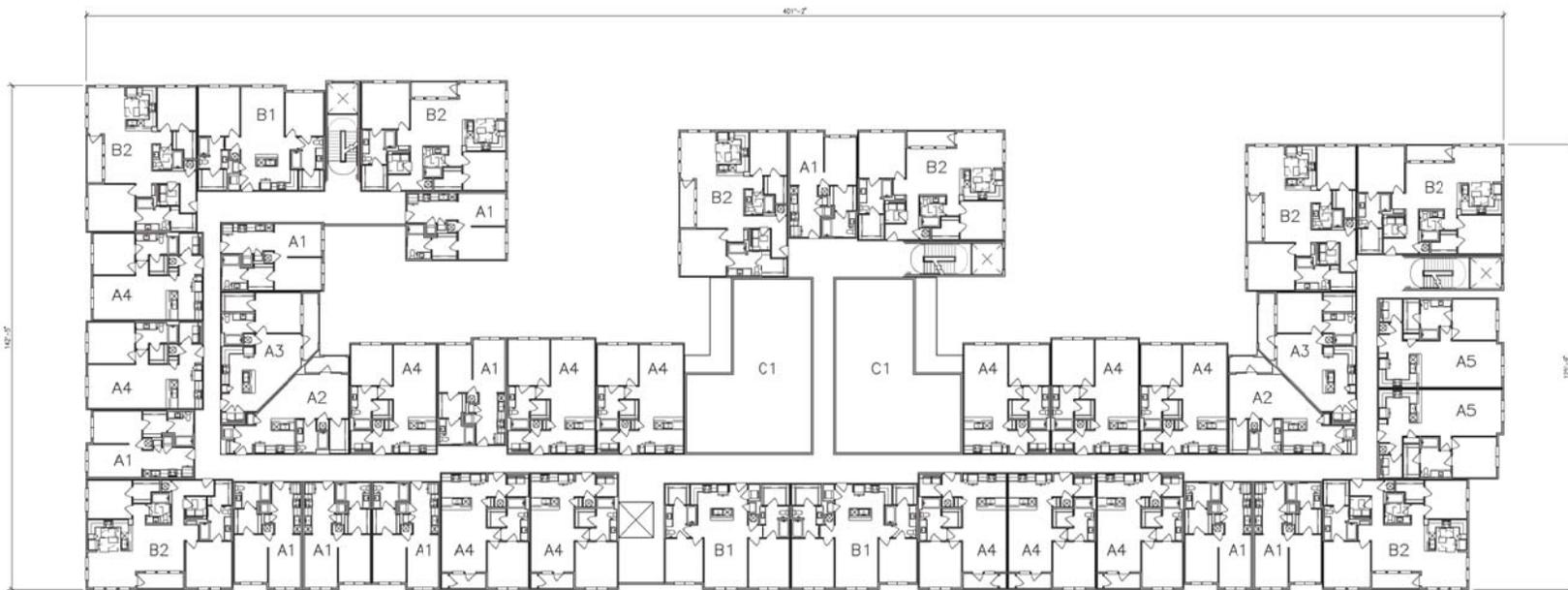
CHAMBLEE APARTMENTS
 CHAMBLEE, GA - GREYSTAR

MECKS PARTNERS
 16000 Memorial Drive
 Suite 100
 Houston, Texas 77079
 281.658.8797

06.05.2024
A-00
 JOB NO. 24022

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1 BUILDING I - TYPICAL PLAN
1/16"=1'-0"

PRELIMINARY BUILDING PLAN - CHAMBLEE APARTMENTS

CHAMBLEE, GA - GREYSTAR

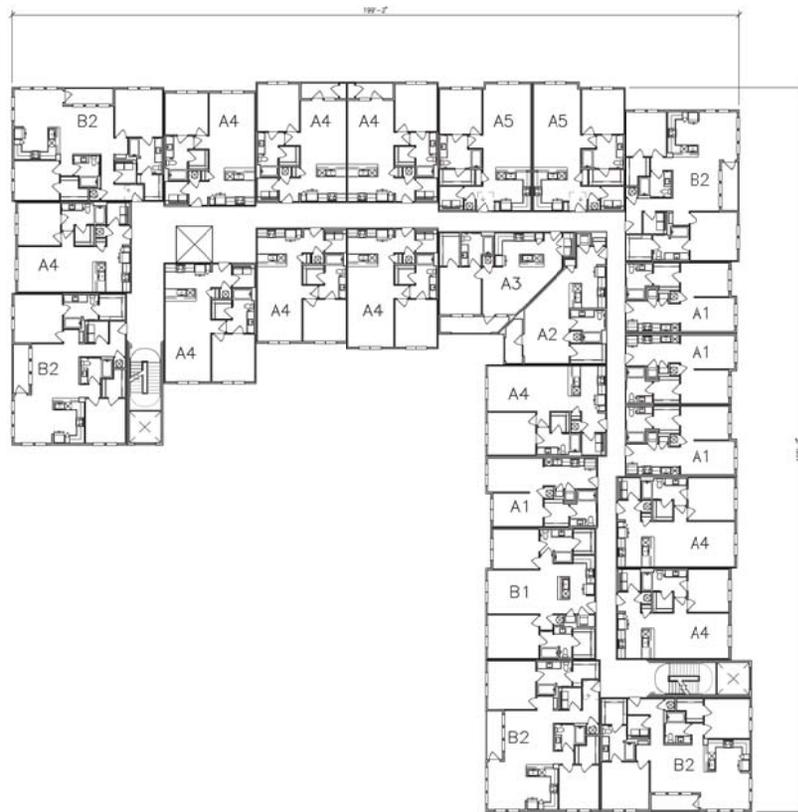
MECKS PARTNERS

16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.658.8797

A-04

JOB NO. 24322

06.05.2024



1 BUILDING II - TYPICAL PLAN
1/16"=1'-0"

PRELIMINARY BUILDING PLAN - CHAMBLEE APARTMENTS
CHAMBLEE, GA - GREYSTAR

MECKS PARTNERS
16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.658.8797

06.05.2024

A-05

JOB NO. 24022

As an employer we are committed to providing a safe and healthy work environment for our employees and contractors. We are committed to providing a safe and healthy work environment for our employees and contractors. We are committed to providing a safe and healthy work environment for our employees and contractors.

ELEVATION KEYNOTE LEGEND:

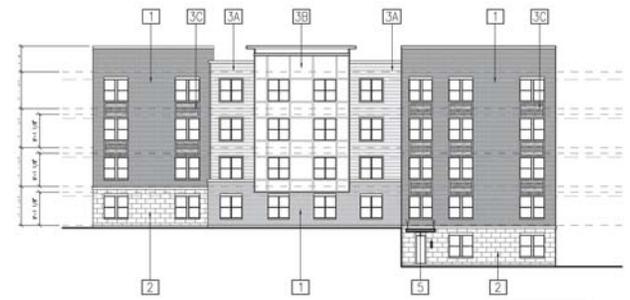
1	BRICK VENEER
2	UTILITY BRICK
3A	FIBER CEMENT LAP SIDING
3B	FIBER CEMENT PANEL SYSTEM
3C	WOODSTONE FIBER CEMENT ACCENT SIDING
4	42" HEIGHT METAL GUARDRAIL SYSTEM
5	METAL AWNING



4 BUILDING I - LEFT
1/16"=1'-0"

MATERIAL PERCENTAGES:

100	BRICK VENEER
100	UTILITY BRICK
100	FIBER CEMENT LAP SIDING
100	FIBER CEMENT PANEL SYSTEM



3 BUILDING I - RIGHT
1/16"=1'-0"

MATERIAL PERCENTAGES:

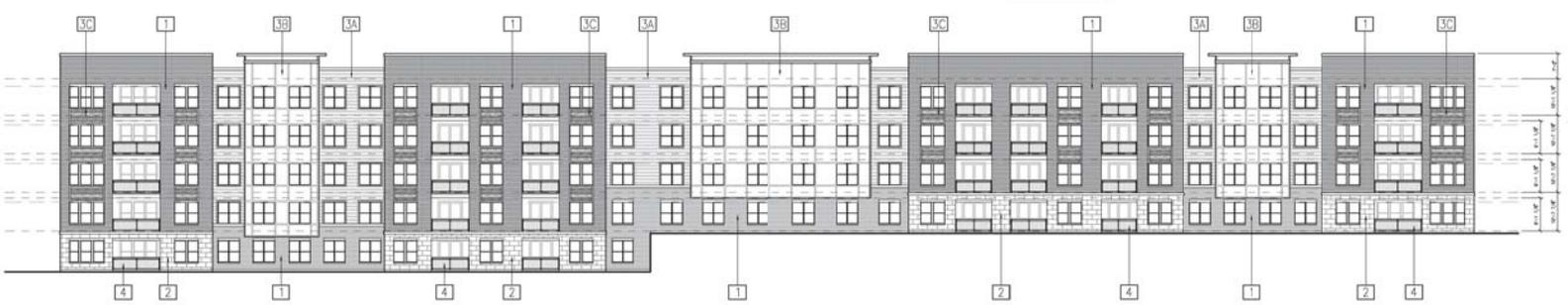
100	BRICK VENEER
100	UTILITY BRICK
100	FIBER CEMENT LAP SIDING
100	FIBER CEMENT PANEL SYSTEM



2 BUILDING I - REAR
1/16"=1'-0"

MATERIAL PERCENTAGES:

100	BRICK VENEER
100	UTILITY BRICK
100	FIBER CEMENT LAP SIDING
100	FIBER CEMENT PANEL SYSTEM



1 BUILDING I - FRONT
1/16"=1'-0"

MATERIAL PERCENTAGES:

100	BRICK VENEER
100	UTILITY BRICK
100	FIBER CEMENT LAP SIDING
100	FIBER CEMENT PANEL SYSTEM

PRELIMINARY BUILDING ELEVATIONS - CHAMBLEE APARTMENTS

CHAMBLEE, GA - GREYSTAR

MECKS PARTNERS

19000 Memorial Drive
Suite 100
Houston, Texas 77079
281.658.8797

A-06

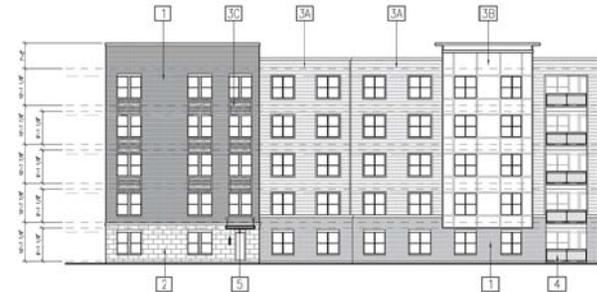
JOB NO. 24322

ELEVATION KEYNOTE LEGEND:

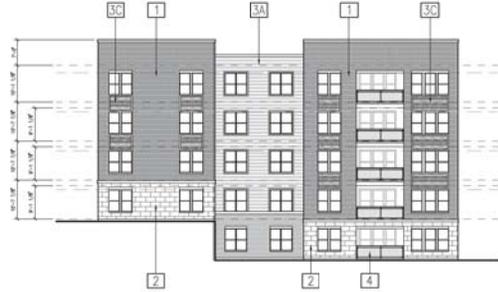
1	BRICK VENEER
2	UTILITY BRICK
3A	FIBER CEMENT LAP SIDING
3B	FIBER CEMENT PANEL SYSTEM
3C	WOODSTONE FIBER CEMENT ACCENT SIDING
4	42" HEIGHT METAL GUARDRAIL SYSTEM
5	METAL AWNING



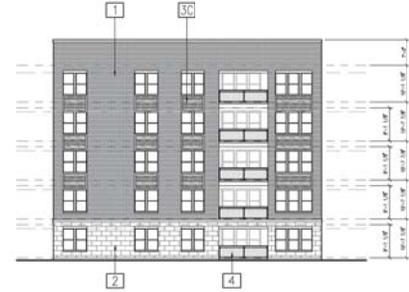
6 BUILDING II - COURTYARD
1/16"=1'-0"
MATERIAL PERCENTAGES:
100% BRICK VENEER
100% UTILITY BRICK
100% FIBER CEMENT LAP SIDING
100% FIBER CEMENT PANEL SYSTEM



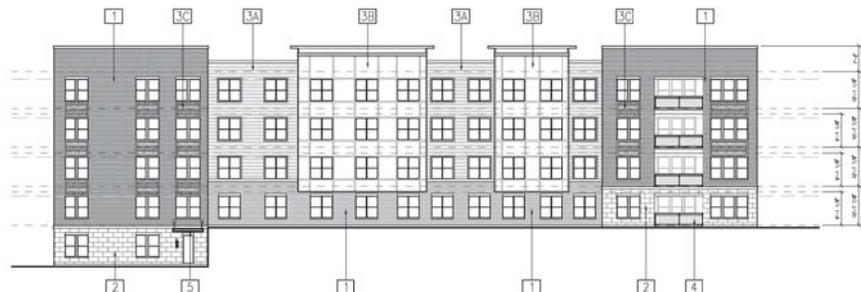
5 BUILDING II - COURTYARD
1/16"=1'-0"
MATERIAL PERCENTAGES:
100% BRICK VENEER
100% UTILITY BRICK
100% FIBER CEMENT LAP SIDING
100% FIBER CEMENT PANEL SYSTEM



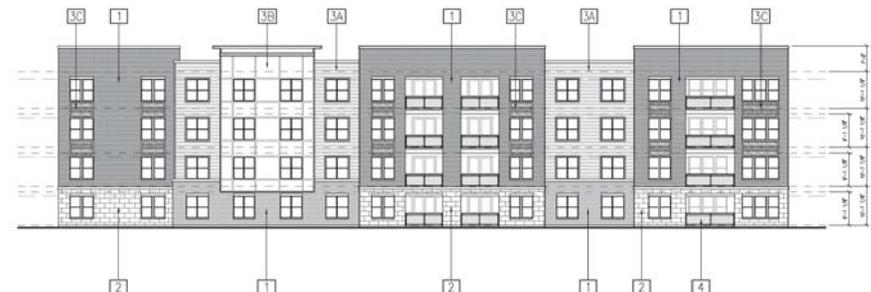
4 BUILDING II - REAR
1/16"=1'-0"
MATERIAL PERCENTAGES:
100% BRICK VENEER
100% UTILITY BRICK
100% FIBER CEMENT LAP SIDING
100% FIBER CEMENT PANEL SYSTEM



3 BUILDING II - RIGHT
1/16"=1'-0"
MATERIAL PERCENTAGES:
100% BRICK VENEER
100% UTILITY BRICK
100% FIBER CEMENT LAP SIDING
100% FIBER CEMENT PANEL SYSTEM



2 BUILDING II - LEFT
1/16"=1'-0"
MATERIAL PERCENTAGES:
100% BRICK VENEER
100% UTILITY BRICK
100% FIBER CEMENT LAP SIDING
100% FIBER CEMENT PANEL SYSTEM



1 BUILDING II - FRONT
1/16"=1'-0"
MATERIAL PERCENTAGES:
100% BRICK VENEER
100% UTILITY BRICK
100% FIBER CEMENT LAP SIDING
100% FIBER CEMENT PANEL SYSTEM

PRELIMINARY BUILDING ELEVATIONS - CHAMBLEE APARTMENTS

CHAMBLEE, GA - GREYSTAR

MECKS PARTNERS

19000 Memorial Drive
Suite 100
Houston, Texas 77079
281.658.8797

06.05.2024

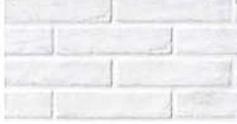
A-08

JOB NO. 24022

COLOR MIX

SW - 7004 Snowbound
[Painted Cementitious Vertical
Siding + Board & Batten]

SW - 7004 Snowbound
[Painted Brick - Brick Color #1]



SW - 7015 Repose Gray
[Painted Cementitious Siding]



Meridian Brick - Stone Mountain
[Brick Color #2]



SW - 6254 Lazy Gray
[Painted Cementitious Siding]



Meridian Brick - Downing Street
[Brick Color #3]



NOTES:
1. COLORS ABLE TO BE SUBSTITUTED WITH
SIMILAR COLORS AND ALTERNATE MANUFACTURERS
2. MASONRY LEVELS VARY BASED ON SITE LOCATION
AND REQUIRED PERCENTAGES OUTLINED IN PUD
PATTERN BOOK



FACADES ABUTTING PUBLIC STREETS AND PUBLIC PARKS: 50% MASONRY COVERAGE (MINIMUM); 50% CEMENTITIOUS SIDING/PANEL COVERAGE (MAXIMUM)
FACADES ABUTTING PRIVATE DRIVES AND ALLEYS: 10% MASONRY COVERAGE (MINIMUM); 90% CEMENTITIOUS SIDING/PANEL COVERAGE (MAXIMUM)

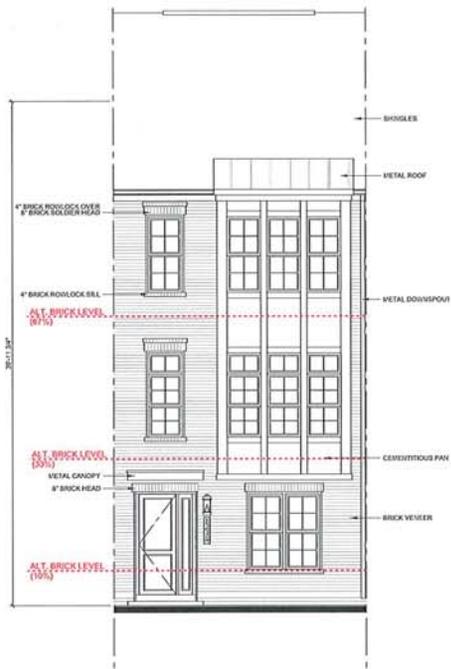


TOWNHOMES
(3-STORY / REAR LOAD)

RENDERING

CHAMBLEE
CITY OF CHAMBLEE, GA

A.03



Architecture + Planning
403.456.5849
ktgy.com

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

CHAMBLEE
DEKALB COUNTY, GA
2020-0733.00, 01, 02, 03

SCHEMATIC DESIGN
JULY 21, 2021



20'X46'
REAR LOAD

A.03a

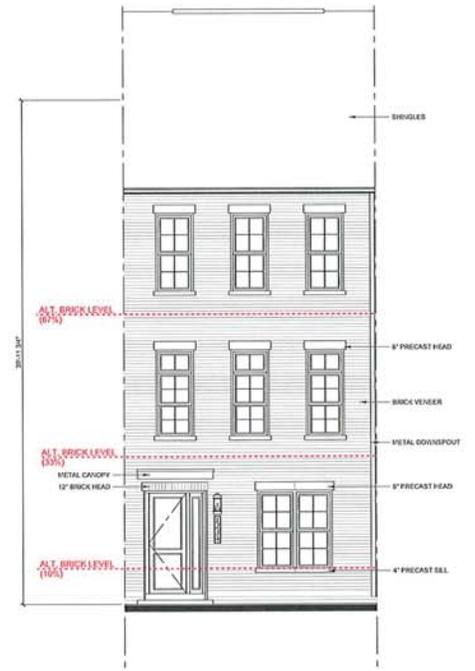


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AMERICA'S LUXURY HOME BUILDER

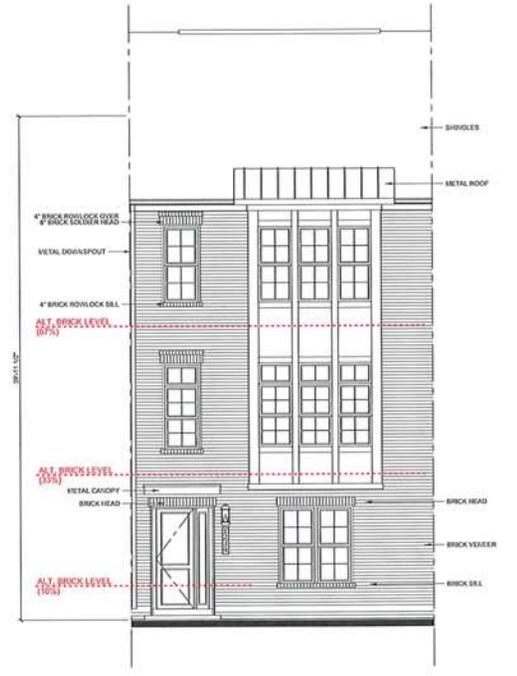
CHAMBLEE
DEKALB COUNTY, GA
2020-0733.00, .01, .02, .03

SCHEMATIC DESIGN
JULY 21, 2021



15'X51'
REAR LOAD

A.03b



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Toll Brothers
AMERICA'S LUXURY HOME BUILDER

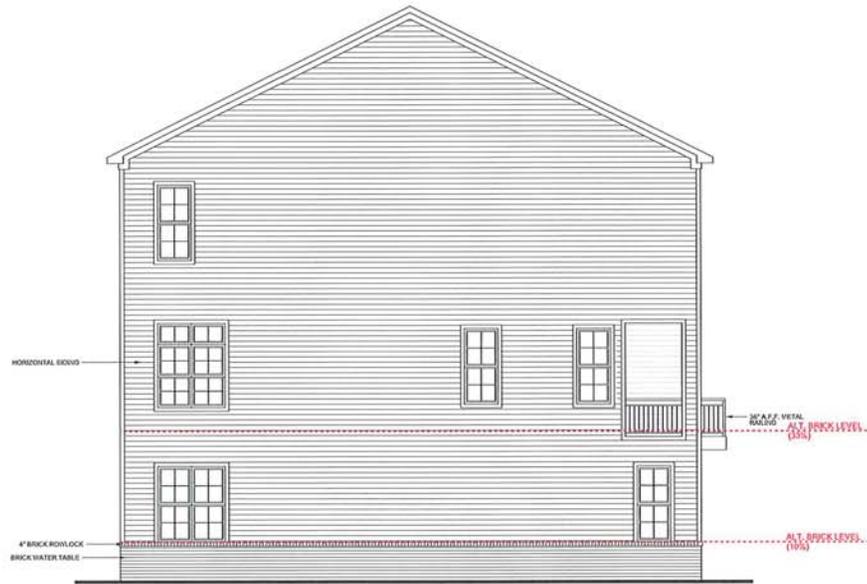
CHAMBLEE
DEKALB COUNTY, GA
2020-0733.00, 01, 02, 03

SCHEMATIC DESIGN
JULY 21, 2021



24'X46'
REAR LOAD

A.03c



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Toll Brothers
AMERICA'S LUXURY HOME BUILDER

CHAMBLEE
DEKALB COUNTY, GA
2020-0733.00, .01, .02, .03

SCHEMATIC DESIGN
JULY 21, 2021



15'X51' & 24'X46'
REAR LOAD REAR LOAD

A.03d

COLOR MIX

SW - 7004 Snowbound
[Painted Cementitious Vertical
Siding + Board & Batten]

SW - 7004 Snowbound
[Painted Brick - Brick Color #1]

SW - 7015 Repose Gray
[Painted Cementitious Siding]

Meridian Brick - Stone Mountain
[Brick Color #2]

SW - 6254 Lazy Gray
[Painted Cementitious Siding]

Meridian Brick - Downing Street
[Brick Color #3]

NOTES:
1. COLORS ABLE TO BE SUBSTITUTED WITH
SIMILAR COLORS AND ALTERNATE MANUFACTURERS
2. MASONRY LEVELS VARY BASED ON SITE LOCATION
AND REQUIRED PERCENTAGES OUTLINED IN PUD
PATTERN BOOK.



FACADES ABUTTING PUBLIC STREETS AND PUBLIC PARKS: 50% MASONRY COVERAGE (MINIMUM); 50% CEMENTITIOUS SIDING/PANEL COVERAGE (MAXIMUM)
FACADES ABUTTING PRIVATE DRIVES AND ALLEYS: 10% MASONRY COVERAGE (MINIMUM); 90% CEMENTITIOUS SIDING/PANEL COVERAGE (MAXIMUM)

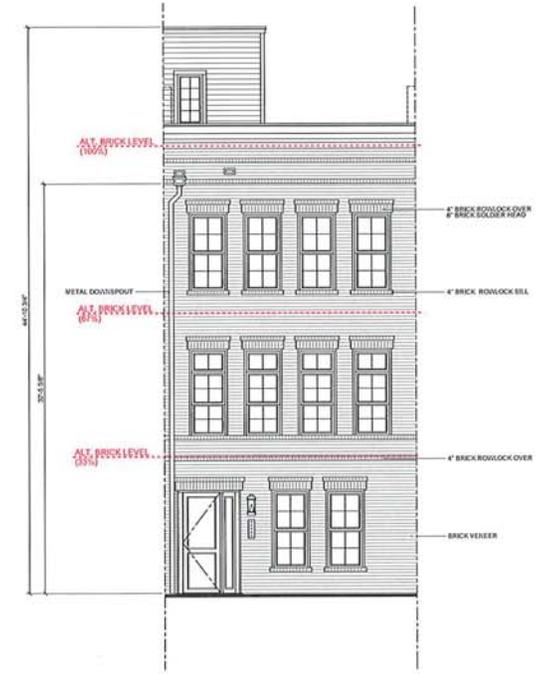
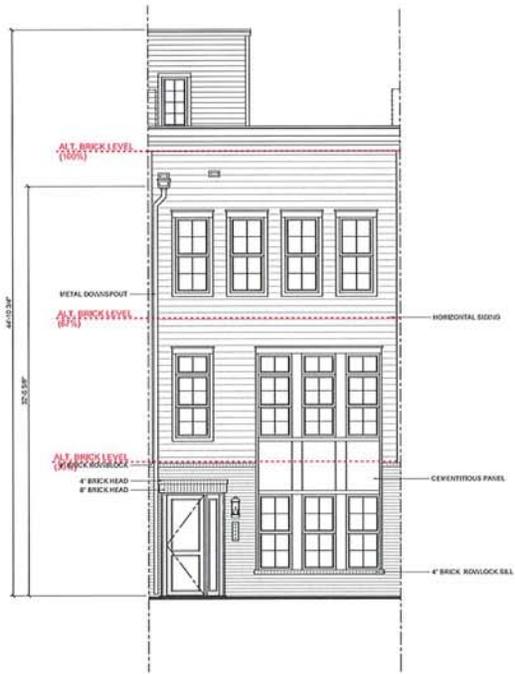


TOWNHOMES
(4-STORY / REAR LOAD)

RENDERING

CHAMBLEE
CITY OF CHAMBLEE, GA

A.03e



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800.450.5849
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Toll Brothers
AMERICA'S LUXURY HOME BUILDER

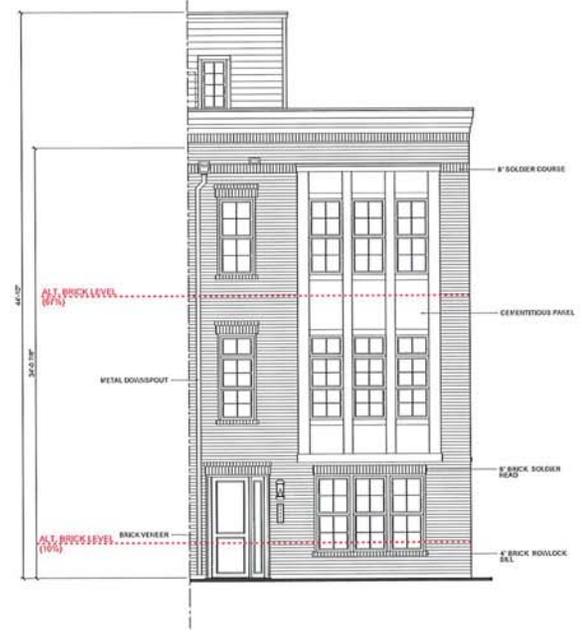
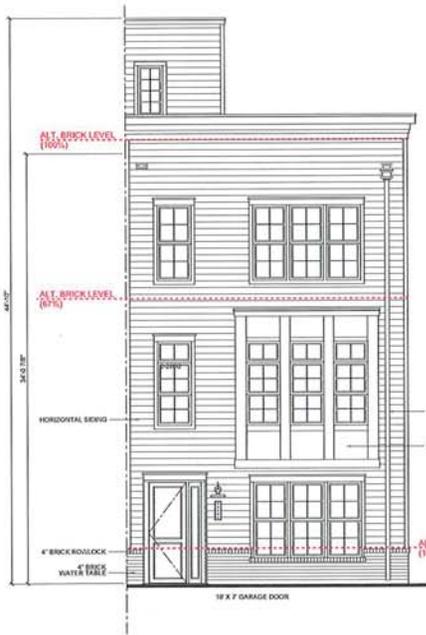
CHAMBLEE
DEKALB COUNTY, GA
2020-0733.00, .01, .02, .03

SCHEMATIC DESIGN
JULY 21, 2021



20'X42'
REAR LOAD

A.03f



Architecture + Planning
888.450.5849
ktgy.com



CHAMBLEE
DEKALB COUNTY, GA
2020-0733.00, 01, 02, 03

SCHEMATIC DESIGN
JULY 21, 2021



22'X42'
REAR LOAD

A.03g



Architecture + Planning
888.455.5849
ktgy.com



CHAMBLEE
DEKALB COUNTY, GA
2020-0733.00, .01, .02, .03

SCHEMATIC DESIGN
JULY 21, 2021



22'X42'
REAR LOAD

A.03h