



APPLICATION FOR DEVELOPMENT OF COMMUNITY IMPACT (DCI)

PROJECT:

Chamblee Park

Name of Project

various

Property Address

Revise the site plan of the approved PUD Master Plan to reconfigure two multi-family buildings to allow for a change

Brief Description of Project

in building footprint and architectural details; and 2) convert some of the stacked flat residential buildings to townhomes.

see approved PUD PZ2020-654 and variance approval PZ2021-945

Mixed Use

Zoning District

Character Area (Future Development Map)

Chamblee Park PUD

site plan modification of master plan

Total # of Properties Involved

Total Project Acreage

Total Number of Buildings

Total area of buildings

OWNER:

Toll Southeast LP Company Inc.

Name and Company

c/o Laurel David, The Galloway Law Group, LLC, 4062 Peachtree Rd., NE, Suite A330, Atlanta, GA

30319

Mailing Address

City, State

Zip Code

404-965-3669

laurel@glawgp.com

Phone #

E-mail

APPLICANT: ☒ Check here if Applicant is also the Property Owner

J.R. Crowe, Toll Southeast LP Company Inc.

Name and Company

2400 Lakewood Parkway

Alpharetta, GA

30004

Mailing Address

City, State

Zip Code

Phone #

E-mail

jrcrowe@tollbrothers.com

Applicant Signature

Date

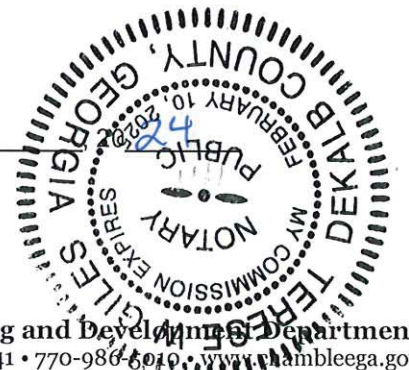
☒ I hereby certify that all information provided herein is true and correct.

NOTARY:

Sworn to and subscribed before me this 6th day of June

Notary Public:

Terese W. Giles



June 25, 2024

DCI BOOKLET

Table of Contents

Narrative Description
List of Proposed Changes
Location Map
Analysis of Existing Conditions
Master Plan
Landscape Plans
Architectural Design
Letter of Intent
Variance Request

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

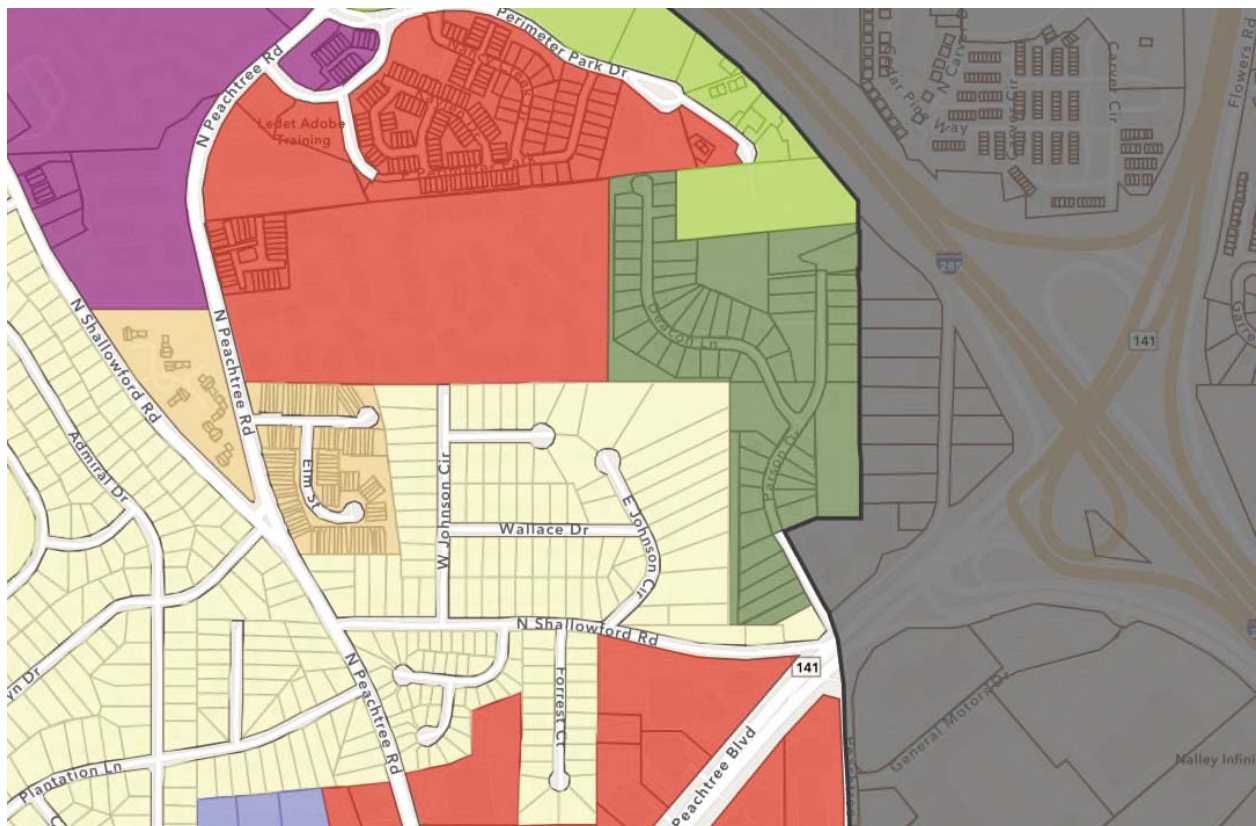
- Replace condo units with three units in each building with single townhomes
- Group single townhome units in smaller groups with more space between each group.

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]



SURVEY NOTES

1. THERE WAS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTS.
2. THERE ARE KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. THERE ARE NO DISCREPANCIES BETWEEN THE SURVEY SUBMISSION PLAT PREPARED BY TECHNICAL SURVEY SERVICES, INC. PLAT IS CURRENTLY SUBMITTED AND UNDER REVIEW WITH THE CITY ENGINEER'S OFFICE. THE SURVEYED PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
4. THERE WAS OBSERVED EVIDENCE OF BURIAL TRENCHES AND BURIAL GROUNDS ON THE SURVEYED PROPERTY AS OBSERVED OR AS DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR.
5. TRACT 1 HAS DIRECT ACCESS TO PARSONS DRIVE, A PUBLIC R/W, WITH NO GAPS; TRACT 4 WILL HAVE DIRECT ACCESS TO THE PARCELS RELIGIOUS PARSONS DRIVE. TRACT 4 WILL BE DEGRADED BY FLOOD WATERS.

REFERENCES

1. PLAT OF HAPPY VALLEY SUBDIVISION BY ERNEST L. BOGGUS DATED OCTOBER 1954 AND RECORDED ON PLAT BOOK 22, PAGE 80.
2. PARSONS VILLAGE SECTION NO. 1 SUBDIVISION PLAT BY JOE W. ARNOLD III DATED DECEMBER 18, 1953 AND RECORDED ON PLAT BOOK 21, PAGE 76.

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED PUD
(PLANNED UNIT DEVELOPMENT) PER ZONING
CASE PZ2020-654, DATED OCTOBER 29, 2021.

WETLANDS NOTE

WETLANDS DO EXIST ON THE SUBJECT PROPERTY. THE WETLANDS SHOWN HEREON ARE PER AQUATIC RESOURCE DELINEATION REPORT PREPARED BY CONTOUR ENVIRONMENTAL, LLC FOR TOLL BROTHERS, DATED FEBRUARY 5, 2021.

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13089C0016K, DATED AUGUST 15, 2019. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CONFORMITY STATEMENT

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 17,931 FEET AND AN ANGULAR
ERROR OF .01" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

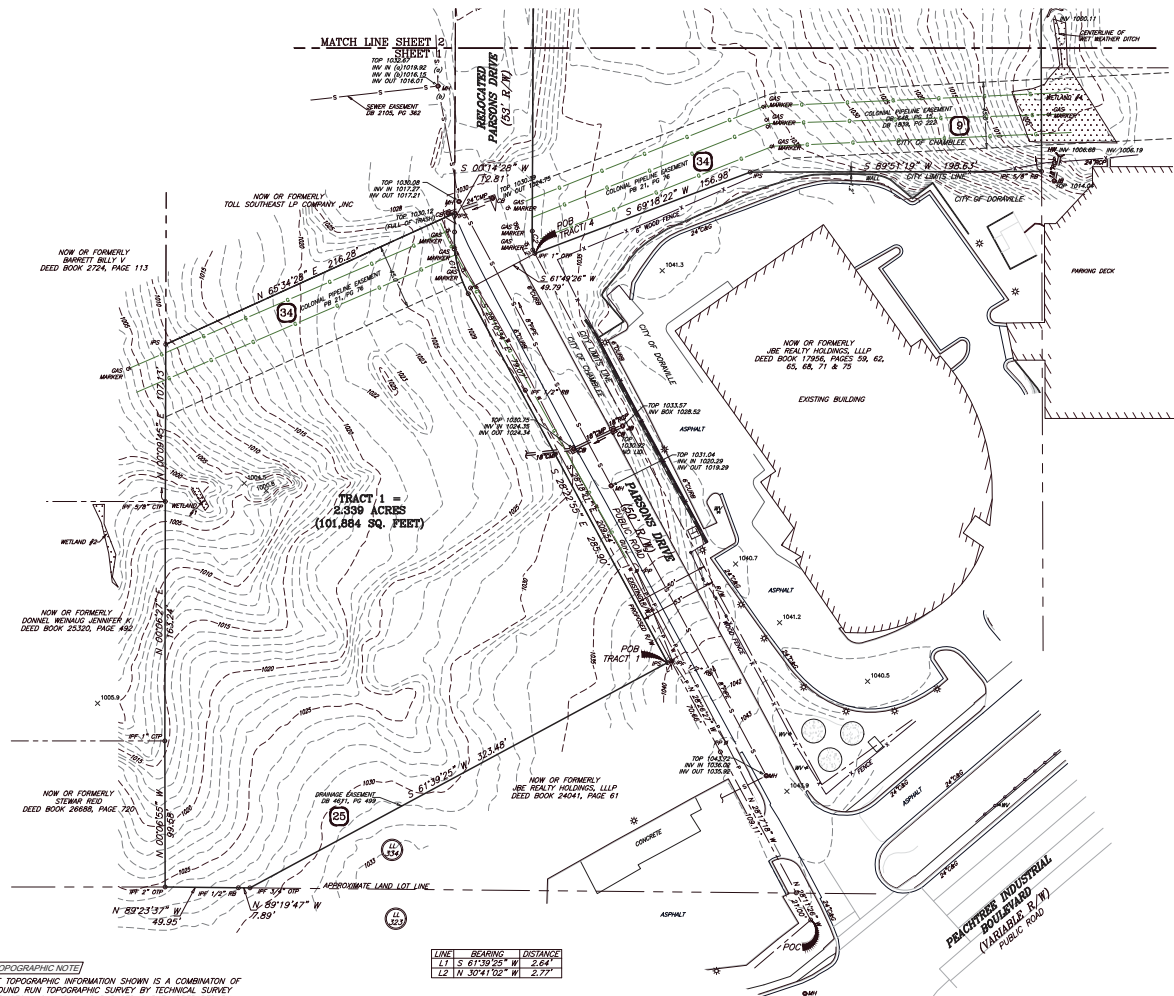
A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 427.692 FEET.

TOPOGRAPHIC NOTE

THE TOPOGRAPHIC INFORMATION SHOWN IS A COMBINATION OF GROUND RUN TOPOGRAPHIC SURVEY BY TECHNICAL SURVEY SERVICES, INC. AND A LIDAR BASED SURVEY PREPARED BY JACK W. BERRY AND ASSOCIATES. THE VERTICAL DATUM IS NAVD 88.

LINE	BEARING	DISTANCE
L1	S 61°39'25" W	2.64'
L2	N 30°41'02" W	2.77'



LEGAL DESCRIPTION

Tract 1
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 Reach the TRUE POINT OF BEGINNING, commence at a point at the intersection of the northwesterly Right of Way of Peachtree Industry Road (36° 50' N/W); then running along the southeasterly Right of Way of Parsons Drive the following courses: North 28° 11' 26" West a distance of 100.11 feet to a point; then North 28° 26' 27" West a distance of 70.66 feet to a 1/2" rebar found; then leaving the existing 1/2" rebar and running North 28° 26' 27" West a distance of 2.64 feet to an iron pin set on the proposed southeasterly Right of Way of Parsons Drive (35° N/W), said point being the TRUE POINT OF BEGINNING; then running North 28° 26' 27" West a proposed Right of Way South 61° 39' 25" West a distance of 100.11 feet to a point; then North 28° 26' 27" West a distance common to Land Lots 34 and 323; then running along the southeasterly Right of Way North 89° 59' 47" West a distance of 7.89 feet to a 1/2" rebar found; then leaving the existing 1/2" rebar and running North 28° 26' 27" West a distance of 2.64 feet to a 1" open top pipe found; then leaving said Land Lot Line North 00° 09' 09" East a distance of 99.58 feet to a 1" crimp top pipe found; then running North 00° 09' 09" East a distance of 107.13 feet to an iron pin set; then North 85° 34' 28" East a distance of 216.28 feet to a point; then running North 85° 34' 28" East a proposed Right of Way of Parsons Drive (63° N/W); then running North 85° 34' 28" East a distance of 100.11 feet to a point; then running North 28° 26' 27" West a distance of 12.81 feet to a point; then running along a point to the left an arc length of 43.67 feet, (said curve having a radius of 100.11 feet) to a point; then running North 28° 26' 27" West, and a chord length of 43.13 feet to a point; then running South 28° 22' 55" East a distance of 285.90 feet to the TRUE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

To Greystar Development East, LLC, a Delaware limited liability company & Chicago Title Insurance Company:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8, 13, 16, 17 & 20 of Table A thereof. The fieldwork was completed on April 17, 2024.



Aubrey J. Akin, R.L.S. #3138

April 26, 2024



- EXCEPTIONS IN TITLE COMMITMENT**
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: CT18-24-0199
COMMITMENT DATE: FEBRUARY 7, 2022



At Reach the TRUE POINT OF BEGINNING, commence at a point at the intersection of the northwesterly Right of Way of Peachtree Industries, Inc. (33° 53' R/W) and the southeasterly Right of Way of Peachtree Industries, Inc. (33° 53' R/W) and run North 28° 18' 21" West a distance of 109.11 miles to a point, thence North 28° 26' 28" West a distance of 205.54 miles to a point, thence North 28° 18' 21" West a distance of 205.54 miles to a 1/2" rebar found; thence North 28° 10' 34" West a distance of 73.07 miles to a point, thence North 28° 10' 34" West a distance of 43.79 miles to a 1" open top pipe found at the intersection of the existing right of way of Peachtree Industries, Inc. (33° 53' R/W) and the northwesterly Right of Way of Parsons Drive (53° 53' R/W) and the TRUE POINT OF BEGINNING; thence North 28° 10' 34" West a distance of 43.79 miles to the Right of Way of Parsons Drive (53° 53' R/W) North 30° 41' 02" East a distance of 2.77 miles to a point at the intersection of the existing Right of Way of Parsons Drive (53° 53' R/W) and the proposed Right of Way of Parsons Drive (53° 53' R/W); thence running along the proposed Right of Way of Parsons Drive (53° 53' R/W) North 30° 41' 02" East a distance of 12.88 miles, (said curve having a radius of 122.25 feet, with a chord bearing North 30° 41' 02" East a distance of 596.84 feet to an iron pin set, thence North 30° 41' 02" East a distance of 596.84 feet to an iron pin set, thence North 30° 41' 02" East a distance of 136.63 feet to an iron pin set; thence South 89° 52' 36" East a distance of 136.63 feet to an iron pin set; thence South 89° 52' 36" East a distance of 176.88 feet to an iron pin set on the Land Lot common to the City of Chamblée and the City of Doraville; thence running along said Land Lot and City Limits the South 89° 52' 36" East a distance of 435.15 feet to an iron pin set; thence South 89° 52' 36" East a distance of 435.15 feet along said City Limits the South 89° 51' 19" West a distance of 196.63 feet to an iron pin set; thence South 89° 51' 19" West a distance of 196.63 feet to the TRUE POINT OF BEGINNING. Said tract contains 4.006 Acres

JOB #: 2021-753

[illegible]

ENC	
ADM	
PKM	
024	
000	

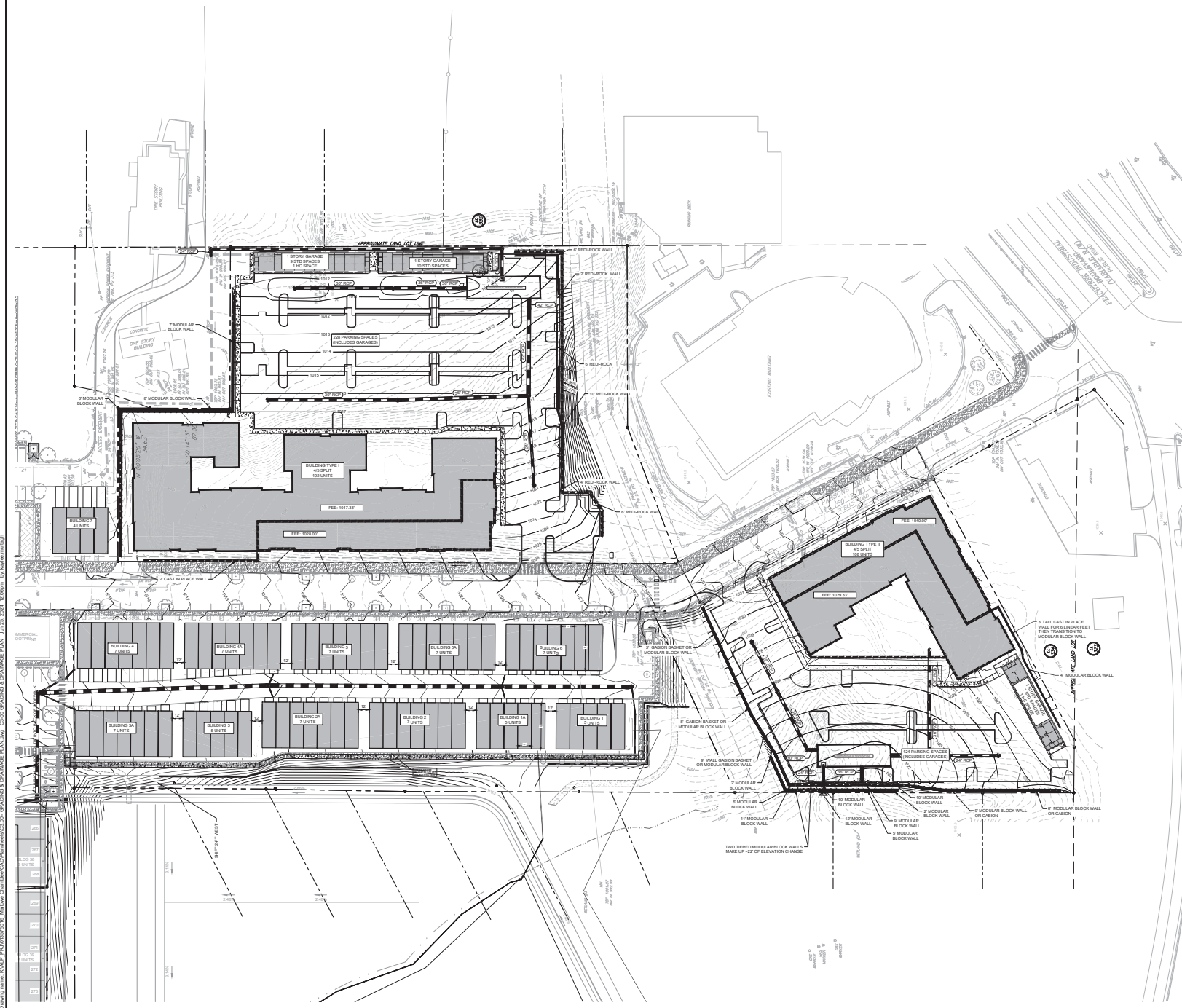
Kimley»Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

GREYSTAR
1545 PEACHTREE STREET, SUITE 700
ATLANTA, GA 30309
PHONE: 404.727.0479

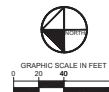
MARLOWE
CHAMBLEE

GSWCC CERT. (LEVEL 3)	
DRAWN BY	GNC
DESIGNED BY	KDM
REVIEWED BY	JCM
DATE	06/24/2024
PROJECT NO.	000000000
TITLE	
GRADING & DRAINAGE PLAN	
SHEET NUMBER	
C3.00	

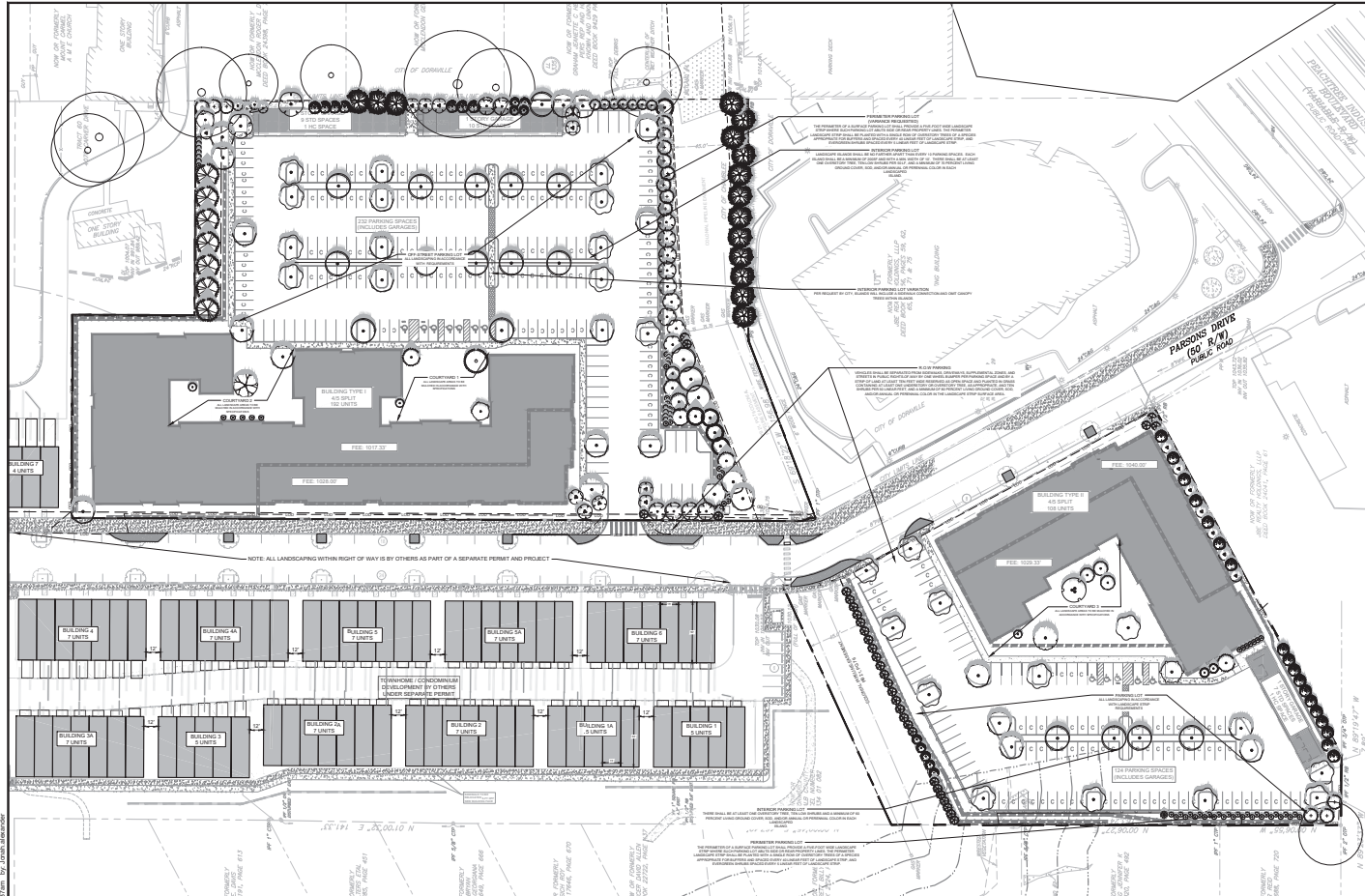
PRELIMINARY: NOT FOR CONSTRUCTION



GEORGIA811



Drawn by: KALP PROJECTS, Inc. 10/17/2018, Marlowe Chamber Construction 2.00, TREE REPLACEMENT PLAN, 3/1/2024, 9:32am, by: paul@kalp.com



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONT.	UNDERSTORY TOTALS	GROUND COVER TOTALS
OVERSTORY TREES							
	2	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	8" CAL.	20' HT	880	12'	1%
	1	BETULA NIGRA 'SUNSHINE' DURHAM RIVER BIRCH	4"	16-18' HT	880	4'	0.5%
	1	GEORGIA ATLANTICA 'GLAUCOPHOLIA' WEEPING BLUE ATLANTIC CEDAR	3"	4'	87	3'	0.5%
	7	CESTRUM BICOLOR DEODAR CEDAR	8" CAL.	880	42'	3%	
	6	CRYPTOMERIA JAPONICA 'NAGASAKI' NAGASAKI JAPANESE CEDAR	3" CAL.	880	18'	3%	
	4	LIRIODENDRON TULIPIFERA 'NORFOLK' NORFOLK TULIP POPLAR	3" CAL.	14' MIN	880	12'	2%
	2	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	8" CAL.	20' HT	880	12'	0.5%
	1	MAGNOLIA GRANDIFLORA 'BRACONNE' BRACONNE'S BEAUTY SOUTHERN MAGNOLIA	8" CAL.	20' HT	880	6'	0.5%
	25	NYSSA SYLVATICA 'VALERIE' VALERIE BLACK GLASS	3" CAL.	16-18' HT	880	130'	11%
	15	PIRUS ELIOTII BLAUFRUIT	3" CAL.	880	70'	7%	
	20	QUERCUS PRINCEPS NUTTALL OAK	3" CAL.	16-18' HT	880	100'	8%
	20	QUERCUS PRINCEPS WILLOW OAK	3" CAL.	20' HT	880	100'	8%
	2	TRILIUM OCCIDENTALE 'NITZ' NITZ WINTERGREEN ARBORESCENS	4" CAL.	880	8'	1%	
	3	TRILIUM OCCIDENTALE 'NITZ' NITZ WINTERGREEN ARBORESCENS	3" CAL.	880	84'	84'	10%
	10	TRILIUM OCCIDENTALE 'NITZ' NITZ WINTERGREEN ARBORESCENS	3" CAL.	4'	157'	30'	30%
	5	TRILIUM 'VIRIDIS GEM' GREEN GEM ARBORESCENS	3"	FG	880	10'	2%
	1	ULMUS AMERICANA 'PRINCEPS' PRINCEPS AMERICAN ELM	3" CAL.	20' HT	880	5'	0.5%
	214	SUBTOTAL:					

SYMBOL	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONT.	UNDERSTORY TOTALS	GROUND COVER TOTALS
UNDERSTORY TREES							
	3	ACER PALMATUM 'DIETRIKH' QUEEN DIETRIKH'S JAPANESE MAPLE	2.5" CAL	880	8'	1%	
	1	ACER PALMATUM 'DIETRIKH' QUEEN DIETRIKH'S JAPANESE MAPLE	4"	880	4'	0.5%	
	10	CARPINUS BETULUS 'TASTIGUSA' TASTIGUSA, EUROPEAN HORNBEAM	3" CAL	880	30'	3.5%	
	7	CHAMAECYPARIS 'DIETRIKH' JAPANESE CYPRUS	3" CAL	880	21'	2.5%	
	9	ELIX 'X' 'CONIFER' TM GIRL LEAF RED HOLLY	3" CAL	880	27'	3%	
	14	ELIX 'X' 'NELLIE'S STONE' HP NELLIE'S STONE HOLLY	4" CAL	880	50'	5%	
	25	ELIX 'X' 'WANDERING' COUNTRYMANLY GREEN COUNTRY HOLLY	4" CAL	880	100'	10%	
	10	LACINIA 'DIETRIKH' INDICA CROWN WHITE	3" CAL, SINGLE-STEM	12' MIN.	880	30'	3.5%
	8	MAGNOLIA 'STELLATA' STAR MAGNOLIA	3" CAL	8' MIN.	880	24'	3%
	3	MAGNOLIA 'VIRGINIANA' STAR MAGNOLIA	3" CAL	14' MIN.	880	10'	1%
	3	PARROTIA 'PERICA' PERICIA PARROTIA	3" CAL	16-18' HT	880	20'	1.5%
	4	VITEX AGASTIS 'CARLOS' TEXAS CREEK' MEXICAL CREEK CHERRY TREE	3" CAL	14' MIN.	880	30'	1.5%
	18	SUBTOTAL:				1,074'	220'

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT
GROUND COVER				
	1,710 SF	PUR PLANTAIN	1 GAL.	—
	1,710 SF	GROUND COVER	1 GAL.	—
	1,710 SF	SUBTOTAL:		

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

ALL GROUND COVER AND GRASSES ARE IN COMPLIANCE WITH THE LANDSCAPE SPECIFICATIONS.

SEE ALSO SECTION 301 AND 302 OF THE 2018 ILLINOIS BUILDING CODE.

TREE ORDNANCE CALCULATION REQUIREMENTS

REPLACEMENT INCHES REQUIRED
RDF = 1,650 INCHES

SITE DENSITY REQUIREMENT NOT SATISFIED: 570'-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 L1-40 FOR CALCULATION:
358' DEFICIT x 200 = \$71,600 TO BE PAID TO CITY OF CHAMBLEE TREE BANK IN SITE DENSITY RECOMPENSE FEE
SPECIMEN TREE REPLACEMENT, REFER TO L1-40 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:

- ALL TREES 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.
- 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.
- PRIOR TO ISSUANCE 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.



Kimley»Horn
11111 ALPHARETTA, GEORGIA 30009
PHONE (770) 614-2800
WWW.KIMLEYHORN.COM

GREYSTAR
1445 PINEHURST DRIVE, SUITE 200
ALPHARETTA, GEORGIA 30009
PHONE (678) 527-0070

MARLOWE CHAMBLEE
1445 PINEHURST DRIVE, SUITE 200
ALPHARETTA, GEORGIA 30009
PHONE (678) 527-0070

PROJECT NO. 060202034
SHEET NO. 000000000
DATE: 06/24/2024
DESIGNED BY: GNC
CHECKED BY: JKM
REVIEWED BY: JKM
TITLE: TREE REPLACEMENT PLAN
SHEET NUMBER: L2-00

PRELIMINARY: NOT FOR CONSTRUCTION



CHAMBLEE APARTMENTS

CHAMBLEE, GA - GREYSTAR

MEEKS ■ PARTNERS

15000 Memorial Drive
Suite 100
Houston, Texas 77079
281.658.8787

06.05.2024

A-00

09 NO. 2422



JOB NO. 24027



CHAMBLEE, GA - GREYSTAR

16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.558.8787

06.05.2024

A-05

09 NO. 2422

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



MATERIAL PERCENTAGES	
100	BRICK VENEER
100	UTILITY BRICK
200	NEED CONCRETE LIFT SLAB
100	NEED CONCRETE FLOOR SLAB



MATERIAL PERCENTAGES	
SIZE	GRADE 100/20
SIZE	UTILITY GRADE
SIZE	FINER (CEMENT LAY DOWN)
SIZE	FINER (CEMENT FILL, 50/100)



MATERIAL PERCENTAGE	
400	BRICK TINDER
100	UTILITY BRICK
100	PORE CEMENT LUMP BRICK
100	PORE CEMENT PANEL SYSTEM



MATERIAL PERCENTAGE	
SIZE	BRICK - FINE
100	1/4" TO 3/8"
100	FINE CEMENT LUMP FORM
100	FINE CEMENT FINEL SIFTED

CHAMBLEE, GA - GREYSTAR

16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.658.8787

A-06

JOB NO. 24022

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 GLAZORIAL SYSTEM
5	METAL AWNING



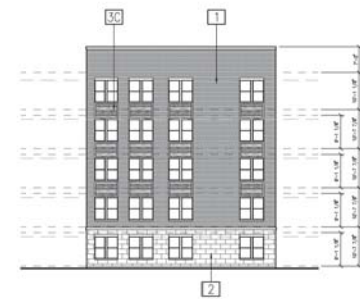
6 BUILDING 1 - COURTYARD 2
1/16"=1'-0"

MATERIAL PERCENTAGES:	
BR	BRICK VENEER
UB	UTILITY BRICK
FC	FIBER CEMENT LAP SIDING
FP	FIBER CEMENT PANEL SYSTEM



5 BUILDING 1 - COURTYARD 2
1/16"=1'-0"

MATERIAL PERCENTAGES:	
BR	BRICK VENEER
UB	UTILITY BRICK
FC	FIBER CEMENT LAP SIDING
FP	FIBER CEMENT PANEL SYSTEM



4 BUILDING 1 - COURTYARD 2
1/16"=1'-0"

MATERIAL PERCENTAGES:	
BR	BRICK VENEER
UB	UTILITY BRICK
FC	FIBER CEMENT LAP SIDING
FP	FIBER CEMENT PANEL SYSTEM



3 BUILDING 1 - COURTYARD 1
1/16"=1'-0"

MATERIAL PERCENTAGES:	
BR	BRICK VENEER
UB	UTILITY BRICK
FC	FIBER CEMENT LAP SIDING
FP	FIBER CEMENT PANEL SYSTEM



2 BUILDING 1 - COURTYARD 1
1/16"=1'-0"

MATERIAL PERCENTAGES:	
BR	BRICK VENEER
UB	UTILITY BRICK
FC	FIBER CEMENT LAP SIDING
FP	FIBER CEMENT PANEL SYSTEM



1 BUILDING 1 - COURTYARD 1
1/16"=1'-0"

MATERIAL PERCENTAGES:	
BR	BRICK VENEER
UB	UTILITY BRICK
FC	FIBER CEMENT LAP SIDING
FP	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-07

JOB NO. 24022

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 GLAZORIAL 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



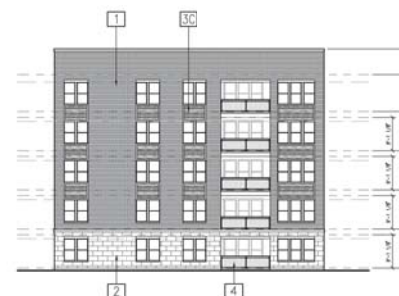
5 BUILDING II - COURTYARD
1/16"=1'-0"

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



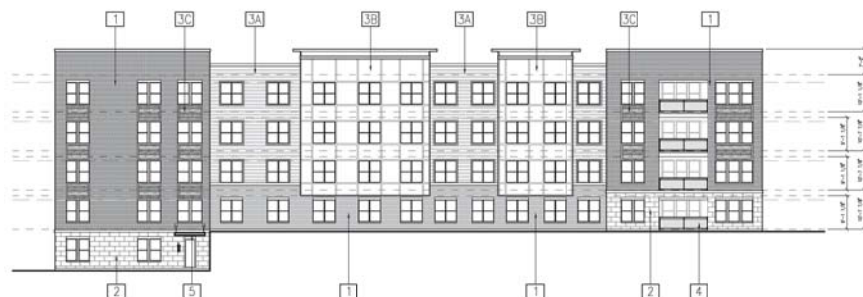
4 BUILDING II - REAR
1/16"=1'-0"

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



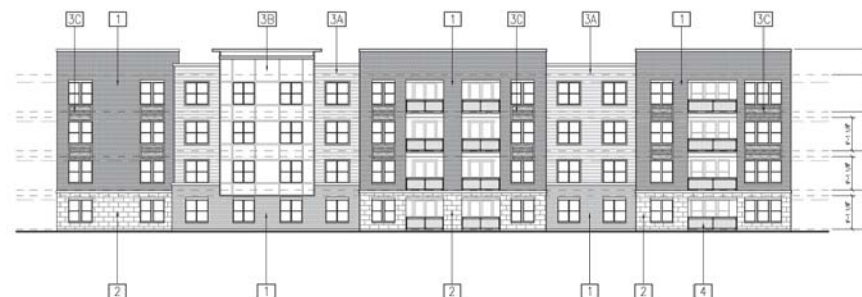
3 BUILDING II - RIGHT
1/16"=1'-0"

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

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)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

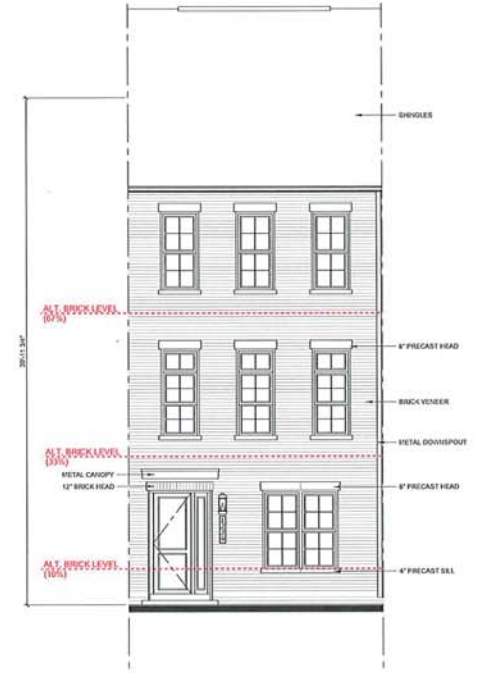
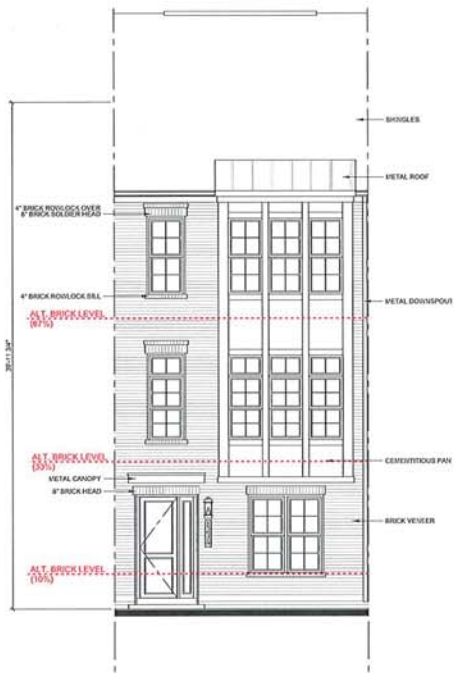
ktgy
Architecture + Planning

TOWNHOMES
(3-STORY / REAR LOAD)

RENDERING

CHAMBLEE
CITY OF CHAMBLEE, GA

A.03



Architecture + Planning
888.456.5849
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

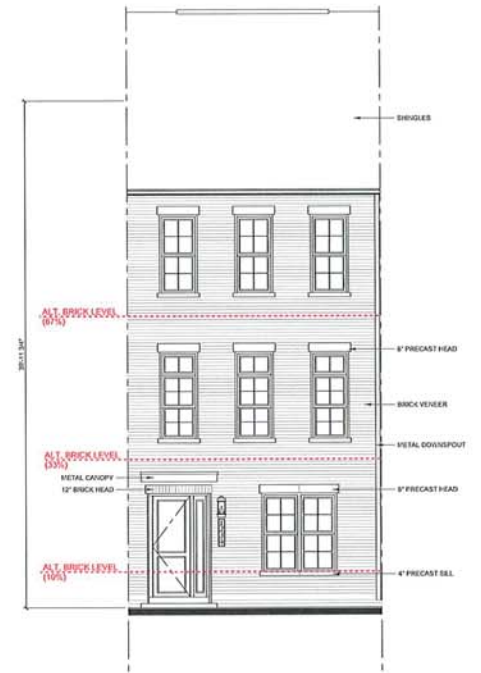


Architecture + Planning
888.456.5849
ktgy.com

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

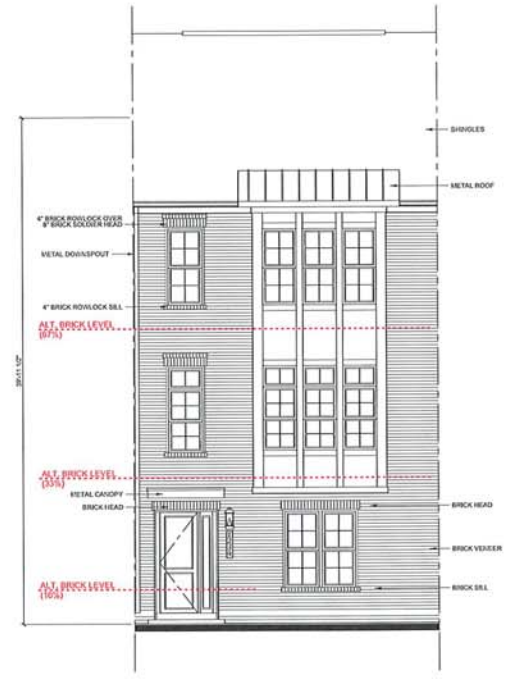
CHAMBLEE
DEKALB COUNTY, GA
2020-0733.00, .01, .02, .03

SCHEMATIC DESIGN
JULY 21, 2021



15'X51'
REAR LOAD

A.03b



Architecture + Planning
800.450.5849
ktgy.com

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

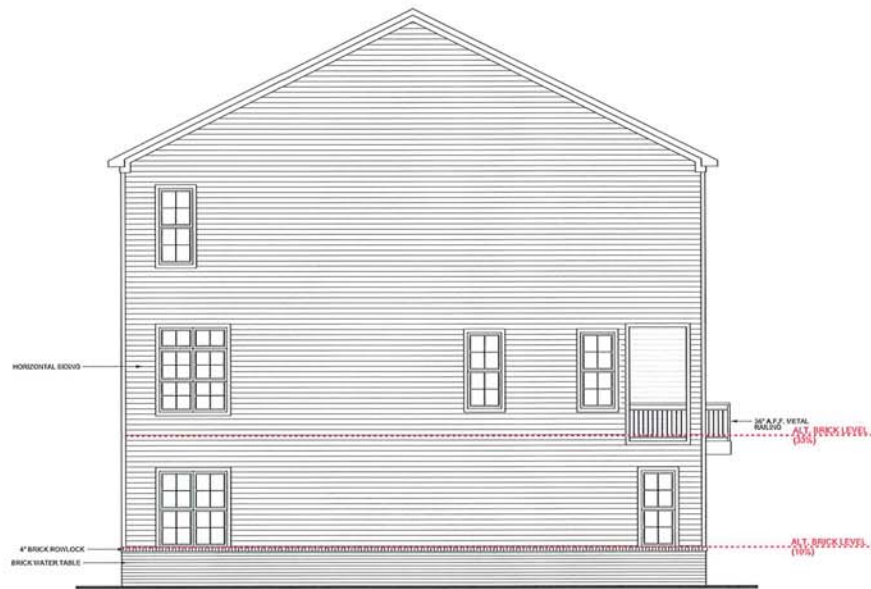
CHAMBLEE
DEKALB COUNTY, GA
2020-0733.00, .01, .02, .03

SCHEMATIC DESIGN
JULY 21, 2021



24'X46'
REAR LOAD

A.03c



Architecture + Planning
800.456.5849
ktgy.com

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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

SCHEMATIC DESIGN
JULY 21, 2021



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)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

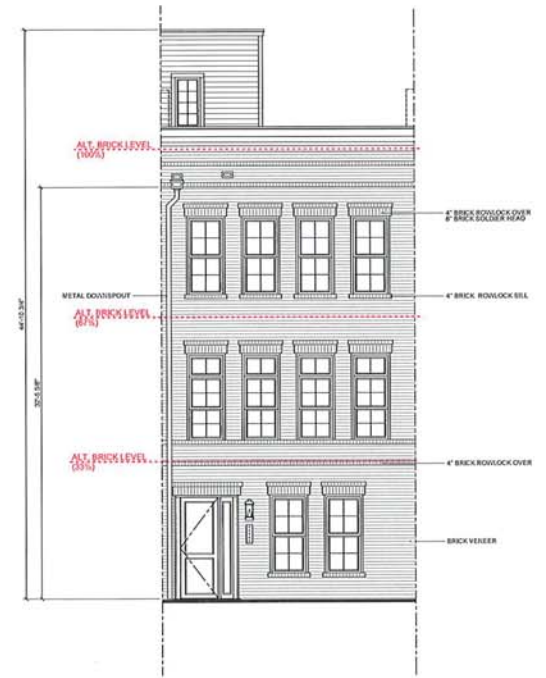
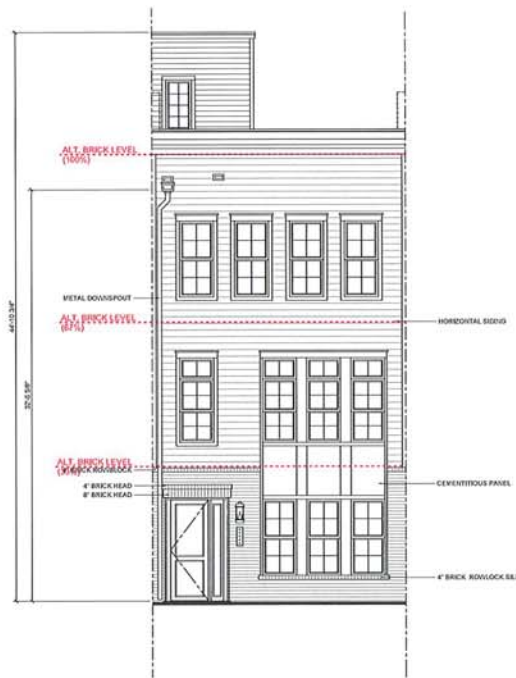


TOWNHOMES
(4-STORY / REAR LOAD)

RENDERING

CHAMBLEE
CITY OF CHAMBLEE, GA

A.03e



Architecture • Planning
800.456.5849
ktgy.com

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

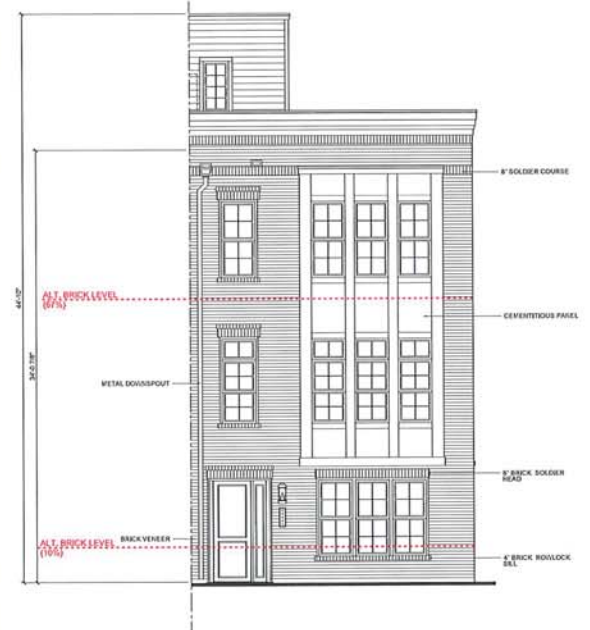
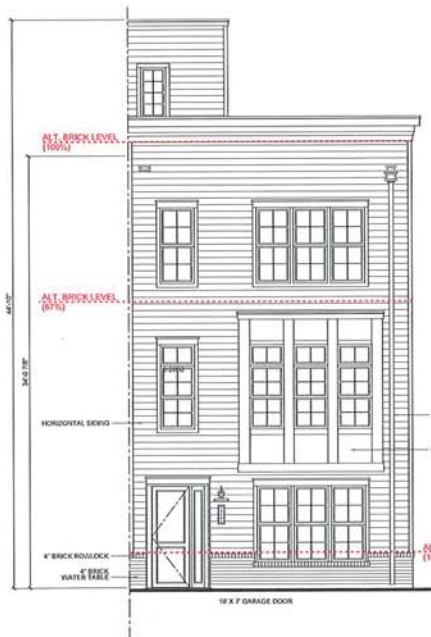
CHAMBLEE
DEKALB COUNTY, GA
2020-0733.00, .01, .02, .03

SCHEMATIC DESIGN
JULY 21, 2021



20'X42'
REAR LOAD

A.03f



Architecture + Planning
888.450.5849
ktgy.com

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

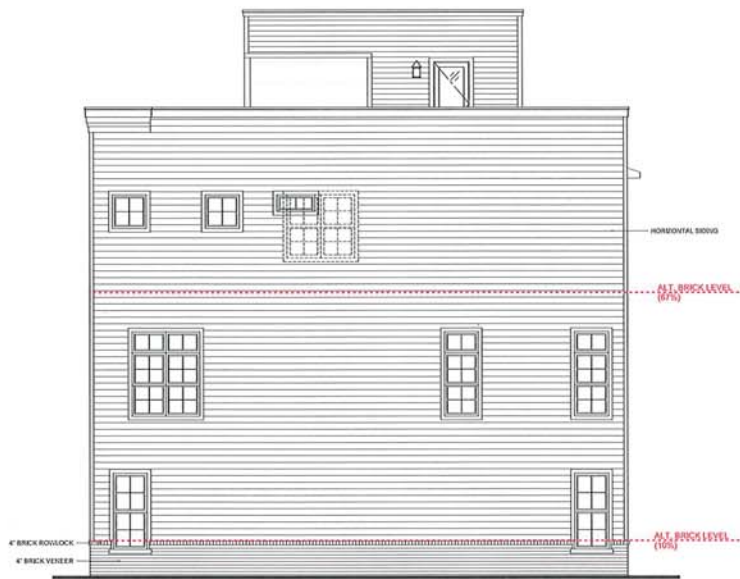
CHAMBLEE
DEKALB COUNTY, GA
2020-0733.00, 01, 02, 03

SCHEMATIC DESIGN
JULY 21, 2021



22'X42'
REAR LOAD

A.03g

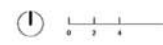


Architecture + Planning
888.456.5849
ktgy.com

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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

SCHEMATIC DESIGN
JULY 21, 2021



22'X42'
REAR LOAD

A.03h