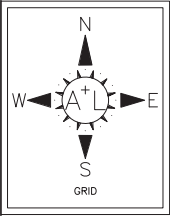


FLOOD HAZARD STATEMENT: THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13089C 0018J DATE: MAY 16, 2013

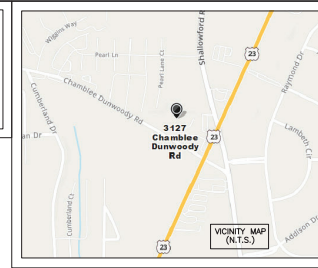
SCALE: 1" = 20'

VERTICAL DATUM
DEKALB COUNTY RM 18-11
ELEV = 345.08

PARKING
STANDARD PARKING SPACES 14
HANDICAP SPACES 1
TOTAL SPACES 15



AREA 3127
0.716 ACRES 0.757 ACRES
31,200 SQ. FEET 32,884 SQ. FEET
TOTAL AREA
1.473 ACRES
64,184 SQ. FEET



ZONING INFORMATION:
ZONING PER CITY OF CHAMBLEE, GA.
ZONED C-C (CORRIDOR COMMERCIAL)
BUILDING SETBACK REQUIREMENTS:
FRONT - NONE
SIDE - NONE
REAR - NONE

NOTE:
ZONING INFORMATION SHOWN HEREON
TAKEN FROM ZONING MAPS AND
MUNICODOT.COM ONLINE LIBRARY.
NO ZONING REPORT PROVIDED FOR
THIS SURVEY.

NOTE:
STRUCTURES SHOWN AS "NLT" WERE NOT
FIELD LOCATED FOR THIS REVISION.
ITEMS TAKEN FROM UTILITY REPORT.

NOTE:
ALL UNDERGROUND UTILITIES SHOWN
HEREON TAKEN FROM UTILITY REPORT BY
UTILISURVEY, LLC, (404)312-6912.
UTILITY REPORT PROVIDED BY CLIENT.
NO FIELD LOCATION FOR UNDERGROUND
UTILITIES PROVIDED BY THIS SURVEYOR
FOR THIS REVISION.

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 SHOWN HEREON.

TREE LIST

01 - 10" HW	19 - 17" HW	TREES MARKED IN THE FIELD
02 - 10" HW	20 - 14" HW	A - 15" EV
03 - 6" HW	21 - 8" HW	B - 15" EV
04 - 4" HW	22 - 15" HW	C - 15" EV
05 - 5" HW	23 - 20" PN	D - 17" EV
06 - 5" HW	24 - 20" PN	E - 15" EV
07 - 16" EV	25 - 22" PN	F - 19" EV
08 - 16" EV	26 - 26" PN	
09 - 24" EV	27 - 26" PN	
10 - 15" EV	28 - 15" PN	
11 - 15" EV	29 - 15" PN	
12 - 15" HW	30 - 10" PN	
13 - 15" HW	31 - 8" HW	
14 - 24" PN	32 - 8" HW	
15 - 15" PN	33 - 24" HW	
16 - 12" & 17" PN	34 - 23" HW	
17 - 12" & 17" PN	35 - 20" PN	
18 - 14" HW	36 - 20" PN	

HW = HARD WOOD TREE
PN = PINE TREE
EV = EVERGREEN TREE

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM
VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND
ADDITIONAL INFORMATION FROM THE SURVEYOR AND/OR ENGINEER MAKE
NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE,
CHARACTER, LOCATION, AND ARRANGEMENT OF UNDERGROUND UTILITIES
AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES
AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY
PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

IF YOU DO GEORGIA...
CALL US FIRST!

UTILITIES PROTECTION CENTER
811
IT'S THE LAW!

NOTES:
IN MY OPINION THIS PLAN IS A CORRECT
REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW.
THIS SURVEY HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED
HEREON. NO EXPRESS OR IMPLIED WARRANTIES
WITH RESPECT TO THE INFORMATION SHOWN
HEREON IS TO BE EXTENDED TO ANY PERSONS
OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

CERTIFICATE OF APPROVAL FOR RECORDING:
I HEREBY CERTIFY THAT THE COMBINATION PLAT SHOWN HEREON HAS
BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR
CHAMBLEE, GEORGIA, AND THAT THIS PLAN HAS BEEN APPROVED BY
THE CHAMBLEE PLANNING AND DEVELOPMENT DIRECTOR FOR RECORDING
IN THE OFFICE OF THE REGISTER OF DEEDS OF DEKALB COUNTY.

DATE: _____
PLANNING AND DEVELOPMENT DIRECTOR, CHAMBLEE, GEORGIA.

LEGEND

R/W	RIGHT-OF-WAY
N/T	ADJOINING OWNERSHIP
BC	BACK OF CURB
BSL	BOTTOM OF BOX
BL	BUILDING SETBACK LINE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CNC	CONC CURB
CO	CLEAN-OUT
COMM	TELECOMMUNICATIONS SERVICE
CONC	CONCRETE
COR	CORNER
C&G	CURB & GUTTER
CP	CALCULATED POINT
DI	DROP INLET
EM	ELECTRICITY METER
EP	EDGE OF PAVEMENT
FI	FIRE HYDRANT
GMA	GAS METER ABANDONED
GV	GAS VALVE
IS	INVERT ELEV INACCESSIBLE
IPF	1/2" REBAR
ISB	1/2" REBAR W/ CAP
JF	JUNCTION BOX
LF	LIGHT POLE
NFL	NOT FIELD LOCATED
NPA	NO PARKING AREA
OTF	OPEN TOP PIPE
PKF	PROPERTY LINE
PP	POWER POLE ABANDONED
PPA	POWER POLE
PV	POLYVINYL CHLORIDE PIPE
PVC	DEED BOOK
P.B.	FLAT BOOK
PAGE	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
TRR	POWER TRANSFORMER
PS	PARKING SPACE
PSHC	PARKING SPACE HANDICAP
RCP	REINFORCED CONCRETE PIPE REBAR
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL
WI	WATER INLET
WM	WATER METER
WV	WATER VALVE
YL	YARD LIGHT
UOP	UNDERGROUND UTILITY LINES
UGP	UNDERGROUND POWER
UWC	UNDERGROUND COMMUNICATION
UGW	UNDERGROUND WATER
ATT	ATTACHED UTILITY BOX

OWNER'S CERTIFICATION:
STATE OF GEORGIA, COUNTY OF DEKALB
THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS
SUBSCRIBED HEREIN, IN PERSON OR THROUGH A duly AUTHORIZED
AGENT, CERTIFIES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY
THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE
ON THIS LAND HAVE BEEN PAID, AND THAT ALL REQUIREMENTS OF THE
DEKALB COUNTY LAND SUBDIVISION REGULATIONS HAVE BEEN COMPLIED
WITH.

OWNER / AGENT: _____ DATE: _____

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED WITH A 5 SECOND THEODOLITE
AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP
OR PLAN IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 86,632 FEET
AND AN ANGULAR ERROR OF 05 SECONDS(S)
PER ANGLE POINT AND WAS ADJUSTED BY
LEAST SQUARES.
THIS MAP OR PLAN HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 253,151 FEET.
ALL IRON PINS SET ARE 1/2" REBAR WITH
CAP COA-717, UNLESS NOTED.
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 SHOWN HEREON.

NOTES:
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR
STRUCTURES THEREON WHICH ARE READILY APPARENT FROM A CASUAL
INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY IS ASSUMED
BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY
EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF
THE PREMISES.
UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT
BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY
THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE
DISCOVERED BY AN ABSTRACT OF TITLE SEARCH OF THE PROPERTY.
THIS PLAN OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE
EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE
SEARCH WAS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY
EASEMENTS.
ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL
INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR
GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION.
BY THE ADDRESSES TO THE LANDS SHOWN AND DESCRIBED HEREON.
UNLESS STATED OTHERWISE GOVERNMENTAL JURISDICTIONAL AREAS OR
NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE
PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE
UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY
GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED,
AND SEALED WITH A SURVEYOR'S SEAL.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67,
THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED
BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED
BY APPROPRIATE CERTIFICATIONS, STAMPS, OR SCALES REFLECTING
SUCH APPROVAL OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE
APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER
OF THIS PLAN AS TO INTENDED USE OF ANY PARCELS THEREUNDER.
THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN 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.

Signature: *Gay Cooper* GARY L. COOPER 09/14/2023
PRINTED NAME DATE

REVISIONS

DATE	09/14/2023
BY	DN
FIELD	03/09/2021
SCALE	1"=20'
SHEET	# 01

LOCAL REFERENCES

STATE OF GEORGIA, COUNTY OF DEKALB
DEKALB COUNTY LAND SUBDIVISION REGULATIONS
DEKALB COUNTY LAND SUBDIVISION REGULATIONS
DEKALB COUNTY LAND SUBDIVISION REGULATIONS

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052
(770)554-8995
www.adamandlee.com



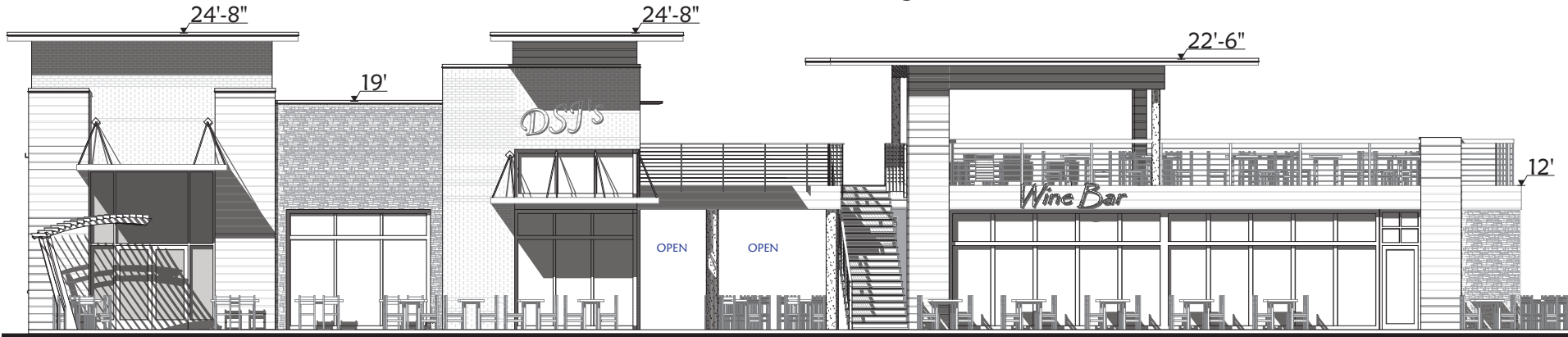
⑤ site CHAMBLEE-DUNWOODY ELEVATION
SCALE: 1/8" = 1'-0"

- EXTERIOR BUILDING FINISHES**
- Red Brick & Stone Veneer
 - White/limb wash Brick w/ painted brick accents
 - Composite wood panels- Nichiha Vintage Wood
 - Black parapet coping
 - Black window frames
 - Blackmetal canopy

Approved Elevation from PZ2021-914



③ BUILDING 2 STREET ELEVATION
SCALE: 1/4" = 1'-0"



② BUILDING 1 & 3 STREET ELVATION ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS- RETAIL

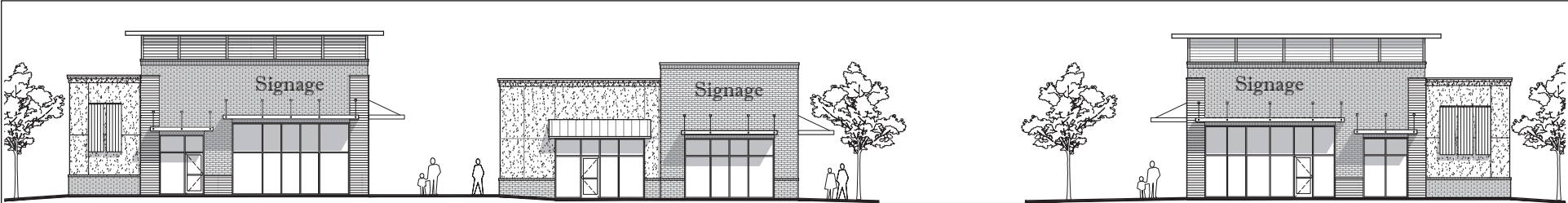
02

Chamblee Dunwoody Crossing- #Project Description
3137 & 3127 Chamblee Dunwoody Rd Chamblee, DeKalb COUNTY, GA

Architect

KSi
design group
678-438-4759, KSidesign@outlook.com

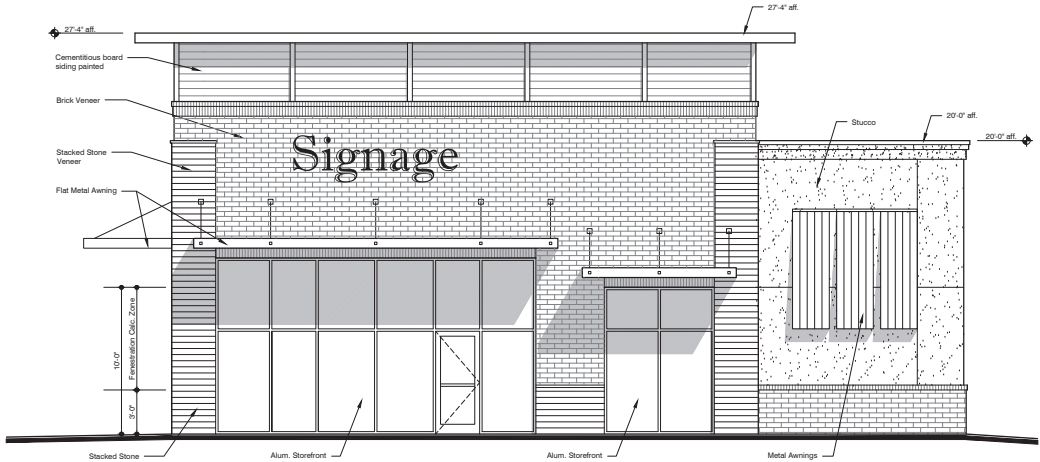
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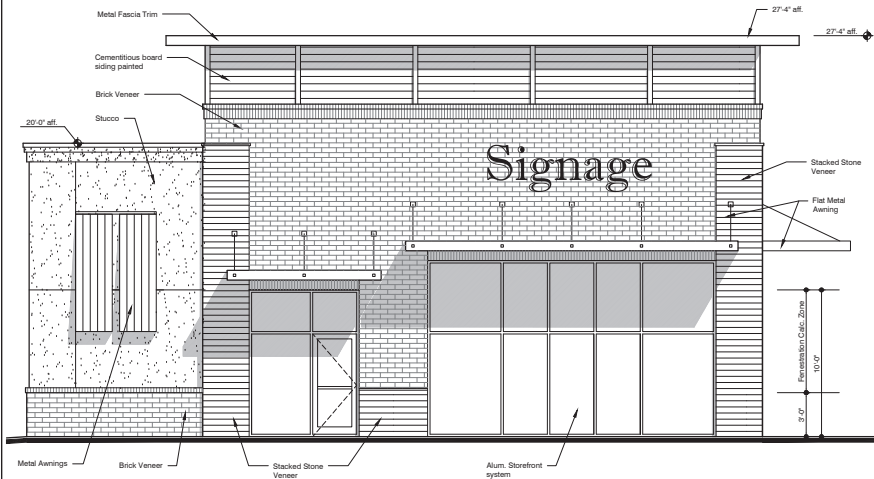
3 Proposed Street Elevation - Buildings 1, 2 & 3
A3-1 Scale: 1/8" = 1'-0"

EXTERIOR ELEVATION FINISH MATERIAL PERCENTAGES				
Zoning Ordinance - Section 230-27 Building Architecture				
• (a-1) Primary Materials >50%: Exterior Building Materials, excluding accents or roofing, shall be Primarily brick, glass, wood, Stucco, or stone				
• (a-2) Secondary Materials <50%: Textured concrete masonry, cementitious fiberboard, or EPS siding, may be used by shall not constitute the majority of any side of a building.				
• (a-6) Fenestration shall be provided for a min. of 50% for commercial uses along the length of all building facades fronting all other (non-Shorefront) street types.				
** Requirements shall apply between a horizontal line no more than 3ft above the sidewalk and a horizontal line no less than 10 ft. above the sidewalk.				
Building #1	Building Elevation	Total S.F.	Min. Primary Required	Actual Primary Materials
	Street - South	1,239 s.f.	639 s.f. (51%)	Brick, Stone, Stucco & Glass
	Fenestration	60 L.F.	Min. Req'd 50%	Actual Fenestration
Building #2	Building Elevation	Total S.F.	Min. Primary Required	Actual Primary Materials
	Street - South	1,059 s.f.	530 s.f. (50%)	Brick, Stone, Stucco & Glass
	Fenestration	60 L.F.	Min. Req'd 50%	Actual Fenestration
Building #3	Building Elevation	Total S.F.	Min. Primary Required	Actual Primary Materials
	Street - South	1,346 s.f.	673 s.f. (50%)	Brick, Stone, Stucco & Glass
	Fenestration	54 L.F.	Min. Req'd 50%	Actual Fenestration

EXTERIOR FINISH SCHEDULE			
B-1	General Shale Brick	Color: Henry Brick Chimney Rock	
	Mortar: Argos - Khaki		
B-2	General Shale Brick	Color: LWQ Millstone #40	
	Mortar: Argos - Khaki		
CS-1	Horizon Stone	Color: Hickory Handcrafted	
	Provide Roding, outside corners, integral color and stone cap		
S-1	Stucco to match Dryvit	Color: China White #130	
M-1	Prefinished Metal	Color: Dark Bronze	
M-2	Aluminum Storefront	Color: Dark Bronze Satin Anodized Aluminum	
M-3	Prefinished Metal Trim	Color: to match SW7004 - Snowbound	
P-1	Painted Metal Door & Frame	Color: To match Dark Bronze	
P-2	Painted Cementitious Siding	Color: Sherwin Williams SW7004 - Snowbound	
NOTE: Colors and Manufacturers listed are Basis of Design. GC to verify final color selections and/or alternate manufacturers with Owner prior to construction. Substitutions will be reviewed for consideration.			



2 Partial Proposed Street Elevation - Building 3
A3-1 Scale: 1/4" = 1'-0"



1 Partial Proposed Street Elevation - Building 1 & 2
A3-1 Scale: 1/4" = 1'-0"

BUILDING #1
CHAMBLEE DUNWOODY CROSSING
3127 CHAMBLEE DUNWOODY ROAD, CHAMBLEE, GA 30341
PREPARED FOR:
YELLOW RIVER HOLDINGS LLC

MASS ENGINEERING AND CONSULTANTS, LLC
3409 ACWORTH DRIVE, SUITE 500
ALPHARETTA, GEORGIA 30706
WWW.MASS-ENG.COM
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REVISIONS

DATE	DESCRIPTION
12/19/24	Planning Dept.
4/14/25	Planning Dept.

EXTERIOR STREET ELEVATIONS

PROJECT NUMBER: 22-0055

DATE: September 19, 2024

A3-0