DeKalb County Government Services Center
178 Sams Street, Decatur, GA 30030
404-371-2155

www.dekalbcountyga.gov/planning
https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info

Planning Commission Hearing Date: November 6, 2025
Board of Commissioners Hearing Date: November 20, 2025

STAFF ANALYSIS

CASE NO.:	Z-25-1247529	**File ID #:** 2025-0628
Address:	3265 Northeast Expressway, Chamblee, GA 30341	**Commission District:** 1 **Super District:** 7
Parcel ID(s):	18 267 01 003	
Request:	Rezone property from C-2 (General Commercial) zoning district to HR-1 (High Density Residential-1) zoning district to allow single-family attached, and multi- family developments.	
Property Owner(s):	Reality Income Corporation	
Applicant/Agent:	LMPSF acquisitions, LLC. c/o Troutman Pepper Locke, LLP	
Acreage:	36.46 acres	
Surrounding Properties:	**North:** OI (Office Institutional) **East:** OI **South:** MR-2 (Medium Density Residential - 1), R-100 (Residential Medium Lot-100) **West:** C-2 (General Commercial).	
Comprehensive Plan:	RC (Regional Center) **Consistent x** **Inconsistent**	

STAFF RECOMMENDATION: Approval with Conditions.

The applicant, LMPSF acquisitions, LLC. c/o Troutman Pepper Locke, LLP, is seeking to rezone the subject site from C-2 (General Commercial) zoning district to HR-1 (High Density Residential-1) zoning district. The revisions (submitted to Staff on 10/17) better align with the proposed rezone to HR-1. The added density and a mixture of housing options align with the evolving land use pattern in the surrounding area and presents an opportunity to support a more walkable corridor. The rezoning is a two (2) phase development. Phase one (1) shown in *Exhibit LP 1* "*Illustrative Site Plan*" is 348 units:

- A multi-family residential development including two (2) four (4) story apartment buildings (95 units each)
- One (1) smaller multifamily apartment building (48 units)
- "Paired homes" (86 units)
- Six (6) corner townhomes (24 units).

Phase 1 is set to break ground in summer 2026, whereas Phase two (2), shown in *Exhibit LP 6* "*Alternate Density Plan*" includes one (1) additional multi-family apartment building (95 units), 2,500 square feet of commercial, and a 1.5 story parking deck. Phase 2 construction is unknown and will likely depend on market conditions.

The updated site plan is approximately 9.6 units per acre. However, it should be noted that of the 36 acres of land, the subject site only has approximately 24 acres of developable land – which puts the development at 14.5 u/acre. HR-1 allows a maximum (40 units per acre) and the Regional Center (RC) Character Area has no maximum density. The RC future land use designation supports high-density, high-intensity development by encouraging mixed-use projects with 75 or more dwelling units per acre (*DeKalb 2050 Unified Plan, pg. 31*). These areas are defined by their accessibility to interstates, major roadways, transit, and trails, and typically feature campus-style or unified development patterns, higher floor-area ratios, and the integration of non-residential components. While the subject site aligns with several of the RC Character Area's desired physical characteristics—including its proximity to Mercer University, I-85, the ongoing construction of the

Northfork Peachtree Creek Trail, and nearby redevelopment—the proposed development includes only one (1) non-residential use of 2,500 sq ft. in Phase 2. This may limit the ability to fully support the mixed-use vision outlined for the RC Character Area.

Furthermore, the subject site is also located within the *Presidential Parkway Regional Center*, which includes supplemental land use and zoning recommendations. More specifically, it falls within *Area D – Edge 1* (Bordering Residential). This sub-area borders an existing single-family neighborhood and a smaller-scale multifamily development and has a preferred maximum of twenty-four (24) dwelling units per acre and a *four-story (4) building height limit.* The proposal helps provide an appropriate transition between the adjacent residential areas and the inner and outer cores of the RC (Presidential Parkway Map attached).

Site Plan Review (*Illustrative Site Plan - Everstead at Embry Hills, dated 10/17/25*):

The site plan appears to comply with most of Section *27-2.11.2 – Dimensional Requirements* for HR-1. However, because of the following deficiencies, variances may need to be sought:

- **Streetscaping –** Applicant did not supply a landscape strip in addition to the ten-foot (10) multiuse path along NE Expressway per *Section 27-5.4.3 – Streetscape Elements and Dimensions (Table 5.1)* and/or what is required by GDOT.

- **Interior strips:** Interior to non-residential, mixed-use and multi-family developments, a three-foot (3) wide planted landscape strips shall be required along all interior drives and pedestrian paths per *Section 5.4.4 - Site and Parking Area Landscaping B.* As well as *D. Parking Area Landscaping* tree *and island quantity (4 and 5).*

- **Unit Size:** The unit size is not listed for the apartment buildings.

- **Architecture & Design:** To better complement the natural landscape and the housing redevelopment directly north of the site, Staff recommends a combination of ***Scheme D*** and ***Scheme E*** (enclosed) from the provided BTR Color Scheme Elevations. In addition, incorporating red-toned rick into portions of the facade, similar to that found on many of the surrounding ranch-style homes, would further reinforce consistency with the area's established development pattern and character.

- **Spacing between buildings:** For single-family attached buildings and multi-family buildings, building shall be separated a distance as required by the International Codes Council (IC per *Section 5.2.1 Minimum Required Yards and Buildings Setbacks B1*.

- **Coordination with MARTA**: An amenity pad to accommodate direct pedestrian access to Northeast Expressway frontage so that residents can access transit service. See department comments enclosed.

- **Traffic Impact Study:** Multi-family development with over three hundred (300) new units at build-out require a TIS per *Section 5.3.4- Traffic Impact Study A.*

As this corridor continues to experience redevelopment and a SAP (Small Area Plan) is underway, careful consideration should be given to the cumulative impact of residential-only projects in an area designated as a RC. While the proposal contributes to a diverse housing supply, a more balanced mix of uses will be critical to avoid repeating low-intensity, suburban-style development patterns on large, well-positioned parcels. However, the revised proposal better aligns with the existing development pattern along NE Expressway. Therefore, the proposed mixture of housing types is consistent with the vision of the 2050 Comprehensive Plan (Pg. 31). Additionally, the proposed maximum four-story building heights are consistent with the Edge subarea of the RC Character Area. Upon review of 27-7.3.5 (A-H) of the Zoning Ordinance and the Presidential Parkway Regional Center, Staff recommends ***"Approval with the following with conditions"***:

1. A minimum unit size of at least four hundred (400) heated square feet for more no more than 25% of units.
2. The development shall include minimum of 348 dwelling units to be constructed in the first phase of development. Any second phase of development shall include a minimum of 95 units.

3. A publicly accessible, outdoor community recreation area with a minimum of 32,000 square feet including a pavilion and restrooms shall be provided along the Northeast Expressway frontage of the property as an interim condition until such time as a minimum of 443 dwelling units are existing and/or under construction on the property.
4. Building materials on the attached residential uses shall include the following materials: (i) cementitious siding; and (ii) shingle roofing or metal roofs over porches. Roof pitches throughout the project shall vary among 6:6, 6:8, 6:10 and 6:12.
5. Multi-family buildings abutting the Northeast Expressway frontage of the property shall be a minimum of four (4) stories.
6. Dumpster and recycling enclosures shall be provided and strategically located to ensure convenient access for residents and minimize walking distances. The final number and placement of enclosures shall be approved by the Sanitation Division prior to issuance of a Certificate of Occupancy (CO).
7. Facades of the attached residential dwellings facing a street must comply with *Section 27-5.7.6 (I Facades) –Single Family Attached*. The attached residential dwellings shall have a minimum of 5- foot by 5-foot outdoor patio for each unit.
8. The development shall include the following outdoor residential amenities: (a) a pedestrian trail around the perimeter of the proposed improvements on the property, (b) three (3) outdoor park amenity areas; and (c) an aesthetic amenity by the proposed detention pond.
9. A top floor residential amenity area with a minimum square footage of 600 square feet shall be provided in one of the multi-family residential buildings.
10. The multi-family residential buildings shall have gabled roofs.
11. The project will include a retail-ready area for potential future retail use. The retail-ready area may be either an area for a freestanding retail use or square footage on the ground floor of the multi-family building(s) proposed on the Northeast Expressway frontage. The retail-ready area shall include or accommodate a minimum of 2,500 building square feet. For construction of more than 350 dwelling units on the property, the retail-ready area shall include or accommodate a minimum of 5,000 building square feet. Retail-ready space may be occupied by any use allowed by the zoning district.
12. Subject to any necessary governmental approvals such access agreements or easements, the Applicant/Owner shall provide public connectivity from the subject property to the proposed Peachtree Creek Greenway. In the event that the Greenway has not yet been constructed to the point that connectivity is possible to the subject property at the time the first Certificate of Occupancy (C.O.) is issued for the subject property/development, the Applicant/Owner shall deposit $250,000 into a DeKalb County account designated for development of the Peachtree Creek Greenway connection on the subject property so that the County may facilitate connectivity. Any remainder of the funds not expended by the County in furtherance of the connectivity shall be refunded to the Applicant/Owner. In the event that connectivity is commercially reasonably feasible at the time the first C.O. is issued for the subject property/development, the Applicant/Owner shall install the connecting infrastructure to the Greenway. The Applicant/ Owner is not required to expend more than $250,000 in this endeavor. This connectivity is in furtherance of the Countywide Greenway Network and goals of Peachtree Creek Greenway, Inc.
13. If connectivity to the Peachtree Creek Greenway is not installed by the Applicant/Owner as contemplated in condition number 12 above before issuance of the first C.O., then the Applicant/Owner shall provide DeKalb County with commercially reasonably necessary access for the County to do so, in the form of easement(s) or other agreements agreeable to both parties. No. C.O.'s shall be issued by the County for the subject property/new development until the Applicant/Owner installs the connectivity itself or provides the County with the escrow funds and any necessary access needed for the County to construct the connection.
14. The multifamily residential buildings shall include elevators to the extent required by applicable building code or law.
15. At least 50% of the bicycle racks required in Section 6.1.17 (Bicycle/Moped Requirements) shall be in a roofed or otherwise covered area.
16. If the County adopts design architectural design guidelines prior to the development of the subject property, the project shall be subject to these new guidelines.
17. The Applicant/Owner shall provide a summary of anticipated maintenance and ownership of streets, private drives, easements, and open space prior to the issuance of any land development permits.
18. The development shall provide a minimum of 3% of the total parking spaces to be marked as preferred spaces for alternative fuel vehicles and shall provide electric vehicle chargers on four (4) of the preferred spaces.

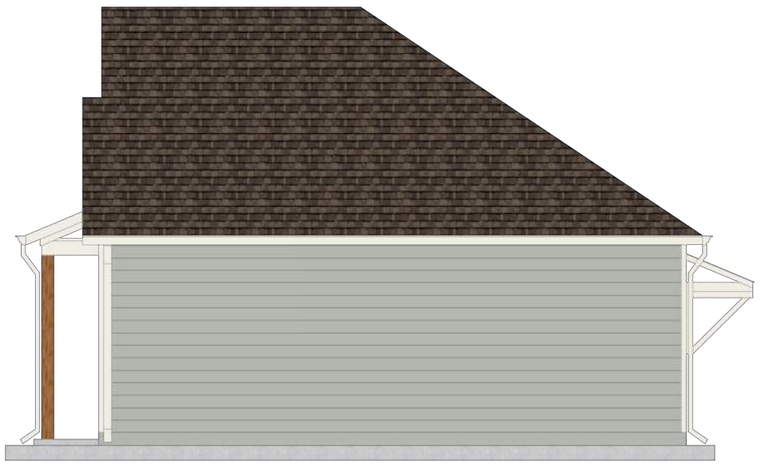
19. Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.
20. Any blocks fully internal to the development containing attached residential units shall include a minimum of two pedestrian paths connecting two streets to break up the block. The pedestrian path requirement shall not apply to attached residential units on the exterior perimeter of the development.
21. One of the outdoor amenity park areas required by condition 8 shall be a linear greenspace with a minimum area of 0.5 acres located interior to the development and abutting the attached residential use. The linear greenspace may include pedestrian paths.
22. A minimum of two of the dwelling units shall be designed as live-work units.
23. Subject to any limitations in DeKalb's sign ordinance, at least one multifamily building shall include a protruding blade sign or roof sign that references either in name or design the Regal Cinemas heritage of the property.



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

THIS IMAGE IS FOR INSPIRATION & DESIGN ONLY



LANDMARK PROPERTIES

PAINT COLOR SCHEME D
UNIT TYPE 312

ASPHALT SHINGLES:
Timberline HDZ
Weathered Wood

SW 7058
Magnetic Gray
Interior / Exterior
Location Number: 237-C2

FIELD COLOR PT-1
Lap Siding / Board & Batten

Linen - PolyCoat Enamel

GUTTER & DOWNSPOUTS:
LINEL
(by Metal sales inc.)

SW 7008
Alabaster
Interior / Exterior
Location Number: 255-C2

ACCENT PT-2
Trim board
Rear door & wood Bracket
Roof fascia
Soffit

* NOTE: ALL WINDOWS TO BE **CLAY** COLOR



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

THIS IMAGE IS FOR INSPIRATION & DESIGN ONLY

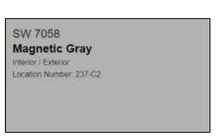


LANDMARK PROPERTIES

PAINT COLOR SCHEME D
UNIT TYPE 321



ASPHALT SHINGLES:
Timberline HDZ
Weathered Wood



FIELD COLOR PT-1
Lap Siding / Board & Batten



GUTTER &
DOWNSPOUTS:
LINEL
(by Metal sales inc.)



ACCENT PT-2
Trim board
Rear door & wood Bracket
Roof fascia
Soffit

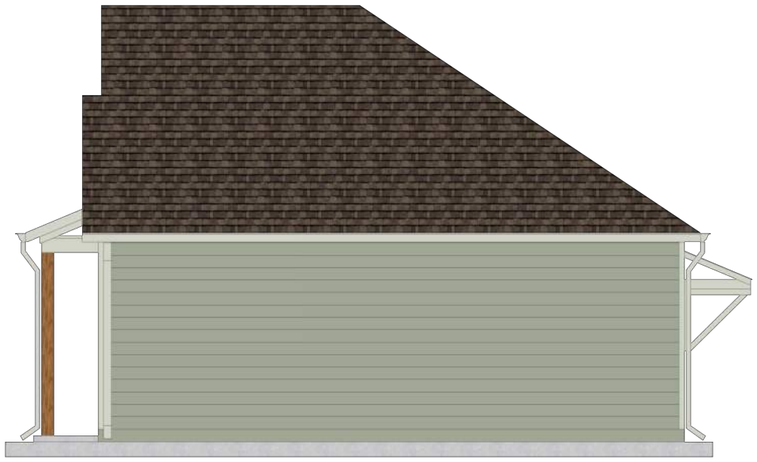
* NOTE: ALL WINDOWS TO BE **CLAY** COLOR



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

THIS IMAGE IS FOR INSPIRATION & DESIGN ONLY

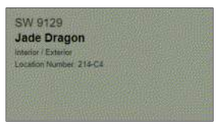


LANDMARK PROPERTIES

PAINT COLOR SCHEME E
UNIT TYPE 312



ASPHALT SHINGLES:
Timberline HDZ
Weathered Wood



FIELD COLOR PT-1
Lap Siding / Board & Batten



GUTTER & DOWNSPOUTS:
ALMOND
(by Metal sales inc.)



ACCENT PT-2
Trim board
Soffit
Roof fascia
Rear door & wood Bracket

* NOTE: ALL WINDOWS TO BE **CLAY** COLOR



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

THIS IMAGE IS FOR INSPIRATION & DESIGN ONLY



LANDMARK PROPERTIES

PAINT COLOR SCHEME E
UNIT TYPE 321

ASPHALT SHINGLES:
Timberline HDZ
Weathered Wood

SW 9129
Jade Dragon
Interior / Exterior
Location Number: 214-C4

FIELD COLOR PT-1
Lap Siding / Board & Batten

Almond - PolyCoat Enamel

GUTTER & DOWNSPOUTS:
ALMOND
(by Metal sales inc.)

SW 6191
Contented
Interior / Exterior
Location Number: 214-C2

ACCENT PT-2
Trim board
Soffit
Roof fascia
Rear door & wood Bracket

* NOTE: ALL WINDOWS TO BE **CLAY** COLOR



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

THIS IMAGE IS FOR INSPIRATION & DESIGN ONLY



LANDMARK PROPERTIES

PAINT COLOR SCHEME E
UNIT TYPE 312

ASPHALT SHINGLES:
Timberline HDZ
Weathered Wood

SW 9129
Jade Dragon
Interior / Exterior
Location Number: 214-C4

FIELD COLOR PT-1
Lap Siding / Board & Batten

Almond - PolyCoat Enamel

GUTTER &
DOWNSPOUTS:
ALMOND
(by Metal sales inc.)

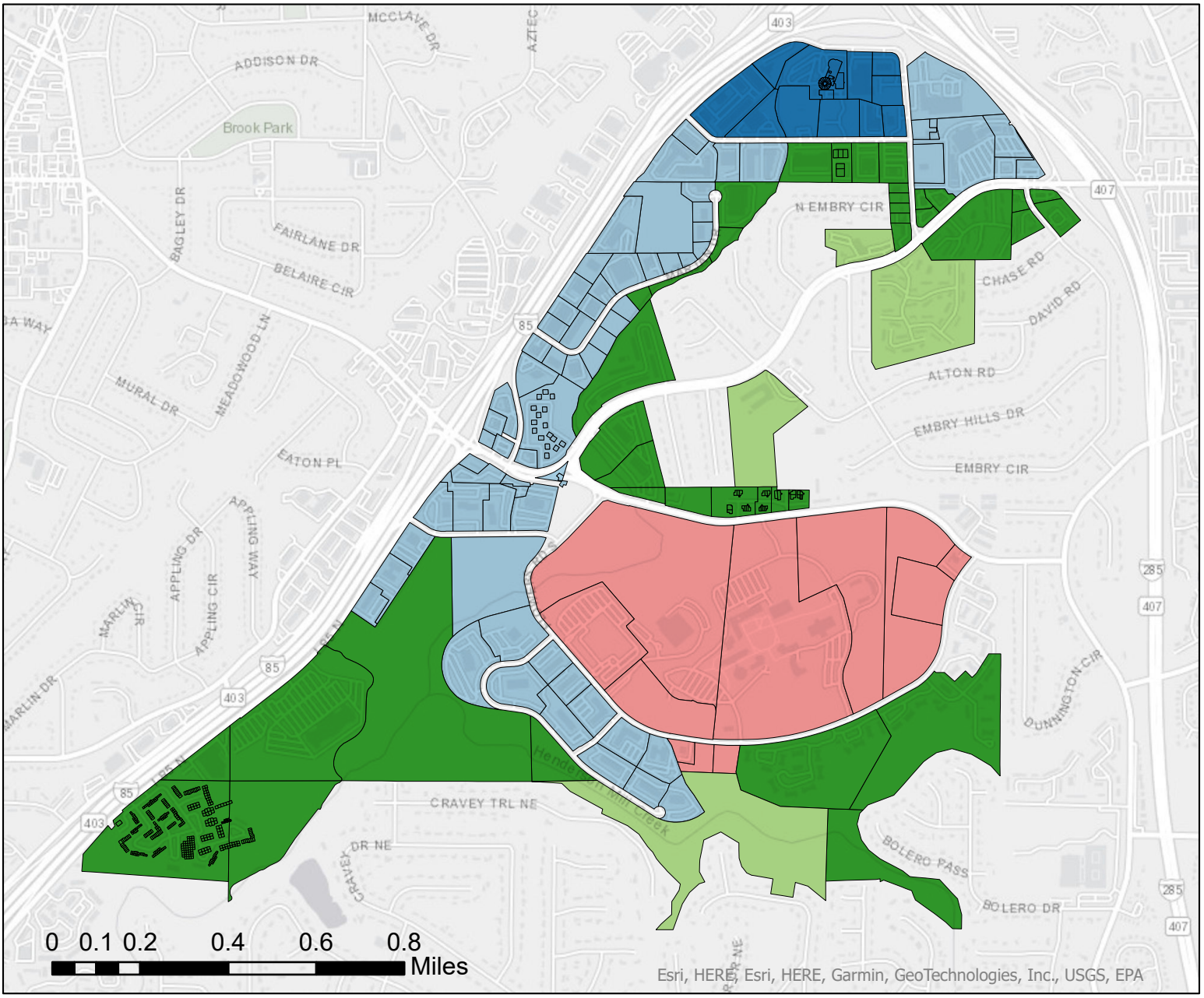
SW 6191
Contented
Interior / Exterior
Location Number: 214-C2

ACCENT PT-2
Trim board
Soffit
Roof fascia
Rear door & wood Bracket

* NOTE: ALL WINDOWS TO BE **CLAY** COLOR

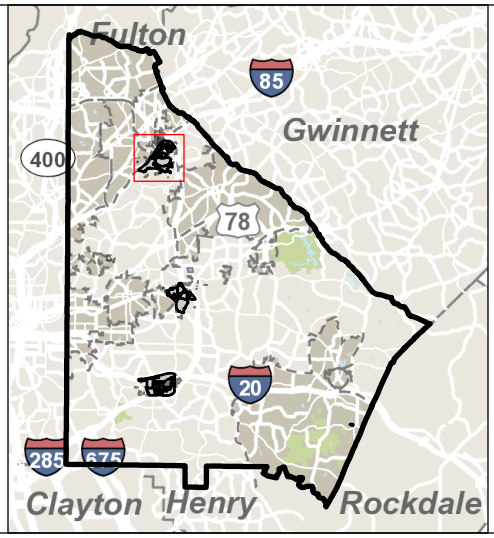
Presidential Parkway Regional Center
Supplemental Land Use Recommendations
2050 Unified Plan

DeKalb County GEORGIA



Future Land Use Category

- Center Core
- Outer Core
- Institutional
- Edge 1 (Bordering Residential)
- Edge 2 (Residential)



N
W E
S

Map Prepared by:
Long Range Planning
DeKalb County Planning & Sustainability Department

Land Use and Re-Zoning Guidance

The ***Presidential Parkway Regional Center*** is new to the *2050 Unified Plan*. This means that once the 2050 Plan is adopted, then DeKalb will complete a Small Area Plan (SAP) for the area. As this SAP will take more time to complete, some future land use planning framework is needed in the meantime to help set development expectations in that area. This document is intended offer that interim guidance.

Area A - Center Core

Uses: This is the central portion of the Regional Center and should become a mix of high intensity office, medical services, multi-family residential and retail uses. In a broad sense it should become a walkable employment center served by transit. Retail should be incorporated within mixed use buildings and developments. Single-use, stand-alone retail is discouraged. In addition, the area is suitable for research and development facilities and high-density senior facilities.

Density: No density limits in this area. This is consistent with the Regional Center character area of the comprehensive plan. High density senior buildings should be near medical offices and shopping districts. Senior residential towers are best suited in areas where they do not dominate the views of single-family homes or create proportions that are out of scale with adjacent single- family homes.

Building Height: New buildings within the Center Core should be a minimum of 8 stories tall. Taller buildings are permitted if useful open space is provided and if buffers are provided to avoid overshadowing adjacent single-family homes.

Area B – Outer Core

Uses: This area should be a mix of lower- intensity office space, retail, and multi-family residential. Uses in these space should be flexible to meet the regional center's needs, but generally taper off in intensity as you get further from the Center Core and closer to residential neighborhoods.

Density: A density up to 30 units per acre is allowed here, in line with *Commercial Redevelopment Corridor* character area in the 2050 Unified Plan.

Building Height: The permitted height of new buildings within the Outer Core is up to 8 stories tall.

Area C - Institutional

Uses: This area encompasses the current Mercer University Campus. Development in this area will largely be left up to the discretion of the school.

Density: No density limit, as we need to allow the school flexibility to meet its own student housing needs.

Area C - Institutional

Uses: This area encompasses the current Mercer University Campus. Development in this area will largely be left up to the discretion of the school.

Density: No density limit, as we need to allow the school flexibility to meet its own student housing needs.

Building Height: A maximum height of 8 stories should allow the institution to meet its needs without overshadowing adjacent neighborhoods. Parking decks should be largely hidden from the surrounding neighborhoods. Limited buffers may be required when single family homes are adjacent to new medium density development.

Area D – Edge1 (Bordering Residential)

Uses: Parcels in this area border existing single-family parcels, and as such should be used for smaller multi-family residential developments. Some lower-intensity commercial or mixed-use may be permitted if the uses do not disturb adjacent homes.

Density: A maximum density of 24 dwelling units per acre is preferred, as it should provide a transition zone into the existing residential area.

Building Height: A maximum of 4-stories is the preferred height.

Area E – Edge 2 (Residential)

Uses: These are existing multi-family residential parcels that should be continued to be used as such.

Density: A maximum density of 12 dwelling units per acre are preferred.

Building Height: A maximum of 3-stories is the preferred height of buildings in this area.

Sub-Area Districts	Primary Land Use	Density (du/ac)	Stories (max)
A. Center	Office Mixed Use	n/a	n/a
B. Outer Core	Office Industrial Mixed Use	30	8 Stories
C. Institutional	Higher Education	n/a	8 Stories
D. Edge 1	Multi-family Mixed Use	24	4 Stories
E. Edge 2	Multi-family	12	3 stories

DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

ZONING COMMENTS – JULY 2025

N1-2025-0624 SLUP-25-1247517 (1101 N. Hairston Road): N. Hairston Road is classified as a Major Arterial.

N2-2025-0625 Z-25-1247521 (2381 Snapfinger Road): Snapfinger Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N3-2025-0626 SLUP-25-1247527 (5083 Biffle Road): Biffle Road is classified as local. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk on any street.

N4-2025-0627 Z-25-1247528 (3803 & 3815 Glenwood Road): Glenwood Road, Roadway classified is Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. Farris Drive is classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5-2025-0628 Z-25-1247529 (3265 Northeast Expressway): Northeast Expressway is classified as a Collector. Land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N6-2025-0629 Z-25-1247470; and, N7-2025-0630 SLUP-25-1247471 (7566 Union Grove Road): Union Grove Road is classified as a minor arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N8-2025-0631 SLUP-25-1247516 (1816 Enid Drive): Enid Drive is classified as a local roadway.

N9- 2025-0632 SLUP-25-1247522 (3600 Preakness Drive): Preakness Drive is classified as a local roadway.

N10-2025-0633 SLUP-25-1247526 (4106 Creek Court): Creek Court is classified as a local roadway.

N11-2025-0634 SLUP-25-1247530 (2854 Clifton Church Road): Clifton Church Road is classified as a minor arterial.

5/30/2025

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

General Comments:

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

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

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

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

This office must approve any proposed food service operation or swimming pool prior to starting construction.

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

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

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

N1-2025-0624 SLUP-25-1247517: 1101 N. Hairston Road, Stone Mountain, GA 30083
Review general comments

N2-2025-0625 Z-25-1247521: 2381 Snapfinger Road, Decatur, Ga 30034
See general comments

N3-2025-0626 SLUP-25-1247527: 5083 Biffle Road, Stone Mountain, GA 30088
See general comments

N4-2025-0627 Z-25-1247528: 3803 & 3815 Glenwood Road, Decatur, GA
See general comments

N5-2025-0628 Z-25-1247529: 3265 Northeast Expressway, Chamblee, GA 30341
See general comments.

N6-2025-0629 Z-25-1247470: 7566 Union Grove Road, Lithonia
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N7-2025-0630 SLUP-25-1247471: 7566 Union Grove Road, Lithonia, GA 30058
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N8-2025-0631 SLUP-25-1247516: 1816 Enid Drive, Lithonia, GA 30058
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N9-2025-0632 SLUP-25-1247522: 3600 Preakness Drive, Decatur, GA 30034
See general comments

N10-2025-0633 SLUP-25-1247526: 4106 Creek Court, Stone Mountain, GA 30083
See general comments

N11-2025-0634 SLUP-25-124753: 2854 Clifton Church Road, Atlanta, GA 30316
See General Comments

N12-2025-0635 TA-25-1247540: 3221 Glenwood Road, Decatur, GA
See general comments

DeKalb County School District
Development Review Comments

Analysis Date: 5/15/2025

Submitted to: DeKalb County

Case #: Z-25-1247529
Parcel #: 18 267 01 003

Name of Development: Everstead at Embry Hills
Location: 3265 Northeast Expressway, Chamblee GA 30341

Description: Rezoning request to redevelop the former movie theater property for the development of 192 single-family attached and 120 apartments (312 units total)

Impact of Development: When fully constructed, this development would be expected to generate 41 students: 17 at Henderson Mill Elementary, 8 at Henderson Middle School, 7 at Lakeside High School, 9 at other DCSD schools, and 0 at private school. Currently, enrollment at the high and elementary schools is over capacity and this development may add to the need for redistricting or new capacity.

Current Condition of Schools	Henderson Mill Elementary	Henderson Middle School	Lakeside High School	Other DCSD Schools	Private Schools	Total
Capacity	504	1,590	1,705			
Portables	7	0	11			
Enrollment (Oct. 2024)	539	1,344	2,224			
Seats Available	-35	246	-519			
Utilization (%)	106.9%	84.5%	130.4%			
New students from development	17	8	7	9	0	41
Apartments (120)	6	3	3	2	0	14
Single-Family Attached (192)	11	5	4	7	0	27
New Enrollment	556	1,352	2,231			
New Seats Available	-52	238	-526			
New Utilization	110.3%	85.0%	130.9%			

DeKalb County School District

Apartments: Student Calculations

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0464	0.0056	0.0009	0.0734
Middle	0.0238	0.0038	0.0009	0.0422
High	0.0266	0.0040	0.0009	0.0243
Total	**0.1007**	**0.0392**	**0.0000**	**0.1399**

Proposed Units	120
Unit Type	APT
Cluster	Lakeside High School

Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	5.56	0.68	0.11	6.35
Middle	2.86	0.45	0.10	3.41
High	3.20	0.48	0.11	3.79
Total	**11.62**	**1.61**	**0.32**	**13.55**

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Henderson Mill Elementary	6	1	0	7
Henderson Middle School	3	0	0	3
Lakeside High School	3	1	0	4
Total	**12**	**2**	**0**	**14**

Single-family, Attached: Student Calculations

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0556	0.0179	0.0000	0.0734
Middle	0.0243	0.0179	0.0000	0.0422
High	0.0208	0.0035	0.0000	0.0243
Total	**0.1007**	**0.0392**	**0.0000**	**0.1399**

Proposed Units	192
Unit Type	TH
Cluster	Lakeside High School

Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	10.67	3.43	0.00	14.10
Middle	4.67	3.43	0.00	8.10
High	4.00	0.67	0.00	4.67
Total	**19.34**	**7.53**	**0.00**	**26.87**

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Henderson Mill Elementary	11	3	0	14

DeKalb County School District

Henderson Middle School	5	3	0	8
Lakeside High School	4	1	0	5
Total	**20**	**7**	**0**	**27**

DeKalb County School District

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

***NOTE*: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov**

3265 Northeast Expressway, Chamblee, GA 30341

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

  Stormwater management is required for this project, either infiltration trench or pond.

- **Flood Hazard Area/Wetlands**

  The parcel inculds floodplian area, if the developemnt extend to floodplain area no rise study is required.

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

  25-50-75 feet stream buffer needs to be maintained.

- **Fire Safety**

_____

_____

_____

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: **PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov**

REZONE
COMMENTS FORM:

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: Z-25-1247529 **Parcel I.D. #:** 18 267 01 003

Address: 3265 Northeast Expressway Chamblee, GA 30341

Drainage Basin: North Fork Peachtree Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 50%

Impact on property (flood, erosion, sedimentation) under existing zoning: Flood, erosion and sedimentation may take place in the floodplain on the property.

Required detention facility(s): Yes

COMMENTS:

The rezoning application for the proposed development may be approved, provided there were protections for environmentally sensitive areas on the property. No encroachment shall be allowed into the floodway on the property. Adequate structural and non-structural BMPs shall be employed with good considerationfor green infrastructure/low impact development.

Signature: Akin A. Akinsola

DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM

***NOTE*: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov**

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-25-1247529 **Parcel I.D. #s:** 18-267-01-003

Address: 3265 Northeast Express way, Chamblee, Ga 30341

Adjacent Roadway (s):

_____ _____

(classification) (classification)

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

Please provide additional information relating to the following statement.

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

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

COMMENTS: Plans and field reviewed. No problem That would Interfere with Traffic Flow.

Signature: Jerry White

DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM

***NOTE*: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov**

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-25-1247529 **Parcel I.D. #:** 18 267 01 003

Address: 3265 N East Expressway Pkwy

WATER:

Size of existing water main: 8" CI **(adequate/inadequate)**

Distance from property to nearest main: adjacent **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: North Fork Peachtree Creek

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

Water Treatment Facility: ATL **adequate** _____ **inadequate** _____

Sewage Capacity: 40 **(MGPD)** **Current Flow:** 36 **(MGPD)**

COMMENTS:

The rezoning application for the proposed development may be approved, provided there were protections for environmentally sensitive areas on the property. No encroachment shall be allowed into the floodway on the property. Adequate structural and non-structural BMPs shall be employed with good considerationfor green infrastructure/low impact development.

Signature: Yola Lewis

MARTA July 2025
Case Comments

N5-2025-0628 Z-25-1247529 2381 Snapfinger Road, Decatur, GA 30034

This property is adjacent to MARTA bus routes on nearby Rainbow Rd and Wesley Chappel Rd. Development should include pedestrian connectivity to these routes.

N4-2025-0627 Z-25-1247528 3803 & 3815 Glenwood Road, Decatur, GA 30032

MARTA supports this rezoning due to proximity to transit access on Glenwood Rd. The constructed development should include direct pedestrian access to Glenwood Rd to ensure residents can take advantage of transit services and should coordinate with MARTA during design.

N5-2025-0628 Z-25-1247529 3265 NE Expressway, Chamblee, GA 30341

MARTA supports this rezoning as this project is located adjacent to MARTA service. However, it is critical that the developer accommodate direct pedestrian access to Northeast Expressway frontage so that residents can access transit service. Developer should coordinate with MARTA to place amenity pad.

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

October 17, 2025

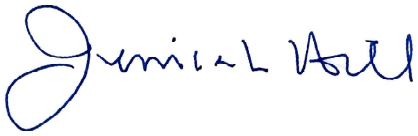
DeKalb County Department of Planning and Sustainability
c/o Ms. Andrea K. Folgherait
178 Sams Street
Decatur, Georgia 30030

RE: Application Z-25-1247529 - 3265 Northeast Expressway

Dear Andrea,

Please amend the above captioned rezoning application with the enclosed materials which include an updated letter of intent, impact analysis, proposed conditions, preservation of rights, site plan, rendered site plan, elevations, landscape plan and a tree preservation plan. The application has been updated to provide a two phased approach to accommodate future development on the property as the area grows. Please let me know if you have any questions about the enclosed amended materials.

Sincerely,



Jessica L. Hill

Enclosures

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

October 17, 2025

DeKalb County Department of Planning and Sustainability
c/o Ms. Andrea K. Folgherait
178 Sams Street
Decatur, Georgia 30030

RE: Letter of Application for 3265 Northeast Expressway

Dear Andrea,

The property at 3265 Northeast Expressway, Chamblee, Georgia 30341, is currently improved with a vacant movie theater complex previously known as the Regal Hollywood 24 theater. The total site area is 36.46 acres and the property is zoned C-2 (General Commercial) district. The proposal in this Application is to rezone the property to the HR-1 (High Density Residential-1) district.

The rezoning will allow the development of a residential development including apartments, corner townhomes, and paired home units which are in the style of single-family attached homes. A maximum of 443 dwelling units are proposed to be built in phases. A portion of the parking will be provided in garages and a portion of the parking will be surface parking. At full buildout, a two story parking structure will be provided internal to the site to meet the expected parking demand from the added residential building. The development will include residential amenity areas and a neighborhood trail with a connection to the Peachtree Creek Greenway Trail. The development will largely be constructed in the areas already paved for the existing movie theater complex thereby limiting the area of disturbance as much as possible.

Also enclosed with this amended letter of application are the impact analysis, as well as the appeal rights reservation required under Georgia law. This amendment also includes conditions the applicant proposes be included in a recommendation for approval of the rezoning application.

Thank you for your consideration of this application.

Sincerely,



Jessica L. Hill

Enclosures

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Applicant Name: LMPSF Acquisitions, LLC (c/o Troutman Pepper Locke LLP)

Applicant Email Address: alexis.helmick@landmarkproperties.com

Applicant Mailing Address: 3060 Peachtree Road, NW, Suite 500, Atlanta, GA 30305

Applicant Phone Number: (404) 453-8054

Owner Name: Realty Income Corporation
(If more than one owner, attach list of owners.)

Owner Email Address: jcouvillion@realtyincome.com

Owner Mailing Address: 11995 El Camino, San Diego, CA 92310

Owner Phone Number: 1-800-375-6700

Subject Property Address: 3265 Northeast Expressway, Chamblee, GA 30341

Parcel ID Number(s): 18 267 01 003

Acreage: 36.46 Commission District(s): 1 Super District: 7

Existing Zoning District(s): C-2 Proposed Zoning District(s): HR-1

Existing Land Use Designation(s): Regional Center Proposed Land Use Designation(s): (no change) (if applicable)

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

Owner: _____ Agent: X

Signature of Applicant:

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: April 10, 2025

TO WHOM IT MAY CONCERN:

I/WE: Realty Income Corporation
Name of Owner(s)

being owner(s) of the subject property described below or attached hereby delegate authority to:

LMPSF Acquisitions, LLC (c/o Troutman Pepper Locke LLP)
Name of Agent or Representative

to file an application on my/our behalf.

Notary Public

SEE ATTACHED ACKNOWLEDGMENT

Owner - Realty Income Corporation
Signed by: Karolina Ericsson
SVP, Assoc. General Counsel
on behalf of Realty Income Corporation

Approved As To Form
Legal Department
mao
T. Odelowo

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On April 10, 2025 before me, Luciana Thomas, Notary Public, personally appeared Karolina Ericsson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LUCIANA THOMAS
Notary Public - California
San Diego County
Commission # 2501570
My Comm. Expires Oct 6, 2028

Signature of Notary Public (Notary Seal)

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made $250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes: _____ No: X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.

2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Reagan Walters
Notary

REAGAN WALTERS NOTARY PUBLIC CLARKE COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 12, 2026

LXL
Signature of Applicant /Date

Check one: Owner _____ Agent X

4/12/2026
Expiration Date/ Seal

***Notary seal not needed if answer is "No".**

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made $250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: _____ No: X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Lolita G. Martin
Notary

on behalf of Troutman Pepper Locke LLP
Signature of Applicant /Date

Check one: Owner _____ Agent X (Attorney)

7-9-2028
Expiration Date/ Seal

LOLITA G MARTIN NOTARY PUBLIC DEKALB COUNTY, GEORGIA EXP. JULY 9, 2028

***Notary seal not needed if answer is "No".**

DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: LMPSF Acquisitions, LLC /co Jessica Hill Phone: 404-885-3925 Email: jessica.hill@troutman.com

Property Address: 3265 Northeast Expressway, Chamblee 30341

Tax Parcel ID: 18 267 01 003 Comm. District(s): 1 & 7 Acreage: _____

Existing Use: Vacant/Former Movie Theater Proposed Use: Residential, 24 units per acre.

Supplemental Regs: _____ Overlay District: No DRI: No

Rezoning: Yes X No _____

Existing Zoning: C-2 Proposed Zoning: HR-1 Square Footage/Number of Units: _____

Rezoning Request: Rezone to any zoning district that will permit residential use at a density of 24 units per acre.

Land Use Plan Amendment: Yes ____ No X

Existing Land Use: RC Proposed Land Use: _____ Consistent _____ Inconsistent_____

Special Land Use Permit: Yes ____ No X Article Number(s) 27-_____

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): None

Condition(s) to be modified:

N/A

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: 07/09/25 BOC: 07/24/25

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Zoning Conditions: _____ Community Council Meeting: 06/18/25 Public Notice, Signs: X

Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): X Sketch Plat: _____

Bldg. Permits: X Fire Inspection: X Business License: _____ State License: _____

Lighting Plan: X Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: X Density Bonuses: X Mix of Uses: X Open Space: X

Enhanced Open Space: X Setbacks: front X sides X side corner _____ rear X

Lot Size: X Frontage: X Street Widths: X Landscape Strips: X

Buffers: X Parking Lot Landscaping: X Parking - Auto: X Parking - Bicycle: X

Screening: X Streetscapes: X Sidewalks: X Fencing/Walls: _____

Bldg. Height: X Bldg. Orientation: _____ Bldg. Separation: X Bldg. Materials: _ _ X

Roofs: _____ Fenestration: X Façade Design: _____ Garages: _____ Pedestrian Plan: _____

Perimeter Landscape Strip: _____

Possible Variances: _____

_____

Comments: _____

_____

_____

Planner: John Reid, Sr. Planner Date: 03/18/2025

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	$750.00
LAND USE MAP AMENDMENT		$500.00
SPECIAL LAND USE PERMIT		$400.00

DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson

PRE-APP FORM ADDITIONAL COMMENT PAGE, IF NEEDED

APPLICANT: LMPSF Acquisitions, LLC /co Jessica Hill

ADDRESS/PARCEL: 3265 Northeast Expressway / 18 267 01 003

COMMENTS: Property falls within a Regional Center Character area calling for residential densities up to 120 units per acre and building heights up to 10 stories. Verify with Atlanta Regional Commission that Development of Regional Impact is not required. Floodplains areas along three sides of the property. Investigate connecting to Peachtree Greenway. Consider bike parking, dog parks, altervative fuel vehicle parking. While this property is not within a Small Area Plan, the abutting property to the south is within a Small Area Plan--please review to see what impacts it might have on proposed project Accessory commercial is encouraged to support the Regional Center Character Area calling for high density mixed use. HR-1 allows a maximum base density of 24 units per acre, with up to 40 provision of density bonuses. 30 foot transitional buffer required where abutting MR-2 zoning to sc Last day to hold community meeting with 15 days notice is 4/14/25 and filing deadline is 4/21/25. Review comments are preliminary only; final review comments will be made when an official application is submitted. Where is detention being provided.

PLANNER: John Reid Senior Planner

Impact Analysis

1. **Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?**

The comprehensive development plan indicates that the property has a Regional Center future land use designation. The Regional Center designation promotes density by including the highest intensity residential facilities allowed within DeKalb County. The areas within the Regional Center designation also have on-site parking, high floor-area-ratios, and large tracts of land. The preferred uses within the Regional Center designation include both townhomes and apartments and HR-1 is a permitted zoning. The property is also within the Presidential Parkway Regional Center and specifically Area D, Edge 1 (Bordering Residential). According to the comprehensive development plan, parcels in this area should be used for smaller multi-family residential developments with a preferred maximum density of 24 dwelling units per acre and a preferred maximum height of four stories. Development on parcels in this area should also provide a transition zone into the existing residential area. The proposed use of the property to construct a multi-family development including four, four-story apartment buildings, corner townhomes, and paired home units is consistent with the policy and intent of the comprehensive plan.

2. **Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?**

To the north and east of the property is a primarily wooded property that is owned by Mercer University. Just further north past this wooded property is 3355, 3375, and 3395 Northeast Expressway which were rezoned from OI (Office-Institutional) to HR-3 (High-Density Residential-3) in 2023 to redevelop the properties for four story multi-family buildings. To the west, the property both fronts on Northeast Expressway and is adjacent to the Atlanta Fixture property at 3185 Northeast Expressway. To the south is a condominium development at 2576 Colonial Way. To the southeast are single-family neighborhoods which are separated from the property by the North Fork Peachtree Creek and the associated stream buffer. The proposal is suitable in view of the mix of uses both adjacent to and nearby the property.

3. **Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?**

The property currently contains the vacant Regal Hollywood 24 movie theater complex. While a redevelopment of the property may be possible under the current zoning, a development of a different type and scale than that allowed by the current C-2 zoning is more appropriate based on market conditions, the scale of surrounding development and environmental features on the property. The location of the property, coupled with the abutting uses and the trend of development in the area suggest the current zoning and market demand is misaligned. As a result, the economics of the property are impaired.

4. **Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby properties?**

The zoning proposal contemplates replacing a vacant movie theater complex with an active development with a mix of residential uses. As redevelopment continues along Northeast Expressway, this development will continue to activate the area. As noted above, the majority of the land uses proposed already exist or are proposed to be developed on adjacent and nearby

properties. The proposal will not adversely affect the existing use or usability of adjacent or nearby property.

5. **Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**

With the mix of residential uses both existing and proposed along Northeast Expressway, the proposed development is consistent with existing conditions in the area. Further, two of the goals of the comprehensive development plan are to encourage reinvestment or redevelopment of commercial corridors including the introduction of residential or other new uses to these areas and encourage more diverse housing and development types to meet the changing needs of residents and communities. This proposed development will accomplish these goals.

6. **Will the zoning proposal adversely affect historic building, sites, districts, or archaeological resources?**

There are no historic buildings, sites, districts, nor are there archeological resources impacted by redevelopment of the property as proposed by this application.

7. **Will the zoning proposal result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

The change in zoning will not cause an excessive or burdensome use of existing streets, transportation facilities or utilities. Generally, the property will be accessed from Northeast Expressway which is an I-85 frontage road which has capacity to support the project. The applicant will work with DeKalb County to ensure that all necessary utilities are available to the site and no undue burden on them is identified. While the change to add residential use may impact schools, it is not expected to be overly burdensome based on the type of mix of multi-family units proposed.

8. **Will the zoning proposal adversely impact the environment or surrounding natural resources?**

A significant portion of the perimeter of the property includes wetlands, floodplain and a stream. The proposed development will utilize the footprint of the currently existing surface parking lot and vacant movie theater building. This will help limit the disturbance area of the proposed development and impact on the surrounding natural features. Further, the development will adhere to all applicable state and county environmental regulations including the stream buffer regulations preserving the North Fork Peachtree Creek waterway. Conversion of the zoning from a commercial designation to a residential designation accommodates a use that is less impactful on the environment than a commercial use would be. The proposal will not adversely impact the environment or surrounding natural resources.

Z-25-1247529 (2025-0628)
Recommended Conditions
3265 Northeast Expressway, Chamblee, GA 30341

1. A minimum unit size of at least four hundred (400) heated square feet for more no more than 25% of units.

2. The development shall include a maximum of 443 dwelling units and may be phased. A minimum of 348 dwelling units shall be constructed in the first phase of development.

3. A publicly accessible, outdoor community recreation area with a minimum of 32,000 square feet shall be provided along the Northeast Expressway frontage of the property as an interim condition until such time as a minimum of 443 dwelling units are existing and/or under construction on the property.

4. Building materials on the attached residential uses shall include the following materials: (i) cementitious siding; and (ii) shingle roofing or metal roofs over porches. Roof pitches throughout the project shall vary among 6:6, 6:8, 6:10 and 6:12.

5. Multi-family buildings abutting the Northeast Expressway frontage of the property shall be a minimum of four (4) stories.

6. Dumpster and recycling enclosures shall be provided and strategically located to ensure convenient access for residents and minimize walking distances. The final number and placement of enclosures shall be approved by the Sanitation Division prior to issuance of a Certificate of Occupancy (CO).

7. Facades of the attached residential dwellings facing a street must comply with *Section 27-5.7.6 (I Facades) –Single Family Attached*. The attached residential dwellings shall have a minimum of 5-foot by 5-foot outdoor patio for each unit.

8. The development shall include the following outdoor residential amenities: (a) a pedestrian trail around the perimeter of the proposed improvements on the property, (b) three (3) outdoor park amenity areas; and (c) an aesthetic amenity by the proposed detention pond.

9. A top floor residential amenity area with a minimum square footage of 600 square feet shall be provided in one of the multi-family residential buildings.

10. The multi-family residential buildings shall have gabled roofs.

11. The project will include a retail-ready area for potential future retail use. The retail-ready area may be either an area for a freestanding retail use or square footage on the ground floor of the multi-family building(s) proposed on the Northeast Expressway frontage. The retail-ready area shall include or accommodate a minimum of 2,500 building square feet. For construction of more than 350 dwelling units on the property, the retail-ready area shall include or accommodate a minimum of 5,000 building square feet. Retail-ready space may be occupied by any use allowed by the zoning district.

12. Subject to any necessary governmental approvals such access agreements or easements, the Applicant/Owner shall provide public connectivity from the subject property to the proposed

Peachtree Creek Greenway. In the event that the Greenway has not yet been constructed to the point that connectivity is possible to the subject property at the time the first Certificate of Occupancy (C.O.) is issued for the subject property/development, the Applicant/Owner shall deposit $250,000 into a DeKalb County account designated for development of the Peachtree Creek Greenway connection on the subject property so that the County may facilitate connectivity. Any remainder of the funds not expended by the County in furtherance of the connectivity shall be refunded to the Applicant/Owner. In the event that connectivity is commercially reasonably feasible at the time the first C.O. is issued for the subject property/development, the Applicant/Owner shall install the connecting infrastructure to the Greenway. The Applicant/ Owner is not required to expend more than $250,000 in this endeavor. This connectivity is in furtherance of the Countywide Greenway Network and goals of Peachtree Creek Greenway, Inc.

13. If connectivity to the Peachtree Creek Greenway is not installed by the Applicant/Owner as contemplated in condition number 11 above before issuance of the first C.O., then the Applicant/Owner shall provide DeKalb County with commercially reasonably necessary access for the County to do so, in the form of easement(s) or other agreements agreeable to both parties. No. C.O.'s shall be issued by the County for the subject property/new development until the Applicant/Owner installs the connectivity itself or provides the County with the escrow funds and any necessary access needed for the County to construct the connection.
14. The multifamily residential buildings shall include elevators to the extent required by applicable building code or law.
15. At least 50% of the bicycle racks required in Section 6.1.17 (Bicycle/Moped Requirements) shall be in a roofed or otherwise covered area.
16. If the County adopts design architectural design guidelines prior to the development of the subject property, the project shall be subject to these new guidelines.
17. The Applicant/Owner shall provide a summary of anticipated maintenance and ownership of streets, private drives, easements, and open space prior to the issuance of any land development permits.
18. The development shall provide a minimum of 3% of the total parking spaces to be marked as preferred spaces for alternative fuel vehicles and shall provide electric vehicle chargers on four (4) of the preferred spaces.
19. Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity

Preservation of Rights

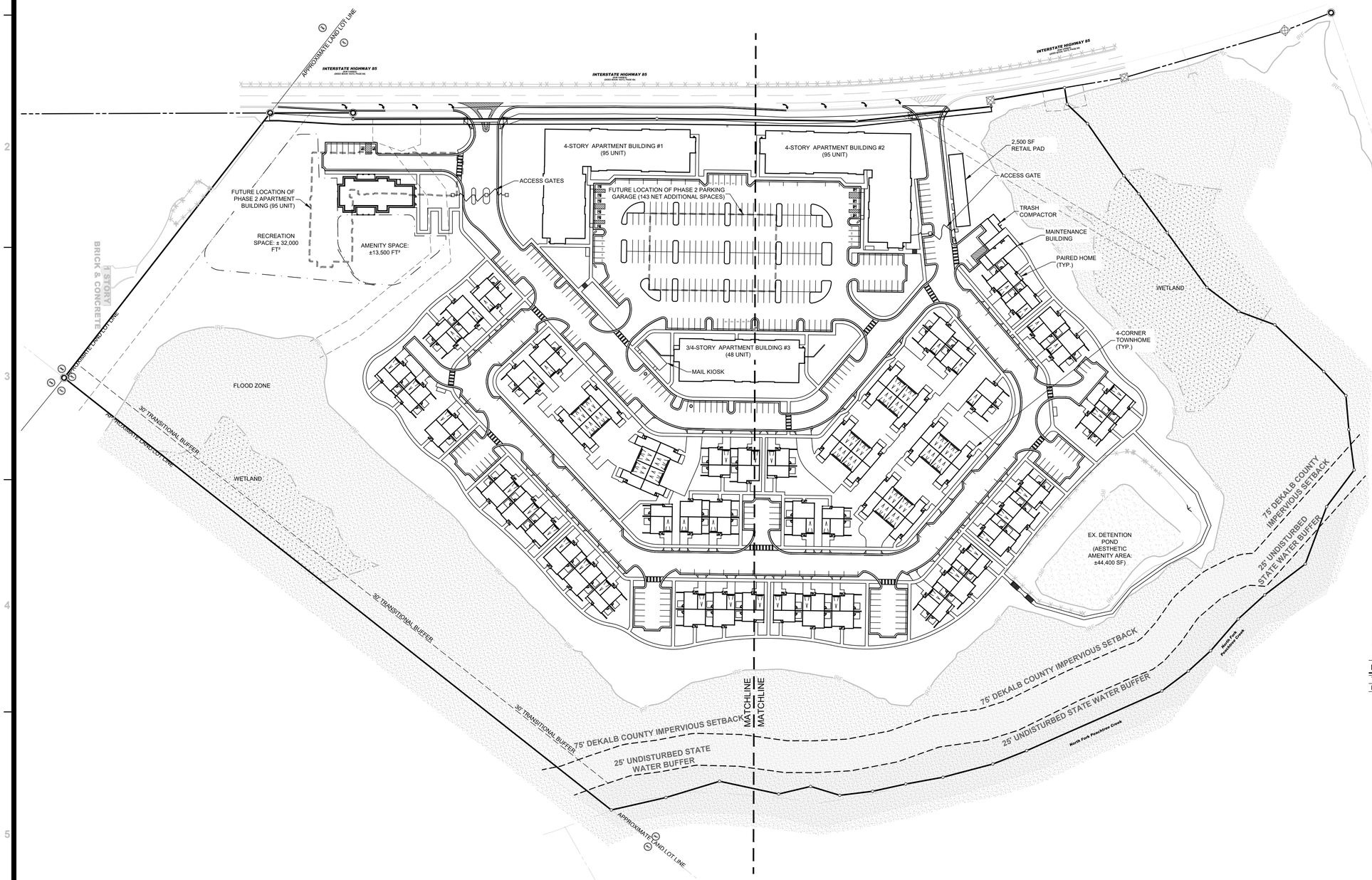
To preserve the rights of the applicant with respect to the subject property under Georgia law, this Application includes the following statements.

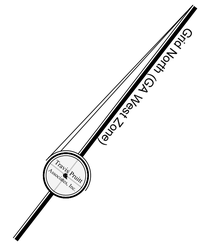
Denial of this Application or approval of this Application with conditions unacceptable to the Applicant would be unconstitutional in that it would unreasonably impair and destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of this Application or approval of this Application with conditions unacceptable to the Applicant would also be unconstitutional, illegal, null and void, constituting a taking of Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States, by denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

Denial of this Application or approval of this Application with conditions unacceptable to the Applicant would constitute an unreasonable and extreme hardship upon the Applicant, without remotely advancing the public health, safety and welfare and would constitute an arbitrary and capricious act by the DeKalb County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of this Application or approval of this Application with conditions unacceptable to the Applicant by the DeKalb County Board of Commissioners would also violate the Applicant's rights under the First Amendment to the Constitution of the United States and would unconstitutionally discriminate, in an arbitrary, capricious and unreasonable manner, between the Applicant and owners of other similarly situated properties in DeKalb County in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.





LOCATION MAP
NOT TO SCALE

DEVELOPER

Alexis Helmick
3060 Peachtree Road NW, Suite 500
Atlanta, GA 30305
404.453.8054

24 HOUR EMERGENCY CONTACT
Alexis Helmick
404.453.8054
E-mail: Alexis.Helmick@LandmarkProperties.com

SITE ZONING:	**C-2 (HR-1 PROPOSED)**
SITE AREA:	**36.46 ACRES**
TAX PARCEL ID:	**18 267 01 003**

BUILDING SETBACK LINES:

FRONT YARD: 0 FT.
REAR YARD: N/A
SIDE YARD: 0 FT.

APARTMENT BUILDING #1 AND #2 SUMMARY:

4-STORY
BUILDING FOOTPRINT: ± 20,000 SF
BUILDING HEIGHT: ± 55 FT.
BUILDING COUNT: 2
DWELLINGS PER BUILDING: 95 UNITS (190 TOTAL)

APARTMENT BUILDING #3 SUMMARY:

3/4-STORY SPLIT
BUILDING FOOTPRINT: ±11,500 SF
BUILDING HEIGHT: ± 50 FT.
BUILDING COUNT: 1
DWELLINGS PER BUILDING: 48 UNITS (48 TOTAL)

4-CORNER TOWNHOME SUMMARY

2- STORY
BUILDING FOOTPRINT: ± 1,530 - 1,730 SF
BUILDING HEIGHT: ± 35 FT.
BUILDING COUNT: 6
DWELLINGS PER BUILDING: 4 UNITS (24 TOTAL)

PAIRED HOME SUMMARY (2 BED AND 3 BED):

2- STORY
BUILDING FOOTPRINT: ± 1,200 - 1,500 SF
BUILDING HEIGHT: ± 30 FT.
BUILDING COUNT: 43
DWELLINGS PER BUILDING: 2 UNITS (86 TOTAL)

PARKING SUMMARY

DESCRIPTION	MIN.*	MAX.**	PROVIDED
GARAGE/DRIVEWAY PARKING:	182	182	182
STANDARD PARKING:	332	844	446
ADA ACCESSIBLE PARKING:	8	18	13
TOTAL PARKING SPACES:	522	1044	641

*1.5 SPACES PER UNIT
**3 SPACES PER UNIT

LOT COVERAGE CALCULATION

COVERAGE TYPE	AREA (SF)	AREA (AC)	% OF LOT
LOT OVERALL	1,588,249	36.46	100.00
OPEN SPACE	630,098	14.47	39.67
RECREATION SPACE	89,900	2.06	5.66
LOT COVERAGE	541,789	12.44	34.11

PROJECT DESCRIPTION:

Project consists of a residential development including four-story apartment buildings, paired homes, and corner townhomes.

DENSITY & UNIT SPECIFICATIONS:

TOTAL DWELLING UNITS: 348 (MAXIMUM)
DENSITY: 9.54

FLOOD HAZARD NOTE:

THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB GEORGIA COMMUNITY PANEL NUMBER 13089C0057K, DATED 8/15/2019.

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.

GEORGIA 811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

© Copyright 2025
Travis Pruitt & Associates, Inc.
THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

REVISIONS

NO	DATE	DESCRIPTION	BY
1	10/17/25	SITE REVISION	JW
2			
3			
4			
5			
6			
7			

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruitt.com
CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com

Travis Pruitt & Associates, Inc. — Consultants · Surveyors · Environmental Scientists · Landscape Architects

EVERSTEAD AT EMBRY HILLS

OVERALL SITE PLAN

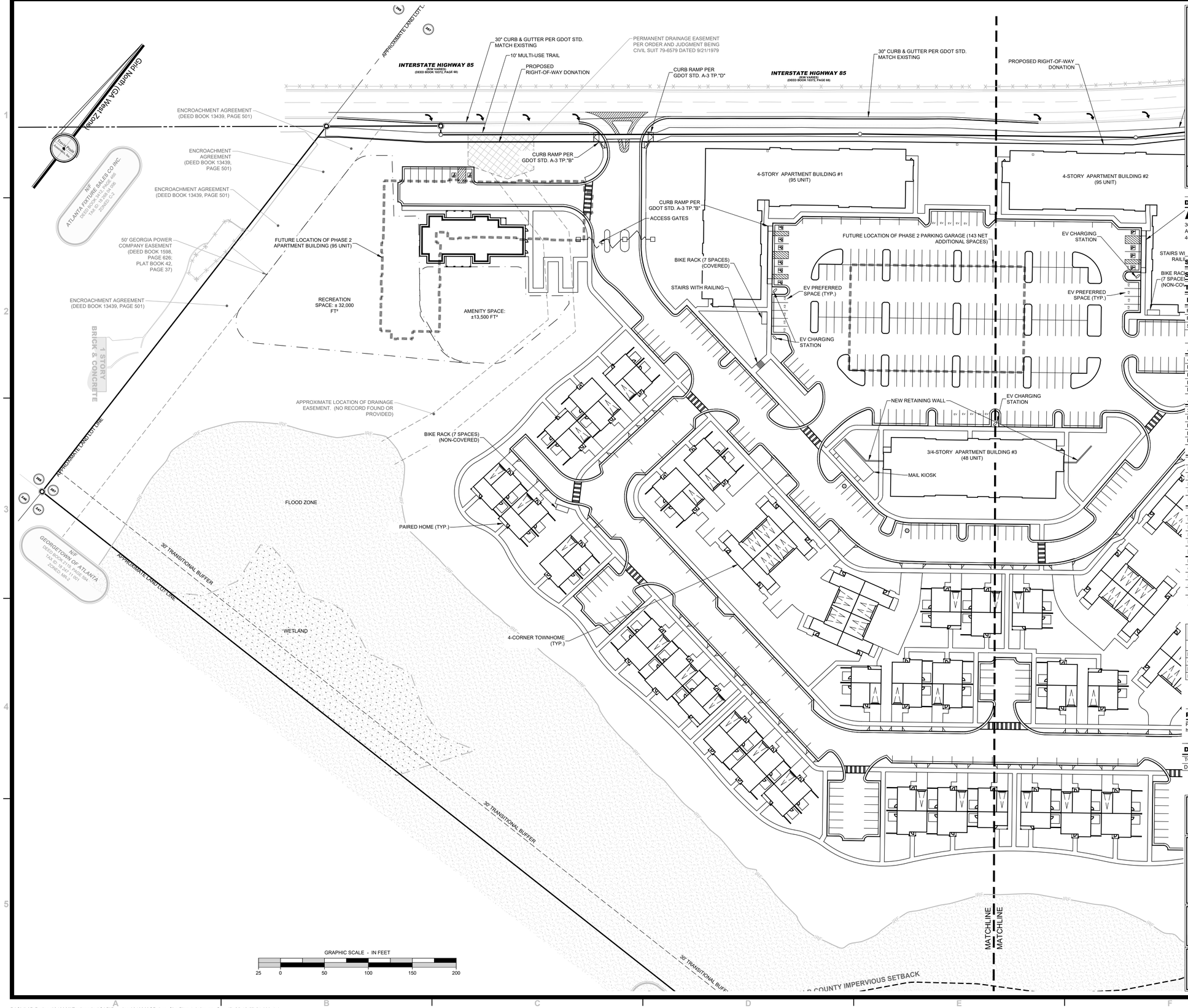
3285 NORTHEAST EXPRESSWAY, 257 18 CHAMBLEE, DEKALB, GEORGIA

GEORGIA REGISTERED No. 041526 PROFESSIONAL ENGINEER ANDREW THOMAS WHITEHEAD
10/17/2025

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 04/18/25
SCALE: 1" = 80'
CN: 240363CP
JN: 1-24-0363
FN: 174-D-159
SHEET NO: 1 OF 3

D:\Civil 3D Projects\240363\Engineering\CAD\Drawings\240363CP.dwg, Site Plan, jwinston, Oct. 17, 25-10:57:41 AM, 1:1





LOCATION MAP
NOT TO SCALE

DEVELOPER

Alexis Helmick

3060 Peachtree Road NW, Suite 500
Atlanta, GA 30305
404.453.8054

24 HOUR EMERGENCY CONTACT
Alexis Helmick
404.453.8054
E-mail: Alexis.Helmick@LandmarkProperties.com

SITE ZONING:	**C-2 (HR-1 PROPOSED)**
SITE AREA:	**36.46 ACRES**
TAX PARCEL ID:	**18 267 01 003**

BUILDING SETBACK LINES:
FRONT YARD: 0 FT.
REAR YARD: N/A
SIDE YARD: 0 FT.

APARTMENT BUILDING #1 AND #2 SUMMARY:
4-STORY
BUILDING FOOTPRINT: ± 20,000 SF
BUILDING HEIGHT: ± 55 FT.
BUILDING COUNT: 2
DWELLINGS PER BUILDING: 95 UNITS (190 TOTAL)

APARTMENT BUILDING #3 SUMMARY:
3/4-STORY SPLIT
BUILDING FOOTPRINT: ±11,500 SF
BUILDING HEIGHT: ± 50 FT.
BUILDING COUNT: 1
DWELLINGS PER BUILDING: 48 UNITS (48 TOTAL)

4-CORNER TOWNHOME SUMMARY
2- STORY
BUILDING FOOTPRINT: ± 1,530 - 1,730 SF
BUILDING HEIGHT: ± 35 FT.
BUILDING COUNT: 6
DWELLINGS PER BUILDING: 4 UNITS (24 TOTAL)

PAIRED HOME SUMMARY (2 BED AND 3 BED):
2- STORY
BUILDING FOOTPRINT: ± 1,200 - 1,500 SF
BUILDING HEIGHT: ± 30 FT.
BUILDING COUNT: 43
DWELLINGS PER BUILDING: 2 UNITS (86 TOTAL)

PARKING SUMMARY

DESCRIPTION	MIN.*	MAX.**	PROVIDED
GARAGE/DRIVEWAY PARKING:	182	182	182
STANDARD PARKING:	332	844	446
ADA ACCESSIBLE PARKING:	8	18	13
TOTAL PARKING SPACES:	522	1044	641

*1.5 SPACES PER UNIT
**3 SPACES PER UNIT

LOT COVERAGE CALCULATION

COVERAGE TYPE	AREA (SF)	AREA (AC)	% OF LOT
LOT OVERALL	1,588,249	36.46	100.00
OPEN SPACE	630,098	14.47	39.67
RECREATION SPACE	89,900	2.06	5.66
LOT COVERAGE	541,789	12.44	34.11

PROJECT DESCRIPTION:
Project consists of a residential development including four-story apartment buildings, paired homes, and corner townhomes.

DENSITY & UNIT SPECIFICATIONS:
TOTAL DWELLING UNITS: 348 (MAXIMUM)
DENSITY: 9.54

FLOOD HAZARD NOTE:

THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB GEORGIA COMMUNITY PANEL NUMBER 13089C0057K, DATED 8/15/2019.

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.

GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

© Copyright 2025
Travis Pruitt & Associates, Inc.
THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

NO	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1	10/17/25	SITE REVISION	JW

REVISIONS

Travis Pruitt & Associates, Inc.
CIVIL ENGINEERS • SURVEYORS • SUSTAINABLE TRANSPORTATION • ENVIRONMENTAL SCIENTISTS • LANDSCAPE ARCHITECTS
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruitt.com
CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com

EVERSTEAD AT EMBRY HILLS

3265 NORTHEAST EXPRESSWAY, 267 18 CHAMBLEE, DEKALB, GEORGIA

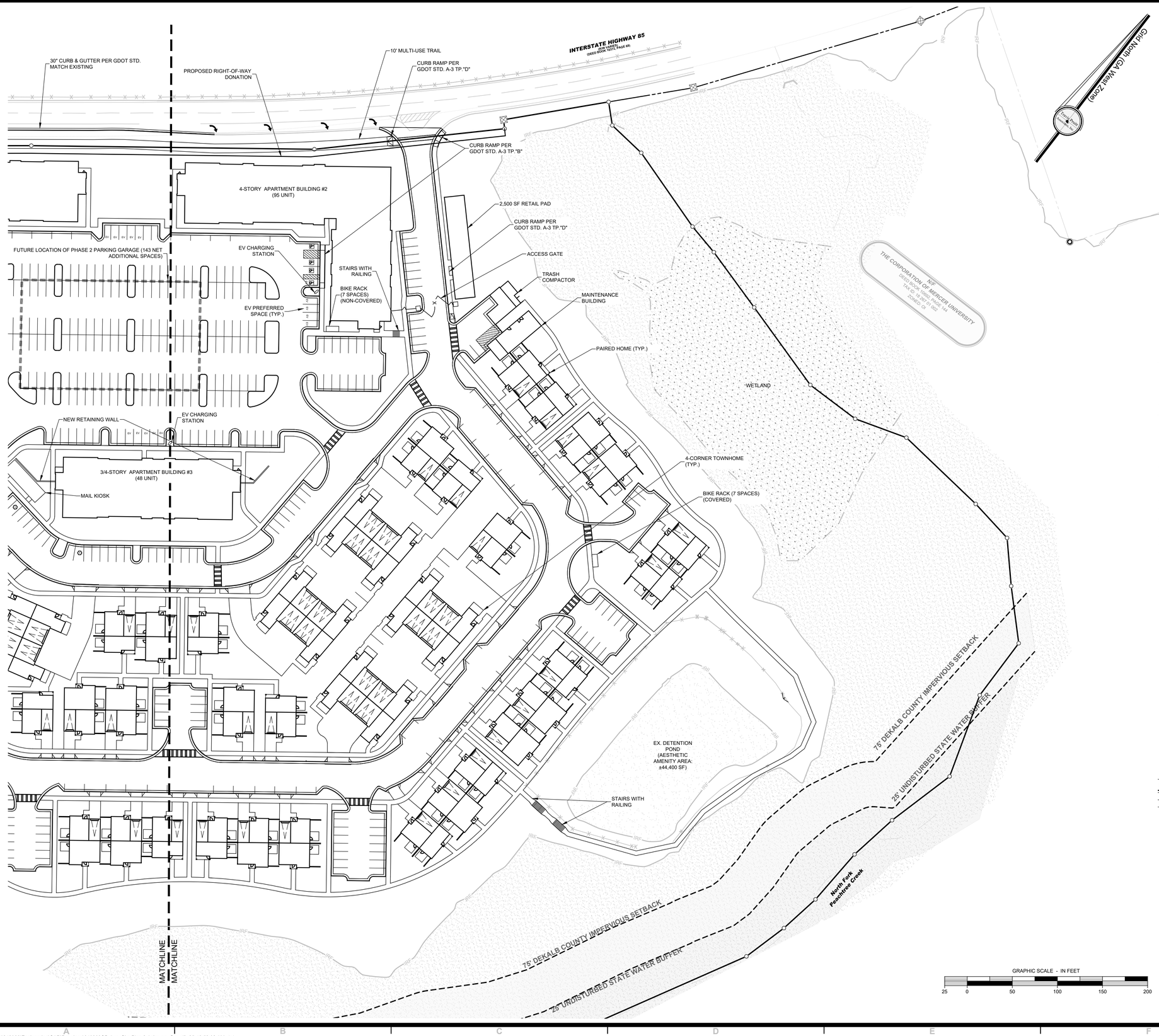
SITE PLAN 1

GEORGIA REGISTERED No. 041526 PROFESSIONAL ENGINEER ANDREW THOMAS WHITEHEAD 10/17/2025

For The Firm
Travis Pruitt & Associates, Inc.

DATE:	**04/18/25**
SCALE:	**1" = 80'**
CN:	**240363CP**
JN:	**1-24-0363**
FN:	**174-D-159**
SHEET NO:	**2 OF 3**

D:\Civil 3D Projects\240363\Engineering\CAD\Drawings\240363CP.dwg, Site Plan 1, jwinston, Oct. 17, 25-10:57:51 AM, 1:1





LOCATION MAP
NOT TO SCALE

NO	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2		SITE REVISION	JW
1	10/17/25		

REVISIONS

DEVELOPER

Alexis Helmick
3060 Peachtree Road NW, Suite 500
Atlanta, GA 30305
404.453.8054

24 HOUR EMERGENCY CONTACT
Alexis Helmick
404.453.8054
E-mail: Alexis.Helmick@LandmarkProperties.com

SITE ZONING:	**C-2 (HR-1 PROPOSED)**
SITE AREA:	**36.46 ACRES**
TAX PARCEL ID:	**18 267 01 003**

BUILDING SETBACK LINES:

FRONT YARD: 0 FT.
REAR YARD: N/A
SIDE YARD: 0 FT.

APARTMENT BUILDING #1 AND #2 SUMMARY:

4-STORY
BUILDING FOOTPRINT: ± 20,000 SF
BUILDING HEIGHT: ± 55 FT.
BUILDING COUNT: 2
DWELLINGS PER BUILDING: 95 UNITS (190 TOTAL)

APARTMENT BUILDING #3 SUMMARY:

3/4-STORY SPLIT
BUILDING FOOTPRINT: ±11,500 SF
BUILDING HEIGHT: ± 50 FT.
BUILDING COUNT: 1
DWELLINGS PER BUILDING: 48 UNITS (48 TOTAL)

4-CORNER TOWNHOME SUMMARY

2- STORY
BUILDING FOOTPRINT: ± 1,530 - 1,730 SF
BUILDING HEIGHT: ± 35 FT.
BUILDING COUNT: 6
DWELLINGS PER BUILDING: 4 UNITS (24 TOTAL)

PAIRED HOME SUMMARY (2 BED AND 3 BED):

2- STORY
BUILDING FOOTPRINT: ± 1,200 - 1,500 SF
BUILDING HEIGHT: ± 30 FT.
BUILDING COUNT: 43
DWELLINGS PER BUILDING: 2 UNITS (86 TOTAL)

PARKING SUMMARY

DESCRIPTION	MIN.*	MAX.**	PROVIDED
GARAGE/DRIVEWAY PARKING:	182	182	182
STANDARD PARKING:	332	844	446
ADA ACCESSIBLE PARKING:	8	18	13
TOTAL PARKING SPACES:	522	1044	641

*1.5 SPACES PER UNIT
**3 SPACES PER UNIT

LOT COVERAGE CALCULATION

COVERAGE TYPE	AREA (SF)	AREA (AC)	% OF LOT
LOT OVERALL	1,588,249	36.46	100.00
OPEN SPACE	630,098	14.47	39.67
RECREATION SPACE	89,900	2.06	5.66
LOT COVERAGE	541,789	12.44	34.11

PROJECT DESCRIPTION:

Project consists of a residential development including four-story apartment buildings, paired homes, and corner townhomes.

DENSITY & UNIT SPECIFICATIONS:

TOTAL DWELLING UNITS: 348 (MAXIMUM)
DENSITY: 9.54

FLOOD HAZARD NOTE:

THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB GEORGIA COMMUNITY PANEL NUMBER 13089C0057K, DATED 8/15/2019.

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.

GEORGIA 811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

© Copyright 2025
Travis Pruitt & Associates, Inc.
THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruitt.com
CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com

Travis Pruitt & Associates, Inc. — Surveyors • Sustainable Environmental Consultants • Landscape Architects

SITE PLAN 2

EVERSTEAD AT EMBRY HILLS

3255 NORTHEAST EXPRESSWAY, 267 18 CHAMBLEE, DEKALB, GEORGIA

GEORGIA REGISTERED No. 041526 PROFESSIONAL ENGINEER ANDREW THOMAS WHITEHEAD 10/17/2025

For The Firm
Travis Pruitt & Associates, Inc.

DATE:	04/18/25
SCALE:	1" = 80'
CN:	240363CP
JN:	1-24-0363
FN:	174-D-159
SHEET NO:	3 OF 3

HWY 85

INTERSTATE HIGHWAY 85
(VAR. WIDTH)
(DEED BOOK 10372, PAGE 49)

FRONTAGE ROAD

PRIMARY ENTRY (GATED)

SECONDARY ENTRY (GATED)

PHASE 2 - PARKING DECK

RETAIL PAD (2,500 SF)

CLUBHOUSE /LEASING

COMMUNITY RECREATION AREA

PRIMARY NEIGHBORHOOD AMENITY

95 DU - 4 STORIES

95 DU - 4 STORIES

AUTO COURT

APARTMENT BUILDING

- 238 UNITS
- STUDIO / 1 / 2 BEDROOM UNITS
- ELEVATOR SERVED

TRASH COMPACTOR

MAINTENANCE BUILDING

T

M

PHASE 2 - RESIDENTIAL WITH 2500 SF RETAIL

WETLAND

PRIVATE NEIGHBORHOOD TRAIL

48 DU - 4/3 SPLIT

MAIL KIOSK

FLOOD ZONE

CORNER TOWNHOMES

- 24 UNITS
- 3 & 4 BEDROOM UNITS
- 2-STORY
- 2-CAR GARAGES

WETLAND

PRIVATE NEIGHBORHOOD TRAIL

PEACHTREE CREEK GREENWAY TRAIL (PUBLIC COMMUNITY TRAIL)

DETENTION POND

PRIVATE STREETS

FLOOD ZONE LIMIT

PROPERTY LINE

PAIRED HOMES

- 86 UNITS
- 2 & 3 BEDROOM UNITS
- 2-STORY
- 50% OF UNITS WITH 1-CAR GARAGE

AESTHETIC AMENITY

North Fork Peachtree Creek

North Fork Peachtree Creek

N

0 60 120

PROJECT SUMMARY:

APARTMENTS	238	DU
CORNER TOWNS	24	DU
PAIRED HOMES	86	DU
TOTAL UNITS	348	DU
PARKING	1.0	SP/BD

EVERSTEAD AT EMBRY HILLS

DEKALB COUNTY, GEORGIA
ILLUSTRATIVE SITE PLAN | DATE 10/17/2025

NORRIS DESIGN

Travis Pruitt & Associates

KEPHART

LANDMARK PROPERTIES

LP 1



EVERSTEAD AT EMBRY HILLS

DEKALB COUNTY, GEORGIA
APARTMENT ELEVATION | DATE 10/17/2025

NORRIS DESIGN

Travis Pruitt & Associates

KEPHART

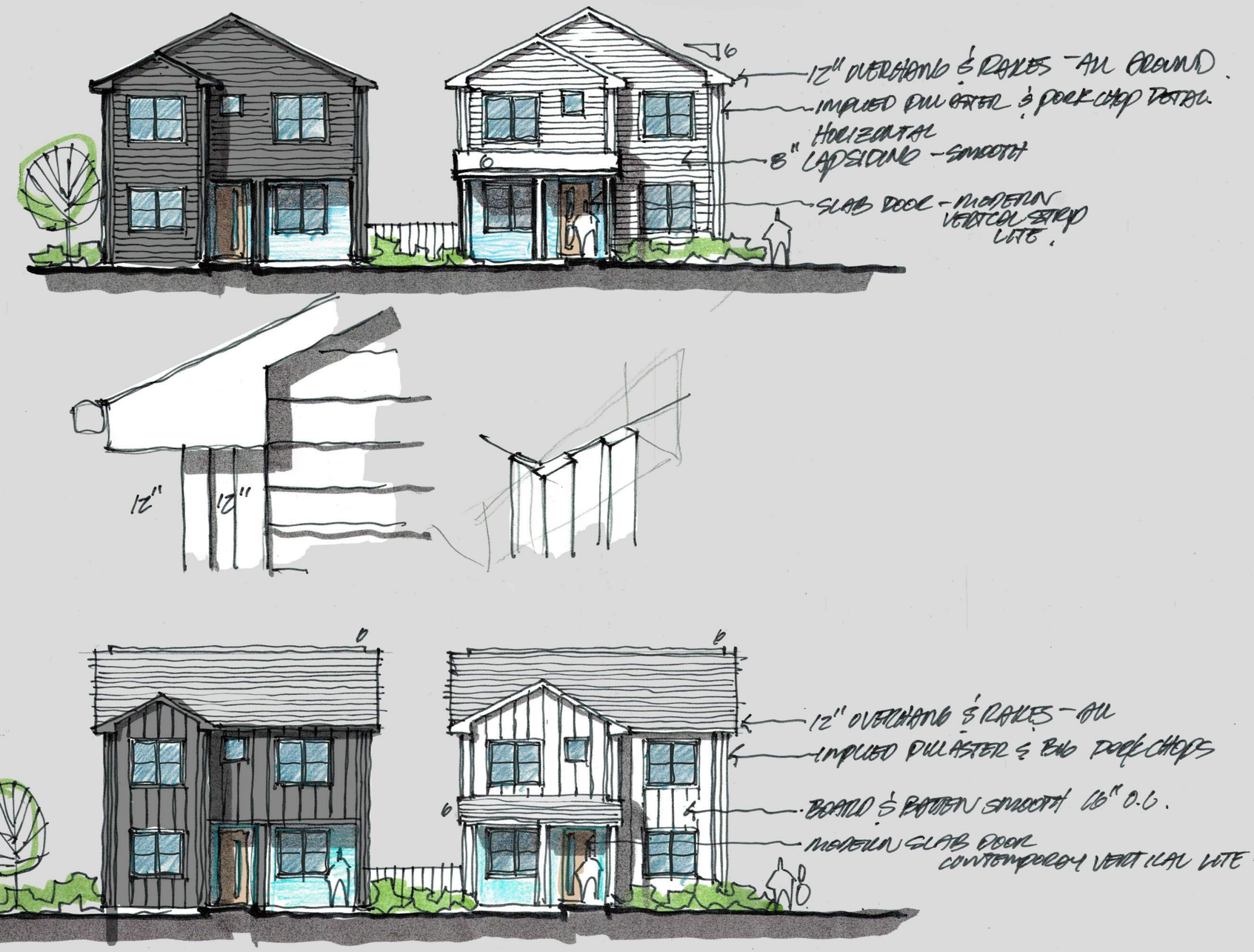
LANDMARK PROPERTIES



EVERSTEAD AT EMBRY HILLS

DEKALB COUNTY, GEORGIA
CORNER TOWNHOME ELEVATION | DATE 10/17/2025

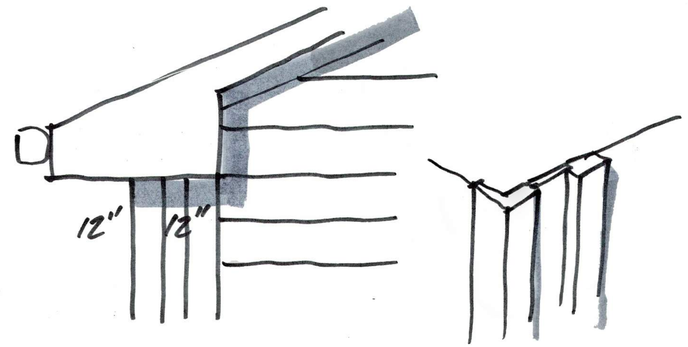
NORRIS DESIGN · Travis Pruitt & Associates · KEPHART · LANDMARK PROPERTIES

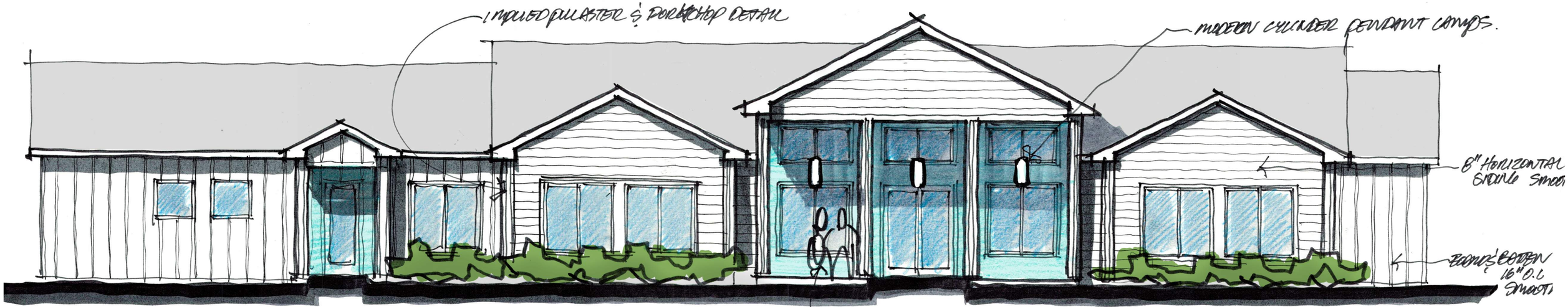


EVERSTEAD AT EMBRY HILLS

DEKALB COUNTY, GEORGIA
PAIRED HOMES ELEVATION | DATE 10/17/2025

NORRIS DESIGN · Travis Pruitt & Associates · KEPHART · LANDMARK PROPERTIES





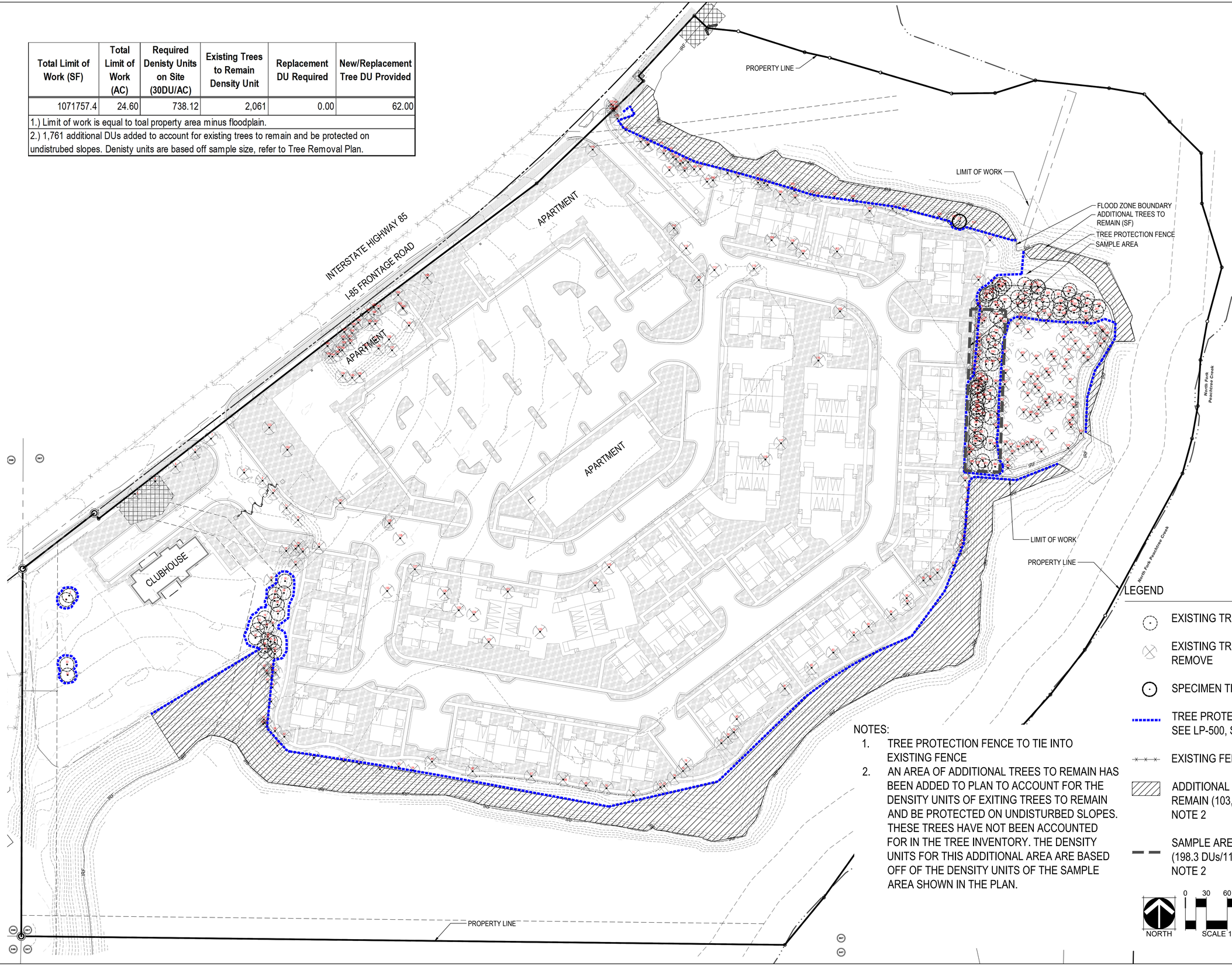
CLUBHOUSE ELEVATION STUDY
1/4"=1'-0"

EVERSTEAD AT EMBRY HILLS

DEKALB COUNTY, GEORGIA
CLUBHOUSE ELEVATION | DATE 10/17/2025

NORRIS DESIGN · Travis Pruitt & Associates · KEPHART · LANDMARK PROPERTIES

Total Limit of Work (SF)	Total Limit of Work (AC)	Required Denisty Units on Site (30DU/AC)	Existing Trees to Remain Density Unit	Replacement DU Required	New/Replacement Tree DU Provided
1071757.4	24.60	738.12	2,061	0.00	62.00
1.) Limit of work is equal to toal property area minus floodplain.					
2.) 1,761 additional DUs added to account for existing trees to remain and be protected on undistrubed slopes. Denisty units are based off sample size, refer to Tree Removal Plan.					



NOTES:

1. TREE PROTECTION FENCE TO TIE INTO EXISTING FENCE
2. AN AREA OF ADDITIONAL TREES TO REMAIN HAS BEEN ADDED TO PLAN TO ACCOUNT FOR THE DENSITY UNITS OF EXITING TREES TO REMAIN AND BE PROTECTED ON UNDISTURBED SLOPES. THESE TREES HAVE NOT BEEN ACCOUNTED FOR IN THE TREE INVENTORY. THE DENSITY UNITS FOR THIS ADDITIONAL AREA ARE BASED OFF OF THE DENSITY UNITS OF THE SAMPLE AREA SHOWN IN THE PLAN.

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE
- SPECIMEN TREE
- TREE PROTECTION FENCE, SEE LP-500, SEE NOTE 1
- EXISTING FENCE
- ADDITIONAL TREES TO REMAIN (103,106 SF), SEE NOTE 2
- SAMPLE AREA (198.3 DUs/11,610 sf) SEE NOTE 2

NORTH

0 30 60 120

SCALE 1" = 60'

CHECKED BY: AH/GR
DRAWN BY: LB/KR

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

EVERSTEAD AT EMBRY HILLS

3265 NORTHEAST EXPRESSWAY
CHAMBLEE, GA 30341

OWNER:
LMPSF ACQUISITIONS, LLC
315 OCONEE STREET
ATHENS, GA 30601
706.543.1910

NOT FOR CONSTRUCTION

DATE:
04/18/25 REZONE & TREE PROTECTION
10/17/25 REZONE & TREE PROTECTION

SHEET TITLE:
TREE REMOVAL PLAN

LP-300



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE
- DECIDUOUS OVERSTORY TREE: 145
- ORNAMENTAL UNDERSTORY TREE: 12
- EVERGREEN TREE: 6

NOTES:

1. ALL PROPOSED DECIDUOUS TREES 2" CAL. MINIMUM

NORTH

0 30 60 120

SCALE 1" = 60'

811

CHECKED BY: AH/GR
DRAWN BY: LB/KR

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

EVERSTEAD AT EMBRY HILLS

3265 NORTHEAST EXPRESSWAY
CHAMBLEE, GA 30341

OWNER:
LMPSF ACQUISITIONS, LLC

315 OCONEE STREET
ATHENS, GA 30601
706.543.1910

NOT FOR CONSTRUCTION

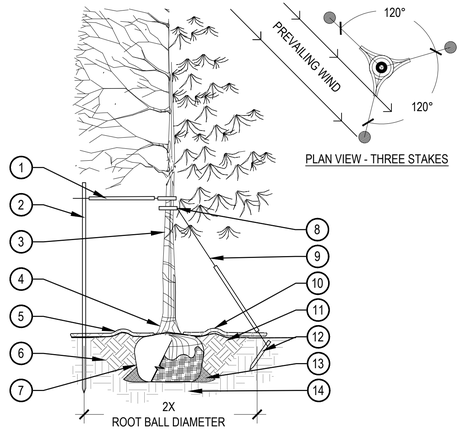
DATE:
04/18/25 REZONE & TREE PROTECTION
10/17/25 REZONE & TREE PROTECTION

SHEET TITLE:
TREE REPLACEMENT PLAN

LP-300

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

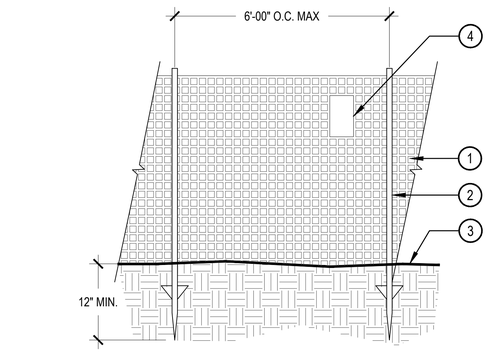


PLAN VIEW - THREE STAKES

1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

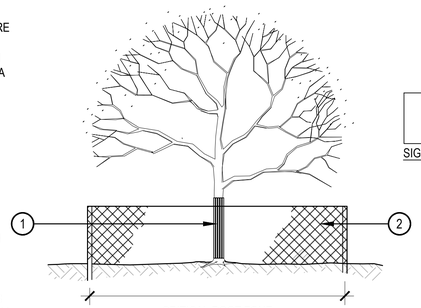


1. TENSAR 4'-0" HT. ORANGE MESH FENCE
2. 66" STEEL T-POST (1.33 G)
3. EXISTING GRADE
4. CONSTRUCTION FENCE SIGNAGE

2 TREE PROTECTION FENCE

SCALE: NTS

NOTES:
1. ALL METHODS AND STANDARDS FOR TREE PROTECTION SHALL BE ESTABLISHED IN ADMINISTRATIVE GUIDLINES ACCORDING TO DEKALB COUNTY CODE OF ORDINANCES SECTION 14-39.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
3. NO PERSON ENGAGED IN THE CONSTRUCTION OF ANY STRUCTURE(S) OR IMPROVEMENT(S) OR ANY ACTIVITY SHALL ENCROACH OR PLACE SOLVENTS, MATERIAL, CONSTRUCTION MACHINERY, OR TEMPORARY SOIL DEPOSITS WITHIN SIX (6) FEET OF THE AREA OUTSIDE THE CRITICAL ROOT ZONE OR ANY EXISTING SIGNIFICANT TREE WITHIN A TREE SAVE AREA, TRANSITIONAL BUFFER ZONE, STREAM BUFFER, OR STATE BUFFER ZONE.
4. FENCING MATERIAL SHALL BE SET AT 1' PER 1" OF DBH (MEASURED FROM TRUNK) AT MINIMUM AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
5. FENCING MATERIAL SHALL BE DURABLE, ORANGE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
6. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
7. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
9. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



CRITICAL ROOT ZONE
VARIES PER TREE SIZE
EXTENDS 1' PER 1" D.B.H. FROM TRUNK

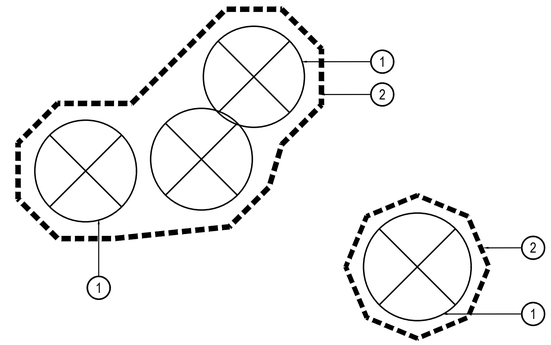


SIGN

1. **TRUNK PROTECTION** - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
2. **BRANCH PROTECTION -** PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE ORANGE TREE PROTECTION FENCING 1' PER 1" DBH MEASURED FROM TRUNK AT MINIMUM.
3. PLACE SIGNS EVERY 50', PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

3 TREE PROTECTION

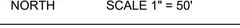
SCALE: 1/8" = 1'-0"



1. EXISTING TREE TO BE PRESERVED
2. MINIMUM PRESERVATION FENCE (CRITICAL ROOT ZONE - 1' RADIUS AROUND TRUNK PER 1" DBH OF TREE)

4 TREE PROTECTION FENCING DETAIL

SCALE: NTS



CHECKED BY: AH/GR
DRAWN BY: LB/KR

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

EVERSTEAD AT EMBRY HILLS
3265 NORTHEAST EXPRESSWAY
CHAMBLEE, GA 30341

OWNER:
LMPSF ACQUISITIONS, LLC

315 OCONEE STREET
ATHENS, GA 30601
706.543.1910

NOT FOR CONSTRUCTION

DATE:
04/18/25 REZONE & TREE PROTECTION
10/17/25 REZONE & TREE PROTECTION

SHEET TITLE:
DETAILS

LP-500

Survey Number	DBH	DU	Species	Common Name	Notes	Tree Removed (1=Y, 0=N)
1	9	2.4	*Acer rubrum*	Red maple		0
2	8	2.2	*Pinus taeda*	Loblolly pine		0
19	11	3.1	*Pinus taeda*	Loblolly pine		0
20	12	3.1	*Pinus taeda*	Loblolly pine		0
21	9	2.2	*Pinus taeda*	Loblolly pine		0
22	8	2.2	*Pinus taeda*	Loblolly pine		0
23	8	2.2	*Pinus taeda*	Loblolly pine		0
25	13	4	*Quercus palustris*	Pin oak		0
26	13	3.9	*Pinus taeda*	Loblolly pine		0
27	11	3.1	*Pinus taeda*	Loblolly pine		0
28	9	2.2	*Pinus taeda*	Loblolly pine		0
29	11	3.1	*Pinus taeda*	Loblolly pine		0
30	14	4	*Quercus palustris*	Pin oak		0
32	9	2.4	*Acer rubrum*	Red maple		0
33	14	4	*Acer rubrum*	Red maple		0
34	13	3.9	*Pinus taeda*	Loblolly pine		0
35	8	2.2	*Pinus taeda*	Loblolly pine		0
37	11	3.1	*Pinus taeda*	Loblolly pine		0
38	9	2.2	*Pinus taeda*	Loblolly pine		0
39	8	2.2	*Pinus taeda*	Loblolly pine		0
40	11	3.1	*Pinus taeda*	Loblolly pine		0
210	17	4.8	*Pinus taeda*	Loblolly pine		0
211	11	3.2	*Diospyros virginiana*	Persimmon	Fair condition,Trunk wound with no decay (tag #1912)	0
216	10	3.1	*Pinus taeda*	Loblolly pine		0
217	10	3.1	*Pinus taeda*	Loblolly pine		0
218	12	3.1	*Pinus taeda*	Loblolly pine		0
219	14	3.9	*Pinus taeda*	Loblolly pine		0
220	12	3.1	*Pinus taeda*	Loblolly pine		0
243	8	2.2	*Pinus taeda*	Loblolly pine		0
244	11	3.1	*Pinus taeda*	Loblolly pine		0
245	8	2.2	*Pinus taeda*	Loblolly pine		0
247	11	3.1	*Pinus taeda*	Loblolly pine		0
248	10	3.1	*Pinus taeda*	Loblolly pine		0
249	11	3.1	*Pinus taeda*	Loblolly pine		0
250	9	2.2	*Pinus taeda*	Loblolly pine		0
251	13	3.9	*Pinus taeda*	Loblolly pine		0
252	8	2.2	*Pinus taeda*	Loblolly pine		0
253	12	3.1	*Pinus taeda*	Loblolly pine		0
254	12	3.1	*Pinus taeda*	Loblolly pine		0
255	8	2.2	*Pinus taeda*	Loblolly pine		0
256	14	3.9	*Pinus taeda*	Loblolly pine		0
257	9	2.2	*Pinus taeda*	Loblolly pine		0
258	8	2.2	*Pinus taeda*	Loblolly pine		0
259	8	2.2	*Pinus taeda*	Loblolly pine		0
260	15	3.9	*Pinus taeda*	Loblolly pine		0
262	18	4.8	*Pinus taeda*	Loblolly pine		0
263	8	2.2	*Pinus taeda*	Loblolly pine		0
264	9	2.2	*Pinus taeda*	Loblolly pine		0
265	13	3.9	*Pinus taeda*	Loblolly pine		0
269	11	3.1	*Pinus taeda*	Loblolly pine		0
270	11	3.1	*Pinus taeda*	Loblolly pine		0
271	12	3.1	*Pinus taeda*	Loblolly pine		0
272	12	3.1	*Pinus taeda*	Loblolly pine		0
273	8	2.2	*Pinus taeda*	Loblolly pine		0
275	8	2.2	*Pinus taeda*	Loblolly pine		0
277	11	3.1	*Pinus taeda*	Loblolly pine		0
279	10	3.1	*Pinus taeda*	Loblolly pine		0
280	8	2.2	*Pinus taeda*	Loblolly pine		0
281	10	3.1	*Pinus taeda*	Loblolly pine		0
288	10	3.1	*Pinus taeda*	Loblolly pine		0
289	8	2.2	*Pinus taeda*	Loblolly pine		0
290	9	2.2	*Pinus taeda*	Loblolly pine		0
293	8	2.2	*Pinus taeda*	Loblolly pine		0
294	9	2.2	*Pinus taeda*	Loblolly pine		0
295	12	3.1	*Pinus taeda*	Loblolly pine		0
296	12	3.1	*Pinus taeda*	Loblolly pine		0
297	13	3.9	*Pinus taeda*	Loblolly pine		0
298	10	3.1	*Pinus taeda*	Loblolly pine		0
299	12	3.1	*Pinus taeda*	Loblolly pine		0
300	10	3.1	*Pinus taeda*	Loblolly pine		0
301	19	5.4	*Pinus taeda*	Loblolly pine		0
302	10	3.1	*Pinus taeda*	Loblolly pine		0
303	16	4.8	*Pinus taeda*	Loblolly pine		0
310	9	2.2	*Pinus taeda*	Loblolly pine		0
311	8	2.2	*Pinus taeda*	Loblolly pine		0
312	9	2.2	*Pinus taeda*	Loblolly pine		0
313	8	2.2	*Pinus taeda*	Loblolly pine		0
314	10	3.1	*Pinus taeda*	Loblolly pine		0
315	12	3.1	*Pinus taeda*	Loblolly pine		0
316	11	3.1	*Pinus taeda*	Loblolly pine		0
317	8	2.2	*Pinus taeda*	Loblolly pine		0
318	8	2.2	*Pinus taeda*	Loblolly pine		0
319	12	3.1	*Pinus taeda*	Loblolly pine		0
320	8	2.2	*Pinus taeda*	Loblolly pine		0
325	8	2.2	*Pinus taeda*	Loblolly pine		0
326	10	3.1	*Pinus taeda*	Loblolly pine		0
327	10	3.1	*Pinus taeda*	Loblolly pine		0
329	10	3.1	*Pinus taeda*	Loblolly pine		0
330	9	2.2	*Pinus taeda*	Loblolly pine		0
331	9	2.2	*Pinus taeda*	Loblolly pine		0
332	9	2.2	*Pinus taeda*	Loblolly pine		0
333	12	3.1	*Pinus taeda*	Loblolly pine		0
334	9	2.2	*Pinus taeda*	Loblolly pine		0
335	15	3.9	*Pinus taeda*	Loblolly pine		0
336	8	2.2	*Pinus taeda*	Loblolly pine		0
337	12	3.1	*Pinus taeda*	Loblolly pine		0
338	13	3.9	*Pinus taeda*	Loblolly pine		0
339	12	3.1	*Pinus taeda*	Loblolly pine		0
340	10	3.1	*Pinus taeda*	Loblolly pine		0
341	10	3.1	*Pinus taeda*	Loblolly pine		0
347	9	2.2	*Pinus taeda*	Loblolly pine		0
348	10	3.1	*Pinus taeda*	Loblolly pine		0
386	9	2.4	*Liriodendron tulipifera*	Tulip poplar		0
221	12	3.1	*Pinus taeda*	Loblolly pine		1
222	12	3.1	*Pinus taeda*	Loblolly pine		1
223	17	4.8	*Pinus taeda*	Loblolly pine		1
224	12	3.1	*Pinus taeda*	Loblolly pine		1
225	14	3.9	*Pinus taeda*	Loblolly pine		1
226	10	3.1	*Pinus taeda*	Loblolly pine		1
227	10	3.1	*Pinus taeda*	Loblolly pine		1
228	9	2.2	*Pinus taeda*	Loblolly pine		1
230	21	5.4	*Pinus taeda*	Loblolly pine		1
231	8	2.2	*Pinus taeda*	Loblolly pine		1
232	15	3.9	*Pinus taeda*	Loblolly pine		1
233	8	2.2	*Pinus taeda*	Loblolly pine		1
234	10	3.1	*Pinus taeda*	Loblolly pine		1
235	10	3.1	*Pinus taeda*	Loblolly pine		1
236	11	3.1	*Pinus taeda*	Loblolly pine		1
237	16	4.8	*Pinus taeda*	Loblolly pine		1
238	9	2.2	*Pinus taeda*	Loblolly pine		1
239	11	3.1	*Pinus taeda*	Loblolly pine		1
240	13	3.9	*Pinus taeda*	Loblolly pine		1
241	12	3.1	*Pinus taeda*	Loblolly pine		1
242	9	2.2	*Pinus taeda*	Loblolly pine		1
42	9	2.2	*Pinus taeda*	Loblolly pine		1
43	9	2.2	*Pinus taeda*	Loblolly pine		1
44	12	3.1	*Pinus taeda*	Loblolly pine		1
45	13	4	*Quercus phellos*	Willow oak		1
46	12	3.1	*Pinus taeda*	Loblolly pine		1
47	11	3.1	*Pinus taeda*	Loblolly pine		1
48	10	3.1	*Pinus taeda*	Loblolly pine		1
50	8	2.4	*Salix nigra*	Black willow		1
52	16	4.8	*Populus deltoides*	Cottonwood		1
53	11	3.2	*Populus deltoides*	Cottonwood		1
54	11	3.1	*Pinus taeda*	Loblolly pine		1
55	12	3.2	*Populus deltoides*	Cottonwood		1
59	14	3.9	*Pinus taeda*	Loblolly pine		1
60	10	3.2	*Liriodendron tulipifera*	Tulip poplar		1
61	11	3.2	*Acer rubrum*	Red maple		1
62	13	4	*Quercus rubra*	Northern red oak		1
63	9	2.4	*Acer rubrum*	Red maple		1
192	14	4	*Populus deltoides*	Cottonwood		1
193	17	4.8	*Populus deltoides*	Cottonwood		1
204	14	4	*Quercus nigra*	Water oak		1
205	16	4.8	*Populus deltoides*	Cottonwood		1
209	15	4	*Quercus nigra*	Water oak		1
212	13	4	*Liquidambar styraciflua*	Sweetgum		1
274	10	3.1	*Pinus taeda*	Loblolly pine		1
276	9	2.2	*Pinus taeda*	Loblolly pine		1
278	12	3.1	*Pinus taeda*	Loblolly pine		1
286	8	2.2	*Pinus taeda*	Loblolly pine		1
291	8	2.2	*Pinus taeda*	Loblolly pine		1
304	8	2.2	*Pinus taeda*	Loblolly pine		1
322	8	2.2	*Pinus taeda*	Loblolly pine		1
324	13	3.9	*Pinus taeda*	Loblolly pine		1
328	9	2.2	*Pinus taeda*	Loblolly pine		1
342	14	3.9	*Pinus taeda*	Loblolly pine		1
343	11	3.2	*Liriodendron tulipifera*	Tulip poplar		1
346	12	3.1	*Pinus taeda*	Loblolly pine		1
349	13	3.9	*Pinus taeda*	Loblolly pine		1
350	10	3.1	*Pinus taeda*	Loblolly pine		1
351	8	2.2	*Pinus taeda*	Loblolly pine		1
352	10	3.1	*Pinus taeda*	Loblolly pine		1
354	11	3.2	*Liriodendron tulipifera*	Tulip poplar		1
380	9	2.2	*Pinus taeda*	Loblolly pine		1
31	12	3.1	*Pinus taeda*	Loblolly pine		1
3	11	3.2	*Acer rubrum*	Red maple		1
4	11	3.2	*Acer rubrum*	Red maple		1
5	18	4.8	*Quercus palustris*	Pin oak		1
6	16	4.8	*Quercus palustris*	Pin oak		1
7	25	6.8	*Quercus phellos*	Willow oak		1
8	16	4.8	*Quercus phellos*	Willow oak		1
9	14	4	*Quercus palustris*	Pin oak		1
10	12	3.2	*Quercus phellos*	Willow oak		1
11	13	4	*Quercus palustris*	Pin oak		1
12	11	3.2	*Quercus palustris*	Pin oak		1
13	18	4.8	*Quercus phellos*	Willow oak		1
14	11	3.1	*Pinus taeda*	Loblolly pine		1
15	12	3.2	*Quercus palustris*	Pin oak		1
16	12	3.1	*Pinus taeda*	Loblolly pine		1
17	8	2.2	*Pinus taeda*	Loblolly pine		1
18	12		*Albizia julibrissin*	Mimosa	Invasive species	1
24	9		*Albizia julibrissin*	Mimosa	Invasive species	1
36	8		*Ulmus parvifolia*	Chinese elm	Invasive species	1
41	12		*Ulmus parvifolia*	Chinese elm	Invasive species	1
49	10		*Ulmus parvifolia*	Chinese elm	Invasive species	1
51	10		*Ulmus parvifolia*	Chinese elm	Invasive species	1
56	11	3.2	*Populus deltoides*	Cottonwood		1
57	14	4	*Quercus phellos*	Willow oak		1
58	11	3.2	*Populus deltoides*	Cottonwood		1
64	19		*Albizia julibrissin*	Mimosa	Invasive species	1
65	8	2.4	*Acer rubrum*	Red maple		1
66	8	2.4	*Betula nigra*	River birch		1
67	8	2.4	*Acer rubrum*	Red maple		1
68	10	3.2	*Acer rubrum*	Red maple		1
69	8	2.4	*Ulmus americana*	American elm		1
70	10	3.2	*Acer rubrum*	Red maple		1
71	18		*Albizia julibrissin*	Mimosa	Invasive species	1
72	17	4.8	*Populus deltoides*	Cottonwood		1
73	12	3.2	*Populus deltoides*	Cottonwood		1
74	10	3.2	*Populus deltoides*	Cottonwood		1
75	8	2.4	*Populus deltoides*	Cottonwood		1
76	8		*Ulmus parvifolia*	Chinese elm	Invasive species	1
77	9	2.4	*Pinus taeda*	Loblolly pine		1
78	16	4.8	*Populus deltoides*	Cottonwood		1
79	10	3.2	*Pinus taeda*	Loblolly pine		1
80	18	4.8	*Metasequoia glyptostroboides*	Dawn redwood		1
81	12	3.2	*Metasequoia glyptostroboides*	Dawn redwood		1
82	12	3.2	*Metasequoia glyptostroboides*	Dawn redwood		1
83	18	4.8	*Metasequoia glyptostroboides*	Dawn redwood		1
84	8	2.4	*Metasequoia glyptostroboides*	Dawn redwood		1
85	18	4.8	*Populus deltoides*	Cottonwood		1
86	12	3.2	*Acer negundo*	Boxelder	Low split	1
87	13	4	*Ulmus americana*	American elm	Low split	1
88	12	3.2	*Populus deltoides*	Cottonwood		1
89	20	5.4	*Albizia julibrissin*	Mimosa	Invasive species; multi stem - 7/7/6	1
90	10	3.2	*Populus deltoides*	Cottonwood		1
91	8	2.4	*Populus deltoides*	Cottonwood		1
92	17	4.8	*Populus deltoides*	Cottonwood		1
93	19	5.4	*Populus deltoides*	Cottonwood		1
94	9	2.4	*Populus deltoides*	Cottonwood		1
95	17	4.8	*Populus deltoides*	Cottonwood		1
96	17	4.8	*Populus deltoides*	Cottonwood		1
97	16	4.8	*Populus deltoides*	Cottonwood		1
98	16	4.8	*Populus deltoides*	Cottonwood		1
99	10	3.2	*Pinus taeda*	Loblolly pine		1
100	15	4	*Populus deltoides*	Cottonwood		1
101	12	3.2	*Populus deltoides*	Cottonwood		1
102	13	3.9	*Pinus taeda*	Loblolly pine		1
103	15	4	*Populus deltoides*	Cottonwood		1
104	11	3.2	*Populus deltoides*	Cottonwood		1
105	19	5.4	*Quercus phellos*	Willow oak		1
106	24	6	*Quercus phellos*	Willow oak		1
107	20	5.4	*Quercus phellos*	Willow oak		1
108	20	5.4	*Quercus phellos*	Willow oak		1
109	18	4.8	*Quercus phellos*	Willow oak		1
110	16	4.8	*Pinus taeda*	Loblolly pine		1
111	16	4.8	*Quercus phellos*	Willow oak		1
112	22	6	*Quercus phellos*	Willow oak		1
113	22	6	*Quercus phellos*	Willow oak		1
114	18	4.8	*Quercus phellos*	Willow oak		1
115	9	2.4	*Acer rubrum*	Red maple		1
116	8		*Ulmus parvifolia*	Chinese elm	Invasive species	1
117	13	4	*Lagerstroemia sp.*	Crape myrtle	Multi stem - 5/5/3	1
118	12	3.2	*Lagerstroemia sp.*	Crape myrtle	Multi stem - 4/4/4	1
119	11	3.2	*Lagerstroemia sp.*	Crape myrtle	Multi stem - 5/3/3	1
120	10	3.2	*Lagerstroemia sp.*	Crape myrtle	Multi stem - 4/3/3	1
121	9		*Ulmus parvifolia*	Chinese elm	Invasive species	1
122	8	2.4	*Acer rubrum*	Red maple		1
123	11		*Ulmus parvifolia*	Chinese elm	Invasive species	1
124	10		*Ulmus parvifolia*	Chinese elm	Invasive species	1
125	18	4.8	*Quercus phellos*	Willow oak		1
126	12	3.2	*Quercus phellos*	Willow oak	Multi stem - 4/4/4	1
127	17	4.8	*Quercus phellos*	Willow oak		1
128	22	6	*Quercus phellos*	Willow oak		1
129	18	4.8	*Quercus phellos*	Willow oak		1
130	11	3.2	*Lagerstroemia sp.*	Crape myrtle	Multi stem - 4/4/3	1
131	8	2.4	*Acer rubrum*	Red maple		1
132	13	4	*Quercus phellos*	Willow oak		1
133	13	4	*Quercus phellos*	Willow oak		1
134	10	3.2	*Pinus taeda*	Loblolly pine		1
135	9	2.4	*Pinus taeda*	Loblolly pine		1
136	9	2.4	*Pinus taeda*	Loblolly pine		1
137	11	3.2	*Pinus taeda*	Loblolly pine		1
138	15	4	*Pinus taeda*	Loblolly pine		1
139	10	3.2	*Pinus taeda*	Loblolly pine		1
140	10	3.2	*Pinus taeda*	Loblolly pine		1
141	9	2.4	*Quercus nigra*	Water oak		1
142	12	3.2	*Pinus taeda*	Loblolly pine		1
143	17	4.8	*Pinus taeda*	Loblolly pine		1
144	9	2.4	*Pinus taeda*	Loblolly pine		1
145	13	4	*Pinus taeda*	Loblolly pine		1
146	11	3.2	*Pinus taeda*	Loblolly pine		1
147	8	2.4	*Pinus taeda*	Loblolly pine		1
148	13	4	*Pinus taeda*	Loblolly pine		1
149	8	2.4	*Pinus taeda*	Loblolly pine		1
150	10	3.2	*Pinus taeda*	Loblolly pine		1
151	10	3.2	*Pinus taeda*	Loblolly pine		1
152	8	2.4	*Pinus taeda*	Loblolly pine		1
153	12	3.2	*Pinus taeda*	Loblolly pine		1
154	16	4.8	*Pinus taeda*	Loblolly pine		1
155	12	3.2	*Pinus taeda*	Loblolly pine		1
156	15		*Albizia julibrissin*	Mimosa	Invasive species; low split	1
157	15	4	*Pinus taeda*	Loblolly pine		1
158	9	2.4	*Pinus taeda*	Loblolly pine		1
159	12	3.2	*Pinus taeda*	Loblolly pine		1
160	9	2.4	*Pinus taeda*	Loblolly pine		1
161	14	4	*Pinus taeda*	Loblolly pine		1
162	15	4	*Pinus taeda*	Loblolly pine		1
163	20	5.4	*Pinus taeda*	Loblolly pine		1
164	11	3.2	*Pinus taeda*	Loblolly pine		1
165	12	3.2	*Metasequoia glyptostroboides*	Dawn redwood		1
166	14	4	*Metasequoia glyptostroboides*	Dawn redwood		1
167	12	3.2	*Populus deltoides*	Cottonwood		1
168	14	4	*Populus deltoides*	Cottonwood		1
169	19	5.4	*Populus deltoides*	Cottonwood		1
170	15	4	*Populus deltoides*	Cottonwood		1
171	16	4.8	*Populus deltoides*	Cottonwood		1
172	9	2.4	*Populus deltoides*	Cottonwood		1
173	15	4	*Populus deltoides*	Cottonwood		1
174	14	3.9	*Pinus taeda*	Loblolly pine		1
175	18	4.8	*Populus deltoides*	Cottonwood		1
176	15	4	*Populus deltoides*	Cottonwood		1
177	13	4	*Populus deltoides*	Cottonwood		1
178	18	4.8	*Populus deltoides*	Cottonwood		1
179	14	4	*Populus deltoides*	Cottonwood		1
180	14	4	*Populus deltoides*	Cottonwood		1
181	15	4	*Populus deltoides*	Cottonwood		1
182	18	4.8	*Quercus phellos*	Willow oak		1
183	8	2.4	*Populus deltoides*	Cottonwood		1
184	12	3.2	*Populus deltoides*	Cottonwood		1
185	8	2.4	*Populus deltoides*	Cottonwood		1
186	12	3.2	*Populus deltoides*	Cottonwood		1
187	11	3.2	*Populus deltoides*	Cottonwood		1
188	21	5.4	*Populus deltoides*	Cottonwood		1
189	11	3.2	*Populus deltoides*	Cottonwood		1
190	14	4	*Populus deltoides*	Cottonwood		1
191	18	4.8	*Populus deltoides*	Cottonwood	Low split	1
194	24		*Paulownia tomentosa*	Royal paulownia	Invasive species	1
195	12		*Paulownia tomentosa*	Royal paulownia	Invasive species	1
196	17	4.8	*Populus deltoides*	Cottonwood		1
197	11	3.2	*Populus deltoides*	Cottonwood		1
198	23		*Paulownia tomentosa*	Royal paulownia	Invasive species; low split	1
199	10	3.2	*Liriodendron tulipifera*	Tulip poplar		1
200	17	4.8	*Acer rubrum*	Red maple		1
201	8		*Albizia julibrissin*	Mimosa	Invasive species	1
202	11	3.2	*Acer negundo*	Boxelder		1
203	25	6.8	*Platanus occidentalis*	Sycamore		1
206	13	4	*Populus deltoides*	Cottonwood		1
207	9		*Albizia julibrissin*	Mimosa	Invasive species	1
208	9		*Albizia julibrissin*	Mimosa	Invasive species	1
213	11	3.2	*Quercus nigra*	Water oak		1
214	11	3.2	*Sassafras albidum*	Sassafras	Low split	1
215	13	4	*Sassafras albidum*	Sassafras	Multi stem - 7/6	1
229	15		*Albizia julibrissin*	Mimosa	Invasive species; multi stem - 5/5/5	1
246	8		*Albizia julibrissin*	Mimosa	Invasive species	1
261	12		*Albizia julibrissin*	Mimosa	Invasive species	1
266	11	3.2	*Populus deltoides*	Cottonwood		1
267	11	3.2	*Populus deltoides*	Cottonwood		1
268	9	2.4	*Pinus taeda*	Loblolly pine		1
282	14	3.9	*Pinus taeda*	Loblolly pine		1
283	10	3.1	*Pinus taeda*	Loblolly pine		1
284	11	3.1	*Pinus taeda*	Loblolly pine		1
285	13	3.9	*Pinus taeda*	Loblolly pine		1
287	11	3.1	*Pinus taeda*	Loblolly pine		1
292	8	2.2	*Pinus taeda*	Loblolly pine		1
305	9	2.2	*Pinus taeda*	Loblolly pine		1
306	8	2.4	*Fraxinus pennsylvanica*	Green ash		1
307	11	3.2	*Liriodendron tulipifera*	Tulip poplar		1
308	12	3.1	*Pinus taeda*	Loblolly pine		1
309	12	3.2	*Liriodendron tulipifera*	Tulip poplar		1
323	11	3.1	*Pinus taeda*	Loblolly pine		1
344	8	2.2	*Pinus taeda*	Loblolly pine		1
345	14	4	*Liriodendron tulipifera*	Tulip poplar		1
353	17	4.8	*Liriodendron tulipifera*	Tulip poplar		1
355	10	3.2	*Liriodendron tulipifera*	Tulip poplar		1
356	13	4	*Liriodendron tulipifera*	Tulip poplar		1
357	10	3.2	*Liriodendron tulipifera*	Tulip poplar		1
358	16	4.8	*Liriodendron tulipifera*	Tulip poplar		1
359	8	2.4	*Liquidambar styraciflua*	Sweetgum		1
360	18	4.8	*Liriodendron tulipifera*	Tulip poplar		1
361	12	3.1	*Pinus taeda*	Loblolly pine		1
362	10	3.1	*Pinus taeda*	Loblolly pine		1
363	8	2.4	*Liriodendron tulipifera*	Tulip poplar		1
364	20	5.4	*Liriodendron tulipifera*	Tulip poplar		1
365	9	2.4	*Liriodendron tulipifera*	Tulip poplar		1
366	9	2.4	*Liriodendron tulipifera*	Tulip poplar		1
367	11	3.2	*Liquidambar styraciflua*	Sweetgum		1
368	12	3.2	*Liriodendron tulipifera*	Tulip poplar		1
369	13	4	*Liriodendron tulipifera*	Tulip poplar		1
370	20	5.4	*Liriodendron tulipifera*	Tulip poplar		1
371	12	3.2	*Liriodendron tulipifera*	Tulip poplar		1
372	12	3.2	*Populus deltoides*	Cottonwood		1
373	12	3.2	*Liriodendron tulipifera*	Tulip poplar		1
374	13	3.9	*Pinus taeda*	Loblolly pine		1
375	11	3.1	*Pinus taeda*	Loblolly pine		1
376	9	2.2	*Pinus taeda*	Loblolly pine		1
377	11	3.1	*Pinus taeda*	Loblolly pine		1
378	11	3.1	*Pinus taeda*	Loblolly pine		1
379	12	3.1	*Pinus taeda*	Loblolly pine		1
381	11	3.1	*Pinus taeda*	Loblolly pine		1
382	9	2.2	*Pinus taeda*	Loblolly pine		1
383	10	3.1	*Pinus taeda*	Loblolly pine		1
384	9	2.4	*Liriodendron tulipifera*	Tulip poplar		1
385	8	2.2	*Pinus taeda*	Loblolly pine		1
387	12	3.1	*Pinus taeda*	Loblolly pine		1
388	8	2.2	*Pinus taeda*	Loblolly pine		1
389	10	3.1	*Pinus taeda*	Loblolly pine		1
390	17	4.8	*Liriodendron tulipifera*	Tulip poplar		1
391	13	3.9	*Pinus taeda*	Loblolly pine		1
392	11	3.1	*Pinus taeda*	Loblolly pine		1
393	15	4	*Betula nigra*	River birch	Low split	1
394	19	5.4	*Betula nigra*	River birch	Low split	1
395	9	2.4	*Fraxinus pennsylvanica*	Green ash		1
396	10	3.2	*Fraxinus pennsylvanica*	Green ash		1
397	8	2.4	*Liquidambar styraciflua*	Sweetgum		1
398	11	3.2	*Liquidambar styraciflua*	Sweetgum		1
399	12	3.1	*Pinus taeda*	Loblolly pine		1
400	8	2.4	*Betula nigra*	River birch		1
401	9	2.4	*Liquidambar styraciflua*	Sweetgum		1
402	11	3.1	*Pinus taeda*	Loblolly pine		1
403	13	3.9	*Pinus taeda*	Loblolly pine		1
404	11	3.2	*Betula nigra*	River birch	Low split	1
405	26	7.4	*Populus deltoides*	Cottonwood		1
406	9	2.4	*Betula nigra*	River birch		1
407	8	2.4	*Fraxinus pennsylvanica*	Green ash		1
408	10	3.2	*Fraxinus pennsylvanica*

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES	
ACER BUERGERIANUM	TRIDENT MAPLE
ACER RUBRUM	RED MAPLE
CARPINUS BETULUS	EUROPEAN HORNBEAM
CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD
GINKGO BILOBA	MAIDENHAIR TREE
LIQUIDAMBAR STYRACIFLUA	SWEET GUM
LIRIODENDRON TULIPIFERA	TULIP POPLAR
PISTACIA CHINENSIS	CHINESE PISTACHE
PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
QUERCUS ALBA	WHITE OAK
QUERCUS FALCATA	SOUTHERN RED OAK
QUERCUS LYRATA	OVERCUP OAK
TAXODIUM DISTICHUM	BALD CYPRESS
ULMUS PARVIFOLIA	LACEBARK ELM
ZELKOVA SERRATA	JAPANESE ZELKOVA
EVERGREEN TREES	
CEDRUS DEODARA	DEODAR CEDAR
CRYPTOMERIA JAPONICA	JAPANESE CEDAR
ILEX OPACA	AMERICAN HOLLY
ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
MYRICA CERIFERA	WAX MYRTLE
OSMANTHUS AMERICANUS	DEVILWOOD
PINUS ECHINATA	SHORT LEAF PINE
PINUS TAEDA	LOBLOLLY PINE
THUJA X 'ATTAPULGUS'	TITAN® ARBORVITAE
ORNAMENTAL TREES	
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	
CORNUS FLORIDA	FLOWERING DOGWOOD
LAGERSTROEMIA INDICA X FAURIEI 'CHOCTAW'	CHOCTAW CRAPE MYRTLE
MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA MULTI-TRUNK
MALUS FLORIBUNDA	FLOWERING CRABAPPLE
PRUNUS X 'OKAME'	OKAME FLOWERING CHERRY
STYRAX AMERICANUS	AMERICAN SNOWBELL

Open Space Calculations

Total Site Area (SF)	Required Open Space (15% of total site area)	Provided Open Space (SF)	Provided Open Space (%)	Floodplain/Wetland Open Space (SF) (Max. 50% of Required Open Space)	Floodplain/Wetland Open Space (%)	Enhnaced Open Space Provided (SF)	Enhanced Open Space Provided (%)
1,588,249	238,237	630,098	40%	119,126	18.91%	73,369	30.80%

Notes:

1.) Open Space Requirements determined by Zoning Ordinance of DeKalb County 27-5.5 Division 5 & Article 2 Table 2.4 Medium and High Density Residential Zoning Districts Dimensions Requirements

2.) Per Zoning Ordinace of DeKalb County 27-5.5 Division 5 Sec.5.5.3, a maximum of 50% of required open space may consist of floodplain, wetlands, steep slopes, streams, and buffer.

Street Tree Requirements

Street Name	Street Frontage (LF)	Required Street Trees (1 per 50' LF)	Provided Street Trees
I-85 Frontage Rd	1,006	20	20

Notes:

1.) Street Tree Requirements determined by Zoning Ordinance of DeKalb County 27-5.4 Division 4 Sec.5.4.3

2.) 13 Street Trees are being located outside of landscape strip due to existing utility conflicts.

3.) Street tree shall be pruned to provide 8' clearance above sidewalks and 12' clearance above the roadway surface.

Property Preimeter Landscape Requirements

Perimeter Description	Property LF	Required Evergreen or Ornamental Trees (3 per 50' LF)	Provided Evergreen Trees
West Property Line	318	19	19

Notes:

1.) Street Tree Requirements determined by Zoning Ordinance of DeKalb County 27-5.4 Division 4 Sec.5.4.4

Parking Area Landscape Requirements

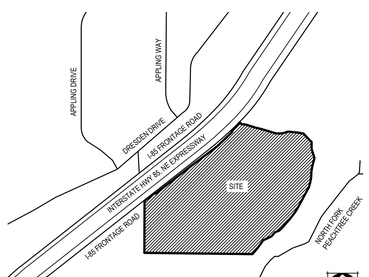
Total Number of Parking Spaces	Required Trees (1 per 8 Parking Spaces)	Provided Trees
641	80	122

Notes:

1.) Street Tree Requirements determined by Zoning Ordinance of DeKalb County 27-5.4 Division 4 Sec.5.4.4D

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
11. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
12. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
13. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
14. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
15. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
16. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, DURAEDGE OR EQUAL WHERE NOTED ON PLANS. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
17. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
18. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
19. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
20. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
21. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
22. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE GREEN ROLL TOP EDGER, DURAEDGE OR EQUAL.
23. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
24. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
25. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.



VICINITY MAP SCALE: NTS

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

EVERSTEAD AT EMBRY HILLS
3265 NORTHEAST EXPRESSWAY
CHAMBLEE, GA 30341

OWNER:
LMPSF ACQUISITIONS, LLC
315 OCONEE STREET
ATHENS, GA 30601
706.543.1910

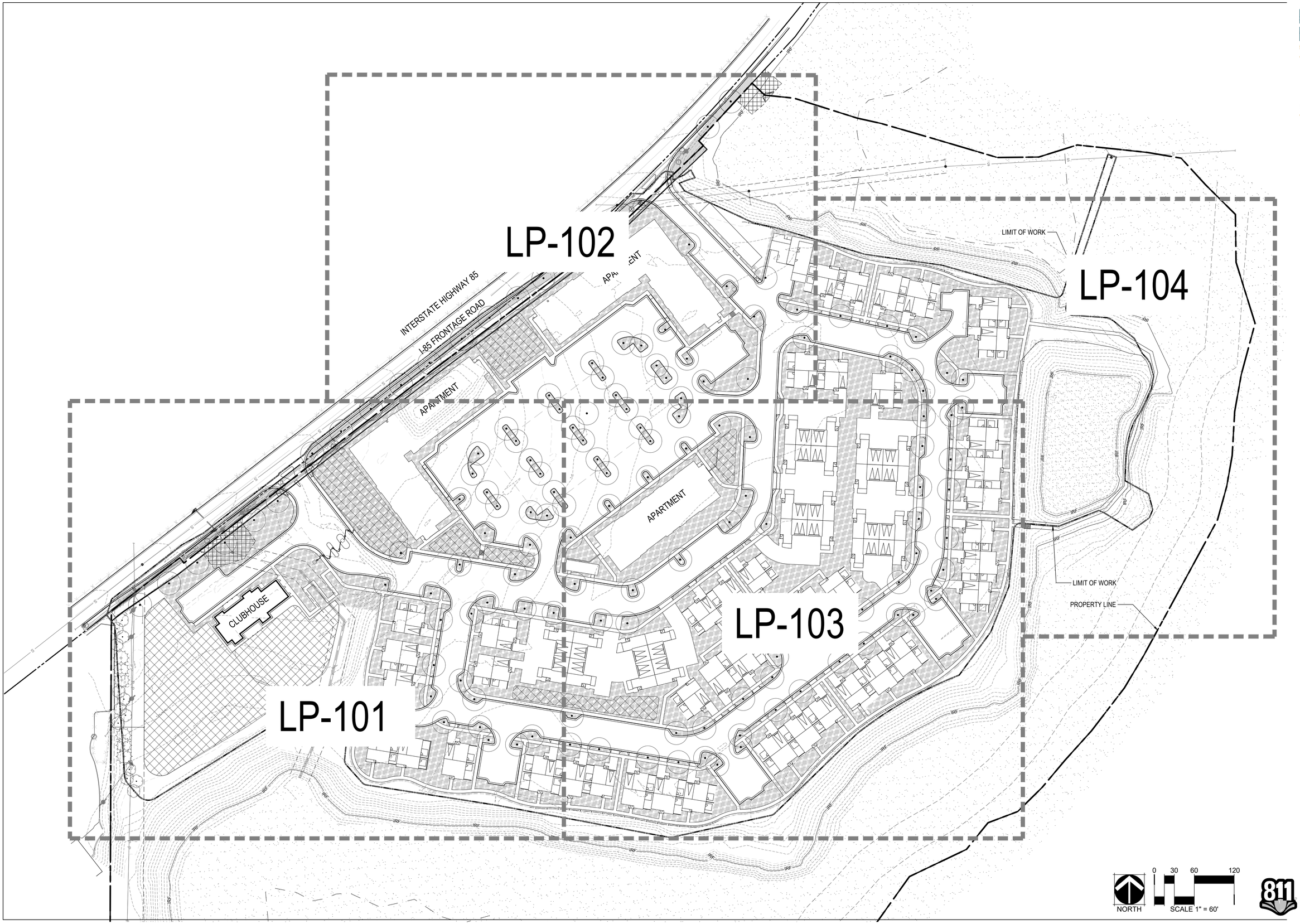
NOT FOR CONSTRUCTION

DATE:
04/18/25 REZONE & TREE PROTECTION
10/17/25 REZONE & TREE PROTECTION

SHEET TITLE:
LANDSCAPE NOTES & CHARTS

LP-001

CHECKED BY: AH/GR
DRAWN BY: LB/KR



NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

EVERSTEAD AT EMBRY HILLS

3265 NORTHEAST EXPRESSWAY
CHAMBLEE, GA 30341

OWNER:
LMPSF ACQUISITIONS, LLC

315 OCONEE STREET
ATHENS, GA 30601
706.543.1910

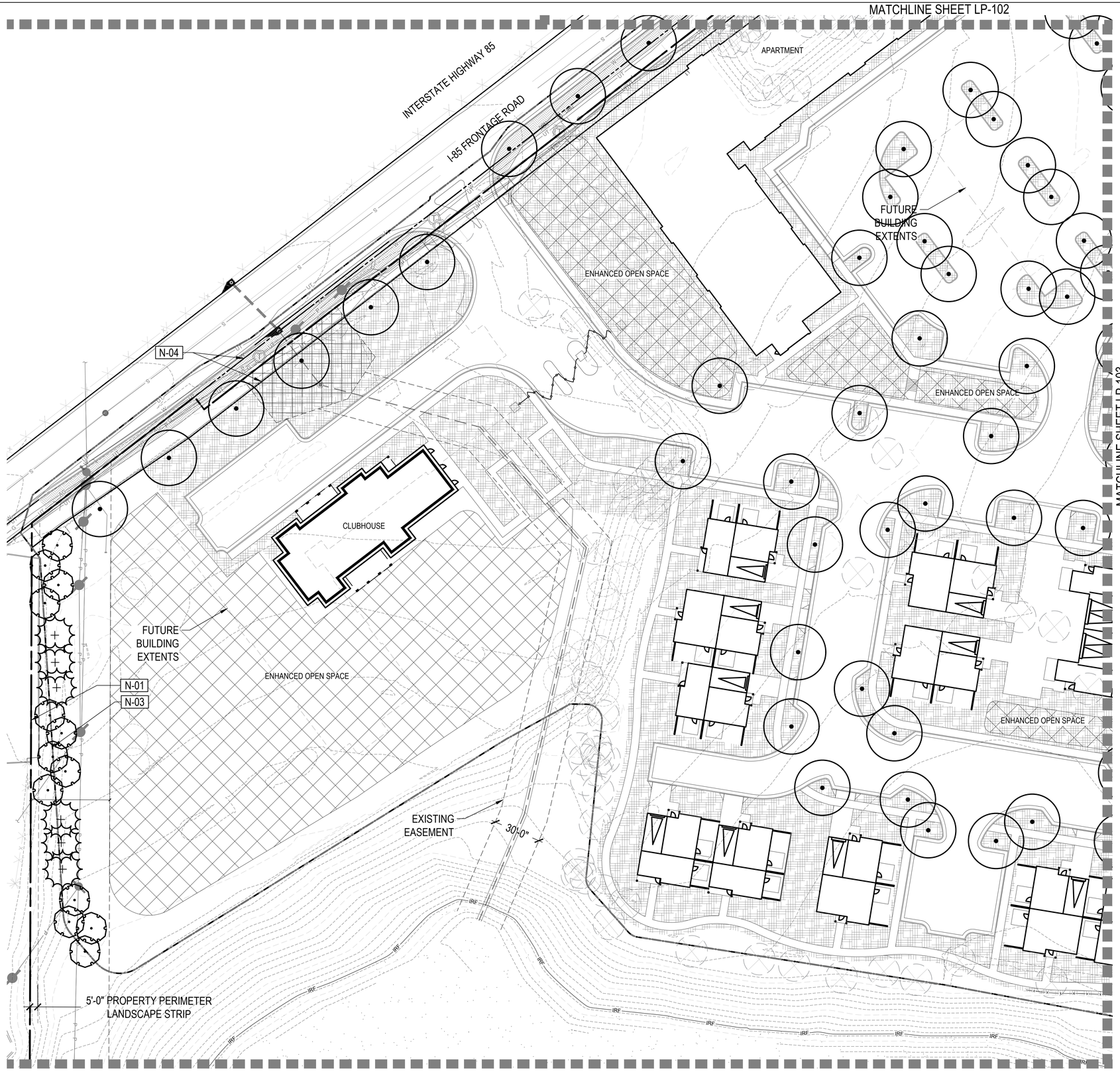
NOT FOR CONSTRUCTION

DATE:
04/18/25 REZONE
& TREE PROTECTION
10/17/25 REZONE
& TREE PROTECTION

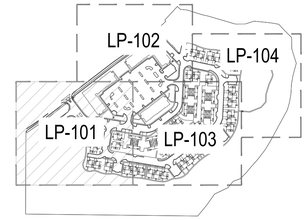
CHECKED BY: AH/GR
DRAWN BY: LB/KR

SHEET TITLE:
LANDSCAPE PLAN

LP-100



KEY MAP



LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE
- SPECIMEN TREE TO REMAIN
- ENHANCED OPEN SPACE

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	LANDSCAPE AREA
	M-02	ROW LANDSCAPE
KEY NOTES		
	N-01	PROPERTY LINE, TYP.
	N-02	MATCHLINE
	N-03	LIMIT OF WORK
	N-04	ROW, TYP.
	N-05	EX. FENCE
UP	N-06	EX. ELECTRIC UTILITY, TYP.
	N-07	EX. STORM UTILITY, TYP.

NOTES:
1. 3' WIDE INTERIOR LANDSCAPE STRIP SHALL BE PROVIDED ALONG ALL INTERIOR DRIVES AND PEDESTRIAN PATHS PER ZONING ORDINANCE OF DEKALB COUNTY.

NORTH

0 15 30 60
SCALE 1" = 30'

811

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

EVERSTEAD AT EMBRY HILLS

3265 NORTHEAST EXPRESSWAY
CHAMBLEE, GA 30341

OWNER:
LMPSF ACQUISITIONS, LLC

315 OCONEE STREET
ATHENS, GA 30601
706.543.1910

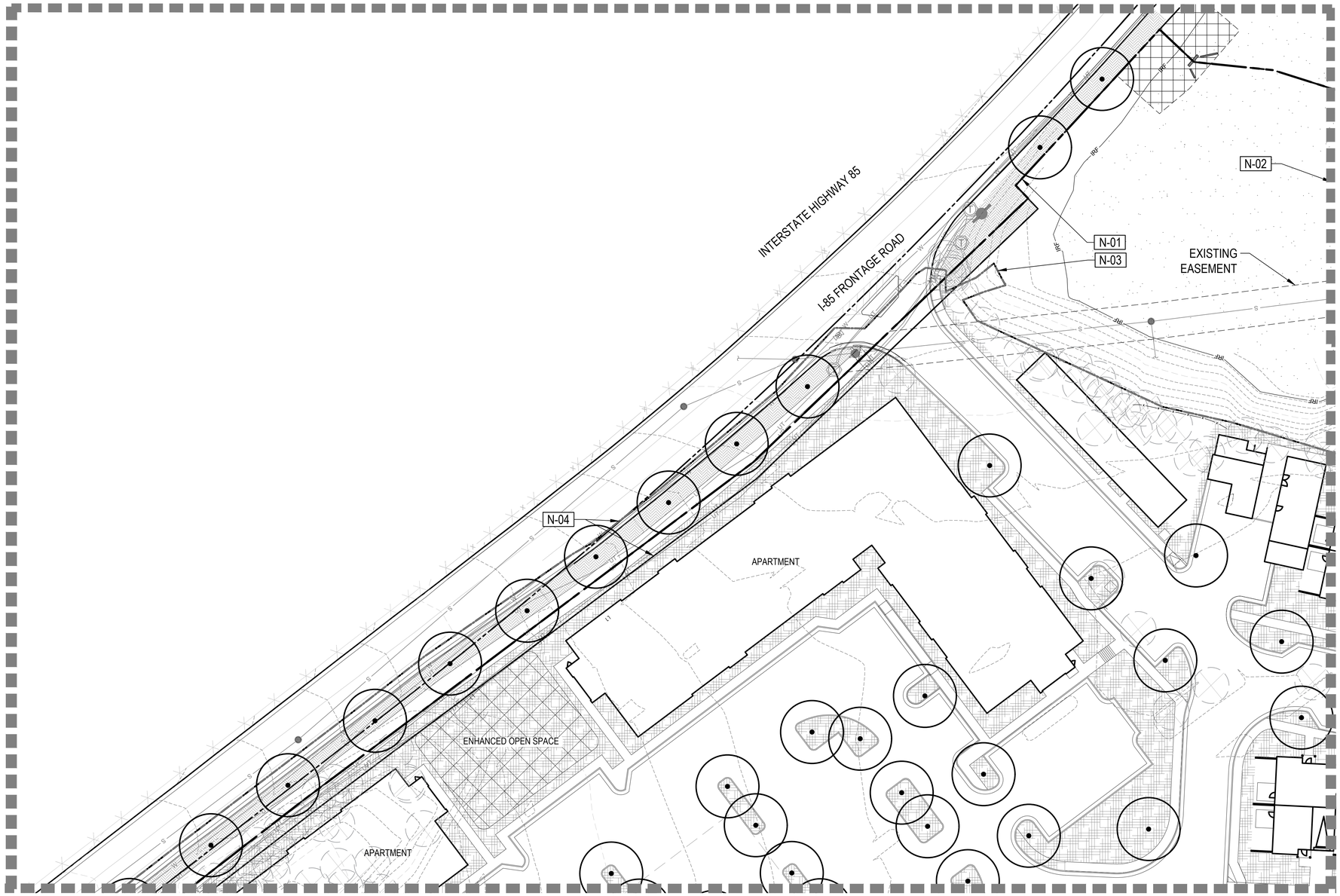
NOT FOR CONSTRUCTION

DATE:
04/18/25 REZONE & TREE PROTECTION
10/17/25 REZONE & TREE PROTECTION

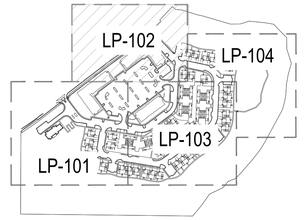
SHEET TITLE:
LANDSCAPE PLAN

LP-101

CHECKED BY: AH/GR
DRAWN BY: LB/KR



KEY MAP



LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE
- SPECIMEN TREE TO REMAIN
- ENHANCED OPEN SPACE

SYMBOL	CODE	DESCRIPTION

LANDSCAPE MATERIAL SCHEDULE

	M-01	LANDSCAPE AREA
	M-02	ROW LANDSCAPE

KEY NOTES

	N-01	PROPERTY LINE, TYP.
	N-02	MATCHLINE
	N-03	LIMIT OF WORK
	N-04	ROW, TYP.
	N-05	EX. FENCE
UP	N-06	EX. ELECTRIC UTILITY, TYP.
	N-07	EX. STORM UTILITY, TYP.

NOTES:
1. 3' WIDE INTERIOR LANDSCAPE STRIP SHALL BE PROVIDED ALONG ALL INTERIOR DRIVES AND PEDESTRIAN PATHS PER ZONING ORDINANCE OF DEKALB COUNTY.

NORTH

0 15 30 60
SCALE 1" = 30'

811

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

EVERSTEAD AT EMBRY HILLS

3265 NORTHEAST EXPRESSWAY
CHAMBLEE, GA 30341

OWNER:
LMPSF ACQUISITIONS, LLC
315 OCONEE STREET
ATHENS, GA 30601
706.543.1910

NOT FOR CONSTRUCTION

DATE:
04/18/25 REZONE & TREE PROTECTION
10/17/25 REZONE & TREE PROTECTION

SHEET TITLE:
LANDSCAPE PLAN

LP-102

CHECKED BY: AH/GR
DRAWN BY: LB/KR

MATCHLINE SHEET LP-102

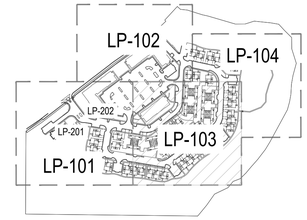
MATCHLINE SHEET LP-104

MATCHLINE SHEET LP-101

MATCHLINE SHEET LP-104



KEY MAP



LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE
- SPECIMEN TREE TO REMAIN
- ENHANCED OPEN SPACE

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	LANDSCAPE AREA
	M-02	ROW LANDSCAPE
KEY NOTES		
	N-01	PROPERTY LINE, TYP.
	N-02	MATCHLINE
	N-03	LIMIT OF WORK
	N-04	ROW, TYP.
X X X	N-05	EX. FENCE
UP	N-06	EX. ELECTRIC UTILITY, TYP.
	N-07	EX. STORM UTILITY, TYP.

NOTES:
1. 3' WIDE INTERIOR LANDSCAPE STRIP SHALL BE PROVIDED ALONG ALL INTERIOR DRIVES AND PEDESTRIAN PATHS PER ZONING ORDINANCE OF DEKALB COUNTY.

NORTH

0 15 30 60

SCALE 1" = 30'

811

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

EVERSTEAD AT EMBRY HILLS

3265 NORTHEAST EXPRESSWAY
CHAMBLEE, GA 30341

OWNER:
LMPSF ACQUISITIONS, LLC

315 OCONEE STREET
ATHENS, GA 30601
706.543.1910

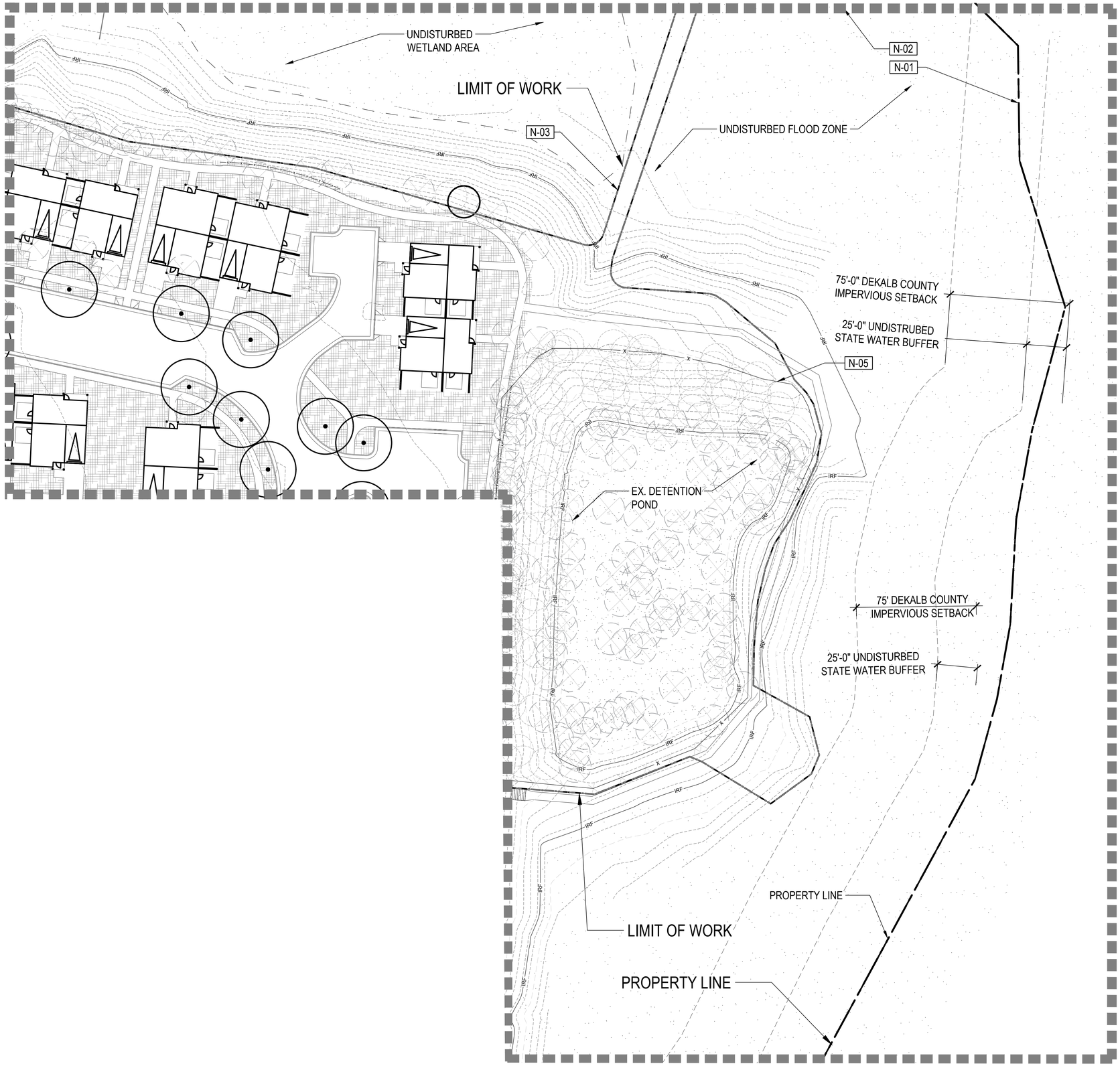
NOT FOR CONSTRUCTION

DATE:
04/18/25 REZONE & TREE PROTECTION
10/17/25 REZONE & TREE PROTECTION

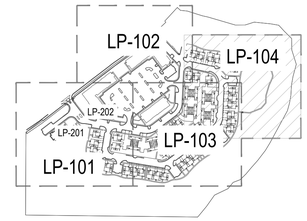
SHEET TITLE:
LANDSCAPE PLAN

LP-103

CHECKED BY: AH/GR
DRAWN BY: LB/KR



KEY MAP



LEGEND

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

EXISTING TREE TO REMAIN

EXISTING TREE TO REMOVE

SPECIMEN TREE TO REMAIN

ENHANCED OPEN SPACE

SYMBOL	CODE	DESCRIPTION

LANDSCAPE MATERIAL SCHEDULE

	M-01	LANDSCAPE AREA
	M-02	ROW LANDSCAPE

KEY NOTES

	N-01	PROPERTY LINE, TYP.
	N-02	MATCHLINE
	N-03	LIMIT OF WORK
	N-04	ROW, TYP.
X X X	N-05	EX. FENCE
UP	N-06	EX. ELECTRIC UTILITY, TYP.
	N-07	EX. STORM UTILITY, TYP.

NOTES:
1. 3' WIDE INTERIOR LANDSCAPE STRIP SHALL BE PROVIDED ALONG ALL INTERIOR DRIVES AND PEDESTRIAN PATHS PER ZONING ORDINANCE OF DEKALB COUNTY.

NORTH

0 15 30 60
SCALE 1" = 30'

811

CHECKED BY: AH/GR
DRAWN BY: LB/KR

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

EVERSTEAD AT EMBRY HILLS

3265 NORTHEAST EXPRESSWAY
CHAMBLEE, GA 30341

OWNER:
LMPSF ACQUISITIONS, LLC

315 OCONEE STREET
ATHENS, GA 30601
706.543.1910

NOT FOR CONSTRUCTION

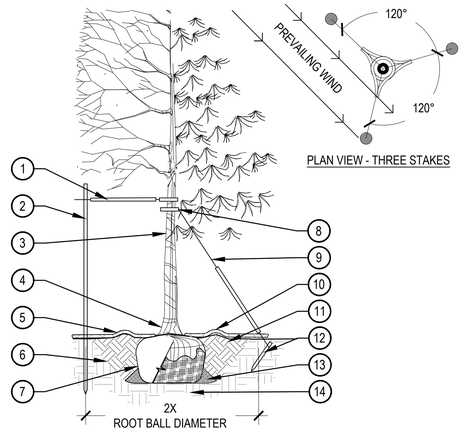
DATE:
04/18/25 REZONE & TREE PROTECTION
10/17/25 REZONE & TREE PROTECTION

SHEET TITLE:
LANDSCAPE PLAN

LP-104

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

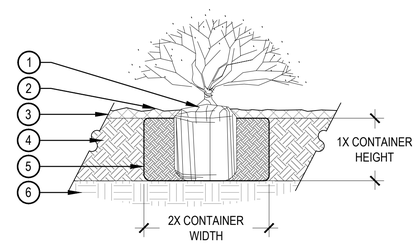


PLAN VIEW - THREE STAKES

1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



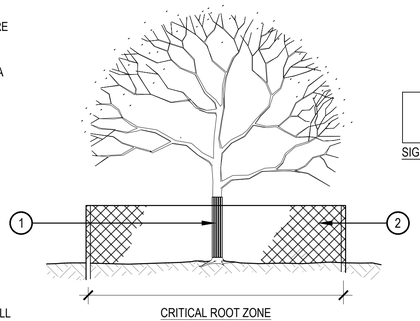
NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

NOTES:
1. ALL METHODS AND STANDARDS FOR TREE PROTECTION SHALL BE ESTABLISHED IN ADMINISTRATIVE GUIDLINES ACCORDING TO DEKALB COUNTY CODE OF ORDINANCES SECTION 14-39.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
3. NO PERSON ENGAGED IN THE CONSTRUCTION OF ANY STRUCTURE(S) OR IMPROVEMENT(S) OR ANY ACTIVITY SHALL ENCROACH OR PLACE SOLVENTS, MATERIAL, CONSTRUCTION MACHINERY, OR TEMPORARY SOIL DEPOSITS WITHIN SIX (6) FEET OF THE AREA OUTSIDE THE CRITICAL ROOT ZONE OR ANY EXISTING SIGNIFICANT TREE WITHIN A TREE SAVE AREA, TRANSITIONAL BUFFER ZONE, STREAM BUFFER, OR STATE BUFFER ZONE.
4. FENCING MATERIAL SHALL BE SET AT 1' PER 1" OF DBH (MEASURED FROM TRUNK) AT MINIMUM AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
5. FENCING MATERIAL SHALL BE DURABLE, ORANGE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
6. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
7. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
9. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



KEEP OUT
TREE PROTECTION
AREA

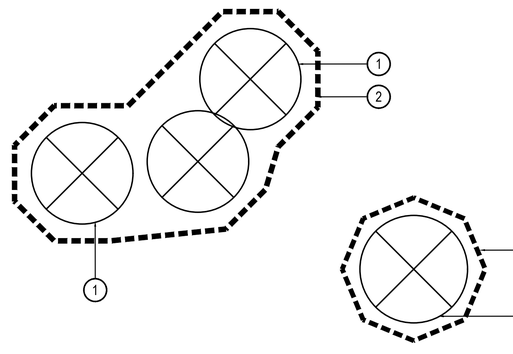
SIGN

CRITICAL ROOT ZONE
VARIES PER TREE SIZE
EXTENDS 1' PER 1" D.B.H. FROM TRUNK

1. **TRUNK PROTECTION** - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
2. **BRANCH PROTECTION -** PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE ORANGE TREE PROTECTION FENCING 1' PER 1" DBH MEASURED FROM TRUNK AT MINIMUM.
3. PLACE SIGNS EVERY 50', PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

3 TREE PROTECTION

SCALE: 1/8" = 1'-0"



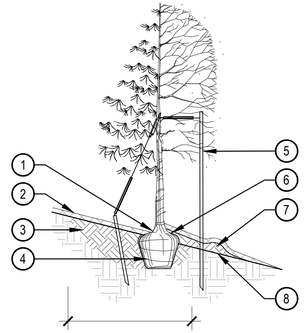
EXISTING TREE TO BE PRESERVED

MINIMUM PRESERVATION FENCE (CRITICAL ROOT ZONE - 1' RADIUS AROUND TRUNK PER 1" DBH OF TREE)

4 TREE PROTECTION FENCING DETAIL

SCALE: NTS

NOTES:
1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. SCORE SIDES OF PLANTING HOLE BUT DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOTBALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL MIXED WITH MAXIMUM 20% ORGANIC MATERIAL.
2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
3. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS.
5. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.

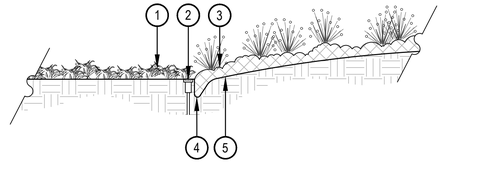


PLANTING AREA SHALL BE LOOSENED AND AERATED MINIMUM 3 TIMES THE DIAMETER OF ROOT BALL

1. TOP MOST ROOT IN ROOTBALL: ABOVE EXISTING GRADE, UPHILL SIDE
2. 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK
3. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
4. ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
5. REFER TO TYPICAL TREE PLANTING DETAIL, DETAIL X SHEET L-XXX, FOR STAKING AND GUYING
6. ROPES AT TOP OF BALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
7. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
8. EXISTING GRADE

5 TREE PLANTING ON SLOPE

SCALE: 1/4" = 1'-0"



1. EXISTING GRADE
2. TURFGRASS OR DYLAND SEED
3. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
4. PLANTING BED
5. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE
6. SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP

6 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"

CHECKED BY: AHNGR
DRAWN BY: LB/KR

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

EVERSTEAD AT EMBRY HILLS
3265 NORTHEAST EXPRESSWAY
CHAMBLEE, GA 30341

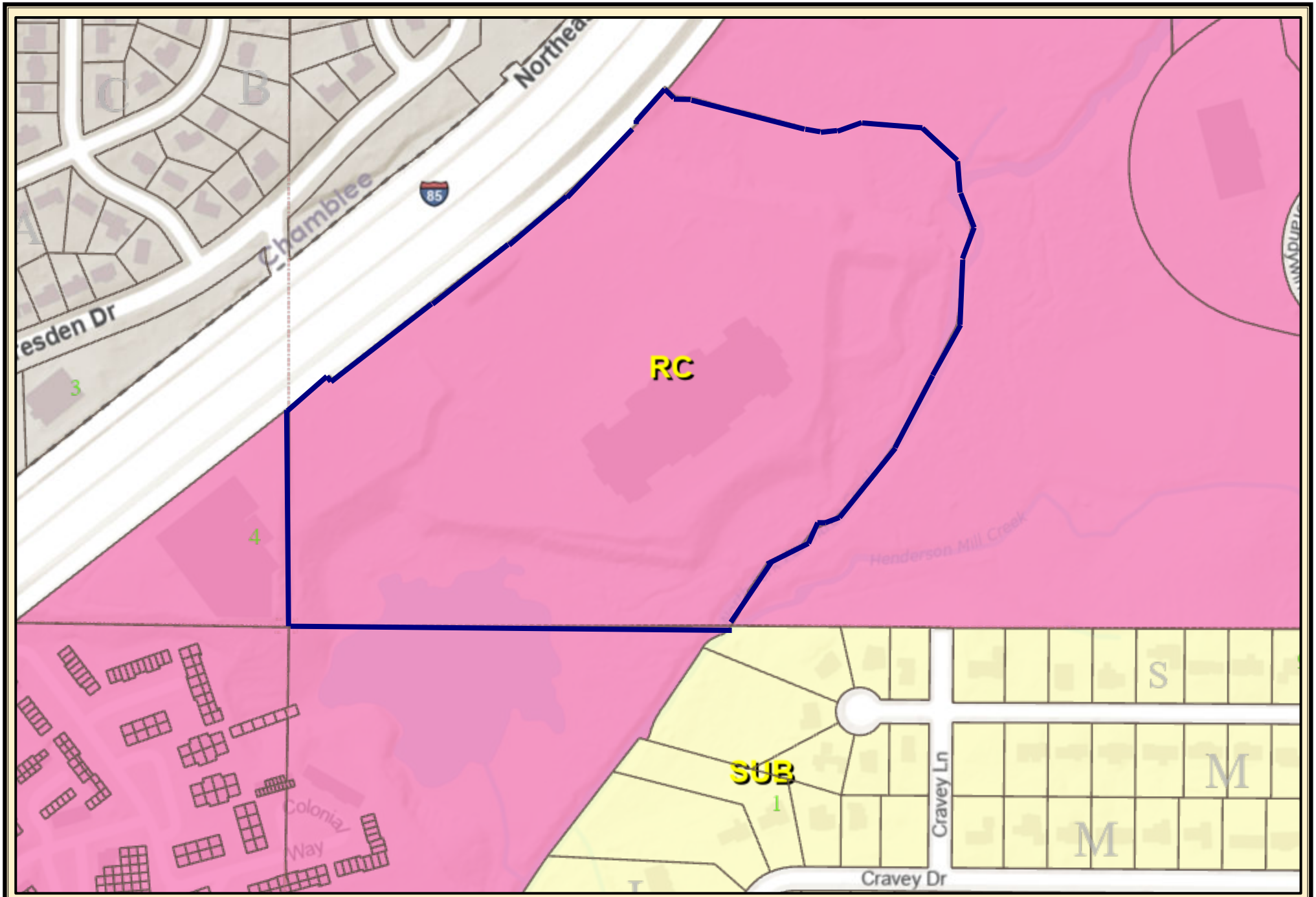
OWNER:
LMPSF ACQUISITIONS, LLC
315 OCONEE STREET
ATHENS, GA 30601
706.543.1910

NOT FOR CONSTRUCTION

DATE:
04/18/25 REZONE & TREE PROTECTION
10/17/25 REZONE & TREE PROTECTION

SHEET TITLE:
LANDSCAPE DETAILS

LP-505



DeKalb County Parcel Map

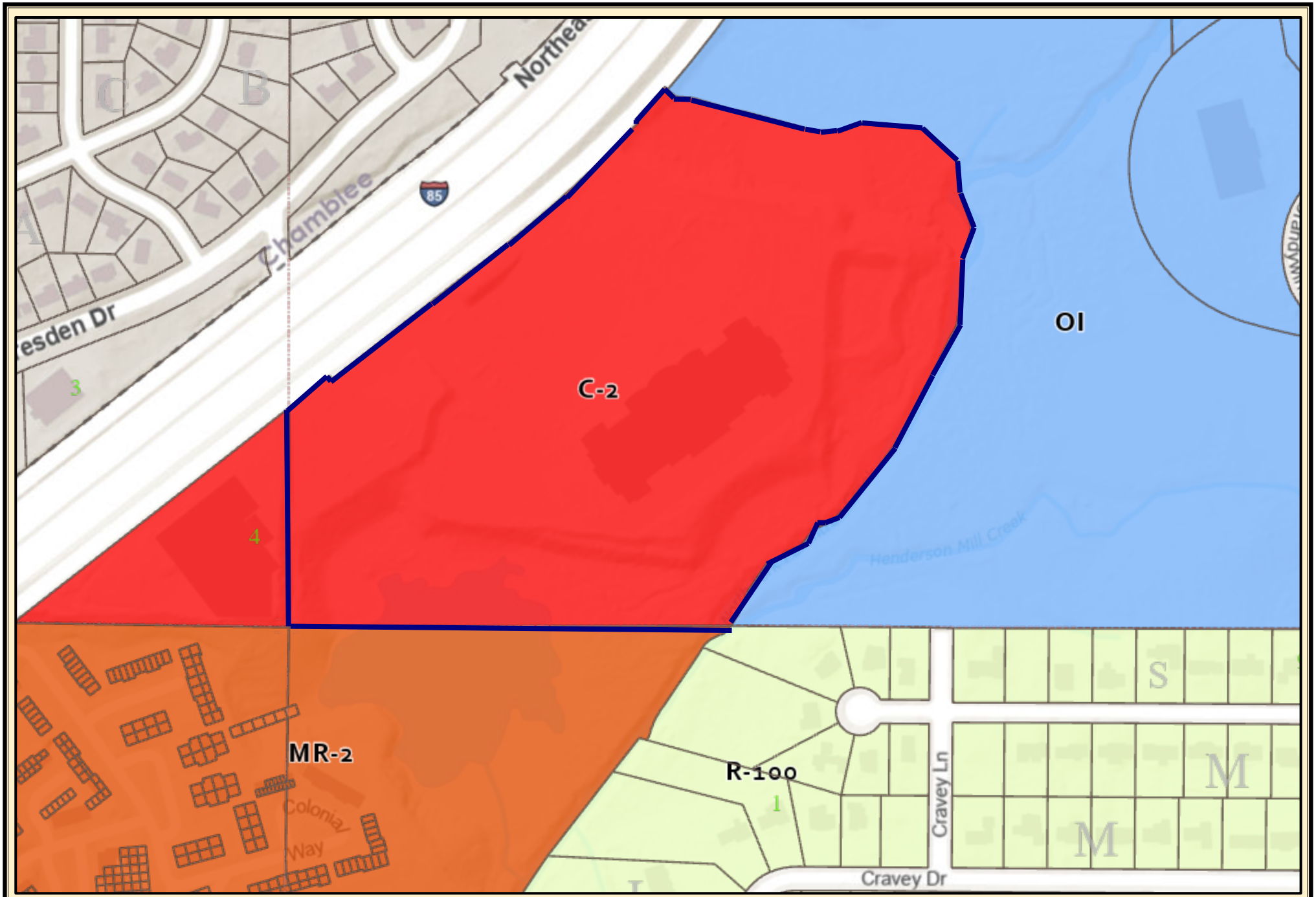
0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 6/16/2025

N

DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County Parcel Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 6/16/2025

N

DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County Parcel Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 6/16/2025

N

DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.