

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

STAFF ANALYSIS

CASE NO.:	SLUP-25-1247734	File ID #: 2025-1222
Address:	2050 Lawrenceville Highway, Decatur, GA 30033	Commission District: Super District:
Parcel ID(s):	18 100 02 005	
Request:	a Special Land Use Permit (SLUP) to allow a drive-through for a grocery store pharmacy in the MU-4 (Mixed-Use High Density) zoning district.	
Property Owner(s):	NDM (EDENS)	
Applicant/Agent:	NDM (EDENS), LLC c/o Dennis J. Webb	
Acreage:	74.63 acres	
Existing Land Use:	Previously North DeKalb Mall – Mid-Construction of Lulah Hills	
Surrounding Properties:	North: MU-4, NS (Neighborhood Shopping), C-1 (Local Commercial), R-75 (Residential Medium Lot-75) East: C-1 South: NS, MU-4, C-2 (general commercial) West: MU-4	
Comprehensive Plan:	Town Center (TC)	Consistent X Inconsistent

STAFF RECOMMENDATION: Approval.

The applicant, EDENS' c/o Dennis J. Webb, is seeking a Special Land Use Permit (SLUP) to allow a drive-through pharmacy as part of a proposed grocery store (Publix). Condition *Miscellaneous XIV (g)* under of CZ-24-1247113, reads: "A drive-thru pharmacy shall be allowed as indicated at Building A10 subject to a SLUP". EDENS has filed this application to meet the technical requirement of this condition.

The subject site is a part of the larger mixed-use development, *Lulah Hills*, approved for a pedestrian-oriented live-work-play environment on 73.11 acres of land currently under construction. The overall development meets requirements of the MU-4 (Mixed Use High Density) zoning district. The intent of the TC (Town Center) is to promote the concentration of higher intensity residential and commercial uses to serve several communities surrounding the center to reduce automobile travel (*2050 Unified Plan*, pg. 33). While this proposal is an auto-oriented use, it is a part of a greater planned and cohesive development which promotes walkability and acts as a focal point for several neighborhoods in and around Lulah Hills. Additionally, the application complies with the *Supplemental Regulations* in *Section 4.2.23 Drive-through facilities (A-I)*.

Therefore, upon review of *Section 7.4.6* and *Section 4.2.23* of the DeKalb County Zoning Ordinance, Staff recommends "**Approval**" of the proposed SLUP as part of the overall Lulah Hills development and shown on "*Detailed Site Plan View 4*". The final zoning conditions are attached. Applicable conditions from CZ-24-1247114 and Z-22-1245595 and North DeKalb Master Sign Program, remain in effect.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments November 2025

Z-25-1247710 (2025-1221) 447 Warren Avenue:

Warren Avenue is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

SLUP-25-1247734 (2025-1222) 2050 Lawrenceville Hwy:

N. Druid Hills Road & Lawrenceville Highway are both classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

SLUP-25-1247732 (2025-1223) 4144 Memorial Dr; 3416 Covington Hwy:

Memorial Drive & Covington Highway are both classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights.

SLUP-25-1247733 (2025-1223) 4144 Memorial Dr; 3416 Covington Hwy:

Memorial Drive & Covington Highway are both classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights.

SLUP-25-1247735 (2025-1225) 4717 Memorial Drive:

Memorial Drive is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Collingwood Drive is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

SLUP-25-1247739 (2025-1226) 4717 Memorial Drive:

Memorial Drive is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Collingwood Drive is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.



Friday, September 12, 2025

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
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.

9/12/2025

N1-2025-1221

Z-25-1247710

447 Warren Avenue, Scottdale, GA 30079

- See general comments

N2-2025-1222

SLUP-25-1247734

2050 Lawrenceville Highway, Decatur, Ga 30033

- See general comments

N3-2025-1223

SLUP-25-1247732

4144 Memorial Drive, Decatur GA; 3416 Covington Highway, Decatur, 30032

- See general comments



**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

SLUP-25-1247734 (2025-1222) 2050 Lawrenceville Hwy

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**

Zoning is MU-4 a detention system is needed

- **Flood Hazard Area/Wetlands**

There's flood and a creek at the bottom of the property.

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: SLUP-25-1247734 (2025-1222) Parcel I.D. #: 18 100 02 005

Address: 2050 Lawrenceville Highway, Decatur 30033

Drainage Basin: South Fork Peachtree Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 24.6

Impact on property (flood, erosion, sedimentation) under existing zoning: Flood, erosion and sedimentation are limited to the areas of the special hazard area of the floodplain on the property.

Required detention facility(s): Not Applicable

COMMENTS:

The SLUP application will not have any impact on existing County infrastructure because the business activity will be conducted within a planned development

Signature: Akin Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247734 (2025-1222) Parcel I.D. #s: 18 100 02 005
Address: 2050 Lawrenceville Highway, Decatur 30033

Adjacent Roadway (s):

(classification) (classification)

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

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
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: Did not see any traffic engineering concerns at this time.

Signature: _____



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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-25-1247734 (2025-1222) Parcel I.D. #: 18 100 02 005

Address: 2050 Lawrenceville Highway
Decatur, GA 30033

WATER:

Size of existing water main: 6" , 8" CI and 10"DIP (adequate/inadequate)

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

SEWER:

Outfall Servicing Project: SouthFork Peachtree Creek

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

Water Treatment Facility: Atlanta adequate _____ inadequate _____

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

COMMENTS:

The SLUP application will not have any impact on existing County infrastructure
because the business activity will be conducted within a planned development

Signature: Yola Lewis



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Applicant Name: NDM (EDENS), LLC c/o Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Applicant Email Address: djwebb@sgrlaw.com

Applicant Mailing Address: 1105 W. Peachtree Street NE, Suite 1000, Atlanta, GA 30309

Applicant Phone Number: 404.815.3620 (Office Phone), 404.685.6920 (Fax)

Owner Name: NDM (EDENS), LLC
(If more than one owner, attach list of owners.)

Owner Email Address:

Owner Mailing Address: 1221 Main Street, Suite 1000, Columbia, SC 29201

Owner Phone Number:

Subject Property Address: 2050 Lawrenceville Highway, Decatur, GA 30033

Parcel ID Number(s): 18 100 02 005

Acreage: ±74.63 Commission District(s): 2 Super District: 6

Existing Zoning District(s): MU-4 Proposed Zoning District(s): MU-4

Existing Land Use Designation(s): TC Proposed Land Use Designation(s): TC (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: DJW


Signature of Applicant:

PRE-SUBMITTAL
COMMUNITY MEETING
NOTICE AND SIGN-IN
SHEET

Meeting ID	Topic	Host	Email		Avg Join Me	Start Time	End Time	Duration (hh:mm:ss)		
925 9681 9037	Community Meeting for Proposed Special Land Use Permit at North DeKalb Mall by Edens	Jack Lloyd	jilloyd@sgrlaw.com		1.33	8/6/2025 18:40	7:30:51 PM	0:50:16		
Participant	User Email	Phone	Device		Join Meetin	Location	Network Type	Microphone		
Dennis (Den) Webb	dwebb@sgrlaw.com		win 11+ 22631		1.61	Atlanta (US)	Wifi	Microphone Array (Intel® Smart Sound Technology for Digital Microphones)		
Jim McKenney (Guest)			Unknown		1.7	Chicago (US)	Wired			
14043165503 (Guest)		1404****503	Unknown		0.09	(US)	Others			
Erin T. (Guest)			Unknown		1.67	Nashville (US)	Cellular			
Jessica Mack (Guest)			Unknown		1.78	Elizabeth City (US)	Wifi			
Dustin Quinteros	dquinteros@sgrlaw.com		win 11+ 22631		1.01	(US)	Wired	Microphone (Logitech USB Headset H540)		
Pixel 6 Pro (Guest)			Unknown		1.45	Atlanta (US)	Wifi			

Dear Neighbor:

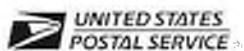
We represent EDENS, which seeks to file for a Special Land Use Permit for the ±74.63-acre Lulah Hills mixed-use development (the former North DeKalb Mall property) at 2050 Lawrenceville Highway. Redevelopment is currently underway, and EDENS now seeks the following as part of the process and as contemplated in the original rezoning approval:

- Special Land Use Permit to allow for a grocery store drive-through pharmacy.

As indicated below, EDENS plans to host a virtual community meeting to provide more information. As property owners within the immediate area, you are invited to participate in the virtual Community Meeting on **August 6th, 2025 at 7:00pm.**

ZOOM: <https://sgrlaw.zoom.us/join>
Meeting ID: 925 9681 9037; **Passcode:** 939148

We look forward to discussing the application with you and getting feedback on **August 6th, 2025**. If you are unable to attend or wish to reach out beforehand, please contact Dennis J. Webb, Jr. at djwebb@sgrlaw.com or 404.815.3620.



Name and Address of Sender

Dennis J. Webb, Jr.
1105 W. Peachtree St NE
Suite 1000
Atlanta, GA 30309

Check type of mail or service

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2.	BRANCH BANKING AND TRUST P O BOX 167 WINSTON-SALEM, NC 30033														
3.	NDM III EDENS LLC 100 N TRYON ST NW CHARLOTTE, NC 30033														
4.	NDM EDENS LLC 1221 MAIN ST STE 1000 COLUMBIA, SC 30033														
5.	DOSETAREH RYAN 1268 ARBORVISTA DR NE ATLANTA, GA 30033														
6.	PRINCEWILL ANEKE LLC 1416 GREENRIDGE TRI. LITHONIA, GA 30033														
7.	GHION CULTURAL HALL INC 3761 N DRUID HILLS RD DECATUR, GA 30033														
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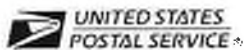
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2.	J D HUTCHESON PROPERTIES LLC 1763 TILLING WAY STONE MOUNTAIN, GA 30033					
3.	GEORGIA ALABAMA COMMERCIAL INV PO BOX 1565 LAWRENCEVILLE, GA 30033					
4.	T C HOMES AND SON LLLP 6810 STRINGER LN FLOWERY BRANCH, GA 30033					
5.	PLATINUM FEDERAL CREDIT UNION 4794 LAWRENCEVILLE HWY NW LILBURN, GA 30033					
6.	T C HOLMES & SONS LLLP 6810 STRINGER LN FLOWERY BRANCH, GA 30033					
7.	T C HOLMES & SONS LLLP 6810 STRINGER LANE FLOWERY BRANCH, GA 30033					
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2.	NDM EDENS LLC 11000 Richmond AVE STE 350 HOUSTON, TX 30033									
3.	PSP DEKALB HOLDINGS LLC 5555 PEACHTREE DUNWOODY RD STE 130 ATLANTA, GA 30033									
4.	STIVERS REALTY LC 1034 BRENTWOOD BLVD 402 ST LOUIS, MO 30033									
5.	NDM II EDENS LLC 11000 Richmond AVE STE 350 HOUSTON, TX 30033									
6.	FULTON REALTY HOLDING LLC P.O. BOX 33795 DECATUR, GA 30033									
7.	RKR GROUP IV LLC 2929 TURNER HILL RD STE 2280 LITHONIA, GA 30033									
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3.	SSR DEKALB HOLDINGS LLC 248 PRINCE AVE ATHENS, GA				
4.	T C HOLMES & SON L.L.P. 6810 STRINGER LN FLOWERY BRANCH, GA 30033				
5.	SKY SPEED DISTRIBUTORS INC 602 GRASSMEADE WAY SNELLVILLE, GA 30033				
6.	EXECUTIVE LEASING CO 5909 PEACHTREE DUNWOODY RD STE 500 ATLANTA, GA 30033				
7.	GRIMAUD HOLDINGS LLC 804 OLD FORGE RD CHAPIN, SC 30033				
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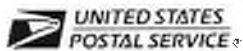
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2.	LERNER STEPHEN M 1505 BILTMORE DR NE ATLANTA, GA 30033																
3.	JESSUP KEVIN ALEXANDER 1076 LATHAM RD DECATUR, GA 30033																
4.	STEVENS FREDDIE NAPOLEON III 1068 LATHAM RD DECATUR, GA 30033																
5.	YATES ELIZABETH 1028 LATHAM RD DECATUR, GA 30033																
6.	OLSEN MORGAN 1020 LATHAM RD DECATUR, GA 30033																
7.	SWEAT SUE 1012 LATHAM RD DECATUR, GA 30033																
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3.	KEENAN SINEAD T 1007 LATHAM RD DECATUR, GA 309033			
4.	BOATRIGHT MICHAEL 1013 LATHAM RD DECATUR, GA 309033			
5.	TOOMBS ERIN MELISSA 1035 LATHAM RD DECATUR, GA 309033			
6.	SHERMAN JOHN CLEVELAND 1041 LATHAM RD DECATUR, GA 309033			
7.	BUI AND LE REAL ESTATE CORP 2221 SEVER RD LAWRENCEVILLE, GA 30033			
8.	FIFTH MAN GROUP LLC 315 W PONCE DE LEON AVE # 100 DECATUR, GA 30033			
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| ☐ Adult Signature Required | ☐ Priority Mail Express |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail |
| ☐ Certified Mail | ☐ Return Receipt for Merchandise |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery (COD) | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Priority Mail | |

Affix Stamp Here



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Firm Mail

ntable Mail

U.S. POSTAGE PAID
ATLANTA, GA
30309
JUL 22, 25
AMOUNT
\$5.60
\$2324D502446-03

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage

SCRD
FeeSH
Fee

1.

FAYNE JOHN C
4720 NUTMEG WAY SW
LILBURN, GA 30033

2.

BLANCHARD CLAYTON E JR
4500 RED CEDAR CV SW
LILBURN, GA 30033

3.

DAY ANDREW D
1095 LATHAM RD
DECATUR, GA 30033

4.

ROSE SHELLEY A
1105 N DRUID HILLS CIR
DECATUR, GA 30033

5.

CARROLL CHERYL L
1113 N DRUID HILLS CIR
DECATUR, GA 30033

6.

KELSO ROBERT W
1119 N DRUID HILLS CIR
DECATUR, GA 30033

7.

FENG SI J
950 HOMEWOOD CT
DECATUR, GA 30033

8.

ARTIKOV SHUKHRAT
2199 THORNCLIFF DR NE
ATLANTA, GA 30033

Total Number of Pieces Listed
by SenderTotal Number of Pieces
Received at Post Office

Postmaster, For (Name of receiving employee)



Name and Address of Sender

Dennis J. Webb, Jr.
1105 W. Peachtree St NE
Suite 1000
Atlanta, GA 30309

Check type of mail or service

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30309

JUL 22, 25

AMOUNT

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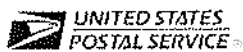
Table Mail

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code TM)	Postage	SCRD Fee	SH Fee
1.	RUTLEDGE JOHN R 962 HOMEWOOD CT DECATUR, GA 30033			
2.	PRYOR CHRISTOPHER MICHAEL 968 HOMEWOOD CT DECATUR, GA 30033			
3.	BEITZEL LORRIE L 970 HOMEWOOD CT DECATUR, GA 30033			
4.	JACOB LOUIS F III 807 N PARKWOOD RD DECATUR, GA 30033			
5.	GARRETT MARY 984 HOMEWOOD CT DECATUR, GA 30033			
6.	HILLIS REBECCA A 988 HOMEWOOD CT DECATUR, GA 30033			
7.	SVIRSKAITE KRISTINA 994 HOMEWOOD CT DECATUR, GA 30033			
8.	KIRBY KENNETH O 998 HOMEWOOD CT DECATUR, GA 30033			
Total Number of Pieces Sent by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)		



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional postage)	
Dennis J. Webb, Jr. 1105 W. Peachtree St NE Suite 1000 Atlanta, GA 30309		☐ Adult Signature Required ☐ Priority Mail Express		 0000	
		☐ Adult Signature Restricted Delivery ☐ Registered Mail			
☐ Certified Mail		☐ Return Receipt for Merchandise		U.S. POSTAGE PAID ATLANTA, GA 30309 JUL 22, 25 AMOUNT \$5.60 S2324D502446-03	
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☐ Collect on Delivery (COD)		☐ Signature Confirmation Restricted Delivery		SCRD Fee SH Fee	
☐ Insured Mail		☐ Priority Mail			
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Post			
1.	STARK CAITLIN H 1006 HOMEWOOD CT DECATUR, GA 30033				
2.	KEKEISEN-CHEN THOMAS JAMES 1012 HOMEWOOD CT DECATUR, GA 30033				
3.	RICE JAMES WALLACE 1005 HOMEWOOD CT DECATUR, GA 30033				
4.	PARKER MCMANAMON LIVING TRUST 1037 N VALLEY DR DECATUR, GA 30033				
5.	DEEDAR ALIHEE M SHEIK 985 HOMEWOOD CT DECATUR, GA 30033				
6.	SCHMIDT RENAE DANIELLE 971 HOMEWOOD CT DECATUR, GA 30033				
7.	VANN JOHNATHAN 957 HOMEWOOD CT DECATUR, GA 30033				
8.	Druid Hills Condominium Association Homeside Properties 2555 Westside Parkway, Suite 600 Alpharetta, GA 30004				
Total Number of Pieces Mailed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)			



Firm Mailing Book For Accountable Mail

Name and Address of Sender	Check type of mail or service	Affix Star (for additio Postmark
Dennis J. Webb, Jr. 1105 W. Peachtree St NE Suite 1000 Atlanta, GA 30309	☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Priority Mail	



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30309
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AMOUNT
\$2.80
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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage											ID	SH Fee
1.	Gavil Wood Homeowner's Association 1140 Gavinwood Place Decatur, GA 30033													
2.	Druid Glen Homeowner's Association 3580 North Druid Hills Road Decatur, GA 30033													
3.	Druid Lake Homeowner's Association 1075 Druid Lake Decatur, GA 30033													
4.	Laurel Heights Homeowner's Association 3245 Peachtree Parkway, Ste D242 Suwanee, GA 30024													
5.														
6.														
7.														
8.														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												

LETTER OF INTENT

STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
for the
Special Land Use Permit

of

NDM (EDENS), LLC

For

$\pm$ 74.63 Acres of Land
located in
Land Lot 100, 18th District, Lulah Hills, DeKalb County

Submitted for Applicant by:

Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE, Ste. 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

This Application seeks a Special Land Use Permit (“SLUP”) to allow for a drive-thru associated with a grocery store pharmacy. The land at issue is in Land Lot 100, 18th District, DeKalb County (Parcel ID 18 100 02 005) (the “Subject Property”). The Applicant, NDM (EDENS), LLC (“EDENS” and/or “Applicant”), is the owner and developer of “Lulah Hills,” a new mixed-used project that will transform the former North DeKalb Mall into a vibrant, pedestrian-oriented, live-work-play environment. EDENS’ plan for the ±74.63 acre site consists of, among other things, ±320,000 square feet of retail, commercial and restaurant space, ±180,000 square feet of office space, a ±150-room hotel and ±1,800 residential units, to consist of a mix of apartment and townhome units. To allow for the development, the Dekalb County Board of Commissioners (“BOC”) rezoned the Subject Property from C-1 (Local Commercial) to MU-4 (Mixed Use High Density) (CCZ-22-1245595) in May of 2022 (the “2022 Rezoning”). The 2022 Rezoning was approved subject to multiple conditions, a Master Development Plan, a Sign Plan and a Subdivision Plan, among other things. EDENS later acquired two additional parcels in proximity that collectively totaled ±1.52 acres, one located at 3861 North Druid Hills Road Decatur, GA 30033 (Parcel ID 18 100 02 052) and the other at 2052 Lawrenceville Highway Decatur, GA 30033 (Parcel ID 18 100 02 001). These two tracts were likewise rezoned and added to the Subject Property and its Master Plan (CZ-24-1247114; CZ-24-1247113).

From the beginning EDENS proposed adding a grocery store with a drive-thru pharmacy in Block A, specifically at Building A10. The drive-thru pharmacy was shown on early iterations of the Site Plan and is on the approved Master Plan. Equally important, it is authorized by a zoning condition that reads:

A drive-thru pharmacy shall be allowed as indicated at Building A10 subject to a Special Land Use Permit.

EDENS files this application to meet the technical requirement of this condition and submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a Written Justification for the Application as required by the DeKalb County Zoning Ordinance §27-7.3.5.

II. CRITERIA TO BE APPLIED TO SPECIAL LAND USE PERMITS

A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The Subject Property is entitled for a large mixed-use development, divided into blocks. The Subject Property is of adequate size and provides for all yards, open space, off-street parking and all other applicable requirements of the MU-4 Zoning district.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

The grocery store which will have the pharmacy was approved as part of the Master Plan. By approving the Master Plan, the BOC confirmed that the proposed use is compatible with adjacent properties and land uses.

C. Adequacy of public services, public facilities, and utilities to serve the use contemplated.

There are adequate public services, public facilities, and utilities to serve the Proposed Development.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

The Lulah Hills development qualified as a Development of Regional Impact ("DRI") and both traffic impacts were considered and traffic mitigation required as part of that review.

E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

No. The character of the vehicles and volume of traffic generated by the proposed use will be identical to what is approved for the Subject Property today.

F. Adequacy of ingress and egress to the Subject Property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

DeKalb County Transportation Department has already reviewed and approved the proposed plans from both a pedestrian and automotive access and safety standpoint.

G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

No, the proposed use will not create such adverse impacts. Additionally, the drive-thru facilities will generally comply with the requirements of Section 27-4.2.3.

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

No. Hours of use will remain the same and mirror those of the similar businesses in the area.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The manner of operation will be similar to the manner of operation of all other uses on the site. Accordingly, the proposed use will not constitute a more intense manner of operation that would adversely impact surrounding properties.

J. Whether the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

As stated in subsection A above, the proposed use will be fully compliant with the MU-4 district regulations.

K. Whether the proposed use is consistent with the policies of the Comprehensive Plan.

The Subject Property is designated as being in the “Town Center” (TC) character area which supports the mixed-use development and its components.

L. Whether the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

All district regulations are being adhered to.

M. Whether there is adequate provision of refuse and service areas.

The refuse and service areas will be adequate to accommodate all aspects of the development.

N. Whether the length of time for which the special land use permit is granted should be limited in duration.

Because the proposed use complies with the Master Plan for the Subject Property and is otherwise compatible, there is no reason to limit the duration of the requested SLUP.

O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the Subject Property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings.

The proposed grocery building with a drive-thru was adopted as part of a Master Plan already approved by the County. That Master Plan showed a drive-thru pharmacy, and by approving it the BOC indicated that the size, scale and massing of buildings was appropriate.

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

The Applicant is not aware of any historic buildings, sites, districts, or archaeological resources on or around the Subject Property.

Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.

Yes. The renovated restaurant and drive-thru facilities meet the requirements of Zoning Code § 27-4.2.23. Specifically, the drive-thru facilities will:

- (a) not be located within 60 feet of a residentially zoned property;
- (b) not be located on a property less than 10,000 square feet in area and will meet the stacking requirements of Article VI;
- (c) provide drive-thru lanes and service windows on the side of the building;
- (d) provide drive-thru canopies and structures constructed of the same materials and of the same architectural quality as the primary buildings;
- (e) meet the requirements for speaker boxes ;
- (f) have lighting which will be directed away from any residential properties;
- (g) provide stacking spaces with a minimum of 10' in width and 25' in length;
- (h) provide sufficient stacking spaces;
- (i)(1) have a drive-thru lane that will not impede on and off-site traffic, cross through off-street parking areas, or create unsafe conditions for pedestrians;
- (i)(2) provide a marked drive-thru lane separated by striping from off-street parking areas;
- (i)(3) include a bypass lane with a minimum width of 10';
- (i)(4) be set back at least 5' from all lot lines and right-of-way lines;
- (i)(5) be cleaned of litter and debris daily, along with the remainder of the property;
- (i)(6) not be located within 500 feet of an elementary, middle or high school;
- (i)(7) be operated pursuant to the SLUP requested herein; and
- (i)(8) use the appropriate distance measurements.

R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed use will not create any negative shadow impacts on any adjoining properties.

S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The drive-thru pharmacy will serve both residents from the surrounding neighborhood as well as travelers passing through the area.

III. NOTICE OF CONSTITUTIONAL CHALLENGE TO UNDERLYING ZONING AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits that the current zoning classification of and rules relative to the Subject Property owner's right to use the Property established in the DeKalb County Zoning Ordinance, to the extent they prohibit this use, are unconstitutional and constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to allow this use would constitute a taking of private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The Applicant respectfully submits that the Board of Commissioners' failure to approve the requested Special Land Use Permit would be unconstitutional and would discriminate in an

arbitrary, capricious and unreasonable manner between the Subject Property's owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to allow the use in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the use in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Special Land Use Permit at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 18th day of August, 2025.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "D Webb, Jr.", is positioned above a horizontal line.

Dennis J. Webb, Jr.
J. Alexander Brock
Attorneys For Applicant

OWNER AUTHORIZATION

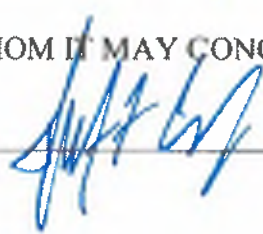
DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 9/15/25

TO WHOM IT MAY CONCERN:

I/WE:  Herbert F. Ames Jr. for NDM (EDENS), LLC
Name of Owner(s)

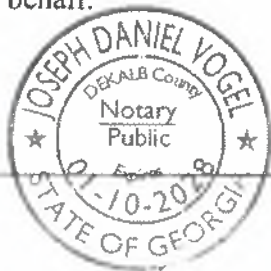
being owner(s) of the subject property described below or attached hereby delegate authority to:

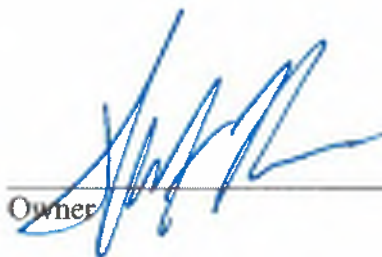
Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Name of Agent or Representative

to file an application on my/our behalf.


Notary Public




Owner

DISCLOSURE FORM

DEPARTMENT OF PLANNING & SUSTAINABILITY

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.

Notary _____


Signature of Applicant /Date

James McKenny for NDM (EDENS), LLC

Check one: Owner ☒ Agent ☐

7/28/25

Expiration Date/ Seal _____

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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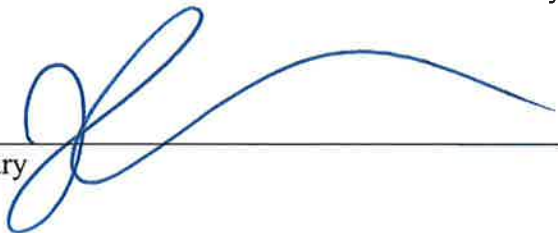
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Notary



Signature of Applicant /Date

Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

7/30/2025

Check one: Owner _____ Agent X

01/14/2029

Expiration Date/ Seal

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



DEPARTMENT OF PLANNING & SUSTAINABILITY

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Notary

Kathryn M Zickert

7/30/2025

Signature of Applicant /Date

Kathryn M. Zickert - Smith, Gambrell & Russell, LLP

Check one: Owner _____ Agent X

01/14/2029

Expiration Date/ Seal

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



DEPARTMENT OF PLANNING & SUSTAINABILITY

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Notary

J. Alexander Brock 7/30/2025
Signature of Applicant /Date
J. Alexander Brock - Smith, Gambrell & Russell, LLP

Check one: Owner _____ Agent X _____

Expiration Date/ Seal

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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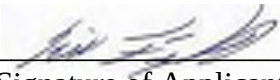
Yes: _____ No: X _____ *

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Notary

 7/30/2025

Signature of Applicant /Date
Kirk R. Fjelstul - Smith, Gambrell & Russell, LLP

Check one: Owner _____ Agent X _____

Expiration Date/ Seal

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

PRE-APPLICATION FORM

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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(s) Name: Dennis J. Webb, Jr.

Phone: 404-815-3620 Email: djwebb@sgrlaw.com

Property Address: 2050 Lawrenceville Highway, Decatur 30033

Tax Parcel ID: 18 100 02 005 Comm. District(s): 2 & 6 Acreage: 71.67

Existing Use: _____ Proposed Use: Drive-thru for associated grocery store.

Supplemental Regs: _____ Overlay District: _____

Rezoning: Yes _____ No X Existing Zoning: MU-4 Proposed Zoning: _____

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: N/A

Land Use Plan Amendment: Yes _____ No X Existing Land Use: TC

Proposed Land Use: _____ Consistent _____ Inconsistent _____

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

Special Land Use Request(s): SLUP for drive-thru associated with a grocery store, as contemplated in the original rezoning.

Major Modification: Yes _____ No _____ Existing Zoning Conditions: Z-24-1247114, Z-22-1245595

Major Modification Request: _____

Condition(s) to be modified: _____

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ____ Calendar Dates: CC: ____ PC: ____ BOC: ____
Letter of Intent: ____ Impact Analysis: ____ Owner Authorization(s): ____ Campaign Disclosure: ____
Public Notice, Signs: ____ Tree Survey, Conservation (if applicable): ____

Submittal Format: ONE (1) COMBINED, PDF DOCUMENT UPLOAD PLEASE

Review of Site Plan

Density: ____ Density Bonuses: ____ Mix of Uses: ____ Open Space: ____
Enhanced Open Space: ____ Setbacks: front ____ sides ____ side corner ____ rear ____
Lot Size: ____ Frontage: ____ Street Widths: ____ Landscape Strips: ____ Buffers: ____
Parking Lot Landscaping: ____ Parking - Auto: ____ Parking - Bicycle: ____ Screening: ____
Streetscapes: ____ Sidewalks: ____ Fencing/Walls: ____ Bldg Height: ____ Bldg Separation: ____
Bldg. Orientation: ____ Bldg. Separation: ____
Bldg Materials: Roof ____ Fenestration: ____ Façade Design: X
Garages: ____ Pedestrian Plan: ____ Perimeter Landscape Strip: ____
Possible Variances: Variances may be sought.

Comments: NDM (EDENS), LLC c/o Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

djwebb@sgrlaw.com

1105 W. Peachtree Street NE, Suite 1000, Atlanta, GA 30309

404.815.3620 (Office Phone), 404.685.6920 (Fax)

NDM (EDENS), LLC

1221 Main Street, Suite 1000, Columbia, SC 29201

2050 Lawrenceville Highway, Decatur, GA 30033

Planner: _____

Date: Aug. 13, 2025

LAND SURVEY & LEGAL DESCRIPTION

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

PROPERTY DESCRIPTIONS

SEE SHEET 10

N/F PROPERTY OF
LCI-SVAP NDM JV, LP

DEED BOOK 24380 / PAGE 183
DEED BOOK 24380 / PAGE 192
DEED BOOK 24380 / PAGE 218
DEED BOOK 24380 / PAGE 227
DEED BOOK 24380 / PAGE 239
DEED BOOK 24380 / PAGE 244

TRACT ONE
45,306 Acres
1,973,547 sf

TRACT FOUR
1,439 Acres
62,662 sf

TRACT FIVE
0.007 Acres
327 sf

TRACT SIX
21.585 Acres
940,248 sf

TRACT SEVEN
1.194 Acres
51,995 sf

TRACT EIGHT
0.526 Acres
22,909 sf

TRACT NINE
0.667 Acres
29,075 sf

LCI-SVAP NDM (MCY), LLC

DEED BOOK 25269 / PAGE 45

TRACT TWO
3,000 Acres
130,680 sf
ZONED C-1

TRACT THREE
0.561 Acres
25,321 sf
ZONED C-1

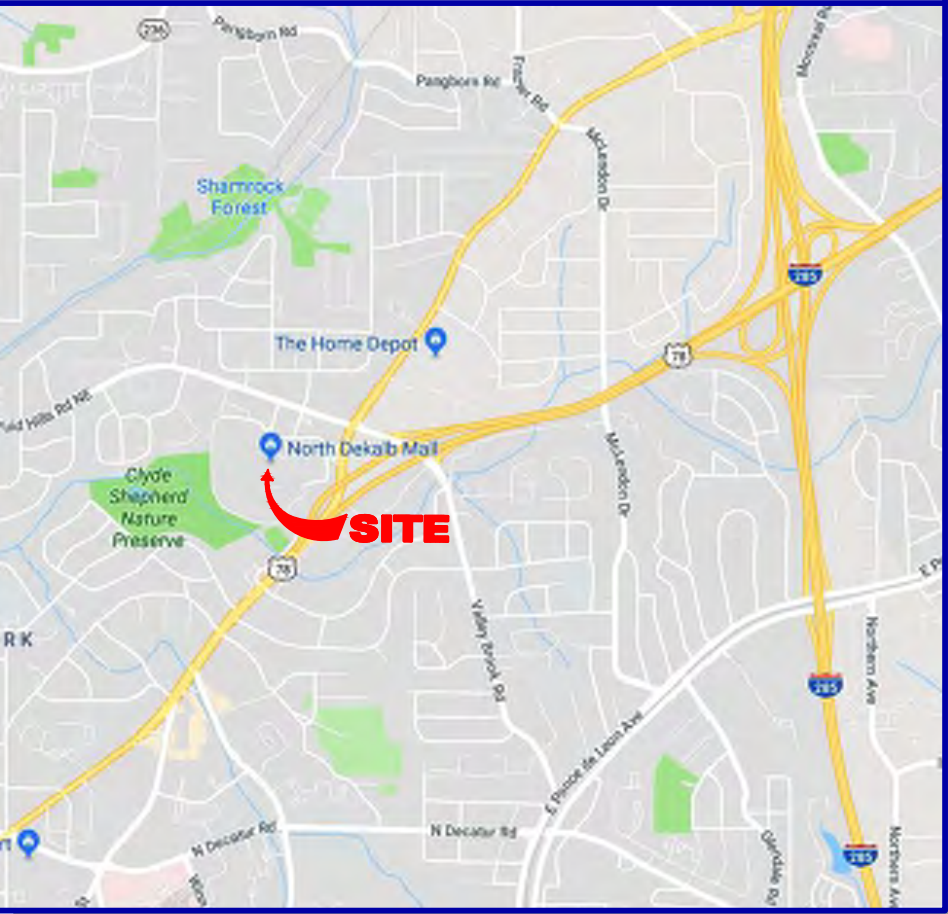
TOTAL SITE AREA
74,305 Acres
3,236,764 sf

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1076934-ATL, EFFECTIVE DATE JULY 12, 2021. THE FOLLOWING MATTERS AFFECT TRACTS ONE, FOUR, FIVE, SIX, SEVEN, EIGHT AND NINE:
12. Sewer Easement from Albert Day to DeKalb County, Georgia, dated August 8, 1947, filed for record June 14, 1948, and recorded in Deed Book 734, Page 381, aforesaid records.
AFFECTS SITE – EASEMENT WIDTH NOT SPECIFIED
13. Sewer Easement from J. L. Gistman to DeKalb County, Georgia, dated August 18, 1947, filed for record June 14, 1948, and recorded in Deed Book 734, Page 395, aforesaid records.
AFFECTS SITE – EASEMENT WIDTH NOT SPECIFIED
14. Reservation of easements as contained in that certain Warranty Deed from Rich's, Inc., a Delaware corporation domesticated in Georgia to John Hancock Mutual Life Insurance Company, a corporation domiciled in the State of Massachusetts and licensed to do business in the State of Georgia dated April 13, 1964, filed for record April 13, 1964, and recorded in Deed Book 1869, Page 33, aforesaid records.
AFFECTS SITE – BLANKET EASEMENTS – NOT PLOTTABLE
15. Reservation of easements as contained in that certain Warranty Deed from Rich's, Inc., a Delaware corporation domesticated in Georgia to John Hancock Mutual Life Insurance Company, a corporation domiciled in the State of Massachusetts and licensed to do business in the State of Georgia dated April 13, 1964, filed for record April 13, 1964, and recorded in Deed Book 1869, Page 37, aforesaid records.
AFFECTS SITE – BLANKET EASEMENTS – NOT PLOTTABLE
16. Matters as shown on ALTA/ACSM Land Title Survey prepared by Donald W. Harkness, Jr., GA RLS #2453 for Harkness and Associates, Inc., ("Survey"), dated July 5, 2019, last revised August 13, 2019, Job No. 44785RJV19: DOCUMENT NOT PROVIDED
The following matters affect Parcels A and B:
17. INTENTIONALLY DELETED
18. Limitations of access contained in Declaration of Taking in DeKalb Superior Court Civil Action No. 41349, styled State Highway Department of Georgia vs. 1988 acres of land, et al., dated July 12, 1966.
AFFECTS SITE – LIMITS ACCESS TO STONE MOUNTAIN PARKWAY
19. INTENTIONALLY DELETED
20. INTENTIONALLY DELETED
21. Conveyance of access rights as contained in that certain Right of Way Deed from CF-H North DeKalb Center Associates, a Georgia limited partnership, dated August 7, 1986, filed for record July 8, 1986, and recorded in Deed Book 5516, Page 659, aforesaid records.
AFFECTS SITE – LIMITS ACCESS TO LAWRENCEVILLE HIGHWAY
22. Terms and provisions of that certain Access Easement Agreement, by and between CF-H North DeKalb Center Associates, a Georgia limited partnership and The Citizens and Southern National Bank, a national bank, dated August 15, 1986, filed for record August 16, 1986, and recorded in Deed Book 5557, Page 596, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE
23. Terms and provisions of that certain Encroachment Easement Agreement, by and between CF-H North DeKalb Center Associates, a Georgia limited partnership and The Citizens and Southern National Bank, a national bank, dated August 15, 1986, filed for record August 16, 1986, and recorded in Deed Book 5557, Page 605, aforesaid records.
AFFECTS SITE AS SHOWN
24. Reservation of easements as contained in that certain Deed of Exchange from CF-H North DeKalb Center Associates, a Georgia limited partnership to DeKalb County, Georgia, a political subdivision of the State of Georgia dated November 11, 1986, filed for record December 16, 1986, and recorded in Deed Book 5679, Page 646, aforesaid records.
AFFECTS SITE AS SHOWN
25. Sewer Easement from CF-H North DeKalb Center Associates, a Georgia limited partnership to DeKalb County, Georgia, dated July 29, 1987, filed for record July 29, 1987, and recorded in Deed Book 5900, Page 615, aforesaid records.
AFFECTS SITE – CANNOT DETERMINE LOCATION OF EASEMENT – DOCUMENT ILLIGIBLE
26. Easement from CF-H North DeKalb Center Associates, a Georgia limited partnership to Georgia Power Company, dated July 14, 1987, filed for record November 9, 1987, and recorded in Deed Book 5992, Page 553, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE
27. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from CF-H North DeKalb Center Associates, a Georgia limited partnership to American Multi-Cinema, Inc., a Missouri corporation, dated August 14, 1996, filed for record September 4, 1996 and recorded in Deed Book 9125, Page 444, aforesaid records; as affected by that certain Notice of Assignment and Assumption of Leases from Hendon North Dekalb, LLC, a Georgia limited liability company to LCI-SVAP NDM JV, LP, a Delaware limited partnership, dated May 9, 2014, filed for record May 15, 2014, and recorded in Deed Book 24380, Page 198, aforesaid records.
NOT A SURVEY MATTER
28. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from CF Georgia North Dekalb LP, a Delaware limited partnership to Burlington Coat Factory Warehouse of North Dekalb, Inc., a Georgia corporation, dated May 31, 2002, filed for record June 17, 2002 and recorded in Deed Book 13354, Page 395, aforesaid records; as affected by that certain Notice of Assignment and Assumption of Leases from Hendon North Dekalb, LLC, a Georgia limited liability company to LCI-SVAP NDM JV, LP, a Delaware limited partnership, dated May 9, 2014, filed for record May 15, 2014, and recorded in Deed Book 24380, Page 198, aforesaid records.
NOT A SURVEY MATTER
29. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from Hendon North Dekalb Mall, LLC, a Georgia limited liability company to Marshall's of MA, Inc., a Massachusetts corporation, dated December 5, 2003, filed for record February 3, 2004 and recorded in Deed Book 21960, Page 238, aforesaid records; as affected by that certain Notice of Assignment and Assumption of Leases from Hendon North Dekalb, LLC, a Georgia limited liability company to LCI-SVAP NDM JV, LP, a Delaware limited partnership, dated May 9, 2014, filed for record May 15, 2014, and recorded in Deed Book 24380, Page 198, aforesaid records.
NOT A SURVEY MATTER
30. Permanent Water Easement (When Installed by Developer) from Metro Corral Partners, LLC, Hendon Ring Road, LLC to DeKalb County, Georgia, a political subdivision of the State of Georgia, dated March 28, 2013, filed for record April 5, 2013, and recorded in Deed Book 23685, Page 543, aforesaid records.
AFFECTS SITE AS SHOWN
31. Matters as shown on that certain plat recorded in Plat Book 221, Page 32, aforesaid records.
SETBACKS AFFECTING SITE ARE SHOWN
32. Matters as shown on that certain plat recorded in Plat Book 221, Page 52, aforesaid records.
SETBACKS AFFECTING SITE ARE SHOWN
33. Easements and conveyance of access rights as contained in that Condemnation Order Docket No. 41,643, being State Highway Department of Georgia vs. 3,231 acres of land and Access Rights in Land Abutting and a Slope Easement; John Hancock Mutual Life Insurance Company, Rich's, Inc., and D. Scott Hudgens, Jr.
AFFECTS SITE – RESTRICTS ACCESS TO STONE MOUNTAIN FREEWAY
34. Easement from Robert D. Glaze to Georgia Power Company, dated March 30, 1953, filed for record August 4, 1953, and recorded in Deed Book 985, Page 486, aforesaid records; as affected by that certain Quitclaim Deed from Georgia Power Company to CF-H North Dekalb Center Associates, a Georgia limited partnership, dated August 20, 1987, filed for record August 31, 1987, and recorded in Deed Book 5534, Page 237, aforesaid records.
DOES NOT AFFECT SITE – EASEMENT QUITCLAIMED PER DB 5934, PG 237
35. Easement from T. C. Holmes, Jr. to Georgia Power Company, dated December 3, 1954, filed for record January 4, 1955, and recorded in Deed Book 1080, Page 158, aforesaid records; as affected by that certain Quitclaim Deed from Georgia Power Company to CF-H North Dekalb Center Associates, a Georgia limited partnership, dated August 20, 1987, filed for record August 31, 1987, and recorded in Deed Book 5534, Page 237, aforesaid records.
DOES NOT AFFECT SITE – EASEMENT QUITCLAIMED PER DB 5934, PG 237
36. Terms and provisions of that certain Stormwater Detention Facility Inspection and Maintenance Agreement, by and between Hendon North Dekalb, LLC, a Georgia limited liability company to LCI-SVAP NDM JV, LP, a Delaware limited partnership, dated December 17, 2010, filed for record December 21, 2010, and recorded in Deed Book 22282, Page 388, aforesaid records.
AFFECTS SITE – BLANKET RESTRICTIONS – NOT PLOTTABLE
37. Terms and provisions of that certain Declaration of Easements, Covenants and Restrictions by Hendon Columbia, LLC, a Georgia limited liability company, dated October 31, 2011, filed for record November 7, 2011, and recorded in Deed Book 22714, Page 748, aforesaid records; as affected by Assignment and Assumption of Declaration of Easements, Covenants and Restrictions from Hendon Columbia, LLC, a Georgia limited liability company to LCI-SVAP NDM JV, LP, a Delaware limited partnership, dated May 9, 2014, filed for record May 15, 2014, and recorded in Deed Book 24380, Page 217, aforesaid records.
AFFECTS SITE – BLANKET RESTRICTIONS & RESTRICTIONS – NOT PLOTTABLE
38. Easements and conveyance of access rights as contained in that Condemnation Order Docket No. 41,643, being State Highway Department of Georgia vs. 3,231 acres of land and Access Rights in Land Abutting and a Slope Easement; John Hancock Mutual Life Insurance Company, Rich's, Inc., and D. Scott Hudgens, Jr.
AFFECTS SITE – RESTRICTS ACCESS TO STONE MOUNTAIN FREEWAY
The following matters affect Tracts One, Two and Three:
39. Terms and provisions of that certain Restated Construction, Operation and Reciprocal Easement Agreement for Marketsquare at North Dekalb, DeKalb County, Georgia, by and between CF-H North Dekalb Center Associates, a Georgia limited partnership, Federated Department Stores, Inc., a Delaware corporation, Lechmere, Inc., a Massachusetts corporation and Mervyn's, a California corporation, dated December 7, 1987, filed for record December 11, 1987, and recorded in Deed Book 6017, Page 142, aforesaid records; as affected by that certain Assignment and Assumption of Operating Agreement from Federated Department Stores, Inc., a Delaware corporation to Rich's North Dekalb Real Estate, Inc., a Delaware corporation, dated July 29, 1988, filed for record August 18, 1988, and recorded in Deed Book 616, Page 318, aforesaid records; as affected by that certain Certificate of Compliance by CF-H North Dekalb Center Associates, a Georgia limited partnership, whose sole general partner is CF North Dekalb Associates, a Georgia limited partnership, having as its authorized general partner Oakliff Fairview Shopping Center Properties (Georgia) Inc., a Delaware corporation, dated May 16, 1990, filed for record May 16, 1990, and recorded in Deed Book 6703, Page 680, aforesaid records; as affected by that certain Agreement Respecting Restated Construction, Operation and Reciprocal Easement for North Dekalb Mall, DeKalb County, Georgia by and between CF Georgia North Dekalb LP, a Delaware limited partnership and Rich's Real Estate, Inc., a Delaware corporation, dated June 30, 1997, filed for record July 18, 1997, and recorded in Deed Book 9532, Page 626, aforesaid records; as affected by that certain Assignment and Assumption of Construction, Operation and Reciprocal Easement Agreement from CF Georgia North Dekalb LP, a Delaware limited partnership to Hendon North Dekalb, LLC, a Georgia limited liability company, dated October 21, 2003, filed for record October 22, 2003, and recorded in Deed Book 15242, Page 611, aforesaid records; as affected by that certain Amendment to Restated Construction, Operation and Reciprocal Easement Agreement by and between Hendon North Dekalb, LLC, a Georgia limited liability company and Macy's Retail Holdings, Inc., a New York corporation, dated August 20, 2007, and recorded in Deed Book 20318, Page 304, aforesaid records; as affected by that certain Second Amendment to Restated Construction, Operation and Reciprocal Easement Agreement by and among Hendon North Dekalb, LLC, a Georgia limited liability company, Hendon Ring Road, LLC, a Georgia limited liability company and Macy's Retail Holdings, Inc., a New York corporation, dated November 14, 2011, filed for record July 20, 2012, and recorded in Deed Book 23151, Page 583, aforesaid records; and as affected by that certain Assignment and Assumption of Core Agreement from Hendon North Dekalb, LLC, a Georgia limited liability company and Hendon Ring Road, LLC, a Georgia limited liability company to LCI-SVAP NDM JV, LP, a Delaware limited partnership, dated May 9, 2014, filed for record May 15, 2014, and recorded in Deed Book 24380, Page 203, aforesaid records.
AFFECTS SITE – BLANKET EASEMENTS & RESTRICTIONS – NOT PLOTTABLE
40. Any rights, interests, or claims which may exist or arise by reason of the following facts shown on the ALTA/NSPS Land Title Survey dated August 4, 2021, last revised December 15, 2017, prepared by GeoSurvey, bearing the seal of John T. Newman, GRLS #3324, as Job Number 20175643.

VICINITY MAP

SITE LOCATION — LATITUDE: 33° 48' 30" LONGITUDE: 84° 16' 39"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

SURVEY TRACTS ONE THROUGH FIVE ARE LOCATED IN FLOOD ZONE "X" AND SURVEY TRACTS SIX, EIGHT, & NINE ARE LOCATED IN FLOOD ZONE "AE" BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C0067K, AND THE DATE OF SAID MAP IS AUGUST 15, 2019. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WITHIN THE BOUNDARIES OF SURVEY TRACTS ONE THROUGH FIVE WERE LOCATED IN DECEMBER 2017 AND ARE SHOWN BASED ON SURVEY REFERENCE 1.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THE INTERIOR BUILDING LINES DIVIDING THE INDIVIDUAL SUITES ARE APPROXIMATE, BASED UPON OBSERVATIONS AND DIMENSIONS MADE FROM THE EXTERIOR OF THE BUILDING AND ARE NOT TO BE USED FOR REMODELING, CONSTRUCTION OR CALCULATIONS OF LEASE AREAS.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE COORDINATE SYSTEM OF GEORGIA—WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "C-1" (LOCAL COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF DEKALB COUNTY.

THE MINIMUM YARD SETBACKS ARE:
FRONT (THOROUGHFARE & ARTERIAL) – 60 FEET; FRONT (OTHER) – 50 FEET
SIDE (INTERIOR) – 20 FEET; SIDE (CORNER LOT) – 50 FEET; REAR – 30 FEET

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1> ALTA/NSPS LAND TITLE SURVEY OF NORTH DEKALB MALL, PREPARED BY GEOSURVEY, LTD., DATED DECEMBER 15, 2017 (JOB NO. 20175643-01).

SURVEYOR CERTIFICATION (ALTA/NSPS)

To: Edens Limited Partnership and Edens Realty, Inc., their lenders, and First American Title Insurance Company, their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a)(b), 7(a)(c), 8, 9, 10, 11(a)(b), 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on August 4, 2021.

Date: August 4, 2021

John T. Newman
John T. Newman
Georgia Registered
Land Surveyor # 3324



1 SHEET
OF
10

SURVEYOR CERTIFICATION (GEORGIA)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

John T. Newman
John T. Newman
Georgia Registered
Land Surveyor # 3324

ALTA/NSPS LAND TITLE SURVEY

North Dekalb Mall

FOR

Edens Limited Partnership

Edens Realty, Inc

First American Title Insurance Company

GS JOB NO:	20175643	DRAWING SCALE:	1"= 40'	SURVEY DATE:	08-04-2021
FIELD WORK:	ZM/WG	CITY:	UNINCORPORATED	REVISIONS	
PROJ MGR:	JTN	COUNTY:	DEKALB	DATE	Description
REVIEWED:	DLH	LAND LOT:	100 & 101	1. 8-19-21	Address Comments
DWG FILE:	20175643-04.dwg	DISTRICT:	18TH	2. 9-16-21	Address Comments

SHEET INDEX

SHEET 2

SHEET 3

SHEET 4

SHEET 5

SHEET 7

SHEET 9

SHEET 8

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	131.39'	27.85'	27.79'	S35°30'32"W
C2	303.36'	17.02'	17.02'	S31°02'34"W
C3	27.00'	6.28'	6.27'	S25°58'53"W
C4	350.00'	97.01'	96.70'	S44°27'06"W
C5	302.36'	81.23'	80.99'	S59°45'17"W
C6	347.00'	115.56'	115.03'	S76°59'11"W
C7	623.13'	323.11'	319.50'	N73°37'25"W
C8	371.00'	218.97'	214.48'	N43°36'27"W
C9	296.99'	111.43'	110.78'	N12°41'45"W
C10	2283.00'	116.80'	116.79'	N00°29'06"W
C11	7018.44'	99.82'	99.82'	N00°34'20"E
C12	233.00'	197.89'	192.00'	N36°51'10"E
C13	27.00'	13.45'	13.31'	N46°55'32"E
C14	182.00'	118.33'	116.26'	N81°31'39"E
C15	219.00'	186.10'	186.55'	S55°30'10"E
C16	217.00'	102.25'	101.31'	S44°39'28"E
C17	114.00'	161.32'	148.19'	S48°56'11"E
C18	33.00'	51.69'	46.56'	S53°24'16"E
C19	441.76'	64.52'	64.52'	N85°52'43"E
C20	48.00'	39.15'	38.07'	N66°41'00"E
C21	1203.92'	78.21'	78.20'	S05°39'35"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S17°52'15"W	11.94'
L2	N71°05'44"W	27.36'
L3	N17°52'15"E	11.94'
L4	S71°05'44"E	21.34'
L5	N48°31'39"W	13.69'
L6	S22°48'07"W	28.21'
L7	S00°17'10"W	24.24'
L8	S84°45'57"E	8.00'

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 149,225, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 699,292 FEET. JTN, INT.

AERIAL PHOTOGRAPH



GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900

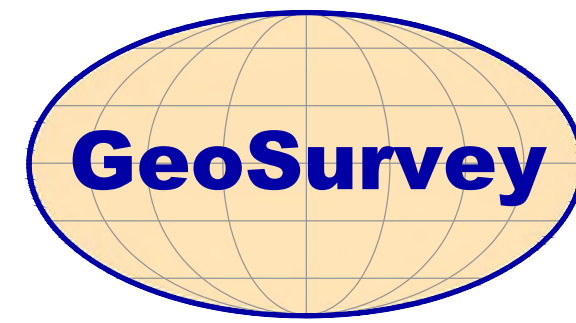
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621



IF YOU DIG
Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

SITE PHOTOGRAPHS



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900

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Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY

North Dekalb Mall

FOR

Edens Limited Partnership

Edens Realty, Inc

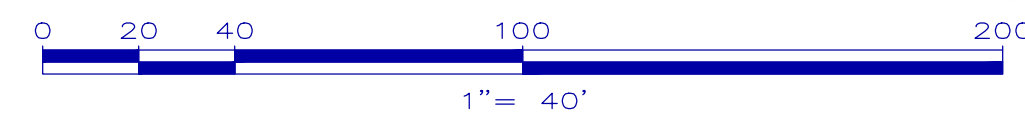
First American Title Insurance Company

GS JOB NO:	20175643	DRAWING SCALE:	1"= 40'	SURVEY DATE:	08-04-2021
FIELD WORK:	ZM/WG	CITY:	UNINCORPORATED	REVISIONS	
PROJ MGR:	JTN	COUNTY:	DEKALB	STATE:	GA
REVIEWED:	DLH	LAND LOT:	100 & 101	1. Date	Description
DWG FILE:	20175643-04.dwg	DISTRICT:	18TH	2. 8-19-21	Address Comments
				2. 9-16-21	Address Comments

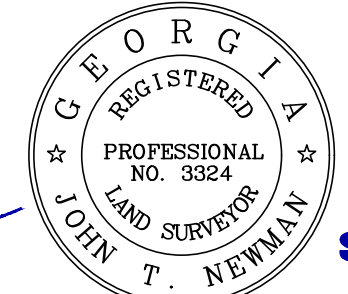
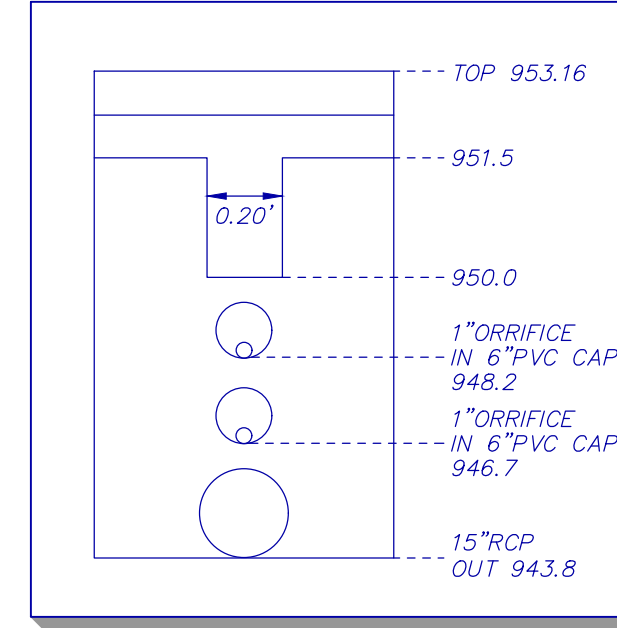
LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	POWER POLE
BH BORE HOLE	GUY WIRE
BSL BUILDING SETBACK LINE	POWER LINE
CI CURB INLET	LIGHT POLE
CMF CORRUGATED METAL PIPE	ELECTRIC VAULT
CD CONCRETE MONUMENT FND	ELECTRIC TRANSFORMER
CPD COMMUNICATION PEDESTAL	WATER VAULT
CTP CRIMPED TOP PIPE	GAS VALVE
DI DROP INLET	GAS METER
DIP DUCTILE IRON PIPE	WATER VALVE
DWCB DOUBLE WING CATCH BASIN	WATER METER
FND FOUND	FIRE HYDRANT
GM GAS METER	UNDERGROUND ELECTRIC LINE
INV INVERT	UNDERGROUND GAS LINE
JB JUNCTION BOX	UNDERGROUND COMMUNICATION LINE
MH MANHOLE	UNDERGROUND WATER LINE
OHP OVERHEAD POWER	REGULAR PARKING SPACE
OT OPEN TOP PIPE	HANDICAP PARKING SPACE
PM POWER METER	TREE POSITION INDICATOR
POB POINT OF BEGINNING	SIGN
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
S/S SANITARY SEWER	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

GRAPHIC SCALE

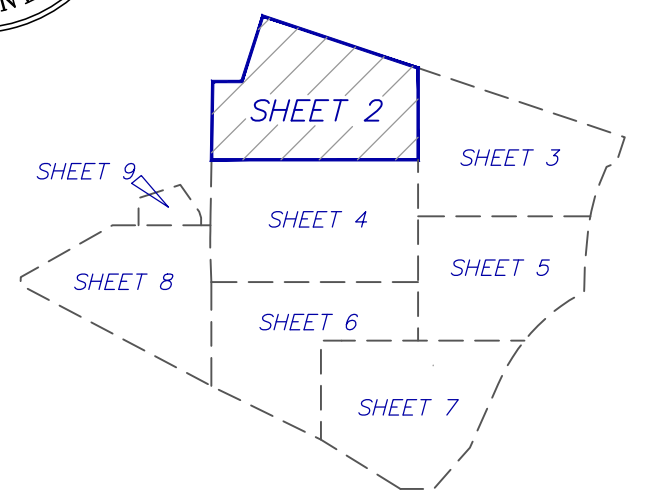


OCS DETAIL 2

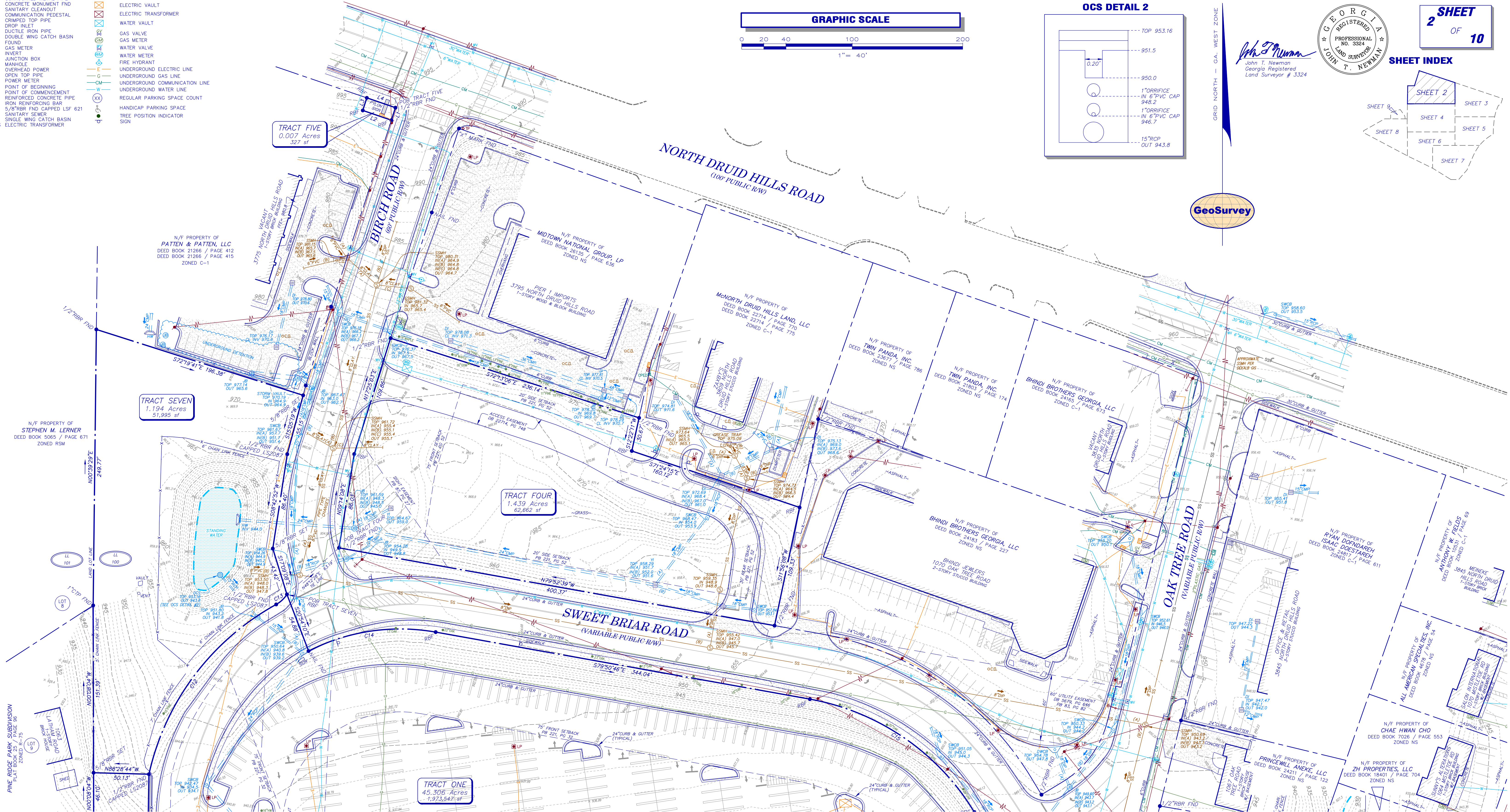


SHEET 2
OF
10

SHEET INDEX



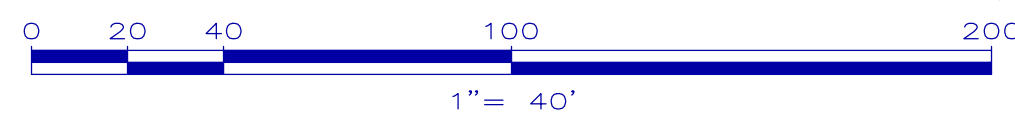
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Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY

North Dekalb Mall

FOR

Edens Limited Partnership

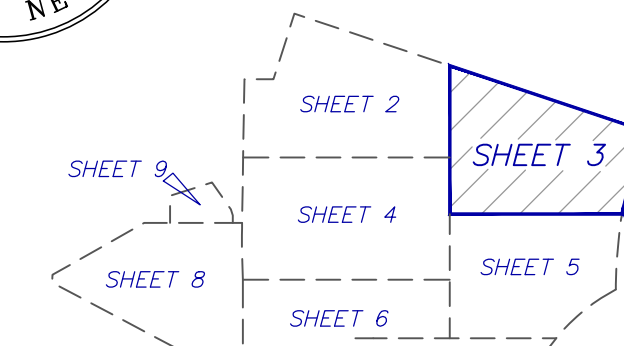
Edens Realty, Inc

First American Title Insurance Company

GS JOB NO:	20175643	DRAWING SCALE:	1" = 40'	SURVEY DATE:	08-04-2021
FIELD WORK:	ZM/WG	CITY:	UNINCORPORATED	REVISIONS:	
PROJ MGR:	JTN	COUNTY:	DEKALB STATE: GA	1. 8-19-21	Description
REVIEWED:	DLH	LAND LOT:	100 & 101	2. 9-16-21	Address Comments
DWG FILE:	20175643-04.dwg	DISTRICT:	18TH		

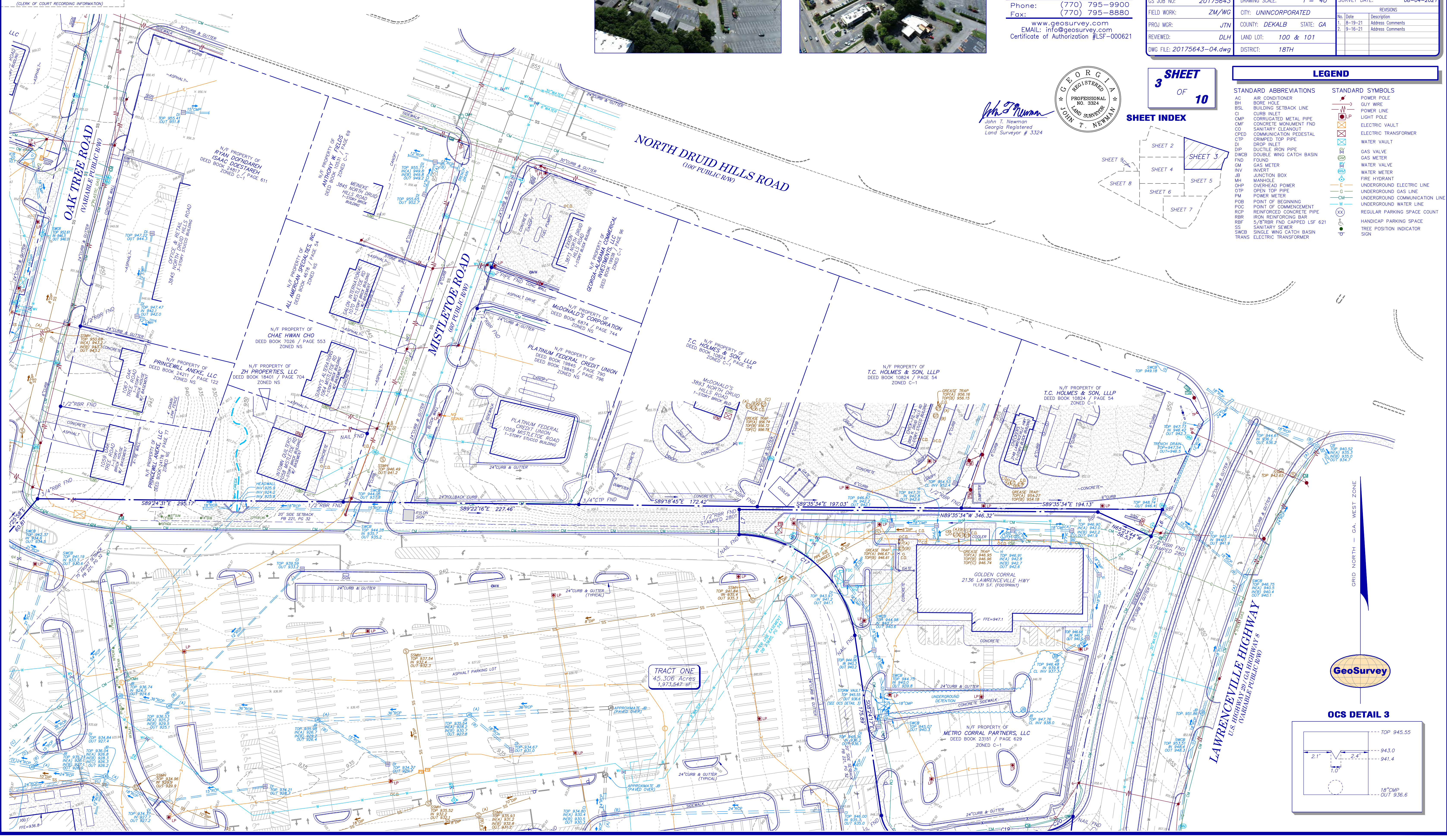
3 SHEET
OF 10

SHEET INDEX

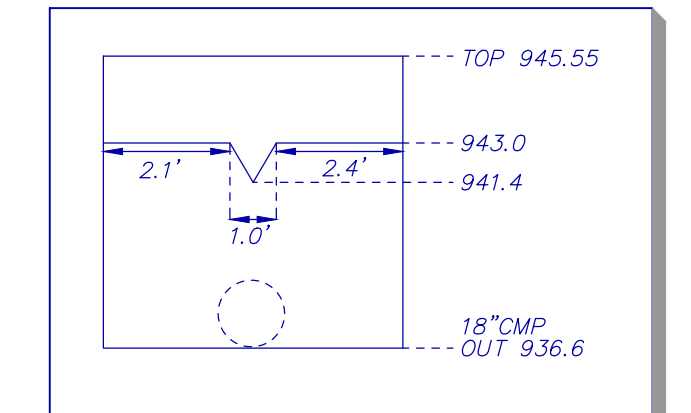


LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	POWER POLE
BH BORE HOLE	GUY WIRE
BSL BUILDING SETBACK LINE	LIGHT POLE
CI CURB INLET	LP
CMF CORRUGATED METAL PIPE	ELECTRIC VAULT
CO CONCRETE MONUMENT FND	ELECTRIC TRANSFORMER
CPD SANITARY CLEANOUT	WATER VAULT
CTP CRIMPED TOP PIPE	
DI DROP INLET	
DIP DUCTILE IRON PIPE	
DWCB DOUBLE WING CATCH BASIN	
FND FOUND	
INV GAS METER	
INV INVERT	
JB JUNCTION BOX	
MH MANHOLE	
OHP OVERHEAD POWER	
OTP OPEN TOP PIPE	
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RFB IRON REINFORCING BAR	
RFB 5/8" RFB FND CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	
	REGULAR PARKING SPACE COUNT
	HANDICAP PARKING SPACE
	TREE POSITION INDICATOR
	SIGN



OCS DETAIL 3



SITE PHOTOGRAPHS

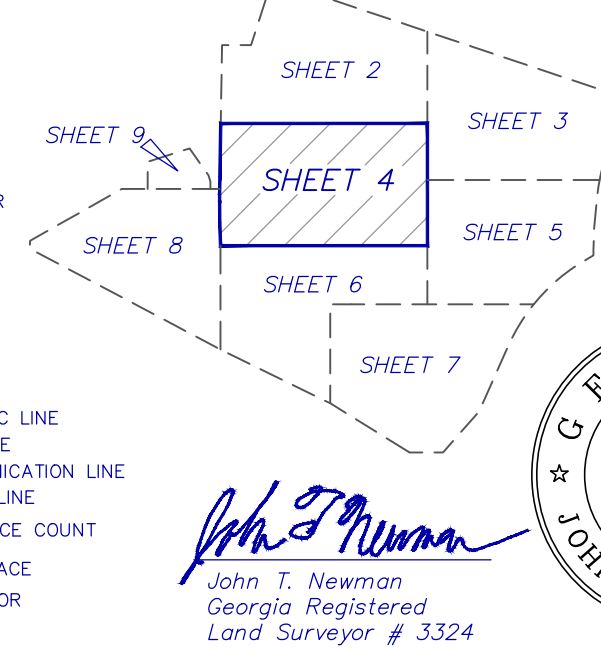


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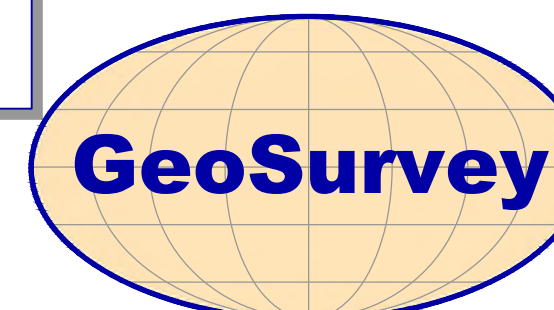
STANDARD ABBREVIATIONS
AC AIR CONDITIONER
BH BORE HOLE
BSL BUILDING SETBACK LINE
CI CURB INLET
CMP CORRUGATED METAL PIPE
CMP CONCRETE MONUMENT FND
CO SANITARY CLEANOUT
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DIP DUCTILE IRON PIPE
DWCB DOUBLE WING CATCH BASIN
FND FOUND
GM GAS METER
INV INVERT
JB JUNCTION BOX
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OHP OVERHEAD POWER
OTF OPEN TOP PIPE
OTF POWER METER
POB POINT OF BEGINNING
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RCP REINFORCED CONCRETE PIPE
RBR 8" RBR FND CAPPED LSF 621
SS SANITARY SEWER
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TRANS ELECTRIC TRANSFORMER

STANDARD SYMBOLS
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GUY WIRE
POWER LINE
LIGHT POLE
ELECTRIC VAULT
ELECTRIC TRANSFORMER
WATER VAULT
GAS VALVE
GAS METER
WATER VALVE
WATER METER
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UNDERGROUND COMMUNICATION LINE
UNDERGROUND WATER LINE
REGULAR PARKING SPACE COUNT
HANDICAP PARKING SPACE
TREE POSITION INDICATOR
SIGN

SHEET INDEX



4 SHEET
OF 10



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Certificate of Authorization #LSF-000621



John T. Newman
Georgia Registered
Land Surveyor # 3324

ALTA/NSPS LAND TITLE SURVEY

North Dekalb Mall

FOR

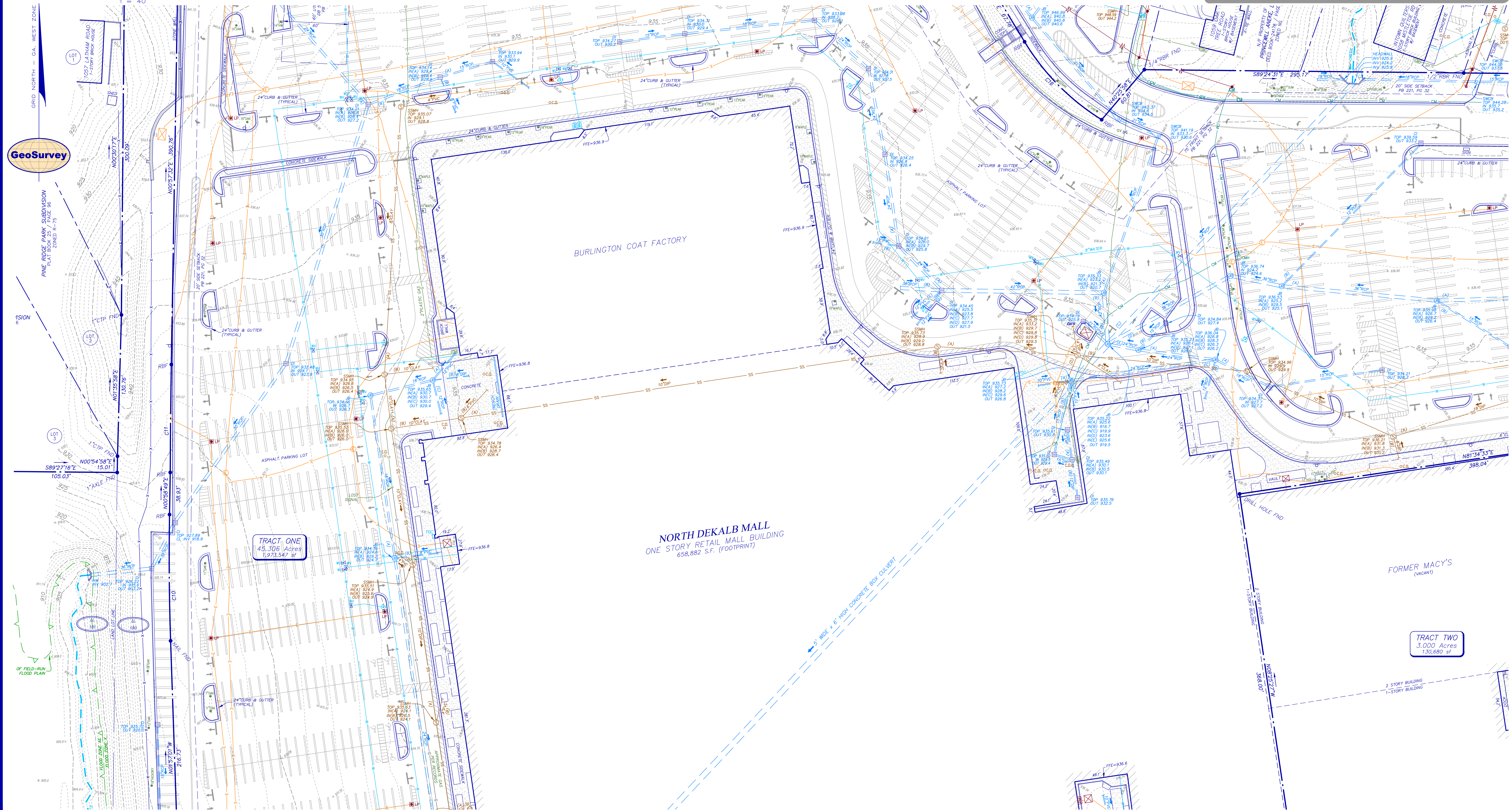
Edens Limited Partnership

Edens Realty, Inc

First American Title Insurance Company

GS JOB NO:	20175643	DRAWING SCALE:	1" = 40'	SURVEY DATE:	08-04-2021
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REVIEWED:	DLH	LAND LOT:	100 & 101	No. Date Description	
DWG FILE:	20175643-04.dwg	DISTRICT:	18TH	1. 8-19-21 Address Comments	
				2. 9-16-21 Address Comments	

GRAPHIC SCALE



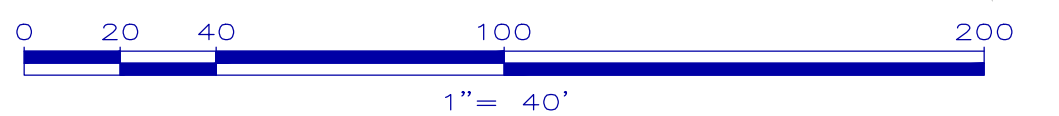
SITE PHOTOGRAPHS



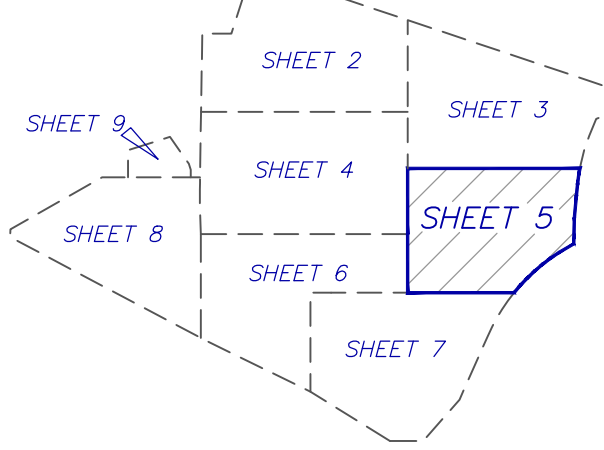
LEGEND

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BH BORE HOLE	GUY WIRE
BLS BUILDING SETBACK LINE	POWER LINE
CI CORRUGATED METAL PIPE	LIGHT POLE
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CPD COMMUNICATION PEDESTAL	ELECTRIC TRANSFORMER
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DI DROP INLET	GAS VALVE
DIP DUCTILE IRON PIPE	GAS METER
DWCB DOUBLE WING CATCH BASIN	WATER METER
FND FOUND	WATER METER
GM GAS METER	FIRE HYDRANT
INV INVERT	UNDERGROUND ELECTRIC LINE
JB JUNCTION BOX	UNDERGROUND GAS LINE
MH MANHOLE	UNDERGROUND COMMUNICATION LINE
OMP OVERHEAD POWER	UNDERGROUND WATER LINE
OTF OPEN TOP PIPE	REGULAR PARKING SPACE COUNT
PM POWER METER	HANDICAP PARKING SPACE
POB POINT OF BEGINNING	TREE POSITION INDICATOR
POC POINT OF COMMENCEMENT	SIGN
RCP REINFORCED CONCRETE PIPE	
RFB IRON REINFORCING BAR	
RFB 5/8" RFB FND CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

GRAPHIC SCALE



SHEET INDEX



SHEET 5
OF
10

John T. Newman
John T. Newman
Georgia Registered
Land Surveyor # 3324



ALTA/NSPS LAND TITLE SURVEY

North Dekalb Mall

FOR

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First American Title Insurance Company

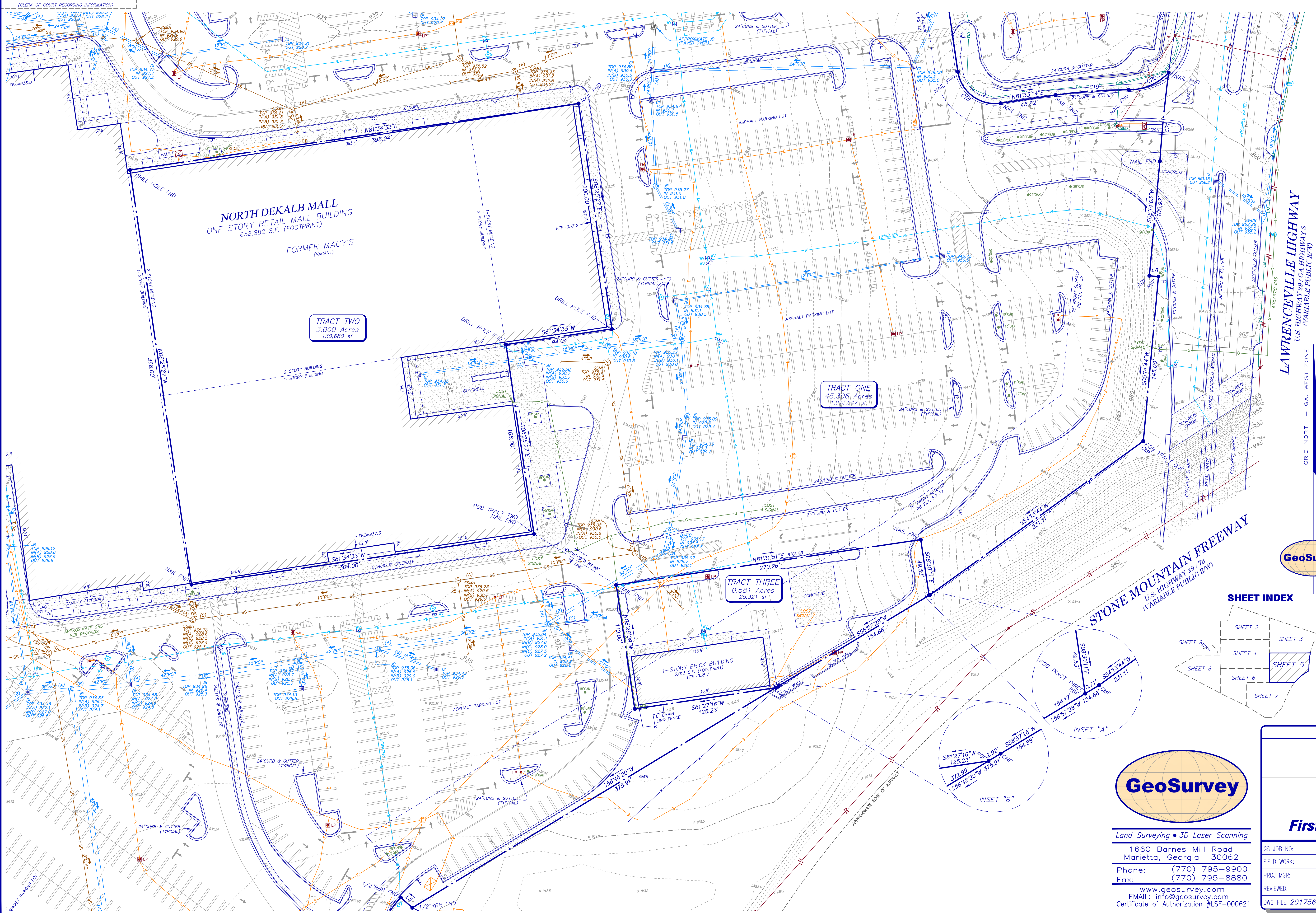
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DWG FILE:	20175643-04.dwg	LAND LOT:	100 & 101		Address Comments
		DISTRICT:	18TH		

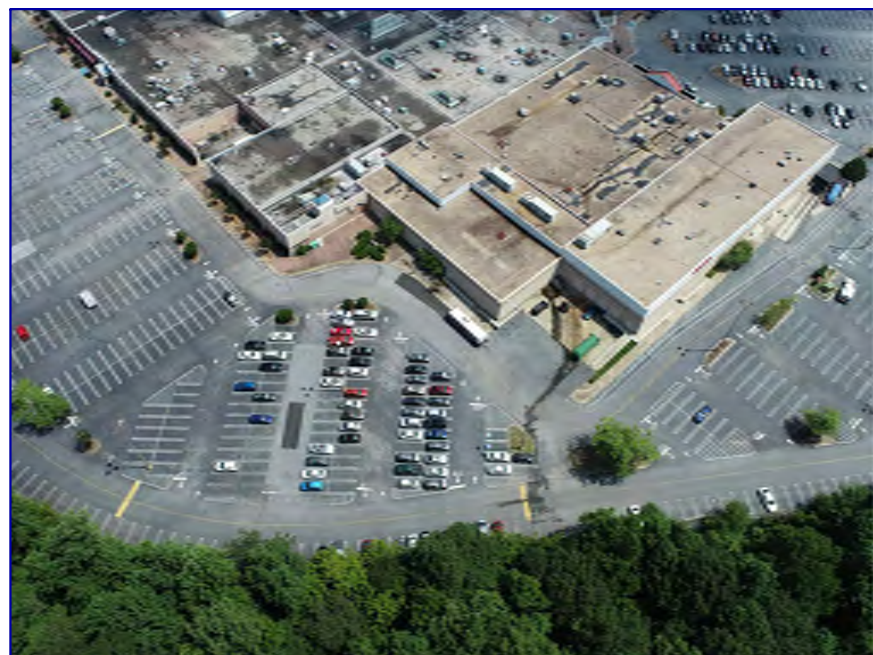


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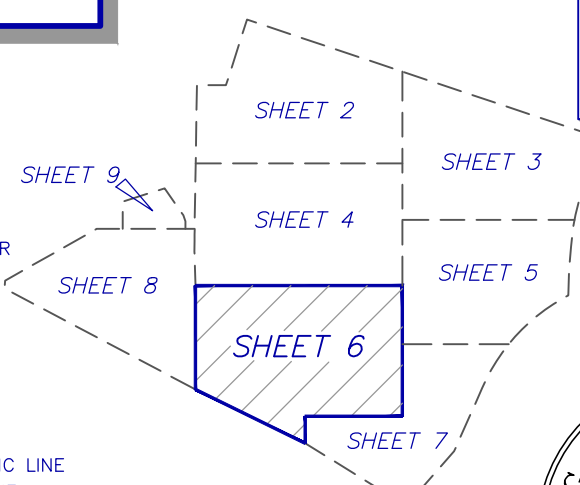


LEGEND

STANDARD ABBREVIATIONS
AC AIR CONDITIONER
BH BORE HOLE
BSL BUILDING SETBACK LINE
C CURB INLET
CMP CORRUGATED METAL PIPE
CMT CONCRETE MONUMENT FND
CO CONCRETE CLEANOUT
CPED COMMUNICATION PEDESTAL
CPT CRIMPED TOP PIPE
DIP DUCTILE IRON PIPE
DWCB DOUBLE WING CATCH BASIN
FND FOUND
GAS GAS METER
INV INVERT
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SS SANITARY SEWER
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STANDARD SYMBOLS
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GUY WIRE
POWER LINE
ELECTRIC VAULT
ELECTRIC TRANSFORMER
WATER VAULT
GAS VALVE
GAS METER
WATER VALVE
FIRE HYDRANT
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND COMMUNICATION LINE
UNDERGROUND WATER LINE
REGULAR PARKING SPACE
HANDICAP PARKING SPACE
TREE POSITION INDICATOR
SIGN

SHEET INDEX



SHEET
6
OF
10

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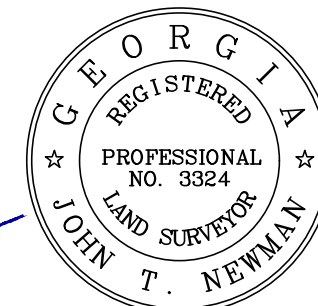
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North Dekalb Mall

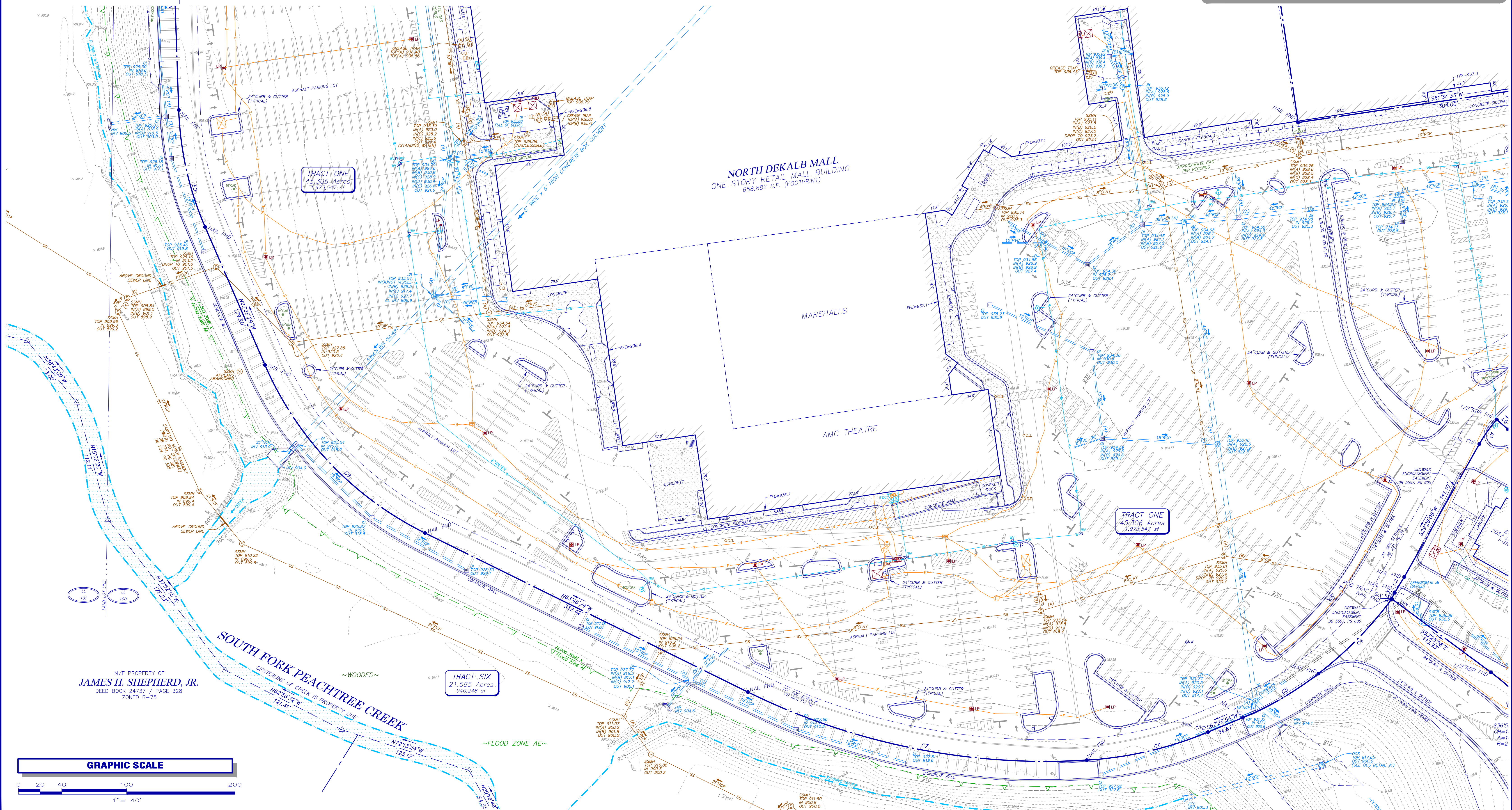
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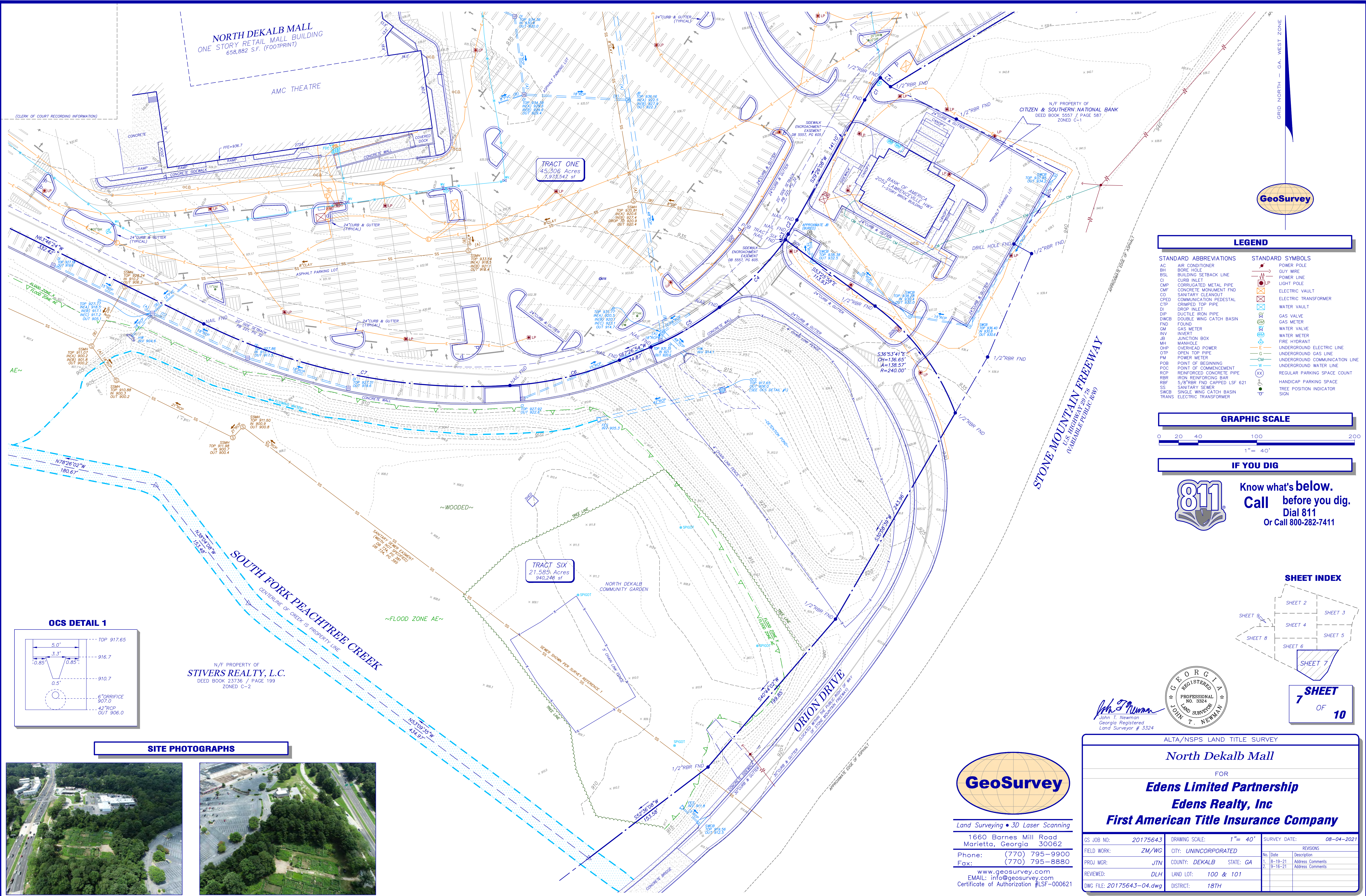
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Edens Realty, Inc

First American Title Insurance Company

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FIELD WORK:	ZM/WG	CITY:	UNINCORPORATED	REVISIONS:	
PROJ MGR:	JTN	COUNTY:	DEKALB	STATE:	GA
REVIEWED:	DLH	LAND LOT:	100 & 101	1. 8-19-21	Description
DWG FILE:	20175643-04.dwg	DISTRICT:	18TH	2. 9-16-21	Address Comments





(CLERK OF COURT RECORDING INFORMATION)

NORTH DEKALB MALL
ONE STORY RETAIL MALL BUILDING
658,882 S.F. (FOOTPRINT)

AMC THEATRE

TRACT ONE
45,306 Acres
1,973,547 sf

TRACT SIX
21,585 Acres
940,248 sf

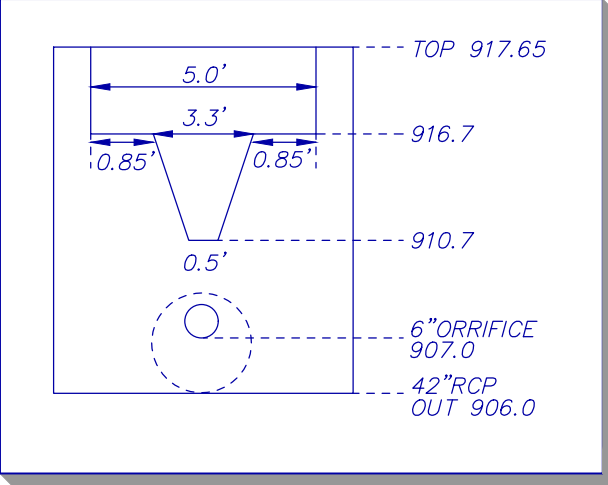
N/F PROPERTY OF
STIVERS REALTY, L.C.
DEED BOOK 23736 / PAGE 199
ZONED C-2

SOUTH FORK PEACHTREE CREEK
CENTERLINE OF CREEK IS PROPERTY LINE

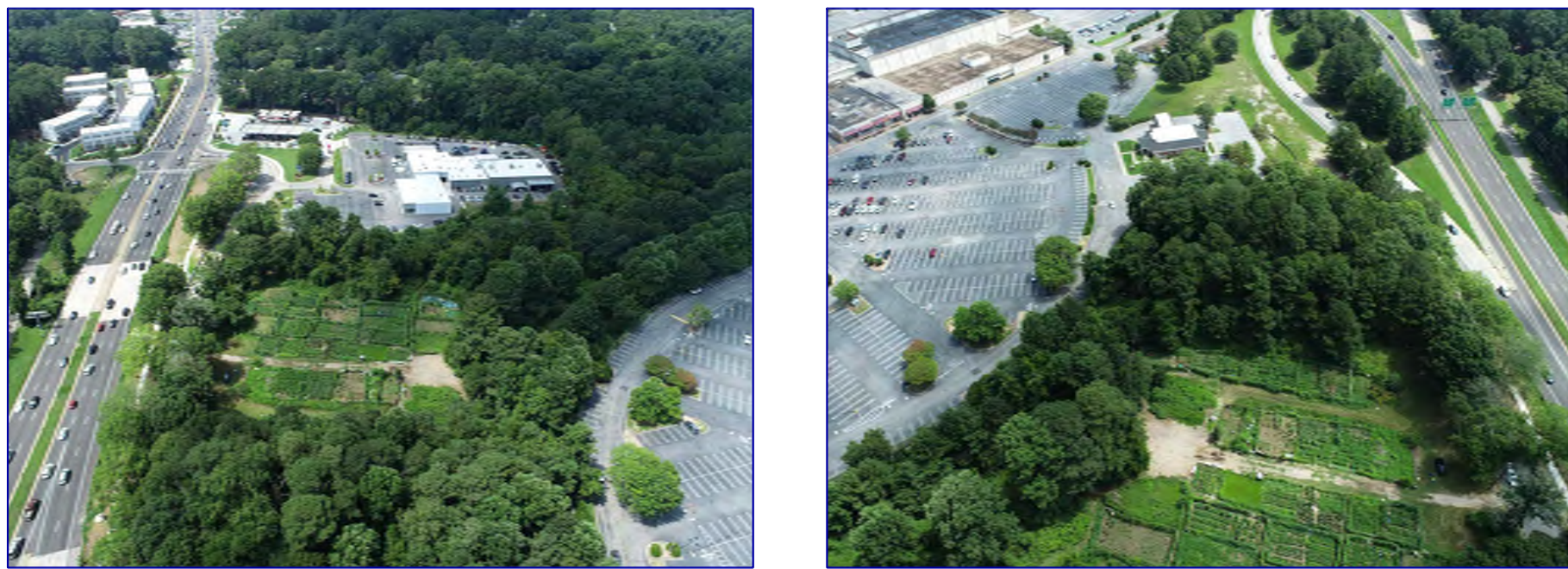
STONE MOUNTAIN FREEWAY
US HIGHWAY 29 / 78
(VARIABLE PUBLIC R/W)

ORION DRIVE
(LOCATE WITHIN THE PUBLIC RIGHT OF WAY)

OCS DETAIL 1



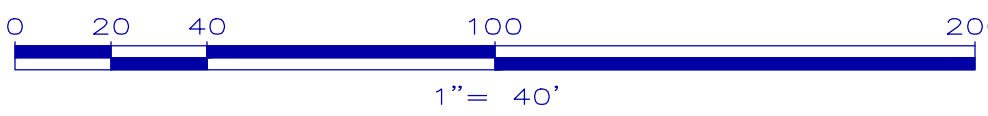
SITE PHOTOGRAPHS



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	POWER POLE
BH BORE HOLE	GUY WIRE
BSL BUILDING SETBACK LINE	POWER LINE
CI CURB INLET	ELECTRIC VAULT
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CMF CONCRETE MONUMENT FND	WATER VAULT
CO SANITARY CLEANOUT	ELECTRIC TRANSFORMER
CPED COMMUNICATION PEDESTAL	WATER VALVE
CTP CRIMPED TOP PIPE	GAS VALVE
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DIP DUCTILE IRON PIPE	WATER VALVE
DWCB DOUBLE WING CATCH BASIN	WATER METER
FND FOUND	WATER METER
QM GAS METER	WATER METER
INV INVERT	UNDERGROUND ELECTRIC LINE
JH JUNCTION BOX	UNDERGROUND GAS LINE
MH MANHOLE	UNDERGROUND COMMUNICATION LINE
OHP OVERHEAD POWER	UNDERGROUND WATER LINE
OTP OPEN TOP PIPE	REGULAR PARKING SPACE COUNT
PM POWER METER	HANDICAP PARKING SPACE
POB POINT OF BEGINNING	TREE POSITION INDICATOR
PCC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RFB REINFORCING BAR	
RSF 5/8" RBR FND CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

GRAPHIC SCALE

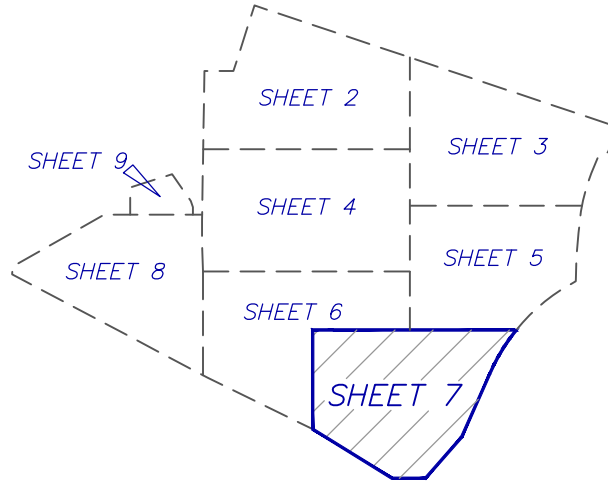


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SHEET INDEX



SHEET
7 OF 10



John T. Newman
Georgia Registered
Land Surveyor # 3324

ALTA/NSPS LAND TITLE SURVEY

North Dekalb Mall

FOR

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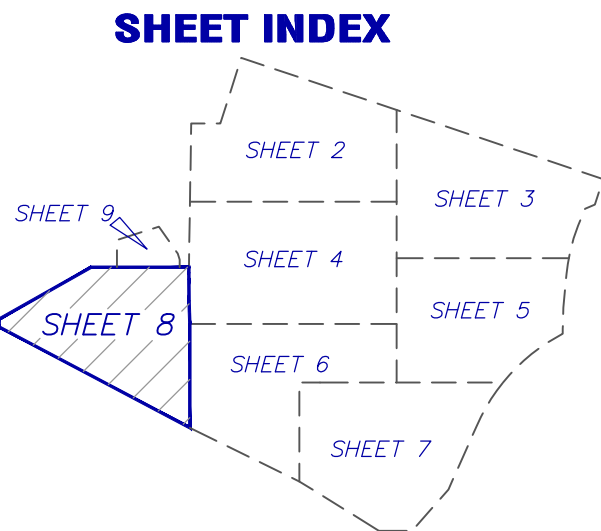
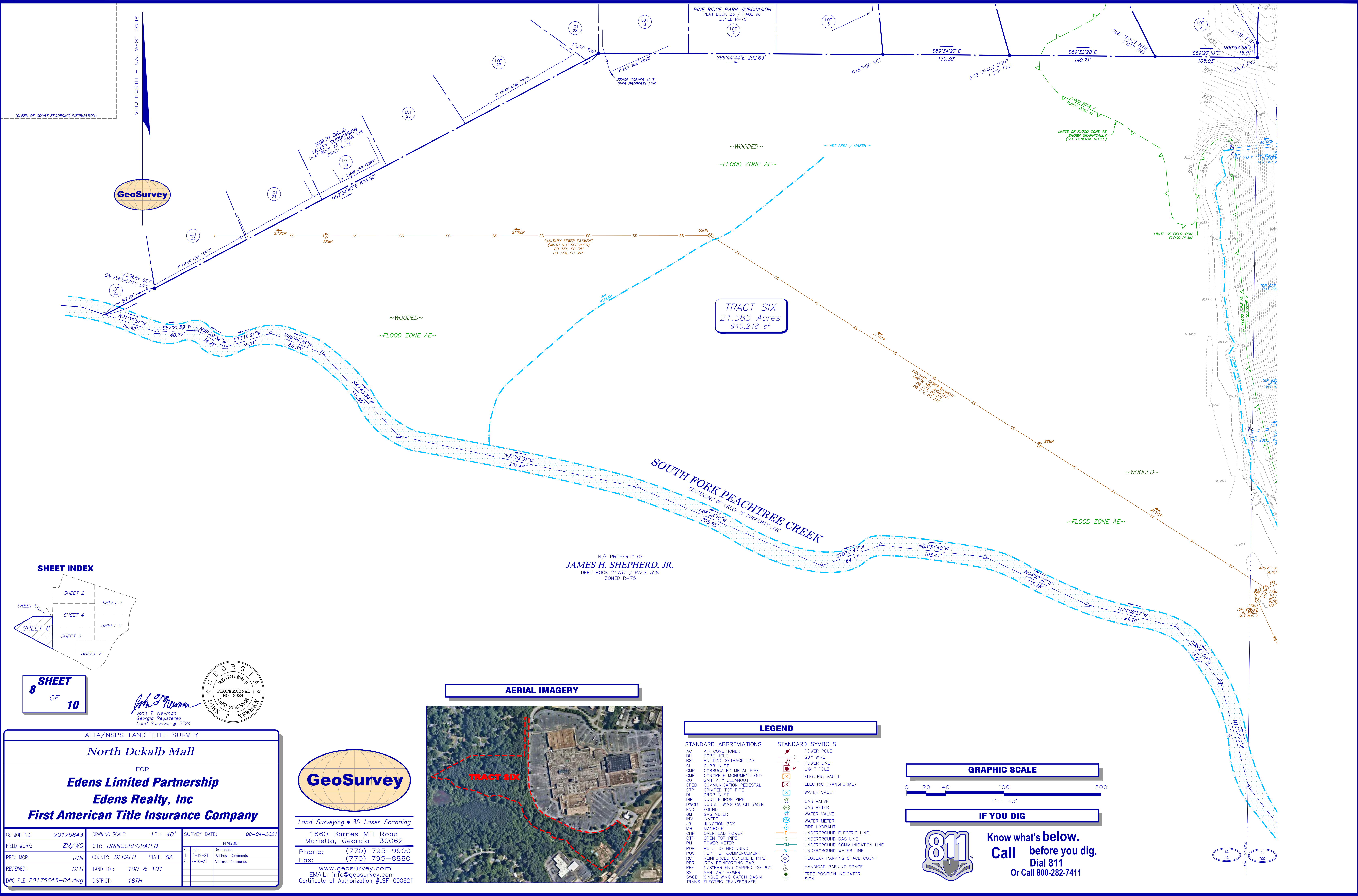
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Certificate of Authorization #LSF-000621

GS JOB NO:	20175643	DRAWING SCALE:	1" = 40'	SURVEY DATE:	08-04-2021
FIELD WORK:	ZM/WG	CITY:	UNINCORPORATED	No. Date Description	REVISIONS
PROJ MGR:	JTN	COUNTY:	DEKALB	1. 8-19-21	Address Comments
REVIEWED:	DLH	STATE:	GA	2. 9-16-21	Address Comments
DWG FILE:	20175643-04.dwg	LAND LOT:	100 & 101		
		DISTRICT:	18TH		



SHEET 8
OF 10

John T. Newman
John T. Newman
Georgia Registered
Land Surveyor # 3324

ALTA/NSPS LAND TITLE SURVEY			
North Dekalb Mall			
FOR			
Edens Limited Partnership			
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DWG FILE:	20175643-04.dwg	LAND LOT:	100 & 101
		DISTRICT:	18TH
SURVEY DATE:		08-04-2021	
No.		REVISIONS	
1		8-19-21 Description	
2		9-16-21 Address Comments	

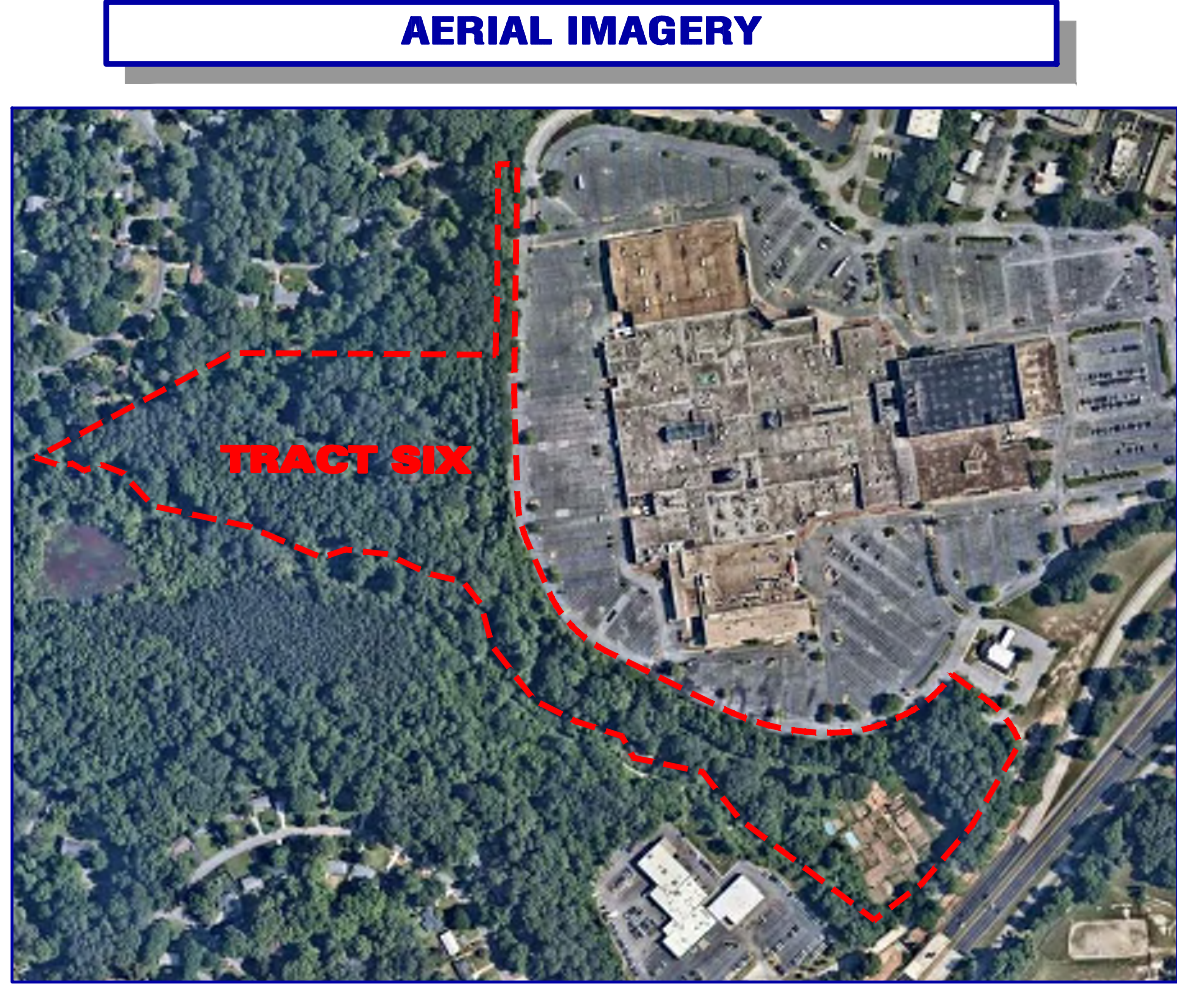
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SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

GRAPHIC SCALE

0 20 40 100 200

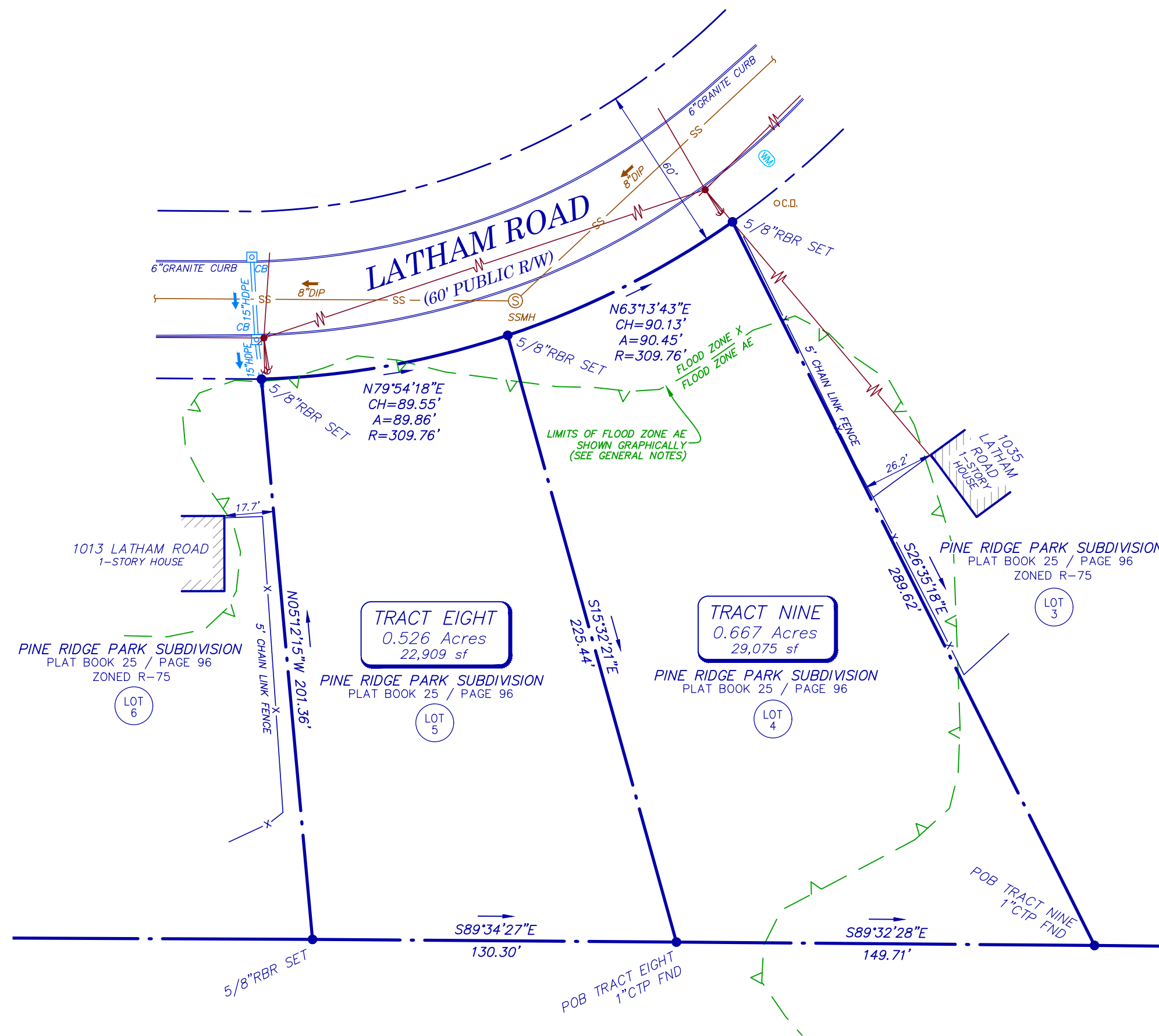
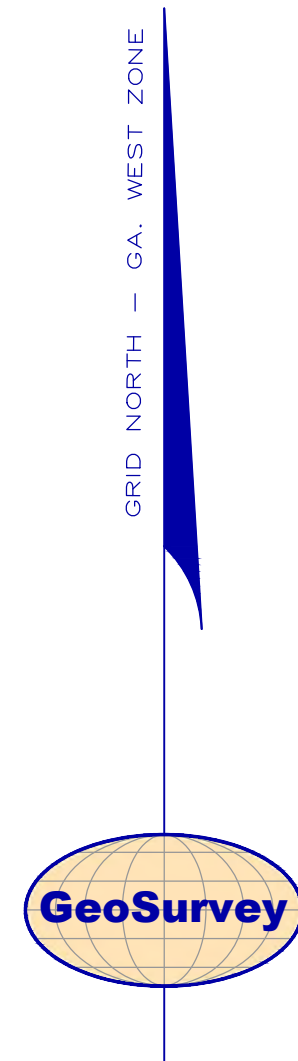
1"= 40'

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AERIAL IMAGERY



LEGEND

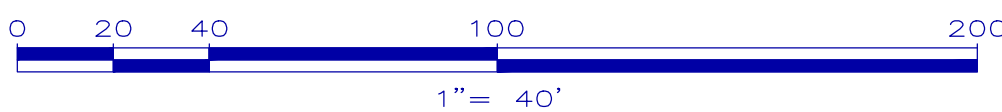
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	TREE POSITION INDICATOR
	SIGN

IF YOU DIG

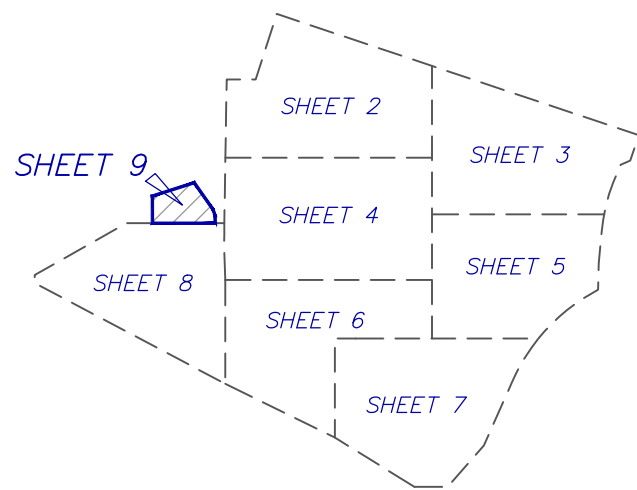


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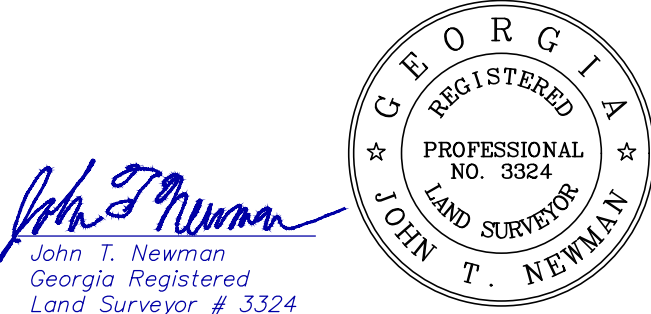
GRAPHIC SCALE



SHEET INDEX



9 SHEET
OF
10



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North Dekalb Mall

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Phone: (770) 795-9900

Fax: (770) 795-8880

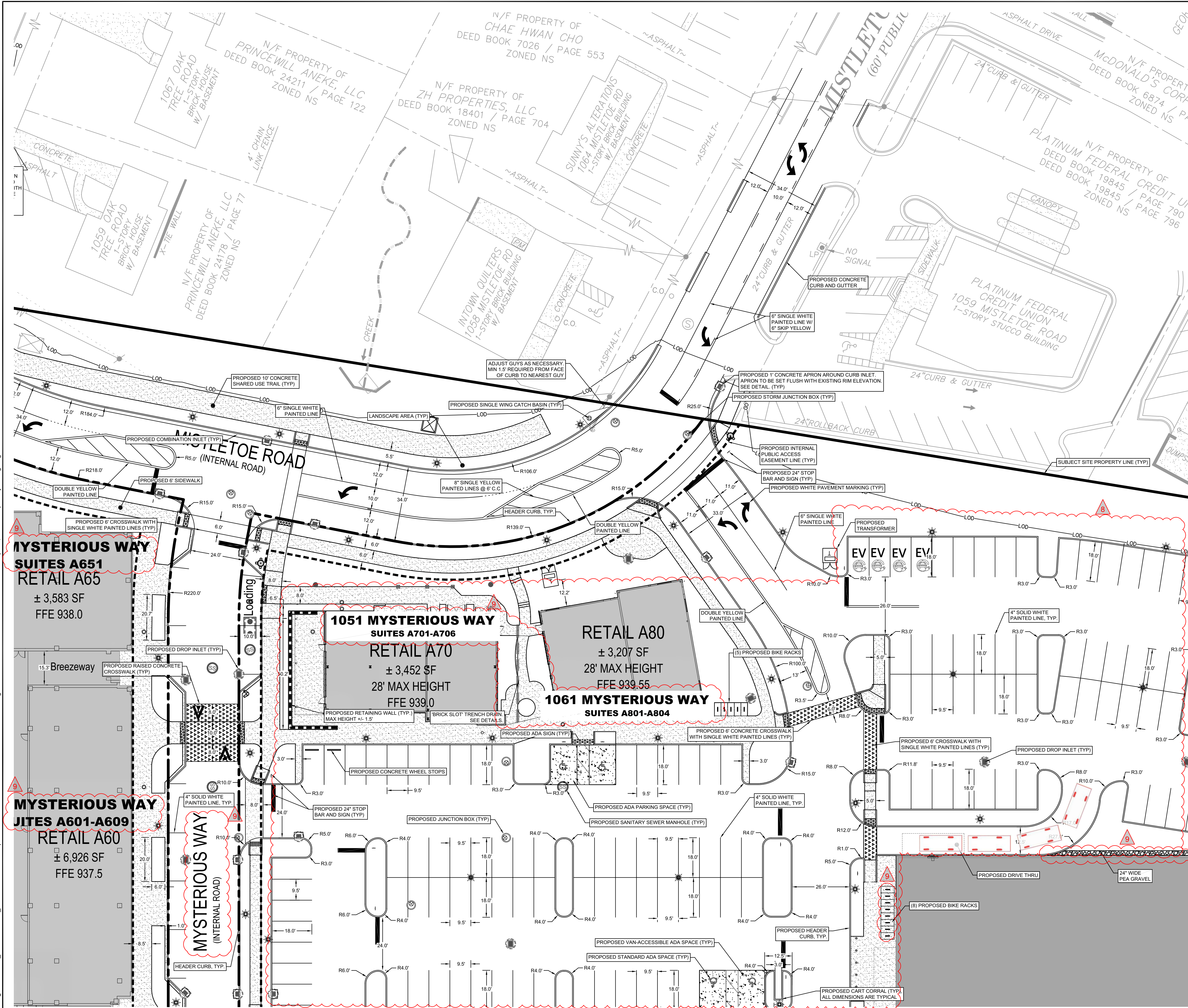
www.geosurvey.com

EMAIL: info@geosurvey.com

Certificate of Authorization #LSF-000621

SITE PLAN

Drawing name: K:\atl_civil\1838\014_north dekab mail\CAD\plansheets\DETAILED SITE PLAN VIEW 4 OF 14 Apr 07, 2025 5:01 pm by alex.gallegos

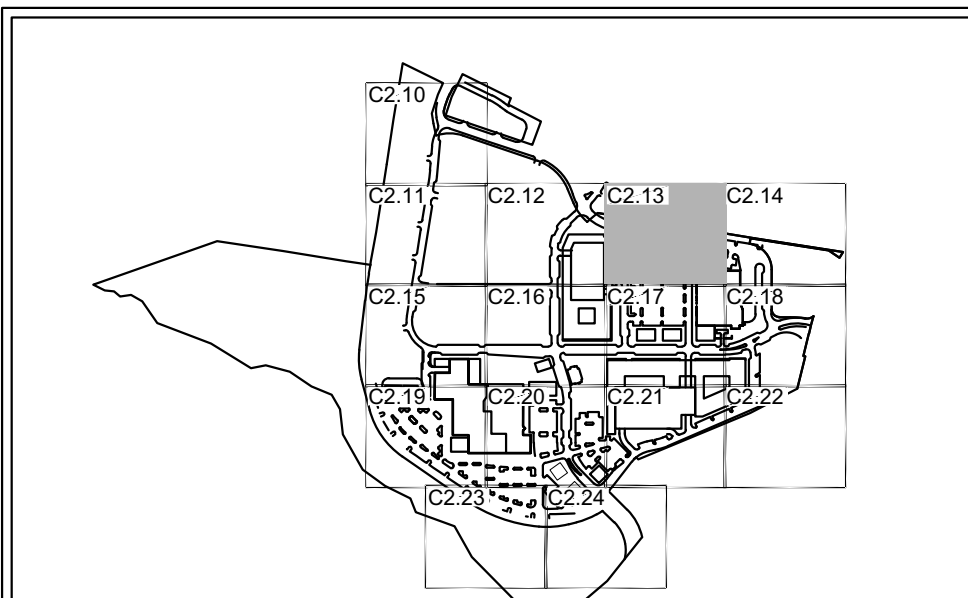


NOTE:

- SEE SHEETS C2-40 TO C2-43 FOR VEHICULAR PAVEMENT LIMITS AND TYPES. LIMITS OF HATCH SHOWN REPRESENT PEDESTRIAN PAVEMENTS.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- TRANSFORMER PAD LOCATIONS SHALL BE A MINIMUM OF 10 FEET FROM ANY BUILDING, OVERHANGS, CANOPIES, EXTERIOR WALLS, BALCONIES, EXTERIOR STAIRS AND/OR WALKWAYS CONNECTED TO THE BUILDING. TRANSFORMER PAD EDGES SHALL BE NOT LESS THAN 14 FEET FROM ANY DOORWAY, AND BE NOT LESS THAN 10 FEET FROM ANY WIDOW OR OTHER OPENING. (CHAPTER 120-33 MOD'S TO CHAPTER 6 SECTION 604.12)

LEGEND:

FOR SITE PLAN LEGEND (20-SC), REFER TO SHEET C2.10.



GEORGIA811.
Utility Protection Center, Inc.
Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0 10 20 30 40 50 60 70 80 90 100

DeKalb County
GEORGIA
DEVELOPMENT SERVICES
APPROVED
AP 1246647
DATE 7/10/2025
This Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.
The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. Permits are issued on the basis of the information provided by the applicant and the design professional. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors.
Plumbing, Mechanical, Gas, and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.
A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County Development Services.

PREPARED BY
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
3930 E. Jones Bridge Rd #350
PEACHTREE CORNERS, GEORGIA 30092
PHONE (770) 825-0744
WWW.KIMLEY-HORN.COM

EDENS
1221 MAIN ST. SUITE 1000
COLUMBIA, SC 29201

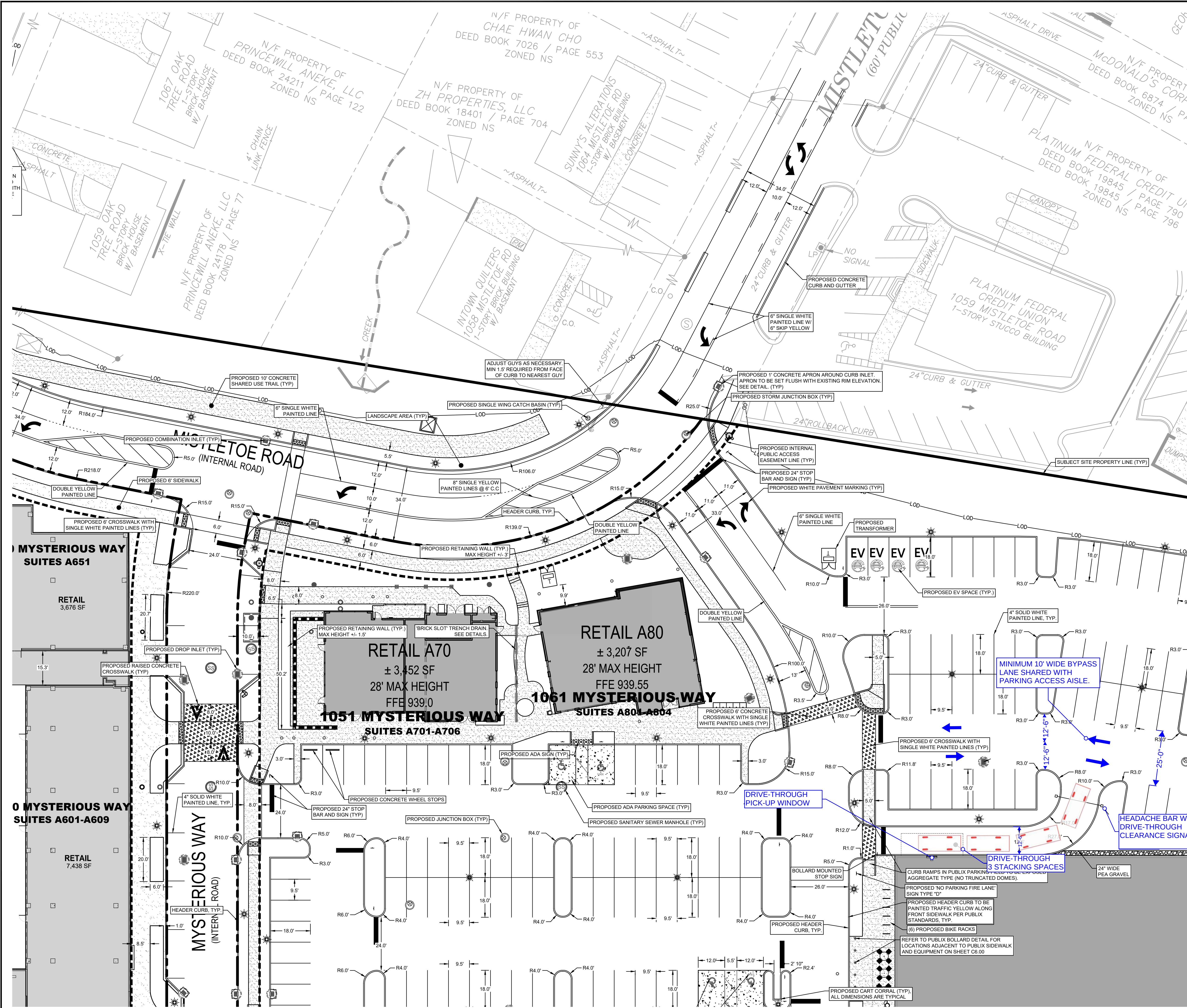
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8	PERMIT REVISION	12/18/2024	SPG
7	REVISED PRICING SET	08/19/2024	SPG
4	LDP SUBMITTAL	04/25/2024	TGB
3	LDP SUBMITTAL	01/28/2024	TGB
2	LDP SUBMITTAL	11/21/2023	TGB
1	LDP SUBMITTAL	09/06/2023	TGB
No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

LULAH HILLS PHASE 1
2050 LAWRENCEVILLE HWY, DEKALB COUNTY, GA 30033

PROJECT

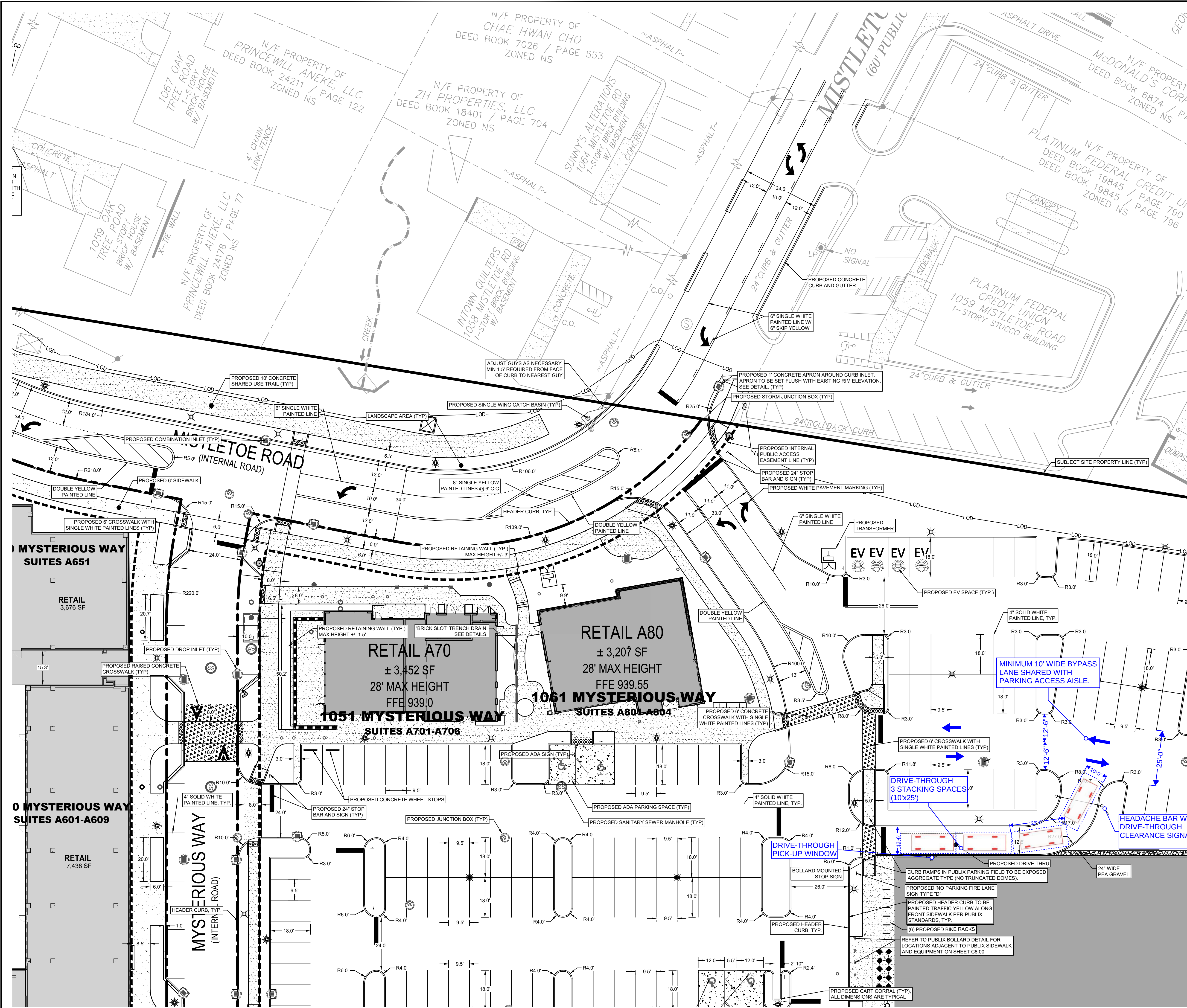
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DRAWN BY AG
DESIGNED BY SPG
REVIEWED BY JTR
DATE 9/6/2023
PROJECT NO. 018381020
TITLE
DETAILED SITE PLAN VIEW 4 OF 15
SHEET NUMBER
C2.13

Drawing name: K:\ATL_Civil\01838\014_North Dekalb MailCAD\Plans\sheet3_Publi\DETAILED SITE PLAN VIEW 4 OF 14 Sep 15, 2025 11:18am by: Alex Gallegos



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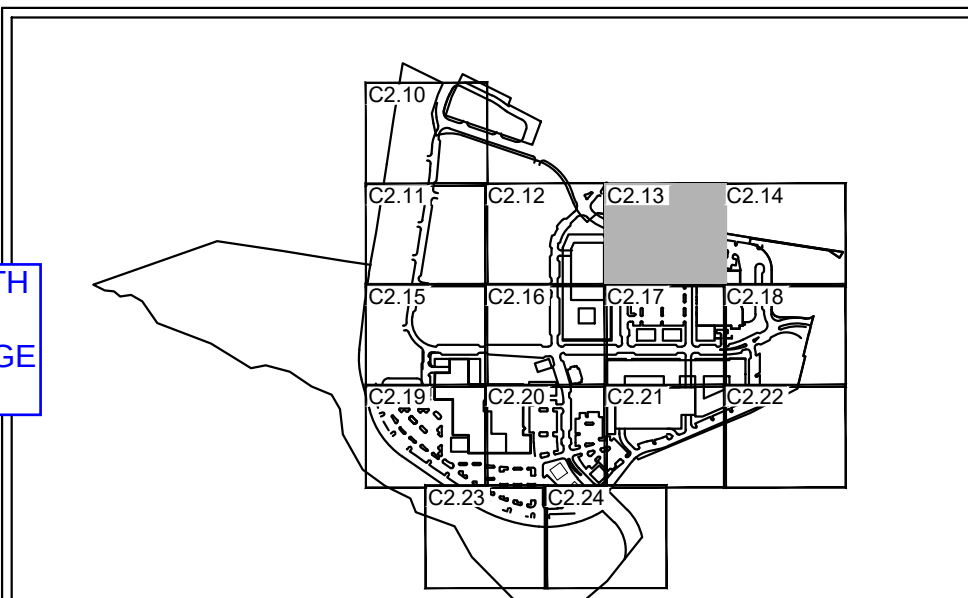


NOTE:

- SEE SHEETS C2-40 TO C2-43 FOR VEHICULAR PAVEMENT LIMITS AND TYPES. LIMITS OF HATCH SHOWN REPRESENT PEDESTRIAN PAVEMENTS.
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LEGEND:

FOR SITE PLAN LEGEND (20-SC), REFER TO SHEET C2.10.



PREPARED BY

Kimley»Horn

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PHONE (770) 825-0744
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EDENS

1221 MAIN ST. SUITE 1000
COLUMBIA, SC 29201

NO.	DATE	BY	DESCRIPTION
3	07/31/2025	SPG	PUBLIC SUBMITTAL 3
2	05/02/2025	SPG	PUBLIC SUBMITTAL 2
1	03/18/2025	SPG	PUBLIC SUBMITTAL 1
0			ISSUANCE AND REVISION DESCRIPTIONS

PROJECT

LULAH HILLS PHASE 1
2050 LAWRENCEVILLE HWY, DEKALB COUNTY, GA 30033

GEORGIA

REGISTERED PROFESSIONAL ENGINEER
TYLER ROSSER
016192016

GSWCC NO. (LEVEL II)

0000095769

DRAWN BY

AG

DESIGNED BY

SPG

REVIEWED BY

JTR

DATE

9/6/2023

PROJECT NO.

018381020

TITLE

DETAILED SITE PLAN VIEW 4 OF 15

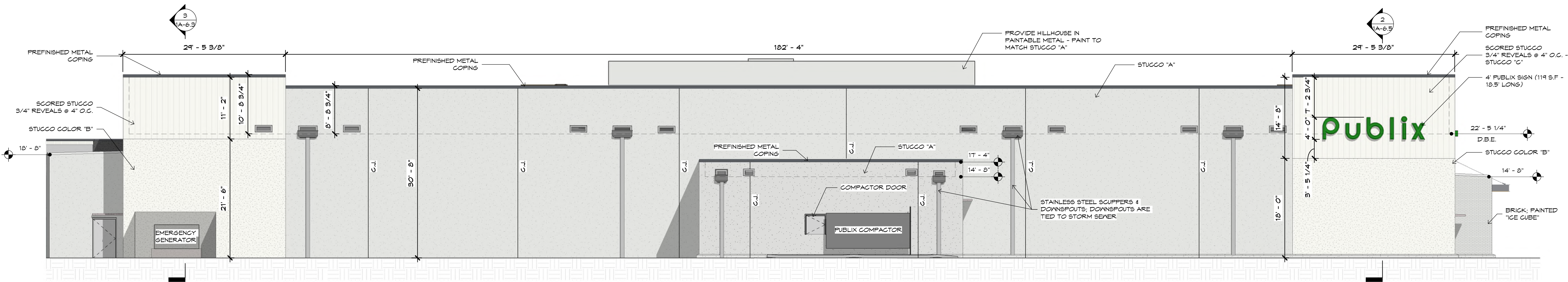
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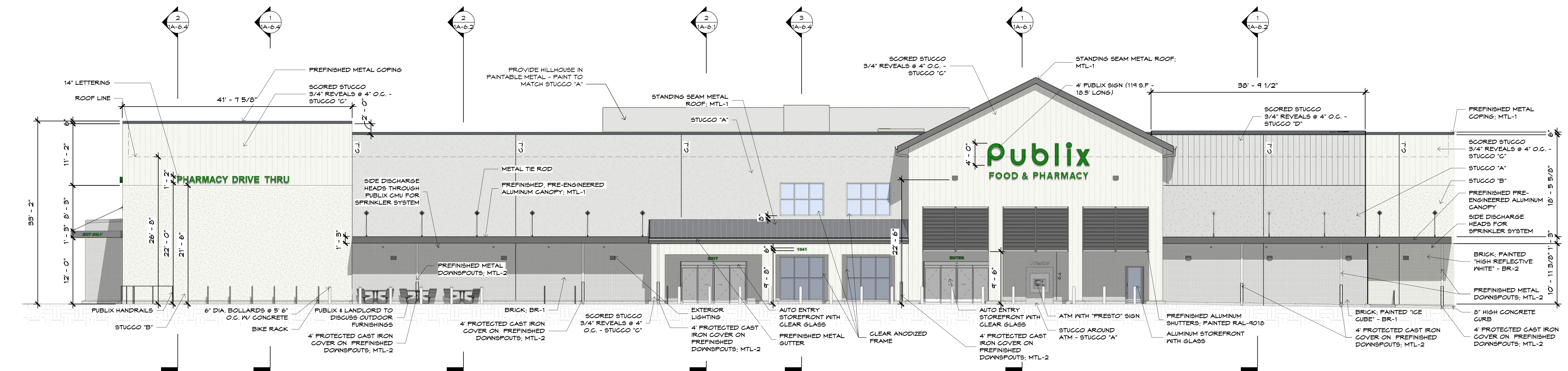
ELEVATIONS

EXTERIOR FINISH SCHEDULE			
MATERIAL DESCRIPTION	MANUFACTURER	COLOR	REMARKS:
BR-1 - BRICK 1	CHEROKEE BRICK	PAINTED SW6252 ICE CUBE	MODULAR, SMOOTH
BR-2 - BRICK 2	CHEROKEE BRICK	PAINTED SW7151 HIGH REFLECTIVE WHITE	MODULAR, SMOOTH
BRICK MORTAR	COOSA	MASON'S GRAY	TOOLED CONCAVE JOINTS
STUCCO "A"	DRYVIT	SW6252 ICE CUBE	SAND FINE
STUCCO "B"	DRYVIT	SW7151 HIGH REFLECTIVE WHITE	SAND FINE
STUCCO "C"	DRYVIT	SW7151 HIGH REFLECTIVE WHITE	SAND FINE WITH VERTICAL REVEALS @ 4" O.C.
STUCCO "D"	DRYVIT	SW6252 ICE CUBE	SAND FINE WITH VERTICAL REVEALS @ 4" O.C.
ALUMINUM STOREFRONT FRAME	BY PUBLIX	CLEAR ANODIZED FRAME	
MTL-1 - PREFINISHED METAL 1 - COPING, CANOPY, & SS METAL ROOFING	PAC-CLAD	SLATE GREY	
MTL-2 - PREFINISHED METAL 2 - SCUPPERS & DOWNSPOUTS	PAC-CLAD	BONE WHITE	UNLESS NOTED OTHERWISE
MTL-3 - PREFINISHED METAL 3 - ALUMINUM SHUTTERS		PAINTED RAL-9010 PAPHYRUS WHITE	

FINISH MATERIAL NOTES:
1. SUBMIT AND OBTAIN APPROVED SAMPLES BEFORE PROCEEDING WITH WORK.
2. ALL MASONRY VENEER SHALL BE OBTAINED FROM SAME MANUFACTURER'S RUN FOR COLOR CONSISTENCY. MASON TO BREAK APART AND MIX PALETTES ON JOB SITE FOR CONSISTENT COLOR MIXING. NO EXCEPTIONS.
3. A SAMPLE PANEL IS REQUIRED TO BE APPROVED BY ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE FINISH WORK MAY BEGIN.



2 REAR ELEVATION
SCALE 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE 1/8" = 1'-0"

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PROJECT: **PUBLIX CANOPY at LULAH HILLS**
1041 MYSTERIOUS WAY
DECATUR, GEORGIA 30033
FOR: **NDM (EDENS), LLC**
Atlanta, Georgia

SHEET TITLE:
EXTERIOR ELEVATIONS

ISSUE DATE:
02/05/25
1 07/09/25 PUBLIX COMMENTS 3

PROJECT NO: 23120
FILE: 23120 LULAH HILLS
DRAWN BY: MRC

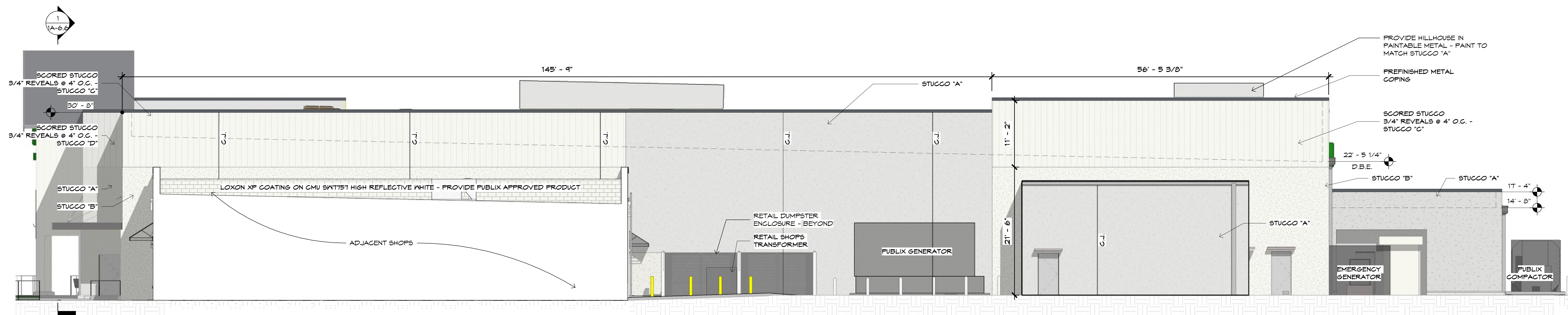
PUBLIX CANOPY
1A-4.1

A10 Building

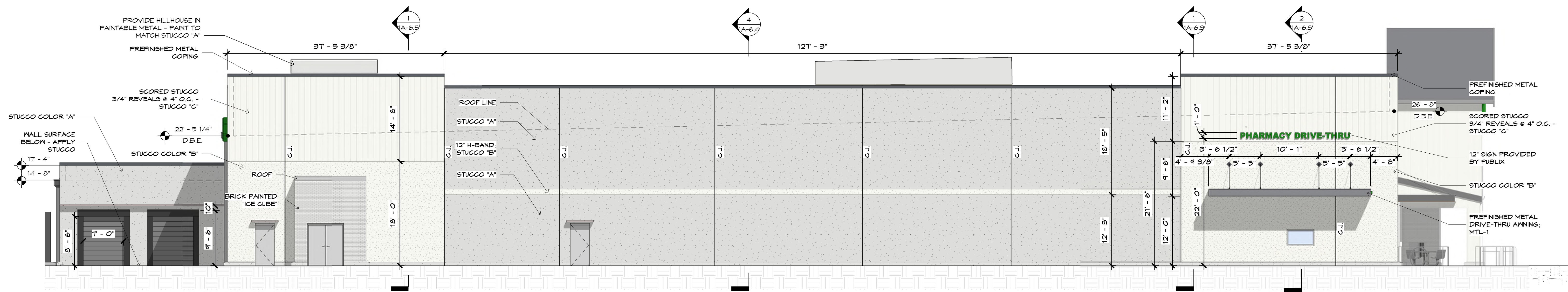
EXTERIOR FINISH SCHEDULE			
MATERIAL DESCRIPTION	MANUFACTURER	COLOR	REMARKS:
BR-1 - BRICK 1	CHEROKEE BRICK	PAINTED SW6252 ICE CUBE	MODULAR, SMOOTH
BR-2 - BRICK 2	CHEROKEE BRICK	PAINTED SWT1871 HIGH REFLECTIVE WHITE	MODULAR, SMOOTH
BRICK MORTAR	COOSA	MASON'S GRAY	TOOLED CONCAVE JOINTS
STUCCO "A"	DRYVIT	SW6252 ICE CUBE	SAND FINE
STUCCO "B"	DRYVIT	SWT1871 HIGH REFLECTIVE WHITE	SAND FINE
STUCCO "C"	DRYVIT	SWT1871 HIGH REFLECTIVE WHITE	SAND FINE WITH VERTICAL REVEALS @ 4" O.C.
STUCCO "D"	DRYVIT	SW6252 ICE CUBE	SAND FINE WITH VERTICAL REVEALS @ 4" O.C.
ALUMINUM STOREFRONT FRAME	BY PUBLIX	CLEAR ANODIZED FRAME	
MTL 1 - PREFINISHED METAL 1 - GOPING, CANOPY, @ SS METAL ROOFING	PAC-GLAD	SLATE GREY	
MTL 2 - PREFINISHED METAL 2 - SCUPPERS 1 DOWNSPUTS	PAC-GLAD	BONE WHITE	UNLESS NOTED OTHERWISE
MTL 3 - PREFINISHED METAL 3 - ALUMINUM SHUTTERS		PAINTED RAL-9010 PAPHYRUS WHITE	

FINISH MATERIAL NOTES:

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2. ALL MASONRY VENEER SHALL BE OBTAINED FROM SAME MANUFACTURER'S RUN FOR COLOR CONSISTENCY. MASON TO BREAK APART AND MIX PALETTE ON JOB SITE FOR CONSISTENT COLOR MIXING. NO EXCEPTIONS.
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2 RIGHT ELEVATION
1A-4.2 SCALE 1/8" = 1'-0"



1
1A-4.2

LEFT ELEVATION

SCALE 1/8" = 1'-0"

**PUBLIX CANOPY at
LULAH HILLS**
1041 MYSTERIOUS WAY
DECATUR, GEORGIA 30033

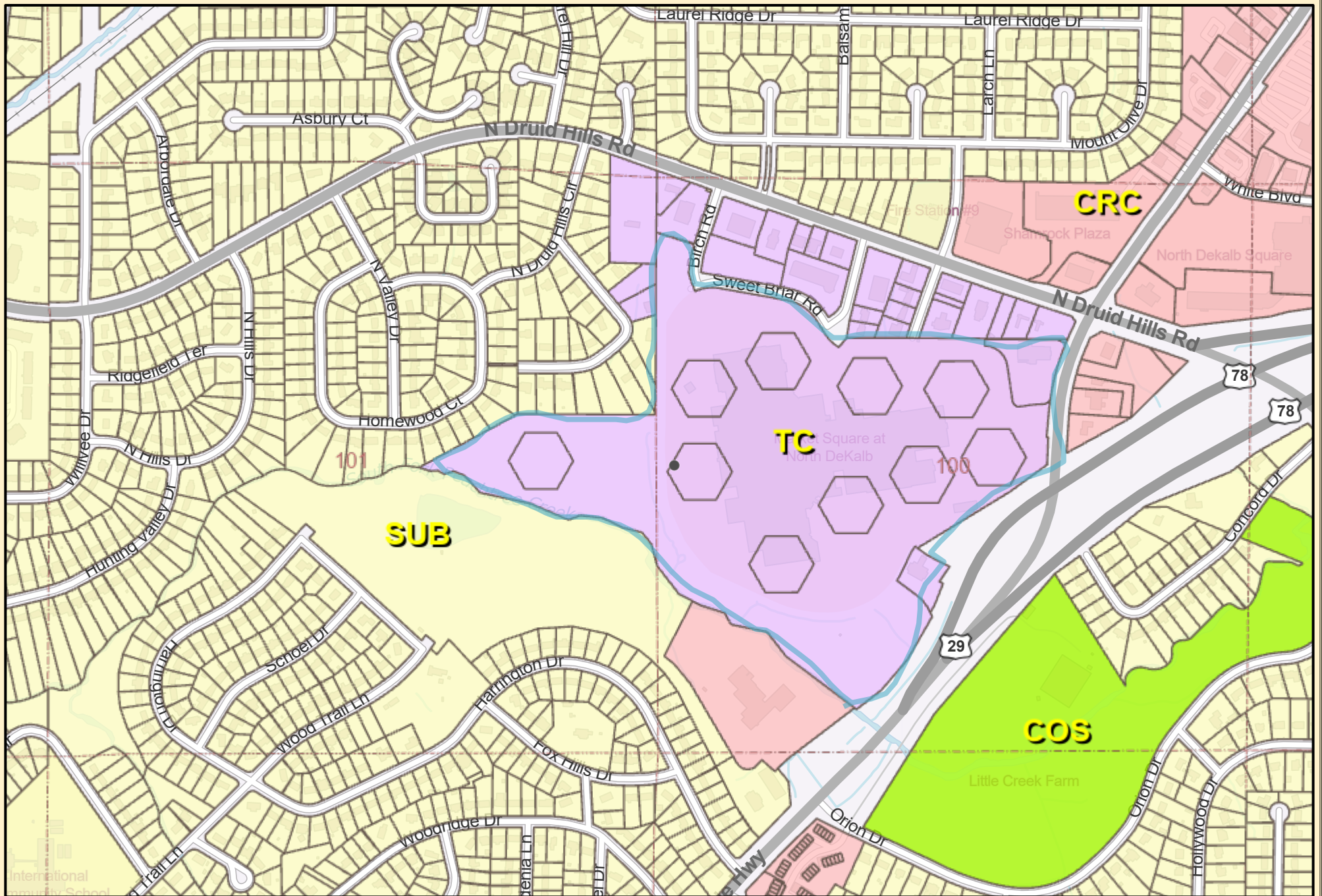
FOR:
NDM (EDENS), LLC
Atlanta, Georgia

**EXTERIOR
ELEVATIONS**

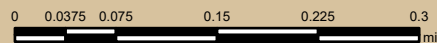
02/05/25
1. 05/29/25 PUBLIX COMMENTS.2.
2 07/09/25 PUBLIX COMMENTS.3.

PROJECT NO: 23120
FILE: 23120 LULAH HILLS
DRAWN BY: MRC

PUBLIX CANOPY
1A-4.2



DeKalb County Parcel Map



Date Printed: 10/28/2025



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DeKalb County Parcel Map

0 0.0375 0.075 0.15 0.225 0.3
mi

Date Printed: 10/28/2025



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A horizontal scale bar with tick marks at 0, 0.0375, 0.075, 0.15, 0.225, and 0.3 miles. The bar is divided into five equal segments, each representing 0.075 miles.

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