



Michael L. Thurmond

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, December 11, 2024

Planning Department Staff Analysis



Cedric Hudson

Interim Director

N3. Case No: A-24-1247286

Parcel ID(s): 15 251 03 001

Commission District 05 Super District 07

Applicant: **Housing Authority of DeKalb County**
246 Sycamore Street, #260
Decatur, GA 30030

Owner: **Metropolitan Atlanta Rapid Transit Authority**
2424 Piedmont Road NE
Atlanta, GA 30324

Project Name: **4200 Memorial Drive – Housing Development**

Location: 4200 Memorial Drive, Decatur, GA 30032

Request: Variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to increase retaining wall height to construct high-density residential within the HR-2 (High-Density Residential-2) zoning district.

Staff Recommendation: Approval with conditions

Conditions for Approval:

- 1) Applicant must list the case number, approval date, type of variance and all conditions on any site plans submitted for this property.
- 2) Applicant shall install fencing on top of the wall to enhance security and delineation of the property.

STAFF FINDINGS:

The applicant is requesting a variance from Section 27-5.4.7 to increase the maximum allowable height for one of the retaining walls (wall 3 of 17) at the Kensington Pointe development site from 4 feet to 10 feet. While the Metropolitan Atlanta Rapid Transit Authority (MARTA) owns the property, the HADC is the ground lessee and responsible for developing and owning the improvements under construction. The scope of work includes 74 senior units, 185 family-designated units, and 15,000 square feet of office space. The variance is needed to accommodate the height required for the southernmost courtyard.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property presents exceptional physical conditions that necessitate a variance. The site spans 4.73 acres and has a unique right-triangular shape, which has required multiple design iterations to accommodate the planned development. The property is characterized by a consistent 5% slope across the site, with elevations increasing southward. These topographical challenges are compounded by the need to create ADA-compliant roadways and sidewalks, which are difficult to achieve due to the site's steep slopes. Additionally, the southern portion of the site has been graded down to mitigate an even steeper slope, facilitating access to the parking garage. The proposed 10.03-foot retaining wall is essential to overcome these grading challenges, ensuring safe and accessible use of the senior residents' courtyard amenities, which include a community garden, gazebo, and walking path. Strict application of the zoning ordinance would limit the functional use of these spaces, depriving residents of rights and privileges typically available in similarly zoned areas, thus justifying the requested variance.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The requested variance is tailored to address the specific needs of the development site without exceeding what is necessary for its functional and accessible use. The proposed 10 foot retaining wall is required to facilitate the grade transition between the lower and upper building steps, with a total elevation difference of 10.72 feet. This wall is essential to ensure the courtyard, which includes senior amenities such as a community garden and walking paths, remains level and accessible to senior residents. By maintaining a level courtyard consistent with the upper building's finished floor elevation, the retaining wall will meet ADA accessibility requirements and allow for safe usage of the amenities. The variance does not request any special privileges or exceed what is allowed for other properties within the same zoning district. The request solely seeks relief to make the development feasible, ensuring that the site serves its intended purpose without imposing undue hardship on the surrounding area.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

Granting the requested variance will not be detrimental to the public welfare or cause harm to the surrounding properties. In fact, the development may offer significant community benefits, including the provision of affordable housing. The variance request is narrowly focused on improving the functionality and accessibility of the senior residents' courtyard and community garden, which will enhance the quality of life for those residents. The applicant is proposing additional fencing to be installed atop the wall to prevent accidents or falls. Furthermore, the variance has received support from several community stakeholders.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict application of the zoning requirements would create significant challenges for the development, resulting in undue hardship. Reducing the height of the retaining wall would reduce the available buildable area for the courtyard and amenity spaces, which are required for senior residents. The project must comply with ADA accessibility standards, which require roadways and sidewalks to maintain a slope of less than 5%. However, the existing site grades exceed this threshold in several areas, limiting design flexibility. Without the variance, the roadway would need to be elevated to match the height of a 4-foot wall, which would significantly increase the slope of the sidewalk and roadway, violating the ADA slope requirement. Therefore, granting the variance is essential to ensure accessibility and avoid further hardships in the project's design and buildout.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The requested variance aligns with the spirit and purpose of the DeKalb County Zoning Ordinance and supports the overall goals of the DeKalb County Comprehensive Plan. The development is situated within the RC (Regional Center) character area, which promotes high-intensity, mixed-use development in centralized locations that enhance walkability, reduce automobile dependency, and encourage transit usage. The proposed project furthers these objectives by integrating residential, commercial, and transit-oriented elements, consistent with the area's role as a regional destination for employment, shopping, and services. Additionally, this development is part of the first phase of MARTA's Kensington Transit-Oriented Development Masterplan. Therefore, granting the variance would be consistent with the broader goals of the County's planning and development initiatives.

FINAL STAFF ANALYSIS:

The requested variance for the retaining wall at 4200 Memorial Drive is necessary to accommodate the significant grade transitions on the site, ensuring the functionality and accessibility of the senior housing courtyard and its associated amenities. The unique topography of the property, combined with the need to maintain ADA-compliant roadways and sidewalks, necessitates a variance to avoid hardship and provide a safe and usable environment for residents. The variance will not detract from the public welfare, as it contributes to the development of affordable housing and enhances access to transit options. Additionally, the proposal aligns with the DeKalb County Comprehensive Plan and the broader goals of MARTA's Kensington Transit-Oriented Development Masterplan. Therefore, staff recommends approval with conditions of the application.

Staff Recommendation: Approval with conditions

Conditions for Approval:

1. Applicant must list the case number, approval date, type of variance and all conditions on any site plans submitted for this property.
2. Applicant shall install fencing on top of the wall to enhance security and delineation of the property.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: _____

Mailing Address: _____

City/State/Zip Code: _____

Email: _____

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

Address (Mailing): _____

Email: _____ Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: _____ Commission District & Super District: _____

CHECK TYPE OF HEARING REQUESTED:

_____ VARIANCE (From Development Standards causing undue hardship upon owners of property.)

_____ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)

_____ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: _____ Applicant _____
Signature: _____

DATE: _____ Applicant _____
Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: _____ Applicant/Agent _____
Signature:

TO WHOM IT MAY CONCERN:

(I)/ (WE): _____
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Notary Public

Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

November 6, 2024

Sent via email: RLBragg@dekalbcountyga.gov

Rachel Bragg
Zoning Administrator
Planning & Sustainability Department
178 Sams Street
Decatur, Ga 30030

SUBJECT: Variance Application Letter of Support

Dear Members of the Zoning Board of Appeals,

On behalf of the Kensington Pointe Master Development located at 4200 Memorial Drive, DeKalb County, Ga, we would like to express our support for the project and its request for a variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to increase the maximum retaining wall height from 4' to 10.03' for wall three of the seventeen retaining walls located at the development site.

As the owner of the underlying land, MARTA believes this Transit Oriented Development project will provide for a public benefit to the local community with the development of 74-affordable senior units, 185-units designated for families, and 15,000 sf of new office space for the Housing Authority of DeKalb County to further its mission of building out safe and affordable housing within the community. We do not feel that the build-out of a 10.03' wall to support the construction of the senior courtyard and outdoor amenity space will be in any way detrimental to any of the local stakeholders and community. Additionally, the retaining wall will allow for ADA compliance (accessibility) with the adjacent sidewalk and roadway. We thank you for your consideration on this matter.

Sincerely,



Larry Prescott, P.E.

Assistant General Manager Design, Engineering and Infrastructure

cc: Sidney Douse, MARTA PM
Willie Walker, MARTA Manager of ROW, Acquisition & Dispositions
Pierce Walker, Housing Development Corporation



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Decatur, GA 30030
p 404.270.2503 f 404.270.2556
www.dekalbhousing.org

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Zoning Board of Appeals
1300 Commerce Drive
Decatur, Ga 30030

10/24/2024

LETTER OF INTENT

Subject: Variance request from Section 27-5.4.7 to increase maximum retaining wall height of 4'.

Dear Members of the Zoning Board of Appeals,

My name is E. P. Walker, Jr., President & CEO of the Housing Authority of DeKalb County (HADDC), and I am writing to formally request a variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance. My request pertains to increasing the maximum retaining wall height from 4' to 10.03' for wall three of the seventeen retaining walls located at the development site known as Kensington Pointe. The Metropolitan Atlanta Rapid Transit Authority (MARTA) owns the underlying land whereas the HADC, as the ground lessee, is developing and will ultimately own the improvements currently under construction. The purpose of this variance is to facilitate the construction of a retaining wall with sufficient height to allow for the build-out of the project's southern-most courtyard of this affordable housing and mixed-use development.

1. Physical Conditions of the Site:

The site is located at 4200 Memorial Drive in unincorporated DeKalb County at the SW corner of the Kensington Rd and Memorial Dr intersection. The site resembles a right triangle and consists of 4.73 AC. The unique shape of the site has prompted various design iterations and solutions to develop an overall cohesive site layout and building configuration. The project contemplates an affordable, Transit Oriented Development that proposes 185 units of family housing, 74 units of senior housing, 15,000sf of office space for the Housing Authority of DeKalb County, and a shared 6 story, 375 space parking deck. The site has a consistent 5% slope across the property; elevations reduce as you travel northward. The site is bordered to the West by the Department of Juvenile Justice (DJJ) on one parcel and the Phoenix Station development on another. The proposed location of the retaining wall seeking a variance runs along the western portion of the courtyard to the senior living apartment complex. The courtyard is home to the senior's outdoor amenities which consist of a community garden, gazebo, and walking path. These were designed in accordance with standards set by the Ga Department of Community Affairs. The elevation difference between the courtyard community garden and the internal private roadway is a significant one which is why a retaining wall with a height of 10.03' has been proposed. The wall will allow for safe utilization and accessibility of the courtyard amenities while maintaining the ADA compliant slopes for the roadway and sidewalks. For additional context, the site grading at the north of the development was quite substantial and reduced the existing frontage elevation from 1056' to 1044' (or 12') to allow access to Kensington Road. With this, the southern portion of the site had to be graded down to mitigate a significantly steeper slope heading southward and to allow access to the parking garage around the mid-point of the site.

2. Minimum Variance Necessary:

BOARD OF COMMISSIONERS

Ms. Carleen Cumberbatch
CHAIR
Dr. Thomas Coleman
VICE CHAIR

Dr. Glenwood Ross
COMMISSIONER
Ms. Dorothy Williams
COMMISSIONER

Mr. Charles Yi
COMMISSIONER
Ms. Yvette Hudson
COMMISSIONER

Mr. E. P. "Pete" Walker, Jr.
PRESIDENT AND CEO

Along with the design team, I want to assure the Zoning Board that our request is solely for the minimum variance necessary to make this section of the development site functional, usable, and accessible to the senior residents. The courtyard and surrounding area must be constructed to specific parameters and size to ensure that senior residents can enjoy and fully use their outdoor amenity spaces. The wall must be constructed at 10.03' height in order to transition the grade for the building step. Architecturally, the senior building steps in elevation at the threshold between the lower part of the wall and the upper part from 1062.22' to 1072.94' - an elevation difference of 10.72'. A site wall is necessary to make up the majority of this height differential because the courtyard above the wall is required to be level with the finished floor elevation of the upper building step to maintain proper accessibility. This request does not seek advantages beyond those available to other property owners in the same zoning district.

3. Public Welfare:

The variance being pursued will not harm the public welfare or be a detriment to the community. Overall, the development will provide very necessary affordable housing in this community. This combined with its proximity to the Kensington MARTA Station, makes this development very impactful to lower-income residents seeking alternatives to car-based transportation. The variance will only affect the build-out and accessibility of courtyard and the community garden for the senior residents. The wall itself is designed to and will be constructed to the required safety standards and building code. Additionally, code required fencing will be built atop the wall to avoid any possibility of residents or guests falling over the wall. Support letters are being provided from several community stakeholders.

4. Ordinance Hardship:

If a strict interpretation of the zoning law is upheld, there would be negative implications for the project. Any redesign to reduce the height of the wall would reduce the buildable area of the courtyard and its amenity space. Additionally, the roads and adjacent sidewalks must maintain ADA accessibility along the roadway. This means that all the roads have to be less than 5% longitudinally. It restricts our ability to follow the existing grade since the existing grade is steeper than 5% in some cases. If the wall cannot be approved at its current height, the roadway would have to be elevated to coincide with a 4' wall which would significantly increase the slope of a portion of the sidewalk and roadway above the 5% ADA threshold. This variance approval is critical to allowing the build out of the space while maintaining accessibility throughout the site and prevent any further hardships to the project.

5. Alignment with the Spirit of the Law:

We firmly believe that our variance request aligns with the spirit of the law and does not undermine the project's intent to provide for the public's welfare. Given the development's core purpose of providing safe, accessible, and affordable housing in DeKalb County, we feel that the project is in line with the housing goals as outlined in the DeKalb County Comprehensive Plan. Additionally, this development is part of the initial phase of MARTA's Kensington Transit Oriented Development Masterplan.

In conclusion, my development team and I appreciate your time and consideration of this variance request. Please review the enclosed support documentation which will provide visual detail to the narratives above. We are committed to bringing about a successful development in continued collaboration with the County and community stakeholders.

Sincerely,



E. P. Walker, Jr.



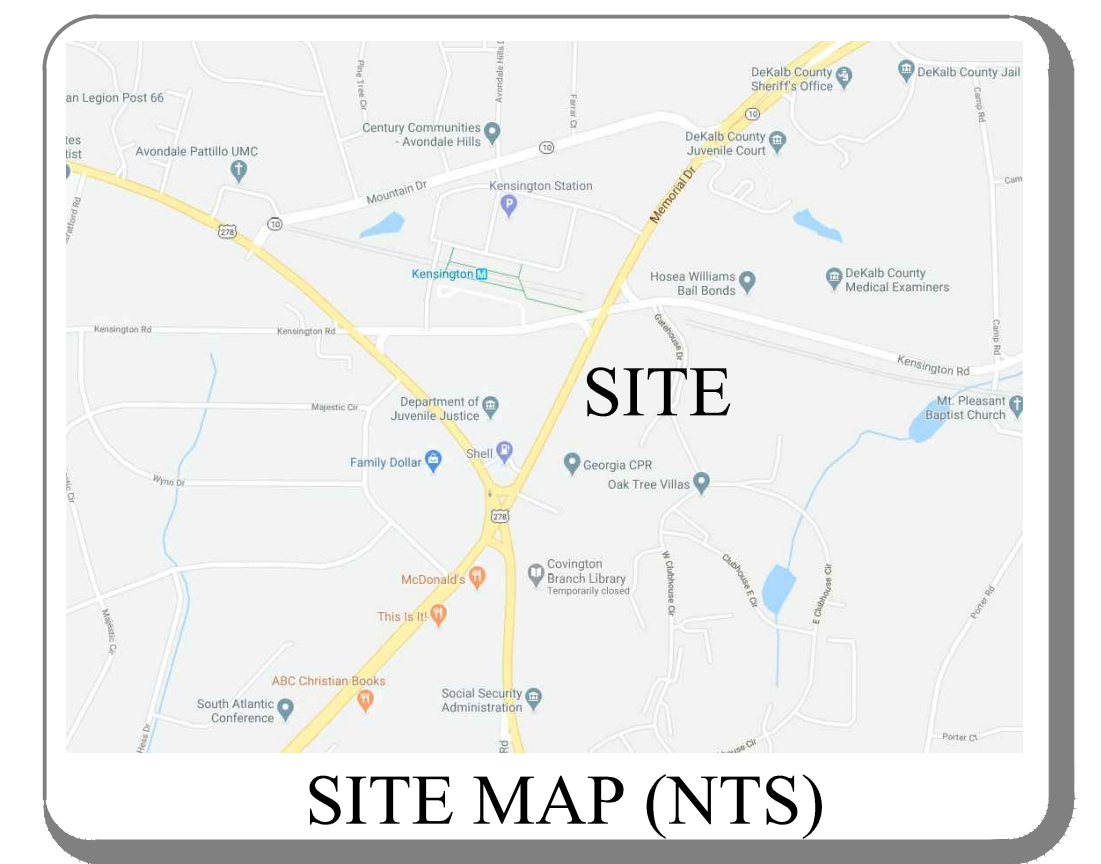
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an ARG company

Survey, Site Plans, and Reference Material

- Survey dated 1/3/2022 with Legal Description
 - (2 pages)
- Site Plan from Approved LDP
 - (4 pages)
- Plan Sheet showing the Pre-demolition Topography
 - (1 page)
- Erosion Control Plan Sheets showing the Construction Phased Topography
 - (3 pages)
- Site Plan of Retaining Wall Location
 - (1 page)
- Snapshot of Zoomed-in Retaining Wall #3
 - (1 page)
- Elevations annotated to show ADA Compliance Scenarios
 - (1 page)
- Snapshot of Wall Profile with Technical Specs from the Wall Designer
 - (1 page)



TITLE EXCEPTIONS

Fidelity National Title Insurance Company's commitment number 9.1741-0 with an effective date of June 10, 2022 was used in the preparation of this survey and the listed exceptions are as follows:

10. Permit to Cut or Trim Trees from Lawson Investment Co. to Georgia Power Company, dated May 10, 1961, in Deed Book 1578, page 547, Records of the Clerk of Superior Court of DeKalb County, Georgia.
Comment: Affects subject property. Blanket in nature and cannot be plotted.
11. Right of Way Deed from Kensington Realty Company, Inc. to State Highway Department of Georgia, dated December 2, 1969, recorded January 16, 1970, in Deed Book 2496, page 778, aforesaid records.
Comment: No longer affects subject property. Deeded area is now DeKalb County R/W.
12. Right of Way Deed from Kensington Realty Company, Inc. to State Highway Department of Georgia, dated December 2, 1969, recorded January 16, 1970, in Deed Book 2496, page 780, aforesaid records.
Comment: No longer affects subject property. Deeded area is now DeKalb County R/W.
13. Right of Way Easement from Kensington Realty Co., Inc. to State Department of Georgia, dated November 19, 1969, recorded January 16, 1970, in Deed Book 2496, page 782, aforesaid records.
Comment: No longer affects subject property. Temporary construction easement.
14. Right of Way Deed from Kensington Realty Company, Inc. to State Highway Department of Georgia, dated December 31, 1969, recorded January 20, 1970, in Deed Book 2500, page 266, aforesaid records.
Comment: No longer affects subject property. Deeded area is now DeKalb County R/W.
15. Right of Way Deed from Kensington Realty Company, Inc. to State Highway Department of Georgia, dated December 31, 1969, recorded January 20, 1970, in Deed Book 2500, page 269, aforesaid records.
Comment: No longer affects subject property. Deeded area is now DeKalb County R/W.
16. Right of Way Deed from Kensington Realty Company, Inc. to State Highway Department of Georgia, dated December 31, 1969, recorded January 20, 1970, in Deed Book 2500, page 272, aforesaid records.
Comment: No longer affects subject property. Deeded area is now DeKalb County R/W.
17. Sewer Easement from Monumental Properties, Inc. to DeKalb County, Georgia, dated June 12, 1970, recorded July 7, 1970, in Deed Book 2546, page 330, aforesaid records.
Comment: Does not affect. Easement lies within Memorial Dr. R/W.
18. Sewer Easement from Monumental Properties, Inc. to DeKalb County, Georgia, dated June 12, 1970, recorded July 7, 1970, in Deed Book 2546, page 332, aforesaid records.
Comment: Does not affect.
19. Right of Way Easement from Monumental Properties, Inc. to State Highway Department of Georgia, dated July 12, 1971, recorded July 29, 1971, in Deed Book 2677, page 72, aforesaid records.
Comment: Does not affect.
20. Right of Way Easement from Monumental Properties, Inc. to State Highway Department of Georgia, dated July 12, 1971, recorded July 29, 1971, in Deed Book 2677, page 74, aforesaid records.
Comment: Does not affect.
21. Right of Way Easement (Temporary) from Monumental Properties, Inc. to State Highway Department of Georgia, dated July 12, 1971, recorded July 29, 1971, in Deed Book 2677, page 76, aforesaid records.
Comment: Does not affect.
22. Right of Way Easement (Temporary) from Monumental Properties, Inc. to State Highway Department of Georgia, dated July 12, 1971, recorded July 29, 1971, in Deed Book 2677, page 78, aforesaid records.
Comment: Does not affect.
23. Easements contained in that certain Deed from Metropolitan Atlanta Rapid Transit Authority to The Department of Transportation, dated January 13, 1994, recorded March 15, 1994, in Deed Book 8105, page 277, aforesaid records.
Comment: Does not affect.
24. Access and Drainage Easement Agreement between Metropolitan Atlanta Rapid Transit Authority and The Downtown Development Authority of Avondale Estates, dated May 5, 2004, recorded September 30, 2004, in Deed Book 16646, page 479, aforesaid records.
Comment: Affects subject property as shown.
25. Construction Easement from Metropolitan Atlanta Rapid Transit Authority to Department of Transportation, dated June 23, 2008, recorded August 25, 2008, in Deed Book 20903, page 209, aforesaid records.
Comment: Does not affect.
26. Construction Easement from Metropolitan Atlanta Rapid Transit Authority to the Department of Transportation and the County of DeKalb, Georgia, dated November 10, 2008, recorded November 12, 2008, in Deed Book 21134, page 314, aforesaid records.
Comment: Does not affect.
27. Right of Way Deed from Metropolitan Atlanta Rapid Transit Authority to Georgia Department of Transportation, dated November 10, 2008, recorded November 12, 2008, in Deed Book 21134, page 319, aforesaid records.
Comment: Does not affect.
28. Right of Way Deed from Metropolitan Atlanta Rapid Transit Authority to Georgia Department of Transportation, dated November 10, 2008, recorded November 12, 2008, in Deed Book 21134, page 326, aforesaid records.
Comment: Does not affect.
29. All matters shown on that plat of survey:
 - a. Plat Book 10, page 54. Comment: Affects. Blanket in nature.
 - b. Plat Book 32, page 113. Comment: Does not affect.
 - c. Plat Book 303, page 49. Comment: Affects. Blanket in nature.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 230, 250 AND 251 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE FOUND RIGHT OF WAY MONUMENT LOCATED AT THE SOUTHEAST END OF A MITERED INTERSECTION CREATED BY THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF MEMORIAL DRIVE (A.K.A. SR 154 & US HWY 10) (VARIABLE PUBLIC RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY LINE OF KENSINGTON ROAD (F.K.A. REDAN ROAD) (VARIABLE PUBLIC RIGHT OF WAY), SAID MONUMENT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY OF MEMORIAL DRIVE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 25 DEGREES 54 MINUTES 44 SECONDS WEST A DISTANCE OF 288.72 FEET TO A SET 5/8 INCH REBAR;

SOUTH 63 DEGREES 17 MINUTES 06 SECONDS EAST A DISTANCE OF 6.04 FEET TO A SET 5/8 INCH REBAR;

SOUTH 26 DEGREES 44 MINUTES 09 SECONDS WEST A DISTANCE OF 585.91 A FOUND 1/2 INCH REBAR DISTURBED;

SOUTH 27 DEGREES 55 MINUTES 23 SECONDS WEST A DISTANCE OF 26.86 TO A POINT;

THENCE, LEAVING SAID NORTHWESTERLY RIGHT OF WAY OF MEMORIAL DRIVE AND ACROSS THE RIGHT OF WAY OF MIDWAY ROAD (ABANDONED) SOUTH 89 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 32.89 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MIDWAY ROAD (ABANDONED);

THENCE, ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 34 MINUTES 35 SECONDS EAST A DISTANCE OF 169.01 FEET TO A POINT ON A LINE COMMON TO THE CITY LIMITS OF AVALON AND UNINCORPORATED DEKALB COUNTY;

THENCE, ALONG SAID RIGHT OF WAY LINE AND CITY LIMITS LINE NORTH, 00 DEGREES 28 MINUTES 40 SECONDS EAST A DISTANCE OF 371.91 FEET TO A POINT ON THE LAND LOT LINE COMMON TO LAND LOTS 230 AND 251;

THENCE, LEAVING THE WESTERLY RIGHT OF WAY LINE OF MIDWAY ROAD AND ALONG THE LAND LOT LINE COMMON TO LAND LOTS 231 AND LAND LOT 250 AND THE LINE COMMON TO THE CITY LIMITS OF AVALON AND UNINCORPORATED DEKALB COUNTY, NORTH 89 DEGREES 35 MINUTES 36 SECONDS WEST A DISTANCE OF 8.82 FEET TO A 1-1/2 INCH IRON ROD FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 230, 231, 250, AND 251;

THENCE, ALONG THE LAND LOT LINE COMMON TO LAND LOTS 231 AND 250 AND CONTINUING ALONG THE SAID CITY LIMITS LINE, NORTH 89 DEGREES 19 MINUTES 22 SECONDS WEST A DISTANCE OF 92.08 FEET TO A 1/2 INCH REBAR FOUND;

THENCE, LEAVING LINE COMMON TO LAND LOTS 231 AND 250 AND THE CITY LIMITS LINE AND ALONG THE PROPERTY LINE COMMON TO MARTA AND LDG LAND HOLDINGS, LLC, NORTH 01 DEGREES 04 MINUTES 29 SECONDS EAST A DISTANCE OF 223.63 FEET TO A 5/8 INCH REBAR SET ON THE SOUTHERLY RIGHT OF WAY OF KENSINGTON ROAD;

THENCE ALONG SAID RIGHT OF WAY OF KENSINGTON ROAD THE FOLLOWING COURSES AND DISTANCES:

NORTH 86 DEGREES 14 MINUTES 07 SECONDS EAST A DISTANCE OF 92.48 FEET TO A FOUND 1/2 INCH REBAR;

NORTH 82 DEGREES 42 MINUTES 55 SECONDS EAST A DISTANCE OF 16.44 FEET TO A POINT;

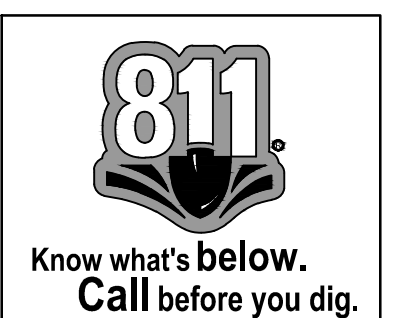
ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 228.63 FEET, HAVING A RADIUS OF 1657.20 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 80 DEGREES 47 MINUTES 26 SECONDS EAST, A DISTANCE OF 228.45 FEET TO A 1/2 INCH REBAR FOUND;

SOUTH 12 DEGREES 33 MINUTES 39 SECONDS EAST A DISTANCE OF 14.87 FEET TO A 1/2 INCH REBAR FOUND;

NORTH 75 DEGREES 48 MINUTES 52 SECONDS EAST A DISTANCE OF 161.11 FEET TO A 4x4 CONCRETE RIGHT OF WAY MONUMENT ON THE NORTHERN MOST END OF A MITERED INTERSECTION;

THENCE, ALONG SAID MITER, SOUTH 47 DEGREES 08 MINUTES 06 SECONDS EAST A DISTANCE OF 38.48 FEET TO A 4x4 CONCRETE RIGHT OF WAY MONUMENT FOUND, SAID MONUMENT BEING THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.730 ACRES (206,049 SQUARE FEET).



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REV	DATE	DESCRIPTION	BY
1	08/29/22	TITLE COMMITMENT UPDATE	DFG
5			
4			
3			
2			

ALTA/NSPS LAND SURVEY
FOR
HOUSING DEVELOPMENT CORPORATION
KENSINGTON POINTE, LP

LAND LOT(S) 230, 250, 251
DISTRICT 15th

DEKALB COUNTY
GEORGIA



DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 20077.00
DATE: 01/03/2022
SCALE: 1" = 40'
DATE OF FIELD WORK: 07/26/22

This drawing is the property of Planners and Engineers Collaborative and is not to be used on any other project without the written consent of Planners and Engineers Collaborative.

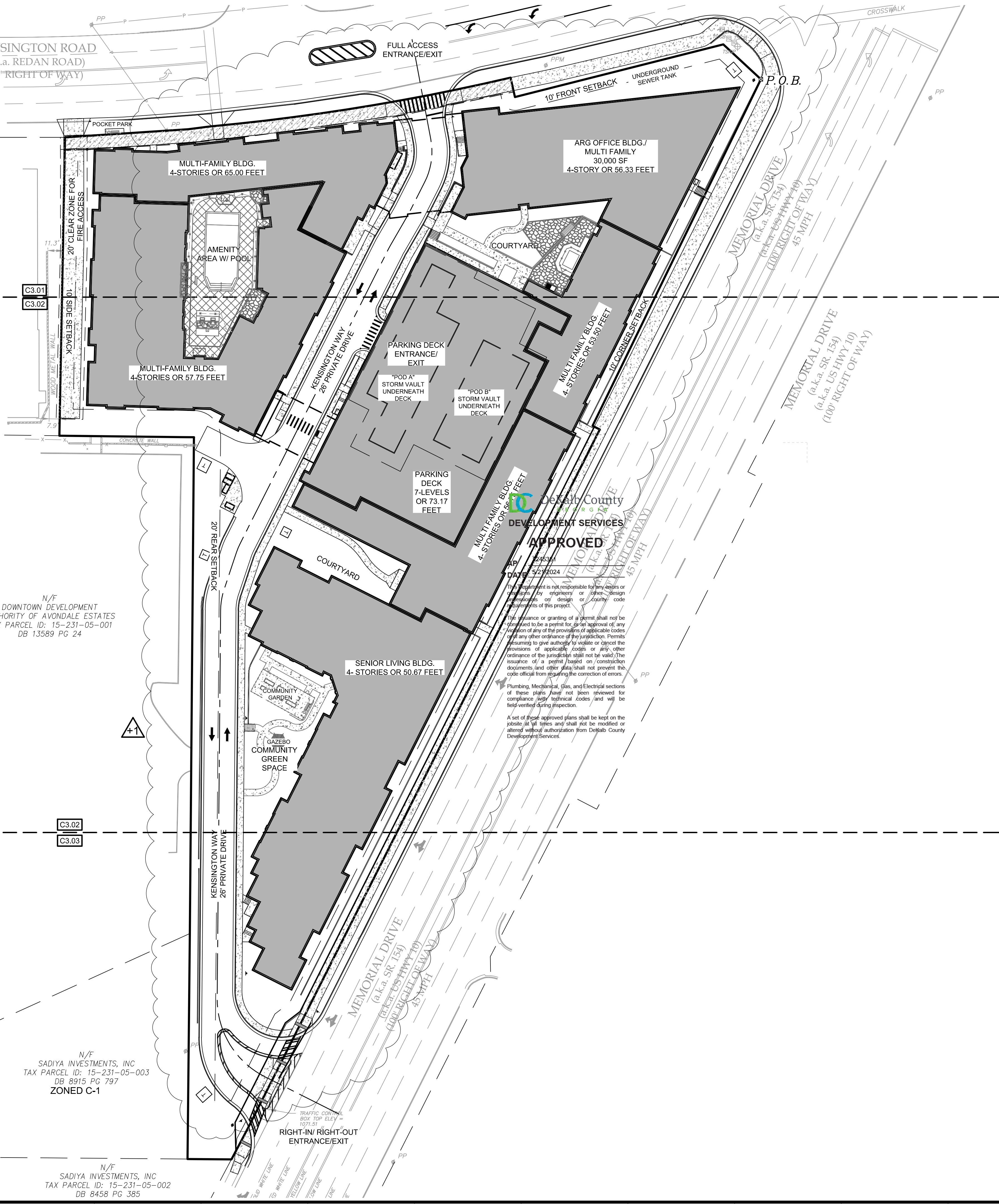
KENSINGTON ROAD
(f.k.a. REDAN ROAD)
(80' RIGHT OF WAY)

N/F
LDG LAND HOLDINGS, LLC
TAX PARCEL ID: 15-231-06-001
DB 2415 PG 48
PB 11 PG 48
PB 11 PG 92
ZONED HR-3

N/F
DOWNTOWN DEVELOPMENT
AUTHORITY OF AVONDALE ESTATES
TAX PARCEL ID: 15-231-05-001
DB 13589 PG 24

N/F
SADIYA INVESTMENTS, INC
TAX PARCEL ID: 15-231-05-003
DB 8915 PG 797
ZONED C-1

N/F
SADIYA INVESTMENTS, INC
TAX PARCEL ID: 15-231-05-002
DB 8458 PG 385



SITE DATA:

ADDRESS	4200 MEMORIAL DRIVE DECATUR GA, 30032
SITE AREA	4.73 ACRES
ZONING	
PROPOSED ZONING	HR-2
ZONING JURISDICTION	DEKALB
DEVELOPMENT STANDARDS	
MULTI-FAMILY UNITS	185 UNITS
SENIOR LIVING UNITS	74 UNITS
TOTAL UNITS	259 UNITS
UNIT DENSITY	54.76 UNITS/AC
OPEN SPACE REQUIRED	15.0% (0.71 AC)
OPEN SPACE PROVIDED	17.6% (0.83 AC)
FRONT SETBACK	10 FEET
SIDE SETBACK	10 FEET
CORNER SETBACK	10 FEET
REAR SETBACK	20 FEET
DEWELLING BUILDING HEIGHT	4 STORIES OR 65' MAXIMUM
PARKING	
REQUIRED PARKING	366 SPACES MINIMUM
PARKING SPACES PROVIDED	359 STANDARD SPACES, 16 ADA SPACES
TOTAL SPACES PROVIDED	375 SPACES

SITE NOTES:

- ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
- AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM DEKALB REQUIREMENTS AND THE SIDEWALK REPLACED.
- PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE DEKALB, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
- INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF DEKALB CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE DEKALB STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE DEKALB, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
- SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
- SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
- OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
- THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
- ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
- DUMPSTERS FOR HOUSEHOLD WASTE WILL BE ROLLED FROM THE COMPACTOR AT TRASH CHUTES TO PROPOSED TRASH DUMPSTER AND RECYCLING ENCLOSURE FOR SERVICING. PROPERTY MANAGERS WILL HAVE TO SUPPLY THE PERSONNEL FOR MOVING THESE DUMPSTERS.
- FOR THE RECYCLABLE MATERIAL THERE NEEDS TO BE A DESCRIPTION OF WHAT TYPE OF CONTAINERS WILL BE USED- RECYCLABLE MATERIAL CONTAINERS WILL BE ROLLED FROM THE COLLECTION CHUTE TO PROPOSED TRASH DUMPSTER AND RECYCLING ENCLOSURE FOR SERVICING. PROPERTY MANAGERS ARE RESPONSIBLE FOR MOVING THE RECYCLING CONTAINERS FROM THE COLLECTION POINT TO ENCLOSURE FOR SERVICING.

DEKALB COUNTY
DEVELOPMENT SERVICES
APPROVED
DATE: 5/21/2024

This seal is not valid if counter signed and dated with an original signature.
No assurance or granting of a permit shall not be construed to be a permit for or approval of any violation of any of the provisions of applicable codes or any other ordinance of their jurisdiction. Permits, engineering or design or other design professionals or design or code officials of this project.
The issuance or granting of a permit shall not be construed to be a permit for or approval of any violation of any of the provisions of applicable codes or any other ordinance of the jurisdiction shall not be valid. 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.

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PROJECT

**KENSINGTON
POINTE**

A MASTER PLANNED MIXED USE
DEVELOPMENT

AT

4200 MEMORIAL DRIVE

DECATUR GA, 30032

FOR

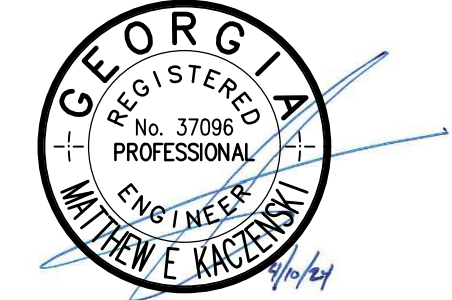
MARTA, *C/O
MARTA REAL ESTATE
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ATLANTA, GA 30324
P: 470.440.8568

DEKALB AP#: 1245351
LDP REVISION #1

REVISIONS

NO.	DATE	BY	DESCRIPTION
	06/30/2022	GM	DEKALB COMMENTS
	11/14/2022	PEC	DEKALB COMMENTS
	03/16/2023	PEC	DEKALB COMMENTS
	09/15/2023	PEC	DEKALB COMMENTS
+1	02/07/2024	PEC	BLDG FOOTPRINT & UNIT MIX
+1	03/27/2024	PEC	DEKALB GIS COMMENTS

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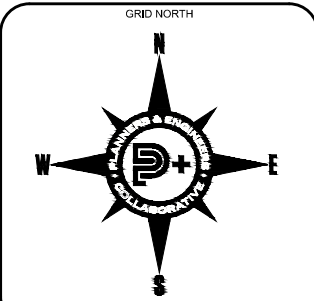


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CERTIFICATION # 0000066476 EXP. 06/27/2024

SITE PLAN



SCALE: 1" = 40'
DATE: 04/10/2024
PROJECT: 20077.00A



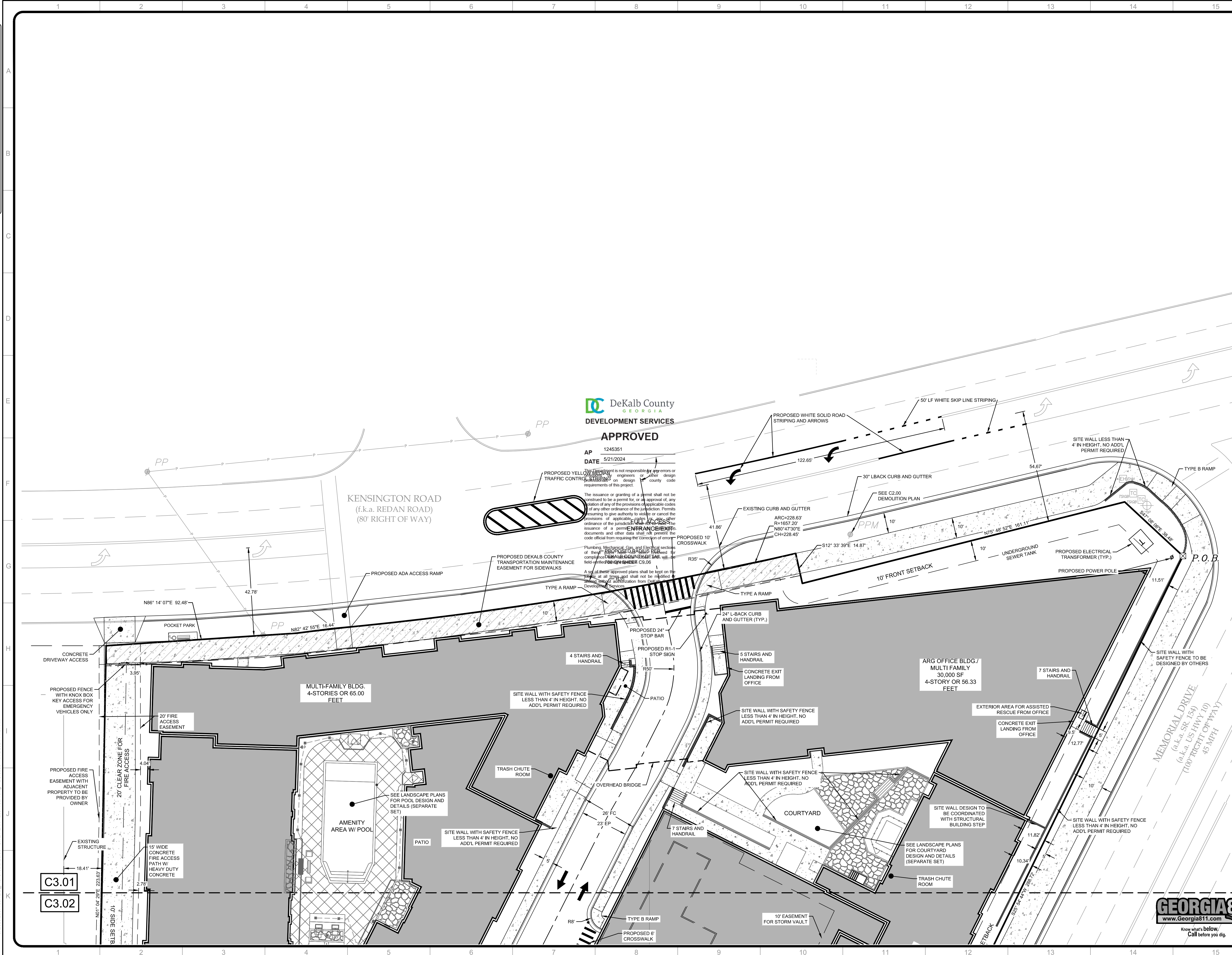
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SHEET



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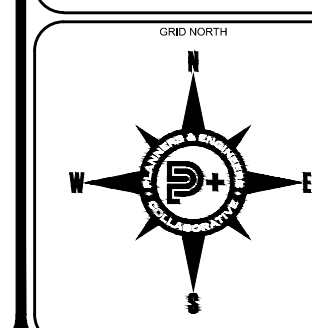


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CERTIFICATION # 0000066476 EXP. 06/27/2024

SITE PLAN A

0 10 20 40 60

SCALE: 1" = 20'
DATE: 04/10/2024
PROJECT: 20077.00A



C3.01

SHEET



APPROVED

AP 1245351
DATE 5/21/2024

The undersigned is not responsible for any errors or omissions on design or construction of any other design requirements of this project.

The issuance or granting of a permit shall not be construed to be a permit for or approval of any violation of any of the provisions of applicable codes of any other ordinance of the jurisdiction. Permits are issued to give authority to violate or cancel the provisions of applicable codes or ordinances of the jurisdiction. The issuance of a permit does not constitute an endorsement or approval of the design or construction of any project. The issuance of a permit does not prevent the code official from requiring the correction of errors.

Flumbing, Mechanical, Gas and Electrical sections of these approved plans shall be kept on the premises of all buildings and shall not be removed or altered without authorization from DeKalb County Development Services.

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DEKALB AP#: 1245351
LDP REVISION #1

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	03/16/2023	PEC	DEKALB COMMENTS
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SITE PLAN B



SCALE: 1" = 20'
DATE: 04/10/2024
PROJECT: 20077.00A

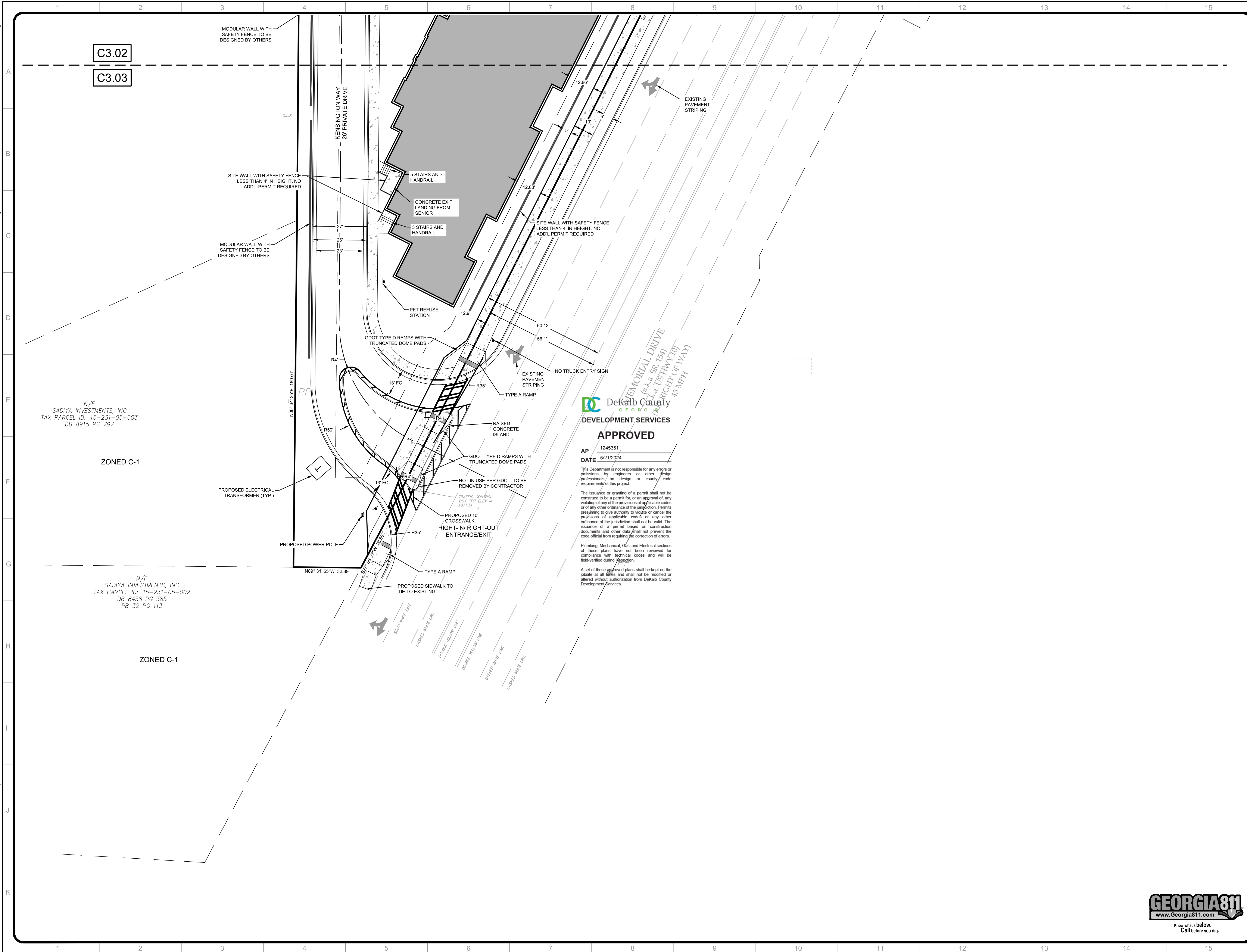
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N/F
SADIYA INVESTMENTS, INC
TAX PARCEL ID: 15-231-05-003
DB 8915 PG 797

ZONED C-1

N/F
SADIYA INVESTMENTS, INC
TAX PARCEL ID: 15-231-05-002
DB 8458 PG 385
PB 32 PG 113

ZONED C-1

DeKalb County
DEVELOPMENT SERVICES
APPROVED

AP 1245351
DATE 5/21/2024

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.

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PROJECT

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ATLANTA, GA 30324
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	05/15/2023	PEC	DEKALB COMMENTS
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SITE PLAN C



SCALE: 1" = 20'
DATE: 04/10/2024
PROJECT: 20077.00A

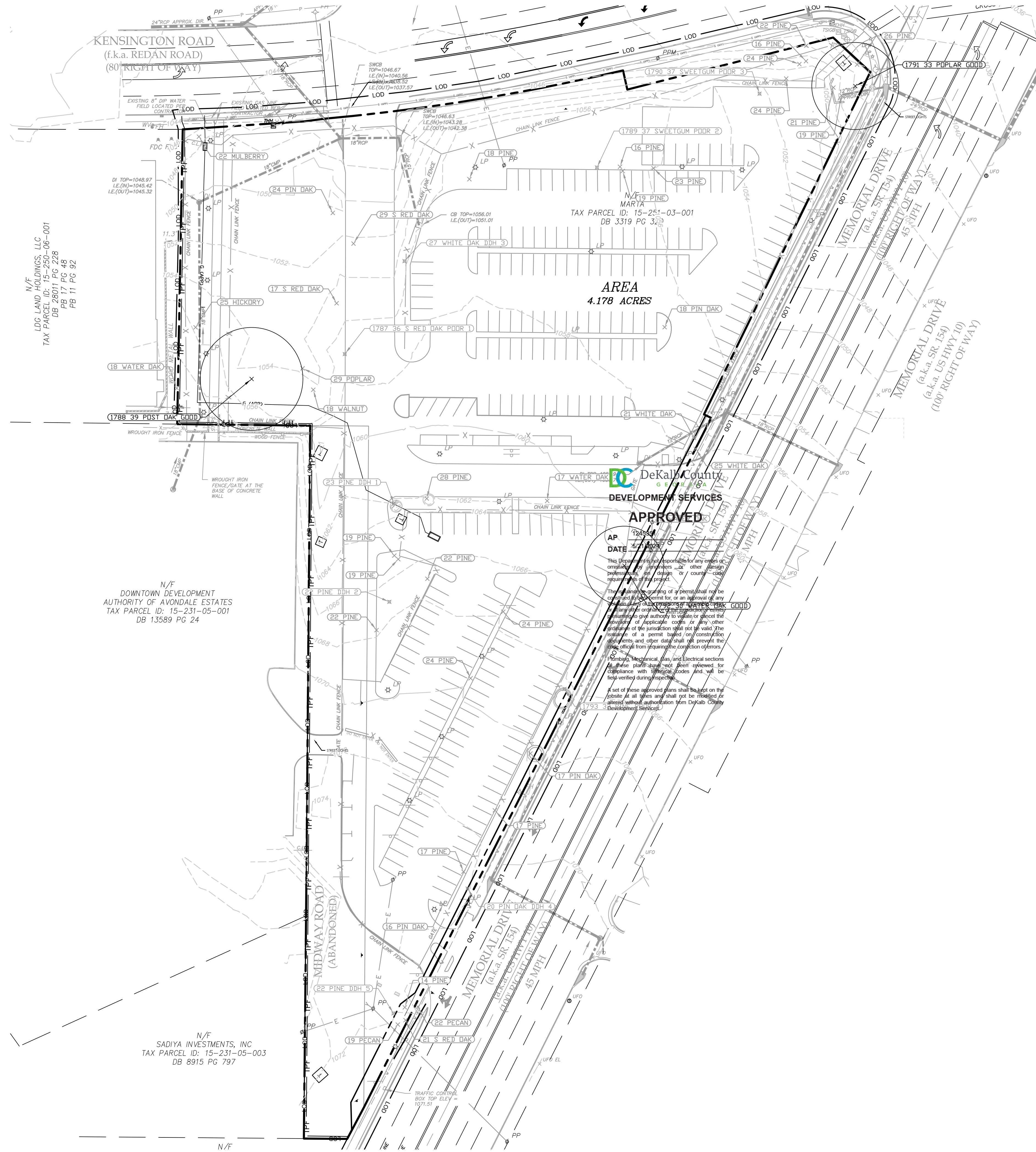


C3.03

SHEET



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KEY:

- TREE SPECIMEN TO BE SAVED
- ✕ TREE SPECIMEN TO BE REMOVED
- ⊗ NON-SPECIMEN QUALITY TREE TO BE REMOVED
- ⊗ NON-SPECIMEN QUALITY TREE TO BE SAVED
- NON-SPECIMEN SIZE TREE TO BE SAVED
- ✕ NON-SPECIMEN SIZE TREE TO BE REMOVED
- STREAM BUFFER TREE TO BE SAVED
- CRZ OF SPECIMEN TREE TO BE SAVED
- CRZ OF SPECIMEN TREE TO BE REMOVED
- LOD
- PPF
- TREE PROTECTION FENCE

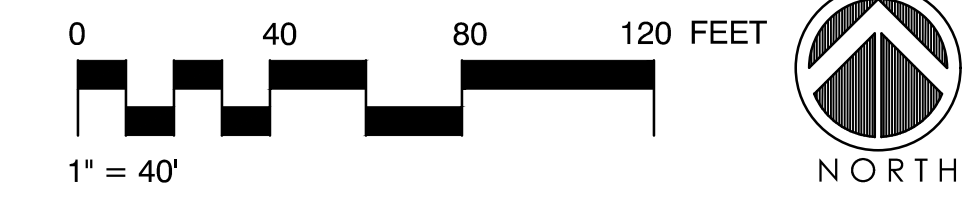
TREE TABLE NOTE:
SEE SHEET TPR-1-1 FOR CATEGORIZED TREE LISTINGS/TABLES.

NOTES:

- NO ONE SHALL ENCR OACH, PLACE SOLVENTS, BUILDING, MACHINERY, BUILDING DEBRIS OR ANY OTHER MATERIAL WITHIN 6' OUTSIDE THE PERIPHERY OF THE CRZ OR WITHIN ANY TREE SAVE AREA, TRANSITIONAL BUFFER ZONE, STREAM BUFFER, OR STATE BUFFER ZONE.
- ALL TREE FENCE AND OTHER TREE PROTECTION DEVICES MUST REMAIN IN FUNCTIONING CONDITION UNTIL COMPLETION OF THE PROJECT OR UNTIL THE CO IS ISSUED.
- A TREE THAT IS DESIGNATED TO BE SAVED, BUT IS DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH 4" CALIPER TREES EQUAL TO THE UNIT VALUE OF THE TREE REMOVED. ANY SPECIMEN TREE DAMAGED SHALL BE REPLACED WITH 4" CALIPER TREES EQUAL TO 1.5 TIMES THE DBH OF THE DAMAGED SPECIMEN TREE.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
- NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA (CRZ).
- CONSTRUCTION MATERIAL STAGING/DELIVERY, PORTABLE TOILET, CONCRETE WASHOUT, ETC. ARE NOT TO BE LOCATED WITHIN THE TREE PROTECTION AREA (CRZ).
- ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.

SPECIMEN TREE SIZES

HARDWOODS	30 INCHES
SOFTWOODS	30 INCHES
SMALL NATIVE FLOWERING	10 INCHES



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@ MEMORIAL DRIVE (4200)
DECATUR, GA 30032

CITY OF DECATUR
DEKALB
GA

LAND LOT
DISTRICT

FOR
HOUSING DEVELOPMENT
CORPORATION

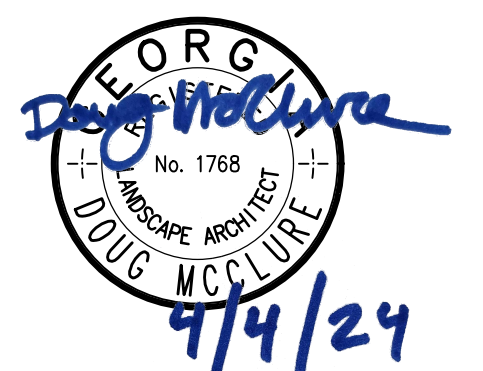
750 COMMERCE DR
SUITE 110
DECATUR, GA 30030

CONTACT:
470.440.8568

REVISION	DATE
CLIENT SUBMITTAL	10/01/2021
LOP SUBMITTAL	11/24/2021
50% PRICING SET	04/29/2022
LOP SUBMITTAL	07/01/2022
100% CD SET	09/14/2022
LOP SUBMITTAL	11/21/2022
100% CD SET UPDATE	02/21/2023
LOP SUBMITTAL	08/25/2023
100% CD SET UPDATE	08/31/2023
100% CD SET UPDATE	11/21/2023
LOP REVISION	04/04/2024

DRAWN BY: RH
APPROVED BY: DM

PROJECT NUMBER
20077.00A



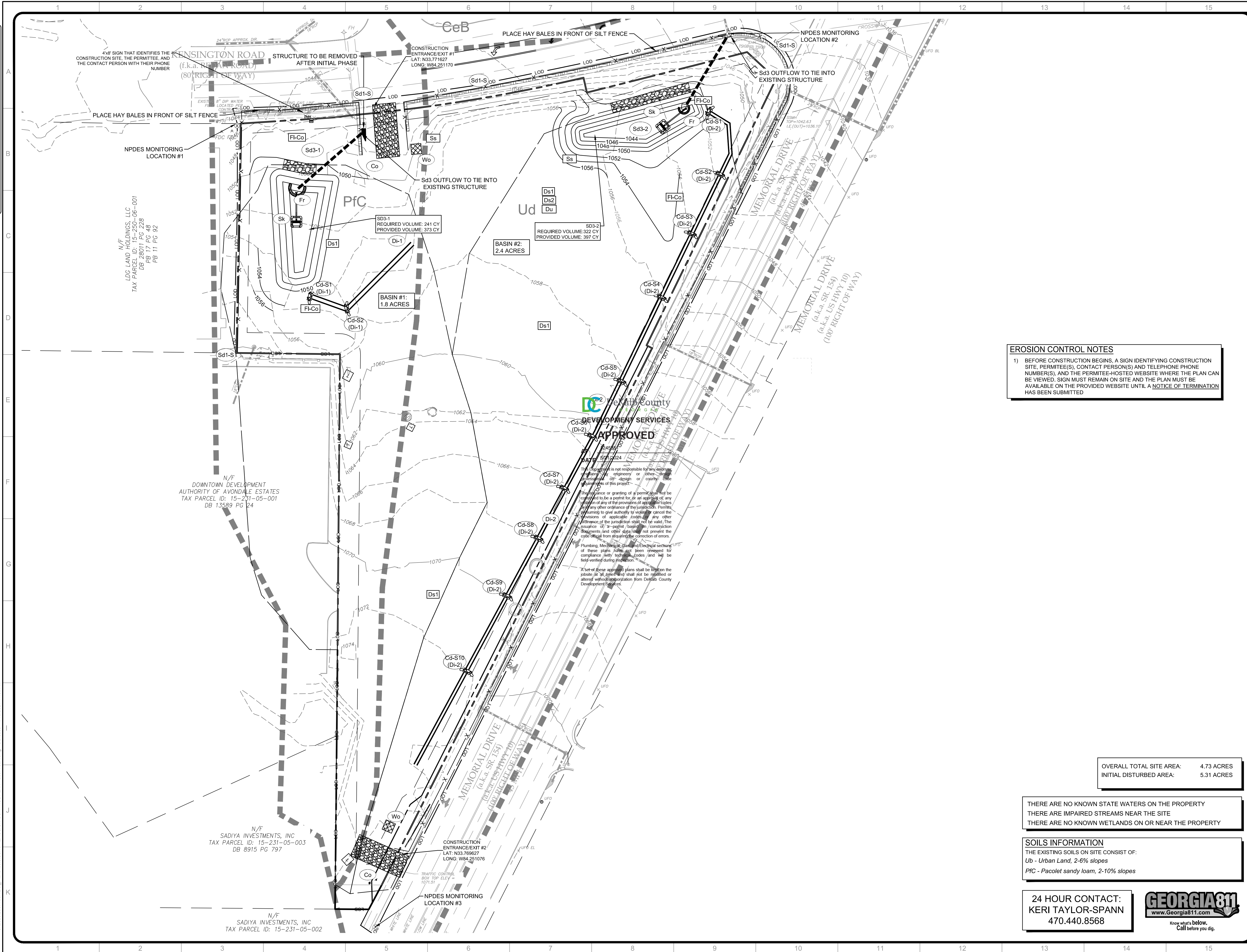
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DATE
APR 04, 2024

TREE LOCATION & PROTECTION PLAN

SHEET
TPR.1

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EROSION CONTROL NOTES

1) BEFORE CONSTRUCTION BEGINS, A SIGN IDENTIFYING CONSTRUCTION SITE, PERMITEE(S), CONTACT PERSON(S) AND TELEPHONE PHONE NUMBER(S), AND THE PERMITEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED, SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED

OVERALL TOTAL SITE AREA: 4.73 ACRES
INITIAL DISTURBED AREA: 5.31 ACRES

THERE ARE NO KNOWN STATE WATERS ON THE PROPERTY
THERE ARE IMPAIRED STREAMS NEAR THE SITE
THERE ARE NO KNOWN WETLANDS ON OR NEAR THE PROPERTY

SOILS INFORMATION
THE EXISTING SOILS ON SITE CONSIST OF:
Ub - Urban Land, 2-6% slopes
P/C - Pacolet sandy loam, 2-10% slopes

24 HOUR CONTACT:
KERI TAYLOR-SPANN
470.440.8568



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ATLANTA, GA 30324
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DEKALB AP#: 1245351
LDP REVISION #1

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INITIAL EROSION CONTROL PLAN

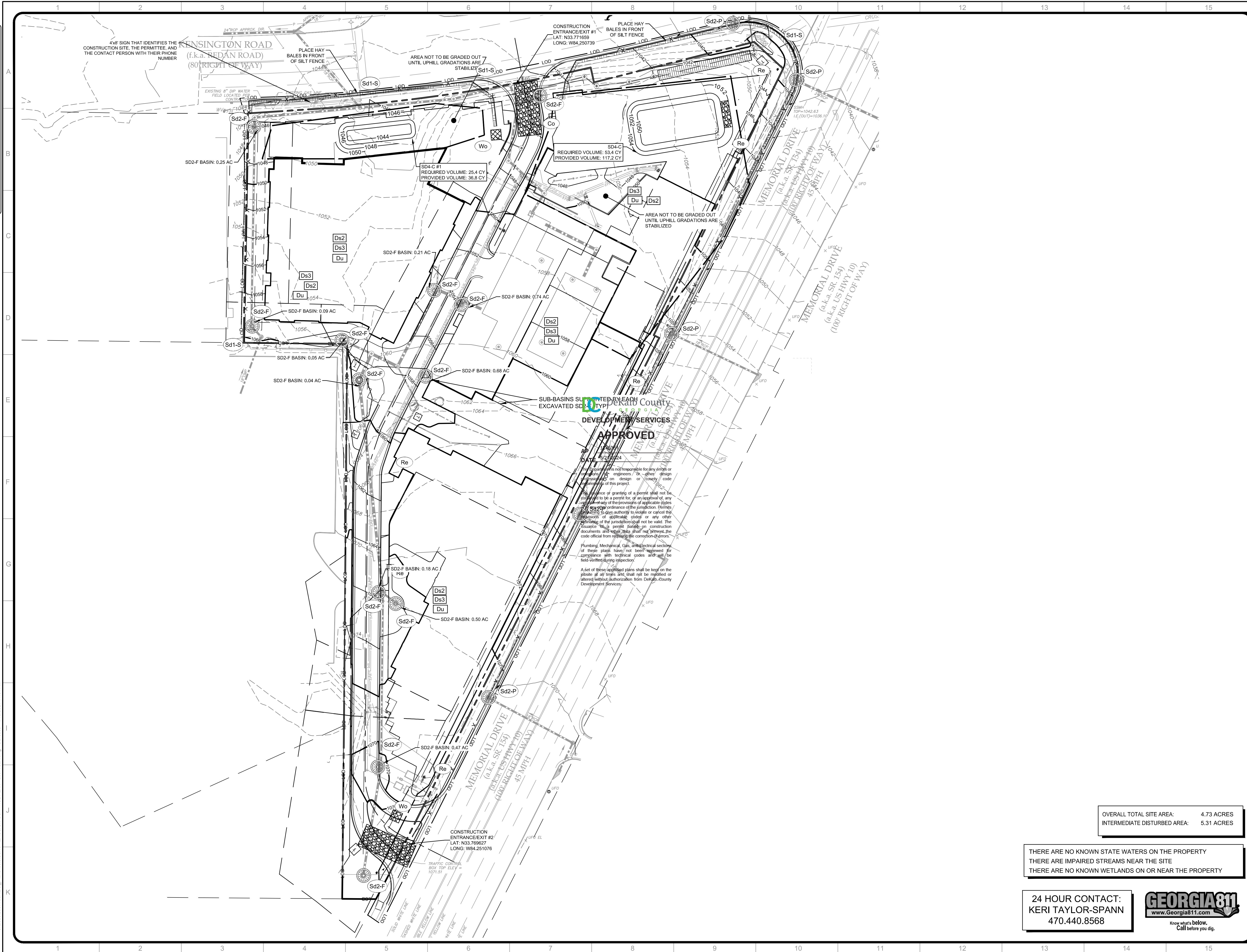


SCALE: 1" = 40'
DATE: 04/10/2024
PROJECT: 20077.00A

GEORGIA811 SHEET
C6.10

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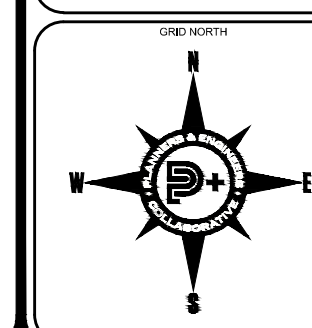


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CERTIFICATION # 0000066476 EXP. 06/27/2024

INTERMEDIATE EROSION CONTROL PLAN



SCALE: 1" = 40'
DATE: 04/10/2024
PROJECT: 20077.00A



C6.20

SHEET

OVERALL TOTAL SITE AREA: 4.73 ACRES
INTERMEDIATE DISTURBED AREA: 5.31 ACRES

THERE ARE NO KNOWN STATE WATERS ON THE PROPERTY
THERE ARE IMPAIRED STREAMS NEAR THE SITE
THERE ARE NO KNOWN WETLANDS ON OR NEAR THE PROPERTY

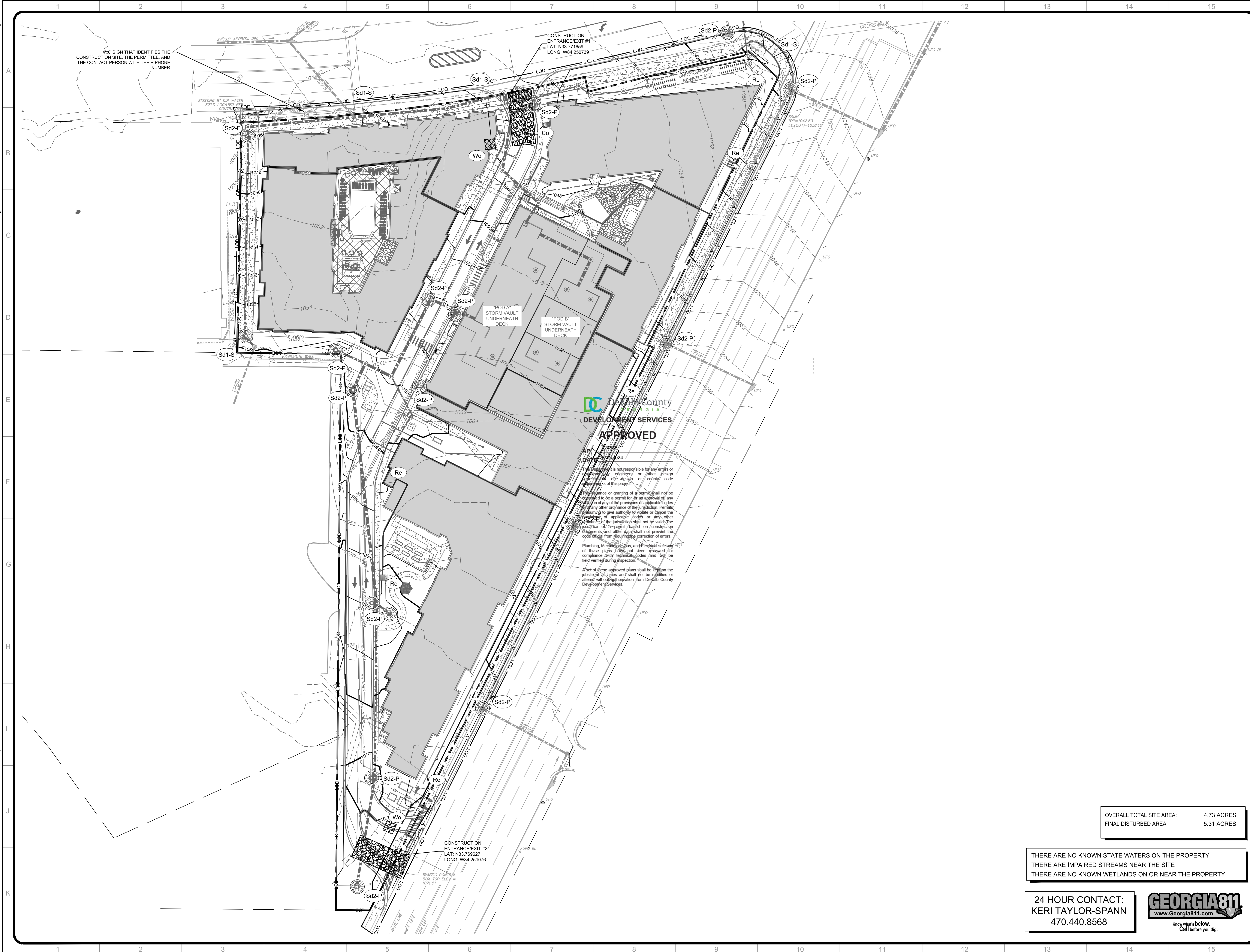
24 HOUR CONTACT:
KERI TAYLOR-SPANN
470.440.8568



Know what's below.
Call before you dig.

J:\2020\2007700A\DWG\Plansheets\C6.10 - EROSION CONTROL PLAN - 2007700A.dwg - CCounter - 4/10/2024 11:31 AM

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DEKALB COUNTY
DEVELOPMENT SERVICES
APPROVED

AP# 20240000124
DATE 03/13/2024

The undersigned is not responsible for any errors or omissions in this plan or for any consequences of any design or construction that may result from the use of this plan. The undersigned is not responsible for any errors or omissions in any other plans or specifications prepared by others. The undersigned is not responsible for any errors or omissions in any other plans or specifications prepared by others. The undersigned is not responsible for any errors or omissions in any other plans or specifications prepared by others.

OVERALL TOTAL SITE AREA: 4.73 ACRES
FINAL DISTURBED AREA: 5.31 ACRES

THERE ARE NO KNOWN STATE WATERS ON THE PROPERTY
THERE ARE IMPAIRED STREAMS NEAR THE SITE
THERE ARE NO KNOWN WETLANDS ON OR NEAR THE PROPERTY

24 HOUR CONTACT:
KERI TAYLOR-SPANN
470.440.8568



P: (770) 451-2741 F: (770) 451-3915

WWW.PEC.PLUS



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ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

KENSINGTON POINTE

A MASTER PLANNED MIXED USE
DEVELOPMENT

AT
4200 MEMORIAL DRIVE
DECATUR GA, 30032

FOR

MARTA, *C/O
MARTA REAL ESTATE
2424 PIEDMONT RD NE
ATLANTA, GA 30324
P: 470.440.8568

DEKALB AP#: 1245351
LDP REVISION #1

REVISIONS

NO.	DATE	BY	DESCRIPTION
	06/30/2022	GM	DEKALB COMMENTS
	11/14/2022	PEC	DEKALB COMMENTS
	03/16/2023	PEC	DEKALB COMMENTS
	05/15/2023	PEC	DEKALB COMMENTS
+1	02/07/2024	PEC	BLDG FOOTPRINT & UNIT MIX
+1	03/27/2024	PEC	DEKALB GIS COMMENTS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000066476 EXP. 06/27/2024

FINAL EROSION CONTROL PLAN



SCALE: 1" = 40'
DATE: 04/10/2024
PROJECT: 20077.00A

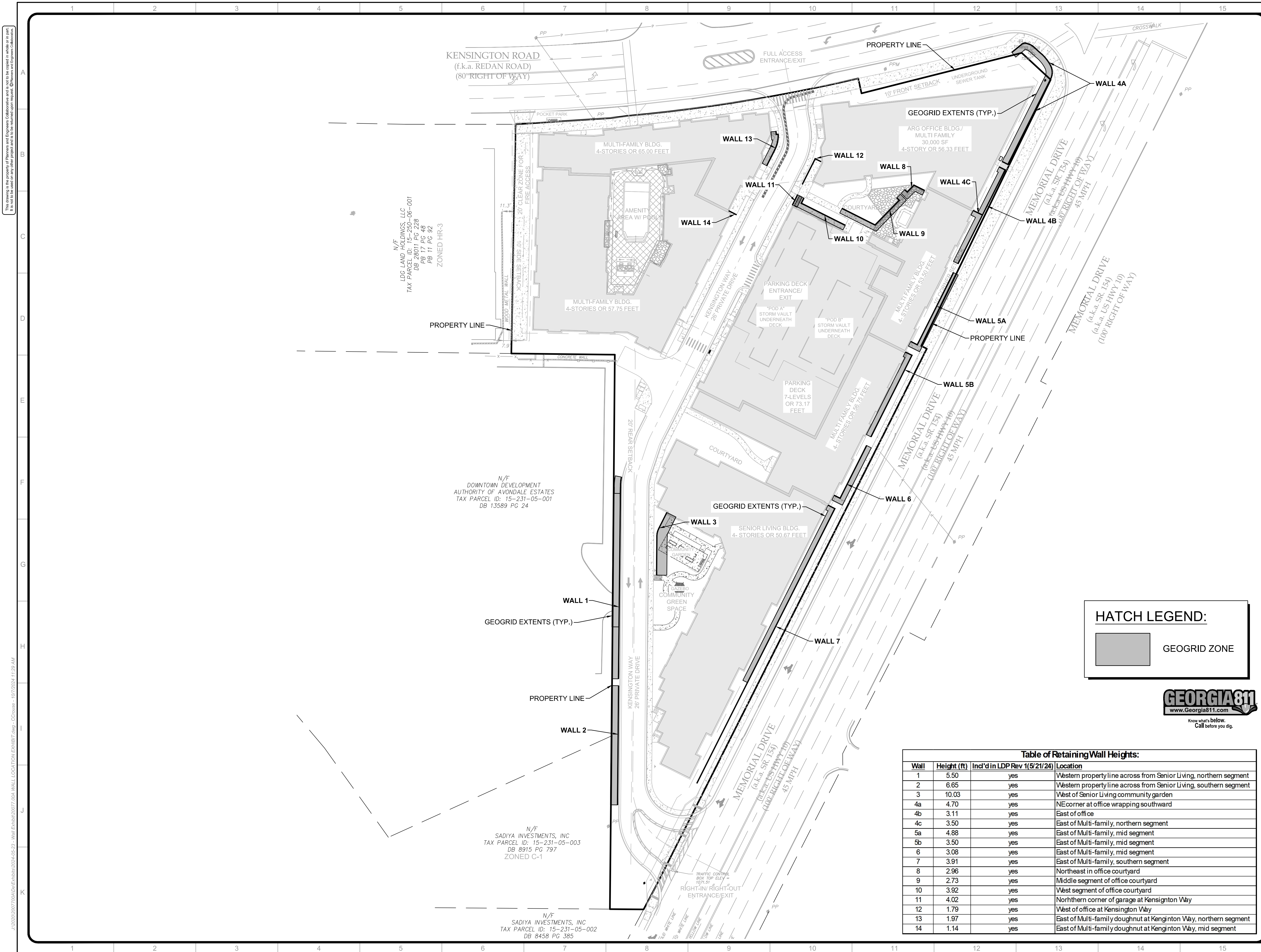
C6.30

SHEET

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J:\2020\2007700A\DWG\EXHIBITS\2024-08-23 - Wall Exhibit\2007700A WALL LOCATION EXHIBIT.dwg - C:\crouse - 10/2024 11:28 AM



N/F
LDG LAND HOLDINGS, LLC
TAX PARCEL ID: 15-250-06-001
DB 28011 PG 228
PB 17 PG 48
PB 11 PG 92
ZONED HR-3

N/F
DOWNTOWN DEVELOPMENT
AUTHORITY OF AVONDALE ESTATES
TAX PARCEL ID: 15-231-05-001
DB 13589 PG 24

N/F
SADIYA INVESTMENTS, INC
TAX PARCEL ID: 15-231-05-003
DB 8915 PG 797
ZONED C-1

N/F
SADIYA INVESTMENTS, INC
TAX PARCEL ID: 15-231-05-002
DB 8458 PG 385

HATCH LEGEND:

GEOGRID ZONE



Table of Retaining Wall Heights:

Wall	Height (ft)	Incl'd in LDP Rev 1(5/21/24)	Location
1	5.50	yes	Western property line across from Senior Living, northern segment
2	6.65	yes	Western property line across from Senior Living, southern segment
3	10.03	yes	West of Senior Living community garden
4a	4.70	yes	NE corner at office wrapping southward
4b	3.11	yes	East of office
4c	3.50	yes	East of Multi-family, northern segment
5a	4.88	yes	East of Multi-family, mid segment
5b	3.50	yes	East of Multi-family, mid segment
6	3.08	yes	East of Multi-family, mid segment
7	3.91	yes	East of Multi-family, southern segment
8	2.96	yes	Northeast in office courtyard
9	2.73	yes	Middle segment of office courtyard
10	3.92	yes	West segment of office courtyard
11	4.02	yes	Northern corner of garage at Kensington Way
12	1.79	yes	West of office at Kensington Way
13	1.97	yes	East of Multi-family doughnut at Kensington Way, northern segment
14	1.14	yes	East of Multi-family doughnut at Kensington Way, mid segment

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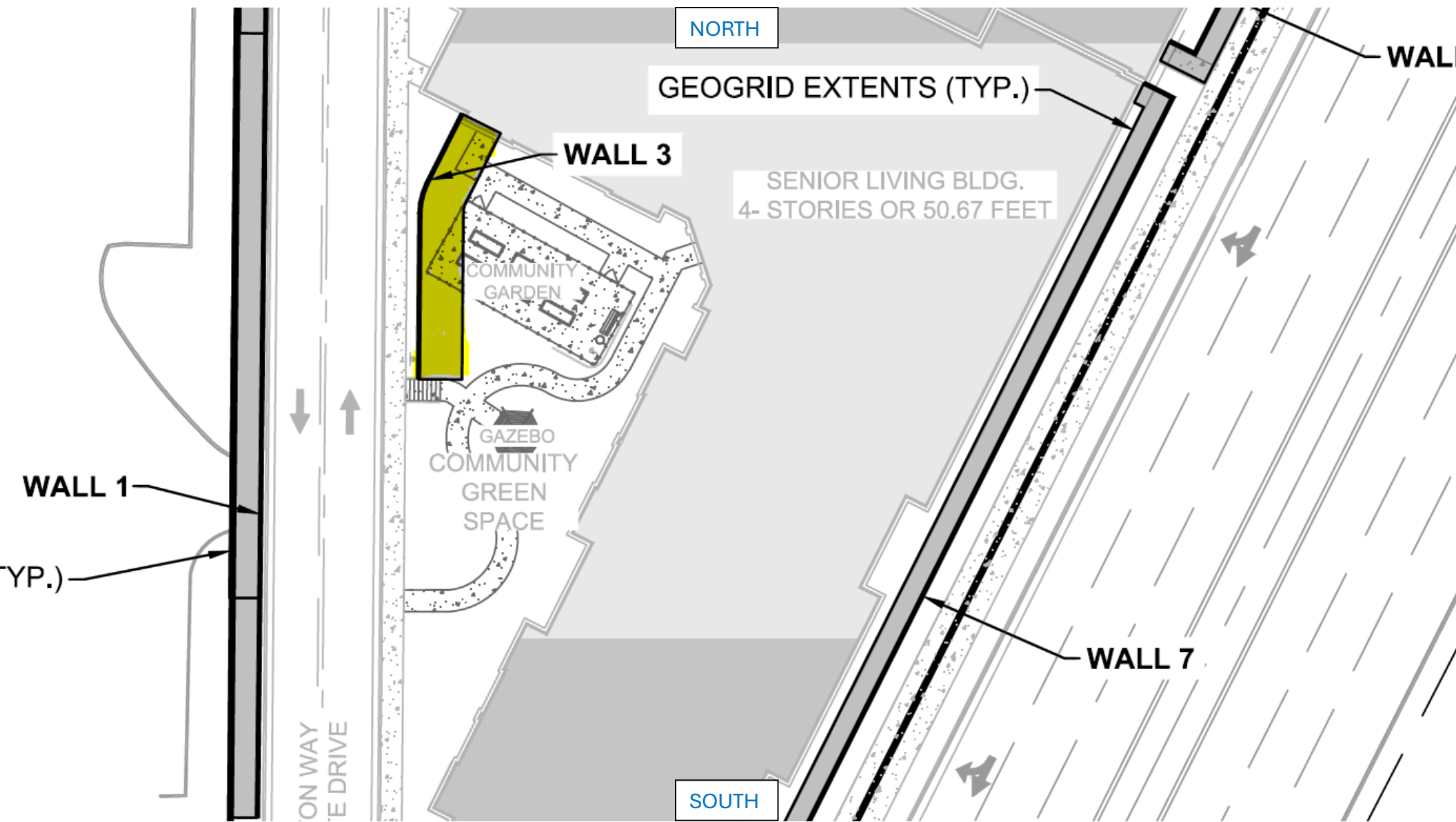
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000066476 EXP. 06/27/2024


WALL LOCATION EXHIBIT



SCALE: 1" = 40'
DATE: 10/07/2024
PROJECT: 20077.00A

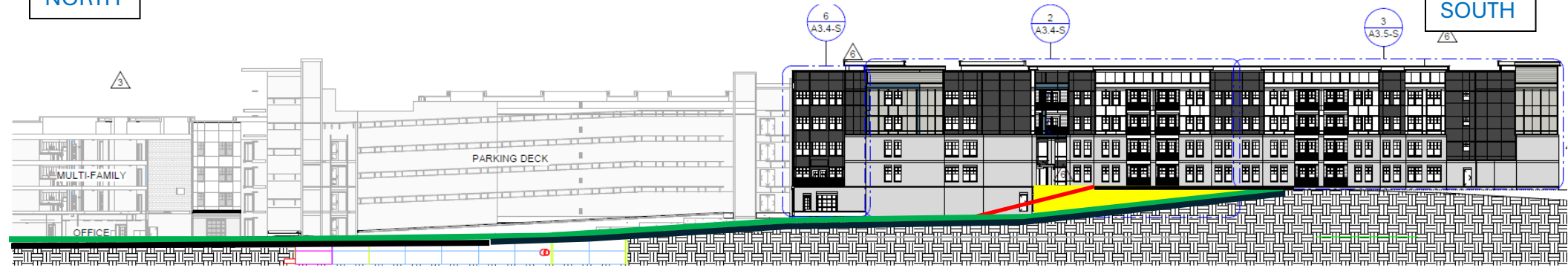
SHEET






 = aerial perspective and demarcation of retaining wall #3

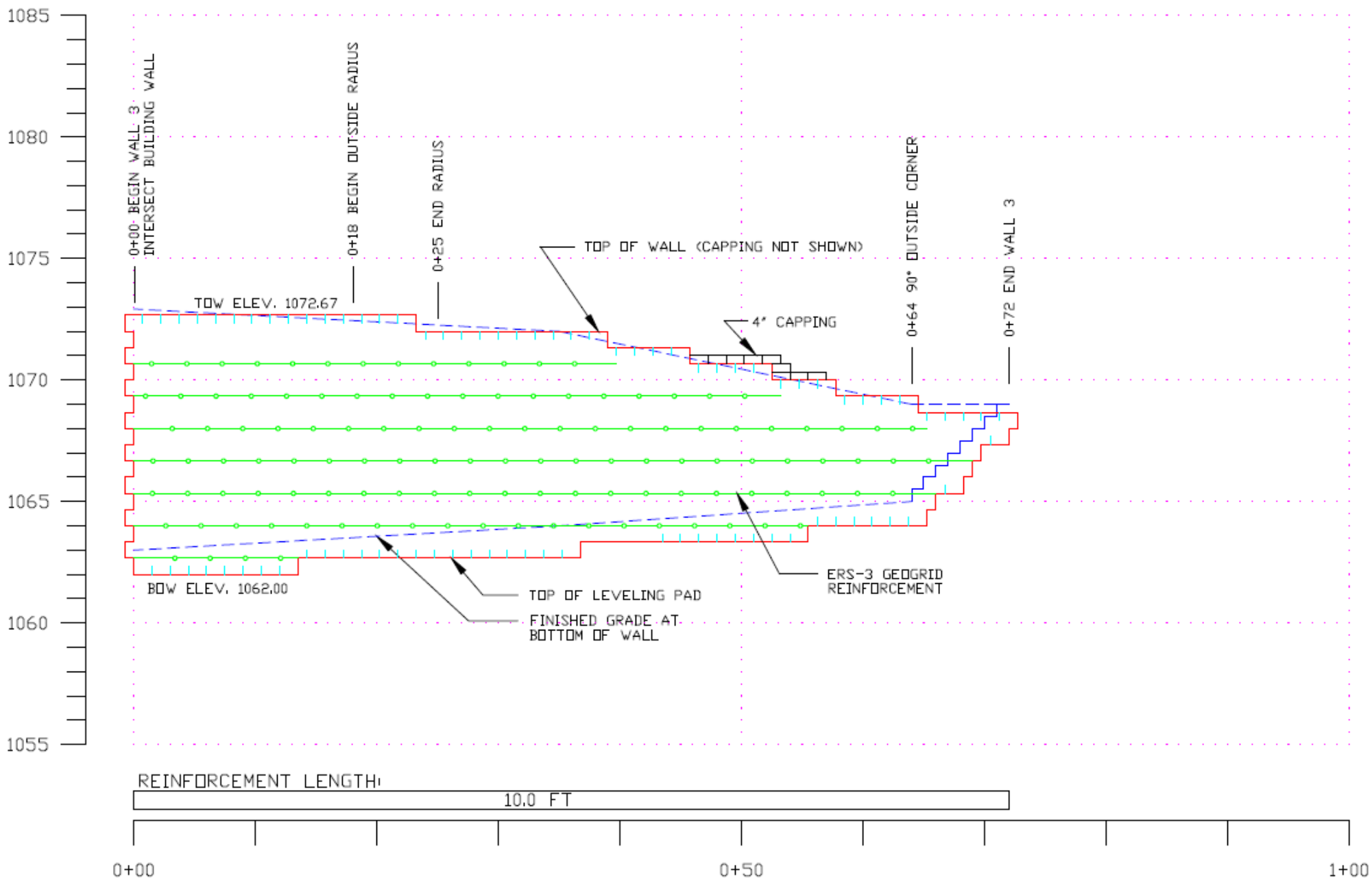
NORTH

SOUTH



3 SENIOR LIVING WEST - REFERENCE
A3.1-S 1/32" = 1'-0"

-  = elevation perspective and demarcation of retaining wall #3
-  = roadway and sidewalk meeting max 5% slope for ADA purposes(variance approval)
-  = roadway and sidewalk exceeding max 5% slope for ADA purposes(variance denial)



PROFILE - WALL 3