

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



Affordable housing as a platform to enhance lives.

DeKalb County
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.



Affordable housing as a platform to enhance lives.

246 Sycamore Street, Suite 260 • Decatur, GA 30030

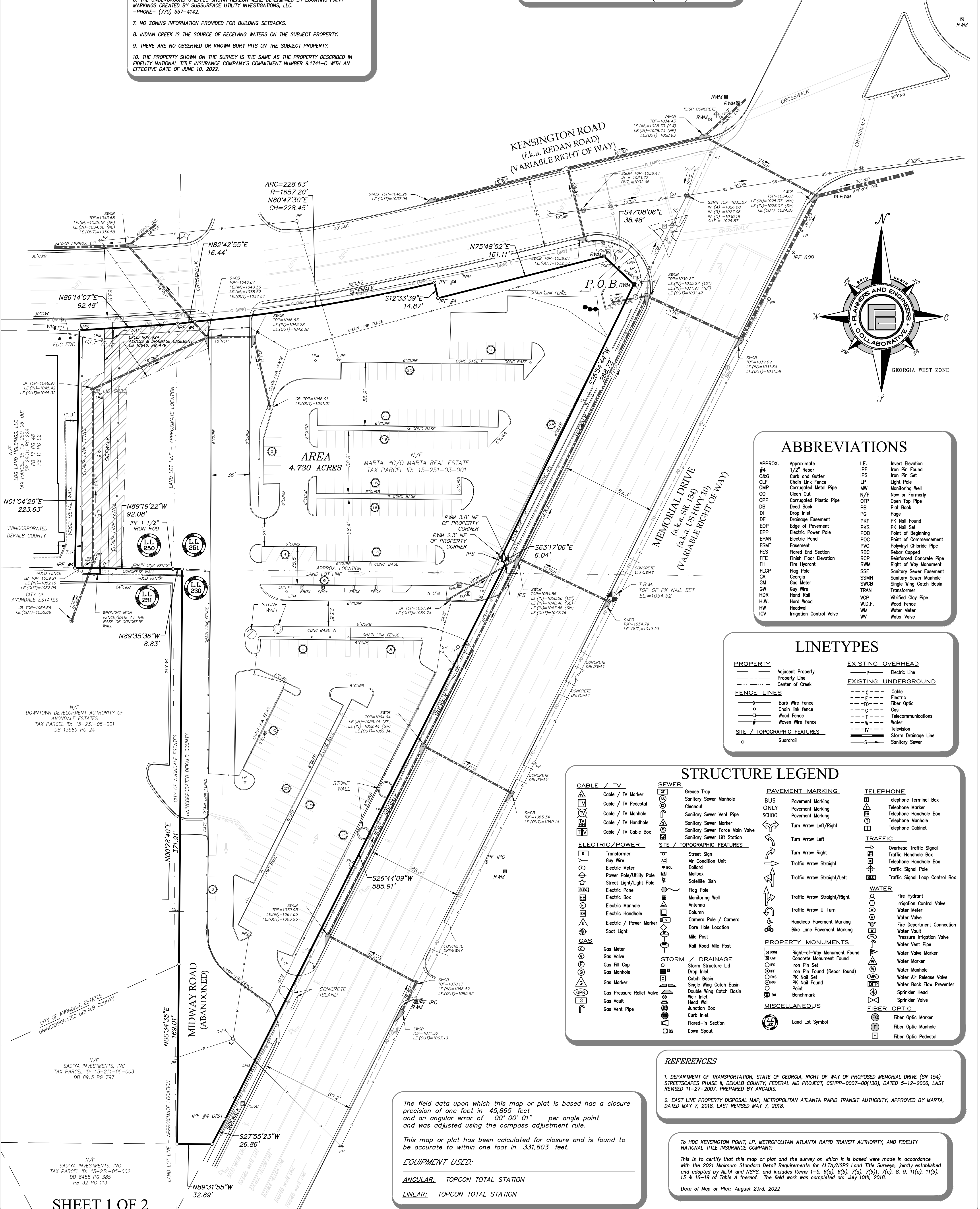
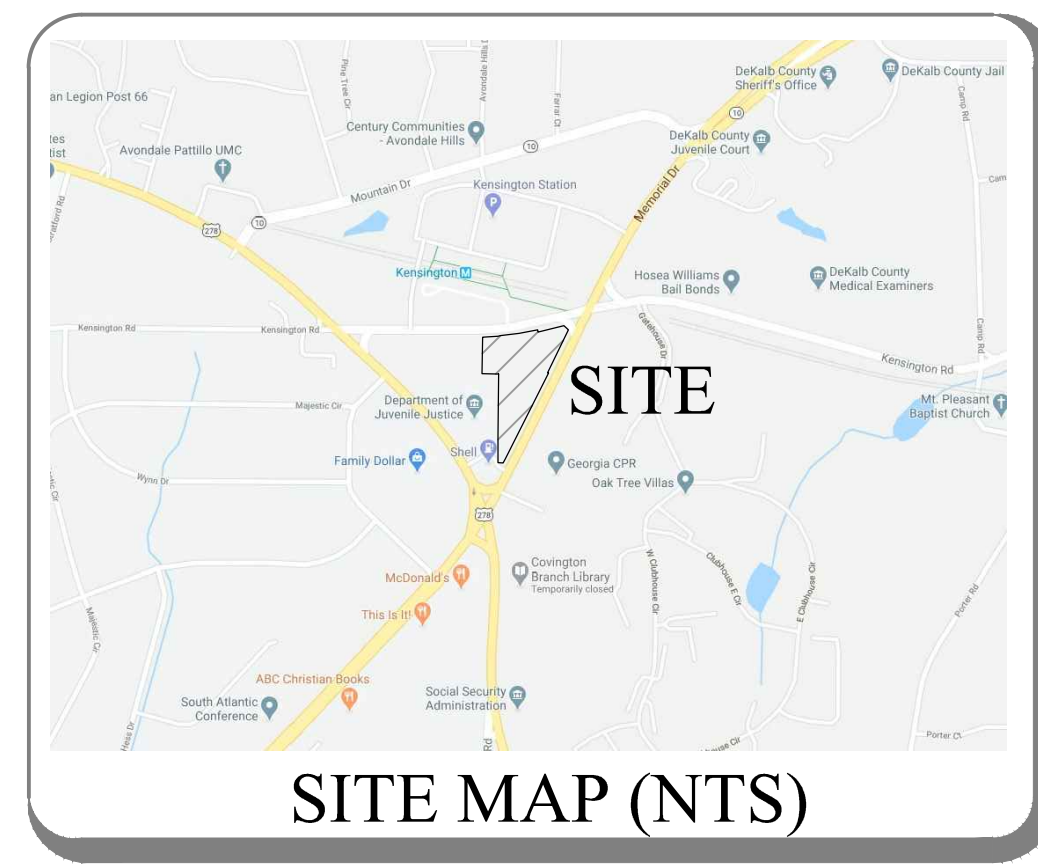
an ARG company

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)

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C0069A, PANEL 69 OF 201, AND COMMUNITY PANEL NUMBER 13089C0088A, PANEL 88 OF 201 EFFECTIVE DATE MAY 16, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS OF 100 YEAR FLOOD) OR WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN APRIL 2020. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THE UNDERGROUND UTILITIES SHOWN HEREON WERE DETERMINED BY LOCATING PAINT MARKINGS CREATED BY SUBSURFACE UTILITY INVESTIGATIONS, LLC. -PHONE- (770) 537-4142.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
7. INDIAN CREEK IS THE SOURCE OF RECEIVING WATERS ON THE SUBJECT PROPERTY.
8. THERE ARE NO OBSERVED OR KNOWN BURY PITS ON THE SUBJECT PROPERTY.
9. THE PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NUMBER 9.1741-0 WITH AN EFFECTIVE DATE OF JUNE 10, 2022.



ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
C&G	Curb and Gutter	IPF	Iron Pin Found
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	LP	Monitoring Well
CO	Chain of Office	N/F	Now or Formerly
COP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plot Book
DI	Drop Inlet	PG	Page
DE	Drainage Easement	PKF	PK Nail Found
EDP	Edge of Pavement	PK NS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RCB	Rebar Capped
FEE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	SWCB	Single Wing Catch Basin
GW	Guy Wire	TRAN	Transformer
HW	Hand Wood	VCP	Vitrified Clay Pipe
H.W.	Head Wall	W.D.F.	Wood Fence
ICV	Irrigation Control Valve	WM	Water Meter
		WV	Water Valve

LINETYPES

PROPERTY	Adjacent Property	EXISTING OVERHEAD	Electric Line
---	Property Line	---	Electric
---	Center of Creek	---	Fiber Optic
FENCE LINES	Barb Wire Fence	---	Gas
---	Chain link fence	---	Telecommunications
---	Wood Fence	---	Water
---	Woven Wire Fence	---	Storm Drainage Line
SITE / TOPOGRAPHIC FEATURES	Guardrail	---	Sanitary Sewer

STRUCTURE LEGEND

CABLE / TV	SEWER	PAVEMENT MARKING	TELEPHONE
Cable / TV Marker	Grease Trap	BUS ONLY	Telephone Terminal Box
Cable / TV Pedestal	Sanitary Sewer Manhole	SCHOOL	Telephone Marker
Cable / TV Manhole	Cleanout		Telephone Handhole Box
Cable / TV Handhole	Sanitary Sewer Vent Pipe	Turn Arrow Left/Right	Telephone Manhole
Cable / TV Cable Box	Sanitary Sewer Marker	Turn Arrow Left	Telephone Cabinet
	Sanitary Sewer Force Main Valve	Turn Arrow Right	
	Sanitary Sewer Lift Station	Traffic Arrow Straight	
ELECTRIC / POWER	SITE / TOPOGRAPHIC FEATURES	Traffic Arrow Straight/Left	
Transformer	Street Sign	Traffic Arrow Straight/Right	
Guy Wire	Air Condition Unit	Traffic Arrow U-Turn	
Electric Meter	Bollard	Handicap Pavement Marking	
Power Pole/Utility Pole	Mailbox	Bike Lane Pavement Marking	
Street Light/Light Pole	Satellite Dish		
Electric Box	Flag Pole	PROPERTY MONUMENTS	
Electric Manhole	Monitoring Well	RWM	Right-of-Way Monument Found
Electric Handhole	Antenna	CMP	Concrete Monument Found
Electric / Power Marker	Column	IPF	Iron Pin Set
Spot Light	Camera Pole / Camera	OPF	Open Top Pipe (Rebar found)
	Bore Hole Location	ONS	Open Top Pipe (Set)
	Mail Post	PKNS	PK Nail Set
	Rail Road Mile Post	PKNF	PK Nail Found
		BM	Benchmark
GAS		MISCELLANEOUS	
Gas Meter		Land Lot Symbol	
Gas Valve			
Gas Fill Cap			
Gas Manhole			
Gas Marker			
Gas Pressure Relief Valve			
Gas Vault			
Gas Vent Pipe			

REFERENCES

1. DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, RIGHT OF WAY OF PROPOSED MEMORIAL DRIVE (SR 154) STREETSQUARES PHASE II, DEKALB COUNTY, FEDERAL AID PROJECT, CSHP-0007-00(130), DATED 5-12-2006, LAST REVISED 11-27-2007, PREPARED BY ARCADIS.
2. EAST LINE PROPERTY DISPOSAL MAP, METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY, APPROVED BY MARTA, DATED MAY 7, 2016, LAST REVISED MAY 7, 2016.

To HDC KENSINGTON POINTE, LP, METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:
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 1-5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 11(b), 13 & 16-19 of Table A thereof. The field work was completed on July 10th, 2022.
Date of Map or Plat: August 23rd, 2022

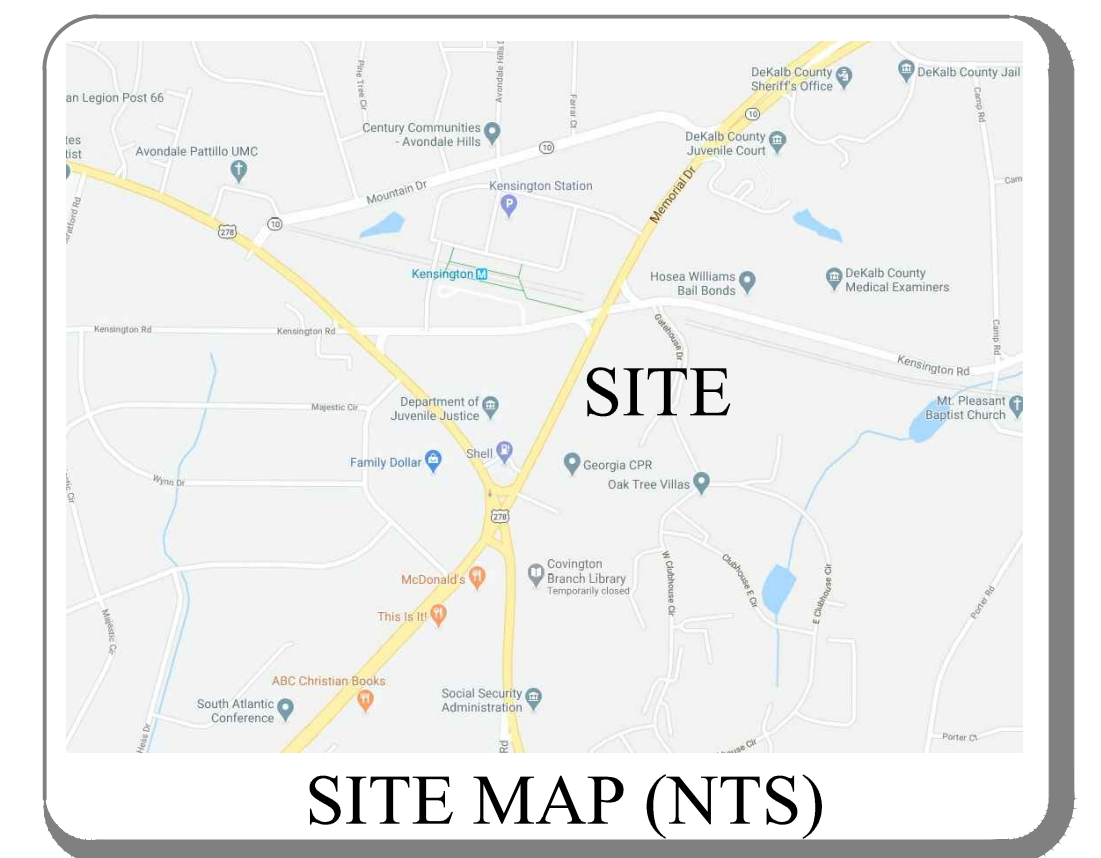
The field data upon which this map or plat is based has a closure precision of one foot in 45,865 feet and an angular error of 00' 00" 01" per angle point and was adjusted using the compass adjustment rule.
This map or plat has been calculated for closure and is found to be accurate to within one foot in 331,603 feet.
EQUIPMENT USED:
ANGULAR: TOPCON TOTAL STATION
LINEAR: TOPCON TOTAL STATION

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350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30072
(770) 451-2741 ■ WWW.PECCATL.COM
C.O.A.-LSF000004

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

ALTA/NSPS LAND SURVEY
FOR
HOUSING DEVELOPMENT CORPORATION
KENSINGTON POINTE, LP
LAND LOT(S) 230, 250, 251
DISTRICT 15th
DEKALB COUNTY GEORGIA

GEORGIA REGISTERED SURVEYOR
No. 30088
JATHAN N. HOWARD
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 20077.00
DATE: 01/03/2022
SCALE: 1" = 40'
DATE OF FIELD WORK: 07/26/22



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;

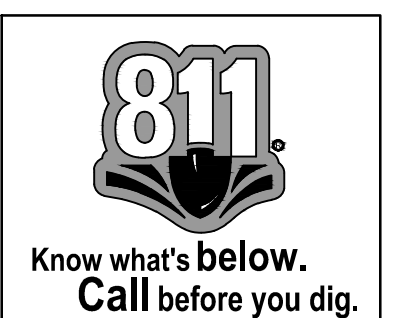
ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 228.63 FEET, HAVING A RADIUS OF 1657.20 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 80 DEGREES 47 MINUTES 26 SECONDS EAST, A DISTANCE OF 228.45 FEET TO A 1/2 INCH REBAR FOUND;

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).



REV	DATE	DESCRIPTION	BY
1	08/29/22	TITLE COMMITMENT UPDATE	DFG



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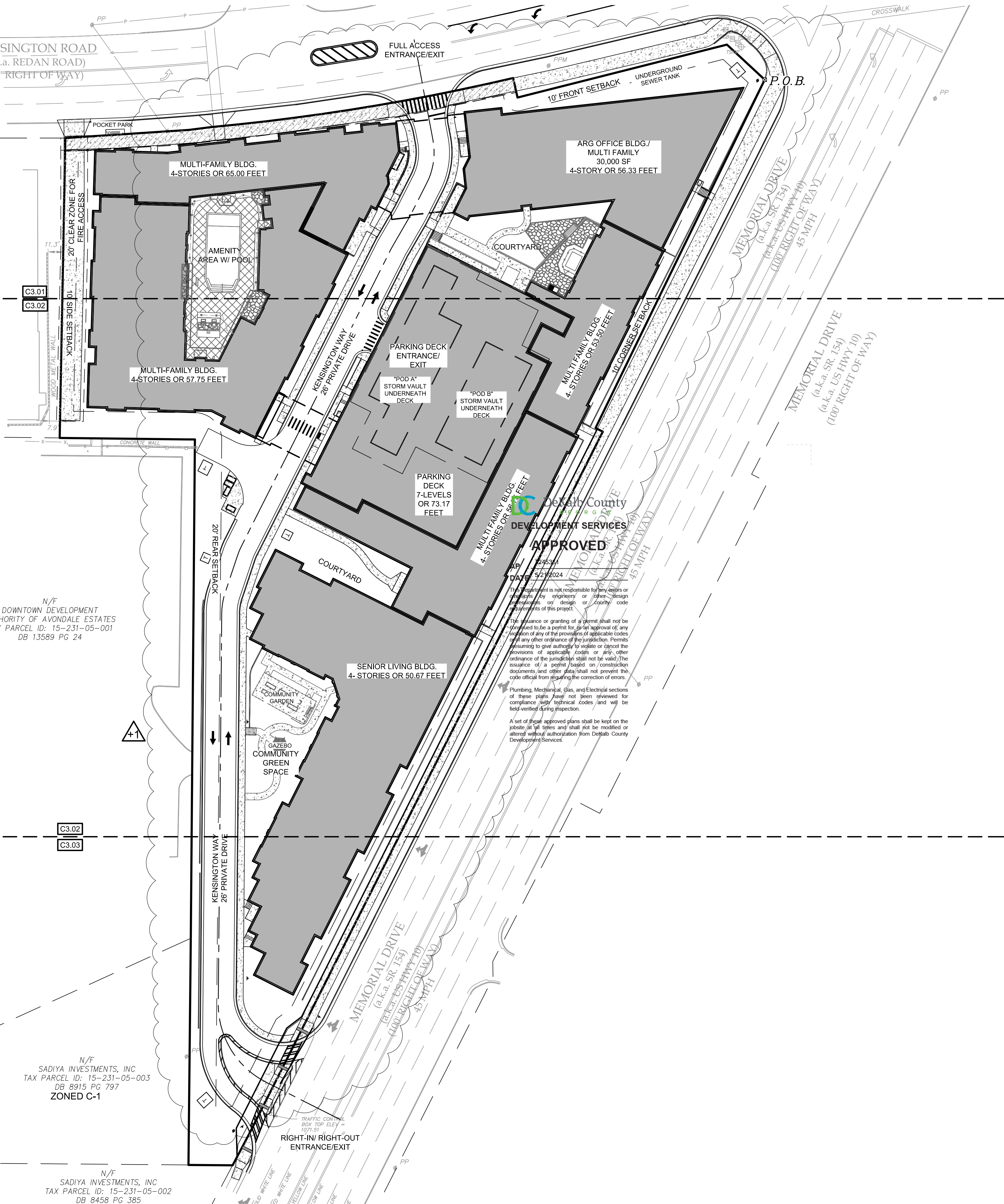
KENSINGTON ROAD
(f.k.a. REDAN ROAD)
(80' RIGHT OF WAY)

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, assumptions or design or code requirements or other code 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 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.

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



Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
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
	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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GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000066476 EXP. 06/27/2024

SITE PLAN

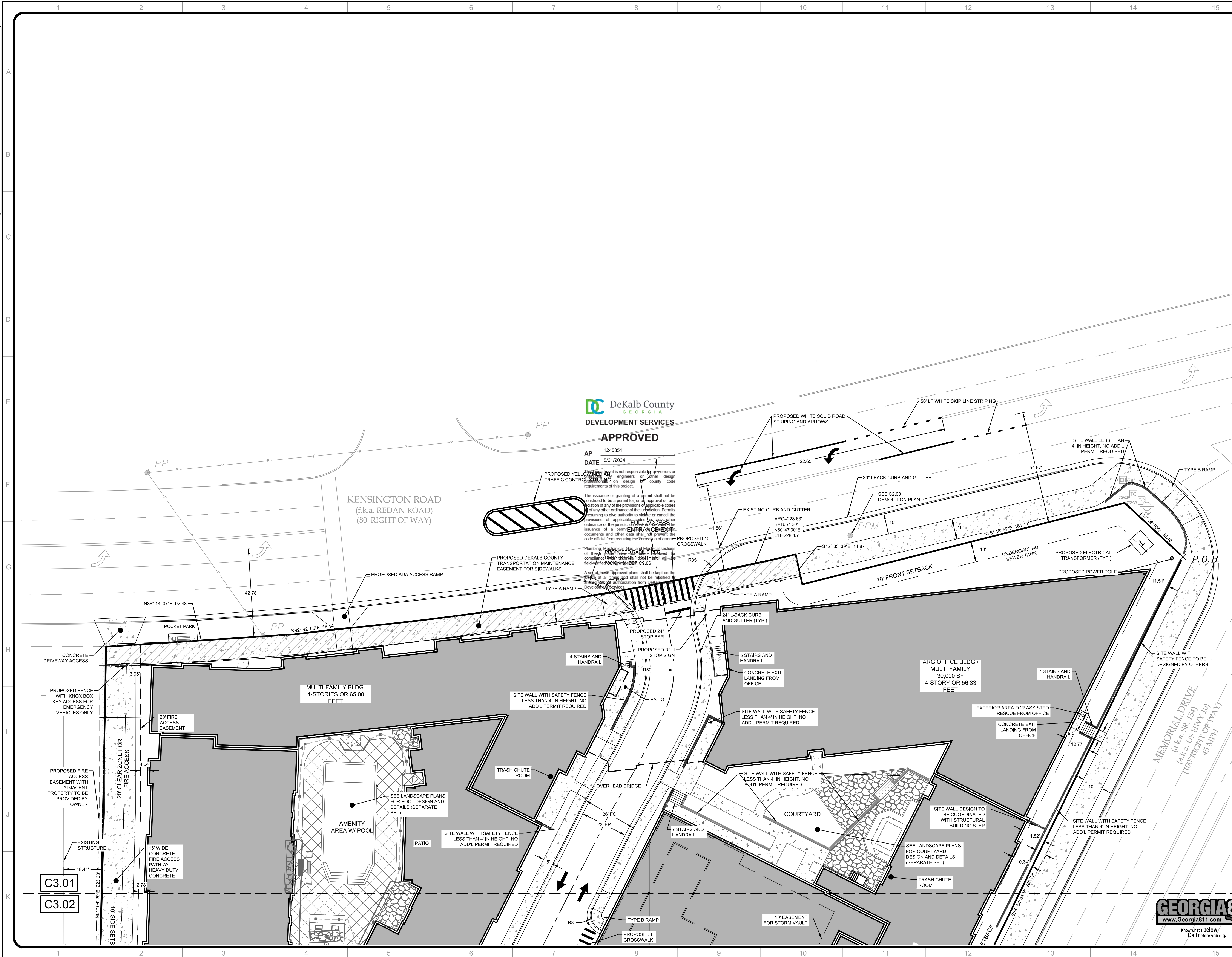
SCALE: 1" = 40'
DATE: 04/10/2024
PROJECT: 20077.00A

C3.00
SHEET



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DeKalb County
GEORGIA
DEVELOPMENT SERVICES

APPROVED

AP 1245351
DATE 5/21/2024

The undersigned is not responsible for any errors or omissions on design or 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 of the jurisdiction. The issuance of a permit does not constitute an endorsement of any product, material, or equipment.

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.

A set 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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ATLANTA, GA 30324
P: 470.440.8568

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	05/15/2023	PEC	DEKALB COMMENTS
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+1	03/27/2024	PEC	DEKALB GIS COMMENTS

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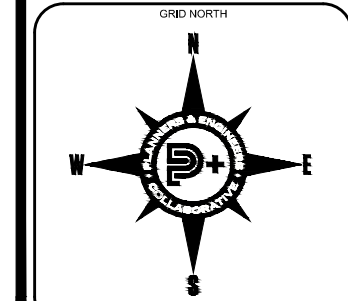


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CERTIFICATION # 0000066476 EXP. 06/27/2024

SITE PLAN A



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



C3.01

SHEET



Know what's below,
Call before you dig.

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+1	03/27/2024	PEC	DEKALB GIS COMMENTS

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CERTIFICATION # 0000066476 EXP. 06/27/2024

SITE PLAN B



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

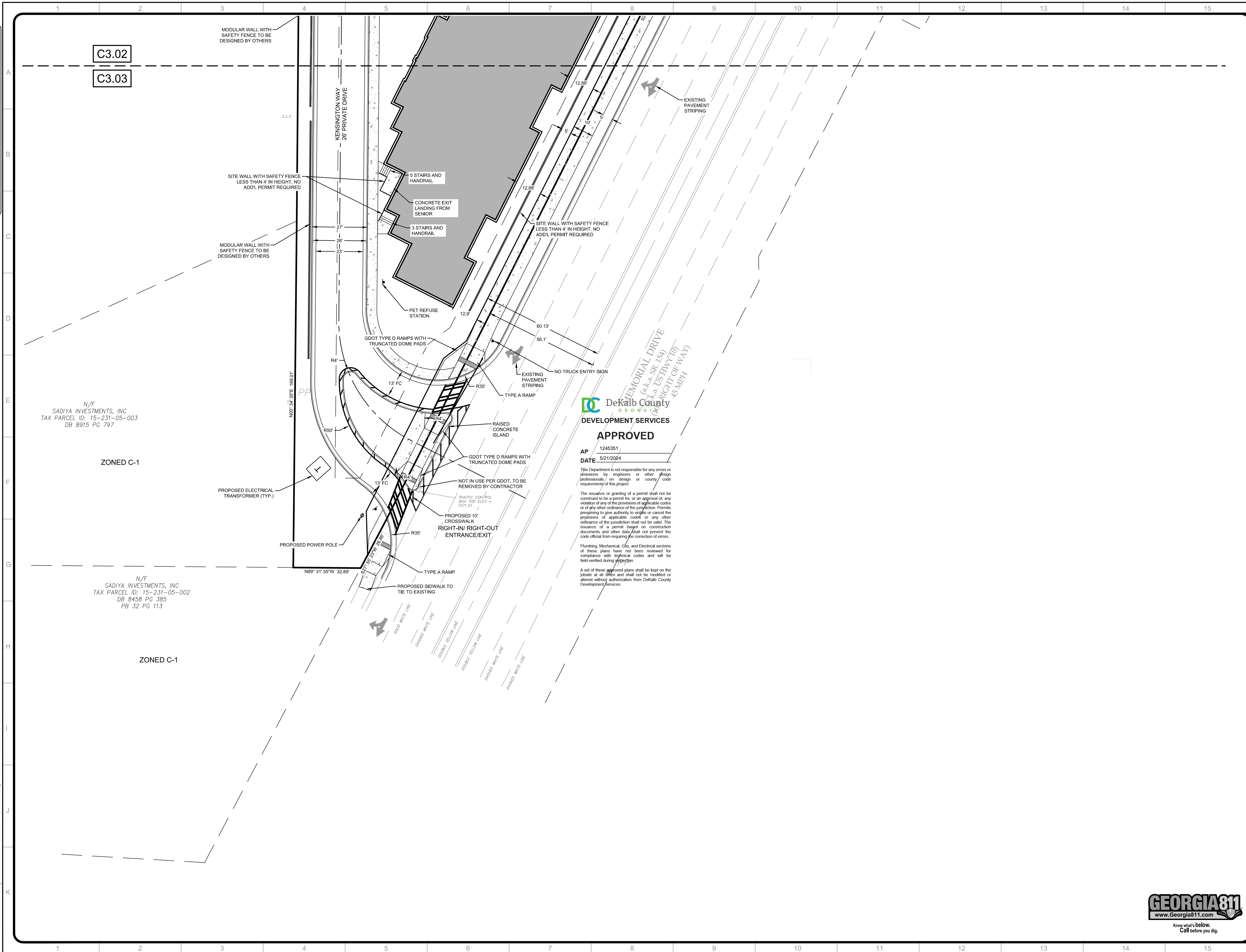
C3.02

SHEET



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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



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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MARTA REAL ESTATE
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ATLANTA, GA 30324
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	03/16/2023	PEC	DEKALB COMMENTS
	05/15/2023	PEC	DEKALB COMMENTS
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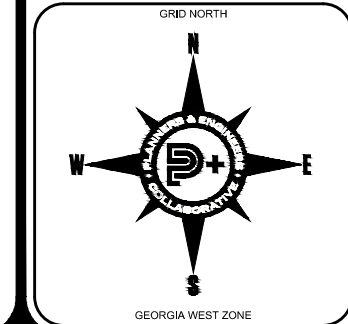


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SITE PLAN C



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

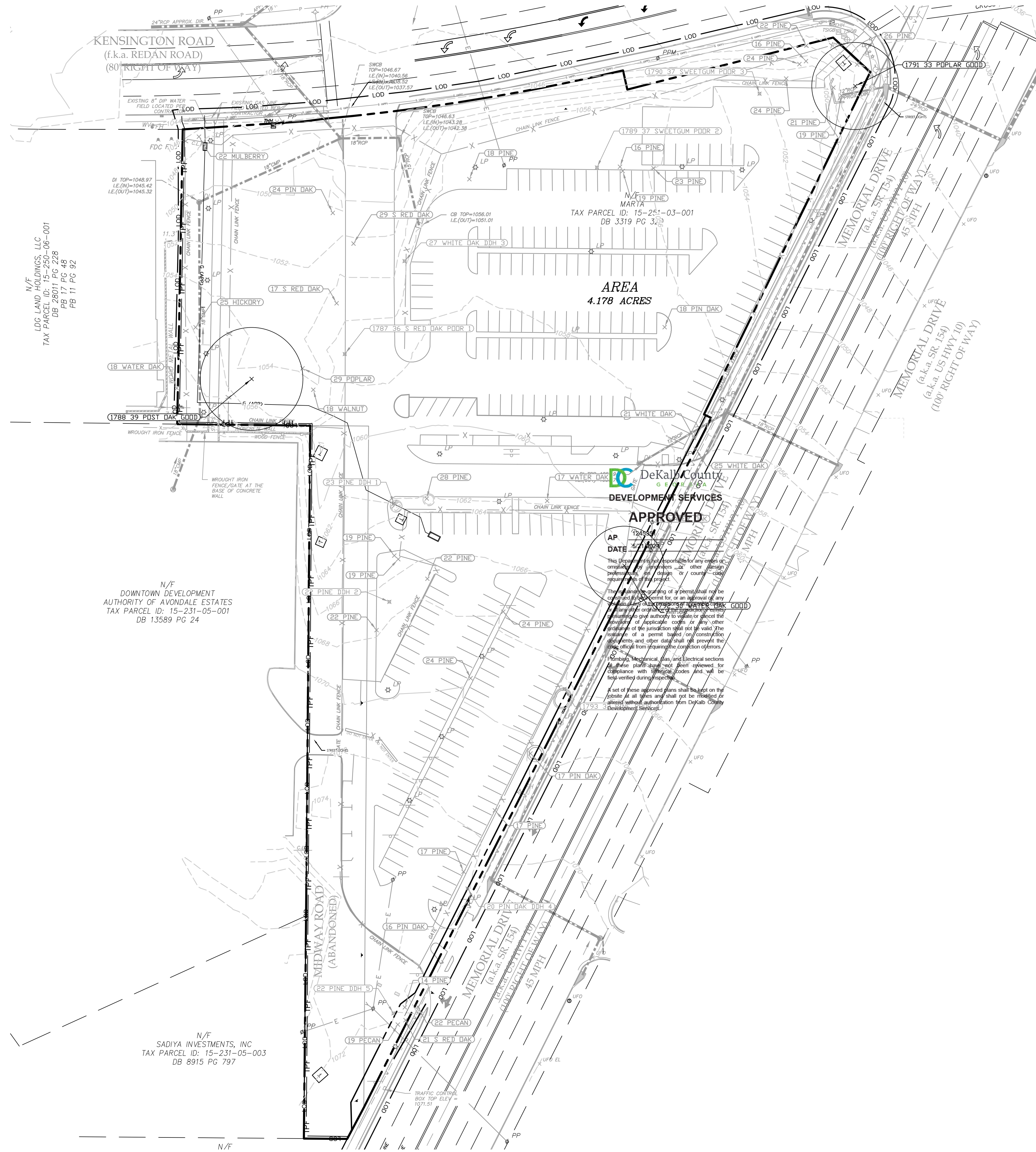


C3.03

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
- LIMIT OF DISTURBANCE
- TREE PROTECTION FENCE

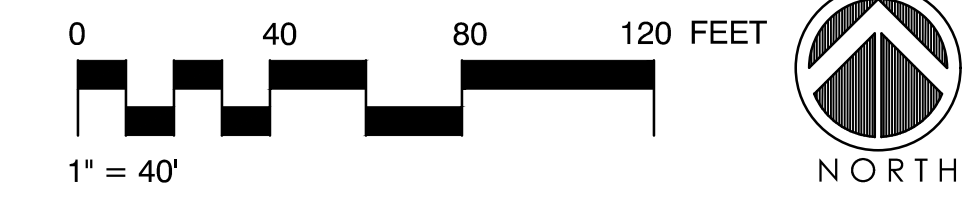
TREE TABLE NOTE:
SEE SHEET TPR-1-1 FOR CATEGORIZED TREE LISTINGS/TABLES.

NOTES:

- NO ONE SHALL ENCROACH, 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



360
STUDIO

THE LANDSCAPE ARCHITECTURE STUDIO OF
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350 RESEARCH COURT
PEACHTREE CORNERS,
GEORGIA 30092
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PROJECT

**KENSINGTON
POINTE**

KENSINGTON RD (3383, 3391, 3393)
@ MEMORIAL DRIVE (4200)
DECATUR, GA 30032

CITY OF DECATUR
DEKALB
GA

LAND LOT
DISTRICT

FOR
HOUSING DEVELOPMENT
CORPORATION

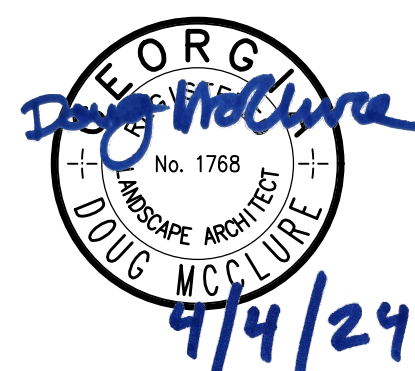
750 COMMERCE DR
SUITE 110
DECATUR, GA 30030

CONTACT:
470.440.8568

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

DRAWN BY: RH
APPROVED BY: DM

PROJECT NUMBER
20077.00A



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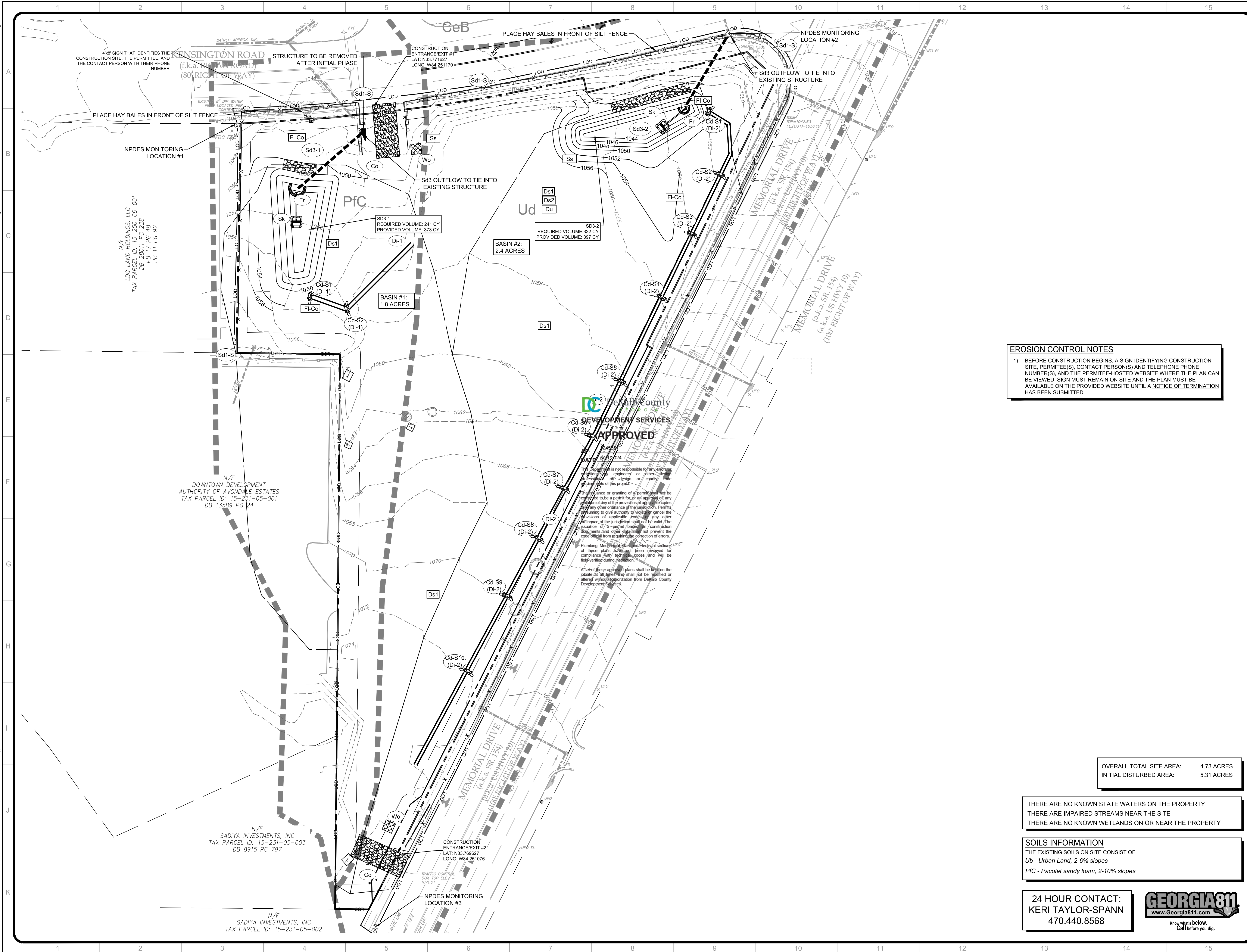
DATE
APR 04, 2024

TITLE
**TREE LOCATION &
PROTECTION PLAN**

SHEET

TPR.1

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EROSION CONTROL NOTES

- 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



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

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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

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MARTA REAL ESTATE
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DEKALB AP#: 1245351
LDP REVISION #1

REVISIONS

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CERTIFICATION # 0000066476 EXP. 06/27/2024

INITIAL EROSION CONTROL PLAN



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

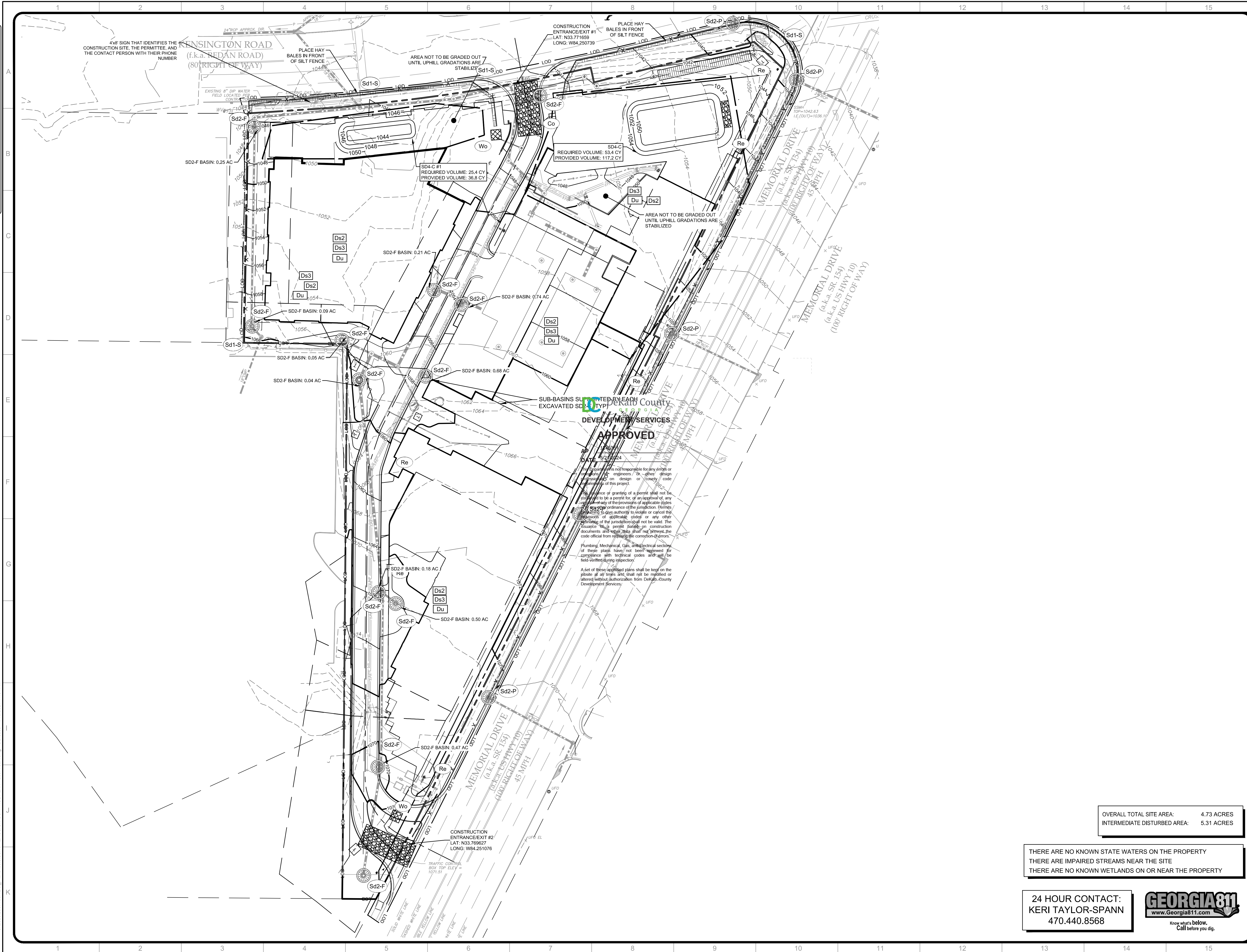


C6.10

SHEET

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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.

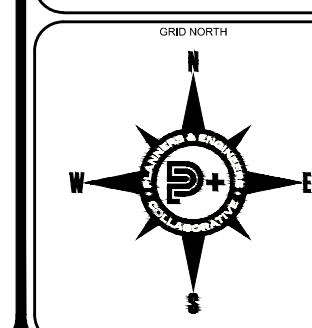


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000066476 EXP. 06/27/2024

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

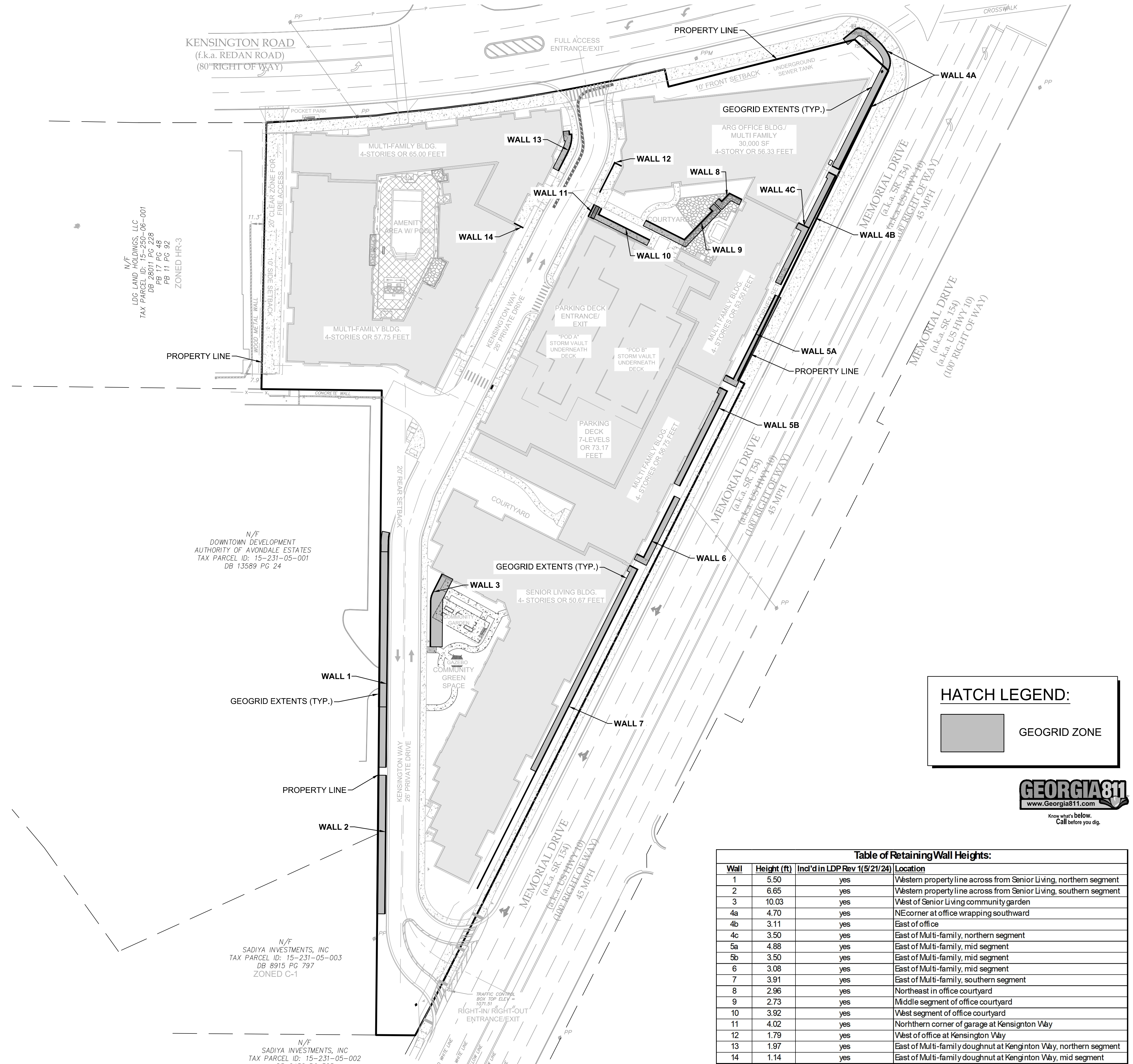


Know what's below.
Call before you dig.

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

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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

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

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
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

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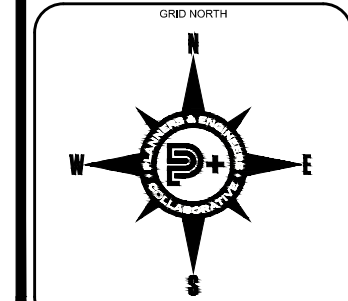


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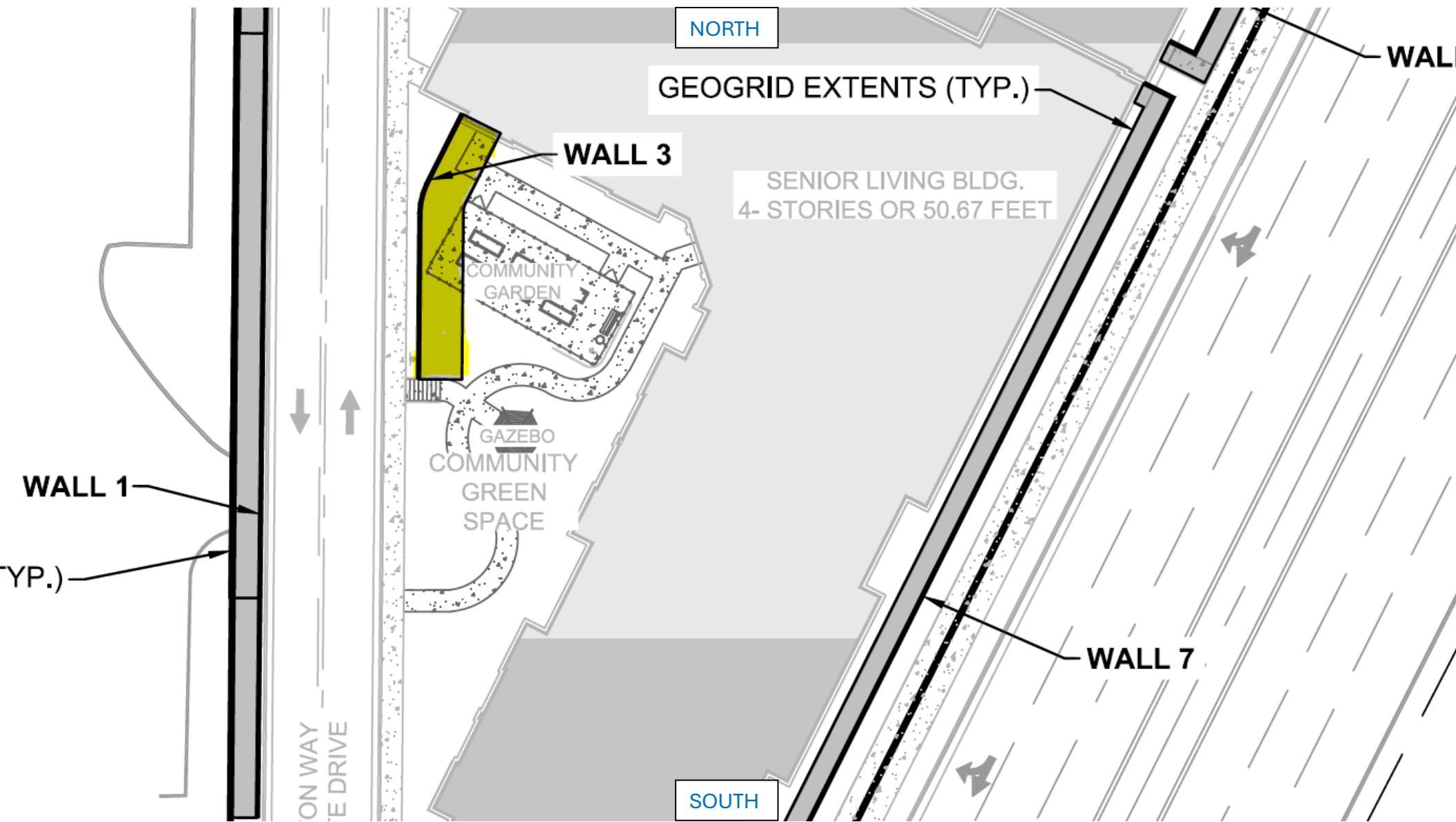
WALL LOCATION EXHIBIT




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



SHEET



 = aerial perspective and demarcation of retaining wall #3

NORTH

SOUTH

6
A3.4-S

2
A3.4-S

3
A3.5-S




6

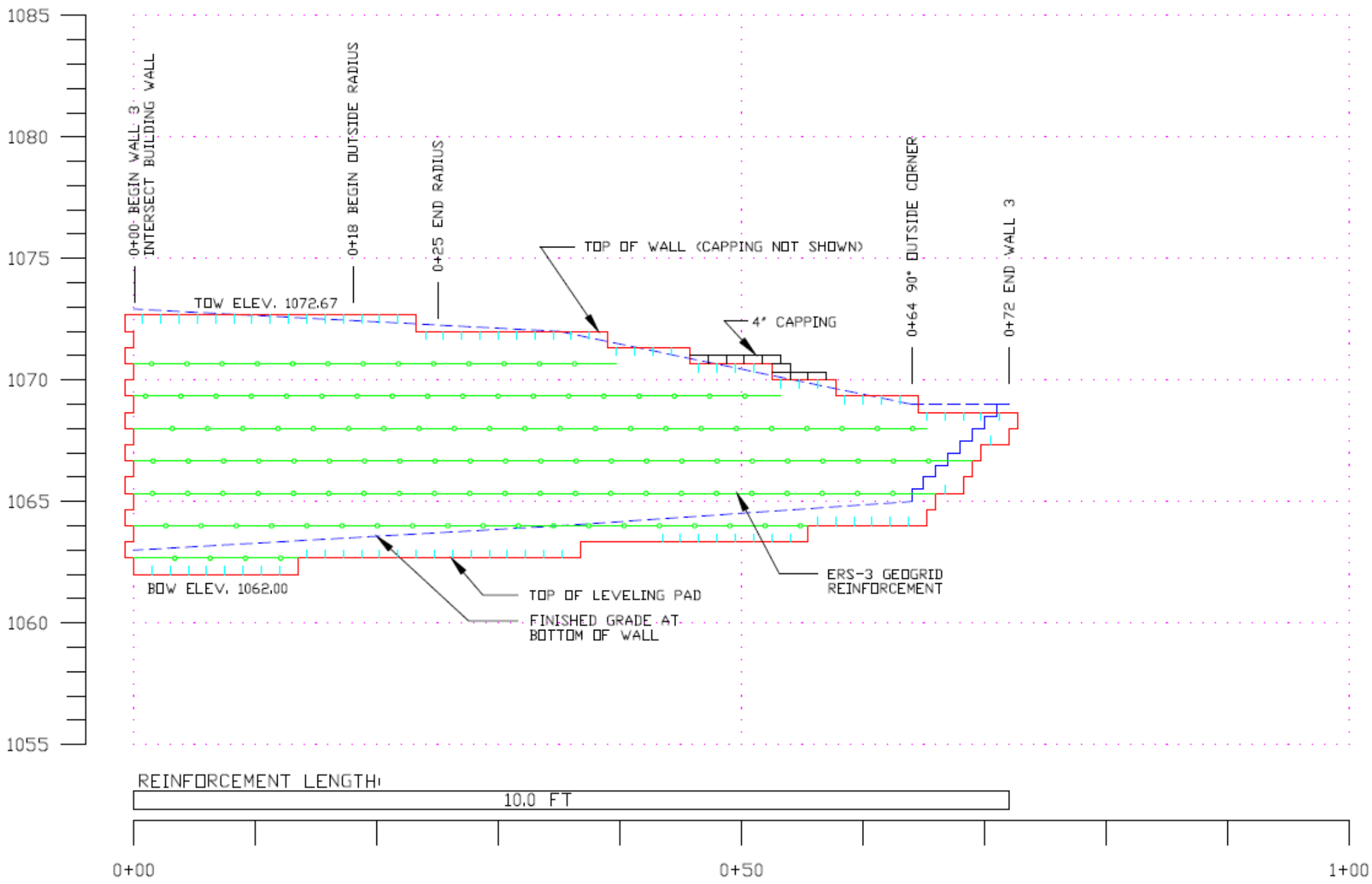


PARKING DECK

OFFICE

3
A3.1-S
SENIOR LIVING WEST - REFERENCE
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