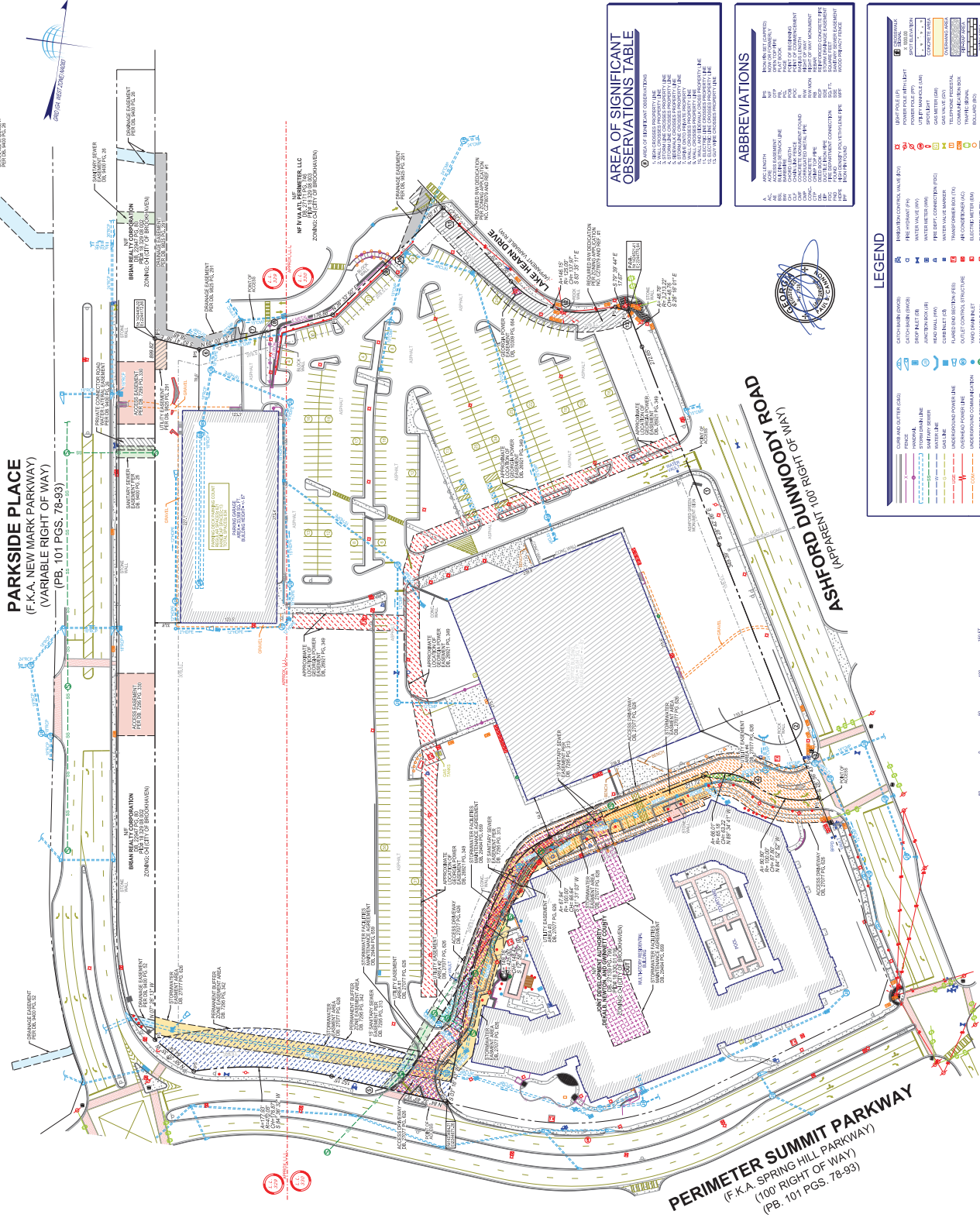


|             |            |
|-------------|------------|
| Project No. | 2023-304   |
| Survey Date | 12/22/2022 |
| Drawn By    | AT         |
| Checked By  | AT         |
| Approved By | PGC        |
| Date        | 12/22/2022 |
| Scale       | 1"=50'     |
| Sheet       | 1 of 2     |

**ALTA/NSPS LAND TITLE SURVEY**  
 FOR  
**GREEN VENTURES, LLC AND BERGER AG, LLC**  
 (4170 ASHFORD DUNWOODY ROAD)  
 CITY OF BROOKHAVEN  
 LOCATED IN LAND LOT 329 & 330, 18TH DISTRICT  
 DEKALB COUNTY, GEORGIA



**AREA OF SIGNIFICANT OBSERVATIONS TABLE**

1. SIGNIFICANT PROPERTY LINE
2. EASEMENT
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49. EASEMENT
50. EASEMENT

**ABBREVIATIONS**

|    |                        |
|----|------------------------|
| AC | ACCESSORY CONSTRUCTION |
| AD | ADJACENT PROPERTY      |
| AE | ADJACENT EASEMENT      |
| AF | ADJACENT FENCE         |
| AG | ADJACENT GROUND        |
| AH | ADJACENT HIGHWAY       |
| AI | ADJACENT INTERSECTION  |
| AJ | ADJACENT JUNCTION      |
| AK | ADJACENT KITCHEN       |
| AL | ADJACENT LAWN          |
| AM | ADJACENT MOUND         |
| AN | ADJACENT NATURE        |
| AO | ADJACENT OCEAN         |
| AP | ADJACENT POND          |
| AQ | ADJACENT QUARTERS      |
| AR | ADJACENT ROAD          |
| AS | ADJACENT SAND          |
| AT | ADJACENT TANK          |
| AV | ADJACENT VALLEY        |
| AW | ADJACENT WATER         |
| AX | ADJACENT WOODS         |
| AY | ADJACENT YARD          |
| AZ | ADJACENT ZONE          |

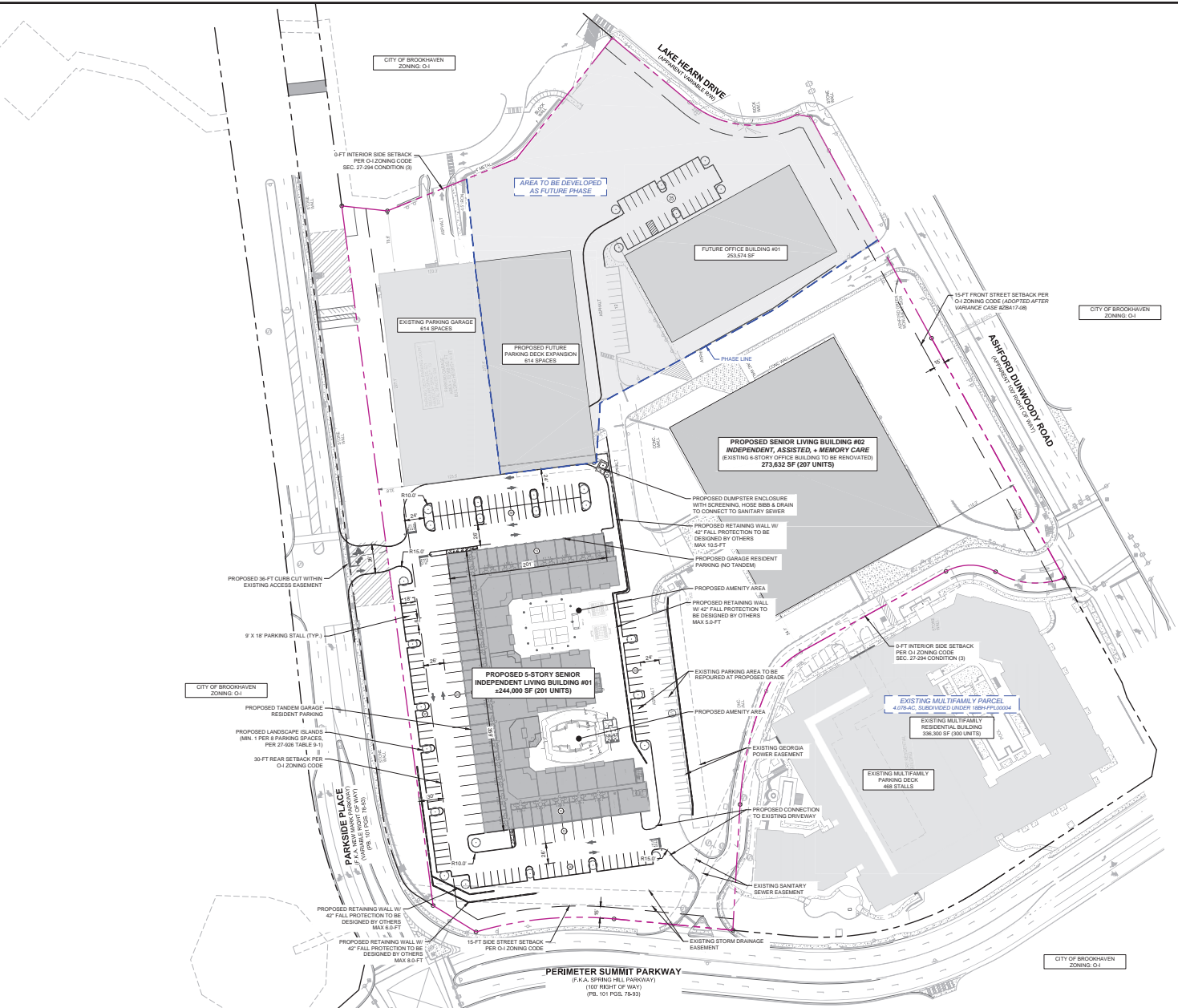
**LEGEND**

|     |                       |
|-----|-----------------------|
| 1   | ADJACENT PROPERTY     |
| 2   | ADJACENT EASEMENT     |
| 3   | ADJACENT FENCE        |
| 4   | ADJACENT GROUND       |
| 5   | ADJACENT HIGHWAY      |
| 6   | ADJACENT INTERSECTION |
| 7   | ADJACENT JUNCTION     |
| 8   | ADJACENT KITCHEN      |
| 9   | ADJACENT LAWN         |
| 10  | ADJACENT MOUND        |
| 11  | ADJACENT NATURE       |
| 12  | ADJACENT OCEAN        |
| 13  | ADJACENT POND         |
| 14  | ADJACENT QUARTERS     |
| 15  | ADJACENT ROAD         |
| 16  | ADJACENT SAND         |
| 17  | ADJACENT TANK         |
| 18  | ADJACENT VALLEY       |
| 19  | ADJACENT WATER        |
| 20  | ADJACENT WOODS        |
| 21  | ADJACENT YARD         |
| 22  | ADJACENT ZONE         |
| 23  | ADJACENT PROPERTY     |
| 24  | ADJACENT EASEMENT     |
| 25  | ADJACENT FENCE        |
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| 29  | ADJACENT JUNCTION     |
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| 31  | ADJACENT LAWN         |
| 32  | ADJACENT MOUND        |
| 33  | ADJACENT NATURE       |
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| 35  | ADJACENT POND         |
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| 41  | ADJACENT WATER        |
| 42  | ADJACENT WOODS        |
| 43  | ADJACENT YARD         |
| 44  | ADJACENT ZONE         |
| 45  | ADJACENT PROPERTY     |
| 46  | ADJACENT EASEMENT     |
| 47  | ADJACENT FENCE        |
| 48  | ADJACENT GROUND       |
| 49  | ADJACENT HIGHWAY      |
| 50  | ADJACENT INTERSECTION |
| 51  | ADJACENT JUNCTION     |
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| 53  | ADJACENT LAWN         |
| 54  | ADJACENT MOUND        |
| 55  | ADJACENT NATURE       |
| 56  | ADJACENT OCEAN        |
| 57  | ADJACENT POND         |
| 58  | ADJACENT QUARTERS     |
| 59  | ADJACENT ROAD         |
| 60  | ADJACENT SAND         |
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| 62  | ADJACENT VALLEY       |
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| 65  | ADJACENT YARD         |
| 66  | ADJACENT ZONE         |
| 67  | ADJACENT PROPERTY     |
| 68  | ADJACENT EASEMENT     |
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| 75  | ADJACENT LAWN         |
| 76  | ADJACENT MOUND        |
| 77  | ADJACENT NATURE       |
| 78  | ADJACENT OCEAN        |
| 79  | ADJACENT POND         |
| 80  | ADJACENT QUARTERS     |
| 81  | ADJACENT ROAD         |
| 82  | ADJACENT SAND         |
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| 85  | ADJACENT WATER        |
| 86  | ADJACENT WOODS        |
| 87  | ADJACENT YARD         |
| 88  | ADJACENT ZONE         |
| 89  | ADJACENT PROPERTY     |
| 90  | ADJACENT EASEMENT     |
| 91  | ADJACENT FENCE        |
| 92  | ADJACENT GROUND       |
| 93  | ADJACENT HIGHWAY      |
| 94  | ADJACENT INTERSECTION |
| 95  | ADJACENT JUNCTION     |
| 96  | ADJACENT KITCHEN      |
| 97  | ADJACENT LAWN         |
| 98  | ADJACENT MOUND        |
| 99  | ADJACENT NATURE       |
| 100 | ADJACENT OCEAN        |

P&Z 08-30-23

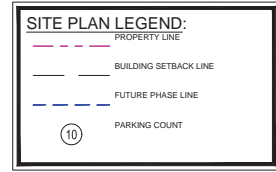
THIS BLOCK REFERRED TO FOR THE CLERK OF SUPERIOR COURT.

Drawn by: K.W.M. CAJULI 1/3/2023, Checked by: J.P. M. 1/3/2023, Design by: A. B. 1/3/2023, 1:08pm, by: A. B. 1/3/2023, 1:08pm, by: A. B. 1/3/2023, 1:08pm



**DEVELOPMENT SUMMARY:**

|  |                          |
|--|--------------------------|
| <b>SITE AREA:</b>  | 14.24 ACRES              |
| <b>DISTURBED AREA:</b>   | 14.74 ACRES              |
| <b>CURRENT ZONING:</b>   | OFFICE INDUSTRIAL        |
| <b>PROPOSED USES:</b>  |                          |
| <b>RESIDENTIAL:</b>  |                          |
| EX MULTIFAMILY APARTMENT (300 UNITS)   | 336,000 SF               |
| PROPOSED SENIOR LIVING #01 (201 UNITS)   | 244,000 SF               |
| RE-SURF SENIOR LIVING #02 (200 UNITS)  | 273,632 SF               |
| 18 INDEPENDENT LIVING UNITS  |                          |
| 41 ASSISTED LIVING UNITS   |                          |
| RESIDENTIAL TOTAL:   | 853,632 SF (708 UNITS)   |
| <b>OFFICE:</b>   |                          |
| FUTURE OFFICE #01:   | 253,574 SF               |
| <b>PARKING:</b>  |                          |
| REQUIRED:  |                          |
| OFFICE DECK PARKING (PER 250 SF) (1.5 PER 1 UNIT) - 624 SPACES   |                          |
| EX MULTIFAMILY DECK EXPANSION  | 614 SPACES               |
| EX MULTIFAMILY SURFACE PARKING   | 488 SPACES               |
| EX SENIOR RES. SURFACE PARKING   | 488 SPACES               |
| EX SENIOR RES. INTERIOR GARAGE   | 51 SPACES                |
| TOTAL REQUIRED PARKING:  | 1,456 SPACES             |
| PROVIDED:  |                          |
| OFFICE DECK PARKING  | 624 SPACES               |
| OFFICE DECK EXPANSION  | 614 SPACES               |
| EX MULTIFAMILY SURFACE PARKING   | 488 SPACES               |
| EX SENIOR RES. SURFACE PARKING   | 488 SPACES               |
| EX SENIOR RES. INTERIOR GARAGE   | 51 SPACES                |
| TOTAL PROVIDED PARKING:  | 1,379 SPACES             |
| <b>LOT COVERAGE:</b>   |                          |
| MAXIMUM IMPERVIOUS:  | 80% (11.4 AC)            |
| PROPOSED IMPERVIOUS:   | 60% (8.5 AC)             |
| <b>BUILDING HEIGHT:</b>  |                          |
| MAXIMUM ALLOWED:   | 5-STORIES / 70-FT        |
| PROPOSED (SENIOR LIVING #01):  | 5-STORIES / 70-FT        |
| <b>SETBACKS PER CITY ZONING:</b>   |                          |
| FRONT STREET SETBACK:  | 15 FT                    |
| SIDE STREET SETBACK:   | 15 FT                    |
| INTERIOR SIDE SETBACK:   | 5 FT PER SEC. 27-204 (3) |
| REAR SETBACK:  | 10 FT                    |
| *ZONING ORDINANCE ADOPTED AFTER 2/24/2024, O1 CODE APPLIES.  |                          |
| <b>LANDSCAPING:</b>  |                          |
| NEW INTERIOR PARKING LOT LANDSCAPE TO COMPLY WITH SEC. 27-206. EXISTING PARKING TO REMAIN AS SHOWN IN CURRENT CONDITION. |                          |
| <b>POSTED SPEED LIMITS:</b>  |                          |
| ASHFORD DUNWOODY ROAD NE:  | 35 MPH                   |
| PERIMETER SUMMIT PARKWAY:  | 35 MPH                   |
| PARKSIDE PLACE:  | 35 MPH                   |
| LAKE HEARN DR. NE:   | 35 MPH                   |
| <b>MAJOR ELECTRICAL / PETROLEUM TRANSMISSION LINES:</b>  | NONE                     |
| <b>STORMWATER MANAGEMENT FACILITIES:</b>   |                          |
| STORMWATER FOR ONSITE RUNOFF WILL BE OBTAINED ON SITE PER CITY OF BROOKHAVEN STANDARDS.                                  |                          |
| <b>WETLANDS:</b>   | NONE                     |
| <b>FEMA FLOOD ZONE:</b>  |                          |
| NO FLOOD ZONES ARE PRESENT PER MAP 130850012I DATED MAY 16, 2013   |                          |
| <b>STREAM BUFFERS:</b>   | NONE                     |
| <b>SCENERY:</b>  | NONE                     |
| <b>ARCHITECTURAL LANDMARKS:</b>  | NONE                     |
| <b>ARCHAEOLOGICAL LANDMARKS:</b>   | NONE                     |
| <b>DOMESTIC WATER PROVIDED:</b>  | DEKALB COUNTY            |
| <b>SANITARY SEWER PROVIDED:</b>  | DEKALB COUNTY            |
| SEWERING AND SERVICE ARE AVAILABLE   |                          |



**REQUESTED ZONING AMENDMENT:**

- INCREASE TOTAL RESIDENTIAL UNITS FOR MASTER DEVELOPMENT FROM 300 TO 708 UNITS.

**REQUESTED VARIANCE:**

- UPDATE TOTAL REQUIRED PARKING BASED ON THE NEW MASTER DEVELOPMENT SITE PLAN, USING PARKING RATIOS CONSISTENT WITH SEC 27-244.
- THE PROPOSED DEVELOPMENT PROGRAM REMOVES 250,000-SF OF NEW OFFICE AND REPLACES WITH 244,000-SF OF SENIOR LIVING, AND CONVERTS 273,632-SF OF EXISTING OFFICE TO SENIOR LIVING.

**NOTE:**

- PROPOSED UNIT COUNTS ARE EXCLUSIVE OF WORKFORCE HOUSING. AN ADDITIONAL 10% OF THE TOTAL UNITS MAY BE ADDED AS WORKFORCE HOUSING UNITS.



**P&Z 08-30-23**

**Kimley-Horn**  
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ATLANTA, GA 30339  
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WWW.KIMLEY-HORN.COM

**BUCKHAVEN CONSTRUCTION SERVICES, LLC**  
480 NEW REACTHREE RD  
ATLANTA, GA 30339  
PHONE: 770.263.7616

**ASHFORD GREEN**  
4170/ASHFORD GREEN INDUSTRIAL PARKWAY  
LAND LOT 528, 8TH DISTRICT  
PARCEL ID: 15.300.01.015

**GEORGIA**  
PLANNING AND ZONING

08/30/2023

GEVIC NO: 0000068705  
REVISED BY: ATB  
DESIGNED BY: ATB  
REVIEWED BY: BWS  
DATE: 08/30/2023  
PROJECT NO: 013383002

TITLE: **REZONING SITE PLAN**

SHEET NUMBER: **C1.70**

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