

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received:	Application No.:
	E: David Kirk, on behalf of Chick-fil-A, Inc.
Daytime Phone #:	404-885-3415 Fax #: N/A
	E-mail: David.Kirk@troutman.com
	Midtown National Group LP
more than one own	ner, attach contact information for each owner)
Daytime Phone #: _	N/A Fax #: Fax =
Mailing Address:	9171 TOWNE CENTRE DR, STE 335, SAN DIEGO CA 92122
	E-mail: N/A
SUBJECT PROPE	RTY ADDRESS OR LOCATION: 3795 DRUID HILLS RD N
Decatur	, DeKalb County, GA,
District(s): Unknown	Land Lot(s):100 Block(s): _Unknown Parcel(s):18 100 04 019
	Feet: Commission District(s): 2 and SD6 Existing Zoning:NS (C-1 Proposed
Proposed Special L	and Use (SLUP):Restaurant with Drive-through
I hereby authorize t subject of this appli	he staff of the Planning and Development Department to inspect the property that is the cation.
Owner: Agent (Check One)	: X Signature of Applicant: Den C. Knill
Printed Name of A	pplicant: David C. Kirk
Notary Signature and	Seal:
Comme W	Caldwell NOTARY PUBLIC PUBLIC

My Commission Expires
January 14, 2022

Troutman Pepper Hamilton Sanders LLP 600 Peachtree Street NE, Suite 3000 Atlanta, GA 30308-2216

troutman.com



David C. Kirk david.kirk@troutman.com

May 5, 2021

VIA U.S. CERTIFIED MAIL

Address Line Address Line

Re: DeKalb County Community Meeting #2

Dear Neighbor:

I am writing to inform you of Chick-fil-A, Inc.'s ("Chick-fil-A") proposed Rezoning and Special Land Use Permit Applications (the "Applications") to be submitted to the DeKalb County Department of Planning & Sustainability to allow for the construction and operation of a new Chick-fil-A drive-through restaurant at 3795 North Druid Hills Road NE. This new restaurant will replace the older drive-through restaurant located nearby at 3905 North Druid Hills Road. The requested Rezoning Application seeks to rezone the property from Neighborhood Shopping ("NS") to Local Commercial ("C-1"). The Special Land Use Permit Application seeks approval of the associated drive-through facility. I am attaching for your review a copy of the Site Plan showing the proposed new restaurant and associated drive-through.

Chick-fil-A is holding a second Virtual Community Meeting via Zoom on <u>Thursday, May 20,</u> <u>2021</u> at 5:30 P.M., at which time Chick-fil-A will share details of the proposal with attendees. To join the Virtual Community Meeting, please enter the web address below into your internet browser (with no spaces) and follow the prompts to join the meeting.

Web Address:

https://troutman.zoom.us/j/92657834227?pwd=K1pGRWpKSk0xM1pBMldyKzdNREIKZz 09

Meeting ID: 926 5783 4227

Password: 425462



You may also join the Virtual Community Meeting by phone via the following number:

Number: 1-929-436-2866

Meeting ID: 926 5783 4227

Passcode: 425462

Should you have any questions about the Applications and proposed Chick-fil-A restaurant, please do not hesitate to give me a call at (404) 885-3415.

Sincerely,

David C. Kirk

CHICK-FIL-A COMMUNITY MEETING SIGN-IN SHEET

Wednesday, April 28, 2021 5:30 p.m. Virtual Meeting Via Zoom

NAME	ADDRESS
Stacey Russell	Eyetravel737@gmail.com (Mount Olive Drive)
Cedric Hudson	(County)

Troutman Pepper Hamilton Sanders LLP 600 Peachtree Street NE, Suite 3000 Atlanta, GA 30308-2216

troutman.com



David C. Kirk david.kirk@troutman.com

April 29, 2021

VIA FEDERAL EXPRESS AND EMAIL

Mr. Andrew Baker, AICP Director DeKalb County Department of Planning & Sustainability 330 West Ponce de Leon Avenue, Suites 100-500 Decatur, Georgia 30030

Re: Rezoning and Special Land Use Permit Application for 3795 North Druid Hills Road

Dear Mr. Baker:

On behalf of Chick-fil-A, Inc. ("Chick-fil-A" or the "Applicant"), I am pleased to provide for review and consideration by DeKalb County this letter of intent and the accompanying application materials in support of the requested Rezoning of the above-referenced property (the "Subject Property") from its current classification Neighborhood Shopping (NS) to the Local Commercial (C-1) classification and Special Land Use Permit ("SLUP") to allow for a drive-through restaurant. If approved, the Rezoning and SLUP will allow for the redevelopment of the Subject Property, which currently contains a vacant retail storefront, into a new, custom-designed 2,800 square-foot Chick-fil-A restaurant with a drive-through facility, outdoor seating, pedestrian improvements, and enhanced landscaping. The proposed development will update the Subject Property into an attractive, modern restaurant in keeping with the demands of the current market, customer expectations and team member needs, and current County requirements.

Included with this letter of intent are the following materials:

- A. An Application to Amend the Official Zoning Map of DeKalb County;
- B. A Special Land Use Permit Application;
- C. A Site Plan;
- D. A Survey and Legal Description of the Subject Property;
- E. A Landscape Plan:



- F. Architectural Elevations and Renderings; and
- G. An impact analysis for the requested SLUP and justification for the proposed Rezoning (included within the body of this letter).

Summary of the Proposed Project

As noted above, the Applicant seeks approvals necessary to redevelop the Subject Property, which now contains a vacant retail store (previously occupied by Pier 1 Imports) and associated street-fronting parking lot. On this property, Chick-fil-A proposes to construct and operate a new, custom-designed restaurant containing approximately 2,800 square feet of space. The restaurant will include a drive-through facility located in the rear of the property with 41 stacking spaces, 29 off-street parking spaces, outdoor seating, an improved streetscape, and enhanced landscaping. The Subject Property is currently zoned Neighborhood Shopping (NS), which does not permit drive-through restaurants. The Applicant requests the Subject Property to be rezoned from NS to Local Commercial (C-1) to allow for a drive-through restaurant. The proposed new restaurant will replace the older Chick-fil-A drive-through restaurant located nearby at 3905 North Druid Hills Road and is designed to better reflect the County's desired goals for design, traffic efficiency, and pedestrian accessibility.

Zoning Map Amendment Review and Approval Criteria

Proposed zoning amendments are evaluated in light of the following standards.

1. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

Chick-fil-A's proposed redevelopment of the Subject Property is consistent with the County's Comprehensive Development Plan and Future Land Use Map, which designates the Subject Property as "Town Center." The Subject Property is currently occupied by a commercial retail use and will continue to be used commercially as a result of the proposed redevelopment. The Town Center character area specifically permits C-1 zoning classifications. The proposed building design, including its orientation to the street, enhanced streetscape improvements, and "walk-up" window will encourage pedestrian accessibility consistent with the Town Center goals.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

The Subject Property is directly adjacent to a Zaxby's drive-through restaurant and is located across the street from a physician's office and the North DeKalb Mall. The proposed restaurant is consistent with the adjacent and nearby commercial uses located along North Druid Hills Road and will replace the vacant retail storefront with a custom-designed restaurant. The Applicant respectfully submits the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties and will not only efficiently accommodate vehicular traffic but will also be more welcoming to pedestrians.



3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The Applicant respectfully submits the proposed redevelopment will substantially enhance the economic use of the property by replacing the existing vacant retail store into a new, custom-designed Chick-fil-A restaurant with a drive-through facility, outdoor seating, enhanced landscaping, and streetscape improvements.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or near-by properties.

The proposed redevelopment will include a custom-designed, well-landscaped restaurant, and associated drive-through. The proposed redevelopment will have a positive effect on the surrounding neighborhood as it will encourage and accommodate pedestrian access.

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

The Subject Property is currently occupied by a vacant retail storefront and associated street-fronting parking lot. The zoning proposal is intended to allow for the redevelopment of the Subject Property as a Chick-fil-A restaurant in a manner that better reflects the County's desired goals for design, traffic efficiency, and pedestrian accessibility. Chick-fil-A seeks to make a significant investment in this location and redevelop the existing site in a manner that it believes will benefit the surrounding community. The proposed drive-through will be located behind the new restaurant building and thus will be shielded from view along the public right-of-way. The proposed site improvements will result in more efficient, inviting, and safe pedestrian and traffic movement within the Subject Property and on nearby roadways and sidewalks.

6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The Applicant respectfully submits the zoning proposal will have no adverse effect on any historic or archaeological resources. The redevelopment will be designed consistent with County's design, transportation accessibility, and landscape goals and the Applicant believes the improvement of the Subject Property will have a positive impact on adjacent and nearby properties.



7. Whether the zoning proposal will result in a use which will or could cause excessive or burden-some use of existing streets, transportation facilities, utilities or schools.

The zoning proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, or utilities and will have no impact on school enrollment. The more pedestrian-oriented design of the site should encourage customers who live or work nearby to walk to the restaurant.

Special Land Use Permit Review Criteria

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

The Subject Property is just over one acre in size and is sufficient to accommodate the proposed restaurant, outdoor seating, drive-through facility, and necessary parking.

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

The Subject Property is directly adjacent to a Zaxby's drive-through restaurant and is located across the street from a physician's office and the North DeKalb Mall. The proposed restaurant is consistent with the commercial uses located in this portion of the County and along North Druid Hills Road and will replace the vacant retail storefront with a custom-designed restaurant. The Applicant respectfully submits the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties and will not only efficiently accommodate vehicular traffic but will also be more welcoming to pedestrians

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

Existing public facilities and services are adequate to serve the proposed restaurant and drive-through facility.

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

There is sufficient traffic carrying capacity for the proposed restaurant use on North Druid Hills Road. The zoning proposal will allow for the redevelopment of the Subject Property in a manner that better reflects the County's desired goals for design, traffic efficiency, and pedestrian accessibility. The proposed drive-through will be located



behind the new restaurant building and thus will be shielded from view along the public right-of-way. The proposed site improvements will result in efficient, inviting, and safe pedestrian and traffic movement within the Subject Property and on nearby roadways and sidewalks.

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

The Applicant submits the proposal will have no adverse effect on existing uses located on North Druid Hills Road. The proposed redevelopment should have no impact on the character or volume of vehicular traffic on North Druid Hills Road.

6. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

Ingress and egress will be provided from North Druid Hills Road and Birch Road. The proposed site improvements will result in efficient, inviting, and safe pedestrian and traffic movement within the Subject Property and on nearby roadways and sidewalks.

7. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use will not create noise, smoke, odor, dust, or vibration.

8. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

The proposed restaurant use will be open Monday through Saturday from approximately 6:30 a.m. to 10:00 p.m. The proposed hours of operation are consistent with other commercial uses located along North Druid Hills Road and will have no negative impact on adjoining land uses.

9. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The proposed use will be operated in a safe and efficient manner by a local Chick-fil-A operator and will have no adverse impact on adjoining property.

10. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.

The proposed Chick-fil-A restaurant is designed to be consistent with the goals and site development standards of the proposed C-1 zoning district.



11. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan.

Chick-fil-A's proposed redevelopment of the Subject Property is consistent with the County's Comprehensive Development Plan and Future Land Use Map, which designates the Subject Property as "Town Center." The Subject Property is currently occupied by a commercial retail use and will continue to be used commercially as a result of the proposed redevelopment. The Town Center character area specifically permits C-1 zoning classifications. The proposed building design, including its orientation to the street, enhanced streetscape improvements, and "walk-up" window will encourage pedestrian accessibility consistent with the Town Center goals.

12. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located.

The proposed site design provides for all required setbacks and buffer zones.

13. Whether or not there is adequate provision of refuse and service areas.

As shown on the attached Site Plan, the proposed site design provides for adequate refuse and service areas.

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

Given Chick-fil-A's significant proposed investment in the redevelopment of the Subject Property, Chick-fil-A requests the Special Land Use Permit be granted with no expiration.

15. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings.

The proposed one-story 2,800 square foot restaurant is appropriate in scale and size relative to the Subject Property and relative to other nearby buildings, which are predominantly one-story in height.

16. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.

The zoning proposal will have no adverse effect on any historic or archaeological resources.



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

The proposed restaurant and associated drive-through facility meets the standards provided in Section 4.2.23 of the County's Ordinance concerning drive-through facilities.

18. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

The proposed one-story building will have no negative shadow impact on adjacent properties.

19. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area.

Approval of the proposed redevelopment of the Subject Property will not result in a disproportional proliferation of restaurant or drive-through uses. The proposed restaurant will replace the existing Chick-fil-A drive-through restaurant located nearby at 3905 North Druid Hills Road.

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

Consistent with the County's design goals, the objectives of the comprehensive plan, and the neighborhood and community character, the proposed new restaurant is designed to better reflect the County's desired goals for design, traffic efficiency, and pedestrian accessibility.

Summary and Conclusion

I believe this letter of intent, together with the accompanying application and supporting documents, provide all the information required by the County to review and evaluate this request. If there are other materials or information you believe would be helpful to your review of this request, please do not hesitate to contact me. I look forward to our continued cooperative efforts on this important matter.

Yours very truly,

Dan C. Kiel

David C. Kirk Attorney for Chick-fil-A

EXHIBIT A



404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.gov Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP

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

Applicant Name: David Kirk, on behalf of Chick-fil-A Phone: 404-885-3415 Property Address: 3795 North Druid Hills Road Tax Parcel ID: 18 100 04 019 Comm. District(s): 2 Acreage: ____ Commercial (Retail) Commercial (Restaurant) Existing Use: Proposed Use Supplemental Regs: _____ Overlay District: _____ DRI: ____ Rezoning: Yes X No ____ Existing Zoning: NS Proposed Zoning: C-1 Square Footage/Number of Units: 2,800 sf Rezoning Request: Chick-fil-A requests to rezone the property from NS to C-1 to allow for development of a Chick-fil-A restaurant and drive-through. Chick-fil-A intends to also submit a Special Land Use Permit application to allow for the proposed drive-through facility. Land Use Plan Amendment: Yes____No_X__ Existing Land Use: _____ Proposed Land Use: _____ Special Land Use Permit: Yes x No Article Number(s) 27- Section 4.2.23 **Drive-through Facility** Special Land Use Request(s) Major Modification: Existing Case Number(s): Condition(s) to be modified:



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION
Pre-submittal Community Meeting: Review Calendar Dates: PC: BOC:
Letter of Intent:Impact Analysis: Owner Authorization(s): Campaign Disclosure:
Zoning Conditions: Community Council Meeting: Public Notice, Signs:
Tree Survey, Conservation: Land Disturbance Permit (LDP): Sketch Plat:
Bldg. Permits: Fire Inspection: Business License: State License:
Lighting Plan: Tent Permit: Submittal Format: NO STAPLES, NO BINDERS PLEASE
Review of Site Plan
Density: Density Bonuses: Mix of Uses: Open Space: Enhanced
Open Space: Setbacks: front sides side corner rear Lot Size:
Frontage: Street Widths: Landscape Strips: Buffers:
Parking Lot Landscaping: Parking - Auto: Parking - Bicycle: Screening:
Streetscapes: Sidewalks:Fencing/Walls: Bldg. Height: Bldg.
Orientation: Bldg. Separation: Roofs: Fenestration: A
Façade Design: Garages: Pedestrian Plan: Perimeter Landscape Strip:
Possible Variances: retaining wall is 5' high @ highest point -
no variance medel
Comments:
Applicant requested but did not receive Neighborhood Registry of
complete list of confacts - will set up 200 community acceptage
actore amenament date of May 6.
Planner: Mulora Furman Date 4/28/21
Filing Fees
REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1 \$500.00 RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 \$750.00
OI, OD, OIT, NS, C1, C2, M, M2 \$750.00
LAND USE MAP AMENDMENT \$500.00
SPECIAL LAND USE PERMIT \$400.00



404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.gov Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Michael Thurmond

Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 4/26/2021	
CHECK TYPE OF APPLICATION:	
() LAND USE PLAN	
(x) REZONE	
() MINOR MODIFICATION	
TO WHOM IT MAY CONCERN:	
(1) (1)	on behalf of Midtown National Group LP
, (N	lame of owner(s))
being (owner)/(owners) of the property descr	ibed below or attached hereby delegate authority to
David C. Kirk, Troutman Pepper Hamilton Sar	nt or Agent Representing Owner)
to file an application on (my) / (our) behalf.	
Notary Public	Owner
Notary Public	Owner
Notary Public	Owner
Neo Alta. 1	Hotory acknowledgment

X(0)(6)(6)(6)(6)(6)(6)(6)(6)(6)(6)(6)(6)(6)	
A notary public or other officer completing this certificate document to which this certificate is attached, and not the	ate verifies only the identity of the individual who signed the ne truthfulness, accuracy, or validity of that document.
State of California County of San Diego On Aprul 26, 2021 before me, Gibbonson personally appeared Date	Here Insert Name and Title of the Officer Name(s) of Signer(s)
who proved to me on the basis of satisfactory subscribed to the within instrument and acknowledge.	evidence to be the person(s) whose name(s) is/afe ledged to me that ne/she/they executed the same in is/her/their signature(s) on the instrument the person(s),
GIOVANNA DELIA Notary Public - California San Diego County Commission # 2352087	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Signature of Notary Public
Place Notary Seal Above	TIONAL
Though this section is optional, completing this fraudulent reattachment of this	TIONAL information can deter alteration of the document or form to an unintended document.
Description of Attached Document	
Title or Type of Document: Document Date:	Number of Deces
Signer(s) Other Than Named Above:	Number of Pages:
Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer — Title(s):	Signer's Name:
☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General	☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: Signer Is Representing:	☐ Other:Signer Is Representing:
Signer is Representing:	Signer Is Representing:

EXHIBIT B

404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.gov Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

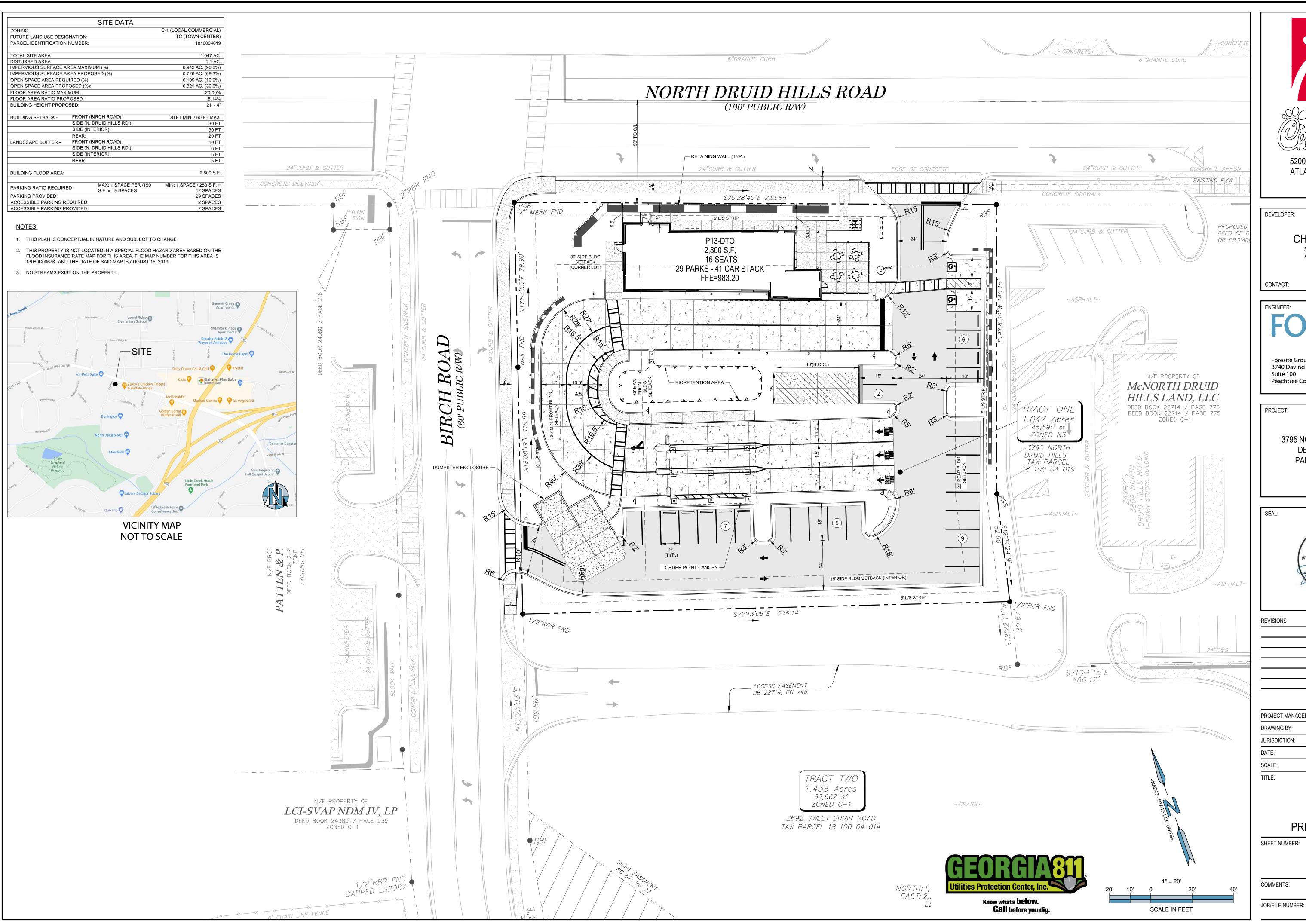
SPECIAL LAND USE PERMIT APPLICATION AUTHORIZATION

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

Date: 4/26/2021	
TO WHOM IT MAY CONCERN:	
(1) (WE), Danon Young	, on behalf of Midtown National Group LP
	Name of Owner(\$\varphi\$)
being (owner) (owners) of the subject property David C. Kirk, Troutman Pepper Hamilton	described below or attached hereby delegate authority to n Sanders LLP
Nam	e of Applicant or Agent
to file an application on (my) (our) behalf.	
Notary Public	Owner
Notary Public	Owner
Notary Public	Owner
Notary Public	Owner
see attached	d Hotary acknowledgment

A notary public or other officer completing this certificate document to which this certificate is attached, and not the	e verifies only the identity of the individual who signed the truthfulness, accuracy, or validity of that document.
State of California County of San Diego On April 26, 2021 before me, Gior Date personally appeared Danon	Vanna Delia Notany Public, Here Insert Name and Title of the Officer Voung Name(s) of Signer(s)
subscribed to the within instrument and acknowle	evidence to be the person(s) whose name(s) (s/are dged to me that he/she/they executed the same in her/their signature(s) on the instrument the person(s), ed, executed the instrument.
GIOVANNA DELIA Notary Public - California San Diego County Commission # 2352087	certify under PENALTY OF PERJURY under the laws f the State of California that the foregoing paragraph true and correct. //ITNESS my hand and official seal. ignature Signature of Notary Public
Place Notary Seal Above	ONAL
Though this section is optional, completing this in	onal of the document or of the document or
Description of Attached Document Title or Type of Document: Document Date: Signer(s) Other Than Named Above:	Number of Pages:
Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing:	Signer's Name: Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing:

EXHIBIT C





DEVELOPER:

CHICK-FIL-A, INC. 5200 BUFFINGTON ROAD ATLANTA GA, 30349-2998 (404) 808-1145

CONTACT: MR. JASON POCIASK

Foresite Group, LLC. 3740 Davinci Ct. Suite 100

o | 770.368.1399 **f |** 770.368.1944 Peachtree Corners, GA 30092

w | www.fg-inc.net

PROJECT:

3795 NORTH DRUID HILLS RD. DECATUR, GA 30033 PARCEL #:1810004019

FSR #04846



PROJECT MANAGER: DRAWING BY: DEKALB COUNTY, GA JURISDICTION: 2021-04-12

PRELIMINARY SITE PLAN

SHEET NUMBER:

1" = 20'

COMMENTS:

NOT RELEASED FOR CONSTRUCTION

397.010

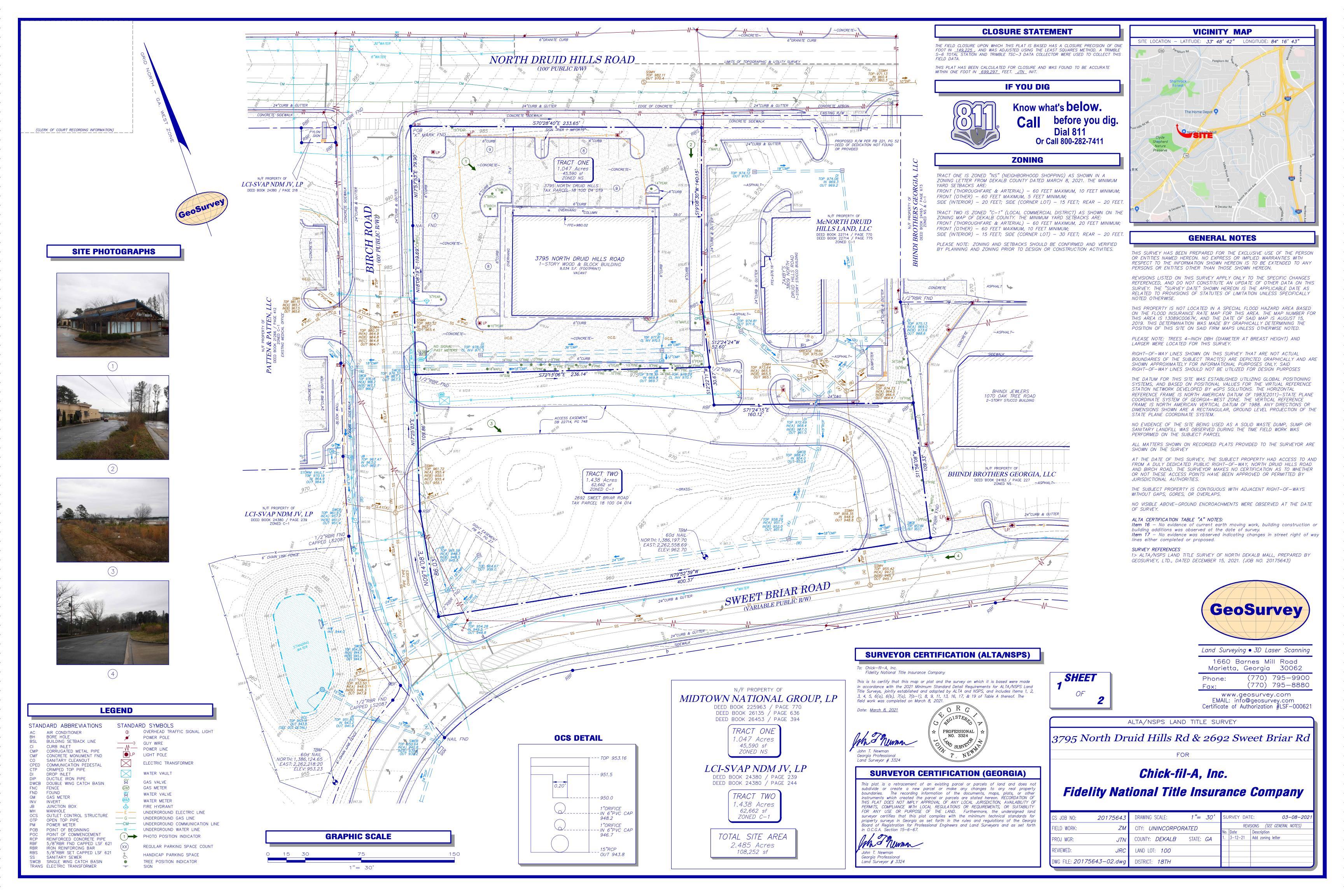
EXHIBIT D

TRACT ONE PROPERTY DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 100, 18th District, Dekalb County, Georgia, and being more particularly described as follows:

Beginning at an X mark found at the intersection of the Easterly right-of-way of Birch Road (60 foot right-of-way) with the Southerly right-of-way of North Druid Hills Road (100 foot right-of-way); thence along said right-of-way of North Druid Hills Road South 70 degrees 28 minutes 40 seconds East, a distance of 233.65 feet to a 5/8 inch rebar set; thence leaving said right-of-way South 19 degrees 08 minutes 30 seconds West, a distance of 140.15 feet to a 5/8 inch rebar set; thence South 12 degrees 24 minutes 24 seconds West, a distance of 52.60 feet to a 1/2 inch rebar found; thence North 72 degrees 13 minutes 06 seconds West, a distance of 236.14 feet to a 1/2 inch rebar found on the Easterly right-of-way of Birch Road; thence along said right-of-way North 18 degrees 08 minutes 19 seconds East, a distance of 119.69 feet to a nail found; thence North 17 degrees 57 minutes 53 seconds East, a distance of 79.90 feet to an X mark found, said point being the True Point of Beginning.

Said tract of land contains 1.047 Acres.



TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 201819GA, EFFECTIVE DATE OCTOBER 26, 2020. 13. Easements from T.C. Ho1ms to Georgia Power Company as follows:

a. Dated January 4, 1953, filed August 4, 1953, Recorded in Deed Book 985, Page 486, MAY AFFECT SITE — BLANKET EASEMENT WITH VAGUE DESCRIPTION — NOT PLOTTABLE b. Dated December 3, 1954, filed January 4, 1955, Recorded in Deed Book 1080, Page

398 aforesaid records AFFECTS SITE - BLANKET EASEMENT - NOT PLOTTABLE

14. Right of Way Deed from Beech-Nut, Inc. to DeKalb County, dated July 28, 1969, filed August 6, 1969, Recorded in Deed Book 2449, Page 324, aforesaid records. AFFECTŠ SITE — BLANKET EASEMENT — NOT PLOTTABLĚ 15. Right of Way Easement from City Ice Delivery Company to Georgia Power Company,

dated October 13, 1969, filed November 13, 1969, Recorded in Deed Book 2481, Page AFFECTS SITE - BLANKET EASEMENT - NOT PLOTTABLE

16. Right of Way Easement from Dobbs Houses, Division of Beech-Nut, Inc. to Georgia Power Company, dated September 20, 1969, filed November 13, 1969, Recorded in Deed Book 2481, Page 89, aforesaid records.

AFFECTS 3809 NORTH DRUID HILLS ROAD — BLANKET EASEMENT — NOT PLOTTABLE 17. Right of Way Easement from Dobbs Houses, Inc. to Georgia Power Company, dated December 9, 1969, filed January 30, 1970, Recorded in Deed Book 2501, Page 365, AFFECTS 3809 NORTH DRUID HILLS ROAD — BLANKET EASEMENT — NOT PLOTTABLE

18. Stormwater Detention Facility Inspection and Maintenance Agreement by and between Hendon Columbia, LLC and DeKalb County, Georgia, executed December 17, 2010, filed December 21, 2010, Recorded in Deed Book 22282, Page 388, aforesaid records. AFFECTS SURVEY TRACT TWO - BLANKET EASEMENTS & RESTRICTIONS - NOT

19. All matters affecting subject property as shown on the following plats, all aforesaid

records: (A) Plat Book 24, Page 14 (Fee Simple); NÓ EASEMENTS AFFECTING SITE DEPICTED ON DOCUMENT

(B) Plat Book 219, Page 113 (Easement Parcel 1); NO EASEMENTS AFFECTING SITE DEPICTED ON DOCUMENT

(C) Plat Book 221, Page 52 (Easement Parcel 2). NÓ EASEMENTS AFFECTING SITE DEPICTED ON DÓCUMENT

As to Fee Parcel: 20. Memorandum of Lease by and between Citizens and Southern Trust Company (Georgia), N.A., as Trustees, et al, Romar Joint Venture and Pier 1 Imports (U.S.), Inc., a Delaware corporation, dated May 7, 1990, filed June 18, ____ and recorded in Deed

Book 6727, Page 256, aforesaid records. NOT A SURVEY MATTER 21. Easements as contained in that certain Right of Way Deed from O.S. Cofer to DeKalb County, Georgia, dated July 5, 1944, filed August 31, 1944 and recorded in Deed Book 606. Page 33. aforesaid records.

AFFECT SITE - BLANKET EASEMENT FOR DRAINAGE - NOT PLOTTABLE 22. Easements as contained in that certain Right of Way Deed from Robert C. Crim to DeKalb County, a political subdivision of the State of Georgia, dated October ____, 1988, filed October 18, 1988 and recorded in Deed Book 6270, Page 79, aforesaid records. DOES NOT AFFECT SITE As to Easement Parcel 2:

23. Assignment and Assumption of Declaration of Easements, Covenants and Restrictions among Hendon Columbia, LLC, and LCI-SVAP NDM JV, LP, a Delaware limited liability company, dated May 9, 2014, filed May 15, 2014 and recorded in Deed Book 24380, Page 247, aforesaid records, as it affects that certain Declaration of Easements, Covenants and Restrictions by Hendon Columbia, LLC, a Georgia limited liability company, dated October 31, 2011, filed November 7, 2011 and recorded in Deed Book 22714, Page 748, aforesaid records. AFFECTS SITE AS SHOWN

UTILITY NOTE

OVERALL PROPERTY DESCRIPTION

Said tract of land contains 2.485 Acres.

degrees 14 minutes 08 seconds East, a distance of 86.03 feet to a 5/8

inch rebar found; thence North 17 degrees 25 minutes 03 seconds East, a

distance of 109.86 feet to a 1/2 inch rebar found; thence North 18 degrees 08 minutes 19 seconds East, a distance of 119.69 feet to a nail

found; thence North 17 degrees 57 minutes 53 seconds East, a distance of

79.90 feet to an X mark found, said point being the True Point of

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

SUBSURFACE UTILITY INVESTIGATIONS, LLC 898 SWEET BRIAR TRAIL CONYERS, GEORGIA 30094 (770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

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

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

PROPERTY DESCRIPTIONS

TRACT ONE PROPERTY DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 100, 18th All that tract or parcel of land lying or being in Land Lot 100, 18th District, Dekalb County, Georgia, and being more particularly described as District, Dekalb County, Georgia, and being more particularly described as

distance of 400.37 feet to a 1/2 inch rebar found on the Easterly right—of—way of Birch Road; thence along said right—of—way North 09 Said tract of land contains 1.047 Acres.

TRACT TWO PROPERTY DESCRIPTION

Beginning at an X mark found at the intersection of the Easterly Beginning at an X mark found at the intersection of the Easterly right-of-way of Birch Road (60 foot right-of-way) with the Southerly right-of-way of Birch Road (60 foot right-of-way) with the Southerly right-of-way of North Druid Hills Road (100 foot right-of-way); thence right-of-way); thence right-of-way); thence right-of-way); thence along said right—of—way of North Druid Hills Road South 70 degrees 28 along said right—of—way of North Druid Hills Road South 17 degrees 57 minutes 53 minutes 40 seconds East, a distance of 233.65 feet to a 5/8 inch rebar minutes 40 seconds East, a distance of 233.65 feet to a 5/8 inch rebar seconds West, a distance of 79.90 feet to a nail found; thence South 18 set; thence leaving said right—of—way South 19 degrees 08 minutes 30 set; thence leaving said right—of—way South 19 degrees 08 minutes 30 degrees 08 minutes 19 seconds West, a distance of 119.69 feet to a 1/2 seconds West, a distance of 140.15 feet to a 5/8 inch rebar set; thence seconds West, a distance of 140.15 feet to a 5/8 inch rebar set; thence inch rebar found, said point being the True Point of Beginning; thence South 12 degrees 24 minutes 24 seconds West, a distance of 52.60 feet to South 12 degrees 24 minutes 24 seconds West, a distance of 52.60 feet to leaving said right—of—way South 72 degrees 13 minutes 06 seconds East, a a 1/2 inch rebar found; thence South 12 degrees 22 minutes 11 seconds a 1/2 inch rebar found; thence North 72 degrees 13 minutes 06 seconds distance of 236.14 feet to a 1/2 inch rebar found; thence South 12 West, a distance of 30.67 feet to a 5/8 inch rebar found; thence South 71 West, a distance of 236.14 feet to a 1/2 inch rebar found on the Easterly degrees 22 minutes 11 seconds West, a distance of 30.67 feet to a 5/8 degrees 24 minutes 15 seconds East, a distance of 160.12 feet to a 5/8 right—of—way of Birch Road; thence along said right—of—way North 18 inch rebar found; thence South 71 degrees 24 minutes 15 seconds East, a inch rebar found; thence South 11 degrees 56 minutes 08 seconds West, a degrees 08 minutes 19 seconds East, a distance of 119.69 feet to a nail distance of 160.12 feet to a 5/8 inch rebar found; thence South 11 distance of 109.33 feet to a 1/2 inch rebar found on the Northerly found; thence North 17 degrees 57 minutes 53 seconds East, a distance of degrees 56 minutes 08 seconds West, a distance of 109.33 feet to a 1/2 right—of—way of Sweet Briar Road (variable right—of—way); thence along said right—of—way North 79 degrees 52 minutes 39 seconds West, a distance of 109.33 feet to a 1/2 (variable right—of—way); thence along said right—of—way North 79 degrees 52 minutes 39 seconds West, a Beginning. 52 minutes 39 seconds West, a distance of 400.37 feet to a 1/2 inch rebar found on the Easterly right-of-way of Birch Road; thence along said right-of-way North 09 degrees 14 minutes 08 seconds East, a distance of 86.03 feet to a 5/8 inch rebar found; thence North 17 degrees 25 minutes 03 seconds East, a distance of 109.86 feet to a 1/2 inch rebar found, said point being the True Point of Beginning.

Said tract of land contains 1.438 Acres.

SITE LOCATION — LATITUDE: 33° 48′ 42" LONGITUDE: 84° 16′ 43"

VICINITY MAP

GENERAL NOTES

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

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

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C0067K. AND THE DATE OF SAID MAP IS AUGUST 15. 2019. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 4-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

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

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL

ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE

AT THE DATE OF THIS SURVEY, THE SUBJECT PROPERTY HAD ACCESS TO AND FROM A DULY DEDICATED PUBLIC RIGHT-OF-WAY, NORTH DRUID HILLS ROAD AND BIRCH ROAD. THE SURVEYOR MAKES NO CERTIFICATION AS TO WHETHER OR NOT THESE ACCESS POINTS HAVE BEEN APPROVED OR PERMITTED BY JURISDICTIONAL AUTHORITIES.

THE SUBJECT PROPERTY IS CONTIGUOUS WITH ADJACENT RIGHT-OF-WAYS WITHOUT GAPS, GORES, OR OVERLAPS.

NO VISIBLE ABOVE-GROUND ENCROACHMENTS WERE OBSERVED AT THE DATE

ALTA CERTIFICATION TABLE "A" NOTES: Item 16 - No evidence of current earth moving work, building construction or building additions was observed at the date of survey. Item 17 — No evidence was observed indicating changes in street right of way lines either completed or proposed.

SURVEY REFERENCES

1> ALTA/NSPS LAND TITLE SURVEY OF NORTH DEKALB MALL, PREPARED BY GEOSURVEY, LTD., DATED DECEMBER 15, 2021. (JOB NO. 20175643)

CLOSURE STATEMENT

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

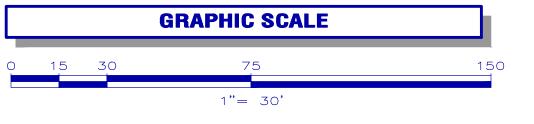
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 699,297 FEET. JTN INIT.

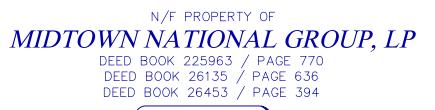
IF YOU DIG



(CLERK OF COURT RECORDING INFORMATION)

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



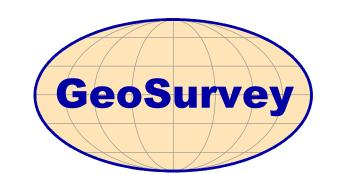


TRACT ONE 1.047 Acres 45,590 sf ZONED NS

LCI-SVAP NDM JV, LP DEED BOOK 24380 / PAGE 239 DEED BOOK 24380 / PAGE 244

> TRACT TWO 1.438 Acres 62,662 sf ZONED C-1

TOTAL SITE AREA 2.485 Acres 108,252 sf



Land Surveying • 3D Laser Scanning 1660 Barnes Mill Road Marietta, Georgia 30062

(770) 795-9900 Phone: (770) 795-8880

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





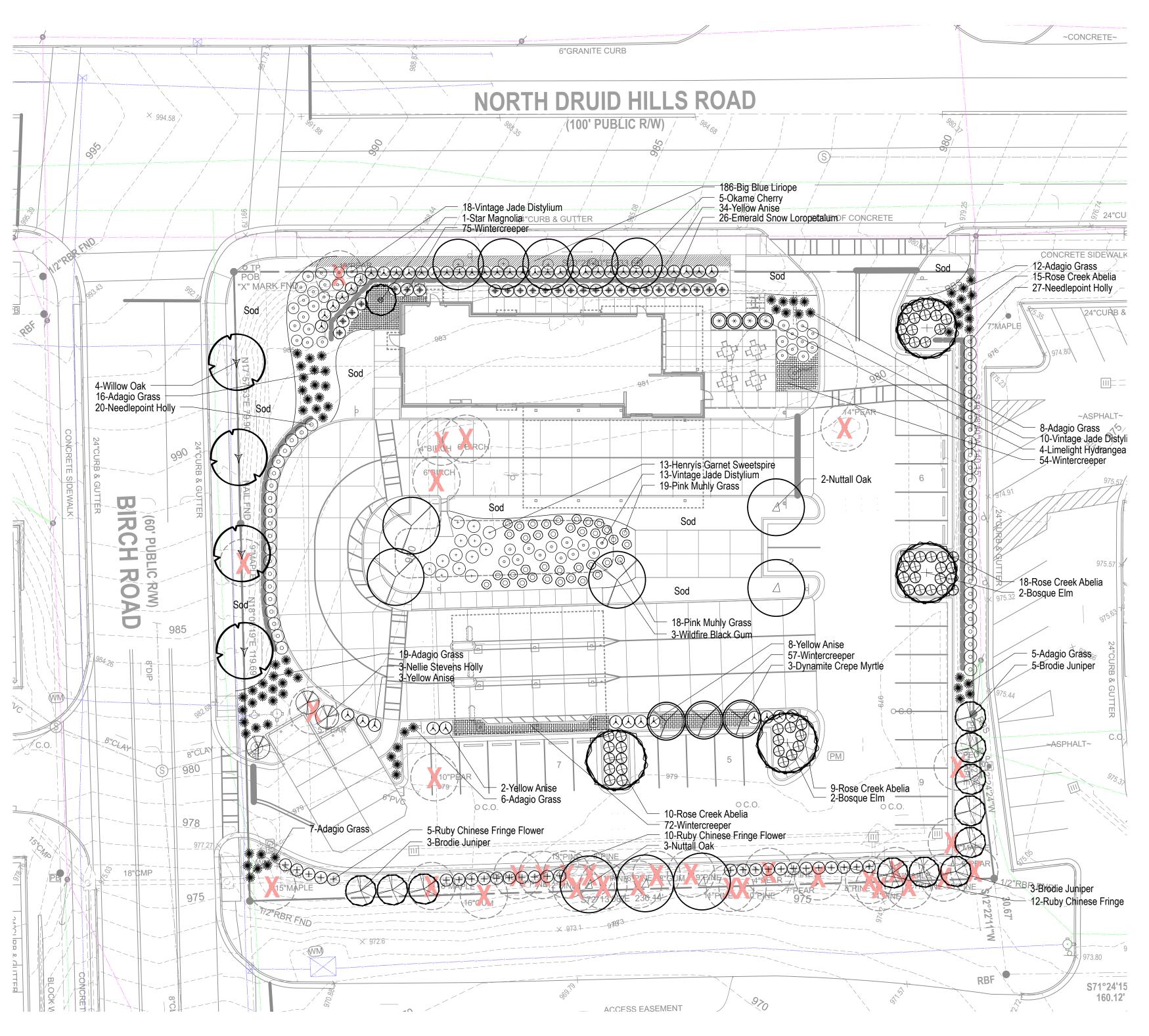
ALTA/NSPS LAND TITLE SURVEY

3795 North Druid Hills Rd & 2692 Sweet Briar Ro

Chick-fil-A, Inc. Fidelity National Title Insurance Company

GS JOB NO:	20175643	DRAWING SCALE:	1 "=	<i>30'</i>	SL	SURVEY DATE:		MARCH 2	, 2021
FIELD WORK:	ZM	CITY: UNINCORPORATED				REVISIONS (SEE GENERAL NOTES) No. Date Description			ES)
PROJ MGR:	JTN	COUNTY: <i>DEKALB</i>	STATE:	GA	_	3-12-21	Add zoning	etter	
REVIEWED:	JRC	LAND LOT: 100							
DWG FILE: 2017564	13-02.dwg	DISTRICT: 18TH							

EXHIBIT E







LEGEND



EXISTING TREE TO BE REMOVED



EXISTING TREE TO REMAIN



TREE PROTECTION FENCING

LANDSCAPE NOTES

SOUTHEAS

- Landscape Contractor to read and understand the Landscape Specifications (sheet L-102) prior to finalizing
- bids. The Landscape Specifications shall be adhered to throughout the construction process.Contractor is responsible for locating and protecting all underground utilities prior to digging.
- 3. Contractor is responsible for protecting existing trees from damage during construction.4. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final
- landscaping.
 5. All tree protection areas to be protected from sedimentation.
- 6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- 7. No parking, storage or other construction activities are to occur within tree protection areas.8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior
- to adding and spreading of the topsoil.

 9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape
- Specifications for required topsoil characteristics.

 10. In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 6"-8" bermed height above island curbing; refer to landscape specifications
- and landscape island detail.
 Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape
- Contractor.

 12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- 13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- 14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.

- 15. Soil to be tested to determine fertilizer and lime requirements prior to laying sod.16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch
- annual and perennial beds with 2-3 inch depth of mini nuggets.
- 17. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood
- 18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant
- material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.

 19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape
- 20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and
- indentions to be repaired.

 21. Water thoroughly twice in first 24 hours and apply mulch imr
- 21. Water thoroughly twice in first 24 hours and apply mulch immediately.
 22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- 24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-200 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
- 25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Specifications.

 26. Remove stakes and guying from all trees after one year from planting.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
3	Ilex x Nellie R Stevens	Nellie Stevens Holly	5'-6' Hgt; B&B	
11	Juniperus virginiana 'Brodie'	Brodie Juniper	8'-10' Hgt.	
3	Lagerstroemia indica 'Whit II'	Dynamite Crepe Myrtle	7'-8' Hgt.	
1	Magnolia stellata	Star Magnolia	6'-8' Hgt.	
3	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	3" Cal; 10' Hgt.	B & B; single straight leader
5	Prunus 'Okame'	Okame Cherry	2" Cal.; 10' Hgt. Minimum	
5	Quercus nuttallii	Nuttall Oak	3" Cal; 10' Hgt.	B & B; single straight leader
4	Quercus phellos	Willow Oak	3" Cal; 10' Hgt.	B & B; single straight leader
4	Ulmus parvifolia 'Bosque'	Bosque Elm	3" Cal; 10' Hgt.	B & B
	Shrubs			
52	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 Gal.	
41	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 Gal.	
4	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 Gal.	
47	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal.	
47	Illicum parviflorum	Yellow Anise	3 Gal.	
13	Itea virginica 'Henry's Garnet'	Henryís Garnet Sweetspire	3 Gal.	
27	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal 24"-36" Hgt.	
26	Loropetalum chinense 'Shang White'	Emerald Snow Loropetalum	3 Gal.	
73	Miscanthus sinensis 'Adagio'	Adagio Grass	3 Gal.	
37	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
	Groundcovers			
258	Euonymus coloratus	Wintercreeper	1 Gal.	Plant 18" O.C.
186	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
	Other			

NOTE

This Lanscape Plan is Preliminary in nature and is subject to change



Chick-fil-A

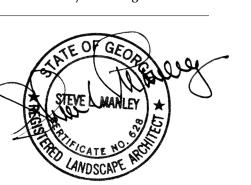
5200 Buffington Road

Atlanta, Georgia 30349-2998



Manley Land Design, Inc. 51 Old Canton Street Alpharetta, Georgia 30009

manleylanddesign.com



IL-A HILLS DTO Road

NORTH DRUID H
3795 North Druid Hills Ro

FSU# 4846

REVISION SCHEDULE

NO. DATE DESCRIPTION

MLD PROJECT # 2021062

PRINTED FOR

DATE 4.9.21

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SHEET

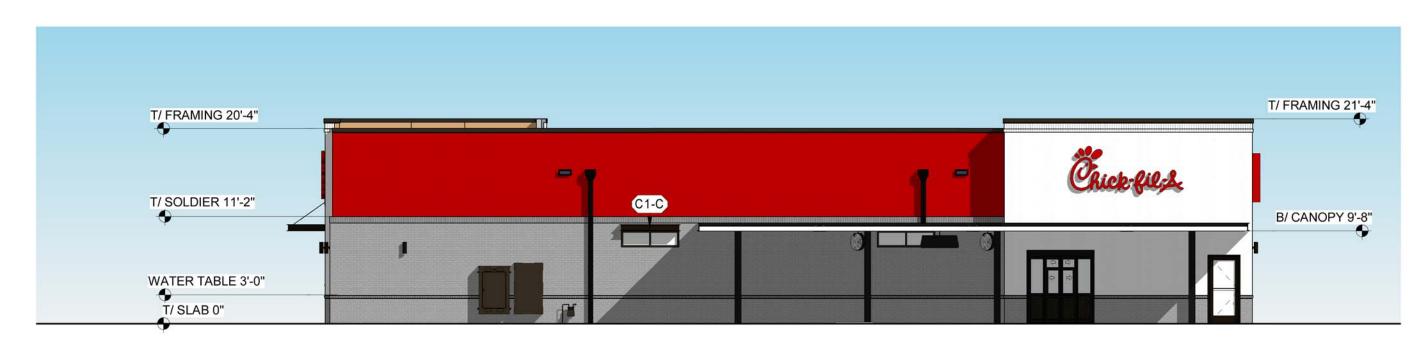
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Landscape Plan

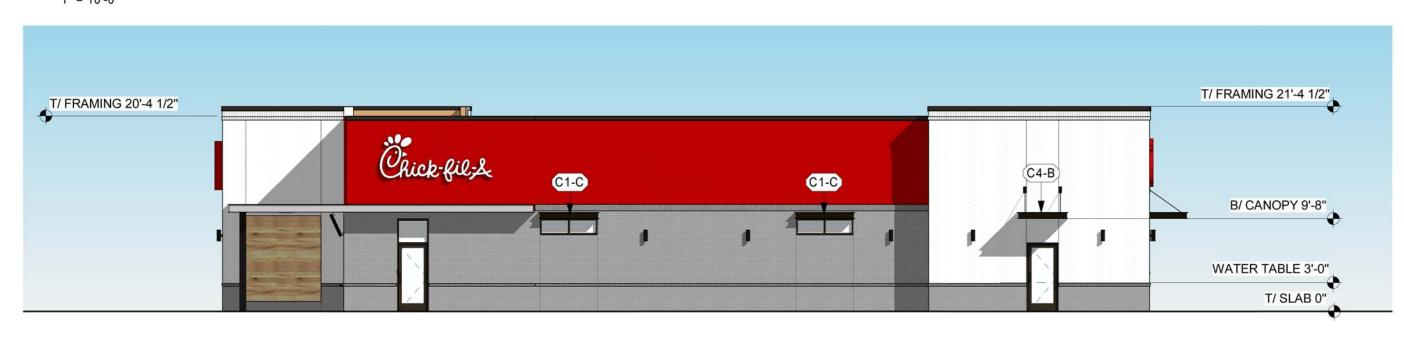
SHEET NUMBER

L-100

EXHIBIT F



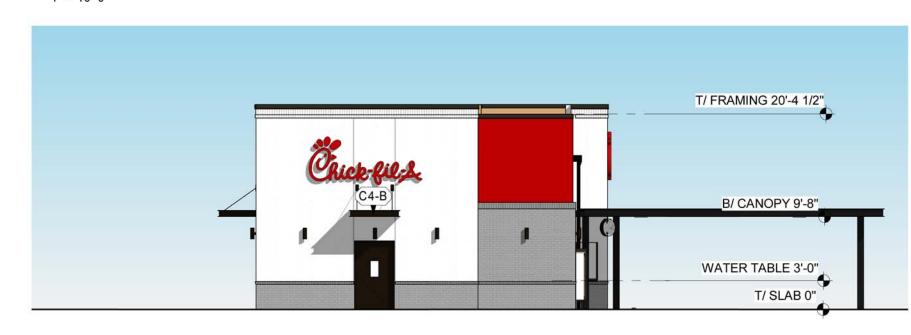
EXTERIOR ELEVATION
1" = 10'-0"



EXTERIOR ELEVATION
1" = 10'-0"



EXTERIOR ELEVATION
1" = 10'-0"



EXTERIOR ELEVATION
1" = 10'-0"