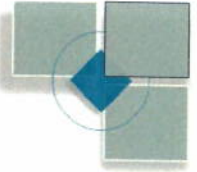




# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



## APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. \_\_\_\_\_  
Filing Fee: \_\_\_\_\_

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Applicant: David Kirk, on behalf of Chick-fil-A, Inc. E-Mail: David.Kirk@troutman.com

Applicant Mailing Address: 600 Peachtree Street, Suite 3000, Atlanta, GA 30308

Applicant Phone: 404-885-3415 Fax: N/A

Owner(s): Midtown National Group LP E-Mail: N/A  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 9171 TOWNE CENTRE DR, STE 335, SAN DIEGO CA 92122

Owner(s) Phone: N/A Fax: N/A

Address/Location of Subject Property: 3795 North Druid Hills Road

District(s): Unknown Land Lot(s): 100 Block: Unknown Parcel(s): 18 100 04 019

Acreage: 1.04 Commission District(s): 2 and SD 6

Present Zoning Category: NS Proposed Zoning Category: C-1

Present Land Use Category: TC

### PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

### Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? \_\_\_\_\_ Yes X No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing;

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

Corinne M. Caldwell NOTARY PUBLIC David C. Kirk SIGNATURE OF APPLICANT / DATE 4/26/2021

January 14, 2022  
EXPIRATION DATE / SEAL

My Commission Expires  
January 14, 2022

Check One: Owner \_\_\_\_\_ Agent X

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030  
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007  
Web Address <http://www.dekalbcountyga.gov/planning>  
Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)

**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 **Thursday, May 20, 2021** 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=K1pGRWpKSsk0xM1pBMldyKzdNREIKZz09>

Meeting ID: 926 5783 4227

Password: 425462

---

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

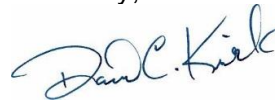
Number: 1-929-436-2866

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,

A handwritten signature in blue ink that reads "David C. Kirk". The signature is written in a cursive, flowing style.

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	<a href="mailto:Eyetravel737@gmail.com">Eyetravel737@gmail.com</a> (Mount Olive Drive)
Cedric Hudson	(County)

---

**David C. Kirk**  
david.kirk@troutman.com

April 29, 2021

**VIA HAND DELIVERY 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**

**1. *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,

A handwritten signature in blue ink that reads "David C. Kirk". The signature is fluid and cursive, with the first name "David" and last name "Kirk" clearly legible.

David C. Kirk  
Attorney for Chick-fil-A

# EXHIBIT A

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
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:

(I) (WE)

Danon Young

, on behalf of Midtown National Group LP

(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to

David C. Kirk, Troutman Pepper Hamilton Sanders LLP

(Name of Applicant or Agent Representing Owner)

to file an application on (my) / (our) behalf.

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

see attached Notary Acknowledgment

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of San Diego )On April 26, 2021 before me, Giovanna Delia, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared \_\_\_\_\_

Name(s) of Signer(s)  
Damon Young

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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  
Giovanna Delia

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**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 B

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:

(I) ~~(WE)~~, Danon Young, on behalf of Midtown National Group LP  
Name of Owner(s)

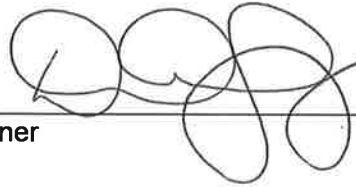
being (owner) ~~(owners)~~ of the subject property described below or attached hereby delegate authority to  
David C. Kirk, Troutman Pepper Hamilton Sanders LLP

Name 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 Notary Acknowledgment*



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

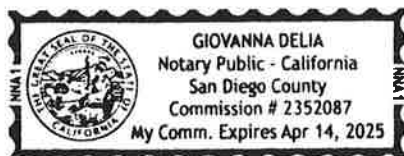
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Diego )  
On April 26, 2021 before me, Giovanna Delia, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Danon Young  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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 Giovanna Delia  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**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







# EXHIBIT D

#### TRACT ONE PROPERTY DESCRIPTION

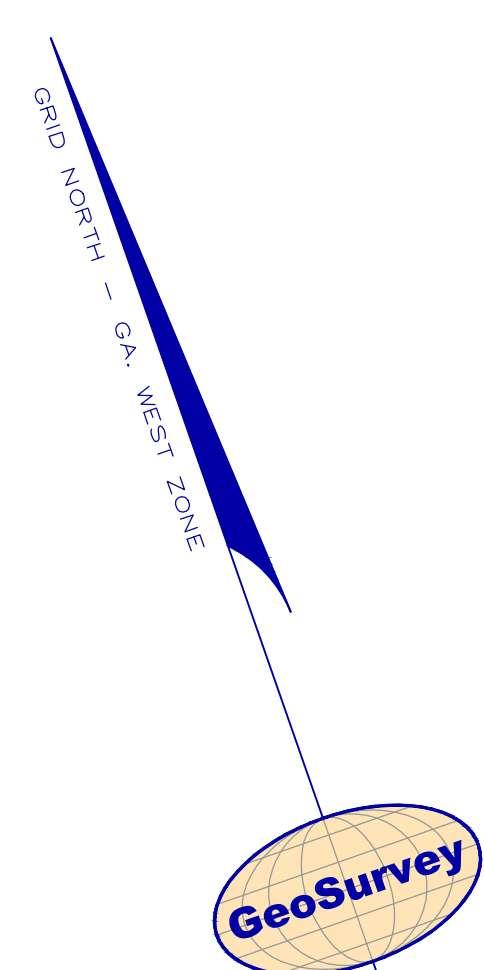
All that tract or parcel of land lying or being in Land Lot 100, 18th District, Dekalb County, Georgia, and being more particularly described as follows:

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.

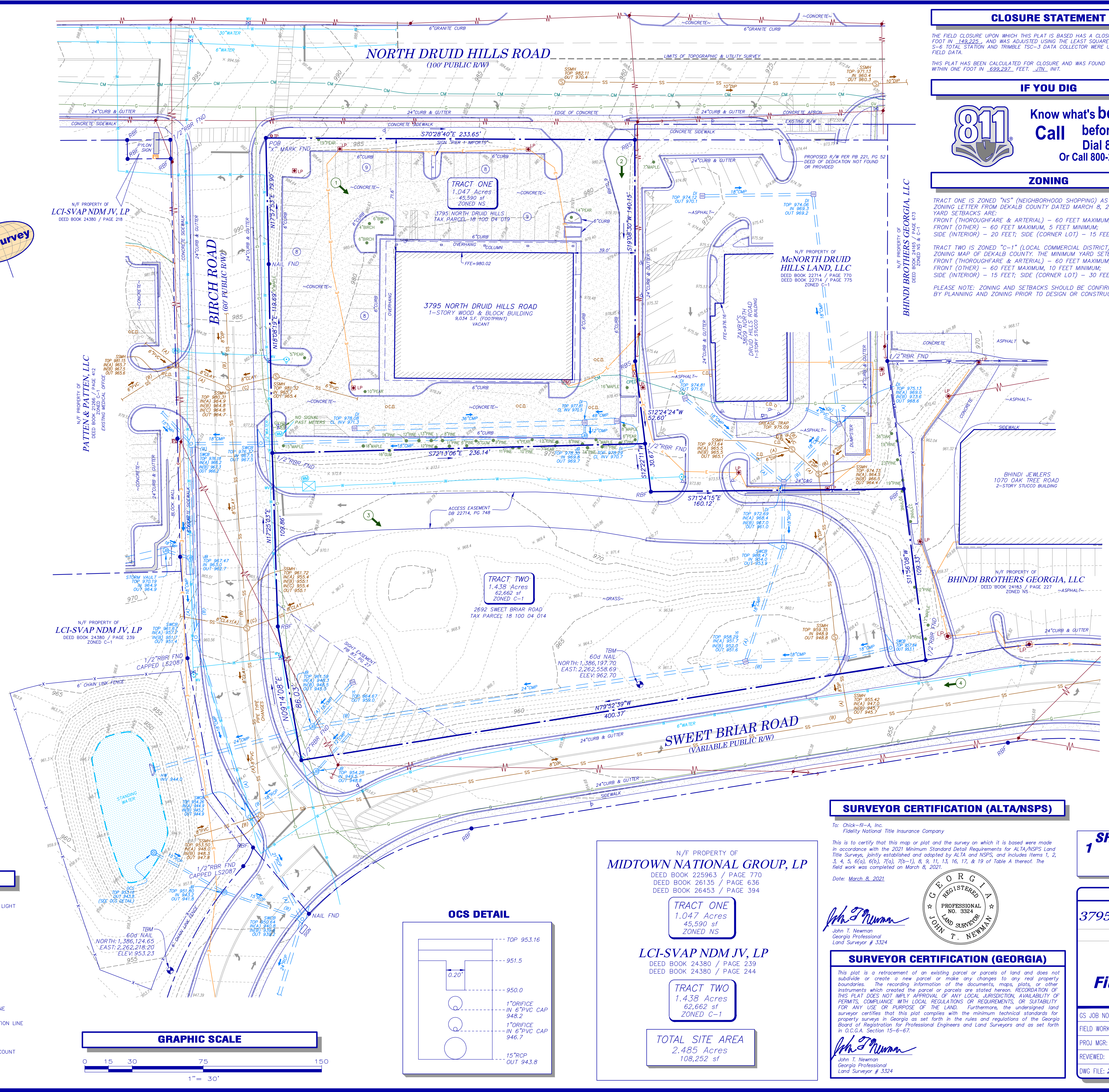
Said tract of land contains 1.047 Acres.



(CLERK OF COURT RECORDING INFORMATION)



SITE PHOTOGRAPHS



LEGEND	
STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	POWER POLE
BSL BUILDING SETBACK LINE	GUY WIRE
CI CURB INLET	POWER LINE
CM CORRUGATED METAL PIPE	LIGHT POLE
CND CONCRETE MONUMENT FND	ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	
CPED COMMUNICATION PEDESTAL	
CRIMPED TOP PIPE	
DI DROP INLET	
DIP DUCTILE IRON PIPE	
DWBC DOUBLE WING CATCH BASIN	
FNC FENCE	
CM GAS METER	
FND FOUND	
CM GAS METER	
INV INVERT	
JB JUNCTION BOX	
MB MANHOLE	
OCS OUTLET CONTROL STRUCTURE	
OTP OPEN TOP PIPE	
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RFB 5/8"RFB FND CAPPED LSF 621	
RBS 5/8"RFB SET CAPPED LSF 621	
SS SANITARY SEWER	
SWB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 148,223, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 148,223 FEET, 1/10" INT.

**IF YOU DIG**

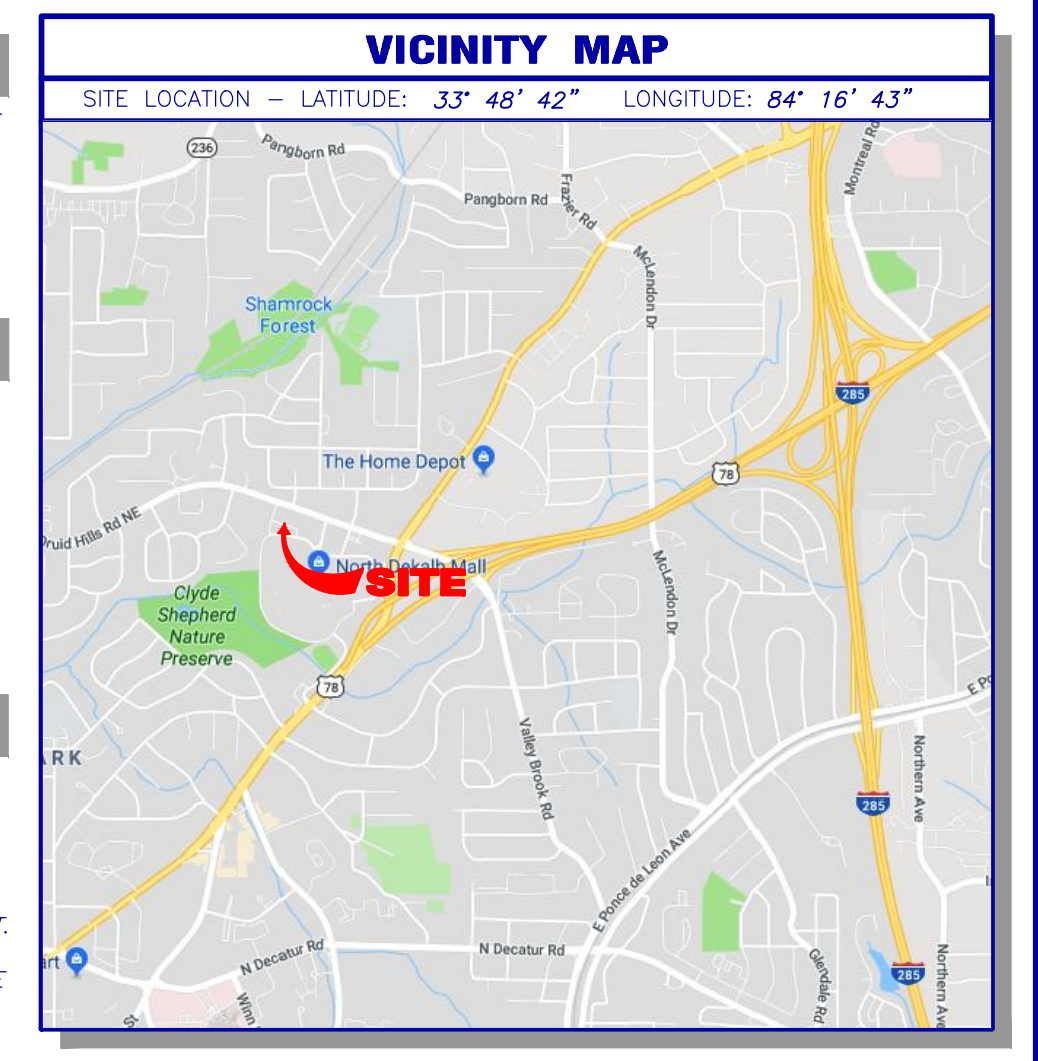
**811** Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411

**ZONING**

TRACT ONE IS ZONED "NS" (NEIGHBORHOOD SHOPPING) AS SHOWN IN A ZONING LETTER FROM DEKALB COUNTY DATED MARCH 8, 2021. THE MINIMUM YARD SETBACKS ARE:  
FRONT (THOROUGHFARE & ARTERIAL) - 60 FEET MAXIMUM, 10 FEET MINIMUM;  
FRONT (OTHER) - 60 FEET MAXIMUM, 5 FEET MINIMUM;  
SIDE (INTERIOR) - 20 FEET; SIDE (CORNER LOT) - 15 FEET; REAR - 20 FEET.

TRACT TWO IS ZONED "C-1" (LOCAL COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF DEKALB COUNTY. THE MINIMUM YARD SETBACKS ARE:  
FRONT (THOROUGHFARE & ARTERIAL) - 60 FEET MAXIMUM, 20 FEET MINIMUM;  
FRONT (OTHER) - 60 FEET MAXIMUM, 10 FEET MINIMUM;  
SIDE (INTERIOR) - 15 FEET; SIDE (CORNER LOT) - 30 FEET; REAR - 20 FEET.

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



**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 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 SHOWN ON THE SURVEY.

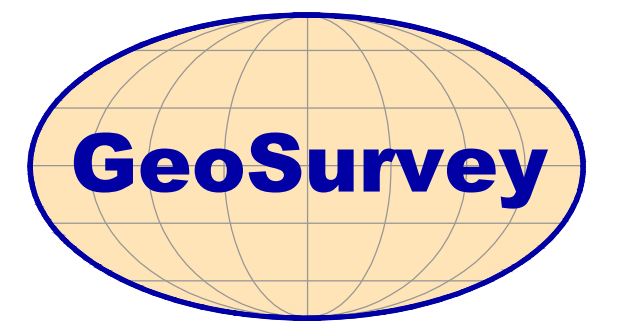
AT THE DATE OF THIS SURVEY, THE SUBJECT PROPERTY HAD ACCESS TO AND FROM A DULY DEDICATED PUBLIC RIGHT-OF-WAY, NORTH DRAID HILLS ROAD AND BIRCH ROAD. THE SURVEYOR MAKES NO CERTIFICATION AS TO WHETHER OR NOT THESE ACCESS POINTS HAVE BEEN APPROVED OR PERMITTED BY JURISDICTIONAL AUTHORITIES.

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 OF SURVEY.

**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)



SURVEYOR CERTIFICATION (ALTA/NSPS)

To: Chick-fil-A, Inc.  
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, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b-1), 8, 9, 11, 13, 16, 17, & 19 of Table A thereof. The field work was completed on March 8, 2021.

Date: March 8, 2021



SURVEYOR CERTIFICATION (GEORGIA)

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

John T. Newman  
Georgia Professional Land Surveyor # 3324

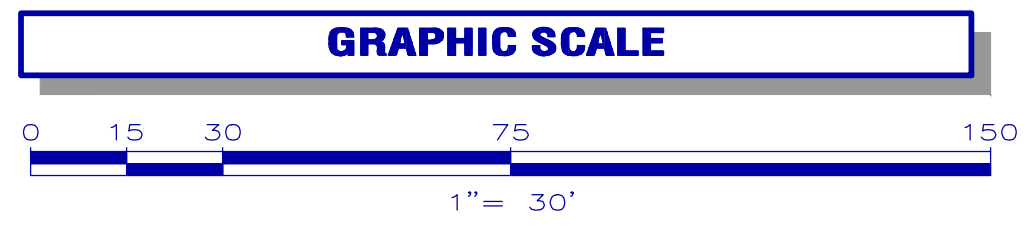
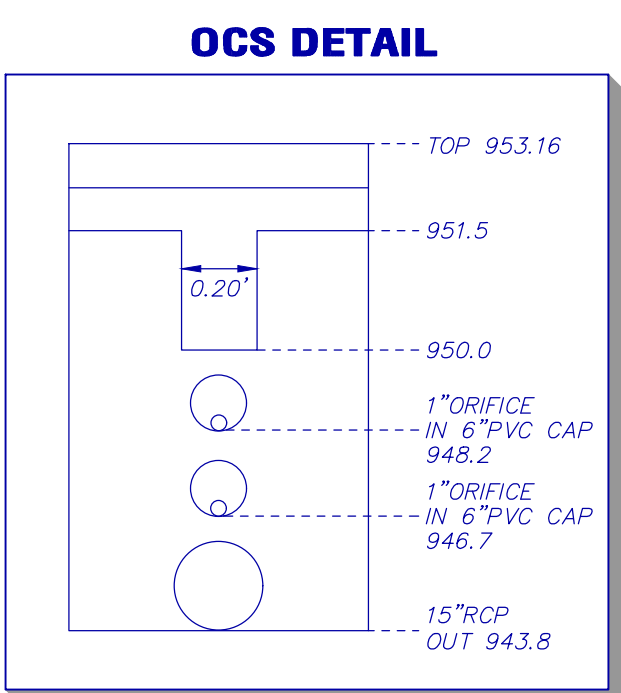
N/F PROPERTY OF  
**MIDTOWN NATIONAL GROUP, LP**  
DEED BOOK 225963 / PAGE 770  
DEED BOOK 26135 / PAGE 636  
DEED BOOK 24643 / PAGE 394

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



1 SHEET  
OF  
2

ALTA/NSPS LAND TITLE SURVEY			
3795 North Druid Hills Rd & 2692 Sweet Briar Rd			
FOR			
<b>Chick-fil-A, Inc.</b>			
<b>Fidelity National Title Insurance Company</b>			
GS JOB NO:	20175643	DRAWING SCALE:	1"= 30'
FIELD WORK:	ZM	CITY:	UNINCORPORATED
PROJ MGR:	JTN	COUNTY:	DEKALB
REVIEWED:	JRC	STATE:	GA
DWG FILE:	20175643-02.dwg	LAND LOT:	100
		DISTRICT:	18TH
SURVEY DATE:		03-08-2021	
No. Date		REVISIONS (SEE GENERAL NOTES)	
1: 3-12-21		Add zoning letter	



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. 2018190A, EFFECTIVE DATE OCTOBER 26, 2020.  
13. Easements from L.C. Holms to Georgia Power Company as follows:  
a. Dated January 4, 1953, filed January 4, 1953, Recorded in Deed Book 985, Page 486, aforesaid records.  
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.  
AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE  
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 139, aforesaid records.  
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, aforesaid records.  
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 PLOTTABLE  
19. All matters affecting subject property as shown on the following plats, all aforesaid records.

(A) Plat Book 24, Page 14 (Fee Simple);  
NO 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);  
NO EASEMENTS AFFECTING SITE DEPICTED ON DOCUMENT  
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 6721, 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

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.

OVERALL 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 South 12 degrees 22 minutes 11 seconds West, a distance of 30.67 feet to a 5/8 inch rebar found; thence South 71 degrees 24 minutes 15 seconds East, a distance of 160.12 feet to a 5/8 inch rebar found; thence South 11 degrees 56 minutes 08 seconds West, a distance of 109.33 feet to a 1/2 inch rebar found on the Northerly 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 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; 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 Beginning.

Said tract of land contains 2.485 Acres.

PROPERTY DESCRIPTIONS

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.

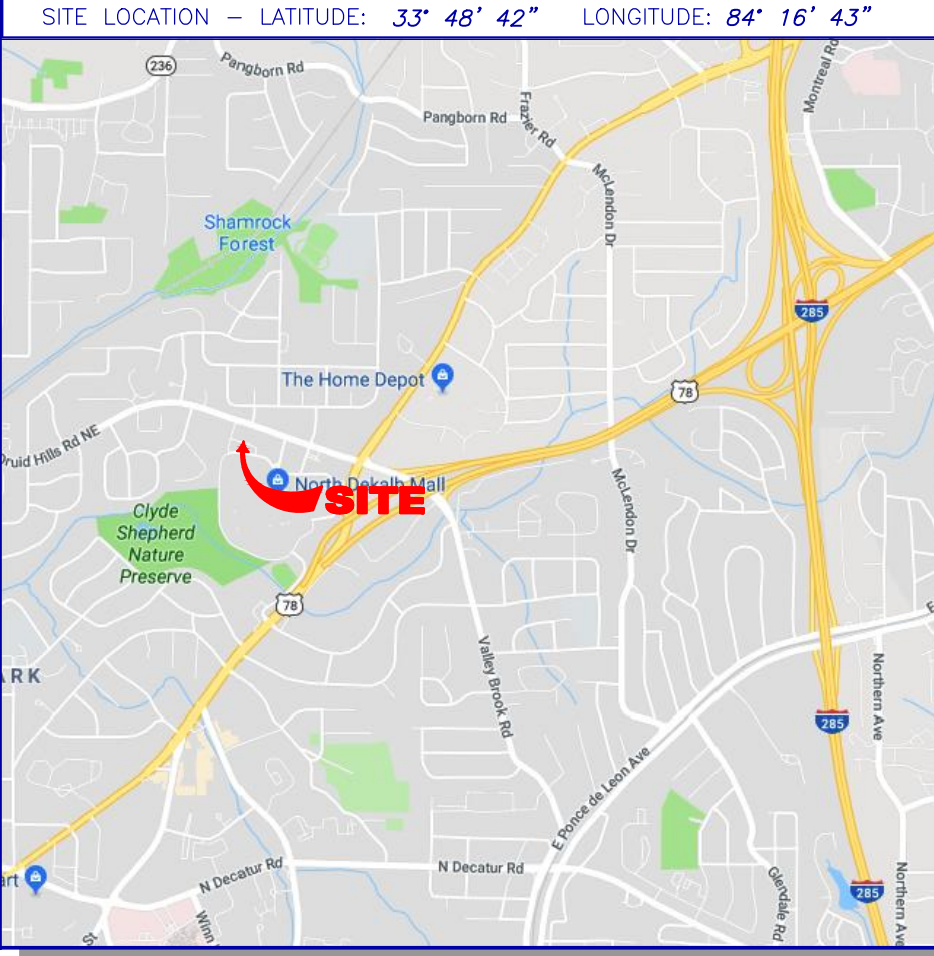
TRACT TWO PROPERTY DESCRIPTION

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:

Commencing 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 Birch Road South 17 degrees 57 minutes 53 seconds West, a distance of 79.90 feet to a nail found; thence South 18 degrees 08 minutes 19 seconds West, a distance of 119.69 feet to a 1/2 inch rebar found, said point being the True Point of Beginning; thence leaving said right-of-way South 72 degrees 13 minutes 06 seconds East, a distance of 236.14 feet to a 1/2 inch rebar found; thence South 12 degrees 22 minutes 11 seconds West, a distance of 30.67 feet to a 5/8 inch rebar found; thence South 71 degrees 24 minutes 15 seconds East, a distance of 160.12 feet to a 5/8 inch rebar found; thence South 11 degrees 56 minutes 08 seconds West, a distance of 109.33 feet to a 1/2 inch rebar found on the Northerly 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 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.

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 SHOWN ON THE SURVEY.

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 OF SURVEY.

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 .149,225, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

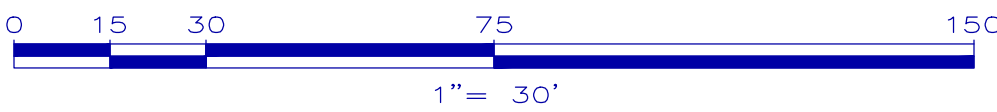
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN .699,282 FEET. JDL:INT.

IF YOU DIG



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

GRAPHIC SCALE



N/F PROPERTY OF  
MIDTOWN NATIONAL GROUP, LP  
DEED BOOK 225963 / PAGE 770  
DEED BOOK 26135 / PAGE 636  
DEED BOOK 26453 / PAGE 394

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

GeoSurvey

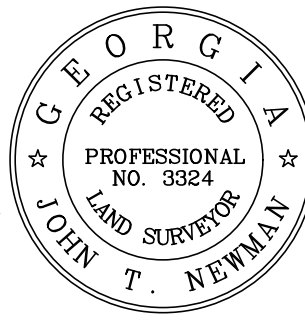
Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road  
Marietta, Georgia 30062

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

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

2 SHEET  
OF  
2



ALTA/NSPS LAND TITLE SURVEY

3795 North Druid Hills Rd & 2692 Sweet Briar Rd

FOR

Chick-fil-A, Inc.

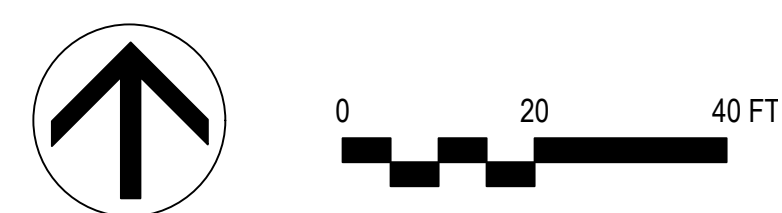
Fidelity National Title Insurance Company

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



# EXHIBIT E





EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

TREE PROTECTION FENCING

1. Landscape Contractor read and understand the Landscape Specifications (sheet L-102) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. 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. For all planting 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.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, vertical 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.

- This Landscape Plan is Preliminary in nature and is subject to change**



REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

MLD PROJECT #	2021062
PRINTED FOR	
DATE	4.9.21
DRAWN BY	MB

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET

## Landscape Plan

SHEET NUMBER

# L-100



## EXHIBIT F

