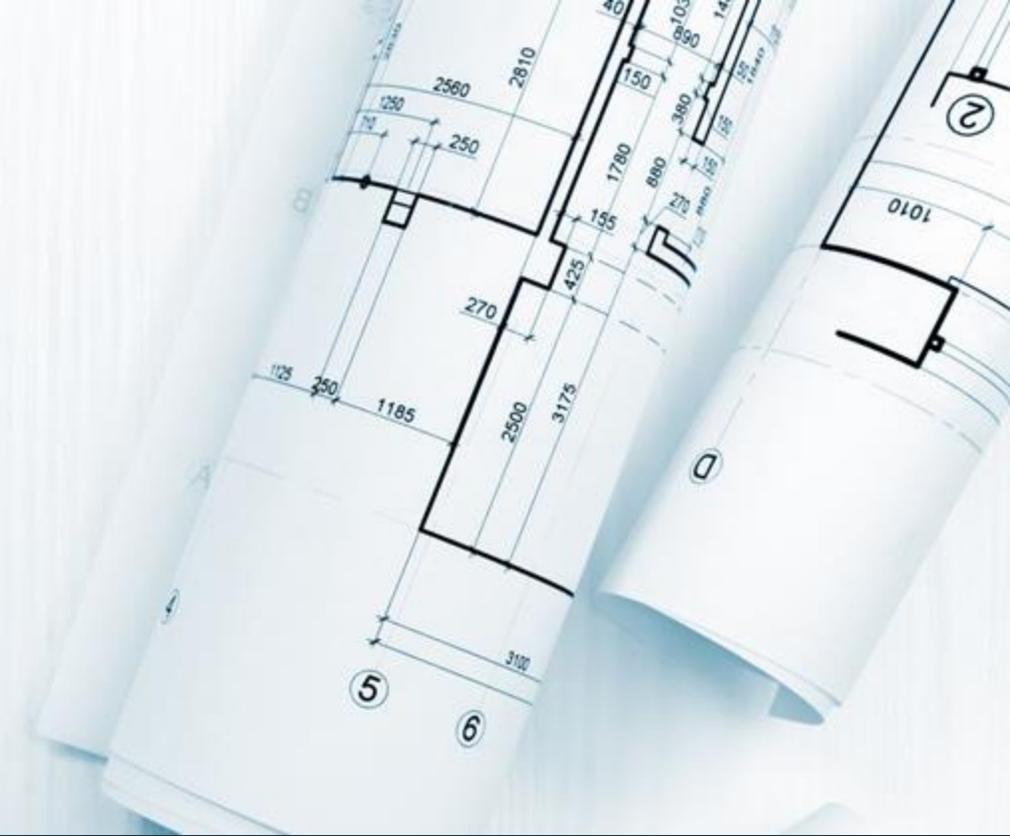




Battle Law



3003 Chamblee-Tucker Road,  
Atlanta, GA

*Special Land Use Permit Application*



Find Parcel ID or Address



0 0.15 0.3mi

-84.2631 33.8748 Degrees

POWERED BY  
**esri**

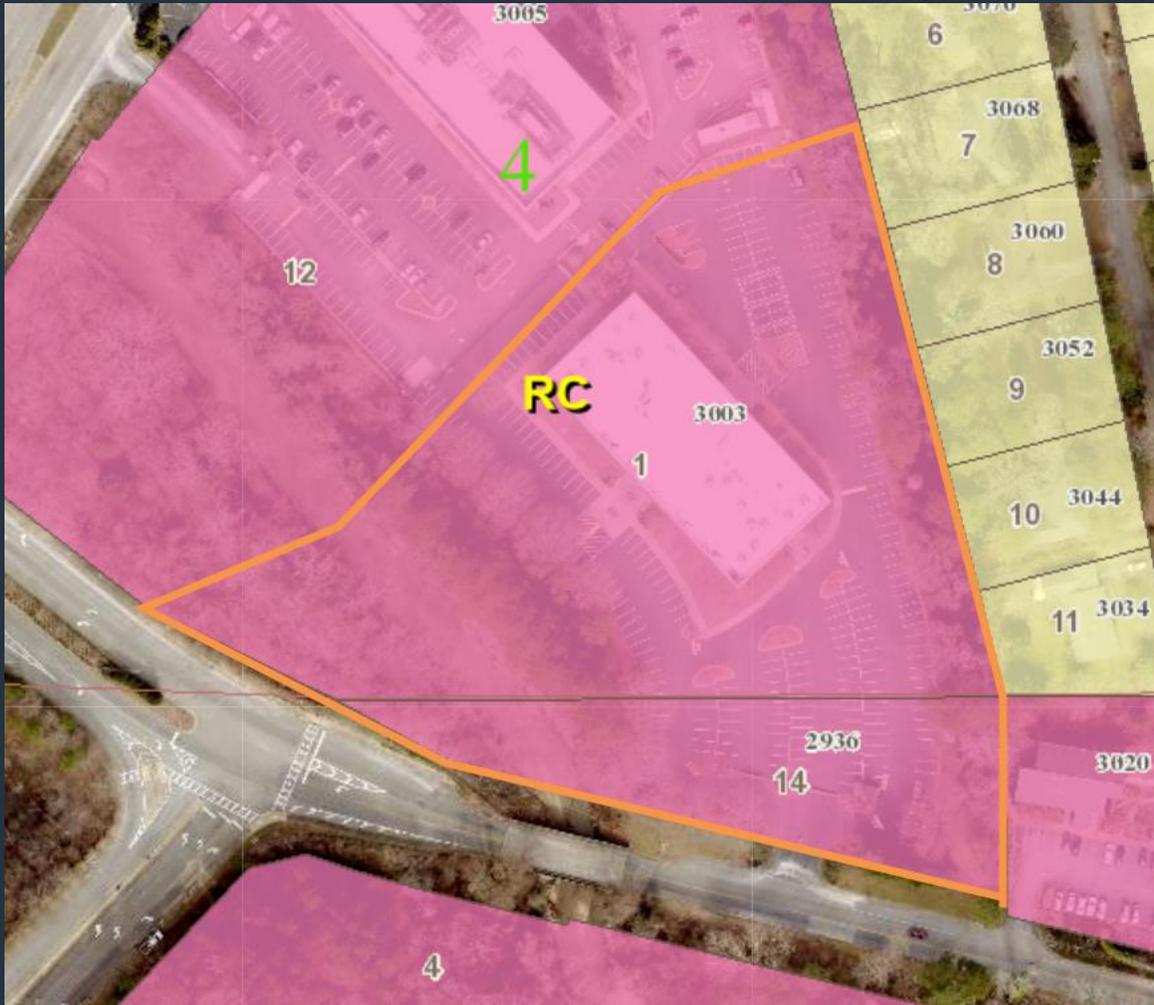
# Project Location



Existing office building –  
currently unused for 2+  
years

>300 parking space

# Future Land Use



## REGIONAL CENTER

### Density (du/ac)

75 & Over; No Max

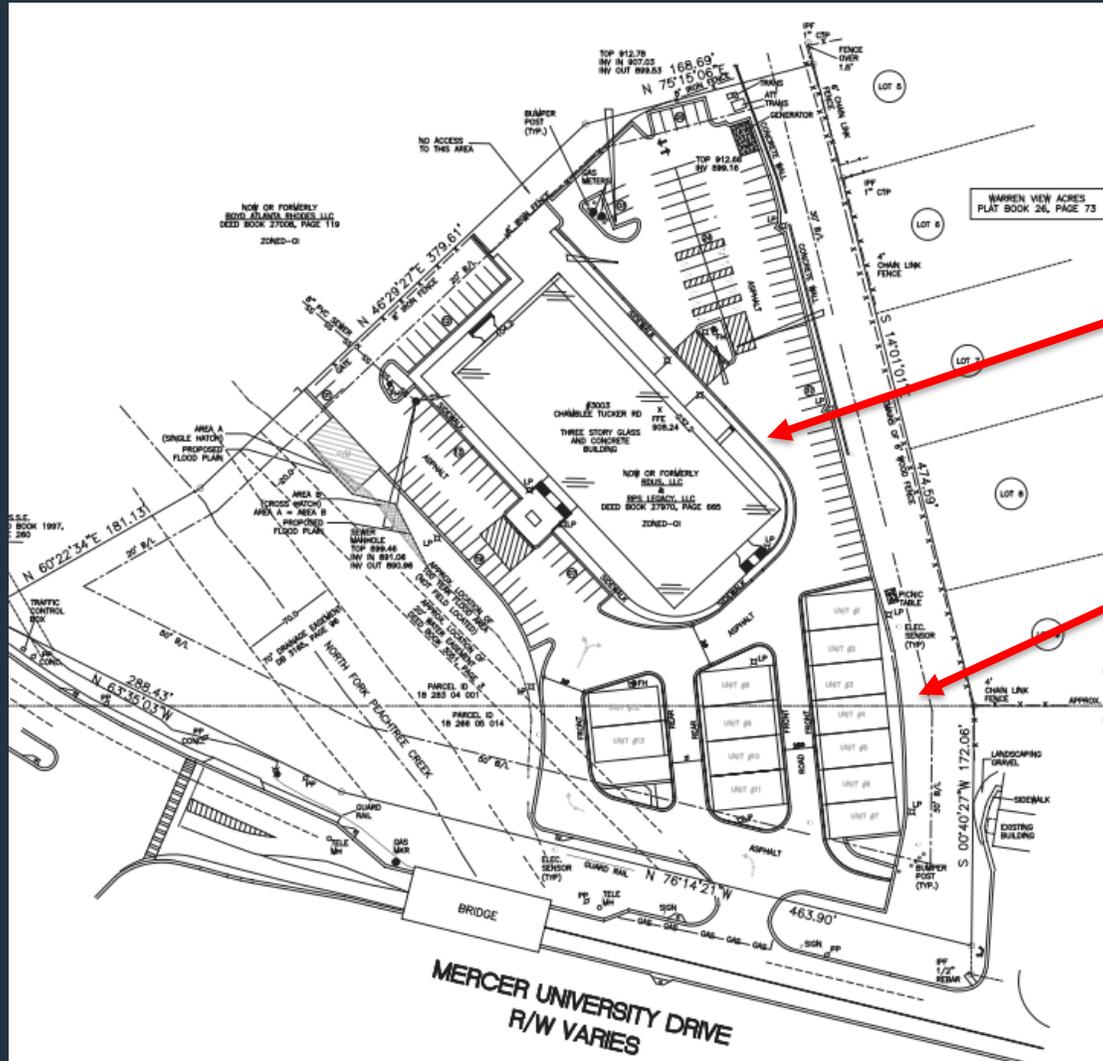
### Preferred Uses

Townhomes / Condominiums /  
Apartments / Retail & Commercial  
/ Office / Civic / Entertainment  
& Cultural / Parks & Recreation  
/ Health Care / Institutional/  
Technology Centers

### Permitted Zoning

MR-1, MR-2, HR-1, HR-2, HR-3, MU-1, MU-  
2, MU-3, MU-4, MU-5, OI, OIT, C-1, C-2

# Proposed Development:



47 Apartment Units

- (1 & 2 Br rentals)
- Re-using existing space

13 New Rental  
Townhomes in former  
parking lot

10.9 du/acre



CHAMBLEE TUCKER RD  
R/W VARIES

P.O.C.

N 09°08'22"W 117.28'

10' S.S.E. DEED BOOK 1399, PAGE 66  
DEED BOOK 1477, PAGE 55  
DEED BOOK 1479, PAGE 543

10' S.S.E. DEED BOOK 1997, PAGE 260

P.O.B.

**SURVEY DATA**

95% OF THE DATA SHOWN FOR THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON BRK7 WITH A CARLSON 914 TABLET AND A TOPCON GT 1003 ROBOTIC TOTAL STATION. THE TECHNIQUE WAS RTK CORRECTED MEASUREMENTS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED ON THIS SURVEY WERE 0.08 FEET HORIZONTALLY AND 0.03 VERTICALLY AT THE 95% CONFIDENCE LEVEL.

FIELD WORK COMPLETED ON APRIL 25, 2023.

SURVEY BEARINGS WERE ROTATED TO GEORGIA WEST STATE PLANE COORDINATE SYSTEM USING 1983 DATUM AND VERTICAL DATUM OF 1985.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 29,857 FEET.

NOW OR FORMERLY  
BOYL ATLANTA RHODES, LLC  
DEED BOOK 27008, PAGE 119  
ZONED-DI

NO ACCESS  
TO THIS AREA

N 46°29'37"E 179.61'

N 02°22'34"E 181.13'

N 65°35'03"W 288.43'

N 65°35'03"W 288.43'

N 76°14'22"W 463.90'

168.69'  
N 75°15'06"E

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LAND LOT 285

APPROX. LAND LOT LINE

LAND LOT 286

NOW OR FORMERLY  
JOSSELY, JAY  
DEED BOOK 19432, PAGE 113  
ZONED-DI

**General Notes:**

SURVEY AS PER IRON PINS FOUND DEED BOOK 6496, PAGE 28, SURVEY FOR UNIVERSITY OFFICE PARK PREPARED BY EARTH PRO LAND SURVEYORS DATED SEPTEMBER 28, 2017 AND REVISED DECEMBER 2, 2017, AND OTHER REFERENCES AS NOTED HEREON.

THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE, SEWER EASEMENT AND DRAINAGE EASEMENT TAKEN FROM SURVEY BY EARTH PRO-SEE ABOVE NOTE.

SAID DESCRIBED PROPERTY IS LOCATED WITHIN A FLOOD ZONE DESIGNATION "X" AND "AE" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13089C0019K, WITH A DATE OF IDENTIFICATION OF 8/15/2019, FOR COMMUNITY NUMBER 130085, IN DEKALB COUNTY, STATE OF GEORGIA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NO EVIDENCE OF RECENT WORK ON SUBJECT PROPERTY  
PROPERTY IS VACANT

PROPERTY HAS DIRECT ACCESS TO MERCER UNIVERSITY DRIVE, A PUBLIC RIGHT OF WAY.

GRAPHIC SCALE



MERCER UNIVERSITY DRIVE  
R/W VARIES

BRIDGE

ELEC SENSOR (TYP)

GAS MTR

CHLORD NAIL

PROP. CONG

PARCEL ID 18 283 04 001

PARCEL ID 18 285 05 014





1187

1177

1167