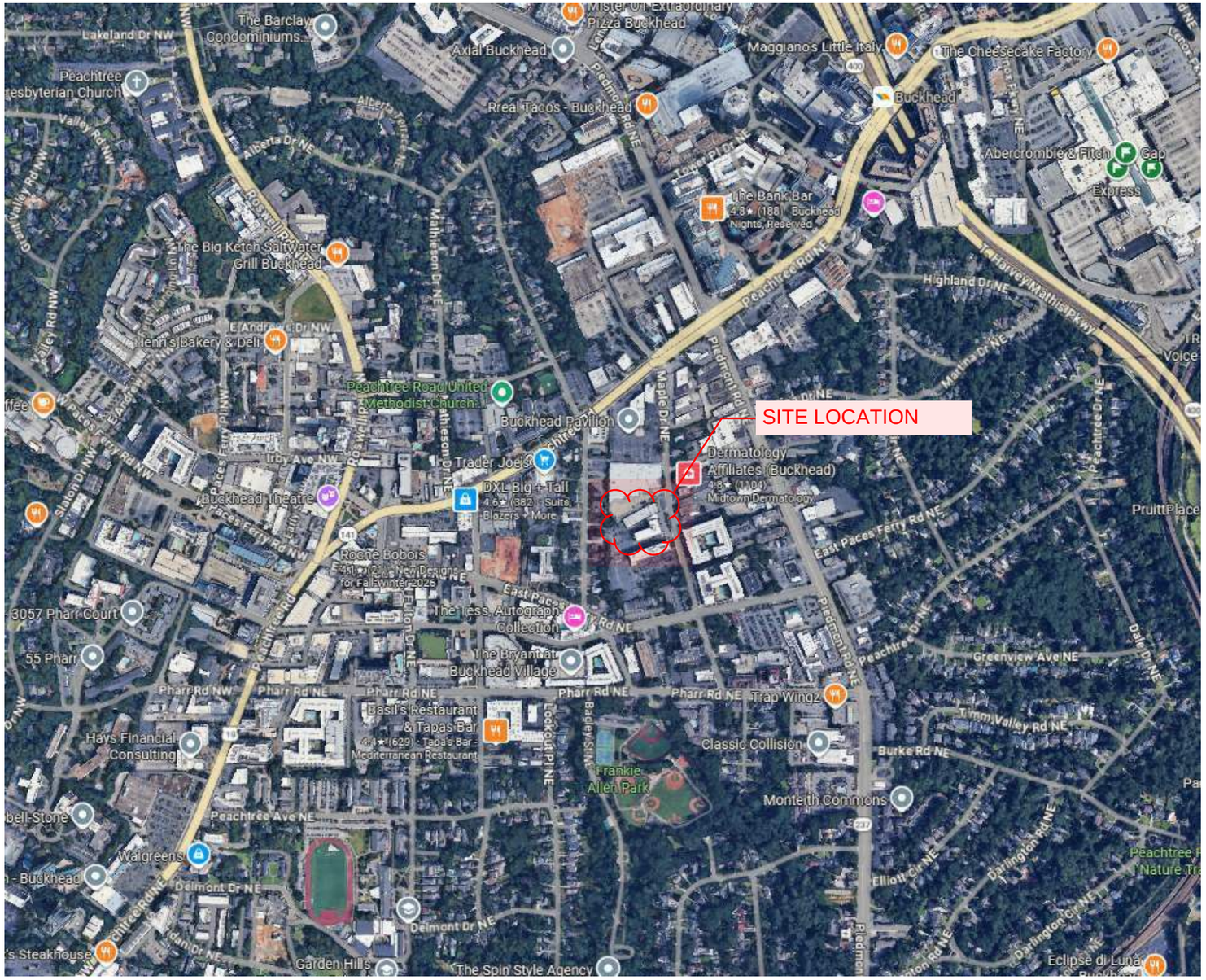
3110 Maple Drive
DRC Presentation

Address:
- 3110 Maple Drive

Zoning:
- SPI-9 SA3
- Buckhead Parking Overlay

Proposed:
- 315 Residential Units
- 7,126 sf Retail




SITE LOCATION
The Barclay Condominiums
Axial Buckhead
Maggiano's Little Italy
The Cheesecake Factory
Buckhead
Rreal Tacos - Buckhead
Abercrombie & Fitch
Gap
Express
The Bank Bar
4.8★ (188) · Buckhead Nights, Reserved
The Big Ketch Saltwater Grill Buckhead
Henri's Bakery & Deli
Peachtree Road United Methodist Church
Buckhead Pavilion
Trader Joe's
DXL Big + Tall
4.6★ (382) · Suits, Blazers & More
Dermatology Affiliates (Buckhead)
4.8★ (100) · Midtown Dermatology
Buckhead Theatre
Roche Bobois
Now Designs for Fall/Winter 2025
The Hess Autograph Collection
3057 Pharr Court
55 Pharr
The Bryant at Buckhead Village
Basil's Restaurant & Tapas Bar
4.4★ (629) · Tapas Bar · Mediterranean Restaurant
Trap Wingz
Hays Financial Consulting
Classic Collision
Frankie Allen Park
Monteith Commons
Walgreens
Garden Hills
The Spin Style Agency
Eclipse di Luna
Peachtree Ave NE
Pharr Rd NE
Peachtree Rd NE
Piedmont Rd NE
Lakeland Dr NW
Alberta Dr NE
Roswell Rd NW
Mathieson Dr NE
Maple Dr NE
Highland Dr NE
Harvey Mathis Pkwy
Irby Ave NW
Paces Ferry Rd NW
East Paces Ferry Rd NE
Delmont Dr NE
Greenview Ave NE
Burke Rd NE
Elliott Cir NE
Darlington Rd NE
Pruitt Place



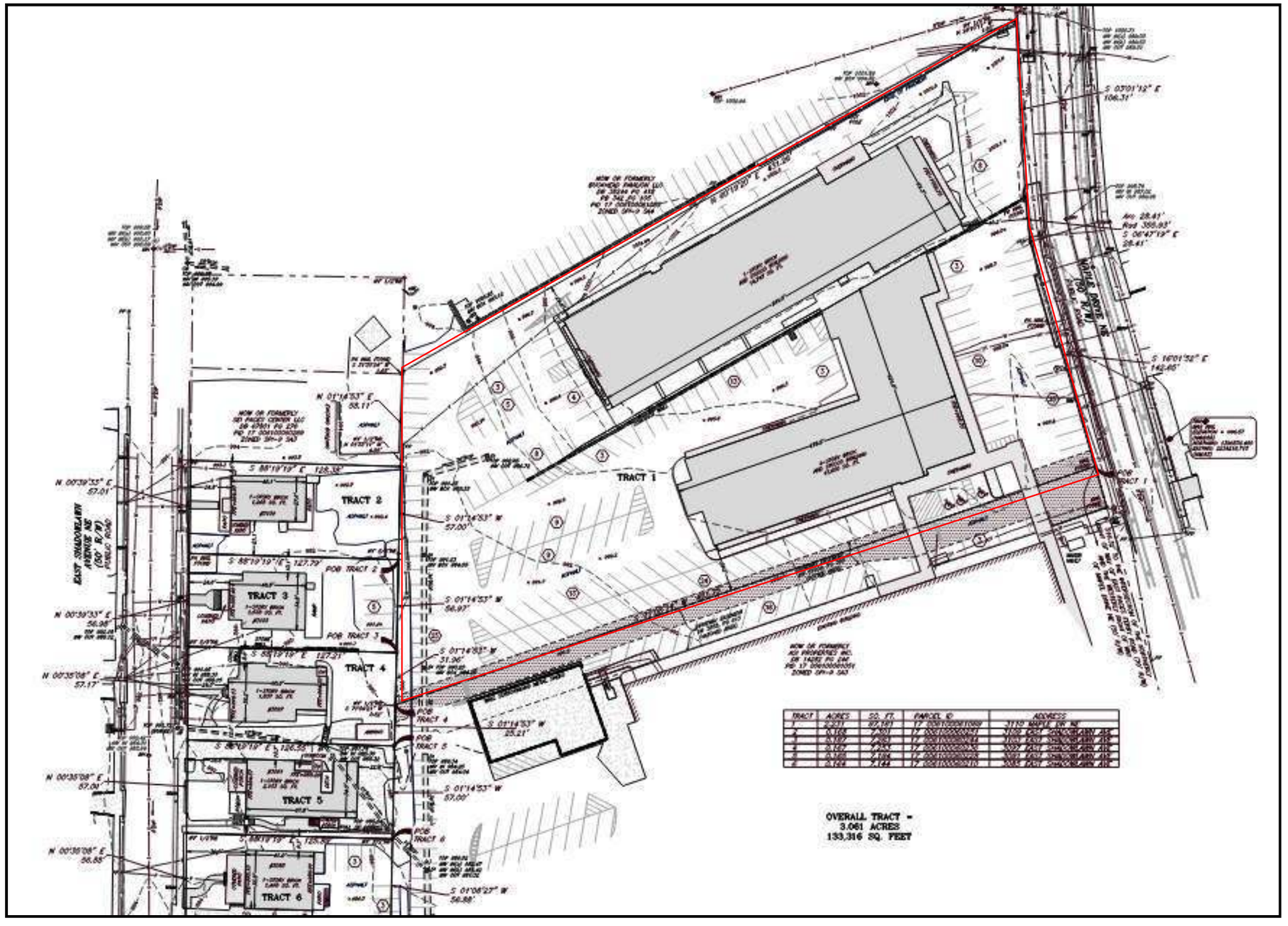
MIDDLEBURG COMMUNITIES

DYNAMIK DESIGN

Middleburg - Maple Drive
Buckhead

b+c STUDIO

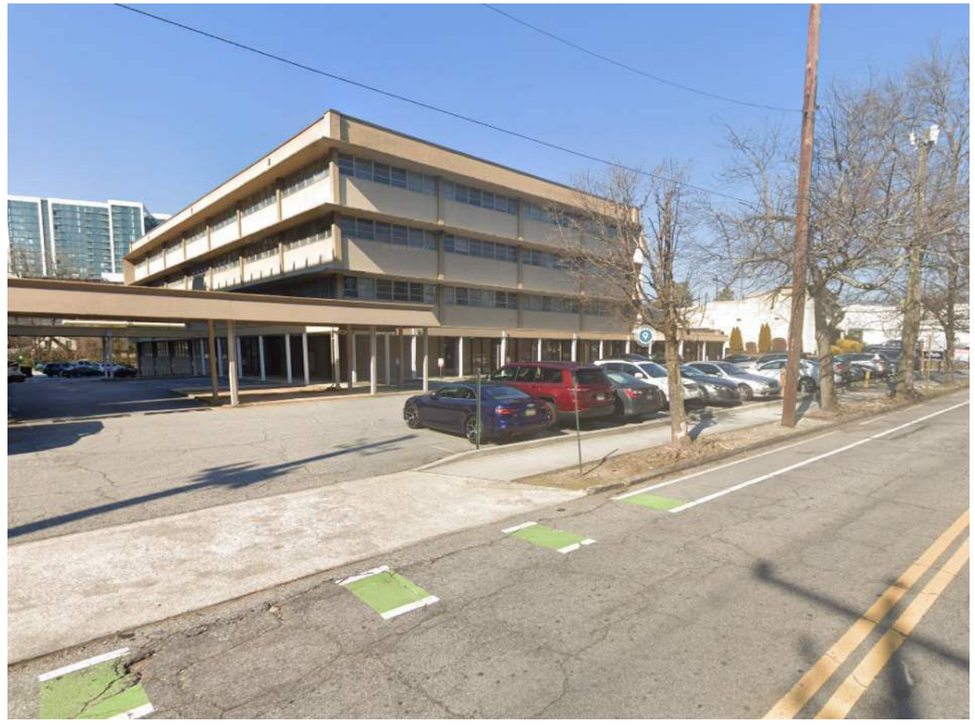
Kimley»Horn


TRACT 1
TRACT 2
TRACT 3
TRACT 4
TRACT 5
TRACT 6
EAST SHADOWLAWN AVENUE NE (50' R/W) PUBLIC ROAD
MAPLE DRIVE NE (50' R/W) PUBLIC ROAD
S 88°19'19" E 128.38'
S 88°19'19" E 127.79'
S 88°19'19" E 127.21'
S 88°19'19" E 126.62'
N 01°14'53" E 55.11'
S 01°14'53" W 57.00'
S 01°14'53" W 56.93'
S 01°14'53" W 31.36'
S 01°14'53" W 25.21'
S 01°14'53" W 57.00'
S 01°06'27" W 56.88'
N 00°39'33" E 57.01'
N 00°39'33" E 56.36'
N 00°35'08" E 57.17'
N 00°35'08" E 57.01'
N 00°35'08" E 56.85'
S 07°01'12" E 106.31'
Arc 28.61'
Rad 356.93'
S 06°47'19" E 28.61'
S 16°01'32" E 142.65'
POB TRACT 1
POB TRACT 2
POB TRACT 3
POB TRACT 4
POB TRACT 5
POB TRACT 6
OVERALL TRACT -
3.061 ACRES
133,316 SQ. FEET

Existing Photos

View from Maple Drive





Existing Photos

View from northern property line





Existing Photos

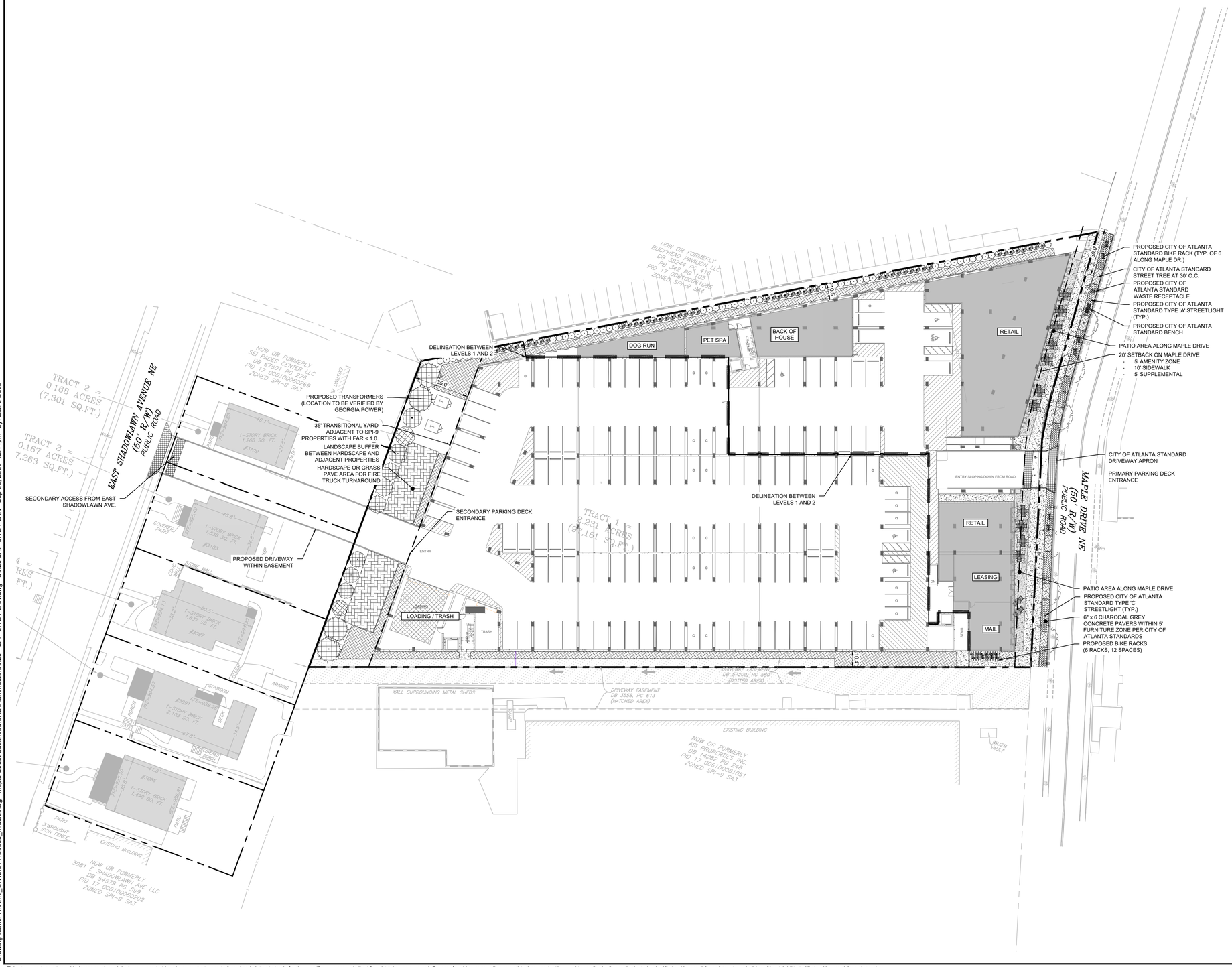
View from East Shadowlawn





ZONING NOTES

SAP NUMBER:	SAP-26-XXX
CURRENT ZONING:	SPI-9 SA3
OVERLAY DISTRICT:	BUCKHEAD PARKING OVERLAY



GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

811 Know what's below. Call before you dig.

PREPARED BY

Kimley»Horn

PHONE 404.418.8700
WWW.KIMLEY-HORN.COM
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1200 PEACHTREE STREET, NE
SUITE 800
ATLANTA, GEORGIA 30309

PREPARED FOR

MIDDLEBURG COMMUNITIES

275 INTERSTATE N CIRCLE SE
ATLANTA, GA 30339

PHONE 000.000.0000

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT

MAPLE ST BUCKHEAD

PIN 17006100060106, LAND LOT 61
17TH DISTRICT

3116 MAPLE DRIVE NE
ATLANTA, GA 30305

GEORGIA REGISTERED No. PE043328 PROFESSIONAL ENGINEER JESSICA RIDDLE HOMER

09/30/2026

GSWCC NO. (LEVEL II)	0000076497
DRAWN BY	OJO
DESIGNED BY	MTK
REVIEWED BY	JRH
DATE	9/30/2026
PROJECT NO.	011420006

TITLE

SAP SITE PLAN

SHEET NUMBER

C0.20

ISSUED FOR CONSTRUCTION

Drawing name: K:\AMT_CIVIL\011420006_Middleburg - Maple Street Buckhead\CAD\Plansheets\C0.20 - SAP SITE PLAN.dwg C0.20 SAP SITE PLAN Sep 30, 2026 12:14pm by: Blaire.Doss

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N

0 10′ 20′ 40′

scale: 1" = 20′

MIDDLEBURG COMMUNITIES

3120 MAPLE DRIVE SITE PLAN

09.30.26

Kimley»Horn

DYNAMIK DESIGN

b+c STUDIO

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING

MATERIAL LEGEND			
BR-1	THIN BRICK VENEER	C-1	CONCRETE
CS-1	CEMENTITIOUS LAP SIDING	S-1	STONE VENEER
CP-1	CEMENTITIOUS PANEL	MP-1	METAL PANEL
CP-2	CEMENTITIOUS PANEL	SC-1	MESH SCREEN PANEL



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

MIDDLEBURG COMMUNITIES

MAPLE DR BUCKHEAD

ATLANTA, GA

DRC PRESENTATION • 09/30/2026

MBC2026-01

DYNAMIK DESIGN

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MATERIAL LEGEND			
BR-1	THIN BRICK VENEER	C-1	CONCRETE
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CP-1	CEMENTITIOUS PANEL	MP-1	METAL PANEL
CP-2	CEMENTITIOUS PANEL	SC-1	MESH SCREEN PANEL



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

MIDDLEBURG COMMUNITIES

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FENESTRATION CALCULATION - FRONT ELEVATION - A		
TOTAL LENGTH (LF)	TOTAL FENESTRATION LENGTH (LF)	TOTAL PERCENTAGE PROVIDED
1123"	734"	65 %

MATERIAL PERCENTAGE - FRONT ELEVATION			
	AREA	PERCENTAGE	MAX. ALLOWED
TOTAL SURFACE	20,164 SF		
TOTAL FIBER CEMENT	6,042 SF	29.96 %	30 %

FENESTRATION CALCULATION - FRONT ELEVATION - B		
TOTAL LENGTH (LF)	TOTAL FENESTRATION LENGTH (LF)	TOTAL PERCENTAGE PROVIDED
1387"	977"	70 %



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MIDDLEBURG COMMUNITIES

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CP-1
CEMENT PANELS
SW 7036
Origami White



CS-1 & CP-2
CEMENT PANELS & SIDING
SW 7069
Iron Ore



REVEALS
@ Iron Ore



Board & Batten
@ Origami White & Iron Ore



SC-1
PARKING GARAGE SCREEN



Balcony Railings
Black



BLACK WINDOWS & DOORS

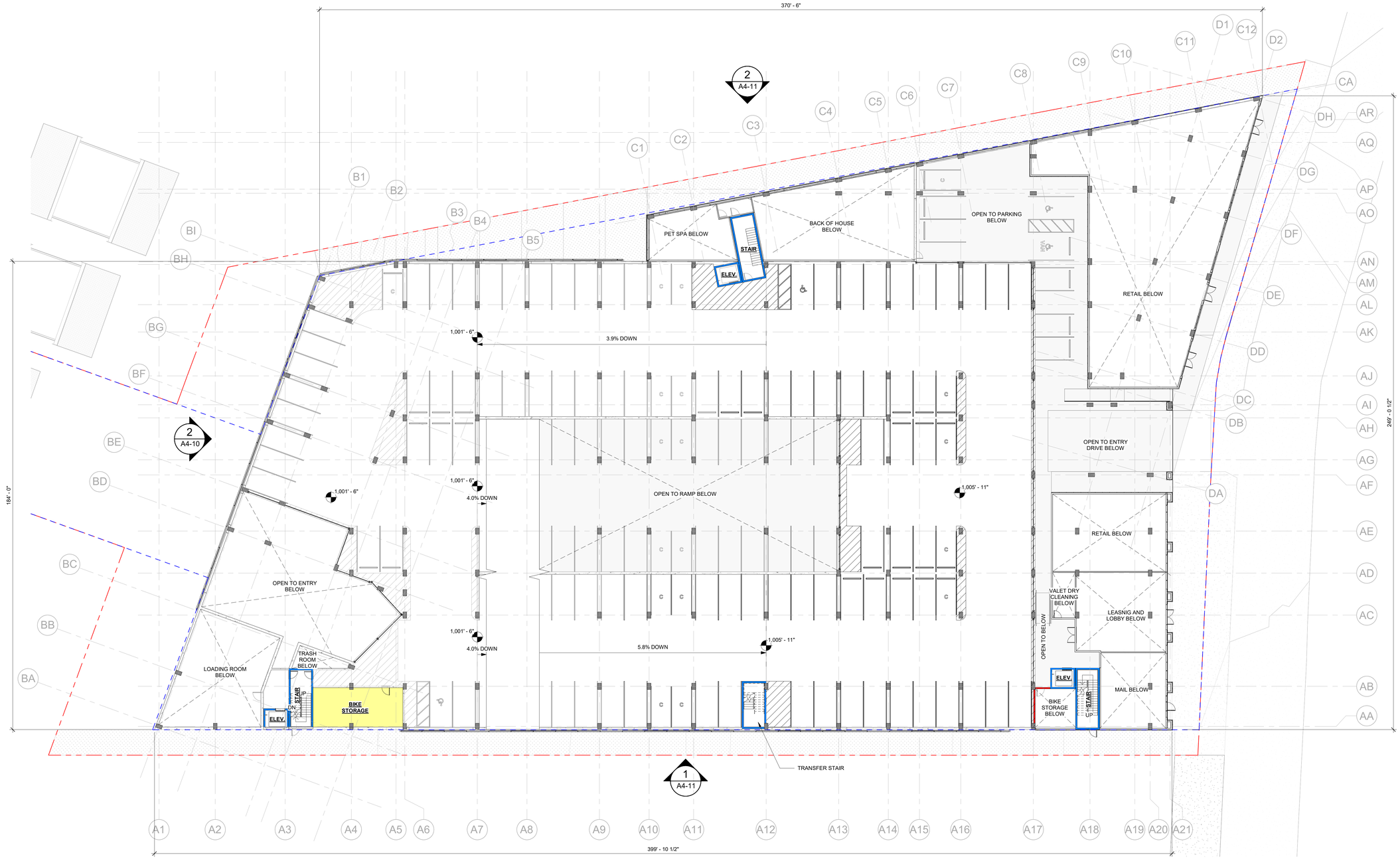


S-1
Prestige Stone Southern Limestone
Luna @ Base Level



BR-1
Prestige Stone Thin Veneer
White Onyx @ Upper Levels

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1 LEVEL P1.5
SCALE: 1/16" = 1'-0"

MIDDLEBURG COMMUNITIES

MAPLE DR BUCKHEAD

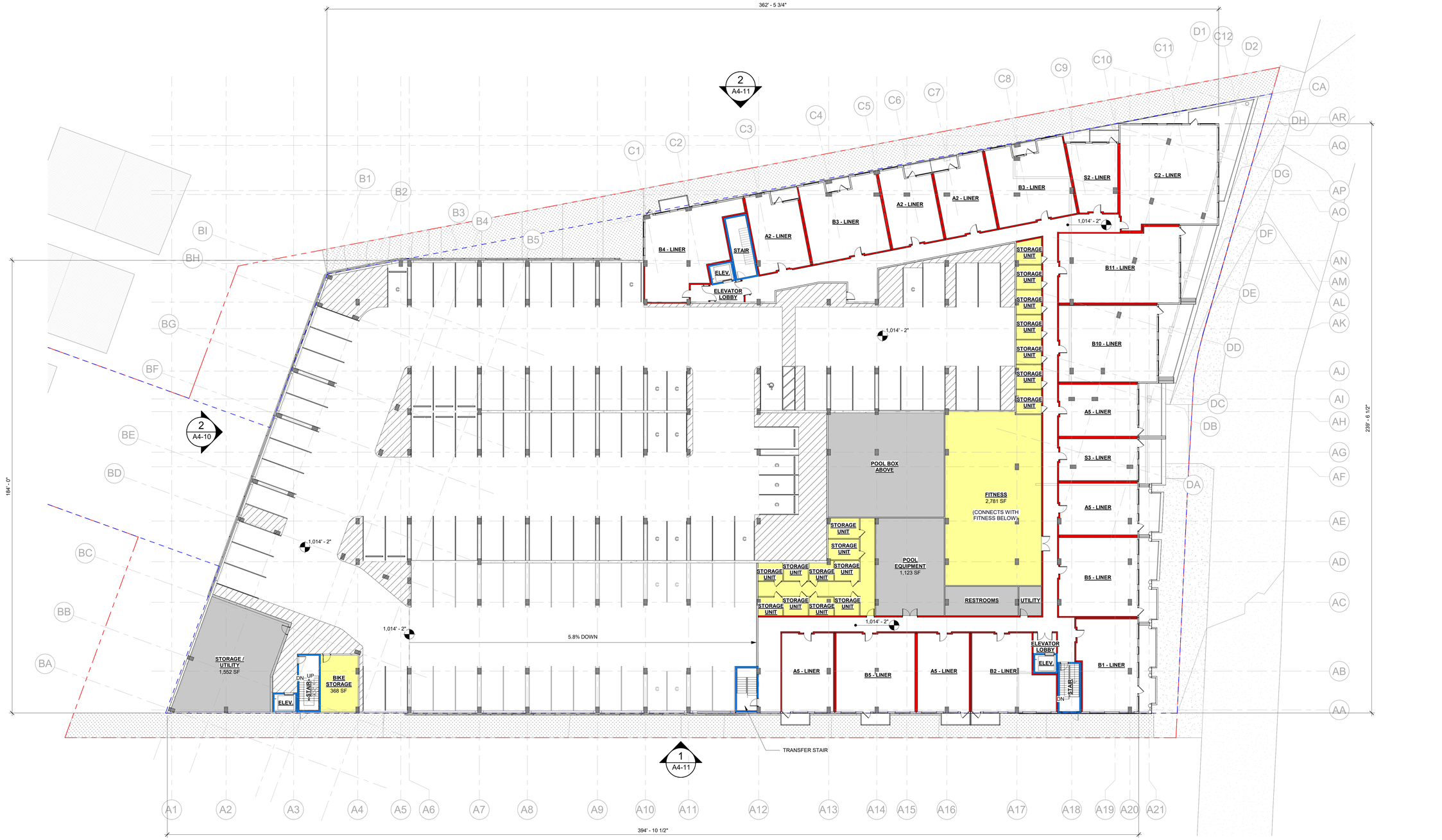
ATLANTA, GA

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1 LEVEL 02
SCALE: 1/16" = 1'-0"

MIDDLEBURG COMMUNITIES

MAPLE DR BUCKHEAD

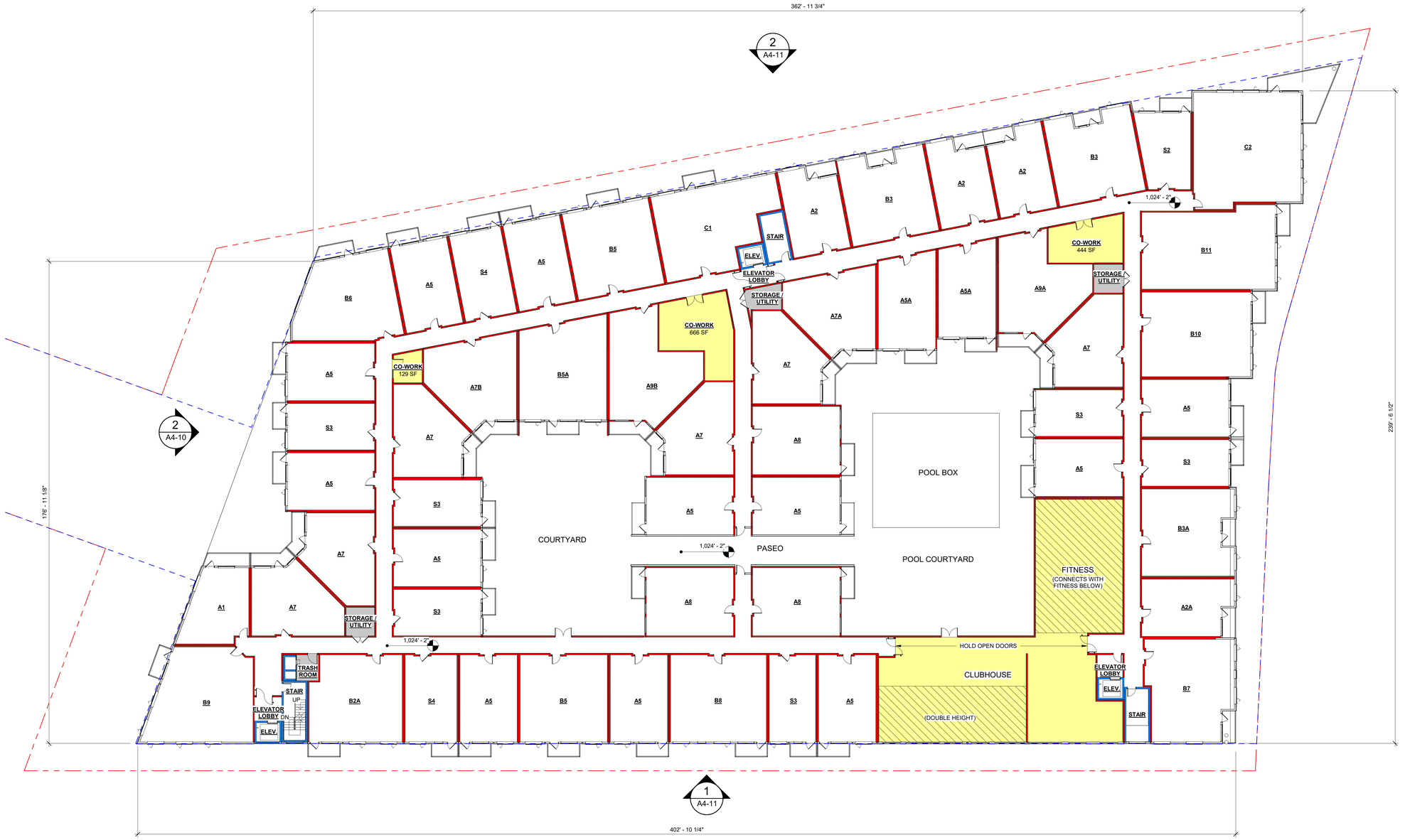
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1 LEVEL 03
SCALE: 1/16" = 1'-0"

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1 LEVEL 07

SCALE: 1/16" = 1'-0"

MIDDLEBURG COMMUNITIES

MAPLE DR BUCKHEAD

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DYNAMIK DESIGN

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Project Description

The development is a proposed 6-story, mixed use building at 3110 Maple Drive. The building includes 315 residential units and 7,126 sf of retail. The site is zoned SPI-9, SA3 and is in the Buckhead Parking Overlay. Access is provided into the parking deck from Maple Drive and out to Shadowlawn Ave through a proposed easement through an adjacent parcel.

The project is proposing two separate density bonuses. The first is a 0.5 FAR bonus for a mixed-use development including a minimum of 75% residential floor area. The second is structured parking utilized in part with a shared parking arrangement. The deck includes 25 parking spaces dedicated to supporting the retail for the adjoining parcels on Shadowlawn Ave.

A transitional height plane does not apply; however, a transitional yard of 35’ is required in the rear of the property due to the adjacent parcels being located in SPI-9 and having a maximum FAR of less than 1.0 and the adjacent structures being less than 35’ in height.

Variations Requests for SAP:

1.Sec. 16-18I.011. - Transitional height planes and yards

A 35’ transitional yard is required in the rear of the property since the lot is greater than 200’ in depth. In the existing condition, the transitional yard is fully paved. Because the development is providing secondary access to the parking deck through an easement out to Shadowlawn, a portion of the transitional yard will remain paved to reach the deck entrance. The remaining transitional yard will be converted to landscape, and a vegetated buffer will be added to shield the neighboring retail. It should be noted that the same property owner owns our site and the adjacent parcels.