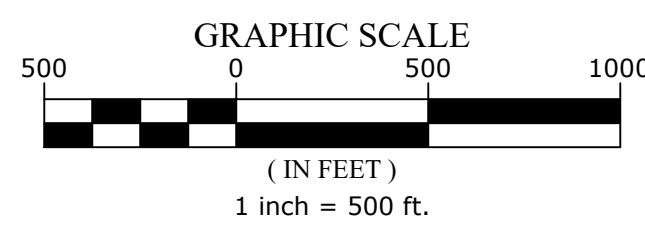


GRID (GA WEST)



WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER

 **SEI**

SEI ENGINEERING, INC.
2470 Sandy Plains Road
Marietta, Georgia 30066
417 Selborne Way Suite A
Palmetto, Georgia 30268
tel: 770-321-3936
www.seengineering.com

[illegible]

© COPYRIGHT 2024 SOUTHEASTERN ENGINEERING
PROJECT OWNED/DEVELOPED BY:
SERENBE CH PROPERTIES, LLC
9110 SELBORNE LANE
CHATTAHOOCHEE HILLS
PHONE : (770)-463-2609
24 HOUR CONTACT INFORMATION

SERENBE SITE PLAN: DRI #1036

SERENBE

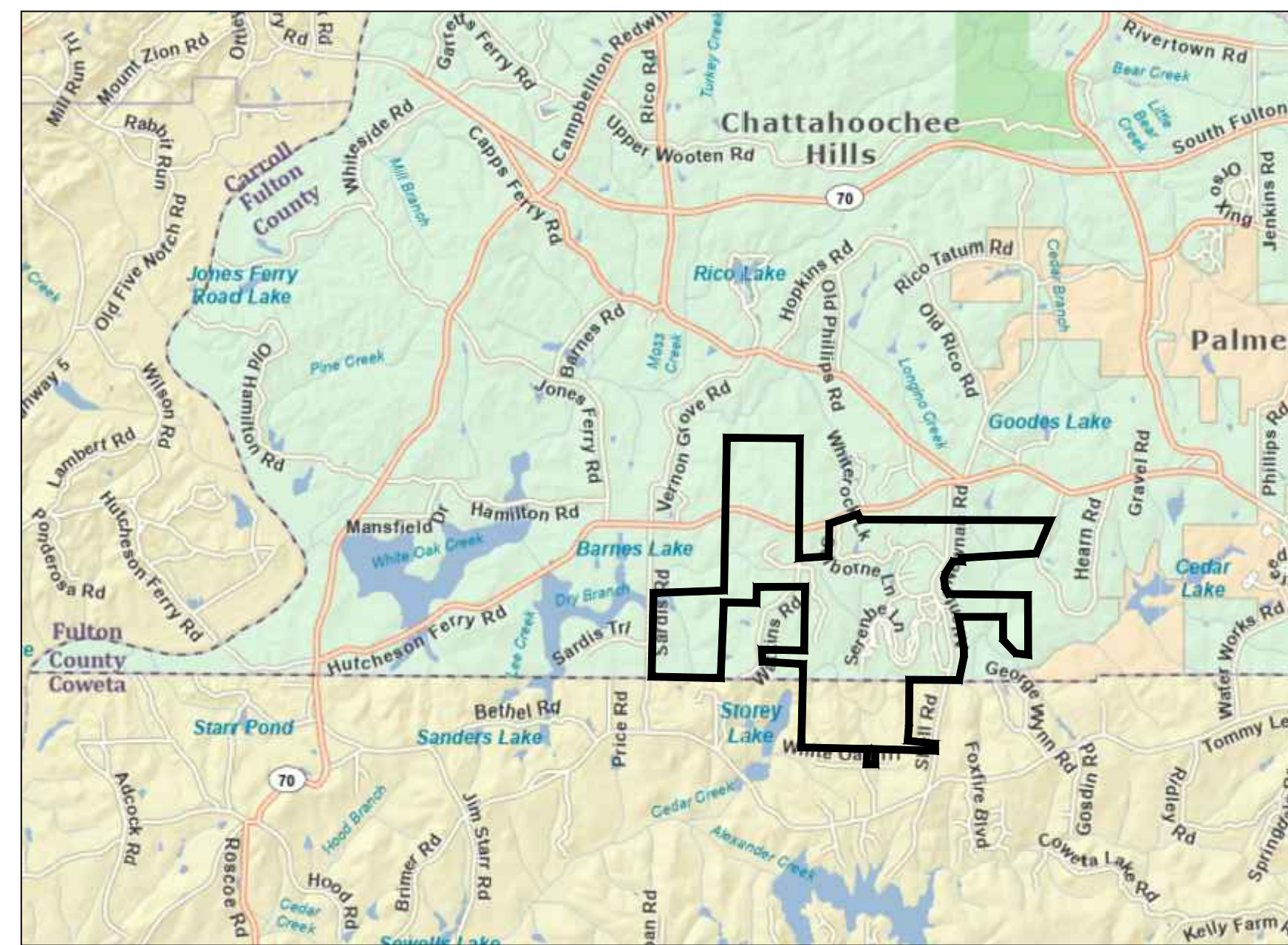
PROJECT LOCATED AT:
CHATTAHOOCHEE HILLS



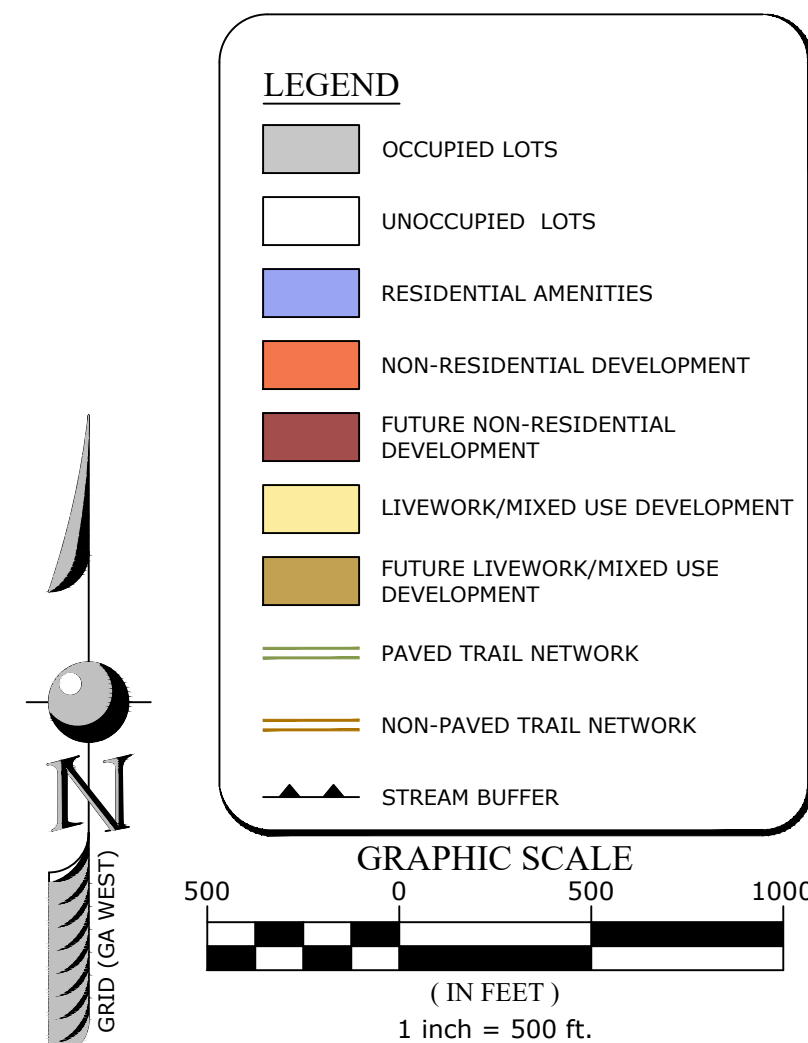
Project No.: 1254-24-128
Designed By: KDEA
Issue Date: 1/27/2025

2





VICINITY MAP
N.T.S.



RESIDENTIAL UNITS		
DESC.	UNITS	TOTALS
SELBORNE		
SINGLE FAMILY	141	
MULTI FAMILY	75	
TOTAL SELBORNE		216
GRANGE		
SINGLE FAMILY	222	
TOTAL GRANGE		222
MADO		
SINGLE FAMILY	320	
MULTI FAMILY	325	
SR. ADULT HOUSING (ATTACHED)	26	
SR. ADULT HOUSING (DETACHED)	24	
TOTAL MADO		695
OVERLOOK		
SINGLE FAMILY	68	
TOTAL OVERLOOK		68
SPELA		
SINGLE FAMILY	386	
TOTAL SPELA		386
FARMETTES		
SINGLE FAMILY	98	
TOTAL FARMETTES		98
ART FARM		
SINGLE FAMILY	15	
TOTAL ART FARM		15
OVERALL TOTAL		1,700

SEL

SEI ENGINEERING, INC.
2470 Sandy Plains Road
Marietta, Georgia 30066
417 Selborne Way, Suite A
Palmetto, Georgia 30268
tel. 770-321-3936
www.seengineering.com

[illegible]

PROJECT OWNED/DEVELOPED BY:
SERENBE CH PROPERTIES, LLC

9110 SELBORNE LANE
CHATTAHOOCHEE HILLS
PHONE : (770)-463-2609

24 HOUR CONTACT INFORMATION

SERENBE OVERALL SITE PLAN

SERENBE
PROJECT LOCATED AT:
CHATTAHOOCHEE HILLS



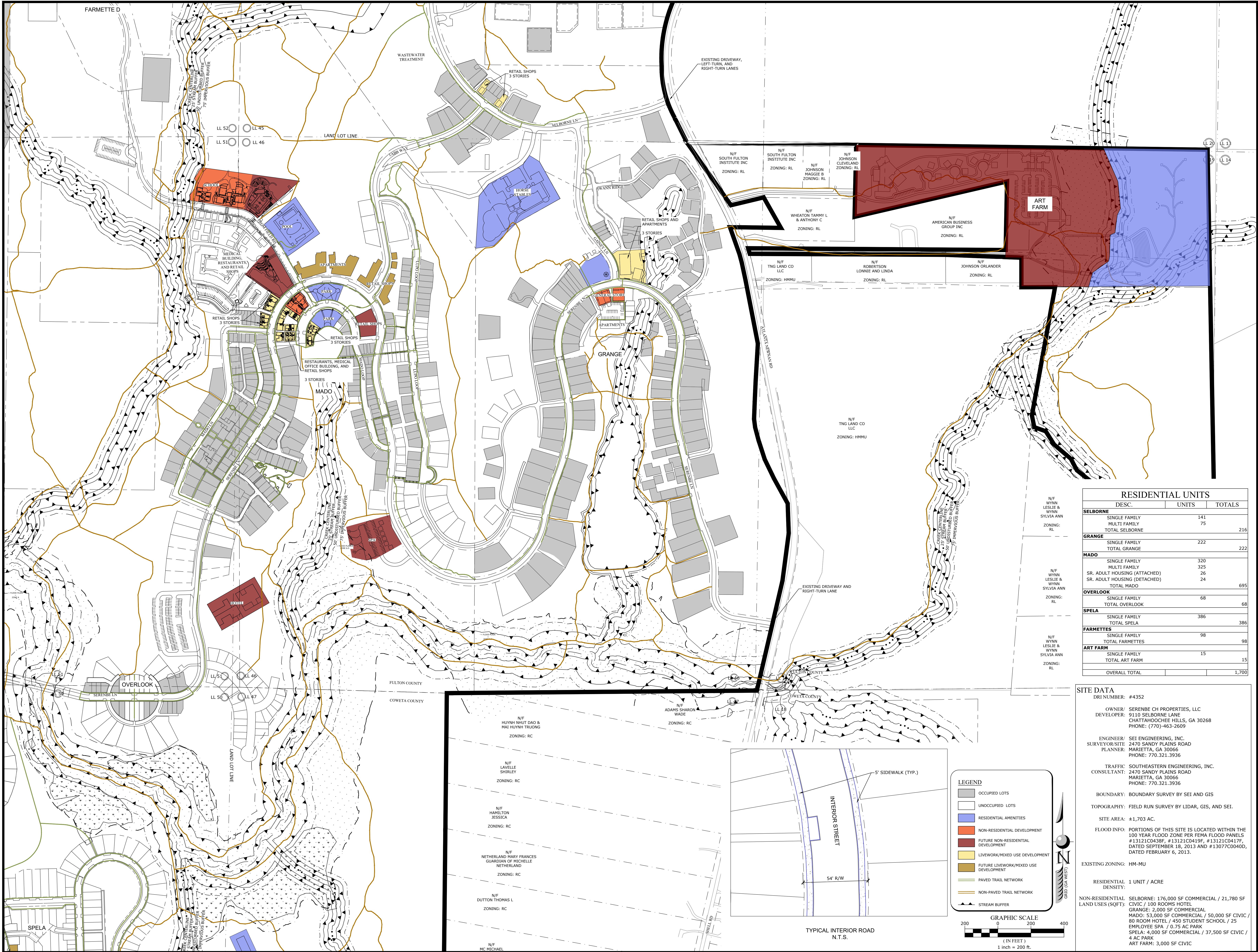
Project No.: 1254-24-128
Designed By: KDEA
Issue Date: 1/27/2025

3



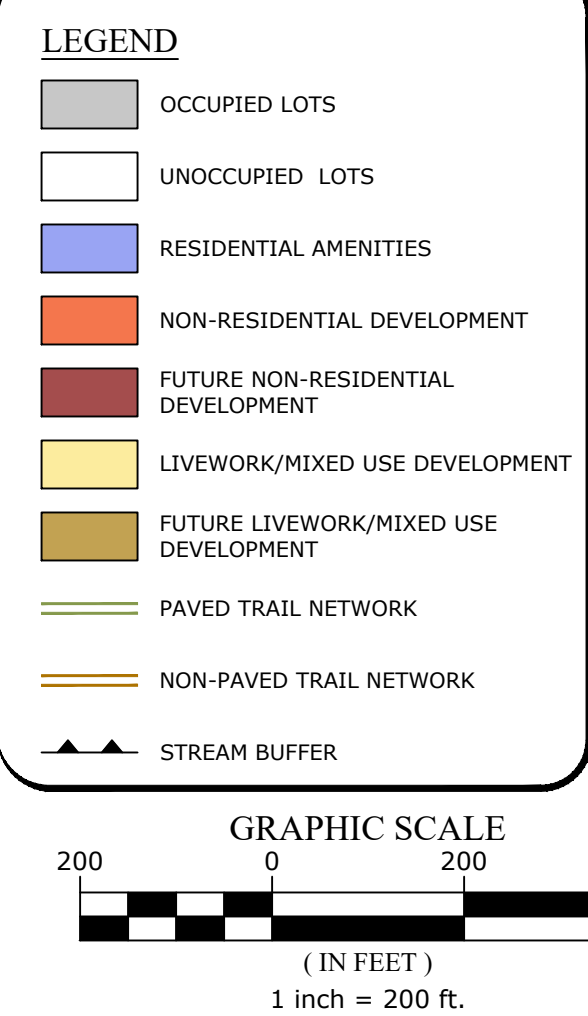
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Call before you dig.**

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.



RESIDENTIAL UNITS			
DESC.	UNITS	TOTALS	
SELBORNE	SINGLE FAMILY	141	
	MULTI FAMILY	75	
	TOTAL SELBORNE	216	
GRANGE	SINGLE FAMILY	222	
	TOTAL GRANGE	222	
MADO	SINGLE FAMILY	320	
	MULTI FAMILY	325	
	SR. ADULT HOUSING (ATTACHED)	26	
	SR. ADULT HOUSING (DETACHED)	24	
OVERLOOK	SINGLE FAMILY	68	
	TOTAL OVERLOOK	68	
SPELA	SINGLE FAMILY	386	
	TOTAL SPELA	386	
FARMETTES	SINGLE FAMILY	98	
	TOTAL FARMETTES	98	
ART FARM	SINGLE FAMILY	15	
	TOTAL ART FARM	15	
OVERALL TOTAL		1,700	

SITE DATA
DRI NUMBER: #4352
OWNER: SERENBE CH PROPERTIES, LLC
DEVELOPER: 9110 SELBORNE LANE
CHATTAHOOCHEE HILLS, GA 30268
PHONE: (770)-463-2609
ENGINEER: SEI ENGINEERING, INC.
SURVEYOR: SITE: 2470 SANDY PLAINS ROAD
PLANNER: MARIETTA, GA 30066
PHONE: 770.321.3936
TRAFFIC CONSULTANT: 2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770.321.3936
BOUNDARY: BOUNDARY SURVEY BY SEI AND GIS
TOPOGRAPHY: FIELD RUN SURVEY BY LIDAR, GIS, AND SEI.
SITE AREA: ±1,703 AC.
FLOOD INFO: PORTIONS OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS #13121C0438F, #13121C0419F, #13121C0417F, DATED SEPTEMBER 18, 2013 AND #13077C0040D, DATED FEBRUARY 6, 2013.
EXISTING ZONING: HM-MU
RESIDENTIAL: 1 UNIT / ACRE DENSITY:
NON-RESIDENTIAL: SELBORNE: 176,000 SF COMMERCIAL / 21,780 SF CIVIC / 100 ROOMS HOTEL
GRANGE: 2,000 SF COMMERCIAL
MADO: 53,000 SF COMMERCIAL / 50,000 SF CIVIC / 80 ROOM HOTEL / 450 STUDENT SCHOOL / 25 EMPLOYEE SPA / 0.75 AC PARK
SPELA: 4,000 SF COMMERCIAL / 37,500 SF CIVIC / 4 AC PARK
ART FARM: 3,000 SF CIVIC



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PROJECT OWNED OR DEVELOPED BY:
SERENBE CH PROPERTIES, LLC
9110 SELBORNE LANE
CHATTAHOOCHEE HILLS
PHONE : (770)-463-2609
24 HOUR CONTACT INFORMATION

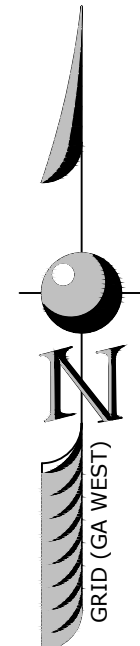
SEI ENGINEERING, INC.
4470 Sandy Plains Road
Marietta, GA 30066
4177 Selborne Way Suite A
Fairburn, GA 30208
Phone: 770-321-3936
www.seiengineering.com

SITE PLAN (PHASE 2 / PHASE 3)

SERENBE
PROJECT LOCATED AT:
CHATTAHOOCHEE HILLS

Project No.: 1254-24-128
Designed By: KDEA
Issue Date: 1/27/2025
5

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



LEGEND

OCCUPIED LOTS

UNOCCUPIED LOTS

RESIDENTIAL AMENITIES

NON-RESIDENTIAL DEVELOPMENT

FUTURE NON-RESIDENTIAL DEVELOPMENT

LIVEWORK/MIXED USE DEVELOPMENT

FUTURE LIVEWORK/MIXED USE DEVELOPMENT

PAVED TRAIL NETWORK

NON-PAVED TRAIL NETWORK

STREAM BUFFER

SITE DATA

DRI NUMBER: #4352

OWNER/
DEVELOPER:
SERENBE CH PROPERTIES, LLC
9110 SELBORNE LANE
CHATTAHOOCHEE HILLS, GA 30268
PHONE: (770)-463-2609

ENGINEER/
SURVEYOR/SITE
PLANNER:
SEI ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770.321.3936

TRAFFIC
CONSULTANT:
SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770.321.3936

BOUNDARY: BOUNDARY SURVEY BY SEI AND GIS

TOPOGRAPHY: FIELD RUN SURVEY BY LIDAR, GIS, AND SEI.

SITE AREA: ±1,703 AC.

FLOOD INFO: PORTIONS OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS #13121C0438F, #13121C0419F, #13121C0417F, DATED SEPTEMBER 18, 2013 AND #13077C0040D, DATED FEBRUARY 6, 2013.

EXISTING ZONING: HM-MU

RESIDENTIAL DENSITY: 1 UNIT / ACRE

NON-RESIDENTIAL LAND USES (SQFT):
SELBORNE: 176,000 SF COMMERCIAL / 21,780 SF CIVIC / 100 ROOMS HOTEL
GRANGE: 2,000 SF COMMERCIAL
MADO: 53,000 SF COMMERCIAL / 50,000 SF CIVIC / 80 ROOM HOTEL / 450 STUDENT SCHOOL / 25 EMPLOYEE SPA / 0.75 AC PARK
SPELA: 4,000 SF COMMERCIAL / 37,500 SF CIVIC / 4 AC PARK
ART FARM: 3,000 SF CIVIC

GRAPHIC SCALE

200 0 200 400

(IN FEET)

1 inch = 200 ft.

RESIDENTIAL UNITS		
DESC.	UNITS	TOTALS
SELBORNE	SINGLE FAMILY	141
	MULTI FAMILY	75
	TOTAL SELBORNE	216
GRANGE	SINGLE FAMILY	222
	TOTAL GRANGE	222
MADO	SINGLE FAMILY	320
	MULTI FAMILY	325
	SR. ADULT HOUSING (ATTACHED)	26
	SR. ADULT HOUSING (DETACHED)	24
TOTAL MADO		695
OVERLOOK	SINGLE FAMILY	68
	TOTAL OVERLOOK	68
SPELA	SINGLE FAMILY	386
	TOTAL SPELA	386
FARMETTES	SINGLE FAMILY	98
	TOTAL FARMETTES	98
ART FARM	SINGLE FAMILY	15
	TOTAL ART FARM	15
OVERALL TOTAL		1,700

TYPICAL INTERIOR ROAD
N.T.S.

SEI

SEI ENGINEERING, INC.

2470 Sandy Plains Road
Marietta, GA 30066
417 Serenbe Way Suite A
Falmouth, ME 04101
Tel: 770-321-3936
www.seiengineering.com

PROJECT OWNED AND DEVELOPED BY:
SERENBE CH PROPERTIES, LLC

9110 SELBORNE LANE
CHATTAHOOCHEE HILLS
PHONE : (770)-463-2609

24 HOUR CONTACT INFORMATION

SITE PLAN (PHASE 4)

SERENBE
PROJECT LOCATED AT:
CHATTAHOOCHEE HILLS

GEORGIA
REGISTERED
NO. 2336
PROFESSIONAL
ENGINEER
CHAD W. BYRLE

Project No.: 1254-24-128
Designed By: KDEA
Issue Date: 1/27/2025
6

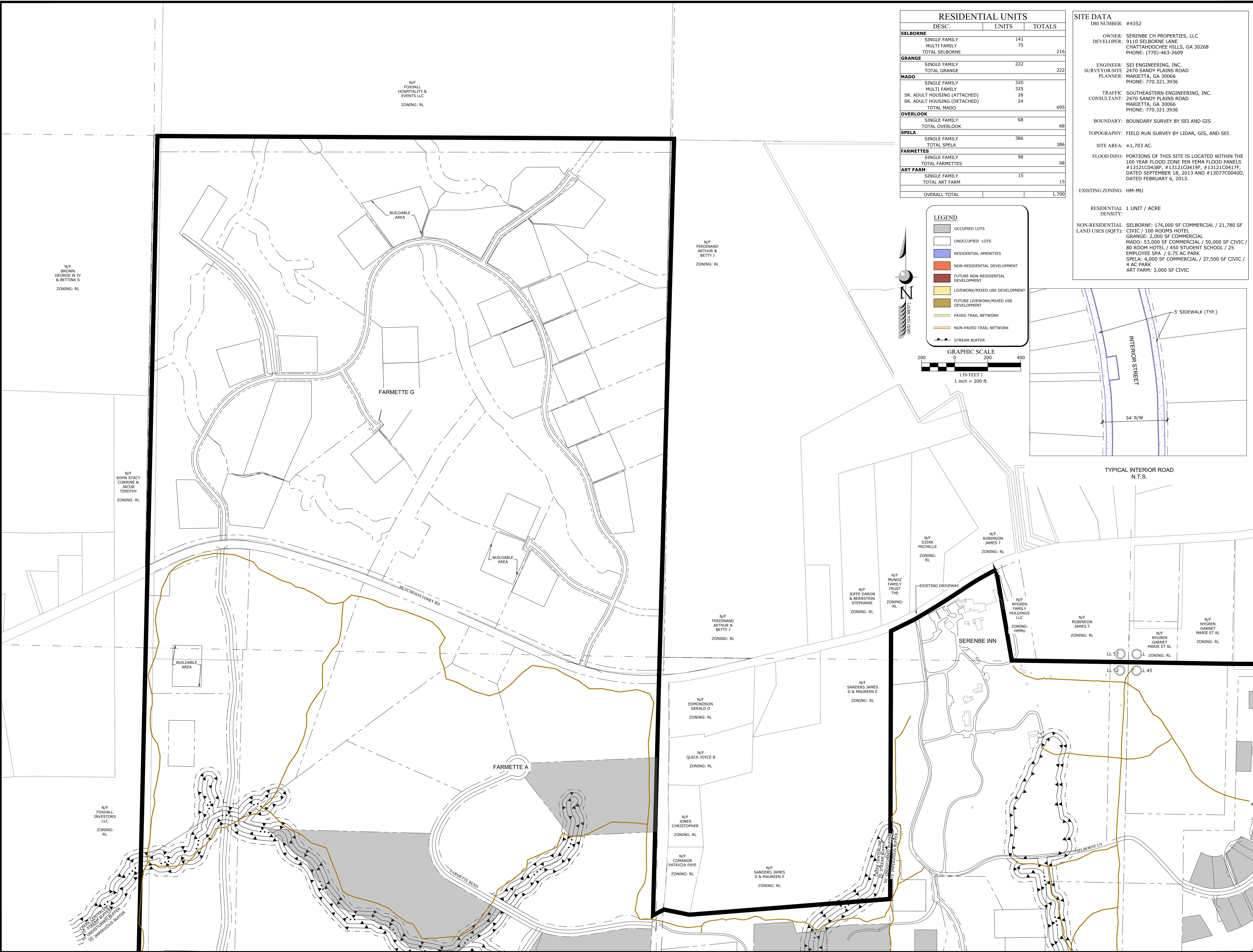
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ISSUED DESCRIPTION

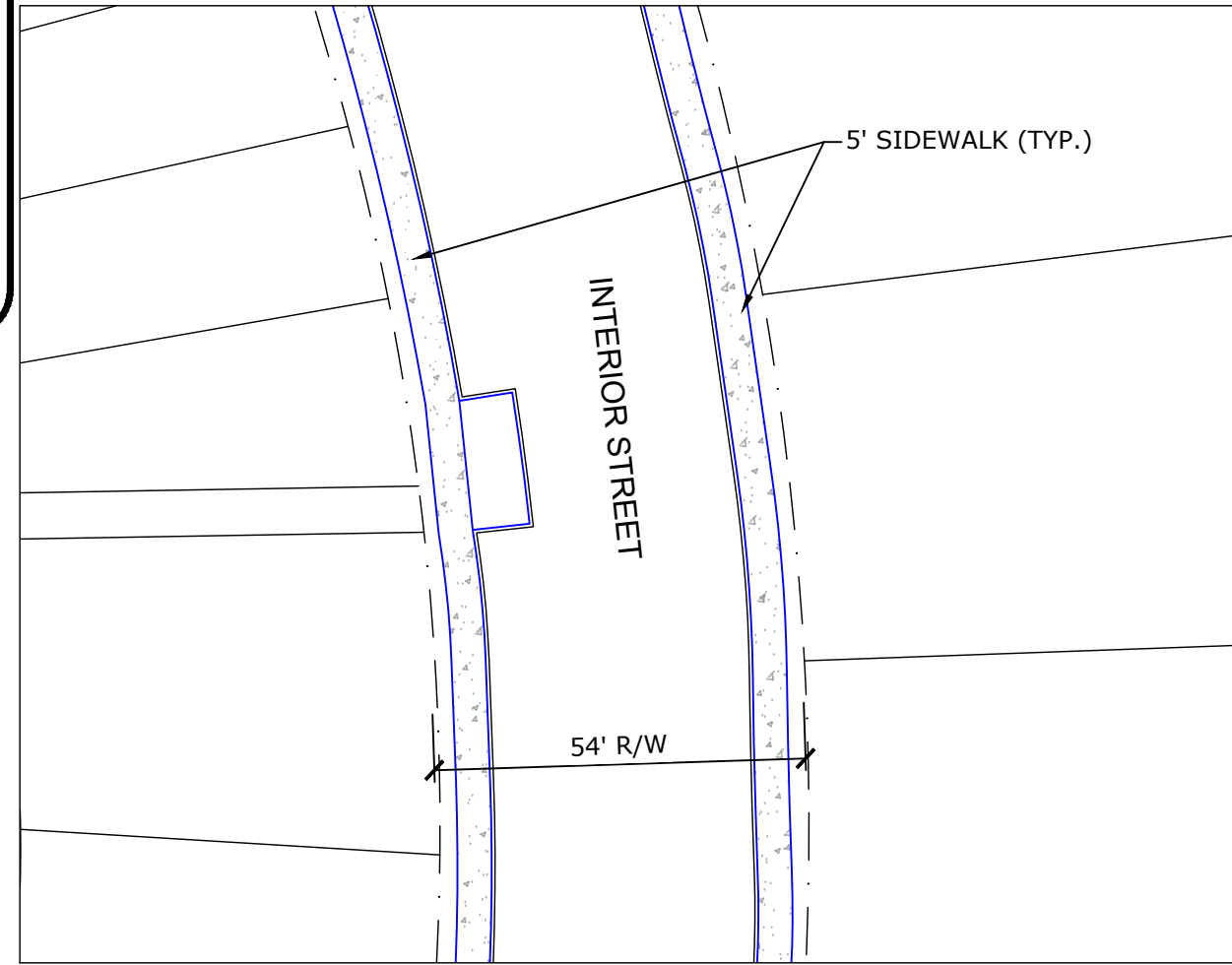
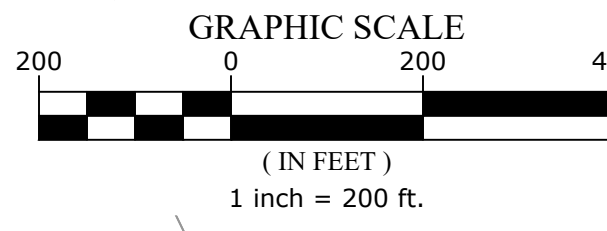
DATE



RESIDENTIAL UNITS		
DESC.	UNITS	TOTALS
SELBORNE		
SINGLE FAMILY	141	
MULTI FAMILY	75	
TOTAL SELBORNE		216
GRANGE		
SINGLE FAMILY	222	
TOTAL GRANGE		222
MADO		
SINGLE FAMILY	320	
MULTI FAMILY	325	
SR. ADULT HOUSING (ATTACHED)	26	
SR. ADULT HOUSING (DETACHED)	24	
TOTAL MADO		695
OVERLOOK		
SINGLE FAMILY	68	
TOTAL OVERLOOK		68
SPELA		
SINGLE FAMILY	386	
TOTAL SPELA		386
FARMETTES		
SINGLE FAMILY	98	
TOTAL FARMETTES		98
ART FARM		
SINGLE FAMILY	15	
TOTAL ART FARM		15
OVERALL TOTAL		1,700

LEGEND

- OCCUPIED LOTS
- UNOCCUPIED LOTS
- RESIDENTIAL AMENITIES
- NON-RESIDENTIAL DEVELOPMENT
- FUTURE NON-RESIDENTIAL DEVELOPMENT
- LIVEWORK/MIXED USE DEVELOPMENT
- FUTURE LIVEWORK/MIXED USE DEVELOPMENT
- PAVED TRAIL NETWORK
- NON-PAVED TRAIL NETWORK
- STREAM BUFFER



SITE DATA

DRI NUMBER: #4352

OWNER/ DEVELOPER: SERENBE CH PROPERTIES, LLC
9110 SELBORNE LANE
CHATTAHOOCHEE HILLS, GA 30268
PHONE: (770)-463-2609

ENGINEER/ SURVEYOR/SITE PLANNER: SEI ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770.321.3936

TRAFFIC CONSULTANT: SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770.321.3936

BOUNDARY: BOUNDARY SURVEY BY SEI AND GIS

TOPOGRAPHY: FIELD RUN SURVEY BY LIDAR, GIS, AND SEI.

SITE AREA: ±1,703 AC.

FLOOD INFO: PORTIONS OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS #13121C0438F, #13121C0419F, #13121C0417F, DATED SEPTEMBER 18, 2013 AND #13077C0040D, DATED FEBRUARY 6, 2013.

EXISTING ZONING: HM-MU

RESIDENTIAL 1 UNIT / ACRE DENSITY:

NON-RESIDENTIAL LAND USES (SQFT):

SELBORNE: 176,000 SF COMMERCIAL / 21,780 SF CIVIC / 100 ROOMS HOTEL
GRANGE: 2,000 SF COMMERCIAL
MADO: 53,000 SF COMMERCIAL / 50,000 SF CIVIC / 80 ROOM HOTEL / 450 STUDENT SCHOOL / 25 EMPLOYEE SPA / 0.75 AC PARK
SPELA: 4,000 SF COMMERCIAL / 37,500 SF CIVIC / 4 AC PARK
ART FARM: 3,000 SF CIVIC

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PROJECT OWNED/DEVELOPED BY: SERENBE CH PROPERTIES, LLC

9110 SELBORNE LANE
CHATTAHOOCHEE HILLS
PHONE: (770)-463-2609

24 HOUR CONTACT INFORMATION

SEI ENGINEERING, INC.

4470 Sandy Plains Road
Marietta, GA 30066
417 Selborne Way Suite A
Fairburn, GA 30208
Tel: 770-321-3936
www.seiengineering.com

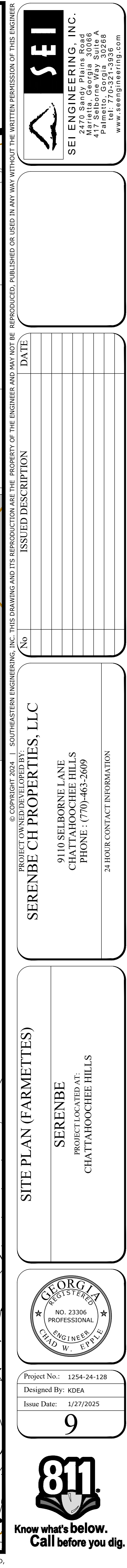
GEORGIA
REGISTERED
NO. 23306
PROFESSIONAL
ENGINEER
CHAD W. STYKE

Project No.: 1254-24-128
Designed By: KDEA
Issue Date: 1/27/2025

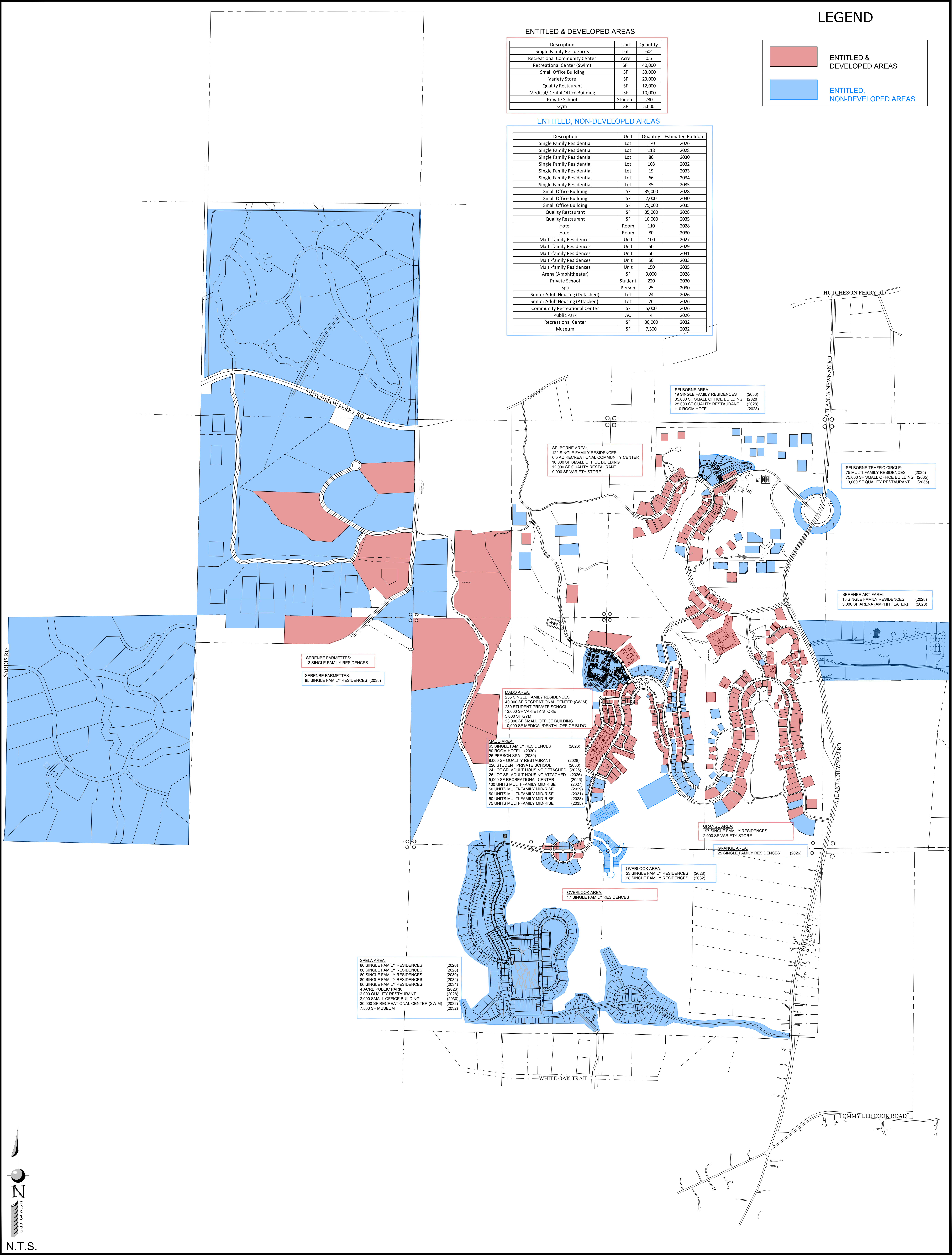
8

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

RESIDENTIAL UNITS			
	DESC.	UNITS	TOTALS
SELBORNE	SINGLE FAMILY	141	
	MULTI FAMILY	75	
	TOTAL SELBORNE		216
GRANGE	SINGLE FAMILY	222	
	TOTAL GRANGE		222
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	MULTI FAMILY	325	
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	SR. ADULT HOUSING (DETACHED)	24	
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	TOTAL OVERLOOK		68
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	TOTAL SPELA		386
FARMETTES	SINGLE FAMILY	98	
	TOTAL FARMETTES		98
ART FARM	SINGLE FAMILY	15	
	TOTAL ART FARM		15
OVERALL TOTAL			1,700



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N.T.S.



Project No.: 1254-24-128
Designed By: KORA
Issue Date: 11-22-2024

SERENBE FUTURE PROJECTS

SERENBE

PROJECT LOCATED AT:
CHATTAHOOCHEE HILLS

PROJECT OWNED/DEVELOPED BY:

SERENBE CH PROPERTIES, LLC

9110 SELBORNE LANE
CHATTAHOOCHEE HILLS
PHONE : (770)-463-2609

24 HOUR CONTACT INFORMATION

No	ISSUED DESCRIPTION	DATE

SEI ENGINEERING, INC.

2470 Sandy Plains Road
Marietta, Georgia 30066
417 Selborne Way Suite A
Palmetto, Georgia 30268
tel: 770-321-3936
www.seiengineering.com