

# 2965 PEACHTREE ROAD DEMOLITION

## NOTES

- DEMOLITION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: REMOVAL OF EXISTING STRUCTURE & FOUNDATION.
- COORDINATE WITH REMAINDER OF CONSTRUCTION DOCUMENTS PRIOR TO START OF CONSTRUCTION
- EBERLY & ASSOCIATES DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE EXISTING UTILITY INFORMATION SHOWN IS CORRECT, ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE FIELD LOCATION AND PROTECTION OF ALL OVERHEAD AND SUBSURFACE LINES AND FACILITIES WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE EXCAVATION, DEMOLITION OR UTILITY WORK.
- ALL DISTURBED AREAS FROM DEMOLITION ACTIVITIES ARE TO BE STABILIZED.

## MAINTENANCE STATEMENT:

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY

NO TREES TO BE REMOVED AS PART OF BUILDING DEMOLITION PROJECT

TOTAL SITE AREA = 1.20 ACRES  
DISTURBED AREA = 0.50 ACRES

## LEGEND

- DEMOLISH/REMOVE EXISTING STRUCTURE
- LIMITS OF CONSTRUCTION

## SITE DATA:

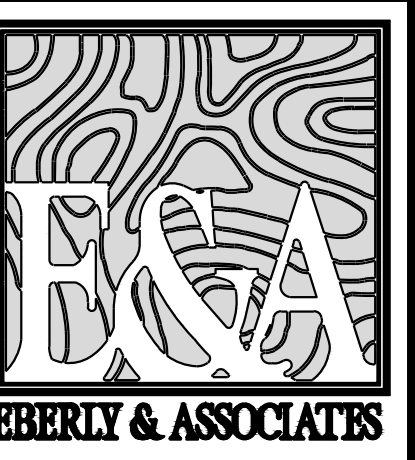
ZONING USE: C-3  
SITE ADDRESS: 2965 PEACHTREE ROAD  
SITE ACREAGE: 1.20 ACRES  
LAND LOT 100, 17TH DISTRICT  
CITY OF ATLANTA, FULTON COUNTY, GA

## EXISTING BUILDING DATA:

NUMBER OF BUILDINGS: 2 BUILDINGS  
SQUARE FOOTAGE TO BE DEMOLISHED:  
BUILDING 1: 1,876 SF (GAS STATION)  
BUILDING 2: 4,352 SF (RESTAURANT)  
TOTAL: 6,228 SF  
TOTAL DEMOLITION DEBRIS ~ 450 CY



## LOCATION MAP N.T.S.



TEL: 770.452.7849 FAX: 770.452.0086  
1852 CENTURY PLACE, SUITE 202  
ATLANTA, GEORGIA 30345  
WWW.EBERLY.NET

LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE



PROJECT: 2965 PEACHTREE  
BUILDING DEMOLITION  
LAND LOT 100  
17th DISTRICT  
CITY OF ATLANTA  
2965 PEACHTREE ROAD

## REVISIONS:

NO.	DATE	DESCRIPTION

DEMOLITION PLAN  
SCALE: 1" = 20'  
DATE: 09/29/15  
DRAWN BY: SRP  
PROJECT MANAGER: JCP  
QA/QC CHECK:

PROJECT NO.  
15-053

SHEET NO.  
C1.0

ISSUED FOR CONSTRUCTION

## EROSION CONTROL NOTES

- SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
- ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
- USE NORTH AMERICAN GREEN S150 OR EQUIVALENT FOR ALL CUT AND FILL SLOPES TO RECEIVE EROSION CONTROL BLANKET.
- WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
- ALL STUMPS, LIMBS, AND TOPS ARE TO BE DISPOSED OF OFF-SITE AND THE SOIL IS TO BE CLEANED BY USE OF A ROOT RAKE OR SIMILAR IMPLEMENT.
- ALL TOPSOIL IS TO BE MOVED TO A STOCKPILE LOCATION.
- AFTER ROUGH GRADING IS COMPLETE, THE TOPSOIL IS TO BE RE-SPREAD IN THE FRONT AND REAR YARDS, SLOPES, AND OTHER NON-LOAD BEARING LOCATIONS. CARE MUST BE TAKEN TO REMOVE THE TOPSOIL FROM AREAS WHERE DRIVEWAYS AND PATIOS OCCUR.
- ALL TOPSOIL IS TO BE COMPACTED AND WALKED-IN PRIOR TO APPLICATION OF SEED OR SOO.
- WATERS OF THE STATE DO EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
- NO WETLANDS EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TYPE C TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED.
- THE PROPERTY OWNER AND CONTRACTOR ARE EQUALLY RESPONSIBLE FOR ALL EROSION CONTROL ACTIVITIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES, NOT THE CITY OF ATLANTA.
- ALL TEMPORARY AND PERMANENT SEEDING MUST BE PERFORMED AT THE APPROPRIATE SEASON, IN SUCH INSTANCES WHERE THE ESTABLISHMENT OF VEGETATION IS INOPPORTUNE DUE TO SEASON OR DROUGHT, DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED USING 2" - 4" MULCH (D61). ADDITIONAL PLANTINGS WILL BE NECESSARY IF A SUFFICIENT STAND OF GRASS FAILS TO GROW.
- THE CITY'S DESIGNEE WILL VERIFY ADEQUATE COVER (100% COVER, 70% DENSITY) OF PERMANENT STABILIZATION (D63, D64).
- SILT FENCES SHALL NOT BE PLACED IN STREAM BUFFER OR FLOODPLAINS, UNLESS UTILIZED FOR THE CONSTRUCTION OF AN EXEMPT ACTIVITY (I.E. ROADWAY DRAINAGE STRUCTURES, SEWER/WATER CROSSINGS, OR DRAINAGE STRUCTURES) PER THE APPROVED PLANS. FOR SUCH DISTURBANCES WITHIN THE BUFFER, THE AREA SHALL BE IMMEDIATELY STABILIZED USING EROSION CONTROL MATTING AND/OR BLANKETS ONCE THE ACTIVITY IS COMPLETE.
- SEDIMENT STORAGE VOLUME AT 67 CY/ACRE MUST BE INSTALLED PRIOR TO ANY OTHER LAND DISTURBANCE ACTIVITY AND IN PLACE UNTIL FINAL STABILIZATION OCCURS.
- FOR EACH SITE ON WHICH LAND DISTURBING ACTIVITY OCCURS, EACH ENTITY OR PERSON ACTING AS EITHER A PRIMARY, SECONDARY, OR TERTIARY PERMITEE, AS DEFINED IN THE STATE GENERAL PERMIT, SHALL HAVE AS A MINIMUM ONE PERSON WHO IS IN RESPONSIBLE CHARGE OF EROSION AND SEDIMENTATION CONTROL ACTIVITIES ON BEHALF OF SAID ENTITY OR PERSON AND MEETS APPLICABLE (LEVEL 1A) EDUCATION OR TRAINING CERTIFICATION REQUIREMENTS (O.C.G.A. 12-7-19(a)(2)).
- SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL MEET THE EDUCATION REQUIREMENTS (LEVEL 1) DESCRIBED IN O.C.G.A. 12-7-19.

## OWNER/DEVELOPER

2965 PEACHTREE LLC  
2964 PEACHTREE ROAD  
SUITE 250  
ATLANTA, GA 30305  
(678) 974-8808

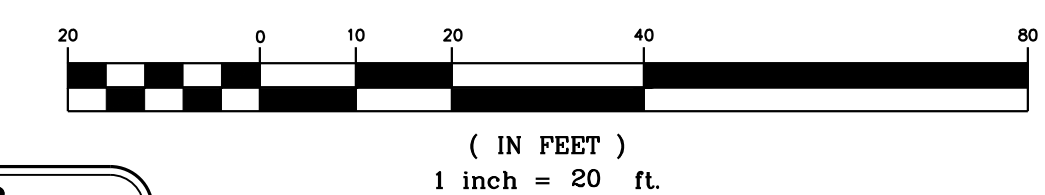
## ENGINEER

JEREMIAH PHILLIPS  
EBERLY & ASSOCIATES, INC.  
1852 CENTURY PLACE,  
SUITE 202  
ATLANTA, GEORGIA 30345  
(770) 452-7849

## 24 HOUR CONTACT

MIKE BUSBOOM  
(678) 974-8808

## GRAPHIC SCALE



THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING; ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

## NOTE

- COORDINATE WITH UTILITY PROVIDERS FOR SHUTOFF AND/OR CAPS OF APPROPRIATE UTILITIES BEFORE DEMOLITION AND CONSTRUCTION.
- A CONSTRUCTION ENTRANCE IS NOT FEASIBLE SINCE EXISTING ASPHALT PAVING IS IN PLACE ALL AROUND THE BUILDING. ALL CONSTRUCTION TRAFFIC WILL HAVE WHEELS AND TIRES WASHED BEFORE LEAVING THE PROJECT SITE TO HELP PREVENT SEDIMENT FROM LEAVING THE SITE.

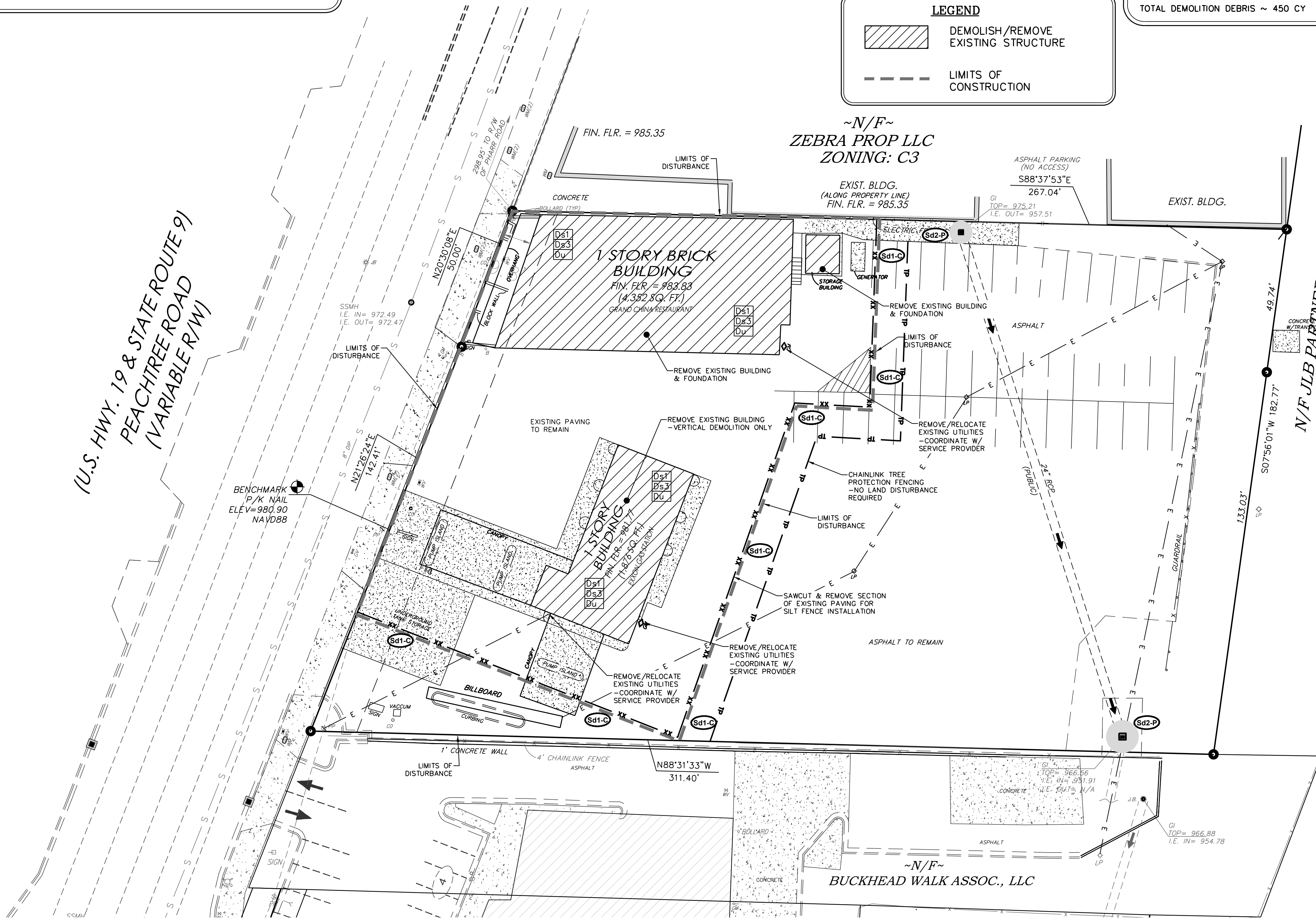
## GEORGIA SOIL AND WATER CONSERVATION COMMISSION

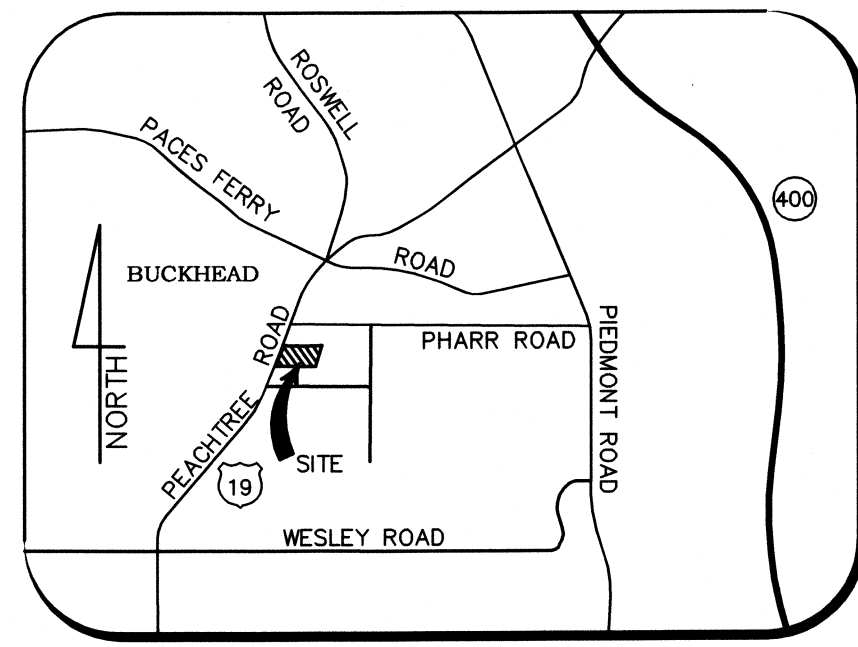
JEREMIAH PHILLIPS  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000272147  
ISSUED: 08/29/2014  
EXPIRES: 08/29/2017

CALL 811

FREE THROUGHOUT THE U.S.A.

THREE WORKING DAYS BEFORE YOU DIG.





**LOCATION MAP**

NOT TO SCALE

**SITE DATA**

**CLIENT:** Eberly & Associates  
1852 Century Place, Suite 202  
Atlanta, Georgia 30345  
Office: 678.287.4730

**SURVEYOR:** Hardy Surveying Group, LLC  
7 Dunwoody Park, Suite 115  
Dunwoody, GA, 30338  
Office: 770.698.0019

**SITE ADDRESS:** 2975 Peachtree Road (Tract 4)  
2945 Peachtree Road (Tract 5)

**PARCEL ID #:** 17 01000011059 (Tract 4)  
17 01000010861 (Tract 5)

**TECHNICAL DATA**

**DATE OF SURVEY:** JUNE 2015  
**EQUIPMENT USED:** TOPCON GTS3B  
**ANGULAR ERROR:** 3"/ANGLE  
**PRECISION:** 1: 42,000+  
**TYPE OF ADJUSTMENT:** COMPASS RULE  
**PLAT CLOSURE:** 1: 100,000+

**PROPERTY CORNER LEGEND**

#4 R.S.	●	#4 REBAR SET
#4 R.F.	○	#4 REBAR FOUND
O.T.F.	○	OPEN TOP FOUND
C.T.F.	○	CRIMPED TOP FOUND
C.N.S.	△	CORNER NOT SET
C.M.F.	⊠	CONC. MONUMENT FOUND

**NOTE:**

BOUNDARY REFERENCE WAS TAKEN FROM A CONSOLIDATION MAP FOR NOVARE DEVELOPMENT, LLC DATED AUGUST 8, 2007 BY HIGHLAND ENGINEERING.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THIS TRACT OF LAND DOES NOT LIE WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 1312100234 E DATED JUNE 22, 1998.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR OF RECORD.

30' STORM LINE (PUBLIC) INFORMATION TAKEN FROM CITY OF ATLANTA MAPS

PROPERTY DESCRIBED IN LEGAL DESCRIPTION IS THE SAME AS DESCRIBED IN DEED BOOK 48940, PAGE 177

Minimum yard requirements: (PER CITY OF ATLANTA)  
(a) Front yard setback: Ten-foot minimum.  
(b) Side or rear: None, except as provided in section 16-13.006.  
(c) Side street side: On corner lots there shall be a setback along the side street side of not less than one-half the required depth of the front yard.

**LEGAL DESCRIPTION:** Overall

ALL THAT TRACT OF LAND in Land Lot 100 of the 17th District, City of Atlanta, Fulton County, Georgia, described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the south right-of-way line of Pharr Road (70 foot right-of-way) with the east right-of-way line of Peachtree Road (also known as U.S. Highway 19 and State Route 9) (variable width right-of-way); running thence along the east right-of-way line of Peachtree Road South 20 degrees 55 minutes 10 seconds West 298.95 feet to a #4 rebar found; thence, leaving said right-of-way line, South 88 degrees 37 minutes 53 seconds East 267.04 feet to a #4 rebar found; thence South 07 degrees 56 minutes 01 second West 182.77 feet to a #4 rebar found; thence North 88 degrees 31 minutes 33 seconds West 311.40 feet to a #4 rebar found on the east right-of-way line of said Peachtree Road; thence along said east right-of-way line the following courses and distances: (1) North 21 degrees 26 minutes 24 seconds East 142.41 feet to a #4 rebar found, and (2) North 20 degrees 30 minutes 08 seconds East 50.00 feet to the TRUE POINT OF BEGINNING, said tract containing approximately 1.20 acres (42,385 square feet).

**AREA-TRACT 4**  
0.30 ACRES  
13,175 SQ.FT.  
ZONING: C3

**AREA-TRACT 5**  
0.90 ACRES  
39,210 SQ.FT.  
ZONING: C3

(U.S. HWY. 19 & STATE ROUTE 9)  
PEACHTREE ROAD  
(VARIABLE R/W)

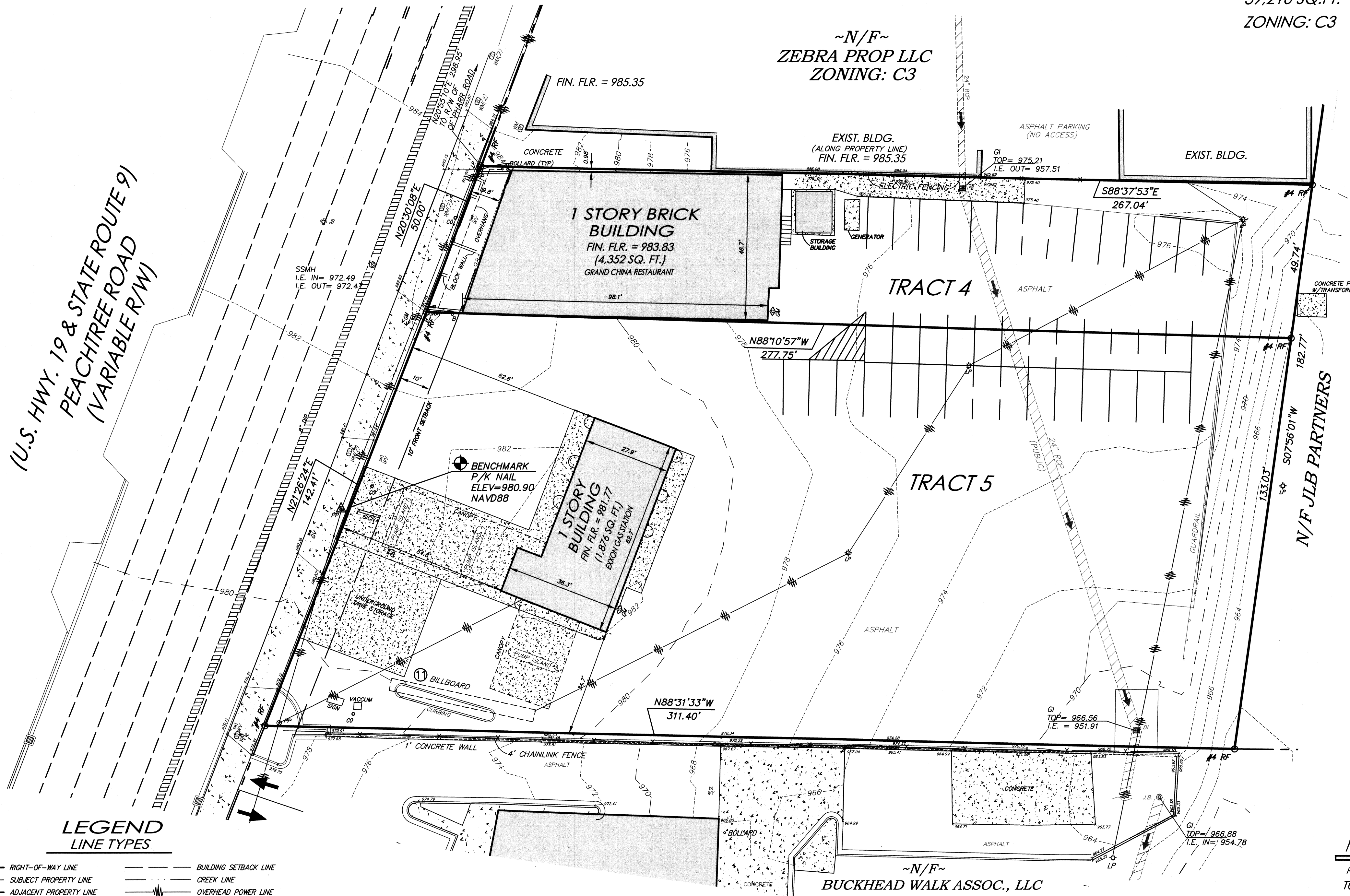
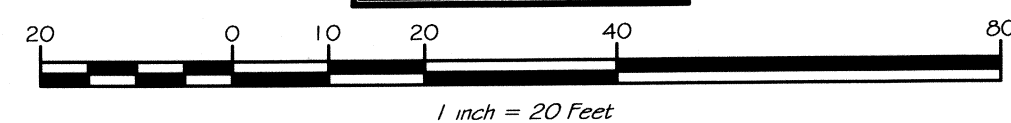
**LEGEND**

--- RIGHT-OF-WAY LINE	--- BUILDING SETBACK LINE
--- SUBJECT PROPERTY LINE	--- CREEK LINE
--- ADJACENT PROPERTY LINE	--- OVERHEAD POWER LINE
--- LAND LOT LINE	--- U/G POWER LINE
--- TREE LINE	--- FENCE LINE
--- STORM SEWER PIPE	--- TELEPHONE LINE
--- SANITARY SEWER	--- FIBER OPTIC
--- SANITARY SEWER LATERAL	--- TV CABLE TELEVISION
--- WATER MAIN	--- TOPOGRAPHIC CONTOUR
--- GAS MAIN	

**SYMBOLS**

○ DOUBLE WING CATCH BASIN (DWCB)	○ GAS METER (GM)
○ SINGLE WING CATCH BASIN (SWCB)	○ GAS VALVE (GV)
▣ HEAD WALL (HW)	▣ CURB AND GUTTER (C&G)
○ DROP INLET (DI)	○ SPOT ELEVATION
○ STORM DRAIN MANHOLE	○ ELECTRIC METER (EM)
○ ALTERNATE DRAINAGE SYSTEM	○ COMMUNICATION MANHOLE
○ SAN. SEWER MANHOLE (SSMH)	○ TELEPHONE BOX (TELB)
○ CLEANOUT (CO)	○ GA. POWER MANHOLE
○ FIRE HYDRANT (FH)	○ POWER POLE (PP)
○ WATER VALVE (WV)	○ LIGHT POLE (LP)
○ IRRIGATION CONTROL VALVE (ICV)	○ GROUND LIGHT
○ WATER METER (WM)	○ POWER BOX (PB)
○ SIGN	○ FLAG POLE (FP)
○ BENCHMARK	○ AIR CONDITIONER PAD (AC)
	○ CABLE TV PEDESTAL

**SCALE**



**PARKING COUNT**

REGULAR PARKING SPACES = 41  
TOTAL PARKING COUNT = 41

TO: 2965 PEACHTREE LLC, A GEORGIA LIMITED LIABILITY COMPANY & CHICAGO 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A)(B), 12, 13, 14, 15, 16, 17, 18 & 21 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS." PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: 9/10/15  
*Steve M. Hardy*  
STEVE M. HARDY  
REGISTERED LAND SURVEYOR NO. 2662  
7 DUNWOODY PARK, SUITE 115  
DUNWOODY, GA, 30338

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
COMMITMENT NO. 0-132/1332  
EFFECTIVE DATE: MAY 1, 2015 AT 5:00 P.M.

SCHEDULE B - SECTION 2

1. Easement from Wilbur F. King to Georgia Power Company, dated March 22, 1948, filed April 27, 1948, recorded in Deed Book 2324, page 269, Fulton County, Georgia records. (UNABLE TO DETERMINE FROM PROVIDED DEED DESCRIPTION)
2. Easement from David S. Franco to Georgia Power Company, dated April 17, 1989, filed May 10, 1989, recorded in Deed Book 12483, page 35, aforesaid records. (AFFECTS TRACT 4, BLANKET IN NATURE)
3. Sign Location Lease between 2975 Buckhead Capital, LLC, as Lessor, and CBS Outdoor Inc., as Lessee, dated July 1, 2009, as amended, unrecorded. (AFFECTS AS SHOWN)



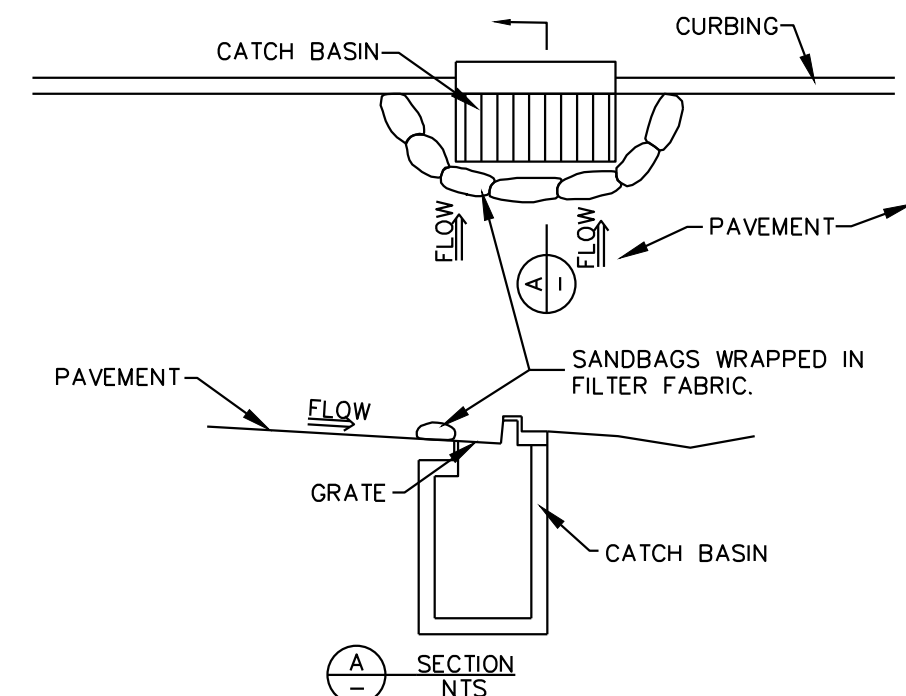
HARDY SURVEYING GROUP, LLC  
LAND SURVEYOR - PLANNING & CONSULTANTS  
7 DUNWOODY PARK, SUITE 115  
DUNWOODY, GA 30338  
PH: 770.698.0019 FAX: 770.698.6999

EBERLY & ASSOCIATES  
1852 CENTURY PLACE  
SUITE 202  
ATLANTA, GEORGIA 30345  
Office: 678.287.4730

Date	Revision	PIPE SIZE & DIRECTION ALONG TRACTS 4 & 5
9/14/15	1	
	2	
	3	
	4	
	5	
	6	
	7	
	8	

ALTA/ACSM LAND TITLE SURVEY FOR ~  
2965 PEACHTREE LLC &  
CHICAGO TITLE INSURANCE COMPANY  
Land Lot 100 - 17th District  
FULTON COUNTY, GEORGIA  
CITY OF ATLANTA

S:\2015\15-009\DWG  
15-009-ALTA.dwg



NOTE:  
 1.) INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.  
 2.) ADJUST THE NUMBER OF SANDBAGS LAID ON THEIR SIDE TO CONTROL FLOW THROUGH RATE.

**Sd2-P CURB INLET PROTECTION, SAND OR ROCK BAGS**  
 NOT TO SCALE

FILE: Sd2-P CURB INLET PROTECTION, SAND BAGS DWN: KLL CHK: JTC 08/26/06

**CURB INLET PROTECTION:**

ONCE PAVEMENT HAS BEEN INSTALLED, A CURB INLET FILTER SHALL BE INSTALLED ON INLETS RECEIVING RUNOFF FROM DISTURBED AREAS. THIS METHOD OF INLET PROTECTION SHALL BE REMOVED IF A SAFETY HAZARD IS CREATED.

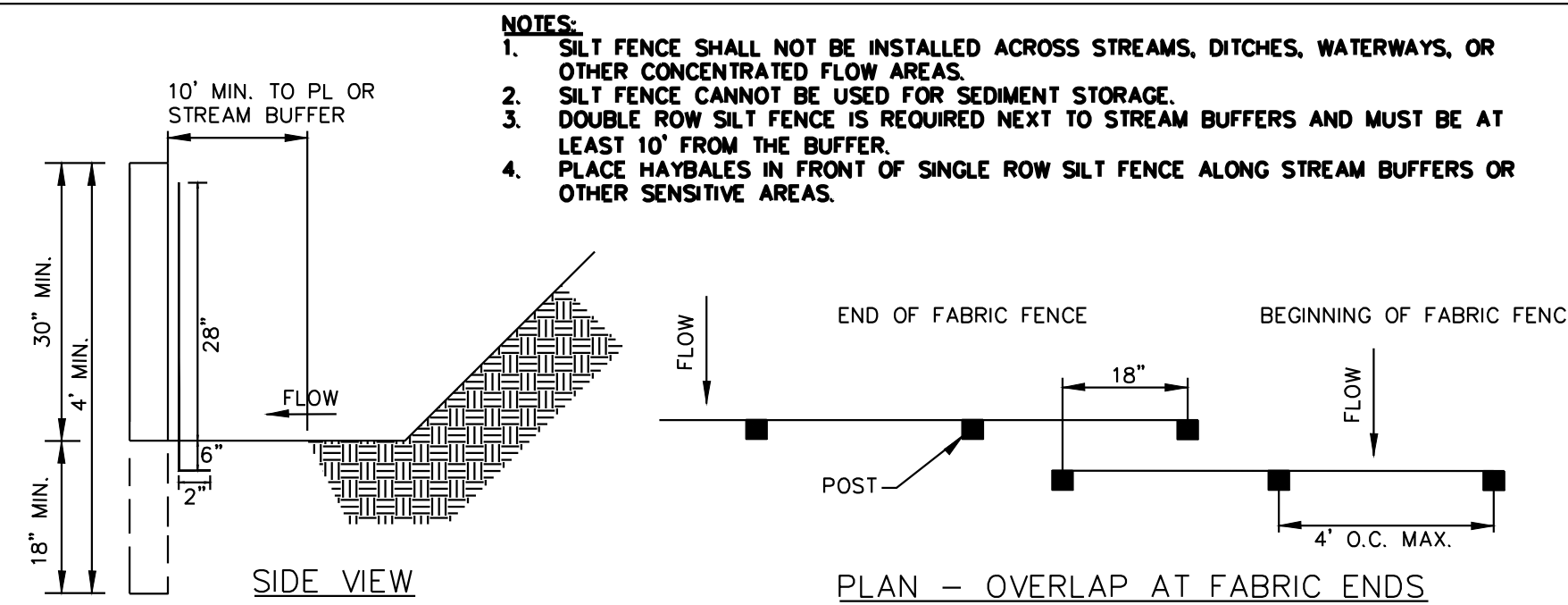
ONE METHOD OF CURB INLET PROTECTION USES "PIGS-IN-A-BLANKET" - 8-INCH CONCRETE BLOCKS WRAPPED IN FILTER FABRIC. ANOTHER METHOD USES SAND OR GRAVEL BAGS CONSTRUCTED BY WRAPPING DOT #57 STONE WITH FILTER FABRIC, WIRE, PLASTIC MESH, OR EQUIVALENT MATERIAL. A GAP OF APPROXIMATELY 4 INCHES SHALL BE LEFT BETWEEN THE INLET FILTER AND THE INLET TO ALLOW FOR OVERFLOW AND PREVENT HAZARDOUS PONDING IN THE ROADWAY. PROPER INSTALLATION AND MAINTENANCE ARE CRUCIAL DUE TO POSSIBLE PONDING IN THE ROADWAY, RESULTING IN A HAZARDOUS CONDITION.

**MAINTENANCE REQUIREMENTS:**

THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.  
 SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY.  
 SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN.  
 WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.

**NOTE:**

1. THE MAXIMUM DRAINAGE AREA ALLOWED TO FLOW TO ANY ONE INLET SEDIMENT TRAP IS 1.0 ACRE.



- NOTES:  
 1. SILT FENCE SHALL NOT BE INSTALLED ACROSS STREAMS, DITCHES, WATERWAYS, OR OTHER CONCENTRATED FLOW AREAS.  
 2. SILT FENCE CANNOT BE USED FOR SEDIMENT STORAGE.  
 3. DOUBLE ROW SILT FENCE IS REQUIRED NEXT TO STREAM BUFFERS AND MUST BE AT LEAST 10' FROM THE BUFFER.  
 4. PLACE HAYBALES IN FRONT OF SINGLE ROW SILT FENCE ALONG STREAM BUFFERS OR OTHER SENSITIVE AREAS.

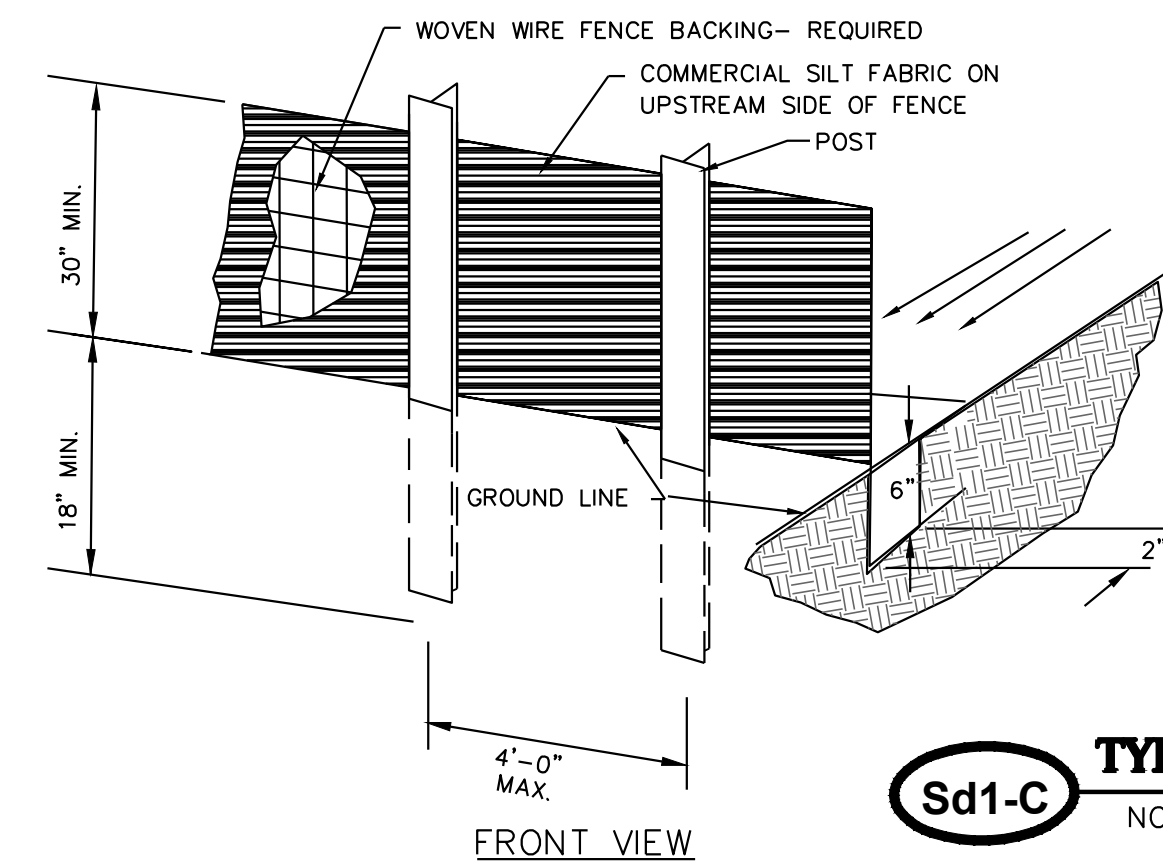
**SPECIFICATIONS:**

1. USE ONLY 36" FABRIC ON GEORGIA D.O.T. QUALIFIED PRODUCTS LIST #36.
2. USE STEEL POSTS ONLY. 1.3 LBS/FT MIN.
3. ALONG STREAMS AND OTHER SENSITIVE AREAS, TWO ROWS OF TYPE C SILT FENCE OR ONE ROW OF TYPE C SILT FENCE BACKED WITH HAYBALES SHALL BE USED.
4. ALL SILT FENCE SHALL MEET THE MINIMUM STANDARD SET FORTH IN SECTION 171-TEMPORARY SILT FENCE OF THE GEORGIA D.O.T., STANDARD SPECIFICATIONS, CURRENT EDITION.
5. ALL SILT FENCE SHALL BE TYPE C, 36" WITH WOVEN WIRE REINFORCEMENT.

TYPE FENCE	C
TENSILE STRENGTH (LBS. MIN.) (ASTM D-4632)	WARP-260 FILL-180
ELONGATION (30MAX) ASTM D-4632)	40
AOS (APPARENT OPENING SIZE) (MAX SIEVE SIZE) (ASTM D 4751)	#30
FLOW RATE (GAL./MIN./SQ.FT.) (GD-87)	70
ULTRAVIOLET STABILITY (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	80
BURSTING STRENGTH (PSI MIN.) (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)	175
MINIMUM FABRIC WIDTH (INCHES)	36

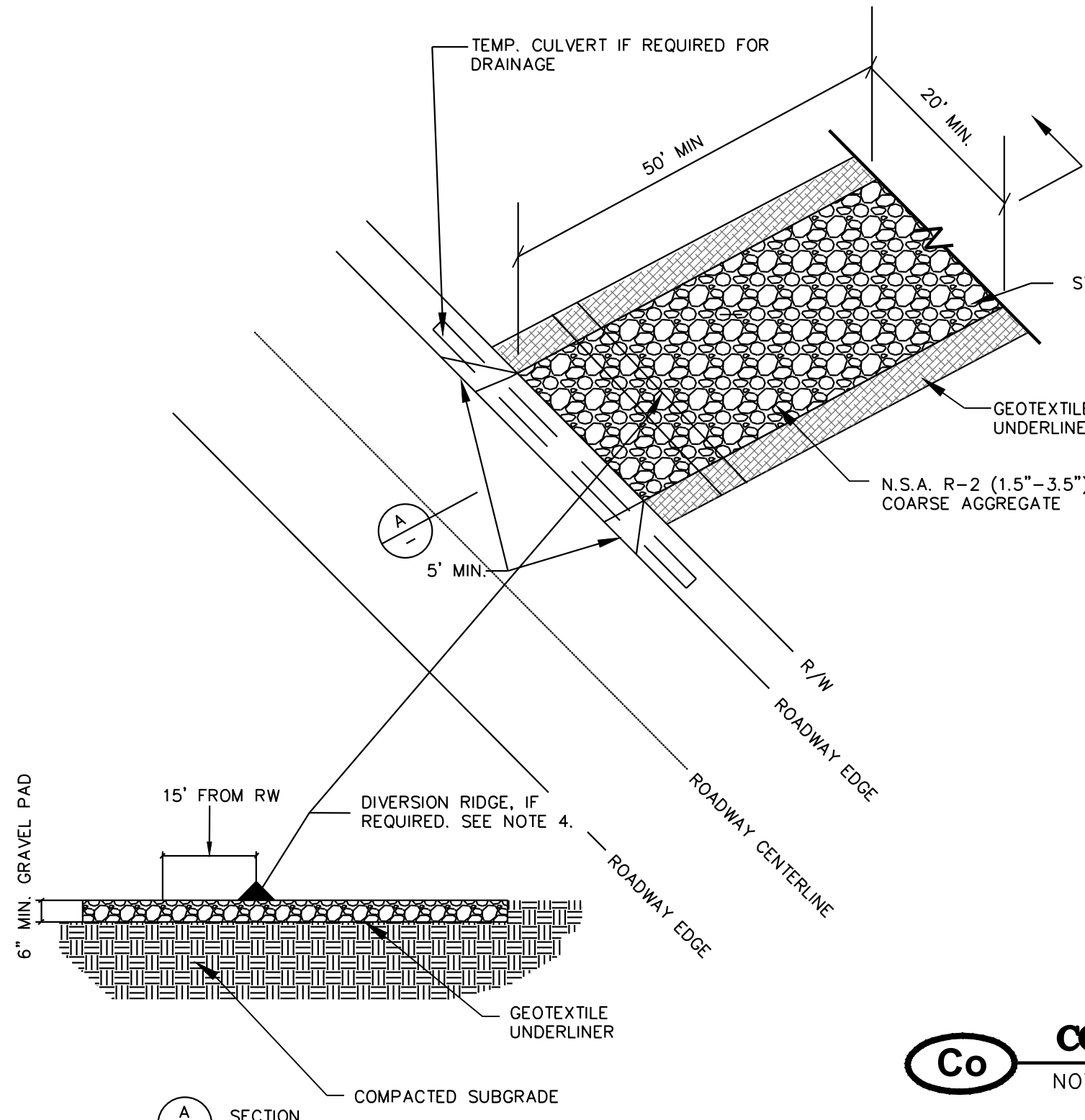
**MAINTENANCE REQUIREMENTS:**

SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY SIX MONTHS). TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.



**Sd1-C TYPE "C" SILT FENCE BARRIER**  
 NOT TO SCALE

FILE: Sd1-C TYPE "C" SILT FENCE BARRIER DWN: KLL CHK: JTC 08/20/06



**NOTES:**

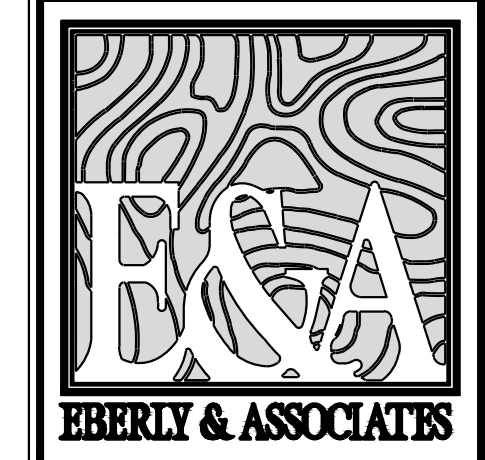
1. NATIONAL STONE ASSOCIATION R-2 (1.5" - 3.5") COARSE AGGREGATE.
2. AT A MINIMUM, THE WIDTH SHOULD EQUAL FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT NOT LESS THAN 20 FEET WIDE. THE GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.
3. IF THE ACTION OF THE VEHICLE TRAVELING OVER THE GRAVEL PAD DOES NOT SUFFICIENTLY REMOVE THE MUD, THE TIRES SHOULD BE WASHED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH PROVISIONS THAT INTERCEPT THE SEDIMENT-LADEN RUNOFF AND DIRECT IT INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ON SITES WHERE THE GRADE TOWARD THE PAVED AREA IS GREATER THAN 2% A DIVERSION RIDGE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES SHALL BE CONSTRUCTED ACROSS THE FOUNDATION APPROXIMATELY 15 FEET ABOVE THE ROAD.
5. THE GEOTEXTILE UNDERLINE MUST BE PLACED THE FULL LENGTH AND WIDTH OF THE ENTRANCE. GEOTEXTILE SELECTION SHALL BE BASED ON AASHTO M288-98 SPECIFICATION:  
 - FOR SUBGRADES WITH A CBR GREATER THAN OR EQUAL TO 3 OR SHEAR STRENGTH GREATER THAN 90 KPA, GEOTEXTILE MUST MEET REQUIREMENTS OF SECTION AASHTO M288-96 SECTION 7.3, SEPARATION REQUIREMENT.  
 - FOR SUBGRADES WITH A CBR BETWEEN 1 AND 3 OR SHEAR STRENGTH BETWEEN 30 AND 90 KPA, GEOTEXTILE MUST MEET REQUIREMENTS OF SECTION AASHTO M288-96 SECTION 7.4, STABILIZATION REQUIREMENTS.
6. IT IS RECOMMENDED THAT THE ENTRANCE AREA BE EXCAVATED TO A DEPTH OF 3 INCHES AND BE CLEARED OF ALL VEGETATION AND ROOTS.
7. WASH TIRES OF VEHICLES PRIOR TO LEAVING SITE DURING WET CONDITIONS AS NEEDED TO REMOVE SEDIMENT.
8. DESIGNATE A TIRE WASH AREA JUST BEFORE ALL CONSTRUCTION EXITS.
9. DIVERT TIRE WASHING SEDIMENT TO PROPER AREA IN ORDER TO CONTAIN ON SITE.

**MAINTENANCE REQUIREMENTS:**

THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

**Co CONSTRUCTION EXIT**  
 NOT TO SCALE

FILE: Co - CONSTRUCTION ENTRANCE DWN: SPC CHK: JTC 08/14/06



TEL: 770.452.7849 FAX: 770.452.0086  
 1852 CENTURY PLACE, SUITE 202  
 ATLANTA, GEORGIA 30345  
 WWW.EBERLY.NET

LAND PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE



PROJECT: 2965 PEACHTREE BUILDING DEMOLITION  
 LAND LOT 100 17th DISTRICT CITY OF ATLANTA  
 2965 PEACHTREE ROAD

REVISIONS:

NO.	DATE	DESCRIPTION

ES&PC DETAILS

SCALE:	AS SHOWN	DATE:	SRP	PROJECT MANAGER:	QA/QC CHECK:
		09/29/15		JCP	

PROJECT NO. 15-053

SHEET NO. EC1.0  
 ISSUED FOR CONSTRUCTION





6600 Peachtree Dunwoody Road  
600 Embassy Row, Suite 200  
Atlanta, Georgia 30328  
Phone: (404) 879-2001

**2965 Peachtree – Atlanta, Georgia**  
**Project Description**  
**November 5, 2015**

2965 Peachtree is a proposed 21 story multi-family high-rise located on Peachtree Road between Pharr Road and Peachtree Ave. The 134 unit project will include a 5 story parking structure with a 16 story residential tower component above. The building will be clad with a combination of glass window wall, precast material, and stucco. Both the main and secondary entrances will be located on the drive aisle off Peachtree Road. Additional information concerning the project is outlined below:

- 1<sup>st</sup>/Basement Level Parking
  - Two bay loading dock
  - Trash and recycle room
  - Oversized package room
  - Residential storage
  - Bike racks
  - Back of house services including main electrical room, fire riser & domestic water, etc.
  - Residential access from drive aisle
  - Additional parking for residents
- 2<sup>nd</sup>/Ground Level
  - Building Lobby
  - Residential leasing office
  - Fire command room
  - Residential and guest access to parking structure
  - Vehicular drop-off area
  - Pedestrian access directly off Peachtree Road
- Parking Levels (1<sup>st</sup>-5<sup>th</sup>)
  - Residential parking to include guest parking
  - Access to residential floors through elevator lobby on all parking floors
- Residential Floors (6<sup>th</sup>-21<sup>st</sup>)
  - 16 floors of residential multi-family units
  - 134 multi-family units
  - Residential and service elevators
- Pool Amenity (6<sup>th</sup> floor)
  - Amenity pool deck with a 1370 sf pool
  - Amenity areas include fitness room, clubroom,
  - 4 residential units
- Roof Level
  - Mechanical Equipment
  - Elevator
  - One Stair Access to Roof
- Variance Request
  - Request variance to allow curb cut on northern side of the property as a result of GDOT discussions-see attached letter from the civil engineer























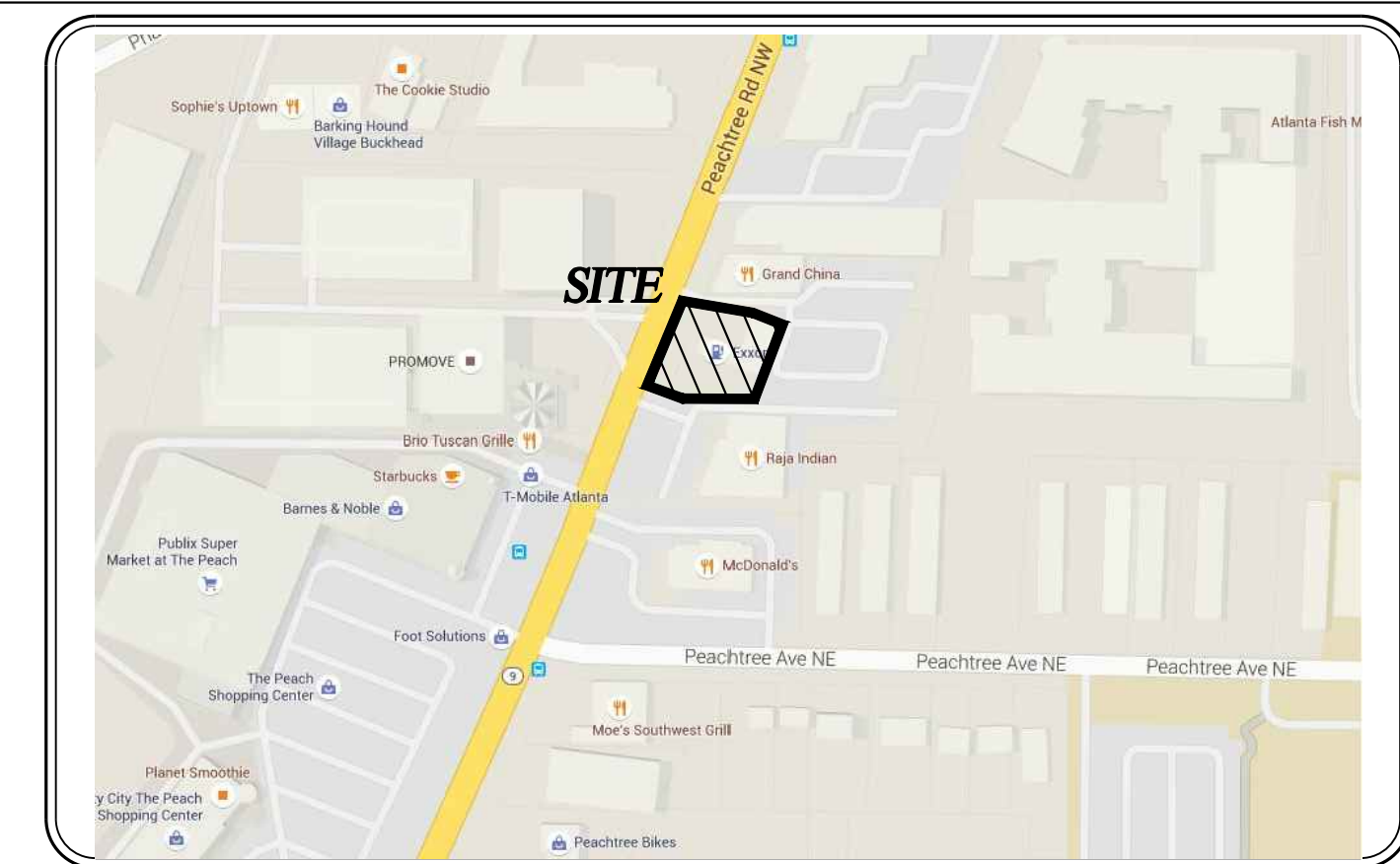
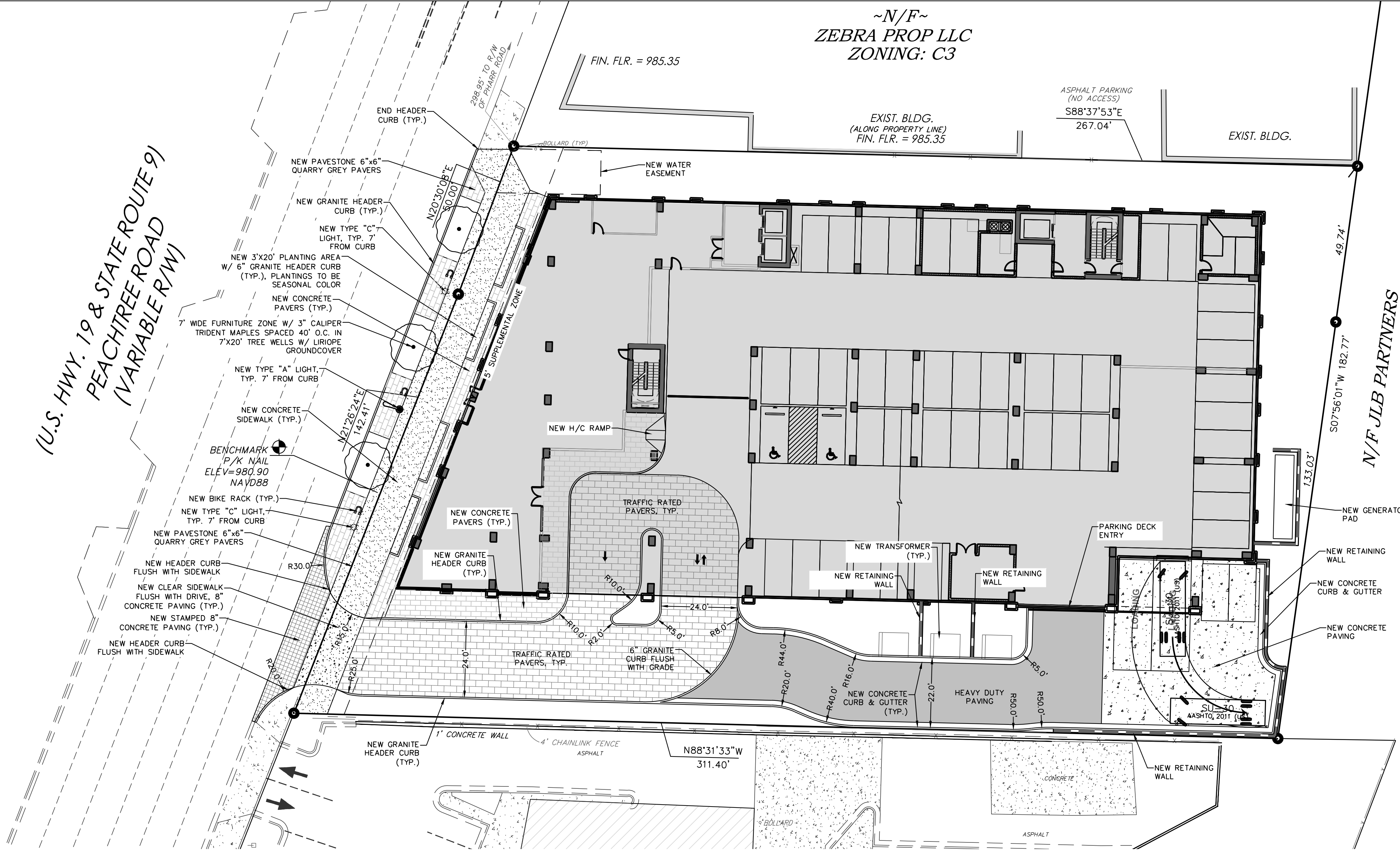






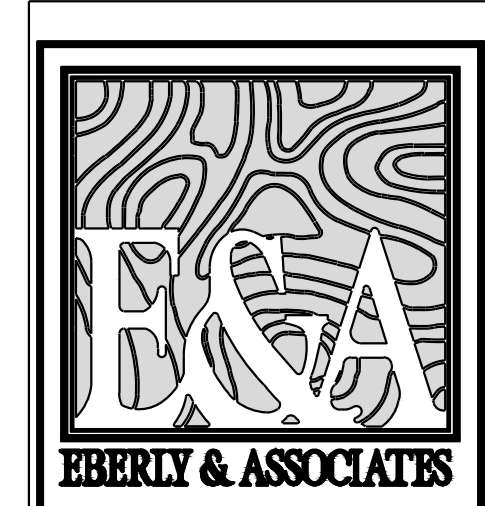
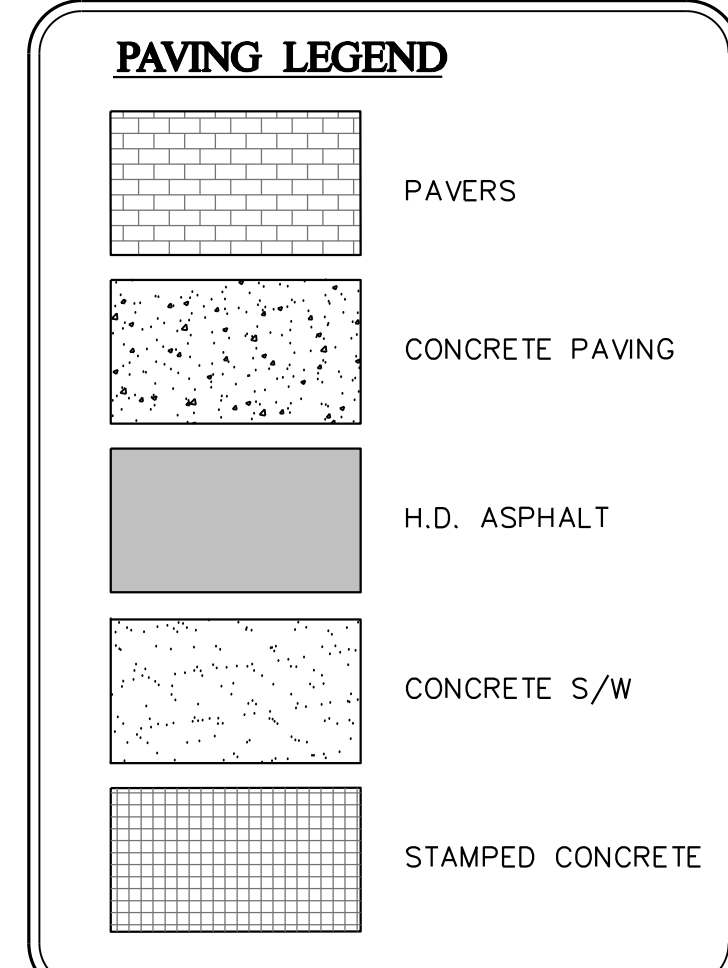
(U.S. HWY. 19 & STATE ROUTE 9)  
PEACHTREE ROAD  
(VARIABLE R/W)

~N/F~  
ZEBRA PROP LLC  
ZONING: C3



**LOCATION MAP**  
N.T.S.

- NOTES**
1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
  2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.



TEL: 770.452.7849 FAX: 770.452.0086  
1852 CENTURY PLACE, SUITE 202  
ATLANTA, GEORGIA 30345  
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- LAND PLANNING
- CIVIL ENGINEERING
- LANDSCAPE ARCHITECTURE

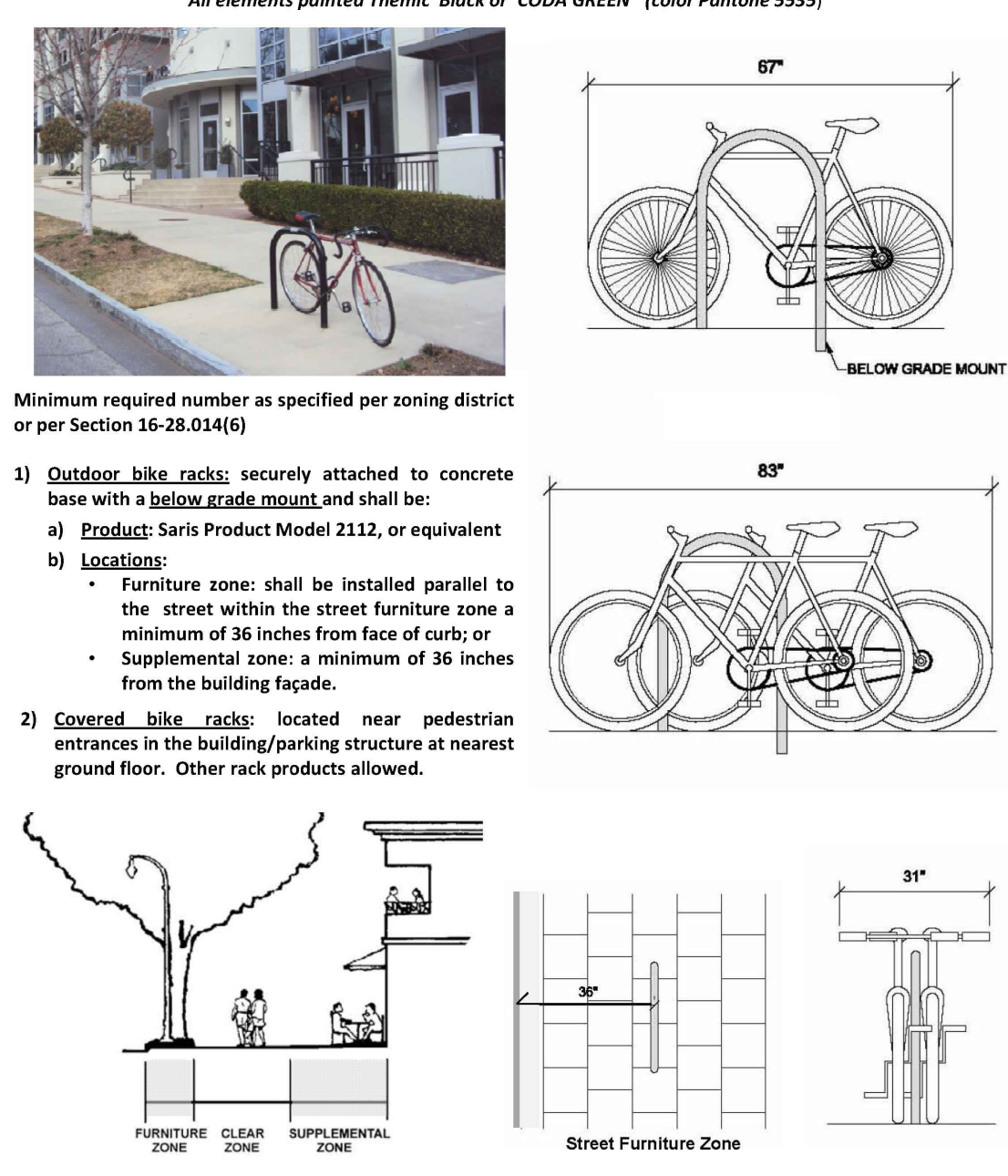


PROJECT: 2965 PEACHTREE APARTMENTS  
LAND LOT 100  
17th DISTRICT  
CITY OF ATLANTA  
2965 PEACHTREE ROAD

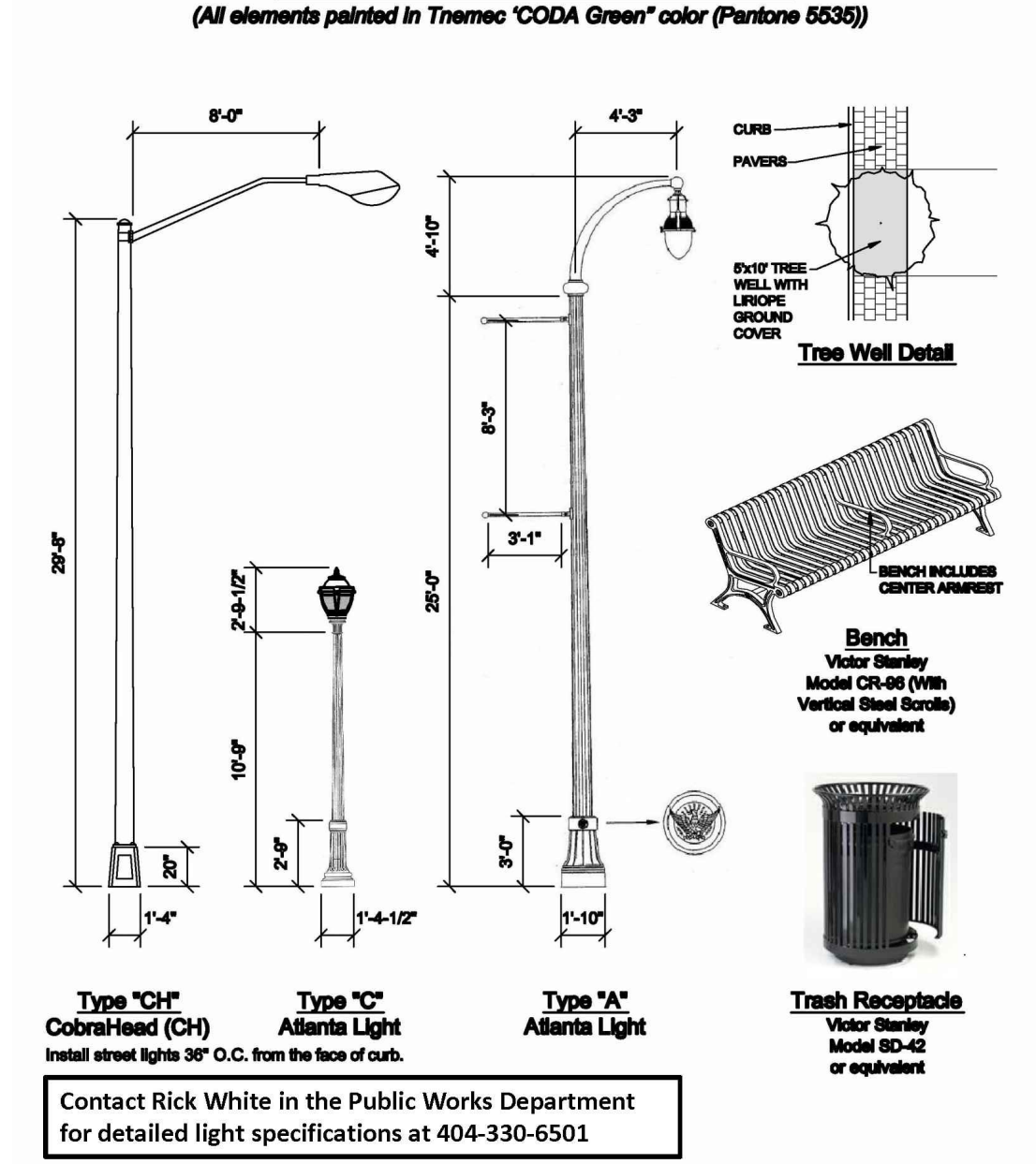
REVISIONS:

NO.	DATE	DESCRIPTION

**City of Atlanta  
Bicycle Rack Standards**

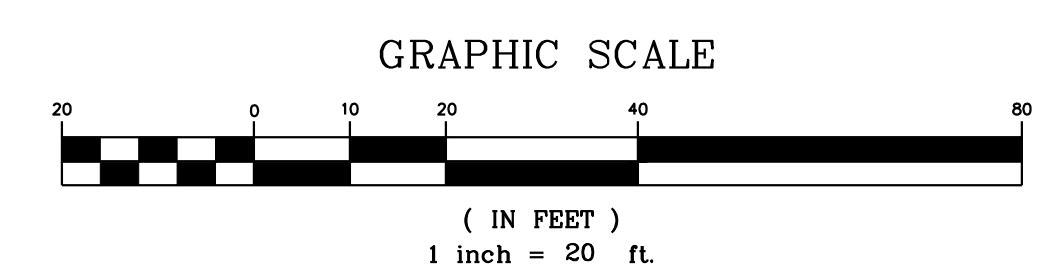


**City of Atlanta  
Street Furniture Standards**



**ZONING ANALYSIS**

	SPI-9	PROPOSED	ZONING REFERENCE
ZONING DISTRICT	SPI-9	PROPOSED	16-181.007
GROSS LOT AREA	SPI-9 SUBAREA TYPE-1- CORE VILLAGE	80,081 S.F.	16-181.007
NET LOT AREA		52,385 S.F.	
SITE AREA		1.2 ACRES	
BUILDING FOOTPRINT		31,002 S.F.	
RESIDENTIAL UNITS		134	
GROSS FLOOR AREA, INCLUDING PARKING		478,249 SF	
GROSS FLOOR AREA RESIDENTIAL		328,330 SF	
FAR	8.2	6.2	16-181.012, MAP ATTACHMENT A
USE	MULTI-FAMILY DWELLINGS ARE A PERMITTED USE IN SPI-9	MULTI FAMILY	16-181.007
HEIGHT	225'	224'-10"	16-181.012
FLOORS ABOVE GRADE		20	
USABLE OPEN SPACE	20% GLA: 80,081 * .20 = 12,016 SF	12,765 SF	16-181.012
MAXIMUM PARKING SPACES	RESIDENTIAL: 2 PER UNIT, PLUS 1/3 SPACE PER UNIT FOR GUEST PARKING = 312 MAX PARKING SPACES	303 SPACES	16-181.023
MINIUM PARKING SPACES	RESIDENTIAL: 75% MAXIMUM = 234 MINIMUM PARKING SPACES	303 SPACES	16-181.023
BICYCLE SPACES	ONE SPACE FOR EVERY FIVE MULTI-FAMILY UNITS = 27 REQUIRED	27	16-181.025
STREET TREE SPACING	40' ON CENTER		16-181.015
STREET LIGHT SPACES	40' MAX ON CENTER		16-181.015
AMMENITY ZONE WIDTH	7 FEET		16-181.015
WALK ZONE WIDTH	13 FEET		16-181.015
SUPPLEMENTAL ZONE	5 FEET		16-181.015
LOADING DOCK SPACES	2 (12x35')	2	16-181.019
STREET AND BUILDING RELATIONSHIP	BUILDING FLOORS DELINEATED AT OR BELOW 3RD STORY ABOVE SIDEWALK		



CALL 811  
FREE THROUGHOUT THE U.S.A.  
THREE WORKING DAYS BEFORE YOU DIG.  
811 Know what's below. Call before you dig.

SAP SITE PLAN

SCALE:	1" = 20'
DATE:	07/01/15
DRAWN BY:	SRP
PROJECT MANAGER:	JCP
QA/QC CHECK:	

PROJECT NO.  
15-053

SHEET NO.  
SAP1.0



LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE

October 23, 2015

City of Atlanta  
Office of Planning  
55 Trinity Avenue, Suite 3350  
Atlanta, GA 30303  
(404) 330-6145

**RE: 29652975 Peachtree Road – Curb Cut Variance**  
**EAI Job No.: 15-053**

Currently these properties have multiple, large curb cuts/driveways to access Peachtree Road. We have met with the owner of the right-of-way, Georgia Department of Transportation (GDOT), to discuss the site and our plans to redevelop the properties. Our discussions led to the curb cut for the new development to be placed as shown on the SAP Site plan submitted. Although this location does not meet the spacing requirements, it does provide more spacing than a curb cut on the northern side of the property. GDOT also appreciated the fact that we would take several existing access points to Peachtree Road and reduce that to one access point for the new development.

Sincerely,

EBERLY & ASSOCIATES, INC.

PRINCIPALS

DANIEL L. EBERLY  
GREGORY L. DELANEY  
SCOTT L. GARDNER

A handwritten signature in black ink, appearing to read 'Jeremiah Phillips', is written over a light gray rectangular background.

ASSOCIATES

BRIAN K. BRUMFIELD  
KEVIN S. EDWARDS  
MICHAEL A. WRIGHT

Jeremiah Phillips

WWW.EBERLY.NET

TEL: 770.452.7849  
FAX: 770.452.0086

1852 CENTURY PLACE, SUITE 202  
ATLANTA, GEORGIA 30345

Applicants must appear in person to file an application. Applications by mail or courier will not be accepted.



**APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)**

For SPI, Beltline, LW, MR, MRC & NC Zoning Districts  
City of Atlanta, Office of Planning (404-330-6145)

File No.: SAP-15-176

APPLICANT (name) Mike Busboom

COMPANY Preserve Properties LLC

ADDRESS 2964 Peachtree Road, Suite 250, Atlanta, GA 30305

PHONE NO. 678-974-8808 EMAIL Mike@preservepropertiesllc.com

PROPERTY LANDOWNER 2965 Peachtree LLC

ADDRESS 2964 Peachtree Road suite 250 Atlanta, Ga 30305

PHONE NO. 678-974-8803 EMAIL mike@preservepropertiesllc.com

ADDRESS OF PROPERTY 2965 and 2975 Peachtree Road

Land District 17 Land Lot 100 Council District 7 NPU B

Is property within the BeltLine Overlay District? Yes  No  Zoning Classification SPI-9 SA1



**INSTRUCTIONS (approved SAP plans shall be included in Building Permit Application submittal to the Office of Buildings):**

- **Demolition Permits:** Applications for demolition permits shall not be approved until the SAP is approved.
- **Signage:** SAP approval for free-standing/monument and/or projecting structures only. Signage approval issued by Office of Buildings.
- **Submittal Package Requirements (See detailed checklist):**
  - 1) **Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures and/or the site. Requests for administrative variations must be accompanied by a written justification for each.
  - 2) **Property Survey:** Submit two (2) copies. Lot consolidation, replatting or subdivision may be required prior to approval of SAP.
  - 3) **Site Plan** (released for construction and sealed) and **Building Elevations:**
    - a. **Initial Plan Submission:** **Two (2)** copies for initial review (**four (4)** copies that require DRI & NPU review). Also, copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
    - b. **Final Plan Submission (after staff review) incorporating staff comments:** **11** copies of site plan and **5** copies of elevations.
    - c. **Other information:** Additional plans or documents may be required at the discretion of the Office of Planning.
  - 4) **Property Owner Authorization:** Submit required notarized owner consent per attached form.
  - 5) **Notice to Applicant:** Submit attached form with signature and date.
- **Additional Submittal Requirements (as applicable):**
  - **Photographs (buildings/site):** Show existing conditions for alterations to exterior building facades and/or site modifications.
  - **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
  - **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Pre-application conference with Planning Staff is required **prior** to SAP submittal. **INCLUDE EXTRA COPY OF SUBMITTAL PACKAGE** for the required **21-day NPU review period** as detailed below. Submit one application and three sets of drawings, staff will make copies of the stamped received application for you.
    - Mail a copy of the **submitted** SAP application & drawings **stamped received by the Office of Planning** to the NPU.
    - Submit a copy of **U.S. Postal Service Certificate of Mailing** and **notarized Affidavit of NPU Notification** as soon as possible to complete the application submission and begin the plan review period.
  - **Development Review Committee (DRC):** Projects within SPIs 1, 9, 12, 15, 16, 17 districts may require review by DRC.
  - **Development of Regional Impact (DRI) Study:** Developments either; over 300,000 sf, or greater than 400 residential units; or a mixed-use development with more than 222 residential units require a DRI approval by GRTA and ARC.
    - **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRTA and ARC.
    - **Final submission:** Copy of the DRI Notice of Decision letter shall be printed on the final site plan submission.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is **REQUIRED** to determine applicable stormwater improvements. Call 404-330-6249 or visit [www.atlantawatershed.org/greeninfrastructure](http://www.atlantawatershed.org/greeninfrastructure)
- **Fees (non-refundable):** Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.
  - Exterior demo, outdoor dining new/expansion, or non-expansion: \$250.
  - Developments < 50,000 sqft of floor area: \$500.
  - Developments 50,000 to 250,000 sqft of floor area: \$1,000.
  - Developments ≥ 250,000 sqft of floor area: \$1,500.

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date 11/5/2015 Signature of Applicant Mike Busboom

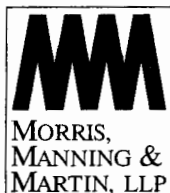
The City Code provides that Planning Director shall review each request for an SAP within 30 days of a filing of a **completed\*** application. (Atlanta Code Chapter 16, Section 16-25). \* **Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.**

(FOR OFFICE OF PLANNING OFFICE USE ONLY)

The above request for a Special Administrative Permit (SAP) was  approved or  denied on \_\_\_\_\_  
See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.

Signed for Director, Office of Planning  
REVISED APPLICATION 2/24/15

Staff Reviewer - Print Name \_\_\_\_\_



November 11, 2015

**VIA HAND DELIVERY**

City of Atlanta Office of Planning  
55 Trinity Avenue Suite 3350  
Atlanta, GA 30303  
Attention: Planner Reviewing SAP Application

**Jessica L. Hill**  
404-504-7754  
jhill@mmmlaw.com  
www.mmmlaw.com

Re: 2965 and 2975 Peachtree Road SAP

To Whom It May Concern:

This SAP application is being submitted initially for purpose of allowing the demolition of the existing improvements to commence remediation of the site. The site plan and elevations for development of the site are included in this submittal but also enclosed with this SAP is the four page demolition package, including the survey. By this letter I request that if the SAP is suitable for conditional approval for demolition purposes only that you confirm this to me and I'll provide the additional copies of the enclosed demolition plans to be stamped to obtain permits. The applicant anticipates that the vertical construction plans will be modified as we move through the SAP process.

Please let me know if you have any questions regarding this SAP request.

Best,

Jessica L. Hill

Enclosures



6600 Peachtree Dunwoody Road  
600 Embassy Row, Suite 200  
Atlanta, Georgia 30328  
Phone: (404) 879-2001

**2965 Peachtree – Atlanta, Georgia**  
**Project Description**  
**November 5, 2015**

2965 Peachtree is a proposed 21 story multi-family high-rise located on Peachtree Road between Pharr Road and Peachtree Ave. The 134 unit project will include a 5 story parking structure with a 16 story residential tower component above. The building will be clad with a combination of glass window wall, precast material, and stucco. Both the main and secondary entrances will be located on the drive aisle off Peachtree Road. Additional information concerning the project is outlined below:

- 1<sup>st</sup>/Basement Level Parking
  - Two bay loading dock
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  - Oversized package room
  - Residential storage
  - Bike racks
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  - Residential access from drive aisle
  - Additional parking for residents
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  - Elevator
  - One Stair Access to Roof
- Variance Request
  - Request variance to allow curb cut on northern side of the property as a result of GDOT discussions-see attached letter from the civil engineer



LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE

October 23, 2015

City of Atlanta  
Office of Planning  
55 Trinity Avenue, Suite 3350  
Atlanta, GA 30303  
(404) 330-6145

**RE: 29652975 Peachtree Road – Curb Cut Variance**  
**EAI Job No.: 15-053**

Currently these properties have multiple, large curb cuts/driveways to access Peachtree Road. We have met with the owner of the right-of-way, Georgia Department of Transportation (GDOT), to discuss the site and our plans to redevelop the properties. Our discussions led to the curb cut for the new development to be placed as shown on the SAP Site plan submitted. Although this location does not meet the spacing requirements, it does provide more spacing than a curb cut on the northern side of the property. GDOT also appreciated the fact that we would take several existing access points to Peachtree Road and reduce that to one access point for the new development.

Sincerely,

EBERLY & ASSOCIATES, INC.

PRINCIPALS

DANIEL L. EBERLY  
GREGORY L. DELANEY  
SCOTT L. GARDNER

ASSOCIATES

BRIAN K. BRUMFIELD  
KEVIN S. EDWARDS  
MICHAEL A. WRIGHT

Jeremiah Phillips

WWW.EBERLY.NET

TEL: 770.452.7849  
FAX: 770.452.0086

1852 CENTURY PLACE, SUITE 202  
ATLANTA, GEORGIA 30345



City of Atlanta Office of Planning  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Notarized authorization by Property Landowner

File # \_\_\_\_\_

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: **Special Administrative Permit**

I, 2965 Peachtree LLC SWEAR THAT I AM THE **LANDOWNER**  
owner(s) name

OF THE PROPERTY LOCATED AT: 2965 and 2975 Peachtree Road

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA  
WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE  
PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS  
APPLICATION.

**NAME OF APPLICANT (PRINT CLEARLY):**

Mike Busboom

Preserve Properties LLC

ADDRESS: 2964 Peachtree Road, Suite 250, Atlanta, GA 30305

TELEPHONE: 678-974-8808

EMAIL: Mike@preservepropertiesllc.com

Signature of Property Landowner

Mike Busboom

Print Name of Property Landowner

Personally Appeared  
Before Me

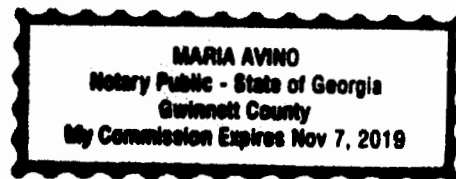
Maria Avino

Who Swears That The  
Information Contained  
In this Authorization  
Is True and Correct  
To The Best of His or Her  
Knowledge and Belief.

Signature of Notary Public

11/06/2015

Date







City of Atlanta Office of Planning  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**Notice to Applicants**

File # \_\_\_\_\_

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Planning (OOP) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

**It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted.** The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OOP.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OOP. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OOP. It shall be the responsibility of the applicant, not the OOP, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OOP at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OOP staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OOP for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

Mike Busboom  
 Applicant Printed Name

*Mike Busboom*  
 Applicant Signature

11/5/2015  
 Date



City of Atlanta Office of Planning  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**Development Controls Specifications**

File # \_\_\_\_\_

These forms are intended to assist applicants in preparing the required submission materials for a Special Administrative Permit approval. In addition to these forms to be completed by the applicant, all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

<b>Definitions and Methods of Calculation</b>				
<ul style="list-style-type: none"> <li>• <u>Net Lot Area (NLA)</u> = length of property line X width of property line</li> <li>• <u>GLA for corner lots</u> = (NLA) + [(street "A" right-of-way width +2) X (street "A" length of property line)] + [(street "B" right-of-way width +2) X (street "B" length of property line) + [(street "A" right-of-way width +2) X (street "B" right-of-way width +2)]</li> <li>• <u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width +2) X (length of front property line)]</li> <li>• GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.</li> <li>• GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.</li> <li>• <u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) + (net lot area)</li> </ul>				
<b>Lot Size (in square footage)</b>				
Gross Land Area (GLA)	60,081 SF			
Net Lot Area (NLA)	52,385 SF			
<b>Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input checked="" type="checkbox"/> GLA, or <input type="checkbox"/> NLA</b>				
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed	8.2	492,664 SF	N/A	
<b>Base Provided</b>	5.46	328,095 SF	N/A	
Bonus Allowed				
<b>Bonus Provided</b>				
<b>Bonus FAR Program (check bonus utilized if applicable)</b>				
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>
<b>Residential Units</b>			<b>Total Provided:</b> 134	
Number of Units Provided (without bonus)			134	
Number of Bonus Units Provided (without workforce housing)			0	
Number of Bonus Workforce Housing Units Provided (20% required)			0	
Total Number of Units per Acre			111.67	
<b>Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)</b>				
	Percentage (%)		Square Footage	
Max. Permitted				
Provided				
<b>Fenestration (% of each street-fronting facade calculated separately, per district regulations)</b>				
	Residential Façade Percentage (%)		Non-residential Façade Percentage (%)	
	on Local Street	on Arterial/Collector	on Local Street	on Arterial/Collector
Min. Required		65% (Peachtree)		
Provided (specify for each street)		68.6% (Peachtree)		



City of Atlanta Office of Planning  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**Development Controls Specifications**

File # \_\_\_\_\_

**Residential Open Space Requirements** (refer to Chapter 28 for clarification)

**Definitions and Methods of Calculation**

- **LUI** = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)
- **TOSR** are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus ½ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides.
  - TOSR required = (LUI table) X (GLA).
  - TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).
- **UOSR** requirements are calculated using the residential FAR (of the corresponding net lot or GLA lot sized used to calculate FAR) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.
  - UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
  - If GLA is used for USOR, than the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).

**TOSR: Total Open Space Requirements for Residential Only Projects**

*(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)*

	Ratio	Total Square Footage
Minimum Required		
Provided		

**Square Footage breakout of UNCOVERED TOSR amount provided by the following:**

GLA minus building square footage	
Open exterior balconies (per Section 16-28 or district regs)	
Roof area improved as recreation space	

**Square Footage breakout of COVERED TOSR amount provided by the following:**

Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
--	--

**UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments**

*(These are areas not counted towards Public Space Requirements)*

	Ratio	Total Square Footage
Minimum Required	20% GLA	12,016 SF
Provided	33% GLA	20,169 SF

**Square Footage Breakdown of UOSR amounts provided by the following:**

Balconies	0 SF
Rooftop Terraces	8,526 SF
Landscaped Areas and Plazas	8,981 SF
Portions of Sidewalks on Private Property	2,662 SF
Portions of Landscaped Areas in Right-of-way adjacent to Property	0 SF



City of Atlanta Office of Planning  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
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**Non-Residential Public Space Requirements** (refer to Chapter 28 for clarification)

<b>PSR: Public Space Requirements for Non-residential &amp; Mixed-use Developments</b>		
<i>(These are areas not counted towards UOSR)</i>		
<b>Public Space provided = (square footage area of exterior space) + (square footage area of interior space)</b>		
	Percentage (%)	Total Square Footage
Minimum Required	50% UOSR	6,008 SF
Provided	96.9% UOSR	11,643 SF
<b>Square Footage Breakdown of PSR amounts provided by the following:</b>		
<b>EXTERIOR</b> (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
<b>INTERIOR</b> (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

**Parking and Loading Requirements** (refer to district regulations and Chapter 28 for clarification)

<b>Residential Unit Breakout</b>				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
	0	113	21	0
<b>On-site Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required	234 spaces		N/A	
Provided	302 spaces			
Maximum Allowed	302 spaces			
<b>Bicycle Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required	27		N/A	
Provided	27		N/A	
<b>On-site Loading Spaces</b> (see applicable zoning district requirements or Section 16-028.015)				
	<b>Residential/Hotel</b>		<b>Non-residential Uses (break out by use)</b>	
Minimum Required (specify for each use)	2 12' x 35'		N/A	
Provided (specify for each use)	2 12' x 35'		N/A	



Green roof for wa!

**STORMWATER CONCEPT PLAN AND CONSULTATION MEETING RECORD**  
**DEPARTMENT OF WATERSHED MANAGEMENT**  
**CITY OF ATLANTA**

Contact the Site Development Office, 404-330-6249, to schedule a meeting time.

Site Name 2965 Peachtree Project Representative Jeremiah Phillips  
Address 2965 Peachtree Watershed Representative Vlad Mogilersky  
Date of Meeting Request 11/2/15 Date of Meeting 11/2/15

For applicable developments (see below), a stormwater concept plan and consultation meeting is required early in the design process. The project's engineer and Site Development staff shall discuss the post-development stormwater management measures necessary for the proposed project and to assess constraints, opportunities and ideas for better site design, green infrastructure and runoff reduction techniques early in the design process. This consultation meeting shall be held prior to submittal of an application for a building permit (BB) or land disturbance permit (LD).

Per the City of Atlanta's Post Development Stormwater Management Ordinance, the project's engineer must present a Stormwater Concept Plan to Site Development Staff for the following activities:

- New commercial development (Greenfield) that involves the creation of any impervious cover;
- Commercial redevelopment that includes the creation, addition, or replacement of 500 square feet of impervious cover or more;
- Commercial development or redevelopment that disturbs one acre of land or more; and,

For more information regarding the applicability and exemptions of the City's Post Development Stormwater Management ordinance, see Chapter 74-Environment, Article X. Section 74-504 of the city code.

The Stormwater Concept Plan should include the following:

- Project description;
- A preliminary survey showing the following:
  - Property lines, existing conditions, general topography, general soil conditions, easements, and adjacent rights-of-way;
  - Location of all state waters, wetlands, applicable buffers, and floodplains;
- Any critical areas of the site which may affect the control of stormwater during and post-construction (steep slopes, eroded areas, buffers, invasive species, existing stormwater infrastructure, undersized culverts, floodplains, wetlands, etc.);
- A conceptual grading plan;
- Location and limit of proposed structures, land disturbing activities, demolition, and impervious surfaces;
- Infiltration rates shall be determined by soil surveys, on-site soil analysis, double-ring infiltrometer or percolation test. If a site has been previously developed or graded or contains urban soil types, a double-ring infiltrometer or percolation test is required. The test locations must be in the region where infiltration practices are proposed at the appropriate depth; and,
- Preliminary selection and location of proposed structural stormwater controls; location of existing and proposed conveyance systems such as grass channels, swales, and storm drains; flow paths; relationship of site to upstream and downstream properties and drainages; and preliminary location of proposed stream channel modifications, such as bridge or culvert crossings.



Prior to the issuance of a permit, a stormwater management plan must adequately address the following principles as required in the City's Post Development Stormwater ordinance, the Georgia Stormwater Management Manual (Blue Book), and the Coastal Stormwater Supplement (CSS):

✓ **Runoff Reduction (RR) and Green Infrastructure (GI):** Discuss RR formula, infiltration techniques, better site design and limiting impervious surface, offsite drainage, rainwater harvesting, and GI incentives: 1) credit system in accordance with the CSS, 2) 1.0" runoff reduction vs. 1.2" water quality, 3) hardscape exemption, 4) for small commercial redevelopment sites involving less than 5,000 square feet of impervious surface (new or replaced), Stream Channel Protection, Overbank Flood, and Extreme Flood Protection will be waived if RR requirements are met, 5) rainwater harvesting techniques and potential water/sewer bill savings;

✓ **Water Quality:** Discuss exemption if 1.0" RR is provided, multiplier, credit system, high risk operations, hot spots, and proprietary devices. If the 1.0" runoff volume cannot be reduced on site (RR requirement), engineer must provide a written analysis as to why and appropriate documentation to support the claim during BB or LD plan review process. If proprietary measures are proposed, provide all necessary documentation (See Chapter 3.3.10.2 of the Blue Book for guidelines for using proprietary systems). Staff will determine the appropriateness of said proprietary device based on site conditions;

U **Stream Channel Protection:** Discuss preservation of buffers, 24-hr extended release of 1-year, 24-hr rainfall event, velocity dissipation, and waivers (< 2.0 cfs OR discharging into larger systems where streambank and channel stabilization will not be affected);

✓ **Overbank Flood Protection:** Discuss new vs. redevelopment rate reduction requirements, what is considered pre-development impervious cover, and the formula for calculating rate reduction on redevelopment sites up to 25-yr storm:

—  
PIC = Pre-development Impervious Cover

PDRR = Peak Discharge Rate Reduction;

✓ **Extreme Flood Protection:** Discuss new requirement (peak discharge rate reduction does not apply to 100-yr storm event), no increase allowed from pre- to post-development peak discharge rate for 100-year storm event, etc.;

✓ **Downstream Analysis:** Discuss size of basin to be studied, any known downstream flooding or drainage issues, etc.;

✓ **Operations and Maintenance Plan / Inspections and Maintenance Agreement:** Discuss maintenance requirements.

NOTE: Signature on this document does **NOT** constitute design approval, nor is it intended as a comprehensive list of all issues. Signature authorizes applicant to proceed with application for a land development/building permit. Issues identified must be addressed prior to plan approval by Site Development.

**FOR ADMINISTRATIVE USE ONLY**

- Issues Discussed
- Stream buffer
- Wetland
- Floodplain
- Easement
- Steep slope
- RR limitations
- Other

Potential Opportunities and Comments

→ for green roof & perm. powers

Reviewed by:

V. Magi-Levsky  
(Print Name)

(Signature)

11-2-15

**RECEIPT**

CITY OF ATLANTA  
 DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
 55 TRINITY AVE SW, ATLANTA GA 30303  
 404-330-6070

Application: SAP-15-176  
 Application Type: Planning/SAP/SPI/NA  
 Address: 2965 PEACHTREE RD NE, ATLANTA, GA 30305  
 Owner Name: 2975 PEACHTREE ROAD LLC  
 Owner Address:  
 Application Name:

PAID  
 NOV 12 2015  
 EX OFFICIO MUNICIPAL  
 REVENUE COLLECTOR

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
441916	1021	\$1,500.00	11/12/2015	PLUKE		

Owner Info.: 2975 PEACHTREE ROAD LLC

Work Description: 21 story high rise development for 2965 and 2975 Peachtree Rd

