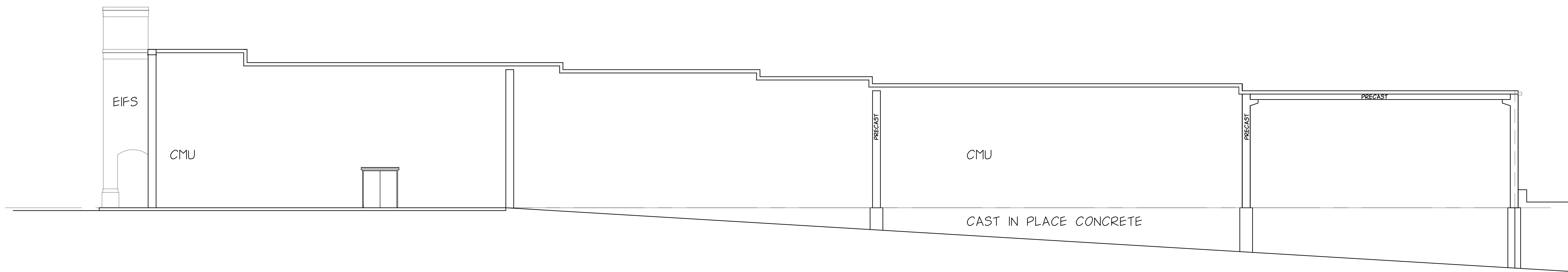
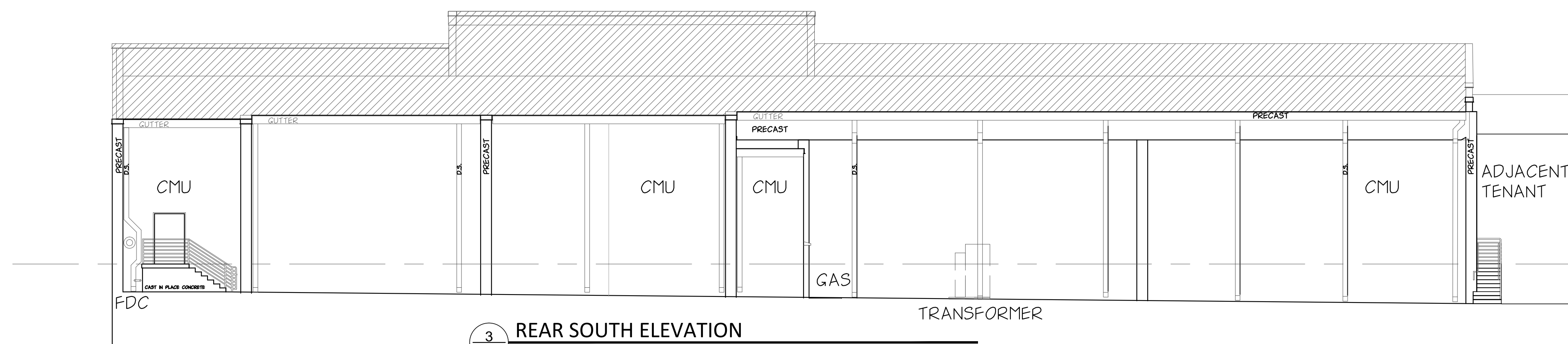


1 SIDE EAST ELEVATION
3/32"=1'-0"



2 SIDE WEST ELEVATION
3/32"=1'-0"

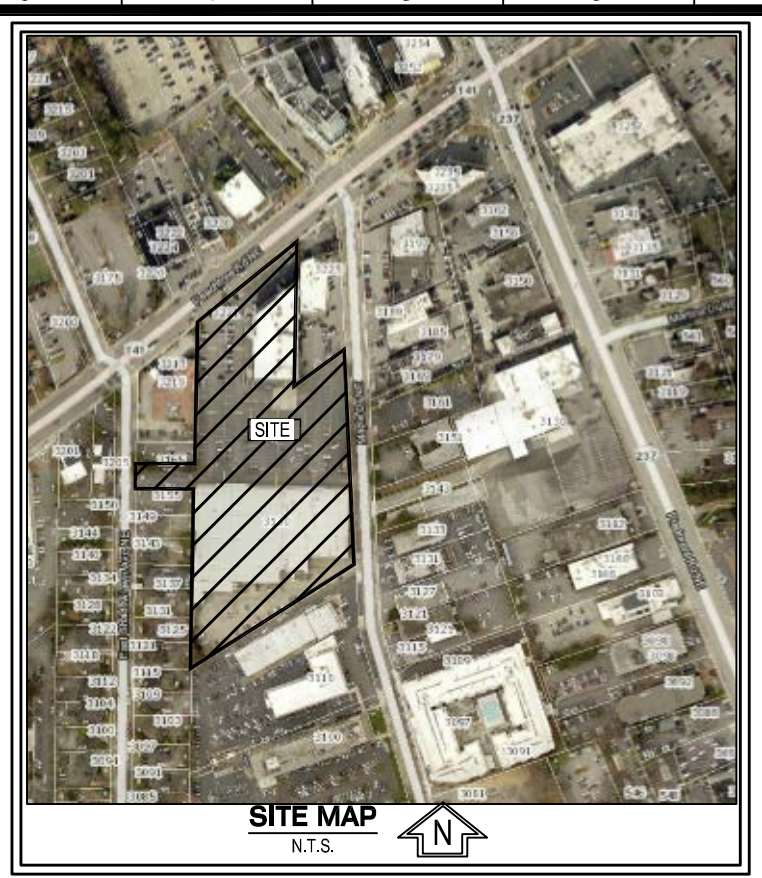


3 REAR SOUTH ELEVATION
3/32"=1'-0"

EXISTING CONDITIONS

SURVEYOR CERTIFICATION:
 This survey is a representation of an owner's parcel of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plat(s) or other instruments which created the parcels are stated herein. RECISTRATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Further, the undersigned does not warrant that this map, plat, or plan complies with the Georgia Surveying Standards for Professional Engineers and Land Surveyors and as set forth in the Georgia State Code GA Code 48-2-164.2.

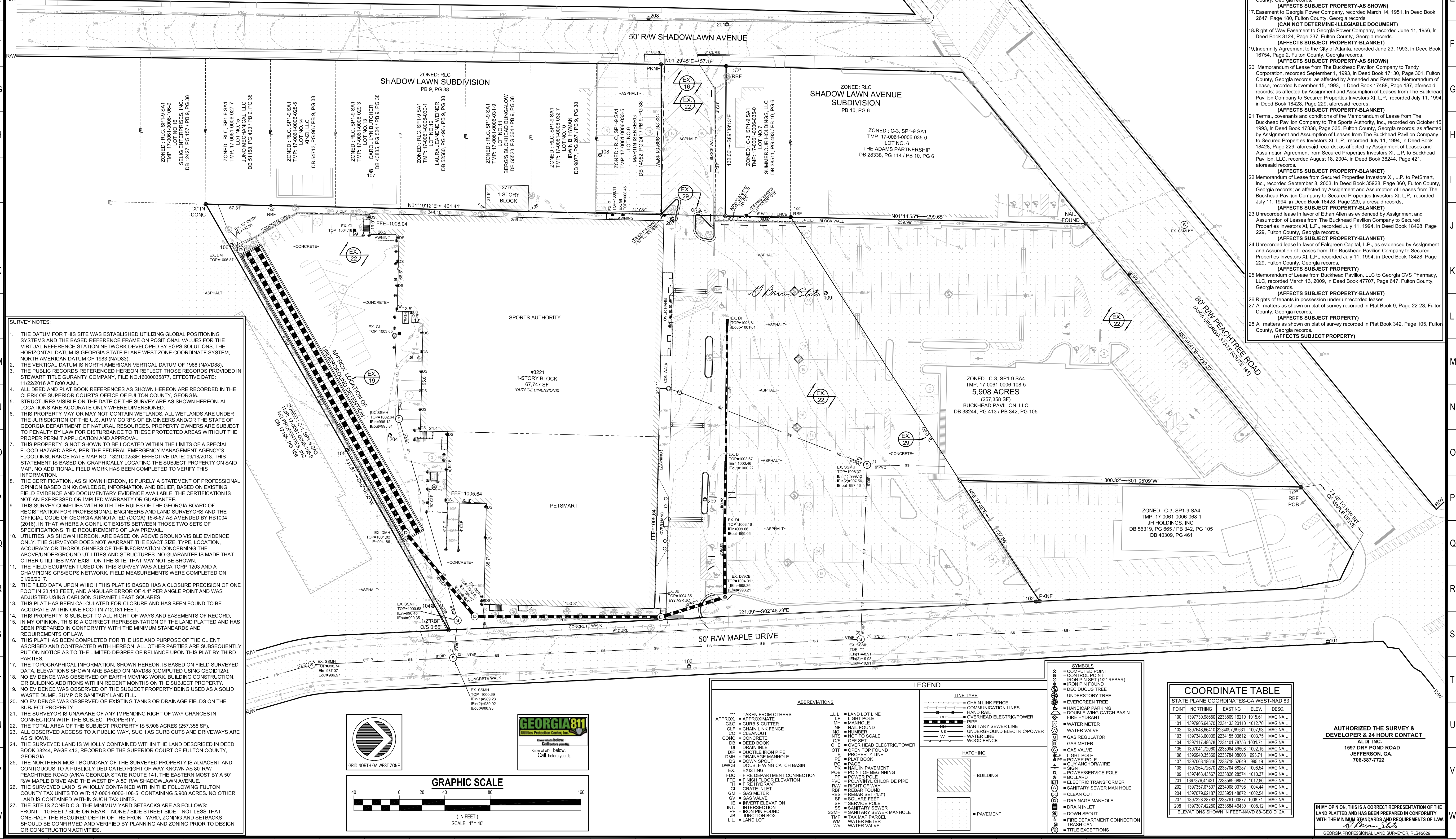
A. Brian Slate
 B. BRIAN SLATE, GA. RLS 2829 DATE: 03/09/2017



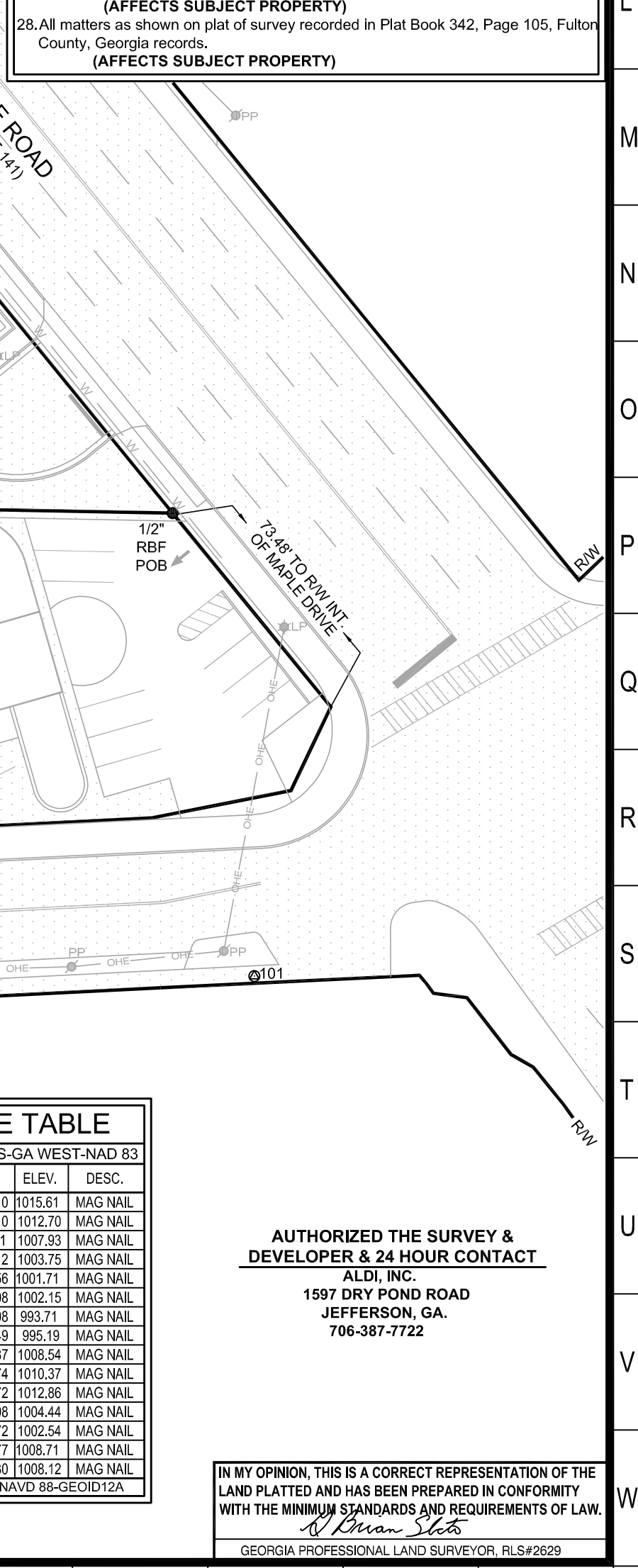
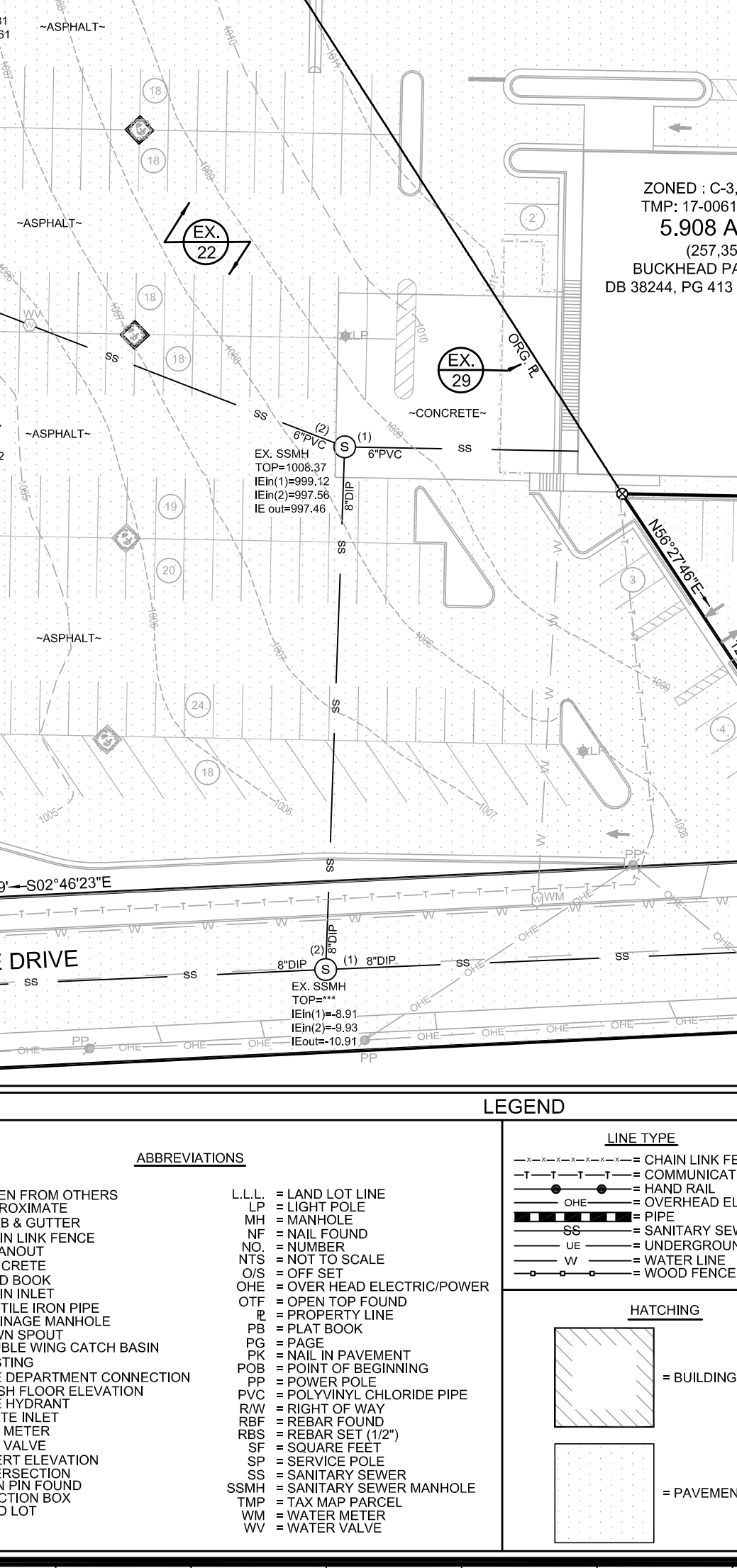
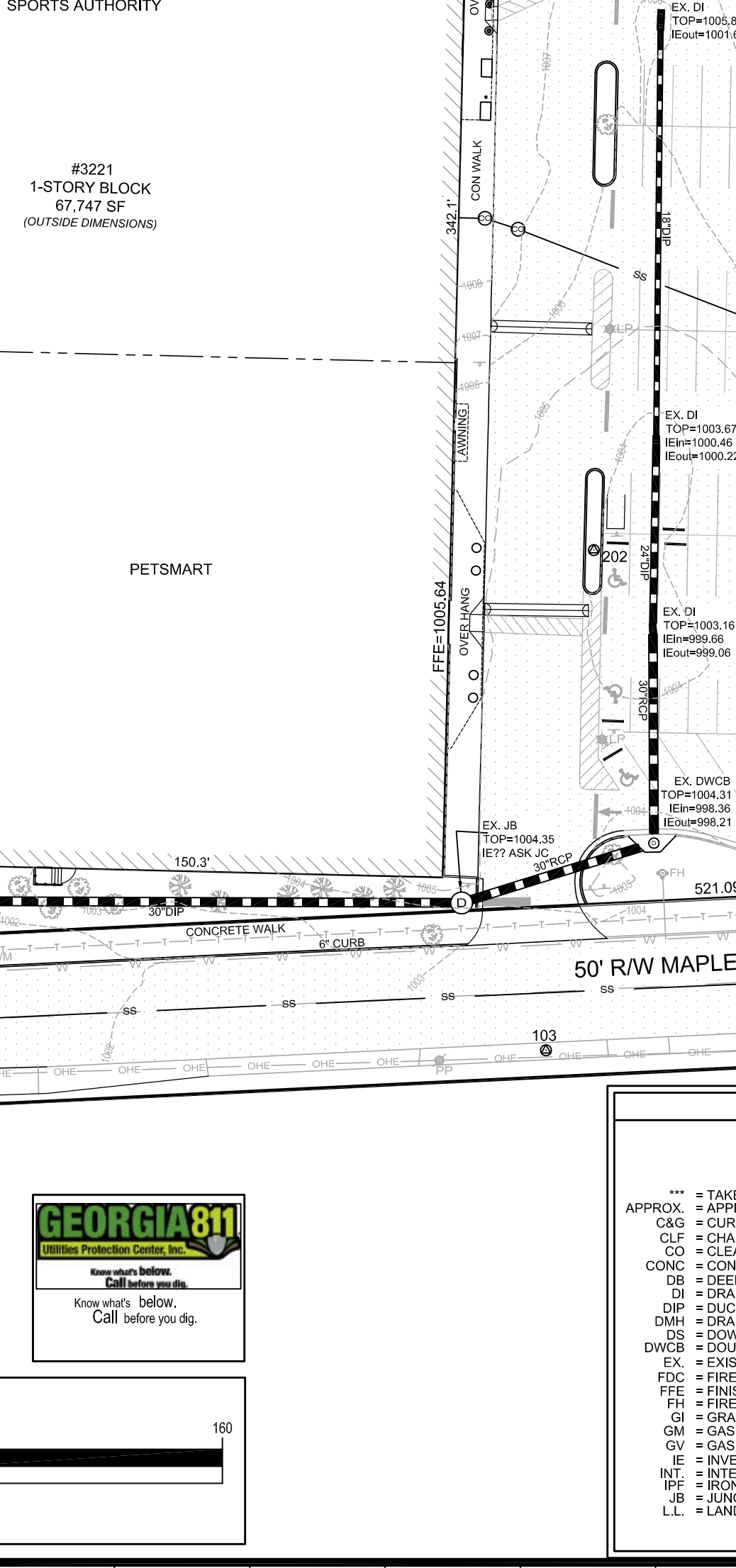
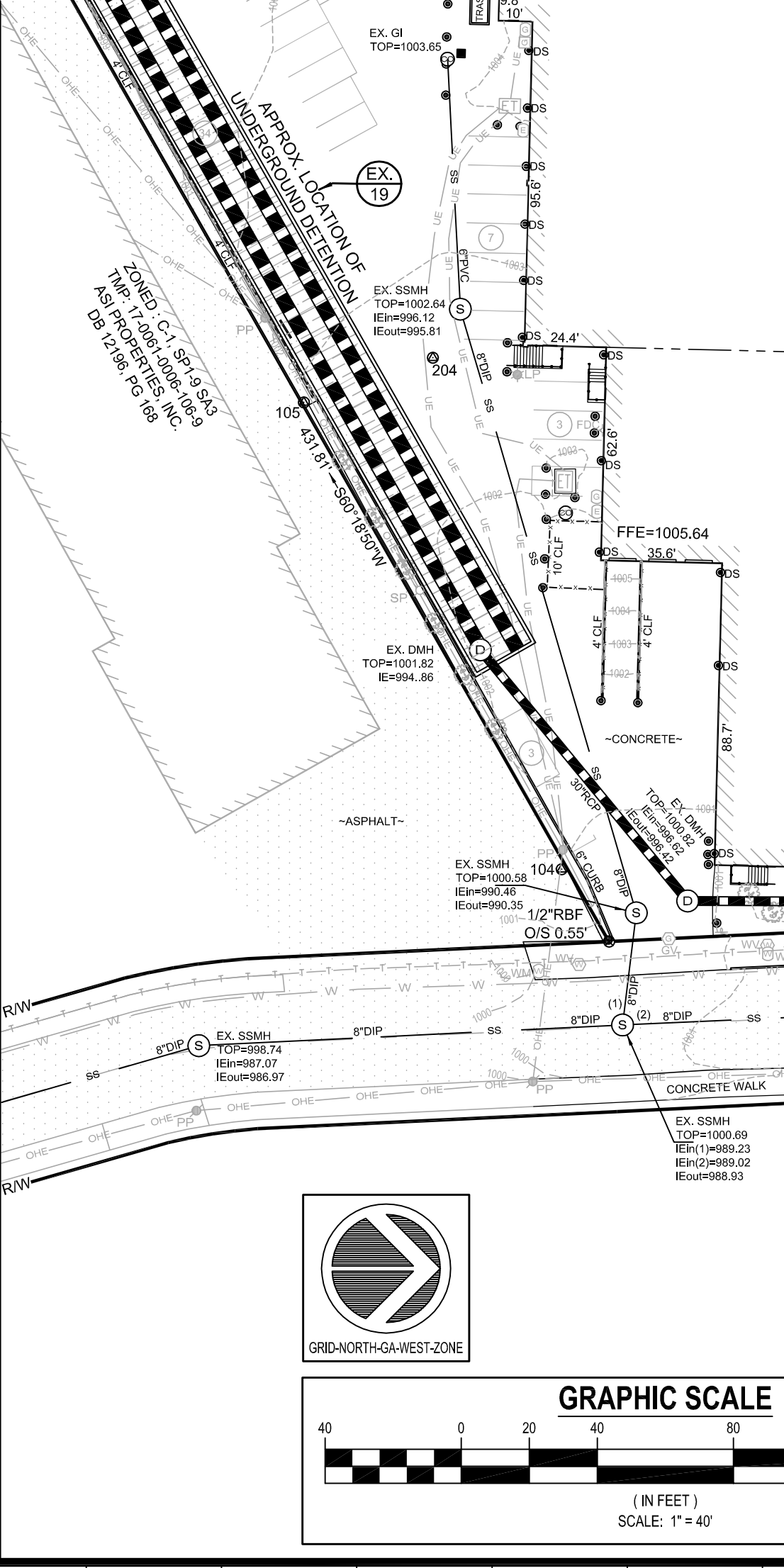
LEGAL DESCRIPTION
 All that certain tract or parcel of land, with all improvements thereon, situate, lying and being in Land Lot 61 of the 17th Land District, in the City of Atlanta, Fulton County, Georgia, containing 5.908 Acres, (257,358 SF) more or less and being more particularly described as follows:
 BEGINNING at a 1/2" rebar found on the southeasterly 80 foot right of way line of Peachtree Road (also known as Georgia State Route 141), said 1/2" rebar found being located at the northwesterly corner of JH Holdings, Inc., and 73.48 feet in a southeasterly direction along said right of way line of Peachtree Road from its intersection with the westerly mirrored right of way of 50' right of way Maple Drive; thence, running along the property of JH Holdings, Inc., the following: South 01 degrees 05 minutes 09 seconds West for a distance of 309.32 feet to a point; North 59 degrees 27 minutes 46 seconds East a distance of 127.64 feet to a PK nail found on the western most 50' right of way Maple Drive; thence, running along the property of JH Holdings, Inc., the following: South 01 degree 05 minutes 23 seconds East for a distance of 521.09 feet to a point on the property of ASI Properties, Inc., said point being referenced by a 1/2" rebar found offset 8.55 feet; thence, from said point, departing said right of way and running along the property of ASI Properties, Inc., South 08 degrees 18 minutes 25 seconds West for a distance of 431.91 feet to a closed mark "X" in concrete on the property of Lot No. 15 and Lot No. 16 of Shadow Lawn Subdivision; thence, running along the property of Lot No. 15 & 16 of said subdivision, North 01 degrees 19 minutes 12 seconds East for a distance of 401.41 feet to a point; thence, running along Lot No. 6 of said subdivision, South 89 degrees 21 minutes 49 seconds East for a distance of 57.19 feet to a 1/2" rebar found on the property of Lot No. 7 of Shadow Lawn Avenue Subdivision; thence, departing said right of way and running along Lot No. 7 of Shadow Lawn Avenue Subdivision, the following: South 89 degrees 39 minutes 13 seconds East for a distance of 132.06 feet, North 00 degrees 25 minutes 45 seconds East for a distance of 18.01 feet, North 01 degrees 14 minutes 25 seconds East for a distance of 28.66 feet to a 1/2" rebar found on the property of Lot No. 8, The Adams Partnership; thence, running along the property of Lot No. 8, The Adams Partnership, North 01 degrees 14 minutes 25 seconds East for a distance of 239.39 feet to a nail found on the southeasterly 80 foot right of way line of Peachtree Road (also known as Georgia State Route 141); thence, running along said right of way, North 59 degrees 27 minutes 46 seconds East for a distance of 299.32 feet to a 1/2" rebar found and the POINT OF BEGINNING.

Said property contains 5.908 Acres, (257,358 SF) more or less.
 THIS METES AND BOUNDS DESCRIPTION IS ONE AND THE SAME AS CONTAINED IN STEWART TITLE GUARANTY COMPANY, FILE NO. 16000035877, EFFECTIVE DATE: 11/22/2016 AT 8:00 A.M.

- STEWART TITLE GUARANTEE COMPANY
 LEASEHOLD OWNER'S COMMITMENT FOR TITLE INSURANCE
 FILE NO. 16000035877 EFFECTIVE DATE: NOV. 22, 2016 AT 8:00 A.M.
 SCHEDULE B - PART 2
 (Exceptions)**
- (NOT APPLICABLE TO SURVEY PLAT)
 - Standard Exceptions:
 - Rights or claims of parties in possession not shown by the public records. (NO EVIDENCE WAS OBSERVED)
 - Easements, or claims of easements, not shown by the public records. (NO EVIDENCE WAS OBSERVED)
 - Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. (NO EVIDENCE WAS OBSERVED)
 - (NOT APPLICABLE TO SURVEY PLAT)
 (NO EVIDENCE WAS OBSERVED)
 - Special Exceptions:
 - (NOT APPLICABLE TO SURVEY PLAT)
 - Easement to Southern Bell Telephone and Telegraph Company, recorded July 27, 1922, in Deed Book 709, Page 204, Fulton County, Georgia records. (AFFECTS SUBJECT PROPERTY-BLANKET)
 - Easement to Southern Bell Telephone and Telegraph Company, recorded September 10, 1923, in Deed Book 745, Page 495, Fulton County, Georgia records. (AFFECTS SUBJECT PROPERTY-BLANKET)
 - Agreement, recorded January 3, 1928, in Deed Book 1105, Page 604, Fulton County, Georgia records. (AFFECTS SUBJECT PROPERTY-BLANKET)
 - Right-of-Way Easement to Georgia Power Company, recorded October 8, 1953, in Deed Book 709, Page 204, Fulton County, Georgia records. (AFFECTS SUBJECT PROPERTY-BLANKET)
 - Agreement, recorded November 20, 1950, in Deed Book 2584, Page 245, Fulton County, Georgia records. (AFFECTS SUBJECT PROPERTY AS SHOWN)
 - Easement to Georgia Power Company, recorded March 14, 1951, in Deed Book 2847, Page 180, Fulton County, Georgia records. (CAN NOT DETERMINE ALLEGIABLE DOCUMENT)
 - Right-of-Way Easement to Georgia Power Company, recorded June 11, 1956, in Deed Book 3124, Page 337, Fulton County, Georgia records. (AFFECTS SUBJECT PROPERTY-BLANKET)
 - Indemnity Agreement to the City of Atlanta, recorded June 23, 1993, in Deed Book 18754, Page 2, Fulton County, Georgia records. (AFFECTS SUBJECT PROPERTY AS SHOWN)
 - Memorandum of Lease from The Buckhead Pavilion Company to Tandy Corporation, recorded September 1, 1993, in Deed Book 11193, Page 301, Fulton County, Georgia records; as affected by Amended and Restated Memorandum of Lease, recorded November 15, 1993, in Deed Book 17488, Page 137, recorded records; as affected by Assignment and Assumption of Leases from The Buckhead Pavilion Company to Secured Properties Investors XI L.P., recorded July 11, 1994, in Deed Book 18428, Page 229, aforesaid records. (AFFECTS SUBJECT PROPERTY-BLANKET)
 - Terms, covenants and conditions of the Memorandum of Lease from The Buckhead Pavilion Company to The Sports Authority, Inc., recorded on October 15, 1993, in Deed Book 17338, Page 335, Fulton County, Georgia records; as affected by Assignment and Assumption of Leases from The Buckhead Pavilion Company to Secured Properties Investors XI L.P., recorded July 11, 1994, in Deed Book 18428, Page 229, aforesaid records; as affected by Assignment of Leases and Assumption Agreement from Secured Properties Investors XI L.P. to Buckhead Pavilion, LLC, recorded August 18, 2004, in Deed Book 38244, Page 421, aforesaid records. (AFFECTS SUBJECT PROPERTY-BLANKET)
 - Memorandum of Lease from Secured Properties Investors XI L.P. to PetSmart, Inc., recorded September 8, 2003, in Deed Book 35928, Page 360, Fulton County, Georgia records; as affected by Assignment and Assumption of Leases from The Buckhead Pavilion Company to Secured Properties Investors XI L.P., recorded July 11, 1994, in Deed Book 18428, Page 229, Fulton County, Georgia records. (AFFECTS SUBJECT PROPERTY)
 - Unrecorded lease in favor of Ethan Allen as evidenced by Assignment and Assumption of Leases from The Buckhead Pavilion Company to Secured Properties Investors XI L.P., recorded July 11, 1994, in Deed Book 18428, Page 229, Fulton County, Georgia records. (AFFECTS SUBJECT PROPERTY)
 - Memorandum of Lease from Buckhead Pavilion, LLC to Georgia CVS Pharmacy, LLC, recorded March 13, 2009, in Deed Book 47707, Page 647, Fulton County, Georgia records. (AFFECTS SUBJECT PROPERTY-BLANKET)
 - Rights of tenants in possession under unrecorded leases.
 - All matters as shown on plat of survey recorded in Plat Book 9, Page 22-23, Fulton County, Georgia records. (AFFECTS SUBJECT PROPERTY)
 - All matters as shown on plat of survey recorded in Plat Book 342, Page 105, Fulton County, Georgia records. (AFFECTS SUBJECT PROPERTY)

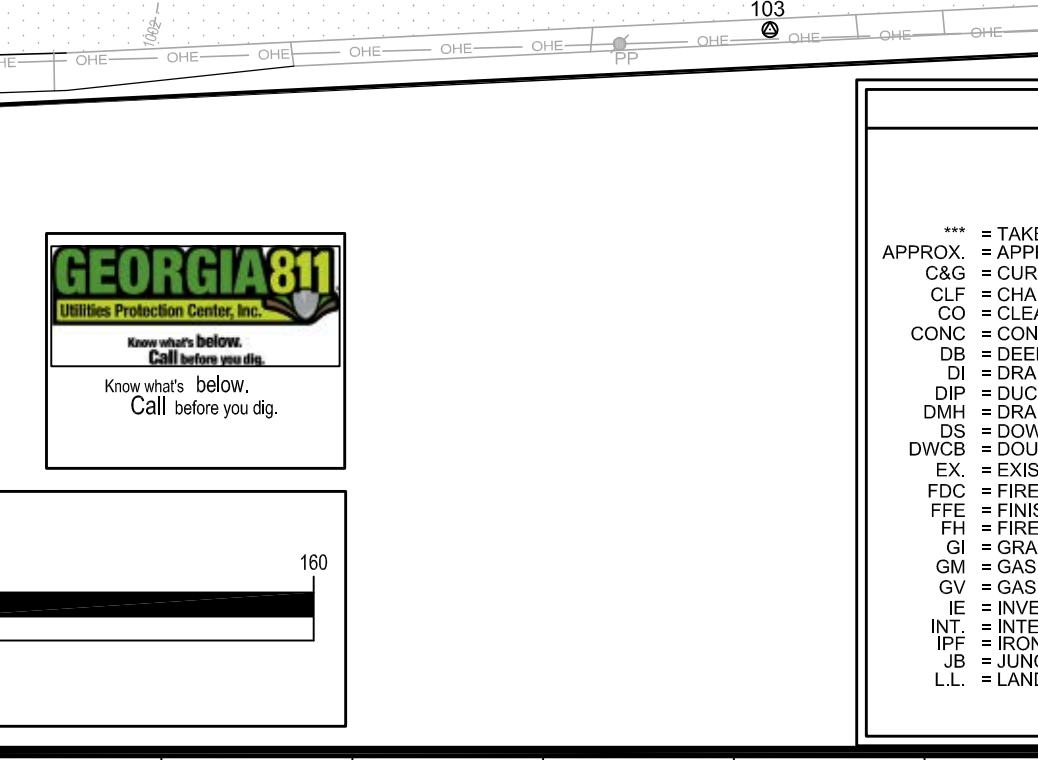
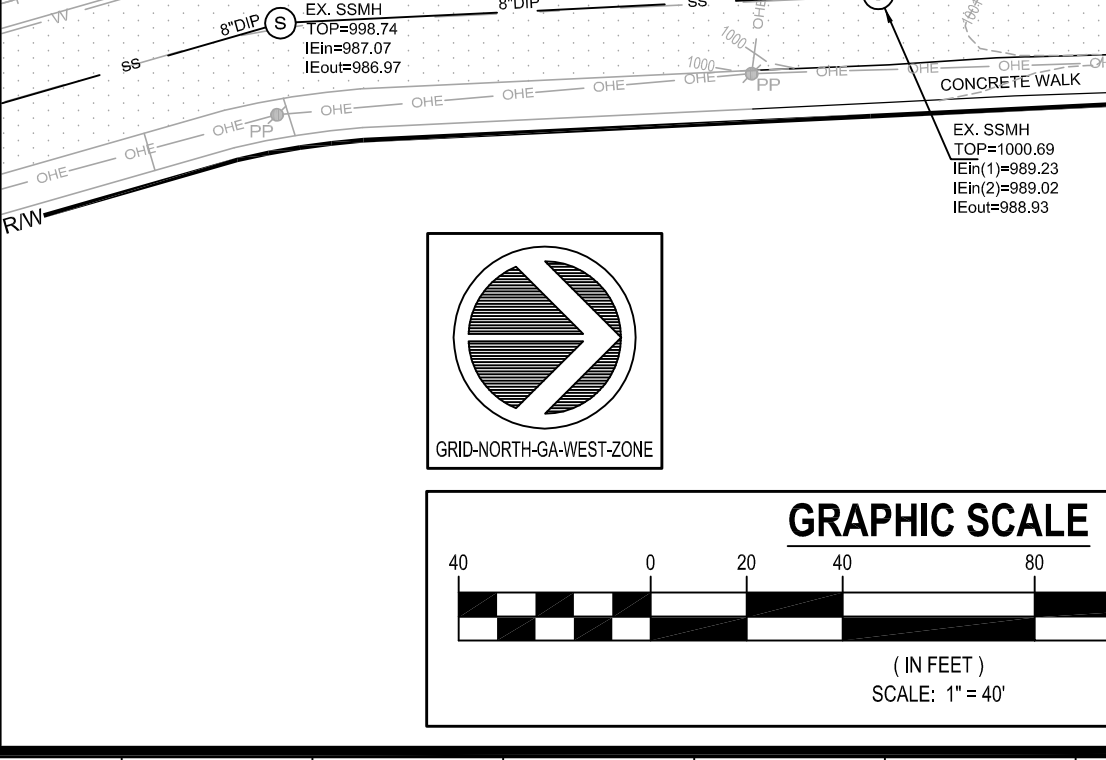


- SURVEY NOTES:**
- THE DATUM FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND THE BASED REFERENCE FRAME ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DETERMINED BY EGPS SOLUTIONS. THE HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
 - THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
 - THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS PROVIDED IN STEWART TITLE GUARANTY COMPANY, FILE NO. 16000035877, EFFECTIVE DATE: 11/22/2016 AT 8:00 A.M.
 - ALL DEED AND PLAT BOOK REFERENCES AS SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA.
 - STRUCTURES VISIBLE ON THE DATE OF THE SURVEY ARE AS SHOWN HEREON. ALL LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
 - THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. PROPERTY OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
 - THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 132102023F, EFFECTIVE DATE: 09/18/2015. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THE SUBJECT PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED TO VERIFY THIS INFORMATION.
 - THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 48-2-167 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
 - UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE ONLY. THE SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION, ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING THE ABOVE/GROUND UTILITIES AND STRUCTURES. NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON THE SITE, THAT MAY NOT BE SHOWN.
 - THE FIELD EQUIPMENT USED ON THIS SURVEY WAS A LEICA TC123 AND A CHAMPIONS GP5EGPS NETWORK. FIELD MEASUREMENTS WERE COMPLETED ON 01/26/2017.
 - THE FILED DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,113 FEET, AND AN ANGULAR ERROR OF 4.4" PER ANGULAR POINT AND WAS ADJUSTED USING CARLSON SURVNET LEAST SQUARES.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,181 FEET.
 - THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD. IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
 - THIS PLAT HAS BEEN COMPLETED FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
 - THE TOPOGRAPHICAL INFORMATION, SHOWN HEREON, IS BASED ON FIELD SURVEYED DATA. ELEVATIONS SHOWN ARE BASED ON NAVD83 (COMPUTED USING GEOID12A).
 - NO EVIDENCE WAS OBSERVED OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON THE SUBJECT PROPERTY.
 - NO EVIDENCE WAS OBSERVED OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LAND FILL.
 - NO EVIDENCE WAS OBSERVED OF EXISTING TANKS OR DRAINAGE FIELDS ON THE SUBJECT PROPERTY.
 - THE SURVEYOR IS UNAWARE OF ANY IMPENDING RIGHT OF WAY CHANGES IN CONNECTION WITH THE SUBJECT PROPERTY.
 - THE TOTAL AREA OF THE SUBJECT PROPERTY IS 5.908 ACRES (257,358 SF).
 - ALL OBSERVED ACCESS TO A PUBLIC WAY, SUCH AS CURBS CUTS AND DRIVEWAYS ARE AS SHOWN.
 - THE SURVEYED LAND IS WHOLLY CONTAINED WITHIN THE LAND DESCRIBED IN DEED BOOK 38244, PAGE 413, RECORDS OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA.
 - THE NORTHERN MOST BOUNDARY OF THE SURVEYED PROPERTY IS ADJACENT AND CONTIGUOUS TO A PUBLICLY DEDICATED RIGHT OF WAY KNOWN AS 80' R/W PEACHTREE ROAD (AKA GEORGIA STATE ROUTE 141), THE EASTERN MOST BY A 50' R/W MAPLE DRIVE AND THE WEST BY A 50' R/W SHADOWLAWN AVENUE.
 - THE SURVEYED LAND IS WHOLLY CONTAINED WITHIN THE FOLLOWING FULTON COUNTY TAX UNITS TO WIT: 17-0061-0006-108-5, CONTAINING 5.908 ACRES. NO OTHER LAND IS CONTAINED WITHIN SUCH TAX UNITS.
 - THE SITE IS ZONED C-3. THE MINIMUM YARD SETBACKS ARE AS FOLLOWS: FRONT = 10 FEET / SIDE OR REAR = NONE / SIDE STREET SETBACK = NOT LESS THAN ONE-HALF THE REQUIRED DEPTH OF THE FRONT YARD, ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.



APPROXIMATE LOCATION OF UNDEVELOPED EASEMENT

APPROXIMATE LOCATION OF UNDEVELOPED EASEMENT



COORDINATE TABLE

STATE PLANE COORDINATES-GA WEST-NAD 83

POINT	NORTHING	EASTING	ELEV. (FEET)	DESC.
100	1397730.98650	223809.18210	1015.61	MAG. NAIL
101	1397905.64570	224133.20110	1012.70	MAG. NAIL
102	1397768.68410	224307.96631	1007.63	MAG. NAIL
103	1397343.00099	223455.09012	1003.75	MAG. NAIL
104	1397117.48678	2234101.78756	1001.71	MAG. NAIL
105	1397041.72090	2232984.99508	1002.15	MAG. NAIL
106	1396940.36369	2233784.00000	993.71	MAG. NAIL
107	1397063.18848	2233718.52649	995.19	MAG. NAIL
108	1397264.72670	2233704.68287	1008.54	MAG. NAIL
109	1397465.43567	2232826.28574	1010.37	MAG. NAIL
201	1397701.41411	2233989.88671	1012.89	MAG. NAIL
202	1397357.07507	2234008.00786	1004.44	MAG. NAIL
204	1397879.62187	2233951.48872	1002.54	MAG. NAIL
207	1397328.28763	2233751.03877	1008.71	MAG. NAIL
208	1396920.42261	2233584.48428	1008.02	MAG. NAIL

ELEVATIONS SHOWN IN FEET-NAVD 83-GEOID12A

SYMBOLS

- COMPLETED POINT
- CONTROL POINT
- CHAIN LINK FENCE
- DECIDUOUS TREE
- EVERGREEN TREE
- HANDICAP PARKING
- DOUBLE WING CATCH BASIN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS REGULATOR
- GAS METER
- GAS VALVE
- UNDERSTORY TREE
- POWER POLE
- POWER POLE
- POWER POLE
- FINISH FLOOR ELEVATION
- FIRE DEPARTMENT CONNECTION
- FINISH FLOOR ELEVATION
- FIRE HYDRANT
- GRATE INLET
- GAS METER
- GAS VALVE
- INVERT ELEVATION
- WATER VALVE
- IRON PIN FOUND
- JUNCTION BOX
- LAND LOT

LEGEND

LINE TYPE

- CHAIN LINK FENCE
- COMMUNICATION LINES
- HAND RAIL
- OVERHEAD ELECTRIC/POWER
- SANITARY SEWER LINE
- UNDERGROUND ELECTRIC/POWER
- WATER LINE
- WOOD FENCE

HATCHING

- BUILDING
- PAVEMENT

AUTHORIZED THE SURVEY & DEVELOPER & 24 HOUR CONTACT

ALDI, INC.
 1597 DRY POND ROAD
 JOFFERSON, GA.
 776-387-7722

IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

A. Brian Slate
 B. BRIAN SLATE, GA. RLS 2829

ALDING, (GEORGIA), A GEORGIA CORPORATION
 5.908 ACRES
 IN LAND LOT 61 OF THE 17TH DISTRICT
 IN THE CITY OF ATLANTA
 FULTON COUNTY, GEORGIA
 TMP: 17-0061-0006-108-5

TS-1.1

BOUNDARY RETRACEMENT AND PARTIAL TOPOGRAPHICAL SURVEY

CREW CHIEF: JC
 SURVEYED: 01/28/2017
 DRAWING DATE: 03/09/2017
 DRAWN BY: GBS
 CHECKED BY: GBS

REVISIONS

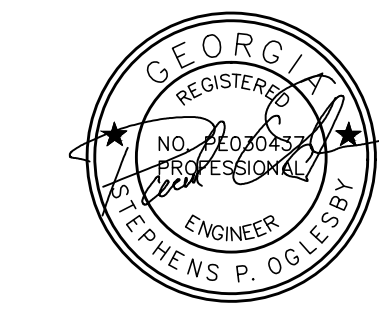
DATE:	DESCRIPTION:

SCALE: 1"=40'

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Sheet Title

Sheet Number



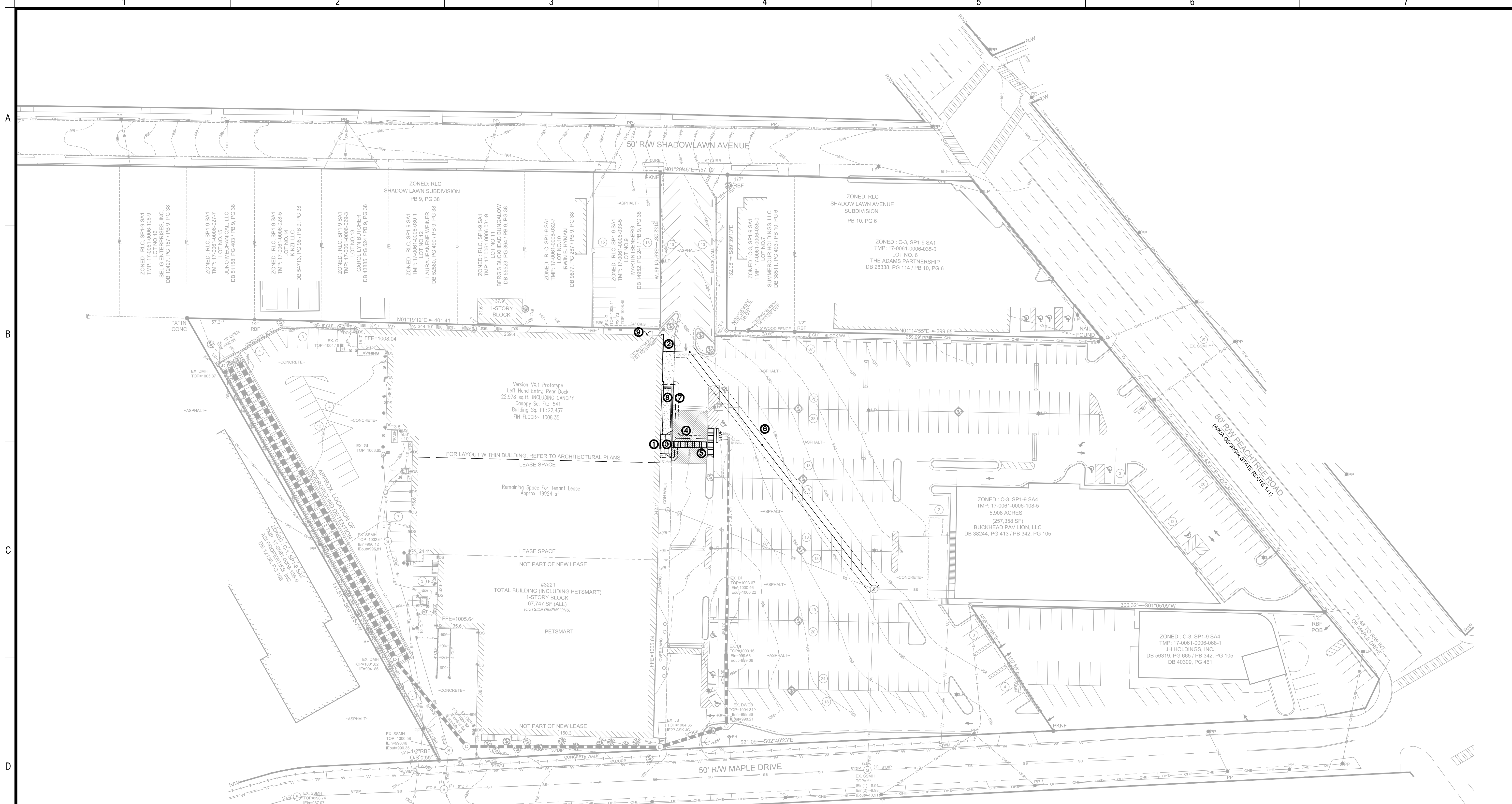
Project Information

ALDI INC. STORE #:01
 ATLANTA, GA
 3221 PEACHTREE RD NE
 LAND LOT 61, 17TH DISTRICT
 TRIM-17-0004-0000-400-5

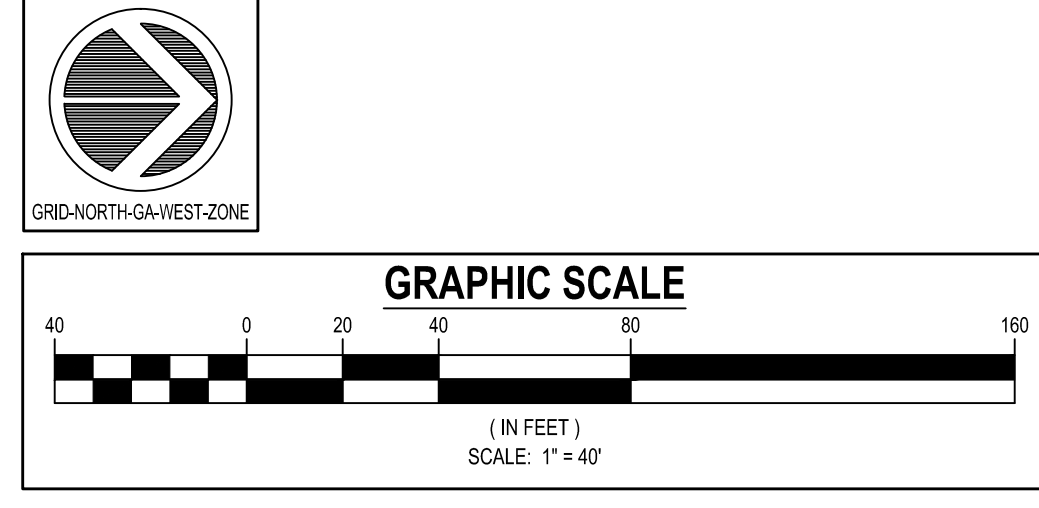
DRAWING DATE:	6.26.17
DRAWN BY:	S.P.O.
CHECKED BY:	S.P.O.
REVISIONS	
DATE:	DESCRIPTION:

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D.R.C. SITE PLAN



- CIVIL SCOPE OF WORK SUMMARY:**
- RELOCATED PRIMARY ENTRY/EXIT DOORS
 - DEMO AND REPLACE 1080 SF CONCRETE BETWEEN BUILDING LINE AND EDGE OF DRIVE
 - CREATED 2X CONCRETE LANDING AND 8.33% HC ACCESSIBLE RAMP FLUSH WITH EDGE OF DRIVE
 - SLIGHTLY MILL AND INLAY 1339 SF ASPHALT TO REMOVE EXISTING STRIPING AND CREATE FLUSH EDGE AT RAMP
 - INSTALL NEW CROSSWALK STRIPING TO RELOCATED HC RAMP
 - INSTALL 275LF 6"SDR26 SANITARY SEWER LATERAL FOR NEW RESTROOMS
 - INSTALL NEW CANOPY ALONG BUILDING FRONT
 - INSTALL NEW CART STORAGE WALL
 - RELOCATED SECONDARY EXTERIOR ACCESS DOOR



ABBREVIATIONS	LEGEND
*** = TAKEN FROM OTHERS	LINE TYPE
APPROX. = APPROXIMATE	--- = CHAIN LINK FENCE
CKG = CURB & GUTTER	- - - = COMMUNICATION LINES
CLF = CHAIN LINK FENCE	--- = HAND RAIL
CO = CLEANOUT	--- = OVERHEAD ELECTRIC/POWER
CONC = CONCRETE	--- = SANITARY SEWER LINE
DB = DEED BOOK	--- = UNDERGROUND ELECTRIC/POWER
DI = DRAIN INLET	--- = OFF SET
DIP = DUCTILE IRON PIPE	--- = OVER HEAD ELECTRIC/POWER
DMH = DRAINAGE MANHOLE	--- = OPEN TOP FOUND
DWCB = DOUBLE WING CATCH BASIN	--- = PROPERTY LINE
EX. = EXISTING	PK = NAIL IN PAVEMENT
FDC = FIRE DEPARTMENT CONNECTION	POB = POINT OF BEGINNING
FFE = FINISH FLOOR ELEVATION	PVC = POLYVINYL CHLORIDE PIPE
GM = GAS METER	R/W = RIGHT OF WAY
GV = GAS VALVE	RFB = REBAR SET (12")
IE = INVERT ELEVATION	SF = SQUARE FEET
INT. = INTERSECTION	SP = SERVICE POLE
IPF = IRON PIN FOUND	SS = SANITARY SEWER
JB = JUNCTION BOX	SSMH = SANITARY SEWER MANHOLE
LL = LAND LOT	TMP = TAX MAP PARCEL
	WM = WATER METER
	WV = WATER VALVE
	HATCHING
	[Hatched Box] = BUILDING
	[Dotted Box] = PAVEMENT

SYMBOLS

- = CONTROL POINT
- = CONTROL POINT
- = IRON PIN FOUND (1/2" REBAR)
- = IRON PIN FOUND
- = DECIDUOUS TREE
- = UNDERSTORY TREE
- = EVERGREEN TREE
- = HANDICAP PARKING
- = DOUBLE WING CATCH BASIN
- = FIRE HYDRANT
- = WATER METER
- = WATER VALVE
- = GAS REGULATOR
- = GAS METER
- = GAS VALVE
- = LIGHT POLE
- = POWER POLE
- = GUY ANCHOR WIRE
- = SIGN
- = WATER/SERVICE POLE
- = BOLLARD
- = ELECTRIC TRANSFORMER
- = SANITARY SEWER MANHOLE
- = CLEAN OUT
- = DRAINAGE MANHOLE
- = DRAIN INLET
- = DOWN SPOUT
- = FIRE DEPARTMENT CONNECTION
- = TRASH CAN
- = TITLE EXCEPTIONS

A	DRC Review	07/05/17
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 Mitchel R. Garrett, Architect
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 1437 South Boulder, Suite 550
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 www.sgadesigngroup.com

DRAWN BY:


DAC

REVIEWED BY:

R.O.

Seal

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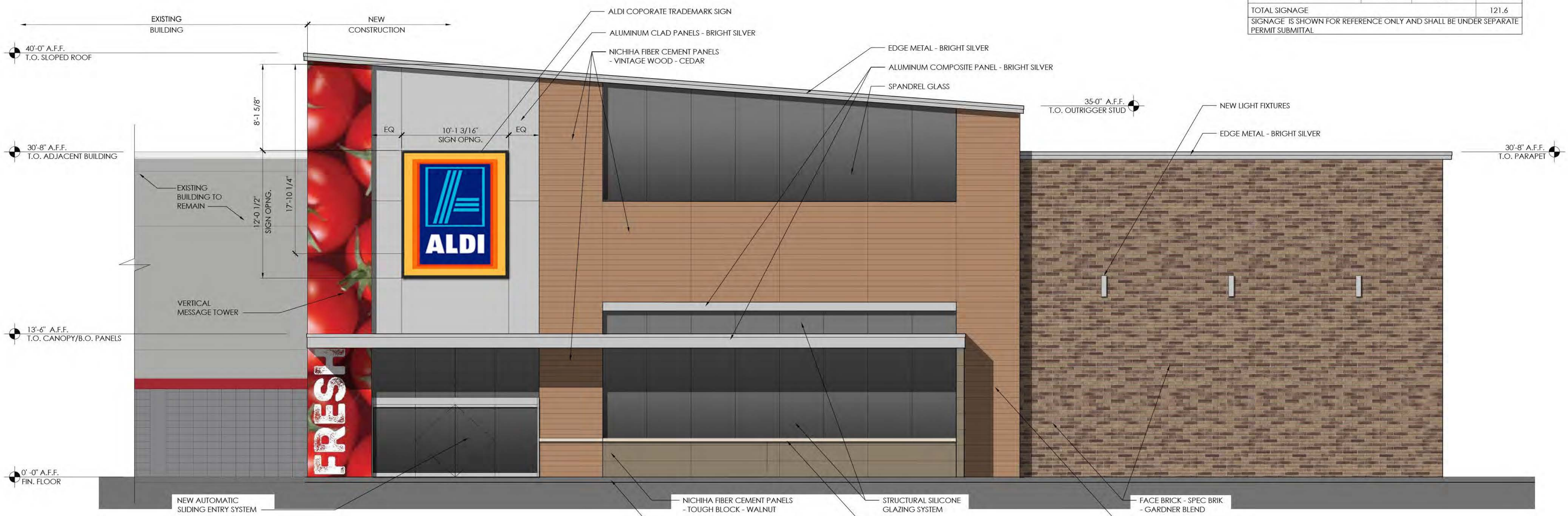
 **ALDI Inc.**
 1597 Dry Pond Rd
 Jefferson, GA 30606
 (706) 387-7722
 (706) 387-7701 fax

ALDI Inc. Store #: 01
Atlanta, GA
 3221 Peachtree Road NE
 Atlanta, GA 30305
 Fulton County, GA
 Project Name & Location:

Exterior Elevations	
Drawing Name:	
Date: 07/05/17	Project No. 1613341
Type: V7.1	
Drawn By:	A-201
Scale: As Noted	Drawing No.

SIGNAGE			
DESCRIPTION	QUANTITY	SG. FT. PER SIGN	TOTALS
TOWER SIGN	1	121.6	121.6
TOTAL SIGNAGE			121.6

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL



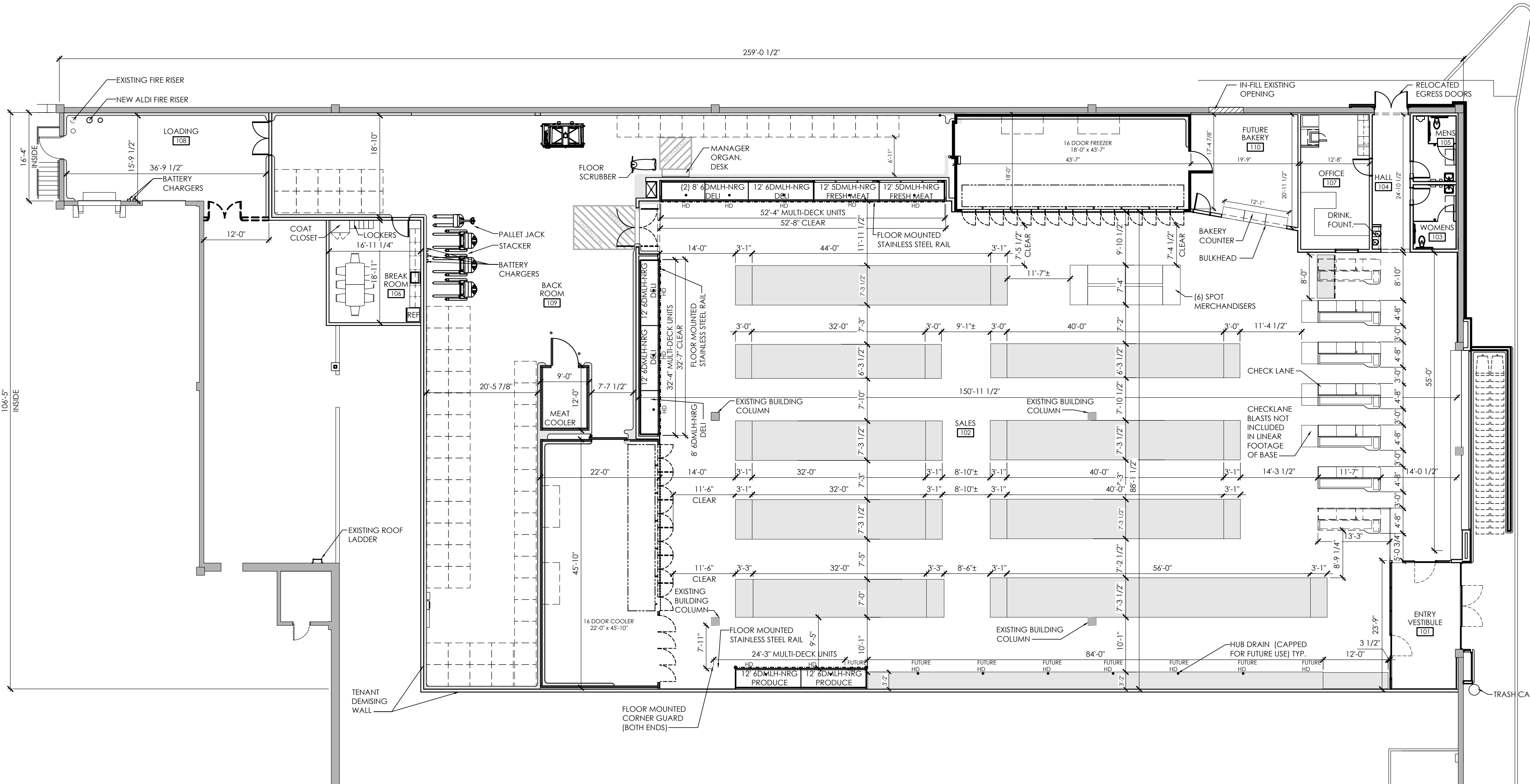
1 Front Elevation
 SCALE: 3/16" = 1'-0"



2 Side Elevation
 SCALE: 3/16" = 1'-0"

AREA SUMMARY			
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE	V7.0 PROTOTYPE
MERCANTILE	SALES / ENTRY / EXIT	13,169	12,106
	OFFICE	309	292
	BREAK ROOM	317	304
	MEN'S ROOM	93	85
	WOMEN'S ROOM	91	83
	HALL	149	145
	FUTURE BAKERY	376	
SUBTOTAL (MERCANTILE)		14,524	12,975
STORAGE / STOCK	BACKROOM	4,483	3,158
	COOLER	964	1,317
	FREZER	734	648
	MEAT COOLER	76	
SUBTOTAL (STORAGE / STOCK)		6,277	5,123
SUBTOTAL (OCCUPANCIES)		20,801	18,098
EXTERIOR (INTERIOR WALLS / UNOCCUPIED SPACE)		1,636	956
BUILDING SQUARE FOOTAGE		22,437	19,054

OPERATIONS DATA		
ITEM	V7.1 IN	V7.0 PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	924'-8"	894'-4"
ASSUMED PALLET STORAGE	72	62
BUILDING DIMENSIONS	106'-5" x 192'-4 1/2"	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	97'-1 1/2" x 154'-10"	74'-5" x 151'-1"
LENGTH OF MULTIDOCK	128	126
COOLER MILK DOORS	4	4
COOLER GENERAL DOORS	12	12
FREZER GENERAL DOORS	16	16
SPOT MERCHANDISERS	6	8
CART STORAGE	[S4] MODEL S63W	[1191] MODEL S63W



NOTES:
 1. THIS DRAWING IS FOR GENERAL FIXTURE LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
 2. ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD.
 3. ALL SHELVING DIMENSIONS ARE TO FACE OF GONDOLA.
 4. THIS FACILITY DOES NOT CONTAIN A BUTCHER, A DELI OR FISH COUNTER, WITH THE EXCEPTION OF THE BAKERY. ALL FOOD IS PREPACKAGED.
 5. GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM)

Issued:	Date:
A DRC Review	07/05/17
B	
C	
D	
E	

Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	
9	

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SGA Design Group, p.c.
 Mitchel R. Garrett, Architect
 Georgia Registration #: RA013862
 1437 South Boulder, Suite 550
 Tulsa, Oklahoma 74119.3609
 p: 918.587.8600
 f: 918.587.8601
 www.sgadesigngroup.com

DRAWN BY:
 DAC
 REVIEWED BY:
 R.O.

Seal
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ALDI Inc. Store #: 01
 Atlanta, GA
 3221 Peachtree Road NE
 Atlanta, GA 30305
 Fulton County, GA
 Project Name & Location:

Operations Plan	
Drawing Name:	Project No.
Date: 07/05/17	1613341
Type: V7.1	
Drawn By:	A-131
Scale: As Noted	Drawing No.



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-17-081

APPLICANT (name) Patti Wallis

COMPANY Permit Solutions, Inc.

ADDRESS PO Box 2694 Cumming, GA 30028

PHONE NO. 678-357-7439 EMAIL pwallis@psi-atl-ga.us

PROPERTY LANDOWNER Buckhead Pavilion, LLC

ADDRESS 3715 Northside Parkway NW, Bldg 400-100, Atlanta, GA 30327

PHONE NO. 404-846-4007 EMAIL ppearlberg@cororealty.com

ADDRESS OF PROPERTY 3221 Peachtree Road, Atlanta, GA 30305

Land District 17 Land Lot 61 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
- **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 6/28/2017 Signature of Applicant [Signature]

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.



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Submittal Checklist

The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: * FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.

- ✓ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
- ✓ 2. **Notice to Applicant Form:** with signature and date.
- ✓ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
- ✓ 4. **Property Survey:** Two (2) copies of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
- ✓ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission:** two copies (three if DRI approval required) for staff review. **Final Submission (after staff review):** 11 copies.
 - a) Date, north arrow, and graphic scale.
 - b) Adjacent streets, with street names, property lines and dimensions, and easements.
 - c) **Existing conditions to remain:** identify all overhead utility poles, transformers, above ground stormwater detention areas and inlets.
 - d) **Proposed new installations:** Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
 - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
 - f) Ground floor layout plan with building and tenant entrances also shown
 - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
 - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
 - i) Height of structures (including fences/walls)
 - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
 - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
 - l) **Landscape plan:** Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
 - m) **Site Plan Specifications Table*** (show specifications in table form on site plan):
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses
 - Number of minimum and maximum required parking spaces (auto & bicycle/moped), & loading spaces**
 - **For commercial** uses:**
 - Maximum building coverage
 - Public space area (PSR)
 - **For residential** uses:**
 - Number of total dwelling units and bedroom count per unit.
 - Total open space (TOSR) as applicable
 - Total useable space (UOSR) – amount specified for balconies, rooftop terraces, plazas/parks, etc.

* As applicable per scope of work on project

** Show required and proposed (where applicable measure in square footage)

- N/A 6. **Rooftop plan** when counted towards open space requirements.
- ✓ 7. **Elevation drawings of all building facades** (5 copies)
- N/A 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.
- N/A 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
- ✓ 10. **Beltline Overly District, NC-2, NC-6, NC-10, NC-11, and NC-12 properties:**
 - Notarized Affidavit of NPU Notification, and Copy of U.S. Postal Service Certificate of Mailing.
- N/A 11. **Zoning Conditions/Approvals:** provide copies of applicable Rezoning legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
- 12. **Other information** necessary for the SAP as requested by staff.
- ✓ 13. **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is **REQUIRED** for any site disturbance activities to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure.



City of Atlanta Office of Planning
**DEVELOPMENT / DESIGN REVIEW COMMITTEES (DRC)
In BeltLine Overlay and Special Public Interest (SPI) Districts**

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Planning formal comments on Special Administrative Permit (SAP) applications within the BeltLine Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Planning Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s), or NPU.

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- BeltLine Overlay (2015)

Meeting Dates and Locations

Downtown SPI-1

Meetings held the 4th Thursday morning monthly
Central Atlanta Progress, 84 Walton Street NW, Suite 500
Contact Audrey Leous: ALeous@atlantadowntown.com
(404) 658-5911

Midtown SPI-16 & Piedmont Avenue SPI-17

Meetings held the 2nd Tuesday evening monthly
Midtown Alliance, 999 Peachtree Street NE, Suite 730
Contact Ginny Kennedy: Ginny@midtownalliance.org
(404) 892-4782

Buckhead Village SPI-9 & Buckhead/Lenox SPI-12

Meeting held 1st Wednesday afternoon monthly
BATMA, 3340 Peachtree Road NE
Tower Place Bld. 100, Suite 1515
Contact Denise Starling: Denise@batma.org
(404) 842-2680

BeltLine Overlay

Meeting held the 3rd Wednesday evening monthly
Atlanta BeltLine Inc.
100 Peachtree Street NW, Suite 2300
Contact Lynnette Reid: LReid@atlbeltline.org
(404) 477-3551

Lindbergh SPI-15: Meetings coordinated by City of Atlanta Planning Staff: (404) 330-6145.

Application Submittal and Review Process

- 1) Pre-application meeting with Office of Planning staff.
- 2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

- 1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
- 2) Identification of all administrative variations requested and written justification for each requested.
- 3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
- 4) Photographs of the existing property.
- 5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
- 6) At the DRC meeting:
 - a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
 - b. Provide drawings on boards for project presentation to committee members or digital powerpoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

- 1) Make recommendations on project concerning zoning requirements and administrative variations requested.
- 2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.



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

File # SAP-17-081

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

TYPE OF APPLICATION: Special Administrative Permit

I, Buckhead Pavilion, LLC SWEAR THAT I AM THE LANDOWNER
owner(s) name

OF THE PROPERTY LOCATED AT: 3221 Peachtree Road, Atlanta, GA 30305

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):

Patti Wallis

ADDRESS: PO Box 2694 Cumming, GA 30028

TELEPHONE: 678-357-7439

EMAIL: pwallis@psi-atl-ga.us

Signature of Property Landowner

Buckhead Pavilion, LLC

Print Name of Property Landowner

By JH Title Holding, Inc.
By Patti L. Pearlberg
Vice President/Sec.

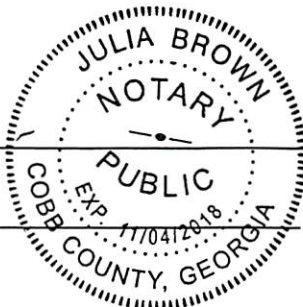
Personally Appeared
Before Me

Patti L. Pearlberg

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

Julia Brown
Signature of Notary Public

6/26/17
Date



Office of Planning

JUN 28 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA



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

File # SAP-17-081

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.

Patti Wallis

Applicant Printed Name

P Wallis
Applicant Signature

6/28/2017
Date



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

File # SAP-17-081

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.

Definitions and Methods of Calculation				
<ul style="list-style-type: none"> Net Lot Area (NLA) = length of property line X width of property line GLA for corner lots = (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)] GLA (with only one front yard adjacent to street) = (NLA) + [(street right-of-way width ÷2) X (length of front property line)] GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width. GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts. Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area) 				
Lot Size (in square footage)				
Gross Land Area (GLA)	6.183 ac			
Net Lot Area (NLA)	5.908 ac			
Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA				
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed				
Base Provided				
Bonus Allowed				
Bonus Provided				
Bonus FAR Program (check bonus utilized if applicable)				
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"/>
Residential Units			Total Provided: _____	
Number of Units Provided (without bonus)				
Number of Bonus Units Provided (without workforce housing)				
Number of Bonus Workforce Housing Units Provided (20% required)				
Total Number of Units per Acre				
Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)				
	Percentage (%)		Square Footage	
Max. Permitted				
Provided				
Fenestration (% of each street-fronting facade calculated separately, per district regulations)				
	Residential Façade Percentage (%)		Non-residential Façade Percentage (%)	
	on Local Street	on Arterial/Collector	on Local Street	on Arterial/Collector
Min. Required				
Provided (specify for each street)				



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

File # SAP-17-081

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments		
<i>(These are areas not counted towards UOSR)</i>		
Public Space provided = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required		
Provided		
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
INTERIOR (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)

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required			285	
Provided			405	
Maximum Allowed				
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)				
Provided (specify for each use)				

PROJECT DESCRIPTION – ALDI #01 (Buckhead)

ALDI proposes to renovate a 22,437 sq. ft. portion of an existing concrete and CMU building (approx. 38,000 sq. ft.) located at 3221 Peachtree Road NE in Atlanta, GA

Construction at this site will consist of the following site related items:

- Demolition of concrete between building face and parking along ALDI space.
- Demolition of cart storage bin within parking area.
- Demolition of existing canopy and columns.
- Demolition of (1) 5ft wide curbed planting island in parking area.
- Demolition of bollards at front of store.
- Demolition of (1) 6" caliper parking lot tree.
- Installation of new concrete between building face and parking along ALDI space, (1080sf)
- Installation of new cart storage walled area within canopy concrete area.
- Installation of (1) 8ft wide curbed planting island in parking area.
- Installation of (2) 3" caliper parking lot Shummard Oaks.
- Mill and Inlay section of asphalt in front of entrance, (1339 sf)
- Install two canopy downspout drains and tie to existing catch basin in parking lot, 128lf 8" SDR 26.
- Install new 6" sanitary sewer later and tie to existing manhole in parking lot.

Construction at this site will consist of the following building related items:

- Demolition of the "Sports Authority entrance" on the building exterior.
- Demolition of existing interior partition walls, existing HVAC system, existing electrical, existing plumbing, etc. within the ALDI lease space.
- Portioning off the ALDI lease space within the existing building shell with a one hour rated demising wall.
- Installation of a new concrete slab throughout the ALDI lease space and new tile flooring for the ALDI Sales Floor and Office areas.
- Installation of new interior gypsum board wall partitions and interior finishes on light gauge metal studs.
- Installation of new HVAC, and electrical systems.
- Installation of new restrooms and plumbing elements, and restroom equipment.
- Installation of lay-in acoustic ceilings at the Office and Restroom areas.
- Separation of the existing fire sprinkler system and creating individual systems for ALDI and future adjacent tenant.
- Reimaging the front elevation of the building with fiber cement wall panels on new metal stud infill and new brick veneer over the existing CMU walls.
- Repairing the existing CMU walls as needed and repainting the side and rear building elevations.
- Installation of a new automatic sliding door system.
- Installation of a structural silicone glazing system.
- Installation of new building signage.
- Installation of refrigeration equipment, freezer equipment, refrigerated merchandise display units, and merchandise racks.
- Coordination and installation of Owner furnished items and materials.

EXISTING CONDITIONS





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 Aldis Project Representative Patti Wallis
 Address 3221 P Tree Rd. Watershed Representative ~~Robert~~ L. Kirby
 Date of Meeting Request 3-27-17 Date of Meeting 3-27-17

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.

all depends on site plan scope

Will need

RECEIPT

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

Application: SAP-17-081
Application Type: Planning/SAP/SPI/NA
Address: 3221 PEACHTREE RD NE, ATLANTA, GA 30305
Owner Name: BUCKHEAD PAVILION LLC
Owner Address:
Application Name: 3221 Peachtree Road

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
529892		\$250.00	06/28/2017	RPLEWIS		

Owner Info.: BUCKHEAD PAVILION LLC

Work Description: Renovation of the existing building

PAID
CITY OF ATLANTA
JUN 28 2017
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR
Raafiq P. Khan