

## **Modera - Prominence**

June 28, 2017

### **Project Summary:**

Mill Creek Residential proposes to redevelop a portion of the 11.41 acre property known as the Prominence development located at 3475 (a/k/a 3463) Piedmont Road, N.E. The portion of the property under consideration is located at the intersection of the Lenox Road (a/k/a the Buckhead Loop) and Piedmont Road. The subject property was zoned SPI-12, Subarea 1 pursuant to City of Atlanta ordinance 13-O-0333.

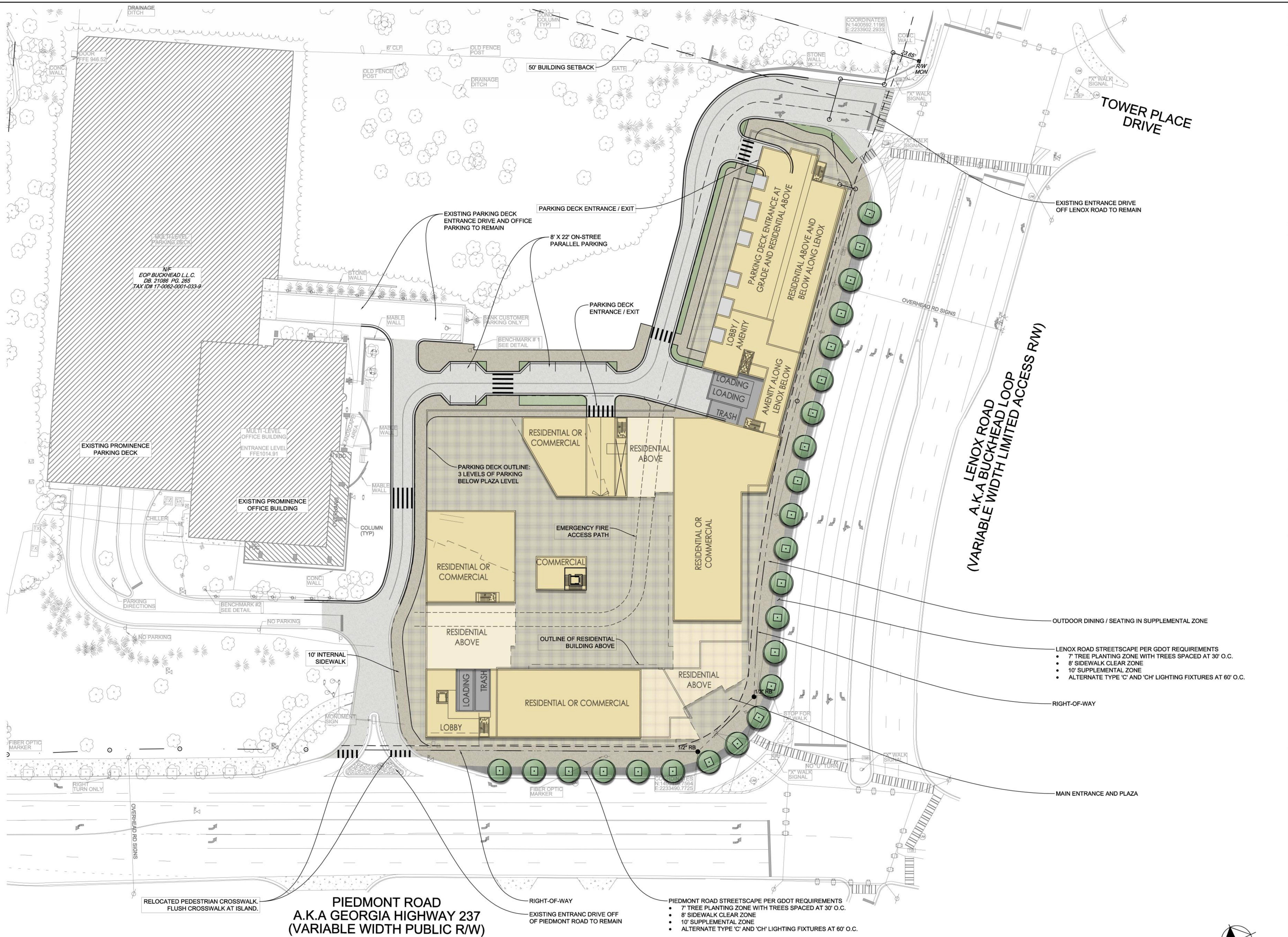
Mill Creek Residential proposes to develop a six story mixed use development with sidewalk level commercial use at the intersection of Lenox Road and Piedmont Road with a focal stairway at the intersection leading up to the existing ground level of the office building on the property. Residential use will also be provided along Lenox Road. A second level of commercial use will be provided at the plaza level on the development to interact with the lobby level of the existing office building in the Prominence development.

The proposed development consists of a maximum of 320 residential units and a maximum of 45,000 SF commercial uses with a central parking structure. Vehicular access to the development will be provided utilizing the existing curb cuts on the property.

### **Variation List:**

1. Section 16-18L.011(2)(c)(ii) – Variation to reduce the minimum sidewalk level floor to ceiling height in the residential area on Lenox Road.
2. Section 16-18L.012 (Table 8) – Variation to reduce the required loading spaces from four required 12'x35' spaces to three 12'x35' spaces.

Drawing name: K:\ALP\_P\01994712\_Modera Prominence\CAD\Plan\Sheets\C0-20 - SAP PLAN.dwg C0-20 SAP PLAN Jun 28, 2017 3:59pm by Jordan Corbett  
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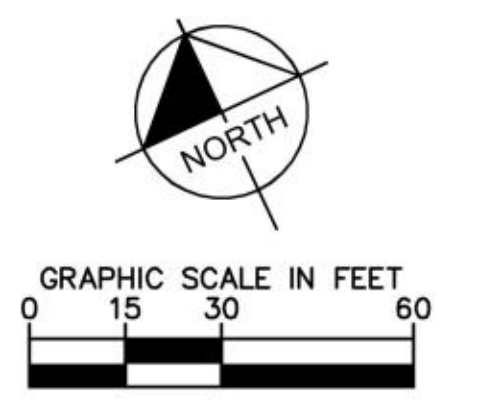
**PIEDMONT ROAD  
 A.K.A GEORGIA HIGHWAY 237  
 (VARIABLE WIDTH PUBLIC R/W)**

**LENOX ROAD  
 A.K.A BUCKHEAD LOOP  
 (VARIABLE WIDTH LIMITED ACCESS RW)**

- OUTDOOR DINING / SEATING IN SUPPLEMENTAL ZONE
- LENOX ROAD STREETSCAPE PER GDOT REQUIREMENTS
  - 7' TREE PLANTING ZONE WITH TREES SPACED AT 30' O.C.
  - 8' SIDEWALK CLEAR ZONE
  - 10' SUPPLEMENTAL ZONE
  - ALTERNATE TYPE 'C' AND 'CH' LIGHTING FIXTURES AT 60' O.C.

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  - 10' SUPPLEMENTAL ZONE
  - ALTERNATE TYPE 'C' AND 'CH' LIGHTING FIXTURES AT 60' O.C.

**GEORGIA811.**  
 Utilities Protection Center, Inc.  
 Know what's below.  
 Call before you dig.



PROJECT:	MILL CREEK RESIDENTIAL	SCALE:	1" = 30'
CLIENT:	MODERA PROMINENCE PIEDMONT ROAD	DRAWN BY:	JTC
TITLE:	SAP PLAN	DESIGNED BY:	RDC
DATE:	06/28/2017	CHECKED BY:	ALF
PROJECT NO.:	019947012		
SHEET NUMBER:	C0-20		
NO.	1	REVISIONS	
DATE	06/28/2017	JTC	BY

**Kimley-Horn**  
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*m*  
**MODERA - PROMINENCE**

OWNER :



ARCHITECT:



CIVIL ENGINEER:



LANDSCAPE ARCHITECT:

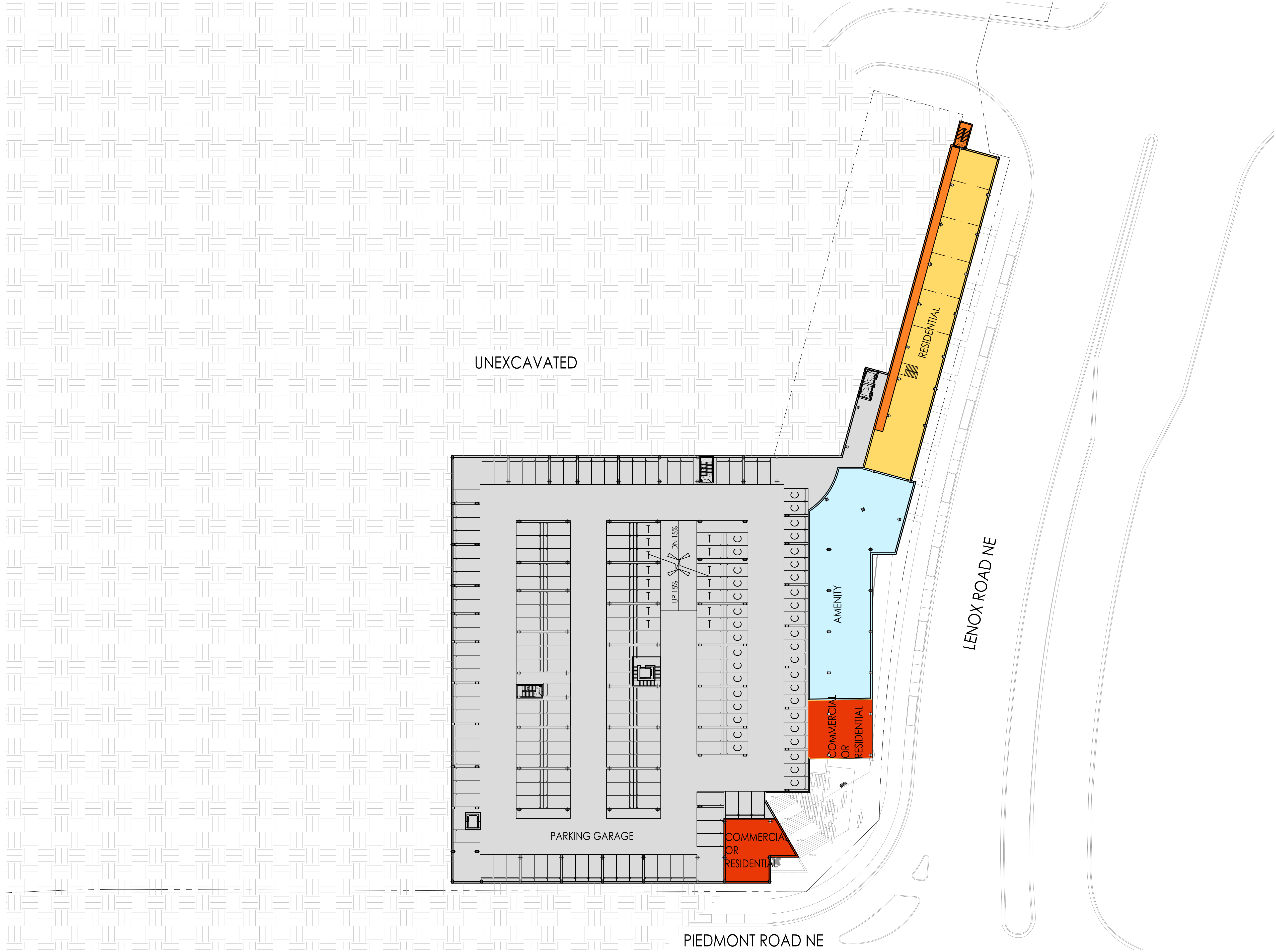


STRUCTURAL ENGINEER:

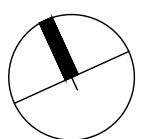


MEP ENGINEER:

Jordan & Skala Engineers



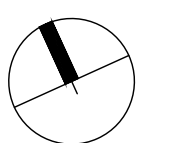
1 -2 LEVEL FLOOR PLAN (LENOX RD. GROUND FL.)  
SCALE: 1/32" = 1'-0"





1 LEVEL 0 (PLAZA)  
SCALE: 1/32" = 1'-0"

LEVEL 0 (PLAZA)

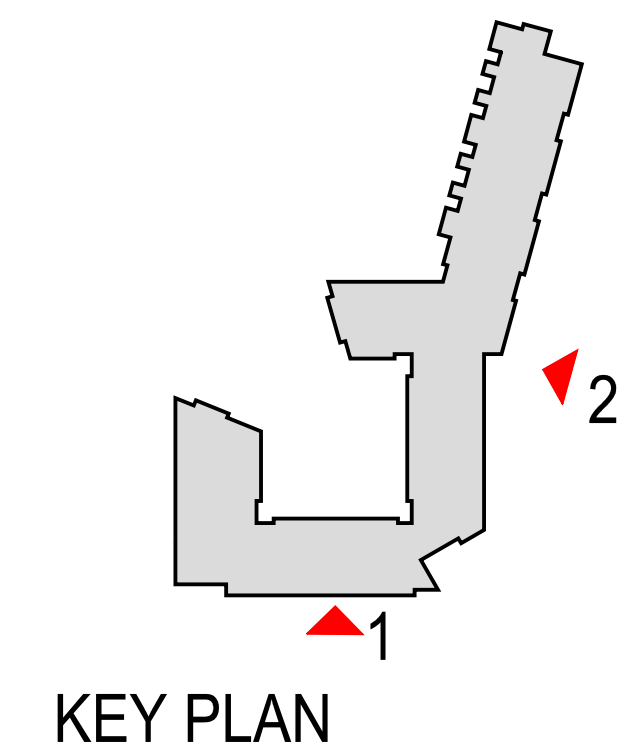


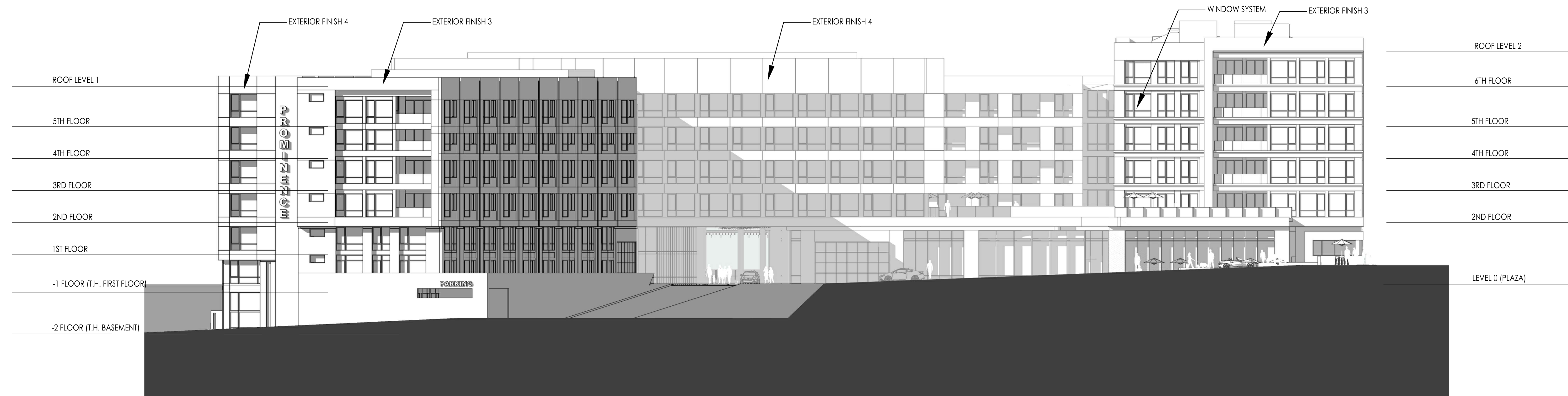


**1** ELEVATION 1  
SCALE: 1/32" = 1'-0"



**2** ELEVATION 2  
SCALE: 1/32" = 1'-0"

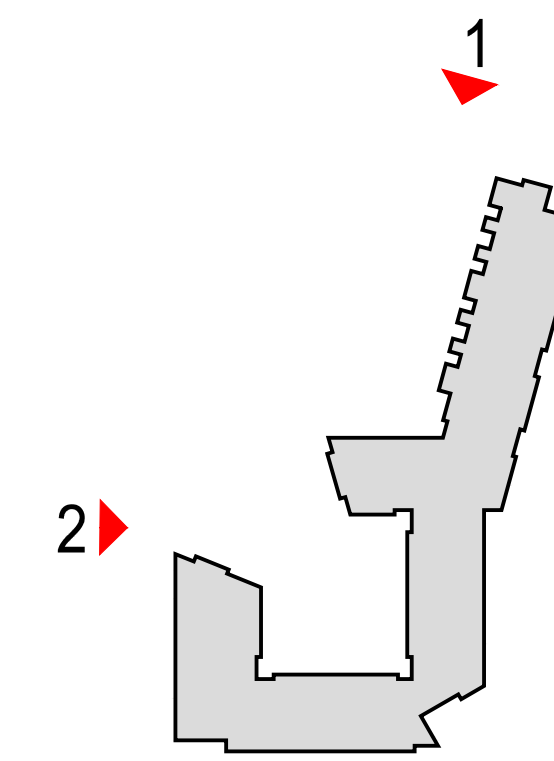




**1** ELEVATION 3  
SCALE: 1/32" = 1'-0"



**2** ELEVATION 4  
SCALE: 1/32" = 1'-0"



KEY PLAN



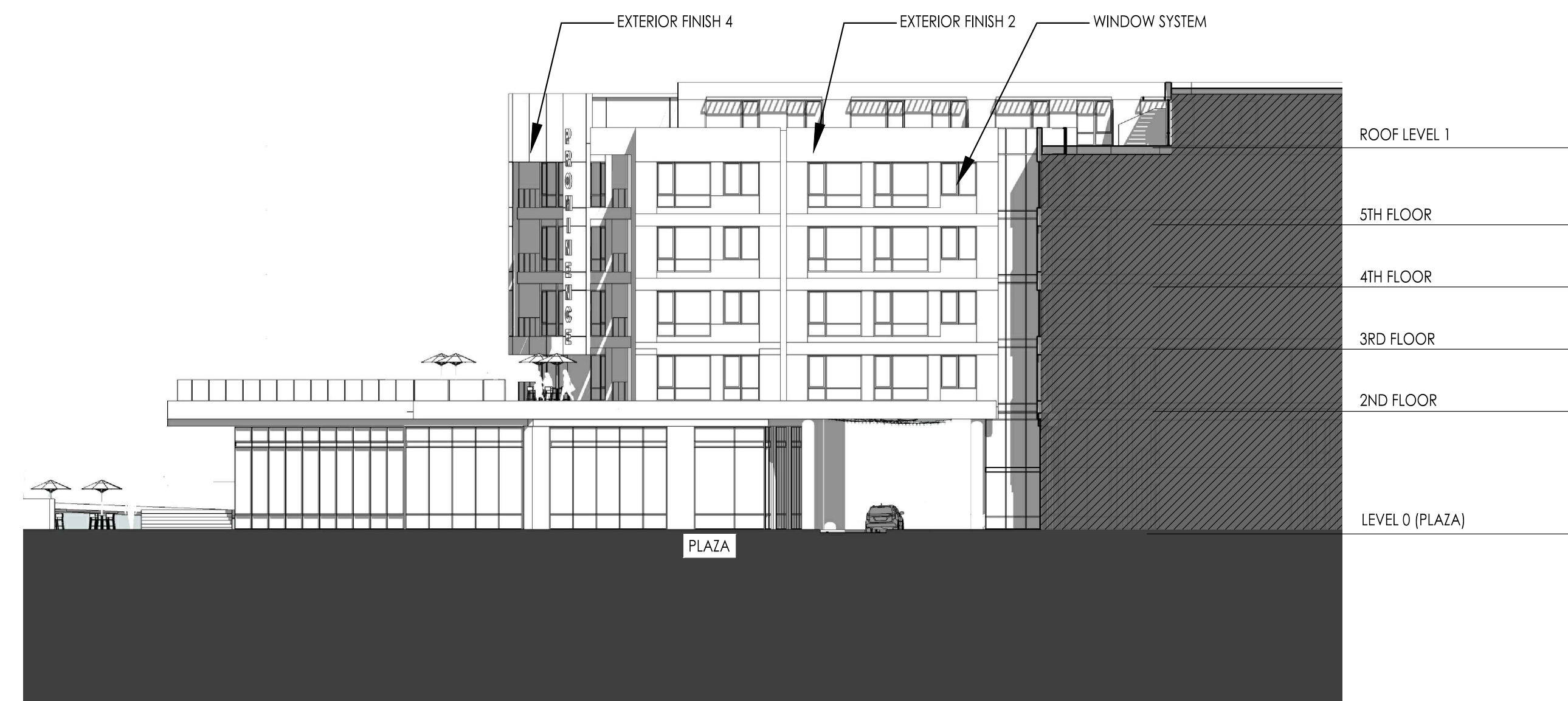
**1** PLAZA ELEVATION 1  
SCALE: 1/32" = 1'-0"



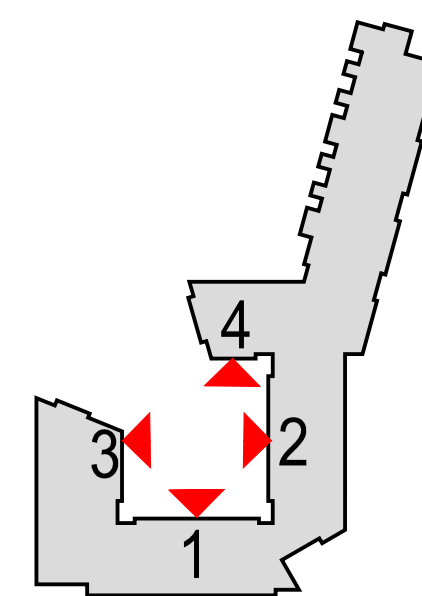
**2** PLAZA ELEVATION 2  
SCALE: 1/32" = 1'-0"



**3** PLAZA ELEVATION 3  
SCALE: 1/32" = 1'-0"



**4** PLAZA ELEVATION 4  
SCALE: 1/32" = 1'-0"



KEY PLAN

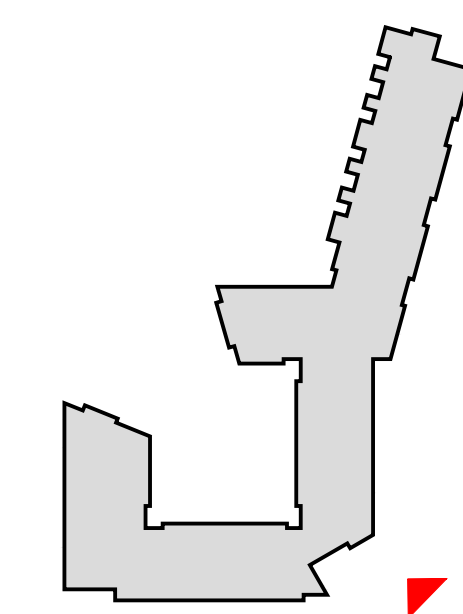




SOUTH CORNER PERSPECTIVE VIEW



1 SOUTH CORNER PERSPECTIVE



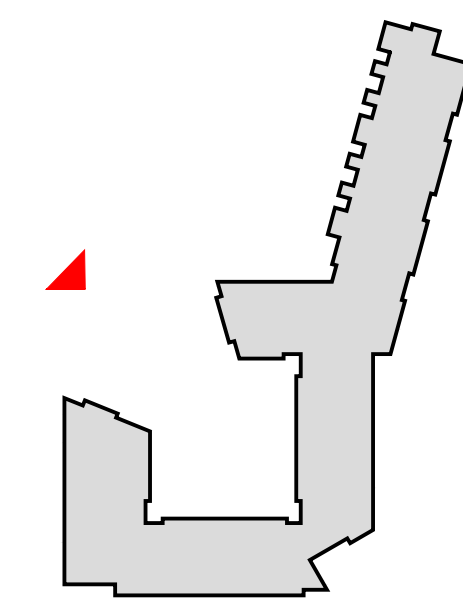
KEY PLAN



NORTH CORNER PERSPECTIVE VIEW



1 NORTH CORNER PERSPECTIVE



KEY PLAN