



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC & NC Zoning Districts

City of Atlanta, Office of Zoning and Development (404-330-6145)

File No.: _____

APPLICANT (name) Hellmuth, Obata & Kassabaum, Inc., William Edmisten

ADDRESS 133 Peachtree St. NE, Suite 4800, Atlanta, GA 30303

PHONE NO. 678-954-8854 **EMAIL** william.edmisten@hok.com

PROPERTY LANDOWNER 3033 L.L.C.

ADDRESS 3033 Maple Dr. NE, Atlanta, Georgia 30305

PHONE NO. 404-229-0543 **EMAIL** mike.coles@tiburondata.com

ADDRESS OF PROPERTY 3033 Maple Dr. NE, Atlanta, Georgia 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 SA3

Is Inclusionary Zoning applicable to this project? Yes No (See additional requirements below)



Submittal Checklist (See detailed checklist on page 2):

- 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.
- Property Survey:** Submit two (2) copies. Lot consolidation, replatting or subdivision may be required prior to approval of SAP.
- Site Plan** (released for construction and sealed) **and Building Elevations:**
 - a. **Initial Submission:** **Four (4)** Site plans & **Two (2)** Elevations; with two (2) more copies if DRI or NPU review is required.
 - b. **Other information:** Copies of applicable Rezoning Legislation, Special Use Permit and any letters for Variance or Special Exception. Note: additional plans or documents may be required at the discretion of the Office of Zoning and Development.
- Property Owner Authorization:** Submit required notarized owner consent per attached form.
- Notice to Applicant:** Submit attached form with signature and date.
- Development Controls Specification Form**

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 sq.ft. of floor area: \$500.
- Developments 50,000 to 250,000 sq.ft. of floor area: \$1,000. Developments ≥ 250,000 sq.ft. 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 04/15/2019 **Signature of Applicant**

Additional Submittal Requirements (as applicable):

- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC must complete and submit the Inclusionary Zoning Certification Form with their application. Certification: <https://www.atlantaga.gov/home/showdocument?id=33627>
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Pre-application conference with Zoning and Development Staff is recommended prior to SAP submittal. To arrange such a meeting contact Facia Brown at 404-330-6636 or fbrown@atlantaga.gov. **INCLUDE EXTRA COPY OF SUBMITTAL PACKAGE** for the required 21-day NPU review period as detailed below. Submit (1) one application and (3) three sets of drawings, staff will make copies of the received SAP for you.
 - Mail a copy of the **submitted SAP application & drawings stamped received by the Office of Zoning and Development** 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 SAP review period.
- **Development Review Committee (DRC)*:** Projects in the Beltline & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review.
- **Development of Regional Impact (DRI) Study:** Developments either over 500,000 s.f. or having greater than 600 residential units may require a DRI approval by GRTA and ARC. For full thresholds and rules contact GRTA and/or ARC.
 - Initial submission: DRI Form 1 with the SAP application. Zoning and Development staff will then submit information to GRTA and ARC.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is REQUIRED for any site disturbance to determine applicable storm water work. Call 404-330-6249 or visit: www.atlantawatershed.org/greeninfrastructure

(FOR OFFICE OF ZONING AND DEVELOPMENT 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 Zoning & Development _____

Staff Reviewer - Print Name _____



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # _____

*Developmental Controls forms are required to be completed by the applicant, and 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)	11,585 square feet					
Net Lot Area (NLA)	11,585 square feet					
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	_____	_____	3.0	34,755 sf		
Base Provided	_____	_____	0.37	4,258 existing; 4,388 sf proposed		
Bonus Allowed	_____	_____	NA	NA		
Bonus Provided	_____	_____	NA	NA		
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)			<div style="font-size: 4em; position: absolute; top: -50px; left: 50%; transform: translate(-50%, -50%); opacity: 0.5;">X</div>			
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	97%		11,585 sf less sidewalk clear zone = 11,239 sf			
Provided	20%		2,129 existing + 130 sf proposed = 2,259 sf			
Fenestration (% of each street-fronting facade calculated separately, per district regulations)						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required	_____			Existing Building		
Provided (specify for each street)	_____			Maple Dr. Existing: 13% Proposed: 17%		



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # _____

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			Existing Parking (17 spaces)		
Provided			17 spaces		
Maximum Allowed			existing to remain		
Bicycle Parking Spaces	Residential		Non-residential Uses		
Minimum Required			1 per 4000 sf, 2 minimum		
Provided			2 bike spaces		
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)			Not Required		
Provided (specify for each use)			None		



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notice to Applicant

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 Zoning & Development (OZD) 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 OZD.

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 OZD. 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 OZD.

It shall be the responsibility of the applicant, not the OZD, 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 OZD 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 OZD 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 OZD 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.

Hellmuth, Obata & Kassabaum, Inc.
 William Edmisten

04-15-2019

Applicant Printed Name

Applicant Signature

Date



April 15, 2019
 Plan Reviewer, City of Atlanta
 Office of Zoning & Development
 55 Trinity Avenue
 Suite 3550
 Atlanta, GA 30303

RE: SAP Application for 3033 Maple Drive NE, Atlanta, GA 30305

Dear Sirs:

On behalf of the property Owner's we have prepared application for a Special Administrative Permit (SAP) for the above referenced property. The proposed project is for improvements to the existing building, primarily focused on interior renovations but with the addition of an entrance vestibule facing the street, and new entrance located to the rear. Please find the application and additional supporting materials attached herewith.

This property consists of 0.266 acres, fronting on Maple Drive with the following EXISTING improvements:

2 story brick building with a foot print of approximately 2,129 square feet.

Total Existing Area: 4,258 square feet

Existing asphalt parking lot located in the rear of the building, including 17 parking spaces.

Access to parking is by way of a dedicated 12 foot alley located along the south edge of the property.

Proposed Modifications include the following:

West (street) Elevation: Replace existing stair, porch and entry with new 130 square feet enclosed entrance vestibule. Vestibule will be accessed via new stair and concrete sidewalk to Maple Drive existing sidewalk.

North & South Elevation: Remain as is.

East (rear) Elevation: Modifications to existing fenestration which create a new glazed entrance with canopy covering and eliminate an opaque entrance door.

Please refer to attached supporting materials for additional information and clarification.

Sincerely,

William Edmisten, AIA
 Senior Associate

- Barry Abrams
RA005421
- Nathan Appleman
RA013762
- Angelo Arzano
RA015219
- Todd Bertsch
RA009878
- William Edmisten
RA013506
- Steve Ferrin
RA015154
- Karen Freeman
RA010624
- Carl Galieto
RA010339
- Michael Graham
RA015103
- Bryan Hutchinson
RA012885
- Erik Jertson
RA014944
- William E. Johnson
RA013644
- Chris King
RA014779
- Mitchell R. Kray
RA011502
- Ralph Raymond
RA014127
- Thomas H. Robson
RA009289
- Scott J. Rose
RA013533
- Mary Sabel
RA008683
- Ami Shah
RA014649
- Jordon Smith
RA014632
- Tom E. Thomas
RA008316
- Aaron M. Wilner
RA014229



3033 Maple Dr. NE, Atlanta GA 30305

Maple Dr. Elevation



Maple Dr. Entry

3033 Maple Dr. NE, Atlanta GA 30305



3033 Maple Dr. NE, Atlanta GA 30305

Rear and North Elevations



3033 Maple Dr. NE, Atlanta GA 30305

Rear and South Elevations



SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notarized Authorization by Property Land Owner

File # _____

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

TYPE OF APPLICATION: **Special Administrative Permit**

I, MICHAEL COLES SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 3033 Maple Drive NE, Atlanta, Georgia 30319 ³⁰³⁰⁵ *MC*

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):

Hellmuth, Obata & Kassabaum, Inc (HOK)
William Edmisten

ADDRESS: 133 Peachtree St. NE, Suite 4800
Atlanta, GA 30303

TELEPHONE: 678 954 8854 EMAIL: william.edmisten@Hok.com

[Signature]
Signature of Property Landowner

MICHAEL COLES
Print Name of Property Landowner

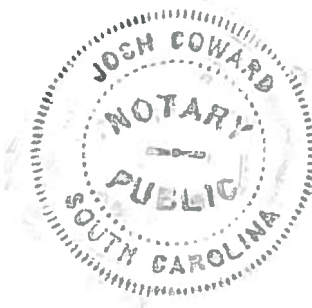
Personally Appeared
Before Me

Joshua Coward

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

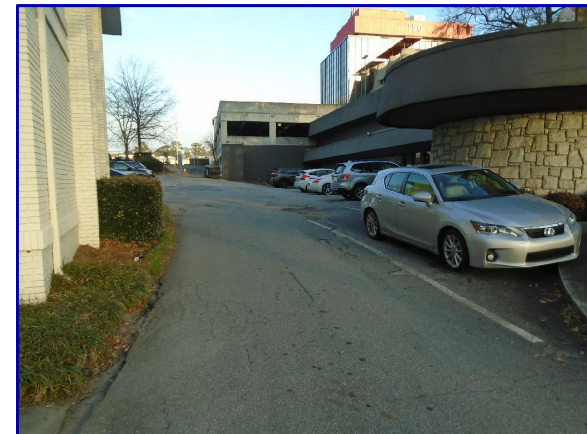
[Signature]
Signature of Notary Public

4-10-19
Date





1



2



3



4



5



6



7

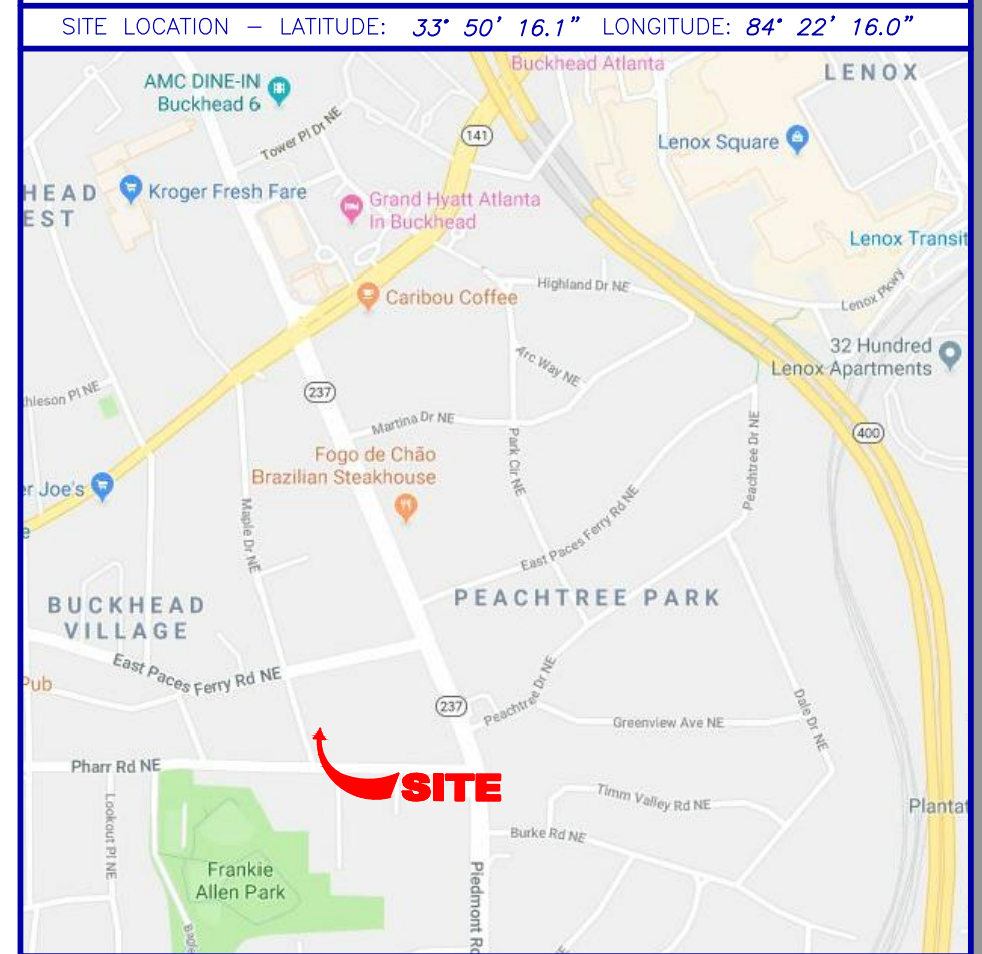


8

SITE PHOTOGRAPHS

(CLERK OF COURT RECORDING INFORMATION)

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13120223F, AND THE DATE OF SAID MAP IS 9/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

ZONING: THE FOLLOWING INFORMATION IS PER CLIENT PROVIDED ZONING REPORT, AND HAS NOT BEEN VERIFIED BY THE SURVEYOR. ZONING REPORT NO. 19-005 OF 3033 MAPLE DRIVE NE, ATLANTA, GEORGIA 30319, PREPARED BY COMPREHENSIVE ZONING SERVICES, LLC BY ROGER C. HENBERRY, P.E., PREPARED FOR ATLANTIC CAPITAL BANK, JANUARY 29, 2019.

THE SITE IS ZONED SPI-9 SA3 (SPECIAL PUBLIC INTEREST DISTRICT - SUB-AREA 3) BUCKHEAD VILLAGE PARKING OVERLAY.

THE MINIMUM YARD SETBACKS ARE:
FRONT - 20 FEET FROM SIDEWALK
SIDE - NO SIDE YARD SETBACKS ARE SPECIFIED
REAR - NO REAR YARD SETBACKS ARE SPECIFIED

MAX FLOOR AREA RATIO - 3.0 x PARCEL AREA
BUILDING HEIGHT - 150 FEET

MINIMUM OPEN LOT SPACE: NONE REQUIRED
MAXIMUM PARKING COUNT: 1 SPACE / 200 SF (22 SPACES)
MINIMUM PARKING COUNT: 75% OF MAXIMUM (17 SPACES)
PARKING SETBACK: NONE REQUIRED
LOADING REQUIREMENTS: NONE REQUIRED

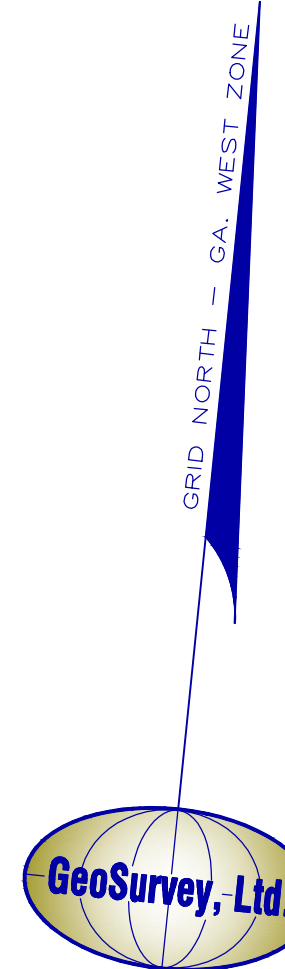
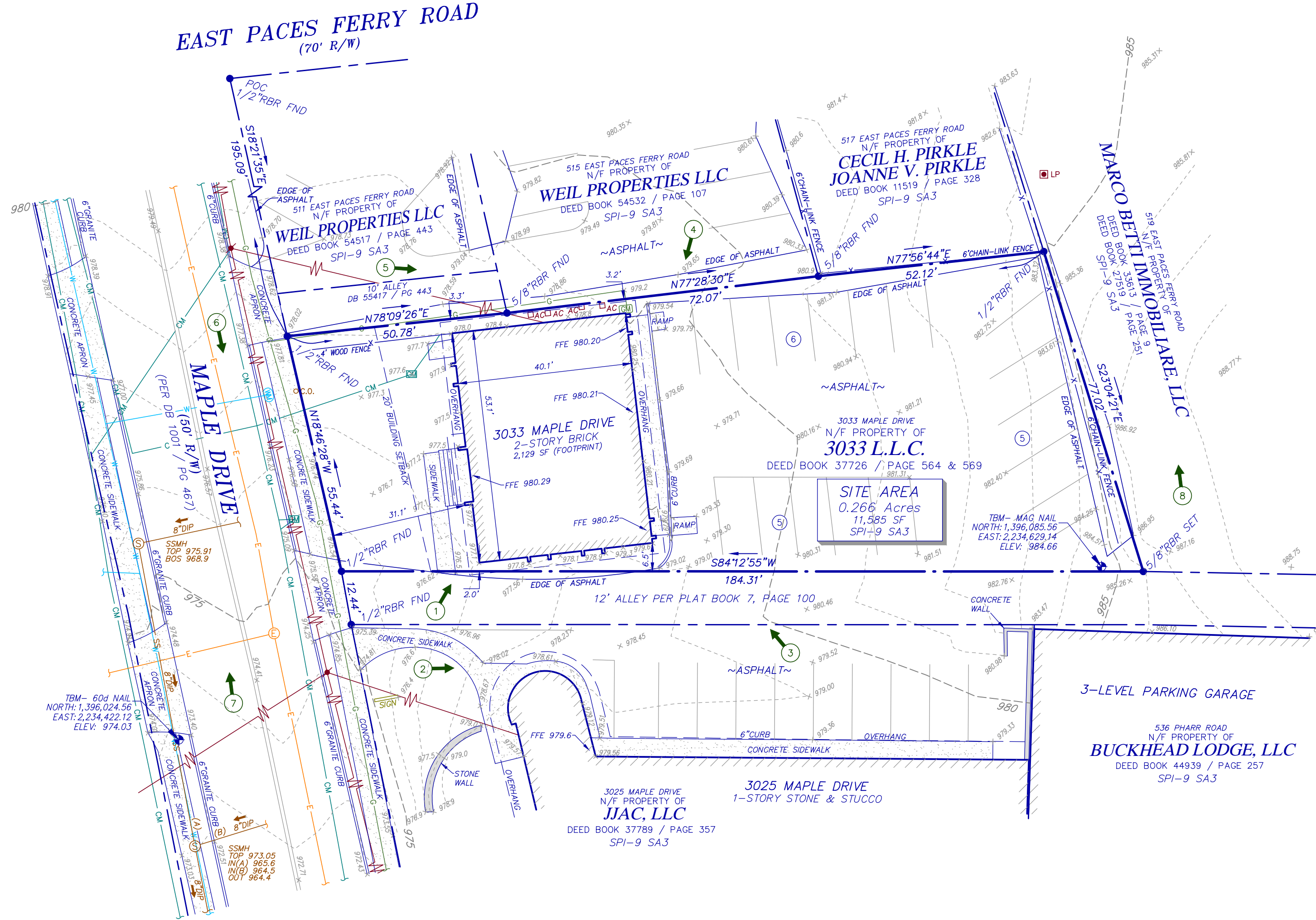
PERMITTED SIGNS: WALL, PROJECTING, CANOPY, PARAPET, FRESTANDING & MARQUEE
NUMBER OF SIGNS: 3 PERMITTED
SIGN AREA: NO MORE THAN THE BUILDING WALL AREA FACING THE STREET. NO SIGN OVER 200 SF.
FRESTANDING SIGN HEIGHT: 35 FEET

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

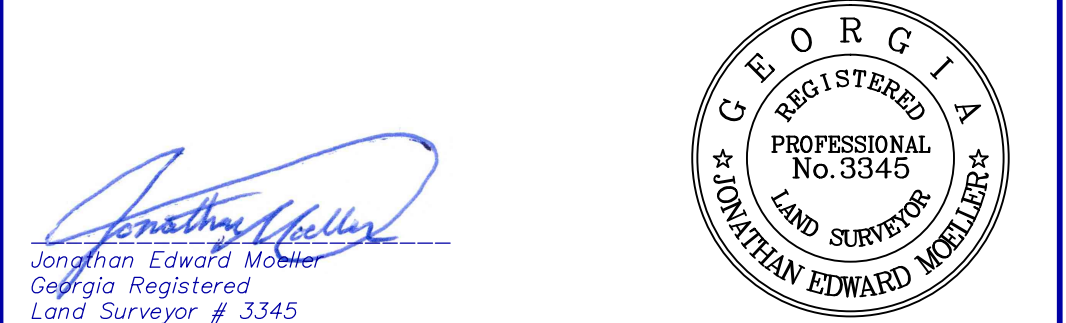
SURVEY REFERENCES

- 1> ALTA/ACSM LAND TITLE SURVEY FOR FLAG BANK; HENZLIK, SCHICKEL AND SMOCK; AARON I. ALEMBIK & JUDITH M. ALEMBIK; COMMONWEALTH LAND TITLE INSURANCE COMPANY, PREPARED BY GEOSURVEY, LTD, LSF #00621, APRIL 14, 2004.
- 2> SURVEY FOR AARON ALEMBIK, PREPARED BY GIOMETTI & ASSOCIATES, DATED OCTOBER 4, 1983.
- 3> HEDGEROSE HEIGHTS SUBDIVISION, HOLMES AND LUCKIE REALTY CO'S. PROPERTY, AS PREPARED BY CHARLES I. BOYER, JANUARY 1917, RECORDED IN PLAT BOOK 7, PAGE 100, FULTON COUNTY RECORDS.



SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	Ⓢ OVERHEAD TRAFFIC SIGNAL LIGHT
BOS BOTTOM OF STRUCTURE	Ⓜ POWER POLE
BSL BUILDING SETBACK LINE	Ⓜ GUY WIRE
CI CURB INLET	Ⓜ POWER LINE
CMF CORRUGATED METAL PIPE	Ⓜ LIGHT POLE
CO CONCRETE MONUMENT FND	Ⓜ ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	Ⓜ WATER VAULT
CPED COMMUNICATION PEDESTAL	Ⓜ FIRE HYDRANT
CTP CRUMPLED TOP PIPE	Ⓜ UNDERGROUND ELECTRIC LINE
DI DROP INLET	Ⓜ UNDERGROUND GAS LINE
DIP DUCTILE IRON PIPE	Ⓜ UNDERGROUND COMMUNICATION LINE
DWC DOUBLE WING CATCH BASIN	Ⓜ UNDERGROUND WATER LINE
FNC FENCE	Ⓜ PHOTO POSITION INDICATOR
FND FOUND	Ⓜ REGULAR PARKING SPACE COUNT
CM GAS METER	Ⓜ HANDICAP PARKING SPACE
INV INVERT	Ⓜ TREE POSITION INDICATOR
JB JUNCTION BOX	Ⓜ SIGN
MH MANHOLE	
OCS OUTLET CONTROL STRUCTURE	
OPB OPEN TOP PIPE	
PM POWER METER	
PKS PK NAIL SET	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RPC REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8" RBR SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRNS ELECTRIC TRANSFORMER	

UTILITY NOTE

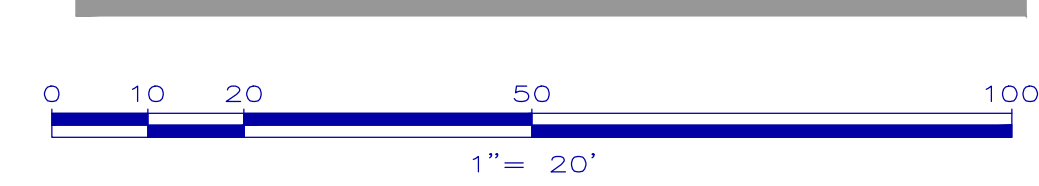
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:
SUBSURFACE UTILITY INVESTIGATIONS, LLC
898 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

GRAPHIC SCALE



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,348 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 32,222 FEET. JEM INT.



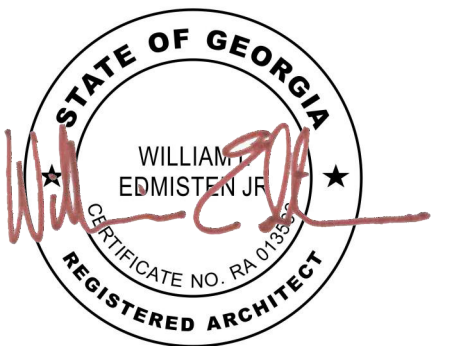
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

BOUNDARY AND TOPOGRAPHIC SURVEY

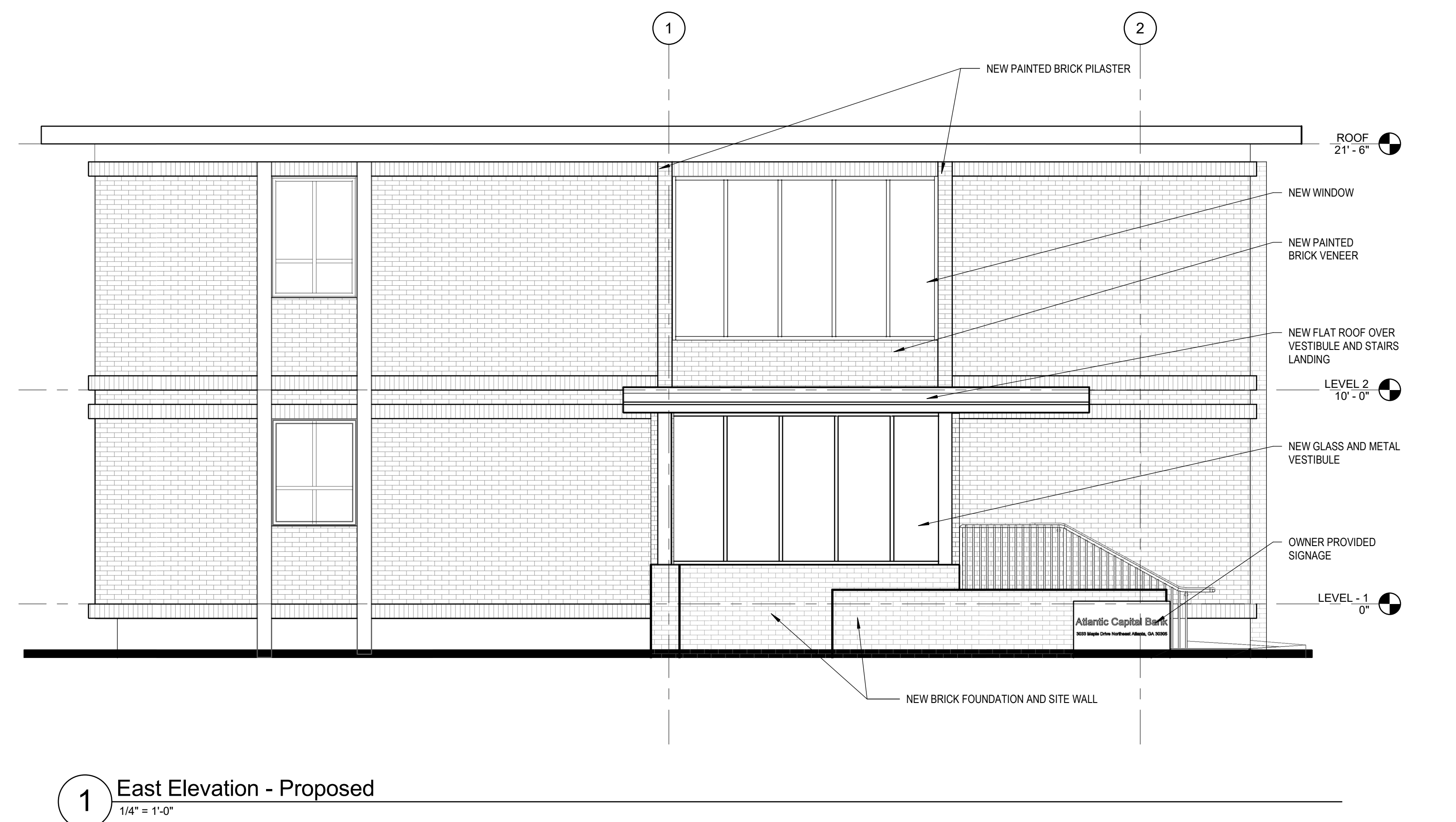
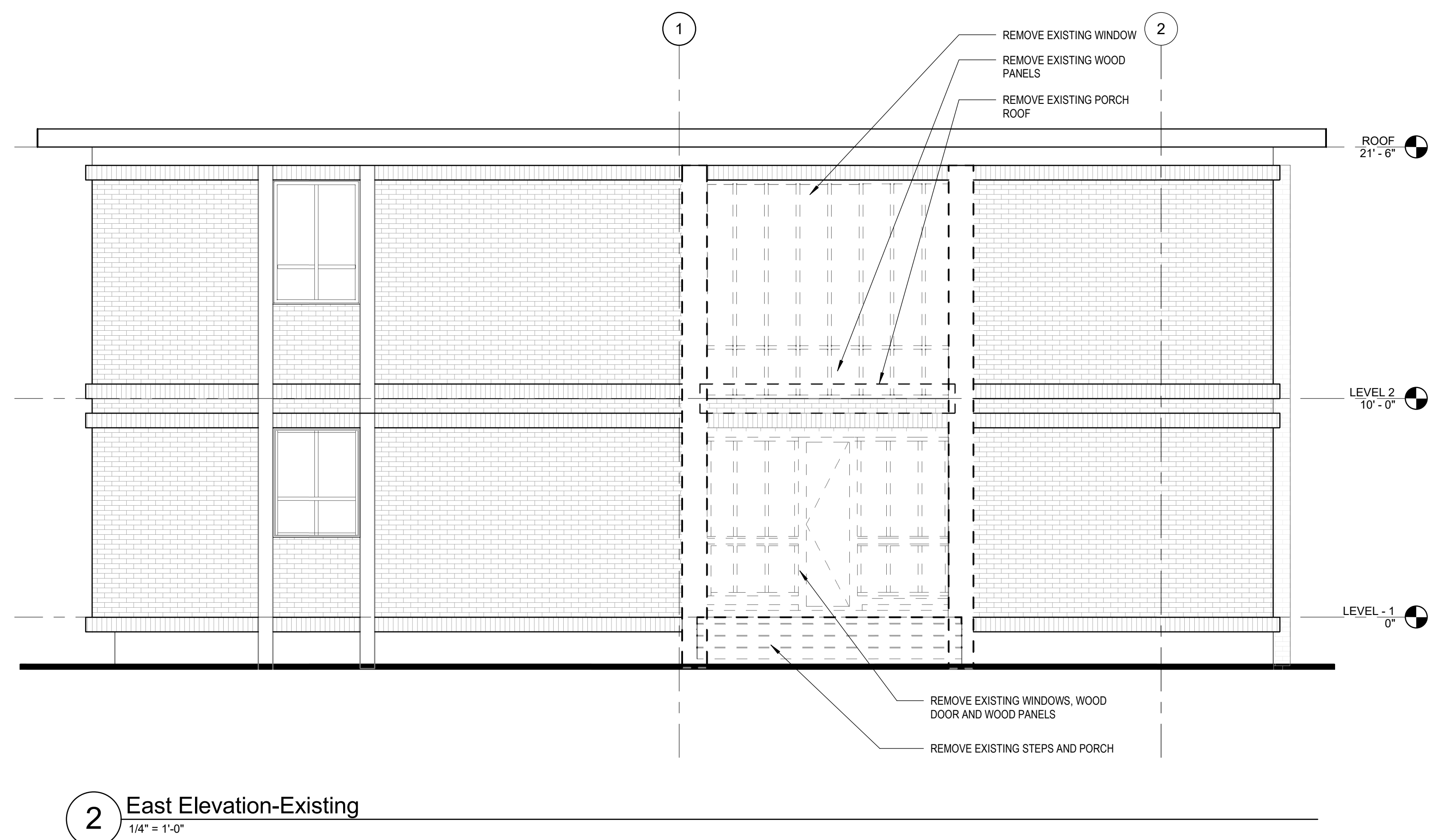
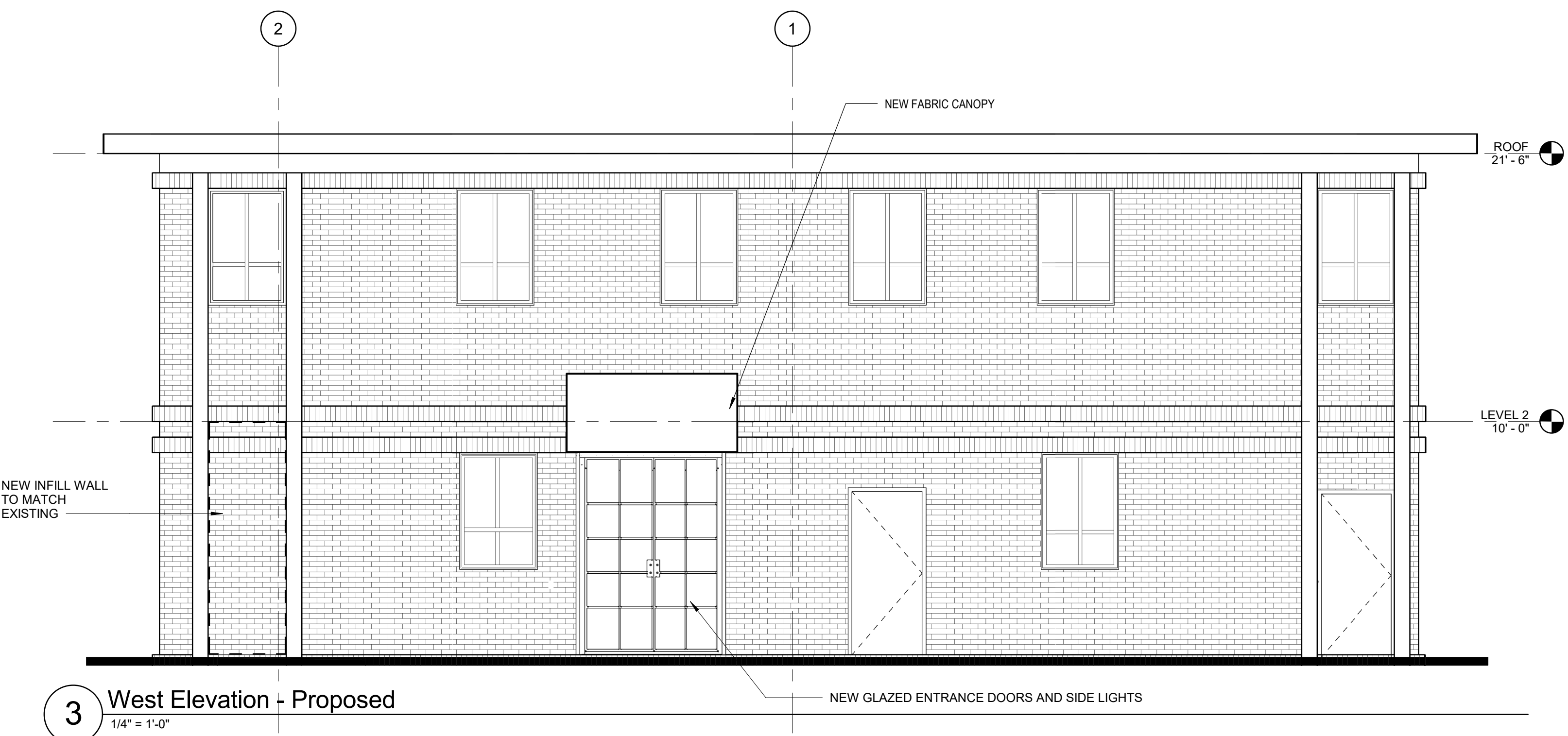
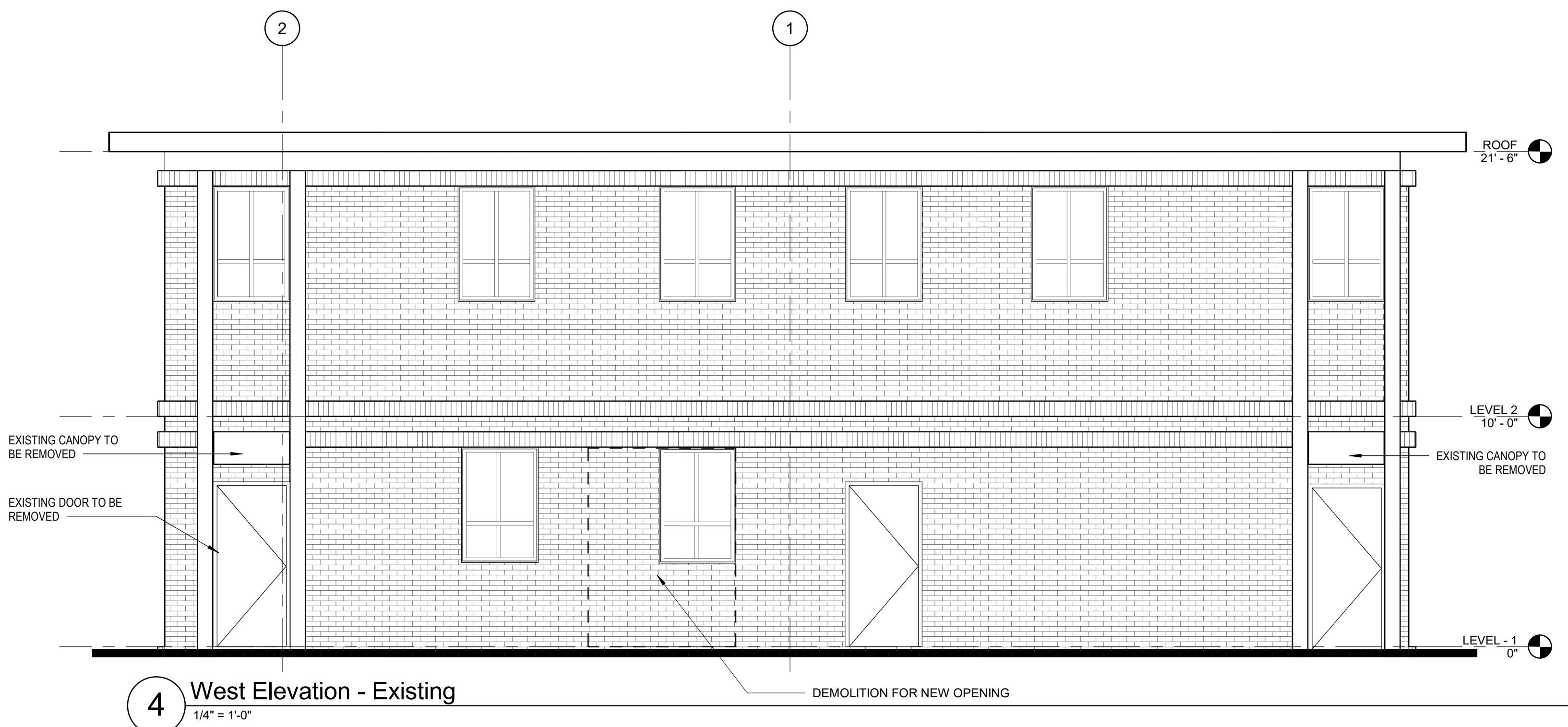
3033 Maple Drive		
FOR		
Atlantic Capital Bank		
GS JOB NO: 20196026	DRAWING SCALE: 1" = 20'	SURVEY DATE: 2-5-2019
FIELD WORK: TB	CITY: ATLANTA	STATE: GA
PROJ MGR: JEM	COUNTY: FULTON	
REVIEWED: JRC	LAND LOT: 61	
DWG FILE: 20196026-01.dwg	DISTRICT: 17TH	

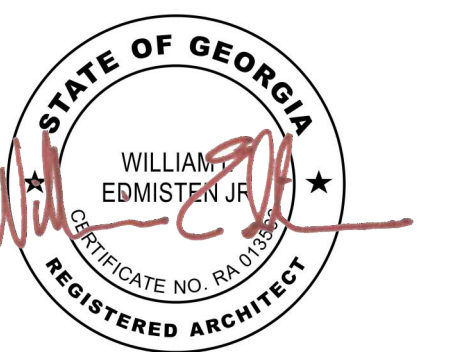


Proposed Design - Facing Maple Dr.

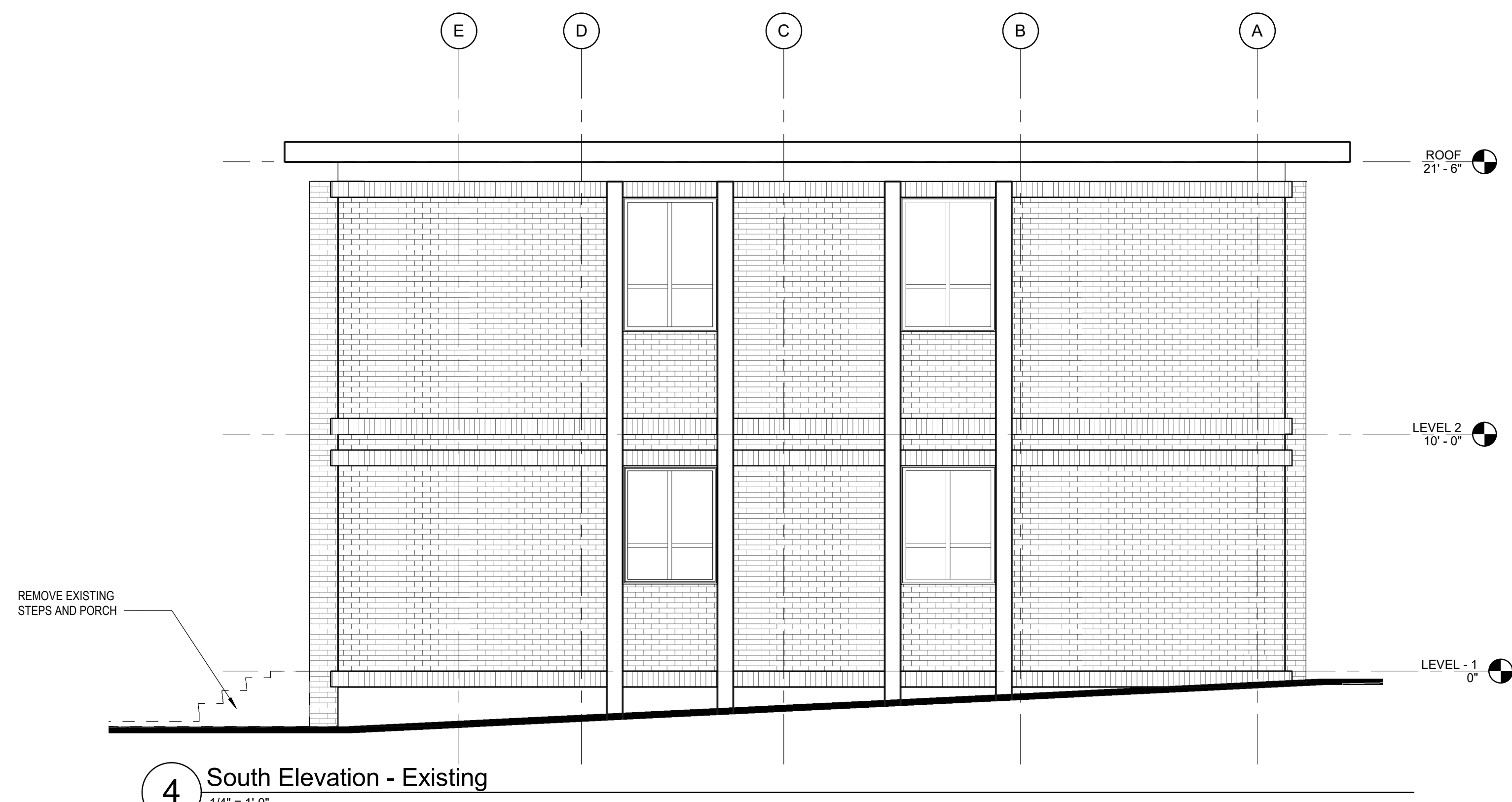


No.	Description	Date
1	ISSUED FOR SAP APPLICATION	4/15/2019
2	ISSUED FOR CONSTRUCTION	

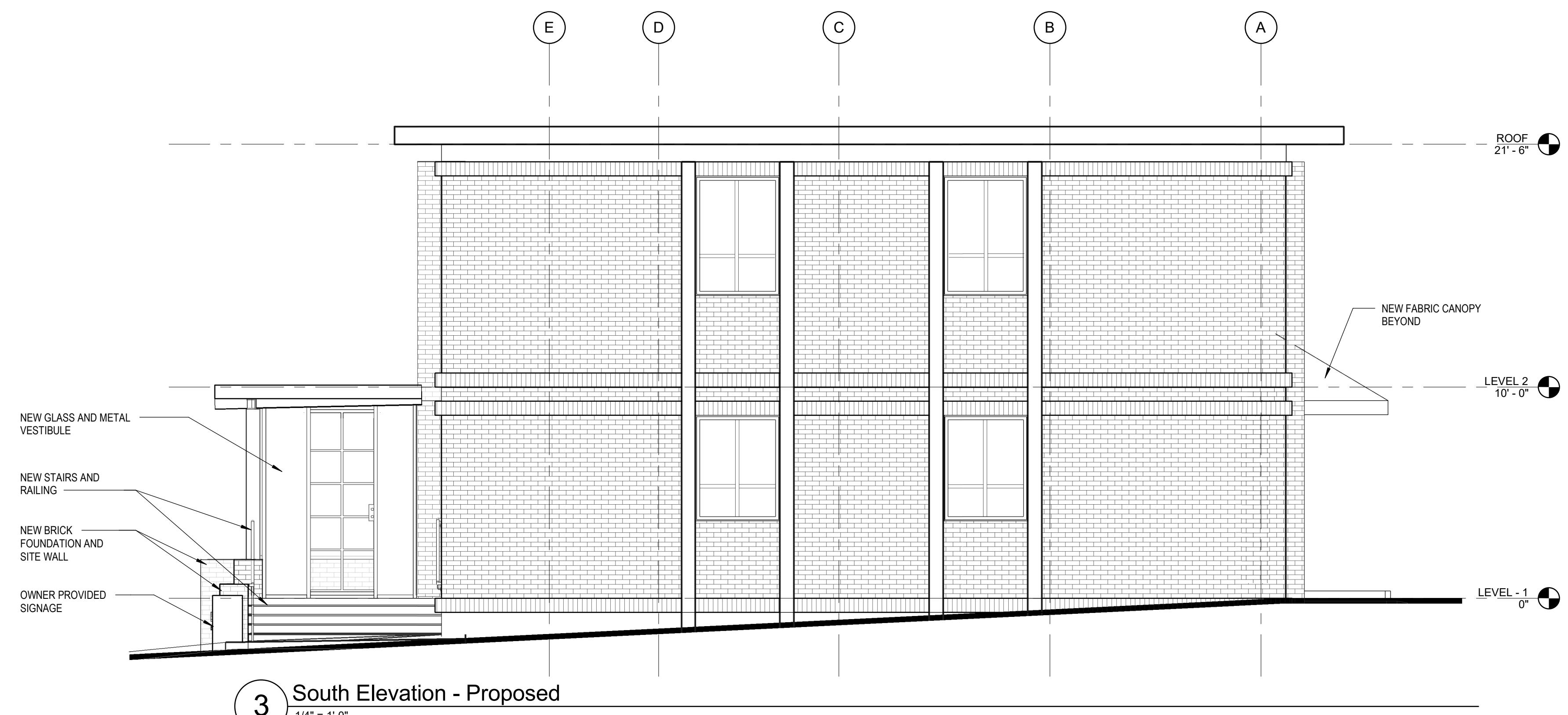




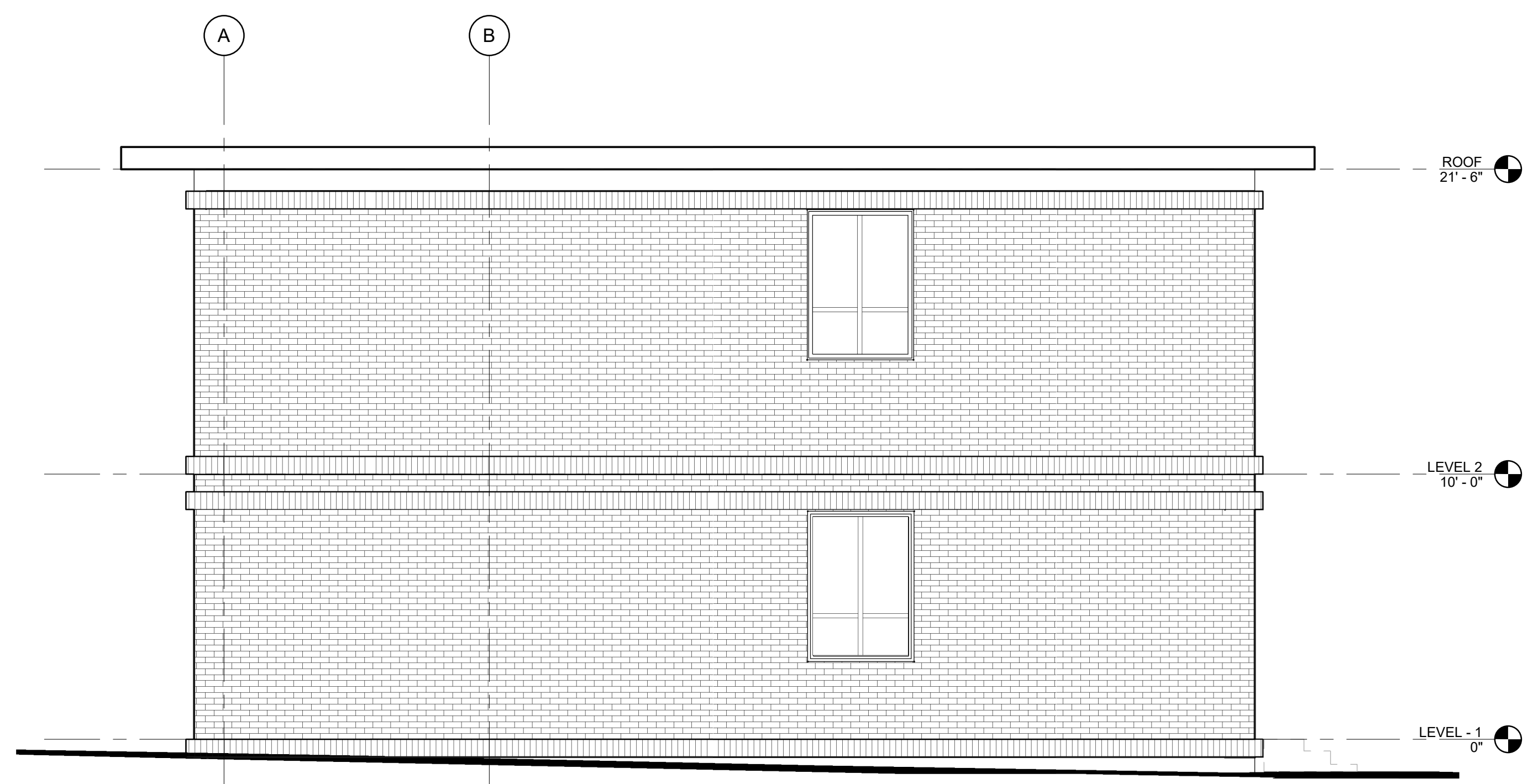
No.	Description	Date
1	ISSUED FOR SAP APPLICATION	4/15/2019
2	ISSUED FOR CONSTRUCTION	



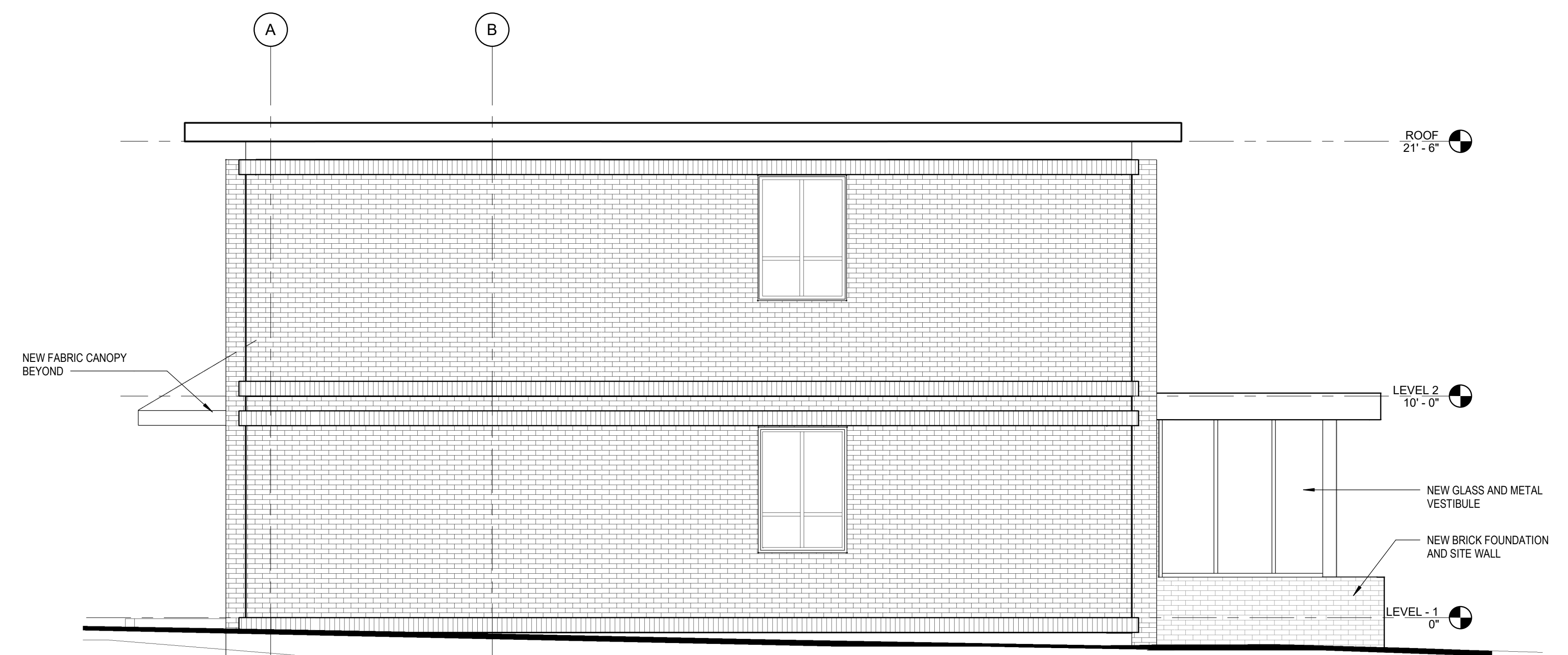
4 South Elevation - Existing
 1/4" = 1'-0"



3 South Elevation - Proposed
 1/4" = 1'-0"



2 North Elevation - Existing
 1/4" = 1'-0"



1 North Elevation - Proposed
 1/4" = 1'-0"