

## MEMORANDUM

To: Ms. Denise Starling

From: Mr. Charles Zakem, PE

Date: January 3, 2020

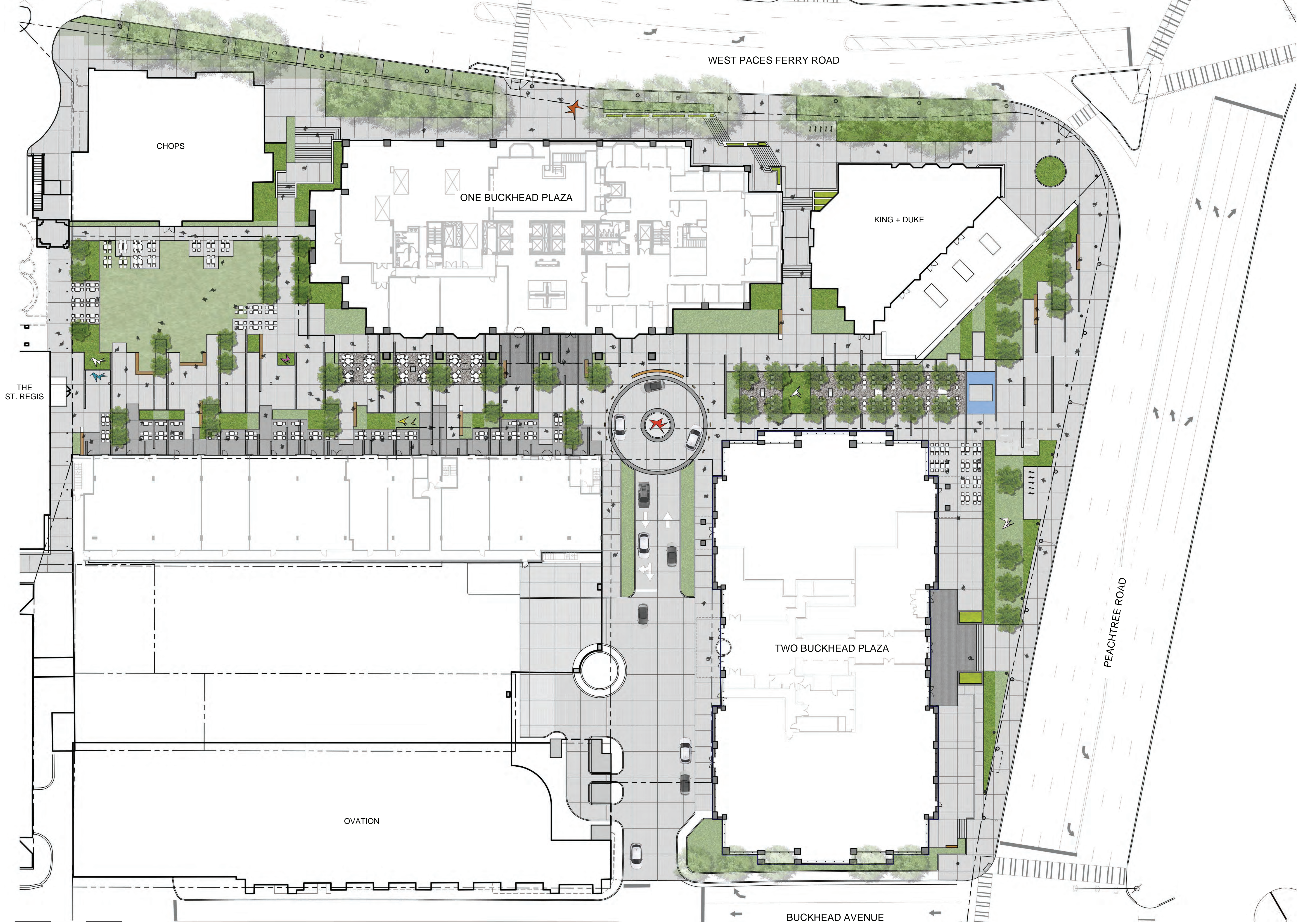
Subject: SAP-xx-xxx for 3060 Peachtree Road - Project Description

**Project Description:** Cousins Properties desires to make capital improvements to the facilities known as One Buckhead Plaza and Two Buckhead Plaza located at the intersection of West Paces Ferry and Peachtree Road. The scope of this project includes plaza, ADA accessibility, streetscape, and minor building exterior improvements along with public art, enhanced landscaping and improved lighting and safety. The intent of the project is to revitalize the public spaces at the “Buckhead Plaza” development and bring new energy and opportunity to the patrons and tenants of the businesses there. No new floor-area density or change of use is proposed as part of this project.

Adjacent to the public right-of-way, improvements will include new hardscape and streetscape to both blend in with the proposed design and better match current Buckhead standards. New hardscape is proposed to all backs-of-curb along West Paces and Peachtree. New lighting per current standards will be installed on these frontages. Improved outdoor dining areas are proposed in front of Two Buckhead Plaza and a new accessible route will be provided from the right-of-way to the front door. Along West Paces, in front of One Buckhead Plaza, new hardscape and public art will be installed.

Based on direction received in a Pre-Application meeting with City of Atlanta Planning reviewer Nathan Brown, Developmental Controls are not applicable for this project due to no new floor area density being proposed as part of this project and a limited project scope that focuses on exterior improvements only.





WEST PACES FERRY ROAD

CHOPS

ONE BUCKHEAD PLAZA

KING + DUKE

THE ST. REGIS

TWO BUCKHEAD PLAZA

OVATION

PEACHTREE ROAD

BUCKHEAD AVENUE







NEW ADA RAMP

NEW STAIRS

PLAZA ENTRY

KING + DUKE









KING + DUKE

NEW STAIR ENTRY

NEW STAIR ENTRY

CHOPS











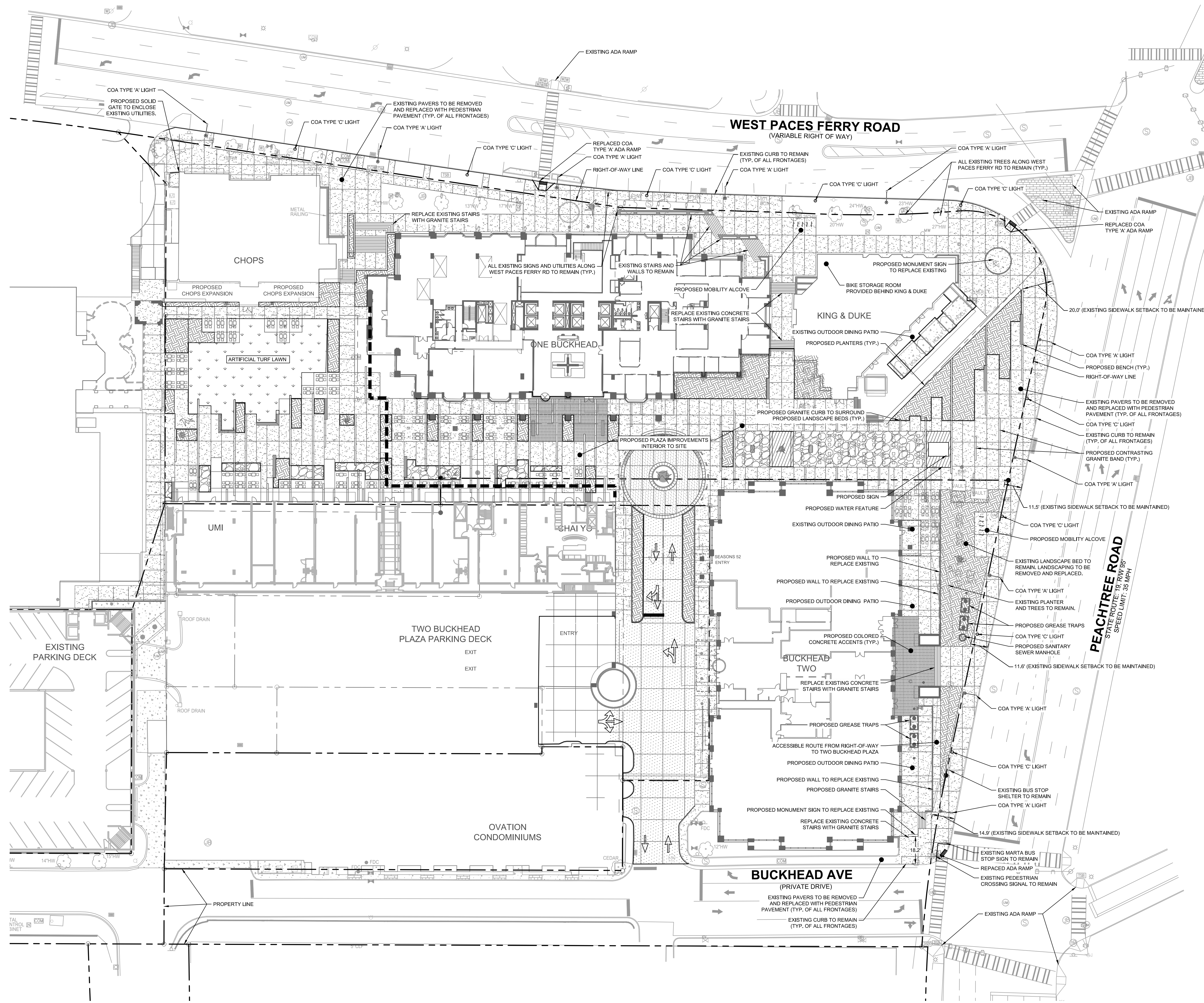








Drawing name: C:\Users\charles.zakem\appdata\local\temp\AcPublish\_11690\CO-20 - SAP SITE PLAN.dwg CO-20 SAP SITE PLAN Jan 03, 2020 1:51pm by charles.zakem



**SAP FILE NUMBER:**  
SAP-19-XXX

**ZONING CLASSIFICATION:**  
SPI -9 Subarea 1

**ADJACENT STREETS:**  
PEACHTREE RD (TYPE 1)  
WEST PACES FERRY RD NW (TYPE 3)

**SAP SITE PLAN NOTES:**

**LOT SIZE:**  
6.79 ACRES (295,770 SF)

**DISTURBED AREA:**  
2.25 ACRES (98,010 SF)

**GENERAL NOTES:**

1. ADDRESS NUMBERS ARE TO BE PROVIDED ON BUILDING AND BE A MINIMUM OF 6" IN HEIGHT.
2. SUPPLEMENTAL ZONE SHALL HAVE A MAXIMUM ELEVATION OF 30 INCHES ABOVE SIDEWALK GRADE.
3. ALL LIGHTING THAT UP-LIGHTS TREES, BUILDINGS, OR OTHER ELEMENTS, SHALL BE LOCATED AT A MINIMUM HEIGHT OF EIGHT (8) FEET ABOVE THE SIDEWALK, DRIVEWAY, OR PEDESTRIAN AREA WHEN NOT LOCATED WITHIN COMPLETELY LANDSCAPED AREAS.
4. PROPOSED PROJECT INCLUDES PLAZA, HARDSCAPE, AND LANDSCAPE RECONSTRUCTION. NO NEW BUILDINGS OR SQUARE FOOTAGE ARE PROPOSED WITH THIS PROJECT. ANY EXISTING NON-CONFORMANCES (DESIGN CODE VARIATIONS) WILL REMAIN THE SAME OR BE REDUCED/ELIMINATED.

**SITE PLAN LEGEND:**

- PROPERTY LINE
- [Pattern] PROPOSED PEDESTRIAN-RATED CONCRETE
- [Pattern] PROPOSED VEHICULAR-RATED CONCRETE
- [Pattern] PROPOSED WATER FEATURE
- [Pattern] PROPOSED LANDSCAPE AREA
- [Pattern] PROPOSED ARTIFICIAL TURF
- [Pattern] PROPOSED GRAVEL COURTYARD
- [Arrow] TRAFFIC DIRECTION
- [Arrow] EXISTING GDOT STANDARD PAVEMENT MARKING ARROW

**Kimley»Horn**  
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**COUSINS PROPERTIES**  
3344 PEACHTREE ROAD NE, SUITE 1800  
ATLANTA, GA 30306  
PHONE: (404) 401-1800

NO.	REVISION DESCRIPTIONS	DATE	BY

**ONE BUCKHEAD PLAZA**  
3050 & 3060 PEACHTREE RD NW, ATLANTA, GA 30305  
LAND LOT 69, 17TH DISTRICT

**PERMANENT**  
NOT FOR CONSTRUCTION

GSVCC CERT. (LEVEL II) 0000076499  
DRAWN BY MEM  
DESIGNED BY CAZ  
REVIEWED BY EFM  
DATE 1/3/2020  
PROJECT NO. 019335036  
TITLE

**SAP SITE PLAN**  
SHEET NUMBER  
**C0-20**

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

GRAPHIC SCALE IN FEET  
0 15 30 60

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