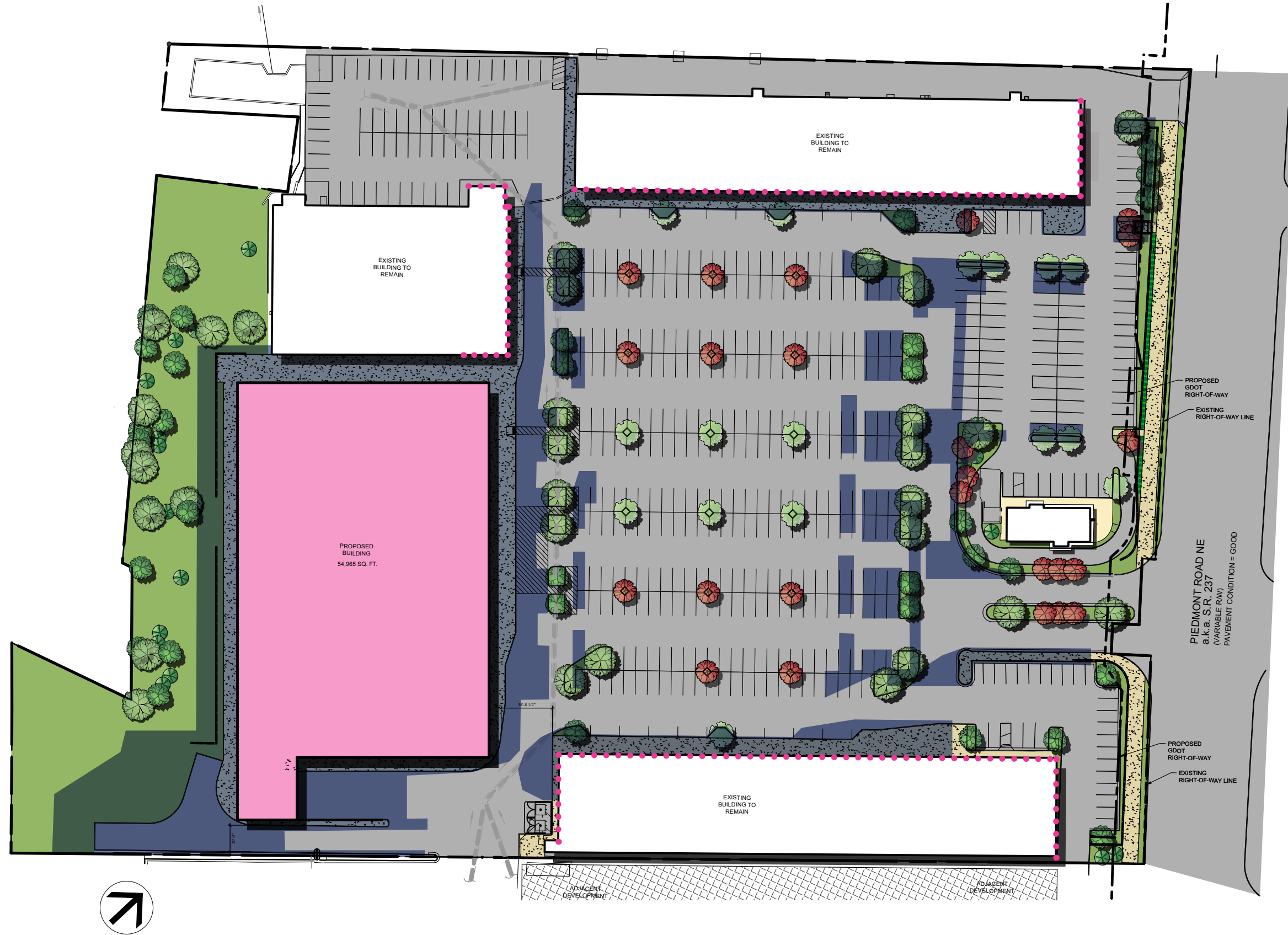
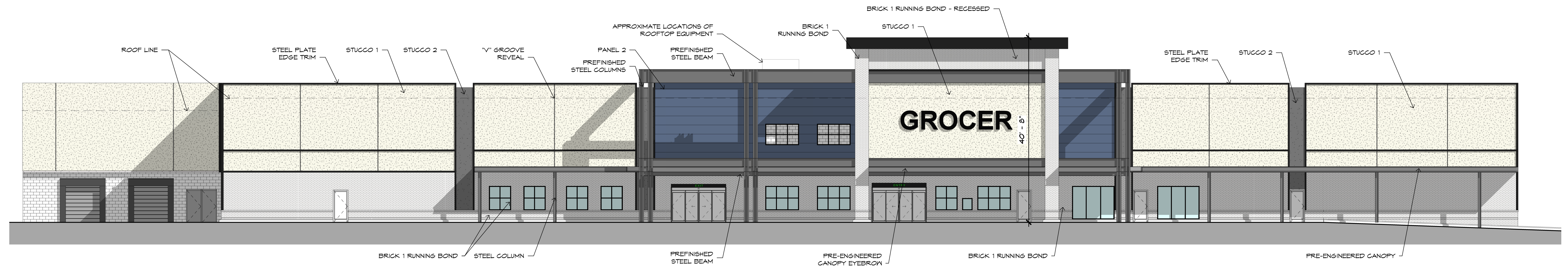


# PROPOSED SCOPE OF WORK

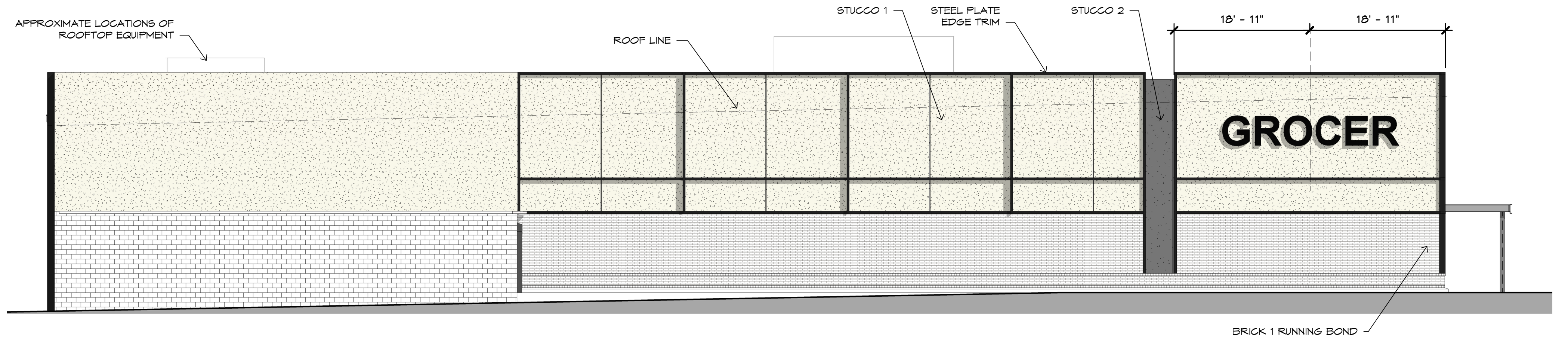


- SITE IMPROVEMENTS
- FACADE IMPROVEMENTS
- NEW CONSTRUCTION

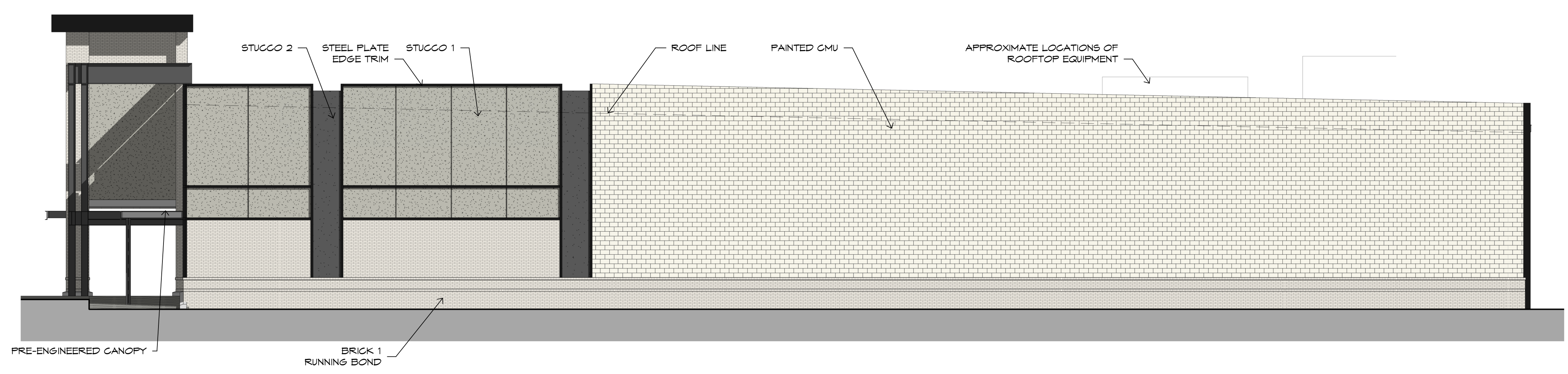
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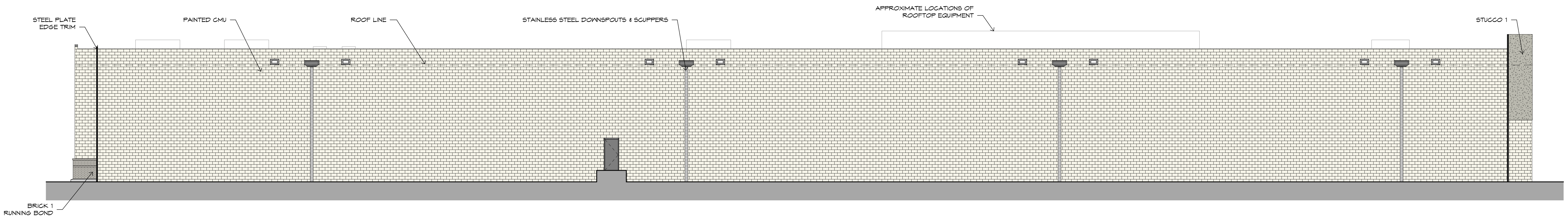
**1 GROGER FRONT ELEVATION**  
 PR-3 SCALE 1" = 10'-0"



**2 GROGER LEFT SIDE ELEVATION**  
 PR-3 SCALE 1" = 10'-0"



**3 GROGER RIGHT SIDE ELEVATION**  
 PR-3 SCALE 1" = 10'-0"



**4 GROGER REAR ELEVATION**  
 PR-3 SCALE 1" = 10'-0"

# CONCEPT RENDERING - PEDESTRIAN ENTRY FROM PIEDMONT



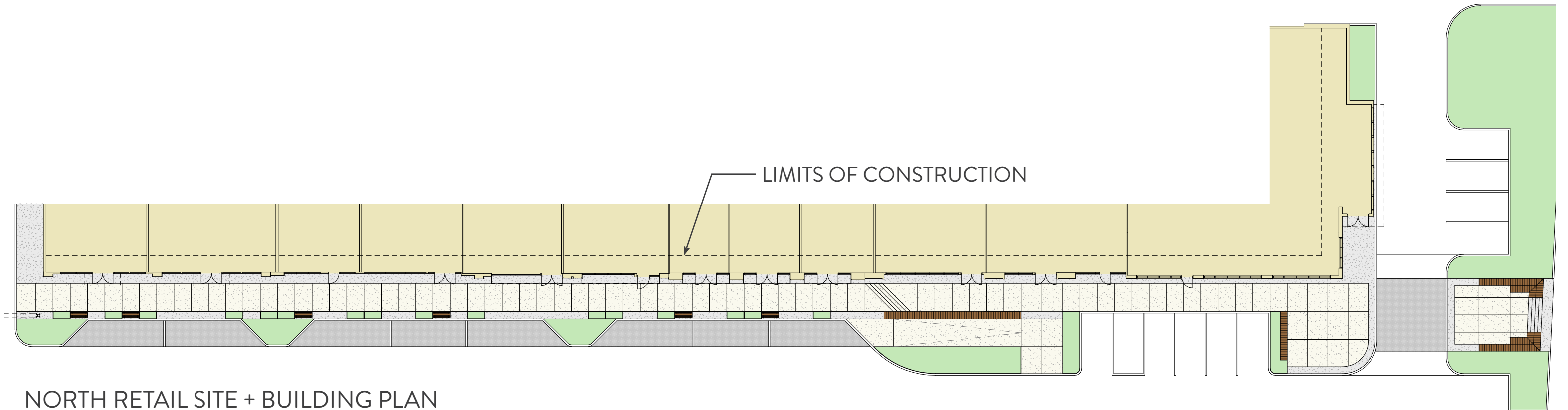
CONCEPT RENDERING - JUNIOR BOX IMPROVEMENTS



CONCEPT RENDERING - SOUTH RETAIL IMPROVEMENTS



# NORTH RETAIL

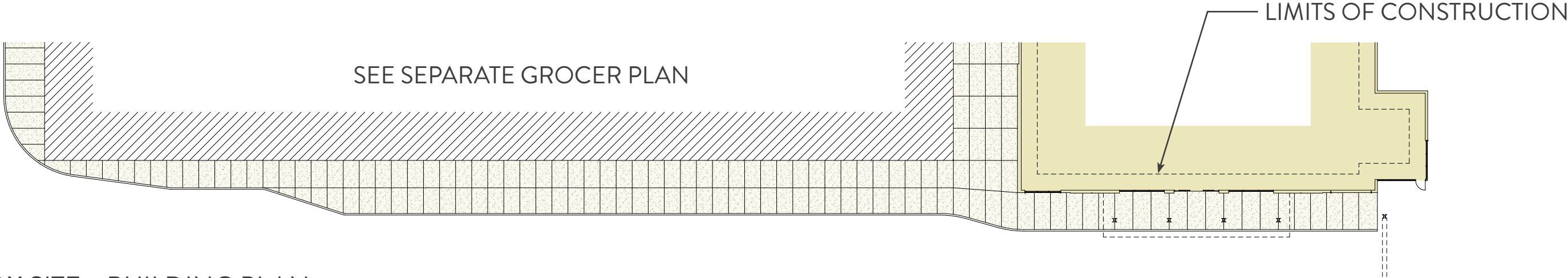


NORTH RETAIL SITE + BUILDING PLAN



NORTH RETAIL SITE + BUILDING ELEVATION

JUNIOR BOX RETAIL

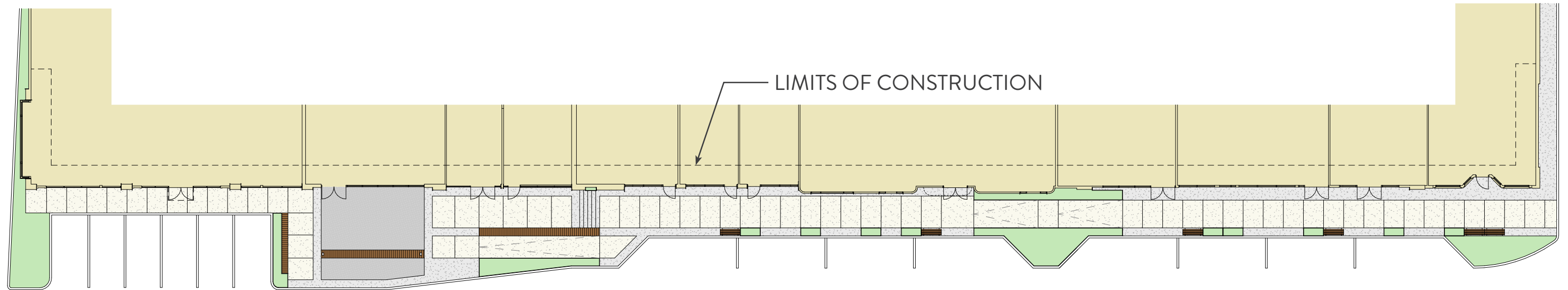


JUNIOR BOX SITE + BUILDING PLAN



JUNIOR BOX SITE + BUILDING ELEVATION

# SOUTH RETAIL



SOUTH RETAIL SITE + BUILDING PLAN



SOUTH RETAIL SITE + BUILDING ELEVATION

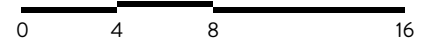


# NORTH RETAIL ELEVATION - PART 1

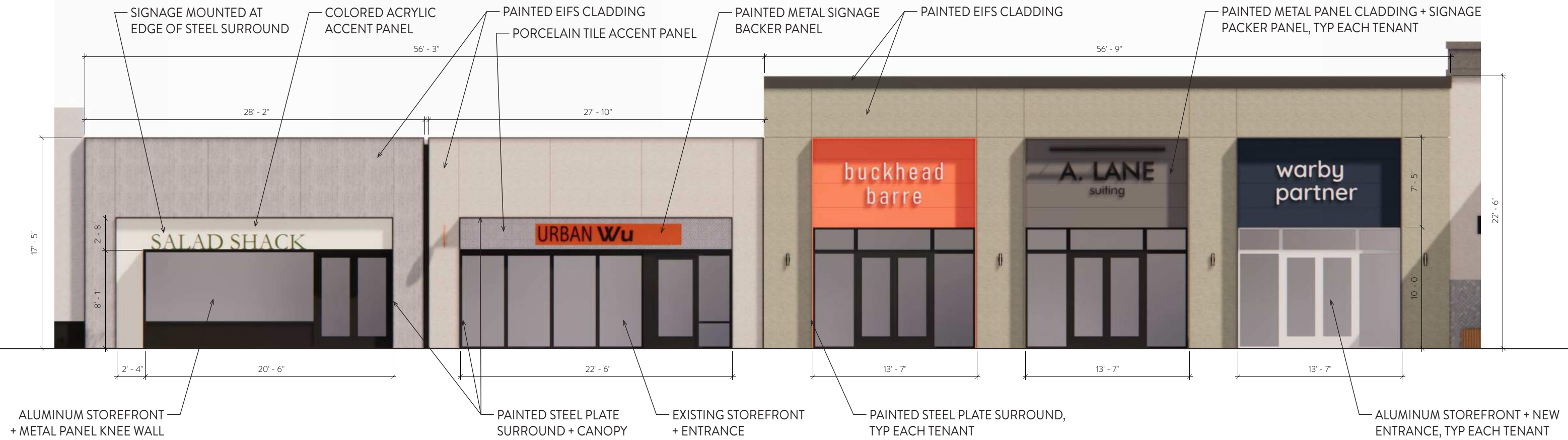


SIGNAGE FOR REFERENCE ONLY

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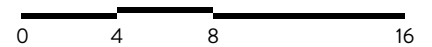


# NORTH RETAIL ELEVATION - PART 2



SIGNAGE FOR REFERENCE ONLY

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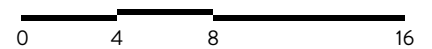


# NORTH RETAIL ELEVATION - PART 3



SIGNAGE FOR REFERENCE ONLY

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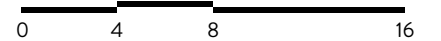


# NORTH RETAIL ELEVATION - PIEDMONT ENDCAP (PART 4)

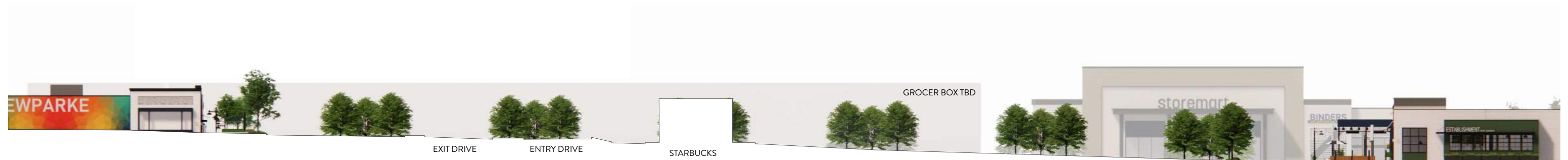


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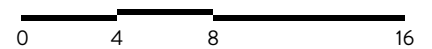


# EAST (PIEDMONT) ELEVATION - NORTH ENDCAP

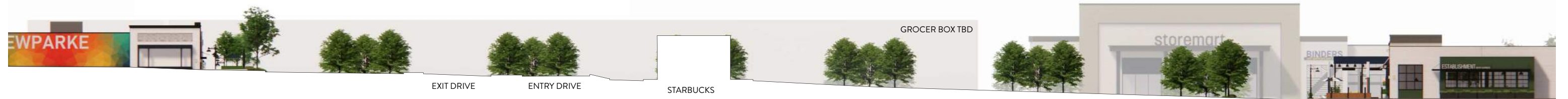
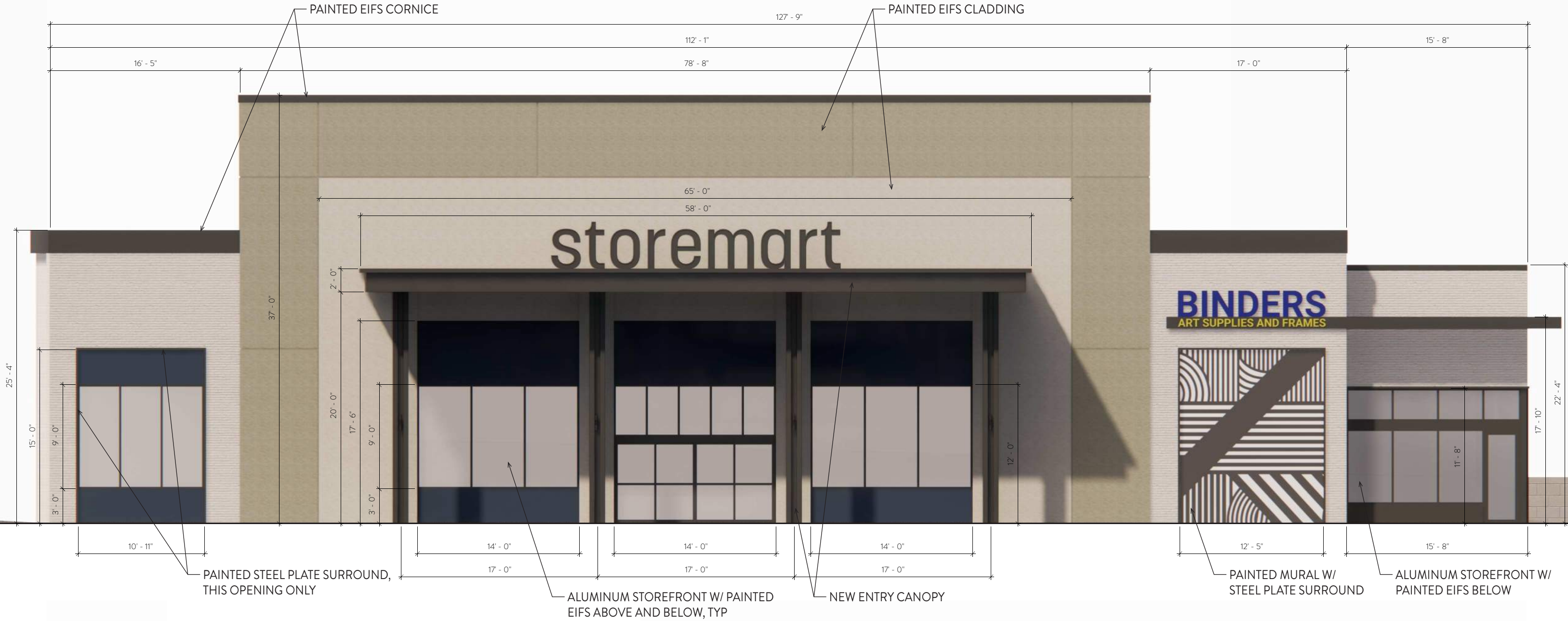


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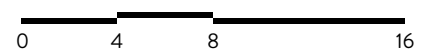


# EAST (PIEDMONT) ELEVATION - JUNIOR BOX

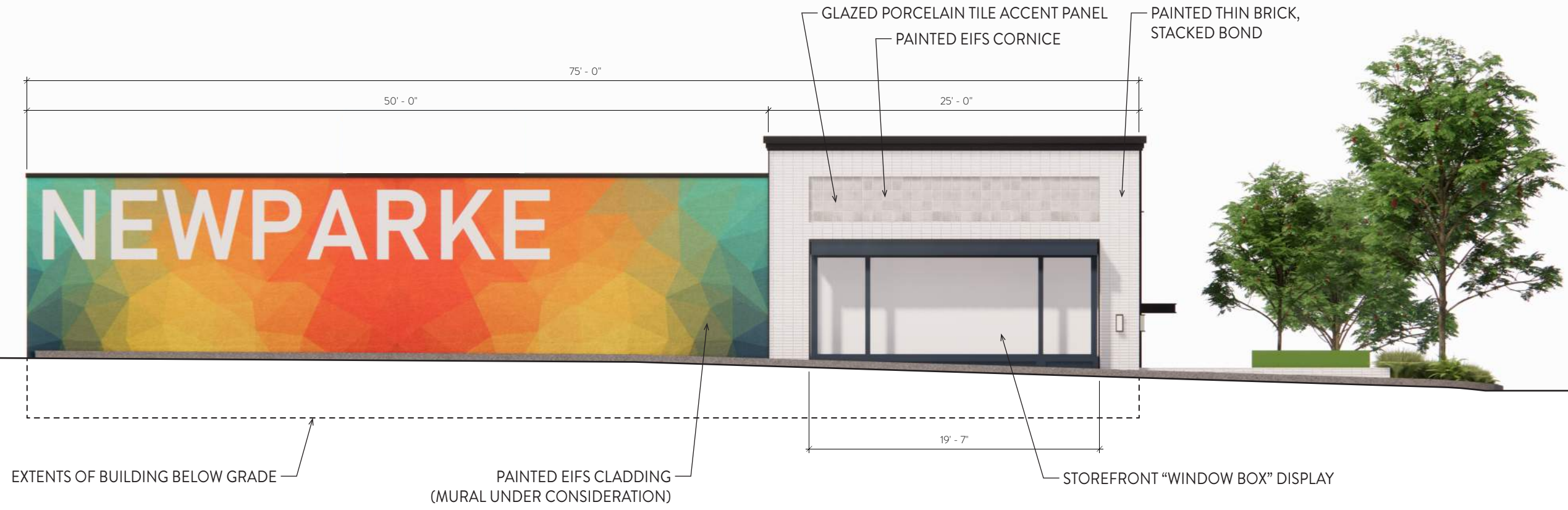


SIGNAGE FOR REFERENCE ONLY

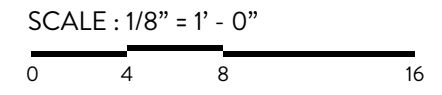
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# EAST (PIEDMONT) ELEVATION - SOUTH ENDCAP



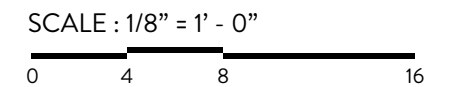
SIGNAGE FOR REFERENCE ONLY



# SOUTH RETAIL ELEVATION - PIEDMONT ENDCAP (PART 1)

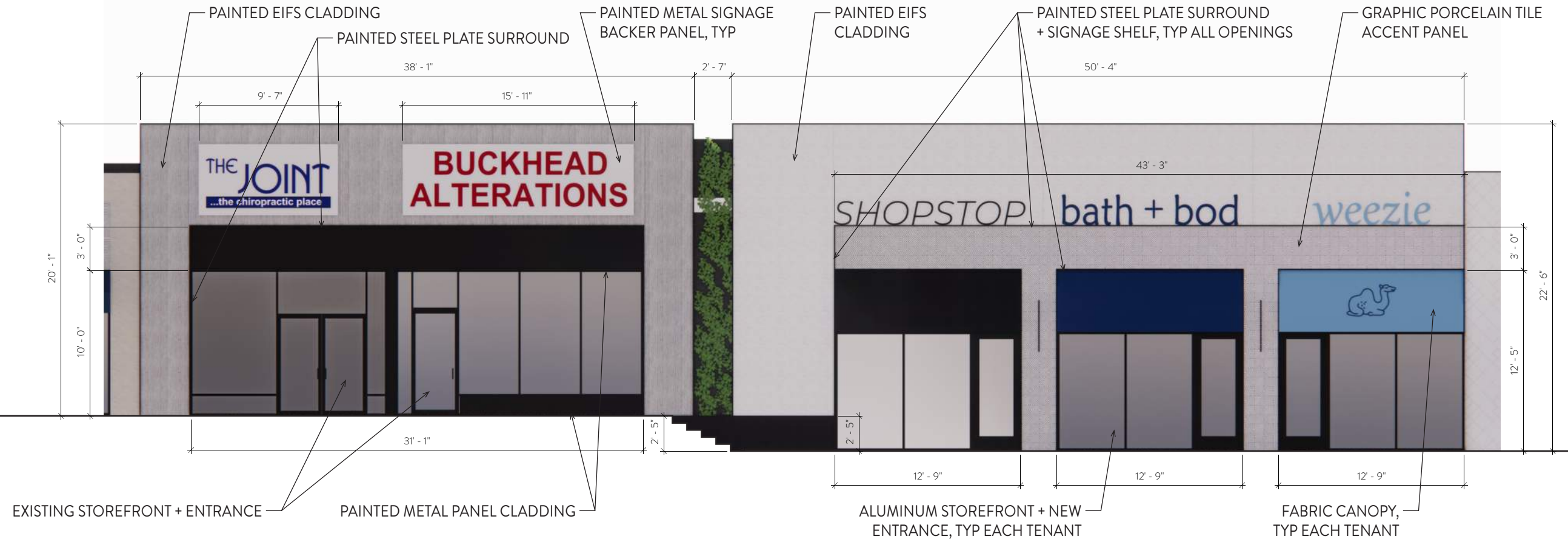


SIGNAGE FOR REFERENCE ONLY



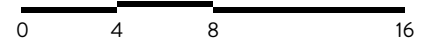


# SOUTH RETAIL ELEVATION - PART 2



SIGNAGE FOR REFERENCE ONLY

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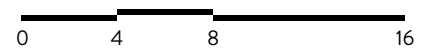


# SOUTH RETAIL ELEVATION - PART 3

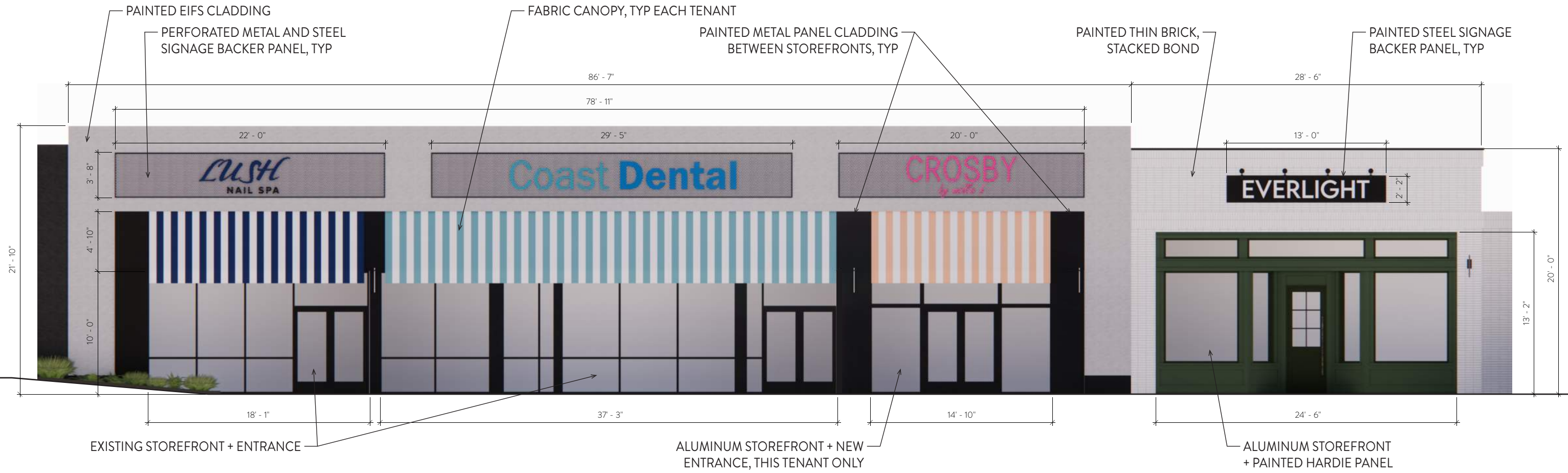


SIGNAGE FOR REFERENCE ONLY

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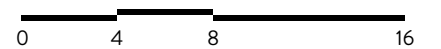


# SOUTH RETAIL ELEVATION - PART 4

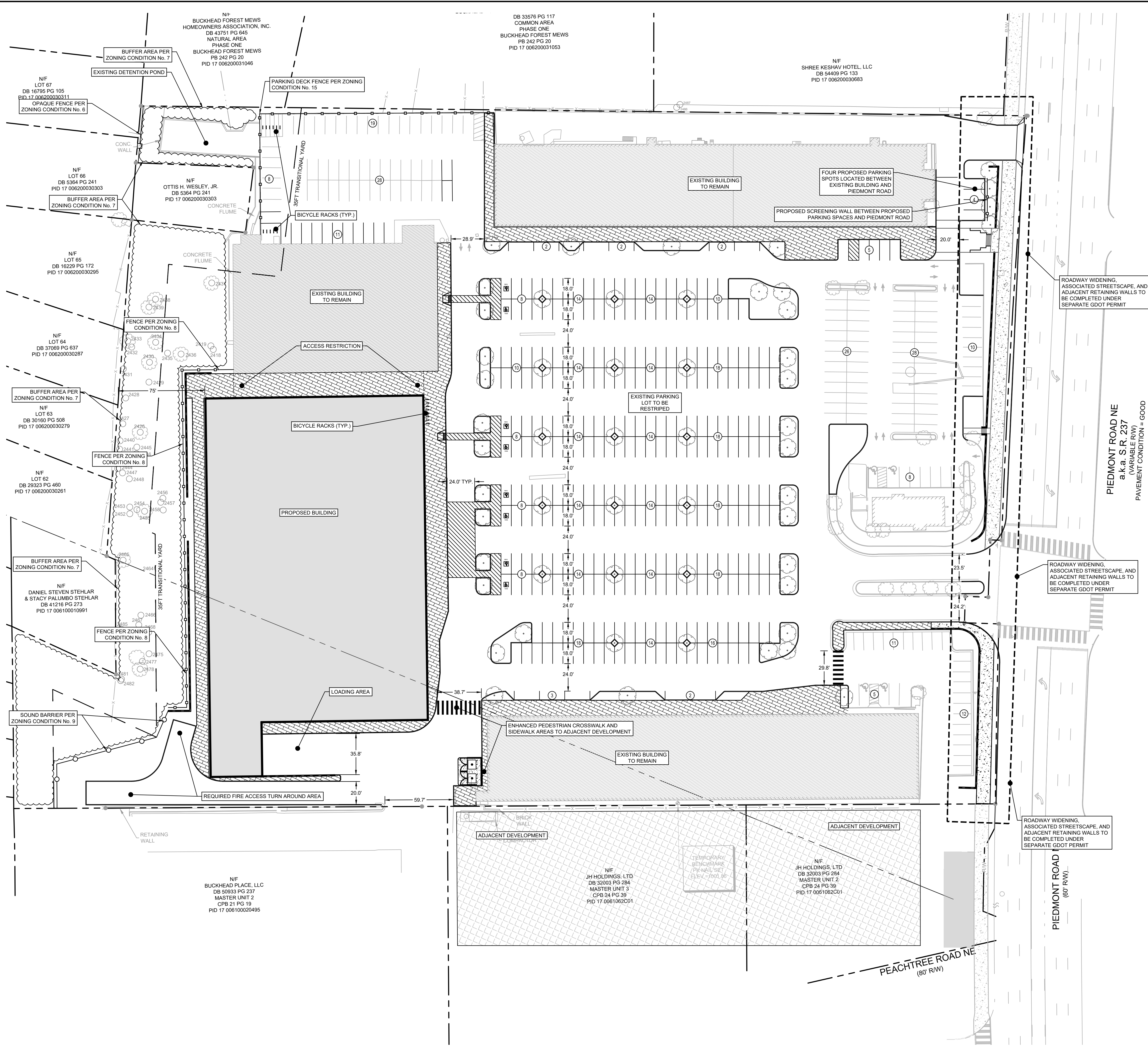


SIGNAGE FOR REFERENCE ONLY

SCALE : 1/8" = 1' - 0"



Drawing name: C:\Users\Jason.Noble\appdata\local\temp\AcPublish\15624\CO-30 - SAP SITE PLAN.dwg Co-30 SAP SITE PLAN Jun 30, 2021 3:28pm by: Jason Noble



**SAP FILE NUMBER:**  
SAP-21-XXX

**ZONING CLASSIFICATION:**  
SPI-9 SUBAREA 4  
APPROVED ZONING CASE Z-21-07

**ADJACENT STREETS:**  
PIEDMONT ROAD (TYPE 2) (GDOT STATE ROUTE 237)

**SITE PLAN LEGEND:**

- PROPERTY LINE
- [Pattern] STREETSCAPE INSTALLED BY GDOT AS PART OF PIEDMONT ROAD WIDENING PROJECT (OUTSIDE THE SCOPE OF THE IMPROVEMENTS)
- [Pattern] PROPOSED HARDSCAPE/PLAZA INCLUDED IN SCOPE OF PROJECT
- (Circle with dot) PROPOSED TREE
- (Circle with cross) EXISTING TREE

**SAP SITE NOTES:**

- ADDRESS NUMBERS ARE TO BE PROVIDED ON BUILDING AND BE A MINIMUM OF 6 INCHES IN HEIGHT.
- ALL LIGHTING THAT UP-LIGHTS TREES, BUILDINGS, OR OTHER ELEMENTS, SHALL BE LOCATED AT A MINIMUM HEIGHT OF 8 FT ABOVE THE SIDEWALK, DRIVEWAY, OR PEDESTRIAN AREA WHEN NOT LOCATED WITHIN COMPLETED LANDSCAPED AREAS.

**DEVELOPMENT SUMMARY:**

**SITE SUMMARY:**  
NET LOT AREA: 10.89 ACRES  
474,206 SF

EXISTING BUILDING SQUARE FOOTAGE TO REMAIN: 95,108 SF  
PROPOSED BUILDING SQUARE FOOTAGE: 54,964 SF  
TOTAL BUILDING SQUARE FOOTAGE: 150,072 SF  
TOTAL FLOOR AREA RATIO (FAR): 0.32

TRANSITIONAL YARD (REAR YARD): 35 FT

**USEABLE OPEN SPACE:**  
USEABLE OPEN SPACE REQUIRED (UOSR): 47,421 SF  
50% OF UOSR QUALIFYING AS PUBLIC SPACE: 23,711 SF

PROVIDED USEABLE OPEN SPACE: 48,000 SF  
UOSR QUALIFYING AS PUBLIC SPACE: 24,054 SF

**PARKING SUMMARY:**  
VEHICLE PARKING:  
EXISTING: 522 SPACES  
MINIMUM REQUIRED: 75 SPACES  
MAXIMUM ALLOWED: 522 SPACES  
PROPOSED PARKING AFTER RESTRIPTING: 498 SPACES

\*PER APPROVED ZONING ORDINANCE (Z-21-07), PROPOSED PARKING COUNT WILL NOT EXCEED EXISTING PARKING COUNT.

BICYCLE PARKING:  
MINIMUM REQUIRED: 38 SPACES  
PROPOSED: 38 SPACES

LOADING DOCK REQUIRED: 1 - 12' X 35' SPACE  
LOADING DOCK PROVIDED: 1 - 12' X 35' SPACE

**Kimley Horn**  
© 2011 KIMLEY HORN AND ASSOCIATES, INC.  
817 W. PEACHTREE STREET, NW  
THE BILTMORE, SUITE 601  
ATLANTA, GEORGIA 30308  
PHONE: (404) 416-9700  
WWW.KIMLEYHORN.COM

**REGENCY CENTERS**  
3715 NORTHSIDE PARKWAY NW  
BUILDING 400, SUITE 400  
ATLANTA, GA 30327  
PHONE: 404-575-5200

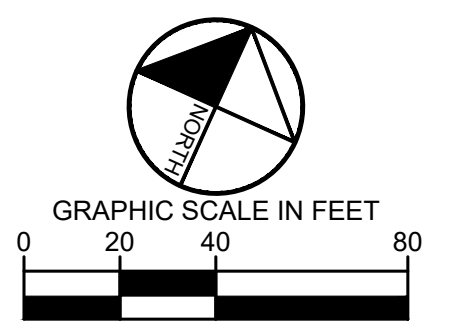
NO.	SAP SUBMITTAL	ISSUANCE AND REVISION DESCRIPTIONS	DATE	ZLR	BY
1	SAP SUBMITTAL		07/02/2021	ZLR	BY

**PIEDMONT PEACHTREE CROSSING**  
3330 PIEDMONT ROAD NE, ATLANTA, GA 30305  
LAND LOT 61 & 62, 17TH DISTRICT

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
PE043951  
07/02/21

GSWCC NO. (LEVEL II) 0000076496  
DRAWN BY JRN  
DESIGNED BY ZLR  
REVIEWED BY EFM  
DATE 07/02/2021  
PROJECT NO. 012733046  
TITLE  
**SAP SITE PLAN**  
SHEET NUMBER  
**C0-30**

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



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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

**For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans** File No.:

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

**APPLICANT (name)** Equity One Piedmont LLC c/o Morris Manning & Martin LLP

**ADDRESS** 3343 Peachtree Road, Suite 1600, Atlanta, Georgia 30326

**PHONE NO.** (404) 504-7754 **EMAIL** jhill@mmmlaw.com

**PROPERTY LANDOWNER** Equity One Piedmont LLC

**ADDRESS** 3715 Northside Parkway, 400 Northcreek, Suite 400, Atlanta, GA 30327

**PHONE NO.** (404) 575-3217 **EMAIL** scottsiebert@regencycenters.com

**ADDRESS OF PROPERTY** 3330 Piedmont Road

**Land District** 17 **Land Lot** 61 & 62 **Council District** 7 **NPU** B

Is property within the BeltLine Overlay District? Yes  No  **Zoning Classification** SPI-9/SA4/BPO

Is Inclusionary Zoning applicable to this project? Yes  No  Is this a Unified Development Plan? Yes  No



**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 one (1) copy. Lot consolidation, re-platting or subdivision may be required prior to approval of SAP.
- Site Plan (released for construction and sealed) and Building Elevations:**
  - a. **Initial Submission:** One(1) site plan & One (1) set of elevations.
  - 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 (page 4).
- Notice to Applicant:** Submit attached form with signature and date (page 10).
- Development Controls Specification Form:** Provide the applicable information (pages 7 - 9).

**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** 6/9/21 **Signature of Applicant** [Signature]

**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. Review and complete pages 11-12 of this SAP for certification forms.
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Applicant must send a copy of the filed SAP application to the NPU contact. Afterwards, complete the Notarized Affidavit of NPU Notification form (page 6), and provide a copy of U.S. Postal Service Certificate of Mailing. The NPU has up to 21 days to review the SAP and forward comments to the City.
- **Pre-application Conference with Zoning and Development Staff (prior to SAP submittal):** Required only for SPIs: 1, 9, 12, 15, 17, 18, 20, 21, 22 and *recommended* for all other districts. To request this meeting, contact Christian Olteanu at 404-330-6961 or [colteanu@atlantaga.gov](mailto:colteanu@atlantaga.gov).
- **Development Review Committee (DRC):** Projects in the Beltline & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review (See page 3).
- **Development of Regional Impact (DRI) Study:** Mixed-use developments with at least 700,000 s.f. or residential with at least 700 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](http://www.atlantawatershed.org/greeninfrastructure)
- **Unified Development Plans:** Applicable to all zoning districts except R-1 to R-5, RLC, PD, & historic bldgs/districts (Section 16-28.030)

The City Code provides that Zoning and Development 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 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**  
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, Equity One Piedmont LLC SWEAR THAT I AM THE **LANDOWNER**  
owner(s) name

OF THE PROPERTY LOCATED AT: 3330 Piedmont Road

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

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

Equity One Piedmont LLC c/o Morris Manning & Martin LLP

ADDRESS: 3343 Peachtree Road, Suite 1600, Atlanta, GA 30326

TELEPHONE: (404) 504-7754 EMAIL: jhill@mmmlaw.com

Signature of Property Landowner

Print Name of Property Landowner

Personally Appeared  
Before Me

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

Signature of Notary Public

06.09.2021  
Date



**Project Summary and Variations**  
**3330 Piedmont Road**

**I. PROJECT SUMMARY**

This special administrative permit (SAP) application proposes the renovation of the existing Piedmont Peachtree Crossing shopping center at 3330 Piedmont Road. The 10.886 acre property is zoned SPI-9, Subarea 4 and is located in the Buckhead Parking Overlay. The existing shopping center was developed in the 1970s and was recently rezoned for the purpose of changing some of the zoning conditions applicable to the property. A copy of Ordinance 21-O-0117 zoning the property is included in this application. The applicant intends to demolish and reconstruct the existing grocery store and also generally refurbish and renovate the existing shopping center to modernize the improvements and improve aesthetic appeal. Currently the shopping center contains 152,239 square feet with an existing Kroger grocery box. Upon renovation, the shopping center will contain 150,072 square feet which will include a 54,965 square foot grocery box to replace the existing grocery box. The grocery box will be moved west to better align the abutting drive aisle with the interparcel connection to the south. The existing parking spaces on the site will be reduced from 522 existing spaces to 498 parking spaces with the renovation.

Section 16-18I.010 applies to the property with respect to grandfathering existing nonconforming site conditions. The existing grocery tenant is attached to a two level junior box tenant space as well as a two level parking structure. The replacement costs for each are as follows: (a) \$9 million for the grocery box; (b) \$5.3 million for the two level junior box; and (c) \$1.6 million for the parking structure. Replacement of the grocery box is 56% of the replacement cost.

**II. VARIATIONS**

A. Section 16-18I.012 – SPI-9 Buckhead Village Development Controls Table – Maximum Setback from Back of Required Sidewalk.

Piedmont Road is a Type 2 street which imposes a maximum 25 setback from the back of the required sidewalk for 60% of the property. The existing conditions do not meet this requirement and are grandfathered pursuant to Section 16-18I.010. The proposed grocery box tenant building will not be located within the 25 distance from the sidewalk because there is not sufficient area to accommodate movement of the grocery box east to the Piedmont Road frontage. Such movement would require a full redevelopment of the property which creates a hardship. Given the existing conditions, compliance with the maximum setback requirements for the replacement of the grocery box is not necessary to accomplish public purposes or protection.

B. Sections 16-18I.015 and 16-18I.016 – Sidewalks and Supplemental Zone.

The existing streetscape is nonconforming. GDOT is implementing a road widening project on Piedmont Road that will impact the abutting streetscape by widening the road and adjusting existing retaining walls. The road widening project is funded and expected to commence in the third quarter of 2022. Requiring the applicant to

upgrade the streetscape to an interim condition that will be torn out by GDOT during their road widening is unnecessary and does not serve a public purpose. Further, the closure of the sidewalk that would be necessary by the applicant to install a streetscape that would be removed would be detrimental to public safety and protection.

C. Section 16-18I.017(5) – Fenestration.

A minimum of 65% fenestration is required at the sidewalk level. The existing grocery box and junior box combined include 35% fenestration. The proposed renovated grocery box together with the existing junior box will also provide 35% fenestration. The nature of the grocery store use challenges the ability to meet the fenestration requirements. Due to the location of the building over 500 feet from the streetscape and 12 feet below the Piedmont Road streetscape, the proposed fenestration is not expected to impact public purposes or protection.

D. Section 16-18I.023(3) – Parking Lot Location.

Parking is not permitted between the building and the street in SPI-9. The existing parking location is an existing condition. There are four additional parking spaces proposed at the northeast corner of the property to replace the existing bank drive through. As noted previously, the proposed grocery store box is the only new construction building being proposed and it is proposed to be located in the same location as the existing grocery box. There is not an area available to relocate the parking and the grocery box cannot be relocated east toward Piedmont Road without redeveloping the entire center.





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.

<b>Definitions and Methods of Calculation</b>						
<ul style="list-style-type: none"> <li>Net Lot Area (NLA) = length of property line X width of property line</li> <li>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)]</li> <li>GLA (with only one front yard adjacent to street) = (NLA) + [(street right-of-way width ÷2) X (length of front property line)]</li> <li>GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.</li> <li>GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.</li> <li>Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area)</li> </ul>						
<b>Lot Size (in square footage)</b>						
Gross Land Area (GLA)		N/A				
Net Lot Area (NLA)		474,206 SF				
<b>Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input checked="" type="checkbox"/> NLA</b>						
	Residential FAR Ratio	Residential Square Footage		Non-Residential FAR Ratio	Non-Residential Square Footage	
Base Allowed	N/A			0.34	163,393 (per Z-21-07)	
<b>Base Provided</b>				0.32	150,072 SF	
Bonus Allowed						
<b>Bonus Provided</b>						
<b>Bonus FAR Program (check bonus utilized if applicable)</b>						
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>		
<b>Residential Units</b>				<b>Total Provided:</b> <u>0</u>		
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						
<b>Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)</b>						
	Percentage (%)			Square Footage		
Max. Permitted	N/A					
Provided	N/A					
<b>Fenestration (% of each street-fronting facade calculated separately, per district regulations)</b>						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required				65% Piedmont		
Provided (specify for each street)				35% Piedmont		



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

<b>Definitions and Methods of Calculation</b>		
<ul style="list-style-type: none"> <li>• <b>LUI</b> = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)</li> <li>• <b>TOSR</b> are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus ½ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides.               <ul style="list-style-type: none"> <li>○ TOSR required = (LUI table) X (GLA).</li> <li>○ TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).</li> </ul> </li> <li>• <b>UOSR</b> requirements are calculated using the residential FAR (of the <u>corresponding net lot or GLA lot sized used to calculate FAR</u>) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.               <ul style="list-style-type: none"> <li>○ UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).</li> <li>○ If GLA is used for USOR, then the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).</li> </ul> </li> </ul>		
<b>TOSR: Total Open Space Requirements for Residential Only Projects</b>		
<i>(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)</i>		
	Ratio	Total Square Footage
Minimum Required	N/A	
Provided		
<b>Square Footage breakout of UNCOVERED TOSR amount provided by the following:</b>		
	GLA minus building square footage	
	Open exterior balconies (per Section 16-28 or district regs)	
	Roof area improved as recreation space	
<b>Square Footage breakout of COVERED TOSR amount provided by the following:</b>		
	Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
<b>UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments</b>		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	Ratio	Total Square Footage
Minimum Required	10% NLA	47,421 SF
Provided		48,000 SF
<b>Square Footage Breakdown of UOSR amounts provided by the following:</b>		
	Balconies	
	Rooftop Terraces	
	Landscaped Areas and Plazas	14,488 SF
	Portions of Sidewalks on Private Property	33,512 SF
	Portions of Landscaped Areas in Right-of-way adjacent to Property	



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)

<b>PSR: Public Space Requirements for Non-residential &amp; Mixed-use Developments</b>		
<i>(These are areas not counted towards UOSR)</i>		
<b>Public Space provided</b> = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required	5% (i.e., 50% of 10%)	23,711 SF
Provided	5%	24,054 SF
<b>Square Footage Breakdown of PSR amounts provided by the following:</b>		
<b>EXTERIOR</b> (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
<b>INTERIOR</b> (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

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

<b>Residential Unit Breakout</b>				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
<b>On-site Parking Spaces</b>				
	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required	N/A			
Provided	0		498	
Maximum Allowed	N/A		522 existing (grandfathered)	
<b>Bicycle Parking Spaces</b>				
	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required			38 spaces (1 per 4,000) - fixed rack	
Provided			38 spaces - fixed rack	
<b>On-site Loading Spaces</b> (see applicable zoning district requirements or Section 16-028.015)				
	<b>Residential/Hotel</b>		<b>Non-residential Uses (break out by use)</b>	
Minimum Required (specify for each use)			1 12'x35' space (15,001 SF- 250,000 SF nonresidential)	
Provided (specify for each use)			1 12'x35' space	



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.

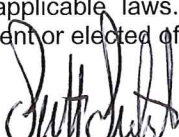
It shall be the responsibility of the applicant, not the OZD, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OZD at the time of issuance of the SAP.

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.

  
 \_\_\_\_\_

Applicant Printed Name

  
 \_\_\_\_\_

Applicant Signature

  
 \_\_\_\_\_

Date



**CITY COUNCIL  
ATLANTA, GEORGIA**

**21-O-0117**

**Z-21-07 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM SPI-9-C SA4 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT CONDITIONAL) TO SPI-9-C SA4 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT CONDITIONAL) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 3330 PIEDMONT ROAD, NE FRONTING 660.83 FEET ON THE WESTERN SIDE OF PIEDMONT ROAD, NE COMMENCING AT A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD NE AND THE NORTHERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD, NE. DEPTH: VARIES; AREA: 10.886 ACRES, LAND LOT 61 AND 62, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: EQUITY ONE PIEDMONT, LLC; APPLICANT: EQUITY ONE PIEDMONT, LLC; NPU B COUNCIL DISTRICT 7**

Application File Date	1/11/21
Zoning Number	Z-21-07
NPU / CD	B-7
Staff Recommendation	Approval conditional
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

City Council  
Atlanta, Georgia

21-O-0117

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

Z-21-07

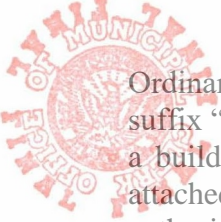
AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM SPI-9-C SA4 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT CONDITIONAL) TO SPI-9-C SA4 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT CONDITIONAL) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 3330 PIEDMONT ROAD, N.E. FRONTING 660.83 FEET ON THE WESTERN SIDE OF PIEDMONT ROAD, N.E. COMMENCING AT A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD NE AND THE NORTHERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD, N.E. DEPTH: VARIES AREA: 10.886 ACRES, LAND LOT 61 AND 62, 17<sup>TH</sup> DISTRICT FULTON COUNTY, GEORGIA OWNER: EQUITY ONE PIEDMONT, LLC APPLICANT: EQUITY ONE PIEDMONT, LLC NPU B COUNCIL DISTRICT 7

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property 3330 Piedmont Road, N.E. be rezoned from SPI-9-C SA4 (Buckhead Village Special Public Interest District Conditional) to SPI-9-C SA4 (Buckhead Village Special Public Interest District Conditional) for a change of conditions and for other purposes:

ALL THAT TRACT or parcel of land lying in Land Lot 61 and 62 of the 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

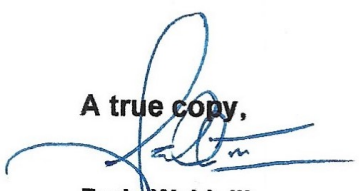
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning



Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

**SECTION 3.** That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

**SECTION 4.** That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,  
  
**Foris Webb III**  
**Municipal Clerk**

**ADOPTED** *as amended* by the Atlanta City Council  
**APPROVED** per City Charter Section 2-403

**MAY 03, 2021**  
**MAY 12, 2021**



**Conditions for Z-21-07**  
**3330 Piedmont Road, NE**

- 1) The property shall be developed in accordance with the conceptual site plan entitled “Piedmont Peachtree Crossing” prepared by Kimley-Horn dated February 10, 2021 and stamped received by the Office of Zoning and Development on March 31, 2021 (the “Site Plan”). Minor changes to the approved Site Plan that are not in conflict with these conditions may be authorized by the Director of the Office of Zoning and Development in accordance with Section 16-02.003(7). Owner shall provide Historic Buckhead Forest, Inc., with written notice of any such minor changes.
- 2) Within 30 days after approval of zoning application Z-21-007, the owner shall commence and diligently pursue to completion the following actions which shall be complete prior to issuance of a special administrative permit:
  - a. Remove existing silt and debris, and repair and service to good working order, from the Existing Detention Pond as shown on the Site Plan.
  - b. Repair erosion at the footings of the Existing Detention Pond so as to properly route the stormwater runoff through the outlet control structure.
  - c. Clean and repair storm water inlets that drain to the Existing Detention Pond
  - d. Repair or replace, as the case may be, broken or non-functioning downspouts and other storm collection devices directing stormwater into the Existing Detention Pond.
- 3) Prior to issuance of a certificate of occupancy for Building 2 as depicted on the Site Plan, the owner shall complete the following actions:
  - a. The overall stormwater detention system for the subject property shall be designed, constructed and repaired, as applicable, to meet current City of Atlanta standards.
  - b. Execute and record a Stormwater Management Facility Inspection and Maintenance/Indemnification Agreement (or substantially similar agreement) on the City of Atlanta’s form and in accordance with the City of Atlanta’s Post Development Stormwater Management ordinance (the “O&M Agreement”), for the subject property.
  - c. Cause an engineer to inspect the sanitary sewer line located in the northwest corner of the subject property. Any deficiencies in this sanitary sewer line and/or its structural support system shall be corrected.
  - d. Repair any damage caused by the sanitary sewer line that runs through the driveway of the property located at 3317 West Shadowlawn Avenue, pursuant to the Sanitary Sewer Easement recorded in Deed Book 6975, Pages 147-148 of the Fulton County, Georgia land records.
  - e. A downstream hydrology study and analysis will be completed and submitted to the City of Atlanta. The downstream study will include an analysis point where the property’s watershed crosses Habersham Road as part of the downstream drainage basin.



- 4) The Existing Detention Pond shall be maintained in good working order and repair pursuant to the O&M Agreement and so that it functions at the level described in these conditions.
- 5) Upon written notification from any abutting property owner that the Existing Detention Pond or other stormwater collection facilities on the property are not operating as described herein, the owner of the shopping center shall (a) have the stormwater facilities inspected by its property manager and if reasonably necessary, a registered engineer, (b) correct any deficiencies found by such inspection, and (c) provide a written response to the abutting property owner and to Historic Buckhead Forest, Inc. detailing any findings and the corrective measures the owner will implement.
- 6) A nine foot (9') high wooden, opaque fence shall be constructed on either the western Existing Detention Pond wall, or between the Existing Detention Pond and the property at 3317 West Shadowlawn Avenue, to provide visual screening for the benefit of that property. The owner of the subject property shall maintain the fence in good condition and repair.
- 7) The Buffer Area as depicted on the Site Plan (the "Buffer Area") will be maintained to control invasive plant material, including kudzu, and any cleared areas shall be stabilized to avoid erosion. Dead, diseased or hazardous trees in the Buffer Area shall be removed as directed by a certified arborist, pursuant to applicable laws or ordinances. If existing trees are removed in the Buffer Area, they will be replaced with trees of equivalent height or 10 feet, whichever is less, of a species directed by certified arborist and pursuant to applicable laws or ordinances.
- 8) An eight foot (8') tall opaque fence shall be installed along the western property line within the area shown on the Site Plan. The fence will be designed and installed in a manner so as to minimize damage to existing trees in the buffer area. Owner shall maintain the fence in good repair and condition.
- 9) The nine foot (9') tall sound barrier wall currently located at the southwest corner of the property shall be extended toward the required fire access turn around area as shown on the Site Plan.
- 10) Dumpsters shall not be located between the rear of either Building 2 or Building 3 and the western property line, nor in the required fire access turn around area at the southwest corner of Building 2.
- 11) Sound attenuation improvements, or sound attenuation cabinets shall be used for, any air conditioning compressors and power generators which are hereinafter installed on the rear 50% of the roofs of Buildings 2 and Building 3 on any sides of such compressors which face westerly or northerly. Building 2 shall be designed and constructed with a roof parapet along its western wall. In the event the western wall of Building 3 is replaced or reconstructed, such replacement or reconstruction shall include a roof parapet.





- 12) The truck loading area for Building 3 as indicated on the Site Plan shall remain located underneath the ground level of the shopping center. Deliveries to this area, including shipping and receiving, shall only occur between the hours of 7:00 A.M. and 7:00 P.M. The truck loading area for Building 2 shall be as depicted on the Site Plan.
- 13) Existing openings in the western wall of the lower level of the parking deck in the northwest corner of the property shall be closed, other than as may be opened periodically to permit access to the existing detention pond. Existing window openings in the same wall shall be repaired.
- 14) Prior to the issuance of a certificate of occupancy for Building 2, the exterior western and northern walls of the parking deck, and the exterior western walls of Buildings 2 and Building 3 shall be painted "Master's Green" - Pantone #342 or a similar dark green so as to minimize the visual impact to abutting properties.
- 15) A screen fence shall be installed on the top of the existing western and northern parking deck walls to create a minimum eight foot (8') barrier (as measured from the floor of the parking deck to the top of the fence), as shown on the Site Plan.
- 16) Building 3 shall not be used for a bar or nightclub. The lower level of Building 3 shall not be used for an eating and drinking establishment, bar or nightclub.
- 17) All exterior lighting elements along the western and northern property boundaries shall be lighted only with "full cutoff" type light fixtures to reduce light pollution to adjoining residential properties to zero spillover at the property line.
- 18) With the exception of emergency access and the turn around in the southwest corner of the site as shown on the Site Plan, there shall not be vehicular access at the rear of Building 2 or Building 3.
- 19) Any building(s) constructed within the Future Redevelopment Area as depicted on the Site Plan will exceed not thirty two feet (32') in height, nor shall the total square footage of building(s) constructed in the Future Development Area exceed 20,000 square feet in the aggregate.
- 20) No building(s) within the Future Redevelopment Area shall be used for a bar or nightclub.
- 21) The sanitary sewer connection(s) from the Future Redevelopment Area shall be routed to the existing sanitary sewer line in Piedmont Road if the required sewer capacity is available in the existing sanitary sewer line in Piedmont Road and the existing infrastructure is in place for a connection in the immediate adjacent right of way.
- 22) The storm drainage connection(s) from the Future Redevelopment Area shall be routed to the Piedmont Road storm drainage infrastructure (i) subject to Georgia Department of



Transportation approval, and (ii) if the existing stormwater infrastructure is already in place in the immediate adjacent right-of-way. If both of these conditions cannot be met, the storm drainage connection(s) from the Future Development Area shall be detained in underground detention system(s) on-site, which will ultimately outflow at the northwest corner of the site through the Existing Detention Pond. The post-developed flowrates from the Future Redevelopment Area shall be no greater than the pre-developed flowrates from the same area at the time of issuance of the future building permit.



## LEGAL DESCRIPTION

Z-21-007



City of Atlanta | Department of City Planning

**OFFICE OF ZONING  
& DEVELOPMENT**

ALL THAT CERTAIN PARCEL OF LAND LOCATED IN LAND LOTS 61 & 62 OF THE 17TH DISTRICT, OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**RECEIVED**

DATE: 01/11/2021

**COMMENCING** AT A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD NE (VARIABLE RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD NE (80-FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE OF PIEDMONT ROAD NE, NORTH 24°22'13" WEST A DISTANCE OF 736.23 FEET TO A 1/2-INCH REBAR WITH CAP FOUND, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF PIEDMONT ROAD NE AND FOLLOWING THE DIVISION LINE BETWEEN EQUITY ONE (PIEDMONT) LLC (PER DEED BOOK 42131, PAGE 174, FULTON COUNTY, GEORGIA RECORDS) TO THE NORTHEAST AND JH HOLDINGS, LTD (PER DEED BOOK 32003, PAGE 284, AFORESAID RECORDS) TO THE SOUTHWEST; SOUTH 65°38'39" WEST A DISTANCE OF 499.91 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING THE DIVISION LINE BETWEEN SAID EQUITY ONE (PIEDMONT) LLC, TO THE NORTHEAST AND BUCKHEAD PLACE, LLC (PER DEED BOOK 50933, PAGE 237, AFORESAID RECORDS) TO THE SOUTHWEST; SOUTH 65°36'39" WEST A DISTANCE OF 355.85 FEET TO A POINT; THENCE FOLLOWING THE DIVISION LINE BETWEEN SAID EQUITY ONE (PIEDMONT) LLC, TO THE NORTHEAST AND SHADOW LAWN (PER PLAT BOOK 11, PAGE 200, AFORESAID RECORDS), TO THE SOUTHWEST, THE FOLLOWING 11 COURSES AND DISTANCES: NORTH 24°42'16" WEST A DISTANCE OF 9.61 FEET TO A POINT, NORTH 24°23'46" WEST A DISTANCE OF 50.19 FEET TO A POINT, NORTH 24°40'41" WEST A DISTANCE OF 49.20 FEET TO A POINT, NORTH 24°58'41" WEST A DISTANCE OF 49.86 FEET TO A POINT, SOUTH 89°20'16" EAST A DISTANCE OF 99.93 FEET TO A 1/2-INCH REBAR FOUND; NORTH 24°28'54" WEST A DISTANCE OF 99.88 FEET TO A 1/2-INCH REBAR WITH CAP SET; NORTH 89°11'25" WEST A DISTANCE OF 8.20 FEET TO A 1/2-INCH OPEN TOP PIPE FOUND; NORTH 19°50'55" WEST A DISTANCE OF 293.92 FEET TO AN AXLE FOUND; NORTH 72°17'30" EAST A DISTANCE OF 99.80 FEET TO A 1/2-INCH REBAR WITH CAP SET; NORTH 16°58'28" WEST A DISTANCE OF 57.10 FEET TO A 1/2-INCH REBAR WITH CAP SET ; SOUTH 68°14'13" WEST A DISTANCE OF 102.72 FEET TO A 3/4-INCH CRIMP TOP PIPE FOUND AND NORTH 18°55'37" WEST A DISTANCE OF 49.80 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING THE DIVISION LINE BETWEEN SAID EQUITY ONE (PIEDMONT) LLC TO THE SOUTHWEST AND BUCKHEAD FOREST MEWS HOMEOWNERS ASSOCIATION, INC. (PER DEED BOOK 43751, PAGE 645 AND DEED BOOK 33576, PAGE 117, AFORESAID RECORDS) AND SHREE KESHAV HOTEL, INC (PER DEED BOOK 54409, PAGE 133, AFORESAID RECORDS) TO THE NORTHEAST; NORTH 66°32'31" EAST A DISTANCE OF 772.00 FEET TO A 1/2-INCH REBAR FOUND AT THE RIGHT-OF-WAY LINE OF PIEDMONT ROAD NE (VARIABLE RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 7 COURSES AND DISTANCES: FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 370.83 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 8692.00 FEET AND A CHORD OF SOUTH 20°45'13" EAST A DISTANCE OF 370.80 FEET) TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 67°47'01" WEST A DISTANCE OF 10.00 FEET TO A



## LEGAL DESCRIPTION

Z-21-007



City of Atlanta | Department of City Planning

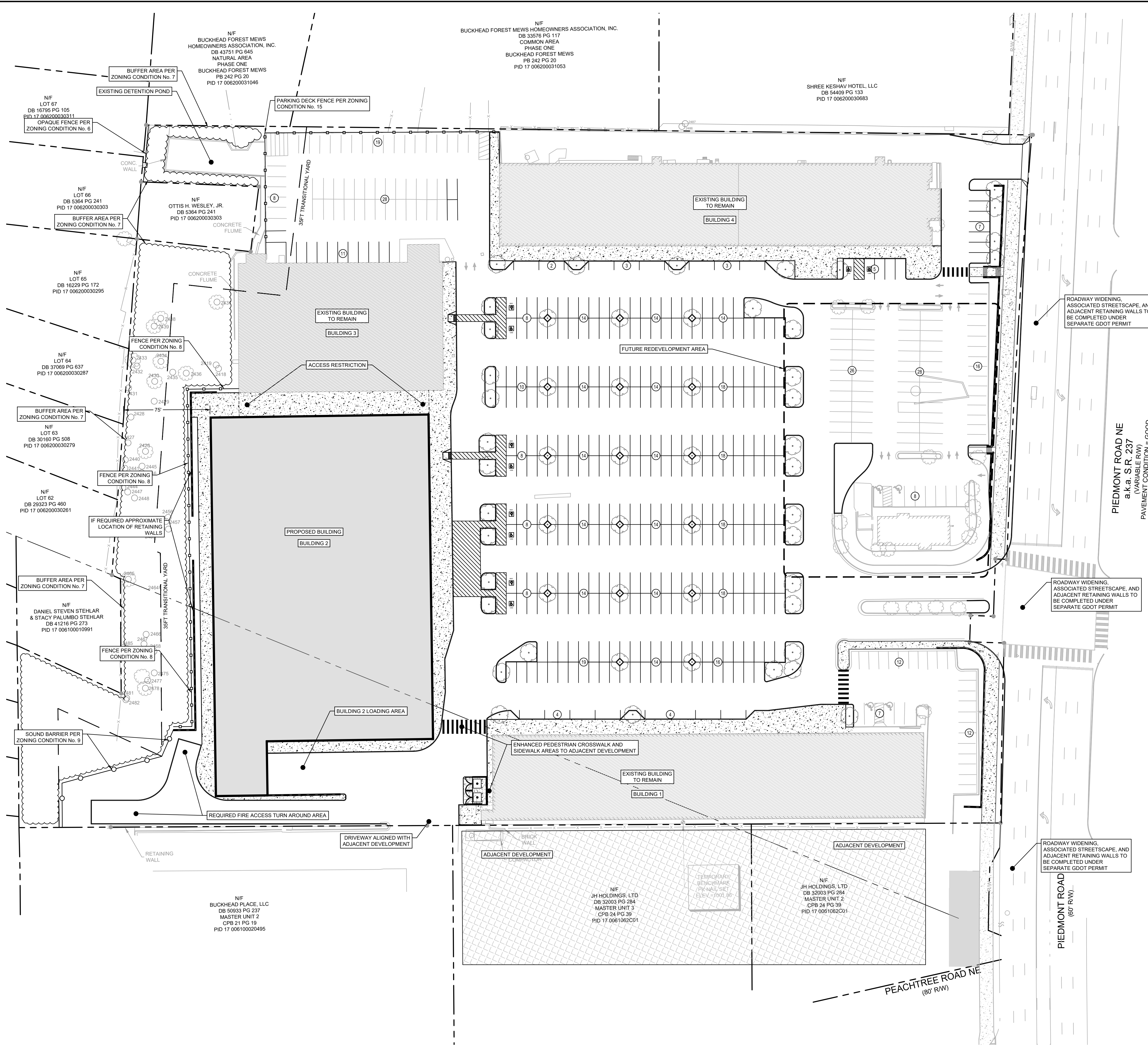
**OFFICE OF ZONING  
& DEVELOPMENT**

1/2-INCH REBAR WITH CAP SET, SOUTH 22°12'59" EAST A DISTANCE OF 50.00 FEET TO  
A 1/2-INCH REBAR WITH CAP SET, SOUTH 67°47'01" WEST A DISTANCE OF 22.00 FEET  
TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 22°12'59" EAST A DISTANCE OF 22.00  
FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 67°47'01" EAST A DISTANCE OF  
30.00 FEET TO A 1/2-INCH REBAR WITH CAP SET AND FOLLOWING THE ARC OF A  
CURVE TO THE LEFT A DISTANCE OF 157.00 FEET (SAID ARC BEING SUBTENDED BY A  
RADIUS OF 8692.00 FEET AND A CHORD OF SOUTH 22°58'28" EAST A DISTANCE OF  
157.00 FEET) BACK TO THE POINT OF BEGINNING.

**RECEIVED**  
DATE: 01/11/2021

CONTAINING 474206 SQUARE FEET OR 10.886 ACRES, MORE OR LESS.

Drawing name: C:\Users\zrac\OneDrive\Desktop\Temporary AutoCAD saves\AcPublish\_2\1048\CO-20 - REZONING SITE PLAN.dwg CO-20 REZONING SITE PLAN Mar 30, 2021 7:23am by: zacrandoiph



**SITE PLAN SPECIFICATIONS:**

1. SITE ADDRESS:	3330 PIEDMONT ROAD NE
2. ZONING CLASSIFICATIONS:	
- CURRENT ZONING:	SPI-9 SA-4
- PROPOSED ZONING:	SPI-9 SA-4
3. NET LOT AREA (NLA):	474,206 SF
4. EXISTING BUILDING SQUARE FOOTAGE TO REMAIN:	93,428 SF
PROPOSED BUILDING SQUARE FOOTAGE:	69,965 SF
(INCLUDES AREA FOR POTENTIAL FUTURE BUILDING)	
TOTAL BUILDING SQUARE FOOTAGE:	163,393 SF
	(0.34 FAR)
5. TRANSITIONAL YARDS:	
- REAR YARD:	35 FEET

**REZONING NOTES:**

- FINAL DEVELOPMENT TO MEET REQUIRED OVERALL OPEN SPACE REQUIREMENTS FOR TOTAL DEVELOPMENT.
- BUILDING SIZES AND SHAPES ARE PRELIMINARY. BUILDING SIZES AND SHAPES ARE SUBJECT TO CHANGE AS EACH SITE IS DEVELOPED. SITE SPECIFIC SAP PLANS WILL BE SUBMITTED FOR EACH DEVELOPMENT. NEW BUILDING(S) MAY BE DEVELOPED IN THE FUTURE REDEVELOPMENT AREA SUBJECT TO THE CONDITIONS.

**PARKING SUMMARY:**

EXISTING PARKING PROVIDED:	522 SPACES
PROPOSED PARKING PROVIDED:	TO BE DETERMINED
PROPOSED PARKING COUNT WILL NOT EXCEED EXISTING PARKING COUNT.	

**SITE PLAN LEGEND:**

- PROPERTY LINE
- [Pattern] STANDARD DUTY SIDEWALK
- [Circle with dot] PROPOSED TREE
- [Circle] EXISTING TREE
- [Wavy line] BUFFER AREA PER ZONING CONDITION No. 7

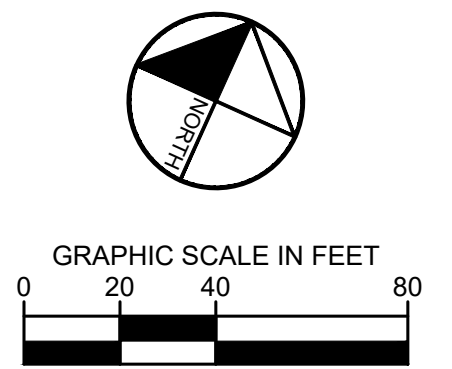
Z-21-007 Amended

City of Atlanta | Department of City Planning

**OFFICE OF ZONING & DEVELOPMENT**

**RECEIVED**

DATE: 3/31/2021



**Kimley-Horn**  
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817 W. PEACHTREE STREET, NW  
ATLANTA, GA 30309  
PHONE: (404) 419-9700  
WWW.KIMLEY-HORN.COM

**REGENCY CENTERS**  
3715 NORTHSIDE PARKWAY NW  
BUILDING 400, SUITE 400  
ATLANTA, GA 30327  
PHONE: 404-575-5200

PREPARED FOR	ZLR	DATE	BY
NEIGHBORHOOD COMMENT RESPONSE	03/30/2021		JRN
NEIGHBORHOOD COMMENT RESPONSE	03/17/2021		JRN
NEIGHBORHOOD COMMENT RESPONSE	02/10/2021		JRN
ISSUANCE AND REVISION DESCRIPTIONS			

**PIEDMONT PEACHTREE CROSSING**  
3330 PIEDMONT ROAD NE, ATLANTA, GA 30305  
LAND LOT 61 & 62, 17TH DISTRICT

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
No. PE043951  
FACILITY RAINFALL

03/30/2021

GSWCC NO. (LEVEL II)	0000076496
DRAWN BY	JRN
DESIGNED BY	ZLR
REVIEWED BY	EFM
DATE	03/30/2021
PROJECT NO.	012733046
TITLE	<b>REZONING SITE PLAN</b>
SHEET NUMBER	<b>C0-20</b>

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**CITY COUNCIL  
ATLANTA, GEORGIA**

21-O-0117

**Z-21-07 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM SPI-9-C SA4 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT CONDITIONAL) TO SPI-9-C SA4 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT CONDITIONAL) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 3330 PIEDMONT ROAD, NE FRONTING 660.83 FEET ON THE WESTERN SIDE OF PIEDMONT ROAD, NE COMMENCING AT A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD NE AND THE NORTHERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD, NE. DEPTH: VARIES; AREA: 10.886 ACRES, LAND LOT 61 AND 62, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: EQUITY ONE PIEDMONT, LLC; APPLICANT: EQUITY ONE PIEDMONT, LLC; NPU B COUNCIL DISTRICT 7**

Application File Date	1/11/21
Zoning Number	Z-21-07
NPU / CD	B-7
Staff Recommendation	Approval conditional
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

**Workflow List:**

Office of Research and Policy Analysis	Completed	02/16/2021 7:43 PM
Zoning Committee	Completed	02/22/2021 11:00 AM
Atlanta City Council	Completed	03/01/2021 1:00 PM
Zoning Review Board Staff	Completed	04/09/2021 11:16 AM
Zoning Committee	Completed	04/26/2021 11:00 AM
Atlanta City Council	Completed	05/03/2021 1:00 PM
Mayor's Office	Pending	

**HISTORY:**

02/22/21	Zoning Committee	
03/01/21	Atlanta City Council	REFERRED TO ZRB AND ZC

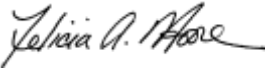

<b>RESULT:</b>	<b>REFERRED TO ZRB AND ZC [UNANIMOUS]</b>
<b>AYES:</b>	Bond, Westmoreland, Dickens, Smith, Farokhi, Brown, Archibong, Ide, Shook, Matzigkeit, Hillis, Boone, Overstreet, Sheperd
<b>ABSENT:</b>	Cleta Winslow

04/26/21                                      Zoning Committee                                      FAVORABLE AS AMENDED

**RESULT:** FAVORABLE AS AMENDED [UNANIMOUS]  
**MOVER:** Howard Shook, District 7  
**SECONDER:** Clela Winslow, District 4  
**AYES:** Dickens, Winslow, Shook, Smith, Boone, Overstreet  
**ABSENT:** Amir R Farokhi

05/03/2021 Atlanta City Council ADOPTED AS AMENDED

**RESULT:** ADOPTED AS AMENDED [UNANIMOUS]  
**MOVER:** Amir R Farokhi, Councilmember, District 2  
**SECONDER:** Marci Collier Overstreet, Councilmember, District 11  
**AYES:** Bond, Westmoreland, Dickens, Smith, Farokhi, Brown, Winslow, Archibong, Ide, Shook, Matzigkeit, Hillis, Boone, Overstreet, Sheperd

Certified by Presiding Officer	Certified by Clerk
<p style="text-align: center;"><b>CERTIFIED</b></p> <p style="text-align: center;">5/3/2021 ATLANTA CITY COUNCIL PRESIDENT</p> 	<p style="text-align: center;"><b>CERTIFIED</b></p> <p style="text-align: center;">5/3/2021 MUNICIPAL CLERK</p> 
<p style="text-align: center;">Mayor's Action See Authentication Page Attachment</p>	

**ADOPTED BY COUNCIL**

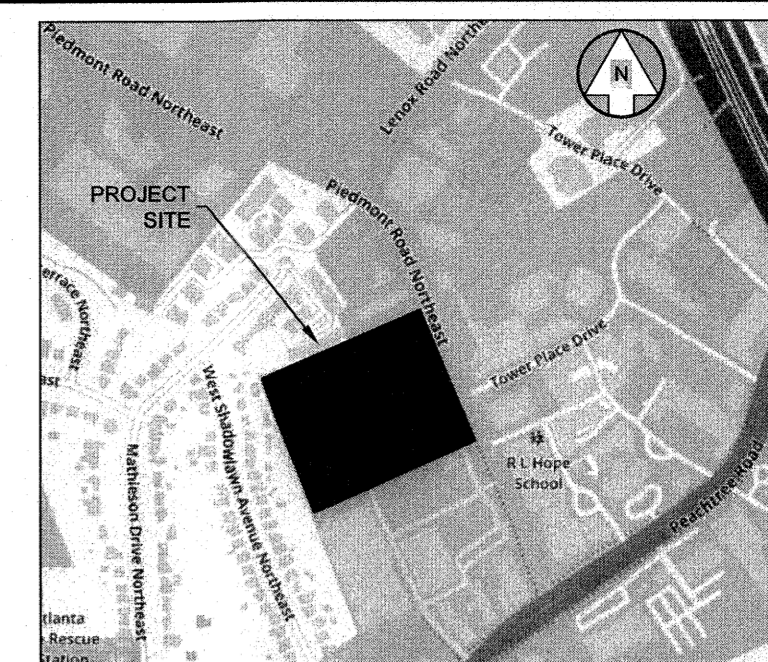
**05/03/2021**

**GENERAL NOTES**

- 1) THE FIELD SURVEY WAS PERFORMED ON FEBRUARY 26, 2018. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES MADE TO THE SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.
- 2) HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH A TOPCON HIPER+ GPS RECEIVER. GROUND MEASUREMENTS WERE OBTAINED USING A TOPCON PS-103A TOTAL STATION.
- 3) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 11,302 FEET, AN ANGULAR ERROR OF 16 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 4) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 854,441 FEET.
- 5) TOPOGRAPHY AND ELEVATIONS SHOWN ARE BASED ON NAVD '83 DATUM, AS ESTABLISHED BY GPS GNSS REAL TIME NETWORK. THE CONTOUR INTERVAL IS 1 FOOT.
- 6) THE BEARING BASIS IS GRID NORTH, NAD '83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY GPS GNSS REAL TIME NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 7) THIS DRAWING WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA. ALL PRINTS WERE PRODUCED IN BLACK INK AND SIGNED BY THE SURVEYOR IN BLUE INK. A COPY OF THE ORIGINAL DRAWING IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY CHANGES MADE TO COPIES OF THE ORIGINAL DRAWING WERE DONE WITHOUT THE SURVEYOR'S AUTHORIZATION AND ARE NOT TO BE CONSIDERED PART OF THE SURVEY INFORMATION.
- 8) ALL CORNER MONUMENTS SET ARE 1/2-INCH REBAR WITH YELLOW PLASTIC CAP INSCRIBED "LECRAW LSF 1160" UNLESS OTHERWISE NOTED.
- 9) THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON. NO TITLE COMMITMENT OR CHAIN OF TITLE WAS PROVIDED. OTHER CLAIMS, EASEMENTS, RIGHTS, OR RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON. A GEORGIA LICENSED ATTORNEY AT LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS THAT MAY BE REVEALED BY TITLE EXAMINATION.
- 10) BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13121C0251F, FULTON COUNTY GEORGIA, AND INCORPORATED AREAS, EFFECTIVE DATE SEPTEMBER 18, 2013, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONE "X (OTHER AREAS)", DEFINED THEREON AS FOLLOWS:  
 ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
 OTHER LOCAL FLOODING CONDITIONS MAY EXIST OR SEVERE LOCAL STORMS MAY OCCUR. NO PART OF THIS SURVEY IS A GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT FLOODING WILL NOT OCCUR ON THE PROPERTY. ENGINEERING STUDIES SHOULD BE PERFORMED IF CONDITIONS EXIST THAT MAY CAUSE FLOODING.
- 11) THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED, AND MAY BE INACCURATE. NO CONFINED SPACE ENTRY, TELEVISIONING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED, ANY CLEANOUT INVERT ELEVATIONS SHOWN MAY BE TO THE WYE. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPURTENANCES, AVAILABLE DESIGN PLANS AND FLAGS/PAINT MARKINGS PROVIDED BY A SUB-CONSULTANT. FLAGS/PAINT MARKINGS WERE ONLY PLACED UTILIZING RADIO FREQUENCY TECHNIQUES OVER CERTAIN METALLIC UTILITIES OR UTILITIES WITH TRACER WIRES. NO POT-HOLING OR OTHER INVESTIGATION METHODS WERE USED AND THE ACTUAL LINES WERE NOT VISIBLE AT THE TIME OF THE FIELD SURVEY. TRAFFIC CONTROL WIRES OR OTHER NON-METALLIC UTILITIES, SUCH AS UNDERGROUND STORAGE TANKS, IRRIGATION SYSTEMS, OR NON-METALLIC PIPING, WERE NOT MARKED. UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN AND ANY LOCATIONS SHOWN MAY BE INACCURATE. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.
- 12) THE SURVEYOR WAS UNABLE TO DETERMINE WETLANDS. NO WETLANDS WERE DELINEATED AND NO WETLANDS INFORMATION WAS PROVIDED.
- 13) THE BUILDING DIMENSIONS AND SQUARE FOOTAGES SHOWN ARE BASED ON THE MAIN EXTERIOR WALLS AT GROUND LEVEL. PROTRUSIONS SUCH AS CORNICINGS, LEDGING, SILLS, CHIMNEYS, ETC. MAY EXIST AND ARE NOT INCLUDED IN THE DIMENSIONS SHOWN. THE NUMBER OF STORIES SHOWN IS BASED ON OBSERVATIONS FROM OUTSIDE THE BUILDINGS AND MAY BE INACCURATE. MORE COMPLETE INVESTIGATION AND MEASUREMENTS OF THE BUILDING INTERIORS WOULD BE REQUIRED TO DETERMINE GROSS SQUARE FOOTAGE OR FLOOR LEVELS NOT VISIBLE FROM OUTSIDE THE BUILDING. NO SUB-SURFACE INVESTIGATION WAS PERFORMED TO DETERMINE THE LIMITS OF FOUNDATIONS OR OTHER BURIED FEATURES.
- 14) THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION. NO ZONING INFORMATION IS SHOWN.
- 15) NO CEMETERY PLOTS OR INDIVIDUAL BURIAL SITES WERE OBSERVED ON THE SUBJECT PROPERTY WHILE CONDUCTING THIS SURVEY. HOWEVER, NO RESEARCH OR SUB-SURFACE INVESTIGATION WAS PERFORMED OR PROVIDED DURING THE COURSE OF THIS SURVEY WHICH WOULD INDICATE THE EXISTENCE OR NON-EXISTENCE OF BURIAL SITES. MORE COMPLETE INVESTIGATION MAY BE NECESSARY.
- 16) THE AREA SHOWN AS INACCESSIBLE IN THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY APPEARS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS TO THE WEST. IMPROVEMENTS MAY EXIST IN THAT AREA WHICH ARE NOT SHOWN HERE.
- 17) THE TOPOGRAPHY SHOWN FOR THE PARKING DECK IS ON THE UPPER LEVEL ONLY, WHICH TIES INTO THE GRADES FOR THE MAIN PARKING LOT. THE LOWER LEVEL OF THE PARKING DECK IS ACCESSED FROM THE MAINTENANCE DRIVEWAY BEHIND THE BUILDING. NO TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE LOWER LEVEL OF THE PARKING DECK. THERE ARE NO PAINTED PARKING SPACES ON THE LOWER LEVEL.

**PARCEL SUMMARY (SUBJECT PROPERTY)**

OWNER:	EQUITY ONE (PIEDMONT) LLC	ZONING:	N/A
REFERENCES:	DB 42131, PG 174	SETBACKS:	N/A
PARCEL ID:	17 006100020388		
ACREAGE:	10.886 AC. OR 474,206 SQ. FT.		

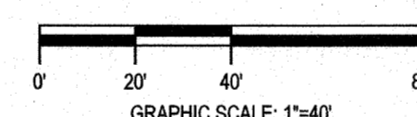
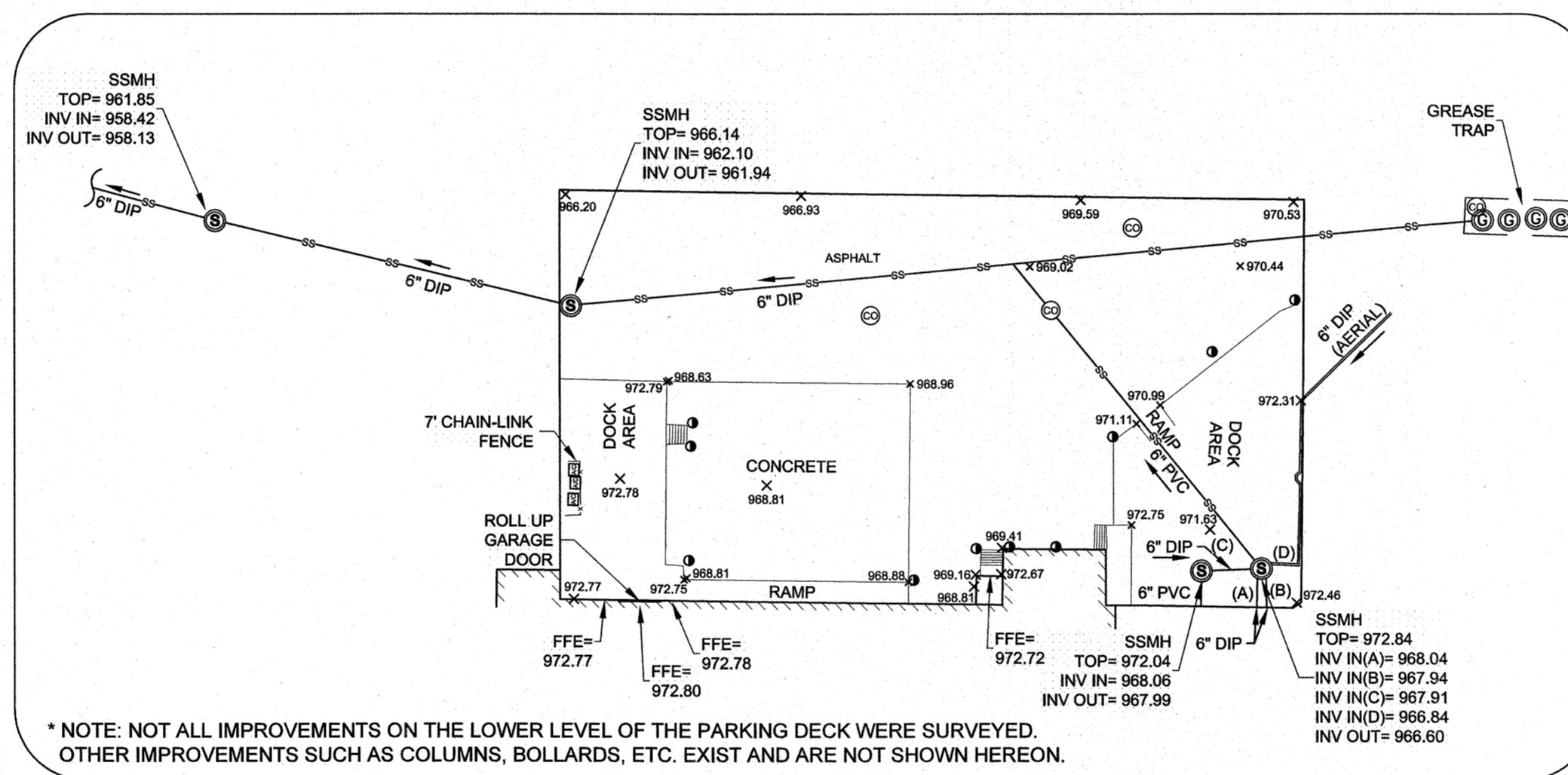


**LOCATION MAP**  
NOT TO SCALE

**SYMBOL LEGEND**

● CMS - CORNER MONUMENT SET (SEE NOTE #)	RFB REBAR FOUND
○ IRON PIN FOUND (TYPE NOTED)	OTPF OPEN TOP PIPE FOUND
△ CCMF - CONCRETE MONUMENT FOUND	CTPF CRIMP TOP PIPE FOUND
△ INTERSECTION POINT	P.O.B. POINT OF BEGINNING
○ SINGLE WING CATCH BASIN	P.O.C. POINT OF COMMENCEMENT
○ DOUBLE WING CATCH BASIN	RAW RIGHT-OF-WAY
▽ FLARED END SECTION	--- BROKEN LINE (NOT TO SCALE)
▽ DROP INLET	--- END NOT LOCATED
▽ HEADWALL	--- HANDICAPPED SPACE
▽ CURB INLET	--- PAINTED TRAFFIC ARROW
▽ STORM MANHOLE	○ PARKING COUNT
▽ STORM JUNCTION BOX	▽ STREET SIGN
○ PEDESTAL INLET	○ BOLLARD
○ FIRE HYDRANT	○ BENCHMARK
○ WATER VALVE	○ TEST HOLE
○ WATER METER	○ MONITORING WELL
○ IRRIGATION CONTROL VALVE	○ FUEL TANK CAP
○ FIRE DEPARTMENT CONNECTION	○ LANDSCAPE LIGHT
○ WATER SPIGOT	○ CORRUGATED METAL PIPE
○ GAS VALVE	○ REINFORCED CONCRETE PIPE
○ GAS METER	○ VITRIFIED CONCRETE PIPE
○ TELEPHONE BOX	○ DUCTILE IRON PIPE
○ TELEPHONE MANHOLE	○ HDPE HIGH DENSITY POLYETHYLENE PIPE
○ CABLE PEDESTAL	○ PVC POLYVINYL CHLORIDE PIPE
○ GUY WIRE	○ FFE FINISHED FLOOR ELEVATION
○ LIGHT POLE	○ GFE GARAGE FLOOR ELEVATION
○ POWER POLE	○ LS LANDSCAPING
○ POWER MANHOLE	○ (M) MEASURED DISTANCE
○ ELECTRIC METER	○ (R) RECORD DISTANCE
○ TRANSFORMER	○ (MA) MEASURED ANGLE
○ ELECTRIC OUTLET	○ (RA) RECORD ANGLE
○ SANITARY SEWER MANHOLE	○ N/F NOW OR FORMERLY
○ SANITARY SEWER GREASE TRAP	○ PDP PER DESIGN PLANS
○ CLEANOUT	○ TE# TITLE EXCEPTION NUMBER
○ CROSS WALK SIGNAL POLE	○ C&G CURB AND GUTTER
○ TRAFFIC SIGNAL HAND HOLE	○ CI CURB INLET
○ TRAFFIC SIGNAL POLE	○ DI DROP INLET
○ TRAFFIC CONTROL BOX	○ MH MANHOLE
○ MAILBOX	○ IE INVERT ELEVATION
○ CHAIN LINK FENCE	○ X1010.34 EXISTING SPOT ELEVATION
○ VCP VITRIFIED CLAY PIPE	○ TW TOP OF WALL
○ SSE SANITARY SEWER EASEMENT	○ BW BOTTOM OF WALL
○ DE DRAINAGE EASEMENT	○ EV EVERGREEN TREE
○ AE ACCESS EASEMENT	○ CLF CHAIN LINK FENCE
	○ UST UNDERSTORY TREE
	○ HW DECIDUOUS TREE (HARDWOOD)
	○ AC AIR CONDITIONING UNIT

**INSET  
LOWER LEVEL OF PARKING DECK**



**LINE LEGEND**

---	SITE BOUNDARY LINE
---	ADJACENT BOUNDARY LINE
---	INTERIOR BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	SETBACK LINE
---	EASEMENT LINE
---	DITCH LINE
---	APPROX. FLOOD LIMITS
---	ROAD CENTERLINE
---	CURB & GUTTER
---	FENCE
---	STORM SEWER
---	CONTOURS
---	WATER LINE
---	SANITARY SEWER
---	GAS LINE
---	TELEVISION CABLE
---	FIBER OPTIC LINE
---	TELEPHONE LINE
---	OVERHEAD POWER
---	UNDERGROUND POWER
---	GUARDRAIL
---	PAINT STRIPING
---	TREE LINE
---	STREAM BUFFER
---	STREAM BANK
---	CENTERLINE STREAM

**REFERENCES**

1. PLAT OF SHADOW LAWN SUBDIVISION, PREPARED BY C.W. CRUSELLE, DATED MAY 1924, AND RECORDED IN PLAT BOOK 11, PAGE 200, FULTON COUNTY, GEORGIA RECORDS.
2. FINAL PLAT OF PHASE ONE, BUCKHEAD FOREST MEWS, PREPARED BY WATTS & BROWNING ENGINEERS, INC., DATED MAY 16, 2002 AND RECORDED IN PLAT BOOK 242, PAGE 20, FULTON COUNTY, GEORGIA RECORDS.
3. PLAT OF SURVEY FOR BUCKHEAD PLACE, PREPARED BY GASKINS, DATED AUGUST 16, 2011 AND RECORDED IN CONDOMINIUM PLAT BOOK 21, PAGE 19, FULTON COUNTY, GEORGIA RECORDS.
4. CONDOMINIUM PLAT FOR BUCKHEAD PLACE MARKET, PREPARED BY GEOSURVEY, LTD., DATED JUNE 28, 2016 AND RECORDED IN CONDOMINIUM PLAT BOOK 24, PAGE 39, FULTON COUNTY, GEORGIA RECORDS.

**PROJECT CONTACTS**

<b>GEORGIA POWER COMPANY</b> 823 JEFFERSON STREET ATLANTA, GA 30318 (404) 505-4569 IKE COLLINS	<b>SOUTHERN COMPANY GAS</b> 10 PEACHTREE STREET NE ATLANTA, GA 30309 (404) 584-4388 CONTACT HAYDEN HINTON
<b>CITY OF ATLANTA WATERSHED</b> 651 14TH STREET ATLANTA, GA 30318 (404) 330-6600 JAMES BOSTWICK	<b>AT&amp;T</b> 208 S. AKARD STREET DALLAS, TX 75202 (770) 784-3972 ANGELO HINES
<b>FIBERLIGHT, LLC</b> 11700 GREAT OAKS WAY, SUITE 100 ALPHARETTA, GA 30022 DELL MILLER	<b>COMCAST</b> (770) 559-6879 SANDRA ANDREWS

**SURVEYOR'S CERTIFICATION**

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-47 AUTHORITY O.C.G.A. SECS. 15-6-47, 45-15-4, 45-15-6, 45-15-19, 45-15-22.

**LECRAW ENGINEERING, INC.**  
3475 COLLEGE WAY  
SUITE 100  
DULUTH, GA 30096  
PHONE - 678-548-8100  
FAX - 770-441-0288  
WWW.LECRAWENGINEERING.COM  
LSF0010180

NO.	DATE	BY	DESCRIPTION
1	03/07/2018	AU	ACCE LOW LEVEL DOCK AREA
0	03/02/2018	AU	INITIAL ISSUE
			DATE
			DESCRIPTION
			REV.
			CHECKED BY
			DRAWN BY

**CLIENT**  
REGENCY CENTERS  
3715 NORTHSIDE PARKWAY  
400 NORTHCREEK, SUITE 400  
ATLANTA, GEORGIA 30327

**PROJECT**  
BOUNDARY & TOPOGRAPHIC SURVEY  
LOCATED IN LAND LOTS 61 & 62, 17TH DISTRICT  
FULTON COUNTY, GEORGIA

SEAL:  
  
 JAMES A. CAMMINTON  
 No. 2678  
 3-7-2018  
 AS SURVEYOR FOR  
 LECRAW ENGINEERING, INC.

**SURVEY TEAM:**

DRAWN BY:	AU
FIELD WORK BY:	DTW
REVIEWED BY:	JAC

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SCALE & NORTH ARROW:

JOB #: 006026  
SHEET: 1 OF 2



