

## BUCKHEAD CENTER

# Project Description

**Address:** 2964 & 2970 Peachtree Road NE

**Zoning:** SPI-9 Buckhead Village, Subarea 1

### Project Description:

Buckhead Center, accessed from Peachtree Road on the east and Pharr Road on the north west, includes two, eight-story office towers and an unoccupied restaurant building. The proposed project area is located along Peachtree, south of the North Building and east of the South Building and restaurant space. Currently, the project area includes three vehicular lanes, a vehicular arrival sequence with barrier arm gates, parking spaces, stone garden elements with landscaping, and a stone patio at the unoccupied restaurant.

The proposed plan reduces the impervious cover from 14,369 SF to 12,753 SF. The three lane, vehicular entrance/exit at Peachtree is combined, creating a direct connection to the rear parking area and providing an organized drop-off for rideshare behind a tree lined median. The existing barrier arms and parking spaces will be removed, further improving circulation. Bollards and raised steel planters protect pedestrians from vehicles and a linear bench provides seating at the drop off.

An expanded patio at the South Building provides a seating area for office workers during the day and a waiting area for future restaurant patrons. A low monumental wall and hedge separates the restaurant patio from Peachtree. The restaurant patio is straightened and replaced with compacted gravel. Proposed materials include: colored concrete paving w/ exposed aggregate finish, painted steel planters, wood benches, pea gravel paving, bollards, and new lighting. Expanded landscape areas with new trees, shrubs, hedges, groundcovers, and sod complement the site improvements.

**NO changes are proposed for the facades of the office buildings or restaurant, elevations have not been provided in this package.** The parking lot east of the North Building is not included in the scope, nor is the western parking lot, two parking structures, and rear connection to Pharr Road.

### Table of Contents

Existing Conditions Plan / Scope Diagram  
Survey  
Site Plan w/ Legend

Existing Conditions / Scope Diagram





**FLOOD NOTE:**

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13121C0234F. EFFECTIVE DATE: 9/18/2013. ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

**FUTURE FLOOD DISCLAIMER:**

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.



SSMH1  
TOP=986.22  
SEE NOTE A

SSMH2  
TOP=983.06  
(A) INV IN=972.76  
(B) INV IN=975.06  
INV OUT=972.56

SSMH3  
TOP=977.81  
INV IN=968.41  
INV OUT=968.21

**ZONING NOTE:**  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

**PROPERTY IS ZONED**  
SPI-9/SA1  
BUCKHEAD VILLAGE DISTRICT/Subarea 1:  
Core Village/ Buckhead Parking Overlay  
**CITY OF ATLANTA**  
BUILDING SETBACK  
FRONT: N/A  
SIDE: N/A  
REAR: N/A  
MAX. BUILDING HEIGHT: 225'  
MINIMUM SUPPLEMENTAL ZONE 5.0'

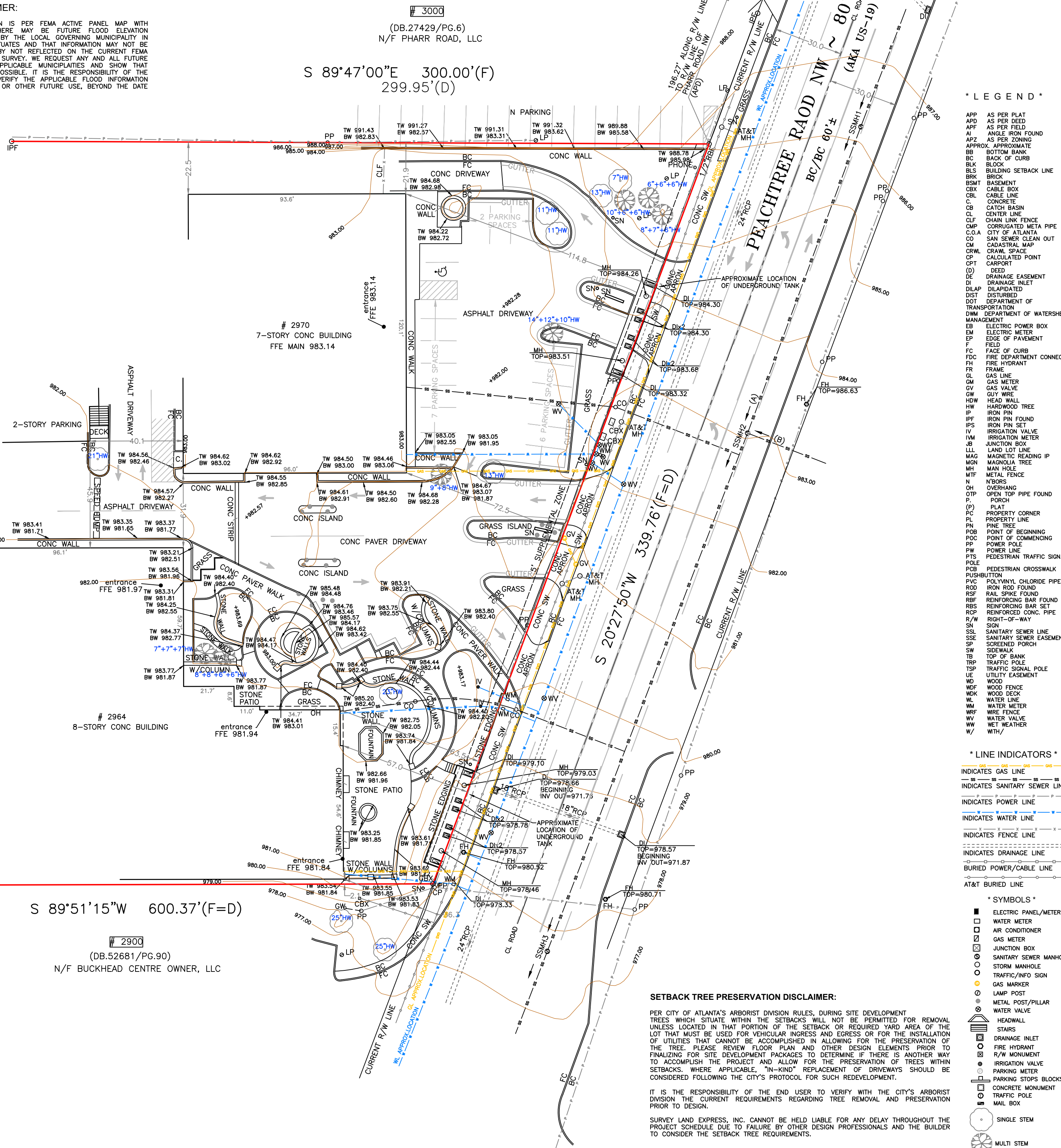
**NOTE A:**  
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION (COVERED BY ASPHALT)

**NOTE B:**  
APPROXIMATE DIRECTION OF PIPE. UNABLE TO DETERMINE THE LOCATION OF THE END OF PIPE. NO ABOVEGROUND EVIDENCE OF INTERSECTING STRUCTURE WAS FOUND.  
CAMERA PLUMBER IS RECOMMENDED TO LOCATE PIPE IN MORE DETAIL.

ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

**SURVEY NOTES:**

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES BEFORE EXCAVATIONS ARE BEGUN. TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
- PRESENCE OF STATE WATERS AND BUFFERS REQUIREMENT ARE SUBJECT TO COUNTY OF CITY DETERMINATION BY ENVIRONMENTAL.



**\* LEGEND \***

- APP AS PER PLAT
- APD AS PER DEED
- APF AS PER FIELD
- AJ ANGLE IRON FOUND
- AZ7 AS PER ZONING
- APPROX. APPROXIMATE
- BB BOTTOM BANK
- BC BACK OF CURB
- BLK BLOCK
- BLS BUILDING SETBACK LINE
- BRK BRICK
- BSMT BASEMENT
- CBX CABLE BOX
- CLB CABLE LINE
- C CONCRETE
- CB CATCH BASIN
- C&A CITY OF ATLANTA
- CO SAN SEWER CLEAN OUT
- CM CADASTRAL MAP
- CPW CRAWL SPACE
- CP CALCULATED POINT
- CPT CARPORT
- CD DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- DILAP DILAPIDATED
- DIST DISTURBED
- DOT DEPARTMENT OF TRANSPORTATION
- DWM DEPARTMENT OF WATERSHED MANAGEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FACE OF CURB
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HW HEAD WALL
- HT HARDWOOD TREE
- IP IRON PIN
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IV IRRIGATION VALVE
- JM JUNCTION METER
- JB JUNCTION BOX
- LLL LAND LOT LINE
- MAG MAGNETIC READING IP
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N N'BORS
- OH OVERHANG
- OTF OFF TOP PIPE FOUND
- P PORCH
- PL PLAT
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- PW POWER LINE
- PTS PEDESTRIAN TRAFFIC SIGNAL
- POLE PEDESTRIAN CROSSWALK
- PUSHBUTTON
- PVC POLYVINYL CHLORIDE PIPE
- RD IRON ROD FOUND
- RSP RAIL SPIKE FOUND
- RFB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- TB TOP OF BANK
- TRP TRAFFIC POLE
- TSP TRAFFIC SIGNAL POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW NET WEATHER
- W/ WITH

**\* LINE INDICATORS \***

- INDICATES GAS LINE
- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE
- AT&T BURIED LINE

**\* SYMBOLS \***

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST/PILLAR
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT
- IRRIGATION VALVE
- PARKING METER
- PARKING STOPS
- CONCRETE MONUMENT
- TRAFFIC POLE
- MAIL BOX
- SINGLE STEM
- MULTI STEM

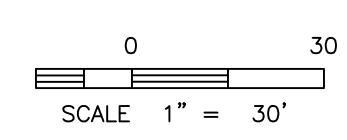
**SETBACK TREE PRESERVATION DISCLAIMER:**

PER CITY OF ATLANTA'S ARBORIST DIVISION RULES, DURING SITE DEVELOPMENT TREES WHICH SITUATE WITHIN THE SETBACKS WILL NOT BE PERMITTED FOR REMOVAL UNLESS LOCATED IN THAT PORTION OF THE SETBACK OR REQUIRED YARD AREA OF THE LOT THAT MUST BE USED FOR VEHICULAR INGRESS AND EGRESS OR FOR THE INSTALLATION OF UTILITIES THAT CANNOT BE ACCOMPLISHED IN ALLOWING FOR THE PRESERVATION OF THE TREE. PLEASE REVIEW FLOOR PLAN AND OTHER DESIGN ELEMENTS PRIOR TO FINALIZING FOR SITE DEVELOPMENT PACKAGES TO DETERMINE IF THERE IS ANOTHER WAY TO ACCOMPLISH THE PROJECT AND ALLOW FOR THE PRESERVATION OF TREES WITHIN SETBACKS. WHERE APPLICABLE, "IN-KIND" REPLACEMENT OF TREES SHOULD BE CONSIDERED FOLLOWING THE CITY'S PROTOCOL FOR SUCH REDEVELOPMENT.

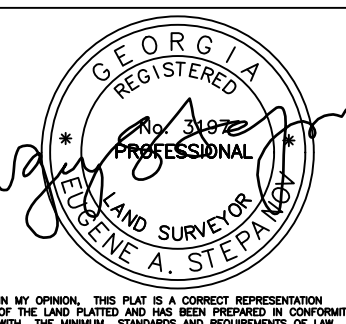
IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY WITH THE CITY'S ARBORIST DIVISION THE CURRENT REQUIREMENTS REGARDING TREE REMOVAL AND PRESERVATION PRIOR TO DESIGN.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY OTHER DESIGN PROFESSIONALS AND THE BUILDER TO CONSIDER THE SETBACK TREE REQUIREMENTS.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.



LOT	BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION	UNIT SECTION	<b>WADE HUNNICUTT</b>	
LAND LOT 100	17TH DISTRICT SECTION	PROPERTY ADDRESS: 2964 & 2970 PEACHTREE ROAD NW ATLANTA, GA 30305	
FULTON COUNTY, GEORGIA	DB.65318/PG.1 PB./PG.		
FIELD WORK DATE MARCH 28, 2025	PRINTED/SIGNED APRIL 08, 2025		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"		
<p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 50 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</p>			
LK COORD #20172038 DWG #20250475	<b>SURVEY LAND EXPRESS, INC</b> LAND SURVEYING SERVICES		<p>24 LENOX POINT ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM</p>



Site Plan

LEGEND

- 1 Reconfigured concrete entrance, 36' wide
- 2 Low monumental wall at entrance
- 3 Vehicular rated colored concrete
- 4 Vehicular rated colored concrete w/ special finish & score pattern
- 5 Concrete sidewalk
- 6 Linear wood bench
- 7 Vehicular rated bollards
- 8 Landscape enhancements
- 9 Row of shade trees
- 10 Clad existing raised, concrete planters w/ painted steel
- 11 Patio space w/ linear bench and sculptural furniture
- 12 Remove restaurant patio and temporarily cover w/ gravel or mulch
- 13 Evergreen screening along Peachtree St.
- 14 Low monumental wall continues along property frontage
- 15 Existing tree at patio to remain

EXISTING IMPERVIOUS: 14,369 SF  
 PROPOSED IMPERVIOUS: 12,753 SF

