

TAC 3321 Lenox, LLC
3565 Piedmont Rd NE
Bldg 1 Ste 200
Atlanta, GA 30305

September 3, 2025

City of Atlanta
Office of Zoning & Development

RE: SAP Application – 3321 Lenox Rd NE
Project Summary

To Whom it May Concern:

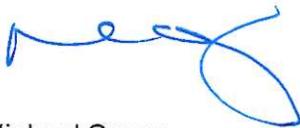
As requested, please let this letter serve as a summary for the proposed activities on the above referenced property.

This property has been a shuttered and vacant retail operation throughout our ownership. Over the past five (5) years, the building continues to be broken into and damaged by vagrants and those looking to illegally remove copper wiring and other interior materials. As Owners, we have proactively taken steps to secure the building but continues to be an issue with people breaking into the building.

Our plan is to demolish the existing vertical structure to secure the site for marketing and future use as allowed by current zoning.

If you have any questions, please let me know at 770-527-4035.

Thanks in advance.

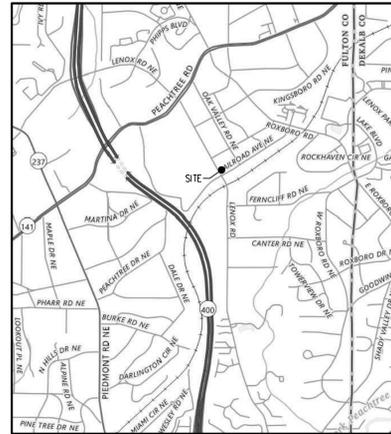


Michael Guynn
Authorized Signatory

Cc: Dottie Simzyk

DEMOLITION PLAN

FOR
3321 LENOX RD NE, ATLANTA, GA 30326
FULTON COUNTY
FULTON COUNTY PARCEL: 17 004500030834



VICINITY MAP
 SCALE: NTS
 SOURCE: USGS

SHEET INDEX	
COVER SHEET	D-001
SURVEY	D-100
DEMOLITION PLAN	D-101

SITE NOTES

1. THE SITE CONTAINS: 0.91 ACRES
2. SITE ADDRESS: 3321 LENOX RD SE, ATLANTA, GA 30326
3. SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY VALENTINO & ASSOCIATES LAST REVISED 06/22/2022
4. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
5. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
8. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
9. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
10. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
11. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.

CITY OF ATLANTA GENERAL NOTES

COMPLETE PLANS: ALL PLANS SUBMITTED FOR PERMIT MUST BE COMPLETE AND PROVIDE ALL APPLICABLE ITEMS LISTED IN THIS CHECKLIST.

SURVEY: ALL PLANS FOR NEW BUILDINGS OR PROPOSED WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN, WETLAND OR SEWER EASEMENT MUST INCLUDE A RECENT BOUNDARY AND TOPOLOGICAL SURVEY DRAWING SHOWING EXISTING CONDITIONS SIGNED, SEALED, AND DATED BY A GEORGIA REGISTERED LAND SURVEYOR. SUCH SURVEY IS HIGHLY RECOMMENDED FOR OTHER PROJECTS NEEDING SITE DEVELOPMENT REVIEW AND MAY BE REQUIRED AFTER PLAN REVIEW.

SEALED PLANS: GRADING PLANS MUST BE SIGNED AND SEALED BY A GEORGIA REGISTERED ENGINEER, LAND SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT, OR OTHER QUALIFIED PROFESSIONAL AS APPROPRIATE. PLANS WITH DISTURBED AREA GREATER THAN 1.0 ACRE OR FOR NEW BUILDINGS OR PROPOSED WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN OR WETLAND MUST INCLUDE THE CERTIFICATION OF THE GSWCC LEVEL II DESIGN PROFESSIONAL (NAME, NUMBER AND EXPIRATION DATE OF CERTIFICATE), WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL (ES&PC) PLAN.

DEMOLITION PLAN: ALL PLANS FOR REDEVELOPMENT MUST INCLUDE A DEMOLITION PLAN, CLEARLY INDICATING ALL EXISTING STRUCTURES AND SITE FEATURES TO BE DEMOLISHED AND THOSE STRUCTURES AND SITE FEATURES THAT WILL REMAIN.

PRE-CONSTRUCTION MEETING: BEFORE STARTING ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL. CALL 404-546-1305. FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.

REVISIONS TO PERMITTED PLANS: REVISIONS TO PERMITTED PLANS MUST BE SUBMITTED THROUGH THE BUREAU OF BUILDINGS. FOR SITE DEVELOPMENT PURPOSES FOUR(4) SETS OF PLANS ARE REQUIRED; HOWEVER ADDITIONAL SETS OF PLANS MAY BE REQUIRED BY BUREAU OF BUILDINGS FOR OTHER AGENCY REVIEW.

FINAL STABILIZATION AND SIGN-OFF: FOLLOWING THE COMPLETION OR CESSATION OF LAND-DISTURBING ACTIVITIES AT A SITE, ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE UNIFORMLY COVERED (ONE-HUNDRED (100) PERCENT OF THE SOIL WITHIN THE DISTURBED AREA) WITH PERMANENT VEGETATION WITH A DENSITY OF SEVENTY (70) PERCENT OR GREATER, OR EQUIVALENT PERMANENT STABILIZATION MEASURES, INCLUDING, BUT NOT LIMITED TO, RIP RAP, GABIONS, PERMANENT MULCHES, OR GEOTEXTILES. A FINAL SIGN-OFF BY THE DEPARTMENT OF WATERSHED MANAGEMENT SHALL BE REQUIRED FOR ALL PROJECTS INVOLVING LAND-DISTURBING ACTIVITIES, AND SAID SIGN OFF SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR THE RECORDING OF ANY FINAL PLAN. CALL 404-546-1305.

HAUL ROUTE: A HAUL ROUTE PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS WHEN MORE THAN 500 CUBIC YARDS OF MATERIAL IS HAULED TO OR FROM THE SITE.

QUALIFIED CONTRACTOR: A QUALIFIED CONTRACTOR PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS FOR CONSTRUCTION OF NEW SEWER CONNECTION, SIDEWALKS, DRIVEWAY APRON OR OTHER WORK IN THE PUBLIC RIGHT OF WAY. QUALIFIED CONTRACTOR PERMITS REQUIRE PROOF OF AN IN-FORCE GENERAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$3 MILLION, AND VALID BUSINESS LICENSE AND PAYMENT OF APPLICABLE FEES. THE CITY OF ATLANTA SHALL BE SHOWN AS THE CERTIFICATE HOLDER OF THE POLICY.

CONSTRUCTION OVER SEWERS: THERE IS NO PROPOSED CONSTRUCTION OF BUILDINGS AND/OR STRUCTURES OVER EXISTING AND/OR PROPOSED SEWERS OR WITHIN DRAINAGE EASEMENTS. ALL PROPOSED STRUCTURES ARE LOCATED COMPLETELY OUTSIDE ALL EASEMENT LIMITS. FOR EXISTING (FOR SEWERS DEEPER THAN 10 FEET, THE PROPOSED CONSTRUCTION PLANS MUST DEMONSTRATE THAT THE BOTTOM OF THE PROPOSED STRUCTURE'S FOOTING IS BELOW A LINE RUNNING AT A 1:1 SLOPE FROM THE BOTTOM OUTSIDE EDGE OF EXISTING SEWER).

SEPTIC SYSTEMS: WHEN PUBLIC SEWER IS NOT AVAILABLE AND A SEPTIC SYSTEM IS PROPOSED FOR INSTALLATION OR RENOVATION THE PLANS MUST SHOW THE LOCATION OF THE SEPTIC TANK AND DRAIN FIELDS. A STAMPED, APPROVED COPY OF THE SEPTIC SYSTEM INSTALLATION PLAN AND A COPY OF THE APPLICABLE COUNTY HEALTH DEPARTMENT PERMIT MUST BE INCLUDED WITH THE BUILDING PERMIT APPLICATION. SUCH PLANS CANNOT BE REVIEWED OR APPROVED WITHOUT HEALTH DEPARTMENT APPROVAL.

CONTACTS

OWNER/ DEVELOPER: TAC 3321 LENOX LLC
 3565 PIEDMONT RD NE
 BLDG 1 SITE 200
 ATLANTA, GEORGIA 30305

CIVIL ENGINEER: BLUE LANDWORKS LLC
 5019 WEST BROAD STREET SUITE M230
 SUGAR HILL, GEORGIA 30518
 TEL: 678 804-8586
 CONTACT: TAYLOR ANDERSON, PE (t@bluelandworks.com)
 GA PE #28657 GASWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #3414

24-HOUR CONTACT: TOM WASSON - 770-616-6835

PROJECT DESCRIPTION

DEMOLITION OF THE EXISTING STRUCTURE DOWN TO FOUNDATION SLAB

DEMOLITION PLAN NOTES:

1. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
2. ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
4. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR OTHER RIGHT-OF-WAY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
6. CALL FOR FINAL INSPECTION AT (404) 371-4913.

EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.



Contact 811 before you dig.

CALL 811 BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN FT.(10') OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE. SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

I hereby authorize the Office of Design staff and members of the Atlanta Urban Design Commission to inspect the premises of the above described property. I hereby depose and say that all statements herein and attached statements submitted are true to the best of my knowledge and belief.

Applicant or Agent Signature: _____ For Doug Young, Director of Historic Preservation :

BLUE LANDWORKS
 CONSULTING ENGINEERS & SURVEYORS
 LICENSE # LSF001044
 5019 WEST BROAD STREET
 SUITE M230
 SUGAR HILL, GEORGIA 30518
 TELEPHONE: (678) 804-8586
 INFO@BLUELANDWORKS.COM
 WWW.BLUELANDWORKS.COM

PREPARED FOR:
TAC 3321 LENOX, LLC
 3565 PIEDMONT RD NE
 SUITE M230
 ATLANTA, GA 30305



THIS PROFESSIONAL'S (DP) ELECTRONIC DIGITAL SEAL OR SIGNATURE IS EFFECTIVE ONLY IF THAT PERSON HAS A VALID BUSINESS LICENSE AND IS NOT RESPONSIBLE FOR ANY SUBSEQUENT REVISIONS, CORRECTIONS OR AMENDMENTS TO THIS DOCUMENT TO VERIFY THE VALIDITY OF THE SEAL/SIGNATURE, CONTACT US AT 800-282-7411

ISSUE #	DATE	REVISIONS
1	06/05/25	SUBMIT FOR GOVERNMENT REVIEW

PROJECT #	2025.026
CITY	ATLANTA
COUNTY	FULTON
STATE	GA
PARCEL(S)	17004500030834
DISTRICT	17TH LAND DISTRICT
CHECKED BY	JSA/KNV

**3321 LENOX RD NE,
 ATLANTA, GA 30326**

COVER SHEET

PROJECT# 2025.026
D-001

RESERVED FOR CLERK OF COURT

LEGEND

- BROKEN LINE NOT TO SCALE
FENCE LINE
GUARDRAIL
UNDERGROUND GAS LINE
OVERHEAD ELECTRIC LINE
OVERHEAD TELEPHONE LINE
SANITARY SEWER LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE
UNKNOWN UNDERGROUND UTILITY LINE
WATER LINE
WETLANDS AREA
CATCH BASIN SINGLE WING
CATCH BASIN DOUBLE WING
COMPUTED POINT
BORING HOLE
COMMUNICATION BOX
ELECTRIC BOX
ELECTRIC LINE MARKER
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC OUTLET
ELECTRIC SWITCH
FIBER OPTIC BOX
FIBER OPTIC LINE MARKER
FIRE HYDRANT
FLARED END SECTION
GAS LINE MARKER
GAS METER
GAS VALVE
GROUND LIGHT
CIVIL POLE
GLY WIRE
HEADWALL
GREG SPILL
HEATING/AC CONDITIONING UNIT
IRRIGATION CONTROL VALVE
LIGHT POLE
POST INDICATOR VALVE
POWER POLE
SANITARY SEWER MANHOLE
SIGN POST
STORM WATER DROP INLET
STORM WATER JUNCTION BOX
STORM WATER YARD INLET
TELEPHONE POLE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
WATER MANHOLE
WATER METER
WATER VALVE
WATER VALVE MARKER
BOLLARD
CONCRETE MONUMENT FOUND
CRACKED TOP PIPE FOUND
ELECTRIC PANEL
FINISHED FLOOR ELEVATION
IRIGATION BOX
IRON PIN FOUND
12" IRON PIN SET
MAIL BOX
OPEN TOP PIPE FOUND
PK NAIL FOUND
REBAR FOUND
RIGHT-OF-WAY MONUMENT FOUND
RAILROAD SIGNAL BOX
STUB OUT
BUILDING SETBACK LINE
CURB & GUTTER
CONCRETE PAD
CHAIN LINK FENCE
CORRUGATED METAL PIPE
DEEP BOOK & PAGE
DUCTILE IRON PIPE
HEADER CURB
HIGH DENSITY POLYETHYLENE PIPE
INVERT ELEVATION
OUTLET CONTROL STRUCTURE
PLAT BOOK & PAGE
PLASTIC PIPE
REINFORCED CONCRETE PIPE
TEMPORARY BENCHMARK
SPOT ELEVATION

UTILITY CONTACTS

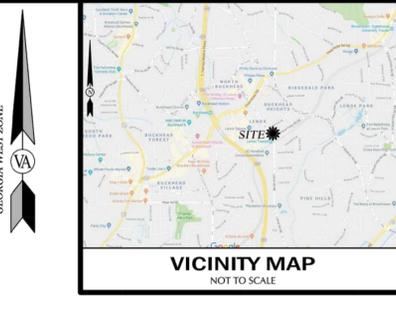
- GAS: SOUTHERN COMPANY GAS, PRITCHETT STREET NE, ATLANTA, GA 30309
ELECTRIC: GEORGIA POWER COMPANY, 451 14TH STREET, ATLANTA, GA 30318
WATER: CITY OF ATLANTA DEPARTMENT OF WATER SERVICES, 451 14TH STREET, ATLANTA, GA 30318
TELEPHONE: ATLANTA TELEPHONE COMPANY, 1000 AMPHITHEATRE PARKWAY, MOUNTAIN VIEW, GA 30403
CABLE: COMCAST, 1700 39th AVENUE, SANDRIDGE, KS 67084
TELEVISION: SPRINT, 1200 AUGUSTA DRIVE, SUITE 600, HOUSTON, TX 77057
TRAFFIC SIGNAL: ZAYO FIBER SOLUTIONS, 400 CENTENNIAL PROXY, SUITE 200, DALLAS, TX 75201

GENERAL NOTES
1) THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON CITI-233V TOTAL STATION WITH AN ANGULAR ERROR OF 9 SECONDS PER STATION...

ALTA NOTES
1) THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE SUBJECT PROPERTY.

SPECIAL NOTES
1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

PLAT REFERENCES
1) SURVEY FOR COLLIER INTERNATIONAL, PREPARED BY PLATINUM GEOMATICS, CERTIFIED BY BYRON T. FREEMAN, DATED 07/27/2018.

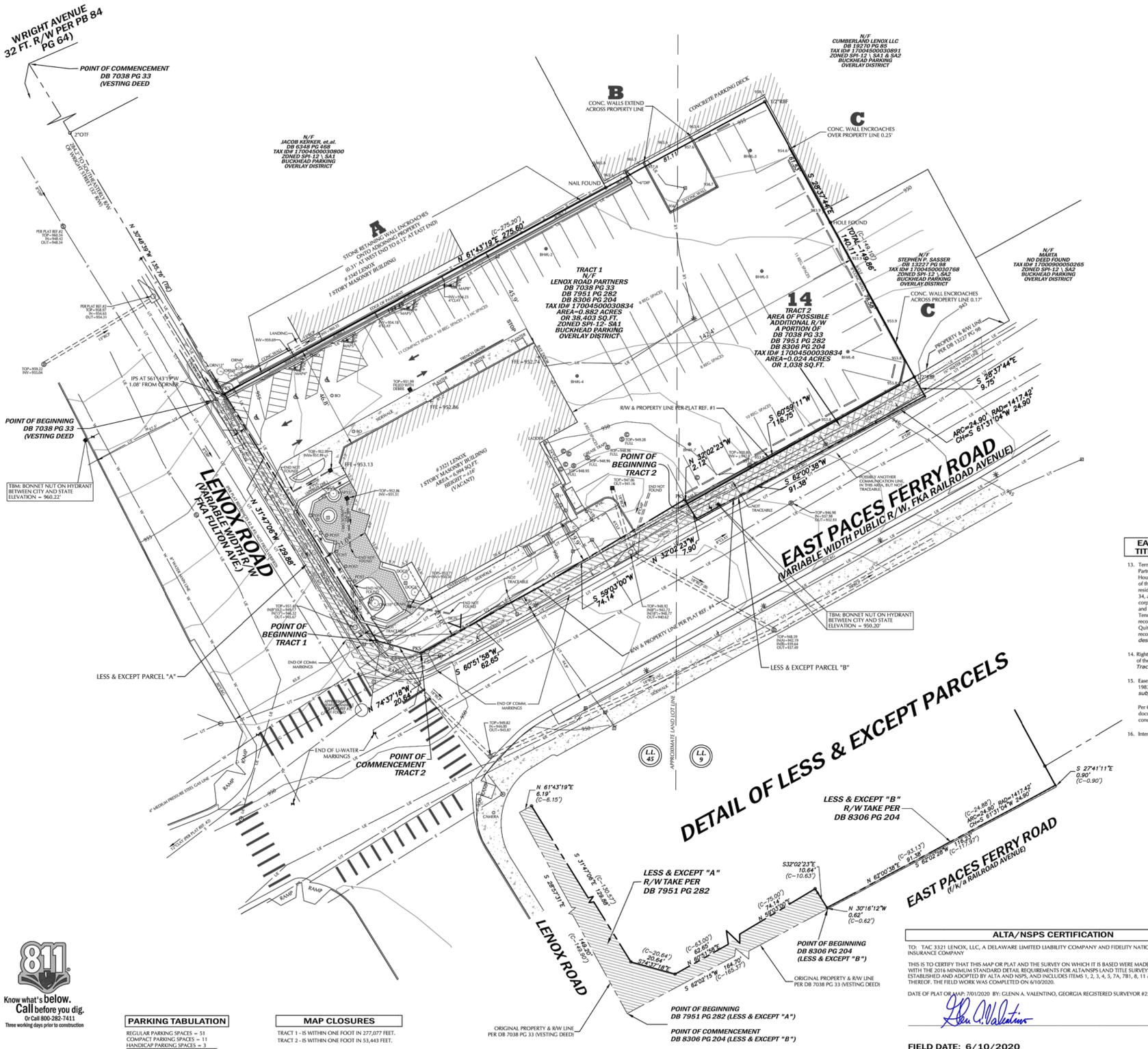


ENCROACHMENT NOTE

- A) STONE RETAINING WALL ENCROACHES ONTO ADJOINING PROPERTY ALONG THE NORTHERLY BOUNDARY LINE.
B) CONCRETE RETAINING WALLS EXTEND ACROSS PROPERTY LINE TO ABUT AGAINST ADJOINER'S PARKING DECK.

TREE LEGEND

- DOGWOOD TREE 13" (DIAMETER)
MAPLE TREE 14" (DIAMETER)
PINE TREE 18" (DIAMETER)
HARDWOOD TREE 18" (DIAMETER)



UNDERGROUND UTILITY LOCATION PROVIDED BY

LITELINK, LLC
514 DUNELLIA LANE
PRITCHETT CITY, GA 30269
PHONE: (404) 312-6912
FAX: (770) 486-7794

UTILITY WARNING

ALL UTILITY LOCATIONS ARE SUBJECT TO VERIFICATION BY THE UTILITIES PROTECTION CENTER AT 1800-882-7411 PRIOR TO ANY CONSTRUCTION...

PARKING TABULATION

REGULAR PARKING SPACES = 31
COMPACT PARKING SPACES = 11
HANDICAP PARKING SPACES = 1
TOTAL PARKING SPACES = 43

MAP CLOSURES

TRACT 1 - IS WITHIN ONE FOOT FROM 277,077 FEET.
TRACT 2 - IS WITHIN ONE FOOT FROM 35,443 FEET.

ALTA/NSPS CERTIFICATION

TO: TAC 3321 LENOX, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

STATE OF GEORGIA PLAT ACT CERTIFICATION

THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGE TO ANY REAL PROPERTY BOUNDARIES...

ENCROACHMENT NOTE

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BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # LSF00518
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586

TAC 3321 LENOX, LLC
3065 PIEDMONT RD NE
SUITE 400
ATLANTA, GA 30305

VA VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30089

Table with columns: ISSUE #, DATE, REVISIONS. Contains revision details for the plat.

EASEMENTS AND AGREEMENTS LISTED IN SCHEDULE B2 OF TITLE COMMITMENT # 200869GA, EFFECTIVE DATE 6/08/20

3321 LENOX RD NE, ATLANTA, GA 30326
17TH LAND DISTRICT
PARCEL(S) 1700400000834
CITY OF ATLANTA
DEPARTMENT OF PUBLIC WORKS

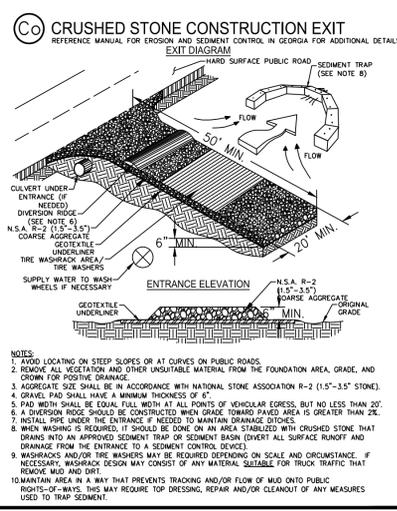
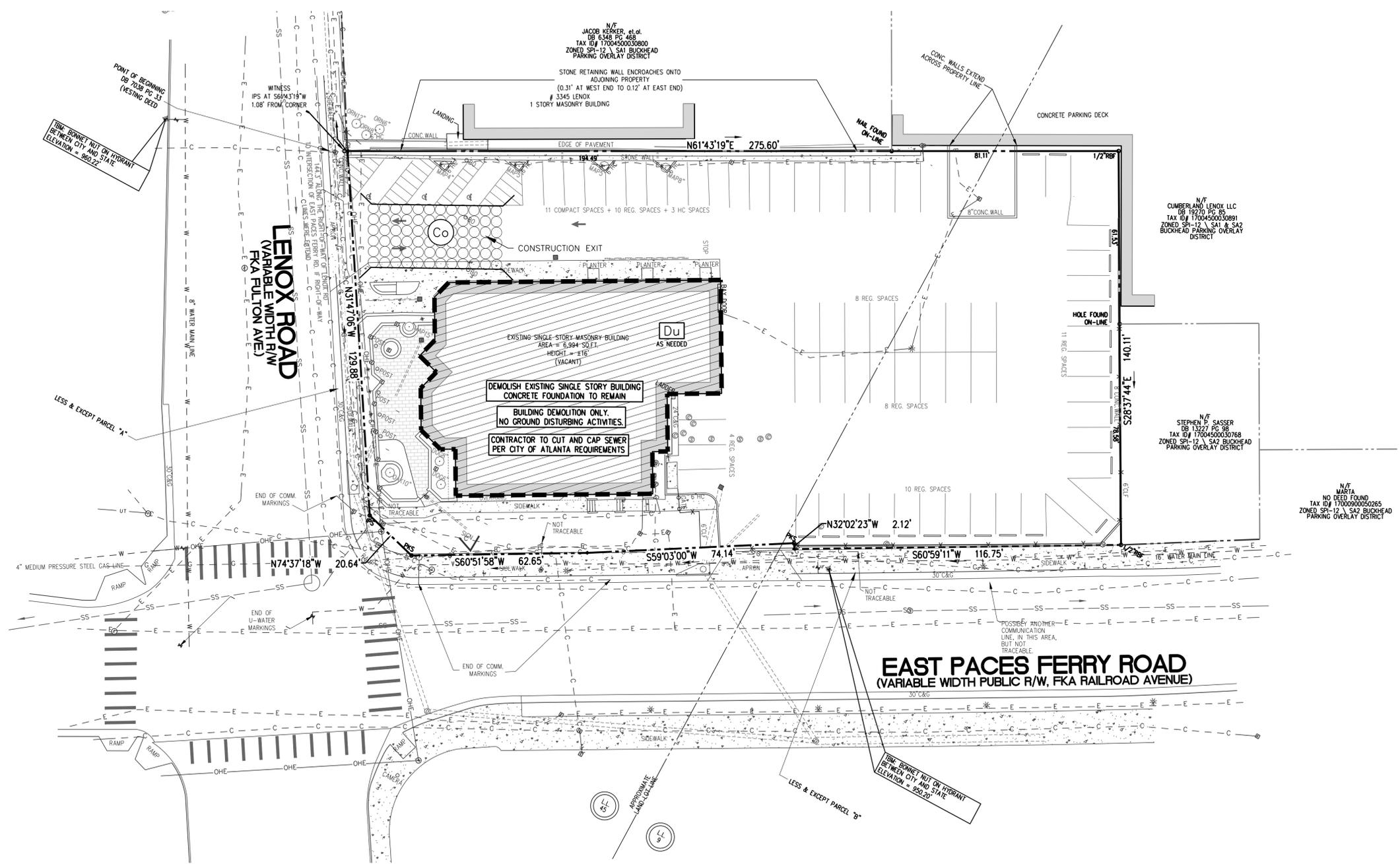


BLUE LANDWORKS
 CONSULTING ENGINEERS & SURVEYORS
 LICENSE # LSF001044
 LICENSE # PEF005518
 5019 WEST BROAD STREET
 SUITE M230
 SUGAR HILL, GEORGIA 30518
 TELEPHONE: (678) 804-8586
 INFO@BLUELANDWORKS.COM
 WWW.BLUELANDWORKS.COM

PREPARED FOR:
TAC 3321 LENOX, LLC
 3325 PIEDMONT RD NE
 SUITE 100
 ATLANTA, GA 30305



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Methods and Materials

A. TEMPORARY METHODS

Mulches
 See standard Ds1-Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to standard Tac-Tackifiers. Resins such as Curasol or Terracast should be used according to manufacturer's recommendations.

Vegetative Cover
 See specification Ds2-Disturbed Area Stabilization (With Temporary Seeding).

Spray-on Adhesives
 These are used on mineral soils (not effective on much soils). Keep traffic off these areas. Refer to specification Tac-Tackifiers.

Tillage
 This practice is designed to roughen and bring clods to the surface. It is an emergency measure which should be used before wind erosion starts. Begin plowing on windward side of site. Chisel type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

Irrigation
 This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers
 Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.
 Calcium Chloride: Apply at rate that will keep surface moist. May need re-treatment.

Calcium Chloride
 Apply at rate that will keep surface moist. May need re-treatment.

B. PERMANENT METHODS

Permanent Vegetation
 See standard Ds3-Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable protection if left in place. See specification Tp-Foddsing.

Stone
 Cover surface with crushed stone or coarse gravel. See standard Cr-Construction Road Stabilization.

Du DUST CONTROL ON DISTURBED AREAS

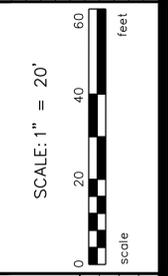
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GEORGIA811
 www.Georgia811.com

Contact 811 before you dig.

CALL 811 BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN FEET (10') OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE. SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

ISSUE #	DATE	REVISIONS
1	06/05/25	SUBMIT FOR GOVERNMENT REVIEW



3321 LENOX RD NE, ATLANTA, GA 30326

17TH LAND DISTRICT
 PARCEL(S) 1700440000834
 CITY OF ATLANTA
 FULTON COUNTY, GA
 JPBANKVO
 CHECKED: JA

DEMOLITION PLAN

PROJECT# 2025.026
 D-101