

Proposed Modifications to Existing Fence As Required
West and South Property Lines
See Site Fence Plan



Proposed Fence Along Peachtree Rd
With 2 Access Gates
See Site Fence Plan



LEGEND

- A - ARC
AC - ACRES(S)
AE - ACCESS EASEMENT
AGLC - ATLANTA GAS LIGHT COMPANY
ASP - ASPHALT
BB - BOTTOM OF BANK
BC - BACK OF CURB
B/C - BUILDING CORNER
B.F.E - BASE FLOOD ELEVATION
BL - BUILDING SETBACK LINE
BENCH - BENCHMARK
BPF - BLUE PIN FLAG
BPM - BENCH MARK
BS - BOTTOM OF SLOPE
BSO - BELL SOUTH TELEPHONE CO.
BSOCM - BELL SOUTH CABLE MARKER
BSOMH - BELL SOUTH MANHOLE
BW - BOTTOM OF WALL
B/W - BARBED WIRE
CB - CATCH BASIN
CCA - CORNER CONCRETE APRON
CCW - CORNER CONCRETE WALK
CI - CURB INLET
CL - CENTERLINE
CL - CHAINLINK
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
COMM - COMMUNICATION
CT - CRIMPED TOP PIPE
CTV - CABLE TELEVISION
CW - CONCRETE WALK
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DI - DROP INLET
DIP - DUCTILE IRON PIPE
DNR - DEPT OF NATURAL RESOURCES
DNRMS - DNR MONUMENT SET
DR - DRIVE
EB - ELECTRIC BOX
EMC - ELECTRIC MEMBERSHIP CORP.
EP - EDGE OF PAVEMENT
FC - FACE OF CURB
FIC - FENCE CORNER
FDC - FIRE DEPARTMENT CONNECTION
FTE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FL - FENCE LINE
FOCM - FIBRE OPTIC CABLE MARKER
FP - FENCE POST
FP - FLAG POLE
GLMP - GAS LINE MARKER POST
GM - GAS METER
GP - GATE POST
GP - GUY POLE
GPC - GEORGIA POWER COMPANY
GR - GUARD RAIL
GV - GAS VALVE
GW - GUY WIRE
HDPE - HIGH DENSITY POLYETHYLENE
HVWP - HIGH VOLTAGE POWER POLE
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
INV - INVERT
IPF - IRON PIN FOUND
IPP - IRON PIN PLACED 1/2" RW W/ CAP
IRF - INTERMEDIATE REGIONAL FLOOD
JB - JUNCTION BOX
(L) - CURVE TO THE LEFT
LA - LIMIT OF ACCESS
LL - LENGTH OF CHORD
LLL - LAND LOT LINE
LSP - LAMP POST LIGHT POLE
LS - LANDSCAPED AREA
MB - MAIL BOX
MFE - MINIMUM FLOOR ELEVATION
MFN - METROMEDIA FIBRE NETWORK
MH - MANHOLE
MNP - MADE MANHOLE PLACED
MW - MONITORING WELL
N/F - NOW OR FORMERLY
OCS - OUTLET CONTROL STRUCTURE
OPF - ORANGE PIN FLAG
OPM - ORANGE PAINT MARK
OT - OPEN TOP PIPE
P - POWER LINE
PB - PLAT BOOK
PIB - POWER BOX
PG - PAGE(S)
PIV - POST INDICATOR VALVE
PL - PROPERTY LINE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCING
PM - POWER METER
PIP - POWER POLE
PS - PARKING SPACE(S)
PVC - POLYVINYLCHLORIDE PIPE
R - RADIUS
(R) - CURVE TO THE RIGHT
RR - RAILROAD
RT - RETAINING WALL
RW - RIGHT OF WAY
SF - SQUARE FEET
SRM - RED PAINT MARK
SR - SOLID ROD
SS - SANITARY SEWER
SSE - SANITARY SEWER EASEMENT
S/W - SIDEWALK
T - TELEPHONE LINE
TB - TRAFFIC SIGNAL BOX
TD - TRENCH DRAIN
TBM - TEMPORARY BENCHMARK
T/C - TOP OF CURB
T/P - TELEPHONE POLE
TP - TRAFFIC POLE
TRANS - TRANSMISSION
T/S - TRAFFIC SIGNAL
TSI - TRAFFIC SIGN
TW - TOP OF WALL
T/W - TEST WELL
U - UNDERGROUND
VB - VALVE BOX
VMP - VALVE MARKER POST
W - WATER LINE
WF - WETLAND FLAG
WIF - WROUGHT IRON FENCE
WM - WATER METER
WV - WATER VALVE
X - CORNER
YI - YARD INLET
YFP - YELLOW PIN FLAG
YPM - YELLOW PAINT MARK

SYMBOL LEGEND

- A/C AIR CONDITIONING UNIT
BFP BACKFLOW PREVENTOR
BOLL BOLLARD
BSO BROADCAST BOX
BSOAT COMM MANHOLE
CMF CONCRETE MONUMENT FOUND
C/C CLEANOUT
CON CONDUIT
C/B CABLE BOX
C/IT CABLE INLET
C/FOOM FIBER OPTIC CABLE MARKER
C/FC FIRE DEPT CONNECTION
C/FH FIRE HYDRANT
C/GLMP GAS LINE MARKER POST
C/GM GAS METER
C/GP GATE POST
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C/INV INVERT
C/IPF IRON PIN FOUND
C/IPP IRON PIN PLACED 1/2" RW W/ CAP
C/IRF INTERMEDIATE REGIONAL FLOOD
C/JB JUNCTION BOX
C/UC UTILITY CONTROL VALVE
C/IFP IRON PIN FOUND
C/HW HEADWALL
C/JB JUNCTION BOX
C/LP LAMP POST LIGHT POLE
C/MB MAIL BOX
C/MW MONITORING WELL
C/UT UTILITY CONTROL VALVE
C/PP POWER METER
C/PC POWER CONDUIT
C/PB POWER/EGC BOX
C/PP POWER POLE
C/PM POWER MANHOLE
C/PM POWER METER
C/SSM SANITARY SEWER MANHOLE
C/S/SAN SANITARY SEWER LINE
C/TB TRAFFIC SIGNAL BOX
C/TP TRAFFIC POLE
C/US UNDERGROUND UTILITY
C/TRANS TRANSFORMER
C/TREE TREE
C/UB UTILITY BOX
C/UM UTILITY MANHOLE
C/UP UTILITY POLE
C/VMP VALVE MARKER POST
C/WATER WATER LINE
C/WATER WATER METER
C/WATER WATER VALVE
C/WATER CROSS WALK SIGNAL POLE
C/POWER POWER LINE
C/POWER TRANSMISSION LINE
C/GAS GAS LINE
C/STORM STORM LINE
C/TELEPHONE TELEPHONE LINE
C/US UNDERGROUND UTILITY
C/WATER WATER LINE
C/TREE TREE

REFERENCE MATERIAL

- 1. ALTA/ACSM LAND TITLE SURVEY FOR PETER E. BLUM, ETAL. LAND LOT 99, 17TH DISTRICT, FULTON COUNTY, GEORGIA, BY WATTS & BROWNING ENGINEERS, INC. DATED MAY 6, 1991 & LAST REVISED SEPTEMBER 30, 1992.
2. REAL ESTATE MAPS FROM TRW-REDI REALTY ATLAS.
3. CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT #96-1034, EFFECTIVE DATE 03/01/1996.

SURVEYOR NOTES

1) ON AUGUST 3, 2020 THIS SURVEY WAS DRAFTED IN CAD AND REFLECTS CONDITIONS ON THE DATE OF THE ORIGINAL SURVEY DATE OF APRIL 13, 1996. AN UPDATE BY VISUAL INSPECTION ON OCTOBER 29, 2003 AND SURVEY OF THE NORTH PROPERTY ON FEBRUARY 5, 2015, NO NEW FIELD WORK OR RESEARCH HAS BEEN DONE SINCE THOSE DATES AND THEREFORE THE SURVEY MAY NOT REFLECT CONDITIONS ON THE GROUND OR MATTERS OF TITLE AS OF THE DATE OF THIS REVISION.

ZONING INFORMATION

THE PROPERTY IS ZONED C-3, COMMERCIAL RESIDENTIAL DISTRICT
SETBACKS: FRONT 40 FEET, SIDE & REAR NONE
20' BUFFER ADJACENT TO RESIDENTIAL PROPERTY.
FLOOR AREA SHALL NOT EXCEED AN AMOUNT TO 5 TIMES NET LOT AREA.
MAXIMUM BUILDING HEIGHT: 225 FEET
PARKING REQUIREMENT: 1 SPACE FOR EACH 100 SQ.FT. OF FLOOR AREA.
PARKING PROVIDED: 114 SPACES PROVIDED INCLUDING 4 HANDICAPPED SPACES.

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO FULTON COUNTY FIRM MAP NUMBER 13121C0234E, DATED JUNE 22, 1998 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW:

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

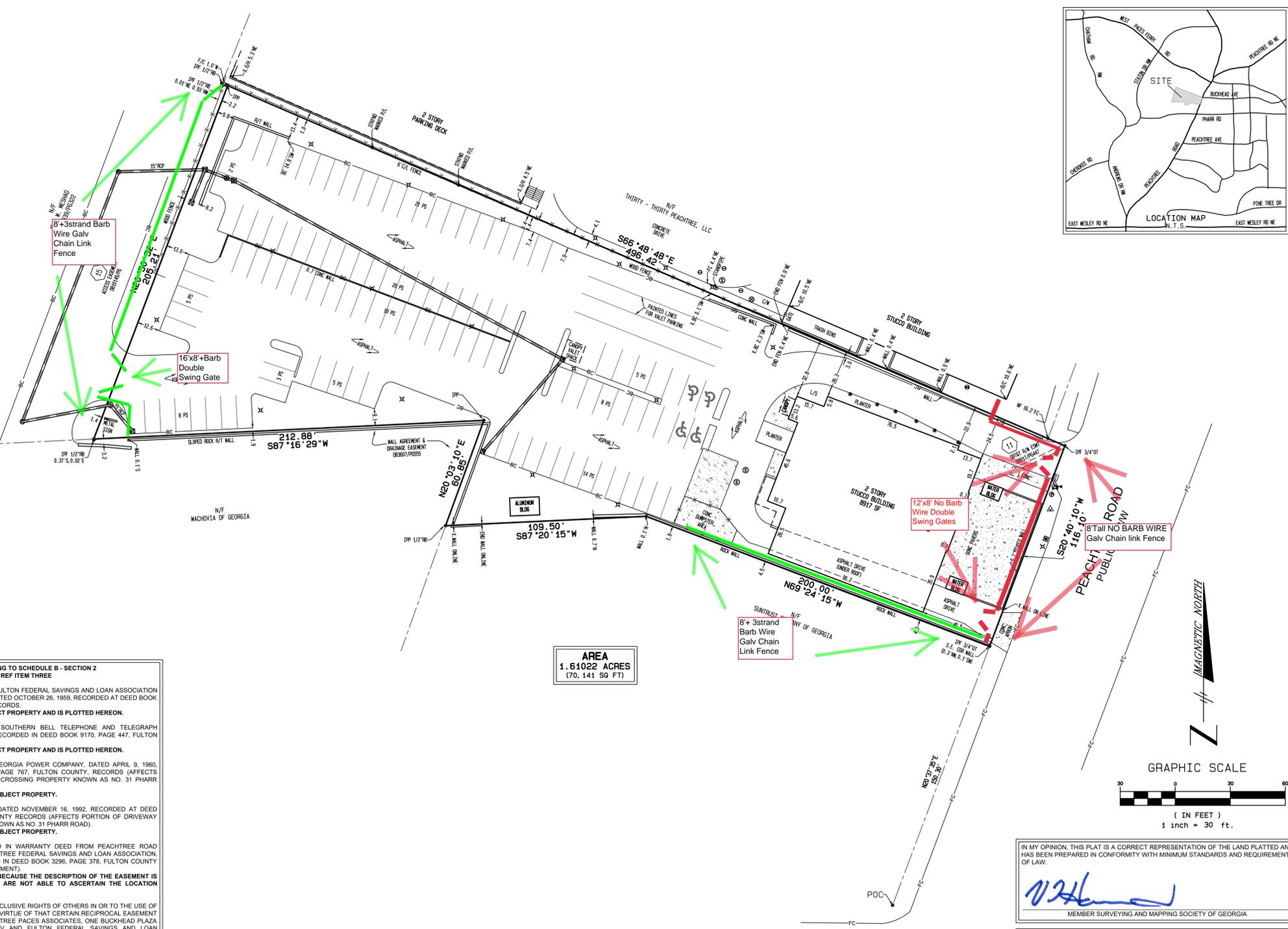
NOTES PERTAINING TO SCHEDULE B - SECTION 2 OF REF ITEM THREE

- 10. AGREEMENT BY AND BETWEEN FULTON FEDERAL SAVINGS AND LOAN ASSOCIATION AND THE GARLINGTON COMPANY, DATED OCTOBER 26, 1969, RECORDED AT DEED BOOK 3907, PAGE 555, FULTON COUNTY RECORDS. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
11. RIGHT-OF-WAY EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED APRIL 10, 1984, RECORDED IN DEED BOOK 9170, PAGE 447, FULTON COUNTY RECORDS. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
12. RIGHT-OF-WAY EASEMENT TO GEORGIA POWER COMPANY, DATED APRIL 9, 1960, RECORDED AT DEED BOOK 3564, PAGE 767, FULTON COUNTY RECORDS (AFFECTS PORTION OF DRIVEWAY EASEMENT CROSSING PROPERTY KNOWN AS NO. 31 PHARR ROAD). THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY.
13. EASEMENT TO SAM HEMPHILL, DATED NOVEMBER 16, 1992, RECORDED AT DEED BOOK 4004, PAGE 563, FULTON COUNTY RECORDS (AFFECTS PORTION OF DRIVEWAY EASEMENT CROSSING PROPERTY KNOWN AS NO. 31 PHARR ROAD). THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY.
14. DRAINAGE EASEMENT GRANTED IN WARRANTY DEED FROM PEACHTREE ROAD DEVELOPMENT COMPANY TO PEACHTREE FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED JANUARY 1, 1956, RECORDED IN DEED BOOK 3296, PAGE 378, FULTON COUNTY RECORDS (AFFECTS DRIVEWAY EASEMENT). THIS ITEM IS NOT SHOWN HEREON BECAUSE THE DESCRIPTION OF THE EASEMENT IS AMBIGUOUS AND, THEREFORE, WE ARE NOT ABLE TO ASCERTAIN THE LOCATION THEREOF.
15. TERMS, CONDITIONS AND NON-EXCLUSIVE RIGHTS OF OTHERS IN OR TO THE USE OF THE EASEMENT AREAS CREATED BY VIRTUE OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND AMONG PEACHTREE PACES ASSOCIATES, ONE BUCKHEAD PLAZA ASSOCIATES, TAYLOR & MATHIS IV AND FULTON FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED JUNE 11, 1986, RECORDED AT DEED BOOK 10149, PAGE 394, FULTON COUNTY RECORDS (AFFECTS DRIVEWAY EASEMENT). THIS ITEM APPEARS TO BENEFIT THE SUBJECT PROPERTY BY CREATING AN ACCESS EASEMENT AND SIGN EASEMENT IN FAVOR OF THE SUBJECT PROPERTY. THE ACCESS EASEMENT IS SHOWN WHERE IT ADJUNS THE SUBJECT PROPERTY AT THE WESTERLY BOUNDARY. WE ARE UNABLE TO LOCATE THE SIGN AND UTILITY EASEMENTS BECAUSE THE DESCRIPTIONS ARE AMBIGUOUS.
16. RIGHTS OF CHEESECAKE CORPORATION OF AMERICAN UNDER LEASE FROM PETER E. BLUM AND JAMES M. HOSTETTER, JR., DATED MAY 7, 1992, A MEMO OF WHICH IS RECORDED AT DEED BOOK 15970, PAGE 193, FULTON COUNTY RECORDS, WITH REGARD TO WHICH THERE APPEARS OF RECORD A SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT BY AND AMONG CHEESECAKE CORPORATION OF AMERICA, PETER E. BLUM AND JAMES M. HOSTETTER, JR., TO RESOLUTION TRUST CORPORATION, AS RECEIVER FOR FULTON FEDERAL SAVINGS AND LOAN ASSOCIATION, DATED SEPTEMBER 30, 1992, AND RECORDED AT DEED BOOK 15792, PAGE 358, FULTON COUNTY RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY BUT IT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

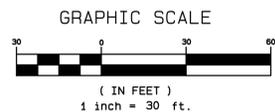
DESCRIPTION OF PROPERTY 83024 PEACHTREE ROAD

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE NORTHWESTERLY RW OF PEACHTREE ROAD (80'RW) NORTH 20°37'35" EAST A DISTANCE OF 150.30' FROM THE INTERSECTION FORMED BY THE NORTHWESTERLY RW OF PEACHTREE ROAD (80'RW) AND THE NORTHERLY RW OF PHARR ROAD (80'RW) AND RUNNING THENCE NORTH 69°24'15" WEST A DISTANCE OF 200.00' TO AN IRON PIN, RUNNING THENCE SOUTH 87°20'15" WEST A DISTANCE OF 109.50' TO AN IRON PIN, RUNNING THENCE NORTH 20°03'10" EAST A DISTANCE OF 60.85' TO AN IRON PIN, RUNNING THENCE SOUTH 87°16'29" WEST A DISTANCE OF 212.88' TO AN IRON PIN, RUNNING THENCE NORTH 20°30'52" EAST A DISTANCE OF 205.21' TO AN IRON PIN, RUNNING THENCE SOUTH 66°48'45" EAST A DISTANCE OF 496.42' TO AN IRON PIN ON THE NORTHWESTERLY RW OF PEACHTREE ROAD (80'RW); RUNNING THENCE SOUTH 20°40'10" WEST ALONG THE NORTHWESTERLY RW OF PEACHTREE ROAD (80'RW) A DISTANCE OF 116.10' TO AN IRON PIN AND THE POINT OF BEGINNING; SAID PROPERTY CONTAINING 1.61022 ACRES OR 70,141 SQUARE FEET.



AREA 1.61022 ACRES (70,141 Sq Ft)



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
V.T. HAMMOND
MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO NATIONSBANK MORTGAGE CAPITAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, 3024 PEACHTREE, LLP AND CHICAGO TITLE INSURANCE COMPANY THAT THE SURVEY FOR THIS PLAT WAS MADE ON THE GROUND UNDER MY SUPERVISION FROM A RECORDED DESCRIPTION IN DEED OF RECORD IN BOOK 10149, PAGES 371-375, RECORDS OF FULTON COUNTY, GEORGIA, AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AND ALL OTHER MATTERS SHOWN HEREON ARE CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MADE UNDER MY SUPERVISION ON APRIL 13, 1996, CORRECTLY SHOWS THE TOTAL AREA OF THE PROPERTY IN ACRES AND SQUARE FEET; THE LOCATION OF ALL SUBSTANTIAL VISIBLE IMPROVEMENTS, WALKWAYS, PAVED AREAS AND PARKING AREAS; ALL OTHER MATTERS ON THE GROUND WHICH MAY ADVERSELY AFFECT TITLE TO THE SUBJECT PROPERTY; THE RELATION OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES OF THE LAND INDICATED HEREON; THE LOCATION OF VISIBLE AND RECORDED EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY OF WHICH THE SURVEYOR HAS BEEN MADE AWARE. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS OF ADJOINING BUILDINGS OR STRUCTURES ONTO SAID LAND NOR OVERLAP OF BUILDINGS OR STRUCTURES FROM SAID LAND OTHER THAN AS SHOWN. THAT ADEQUATE INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY PEACHTREE ROAD, AS SHOWN ON THE SURVEY, THE SAME BEING PAVED, DEDICATED PUBLIC RIGHTS OF WAY; THAT BASED ON INFORMATION FURNISHED BY THE CITY OF ATLANTA ZONING DEPARTMENT THE LOCATION OF IMPROVEMENTS ON THE GROUND WHICH IS IN ACCORD WITH THE APPLICABLE ZONING LAWS REGULATING THE USE OF THE SUBJECT PROPERTY; APPLICABLE LAWS CONTAINING MINIMUM SET BACK PROVISIONS AND COVENANTS AND RESTRICTIONS OF RECORD; THAT THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY DRAINAGE, INGRESS AND EGRESS OR FOR ANY OTHER PURPOSE; AND THAT THE PROPERTY IS NOT IN A FLOOD PLAIN (AS SHOWN BY CITY OF ATLANTA F.I.R.M. 135157-0017C, DATED 3/4/97); THIS SURVEY IS MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY ALTA AND ACSM IN 1992 AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN, WITH AN ACCURACY WITHIN MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. I FURTHER CERTIFY THAT THE SURVEYOR HAS BEEN MADE AWARE OF THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN, WITH AN ACCURACY WITHIN MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. I FURTHER CERTIFY THAT THE SURVEYOR HAS BEEN MADE AWARE OF THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN, WITH AN ACCURACY WITHIN MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. I FURTHER CERTIFY THAT THE SURVEYOR HAS BEEN MADE AWARE OF THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN, WITH AN ACCURACY WITHIN MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.

V.T. HAMMOND, RLS 2554
4/13/1996
DATE

DATE: 10/29/2003

NOTE: THIS PROPERTY WAS INSPECTED ON THE GROUND ON THE DATE SHOWN HEREON FOR THE PURPOSE OF DETERMINING PHYSICAL CHANGES ON THE PROPERTY, ANY SIGNIFICANT VISIBLE CHANGES, IF ANY, HAVE BEEN ADDED TO THE SURVEY. THE PROPERTY LINES WERE NOT RESURVEYED.

V.T. HAMMOND, GEORGIA REGISTERED LAND SURVEYOR NO. 2554

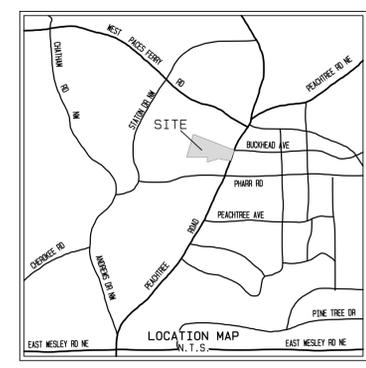
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 65,452 FEET AND AN ANGULAR ERROR OF 00" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED. (1996)

A WILD T-1000 & DI-1000 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. (1996)

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 42,831 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED. (2015 NORTH PROPERTY LINE)

A LEICA TS-06 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. (2015 NORTH PROPERTY LINE)

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 769,905 FEET.



ALTA/ACSM LAND TITLE SURVEY FOR
3024 PEACHTREE, LLP &
PETER E. BLUM, MANAGING PARTNER
LOCATED IN
LAND LOT 99
17TH DISTRICT
FULTON COUNTY, GEORGIA



Table with columns: NO., DATE, BY, DESCRIPTION. Contains revision history for the survey.



WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 684-6870
WWW.WBEENR.COM
LSF000429 - PEF000714

Table with columns: SCALE, DATE SURVEYED, DATE UPDATED, SURVEYED BY, DATE DRAFTED, UPDATE DRAFTED, DRAWN BY, CHECKED BY, FIELD BOOK #, JOB NUMBER, COGO FILE, DISC FILE, COUNTY/LL/D/S, PLAT FILE, SHEET. Contains project details and sheet information.

Norman A. Koplou

norman.koplou@troutman.com

August 4, 2020

Keyetta M. Holmes, AICP (kmholmes@atlantaga.gov)
Director, Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

Re: Special Administrative Permit Application
Demolition of 3024 Peachtree Road
The Cheesecake Factory

Dear Ms. Holmes:

The purpose of this letter is to submit this Special Administrative Permit Application on behalf of Mr. Peter Blum, Managing Partner of 3024 Peachtree LLP, to demolish the former Cheesecake Factory building at 3024 Peachtree Road. Attached is the completed SAP Application which contains the Project Summary.

PROJECT SUMMARY

BACKGROUND

1. The Cheesecake Factory building was constructed in 1993 and has been vacant for approximately the last four and one-half (4-1/2) years.
2. The property is zoned SPI 9-SA1.
3. At present the site, including the building, represents an unsafe condition to the public and adjoining property owners. Photographs are included to illustrate the existing conditions.
4. Despite the building being boarded up and secured on numerous occasions to prevent vandalism and unauthorized entry, the property is presently occupied by trespassers. As the owner has stated to me, "The situation is out of control. The interior of the building has been destroyed, and our goal is to have it demolished at the earliest possible time to prevent loss of life."

SCOPE OF WORK

1. To remove any asbestos from the building, provide rodent control of the premises and obtain a Sewer Plug Permit.

2. To demolish the building to the slab level. The slab and all impervious surfaces, including the parking lot, will remain. The patio will be removed.
3. No grading or changing of impervious surfaces on the site is anticipated.
4. All efforts will be made to preserve any trees and landscaping on site.
5. The owner, in an attempt to secure the site, respectfully requests an Administrative Variation. The proposed Variation would allow for the installation of an eight-foot galvanized fence with two gates along Peachtree Road (the eastern side of the property).

The existing fencing: Please note replacement/supplementing of the existing fencing along the southern side of the property, the western side of the property, and the northern property line is proposed in accordance with the details which are included in the attached plans by Ed Lott of Fortified Fence Group.

ADMINISTRATIVE VARIATION

As required by Section 16-181-017(6)(c), an Administrative Variation is requested to construct an eight-foot galvanized fence with two gates along Peachtree Road (the eastern side of the property). See details provided by Ed Lott. This fence type is requested by the owner to secure the property against unauthorized entry.

The existing fencing: Please note replacement/supplementing of the existing fencing along the southern side of the property, the western side of the property, and the northern property line is proposed in accordance with the details which are included in the attached plans by Ed Lott of Fortified Fence Group.

SUMMARY

In summary, the demolition of the vacant structure, along with the proposed safeguards to protect the site, will accomplish the following objectives:

1. Protect the public, as well as the adjoining property owners,
2. Eliminate the necessity of calling the Atlanta Police Department to the site on a regular basis, and
3. Improve the unsightly condition along Peachtree Road and its negative impact on the Buckhead Village.

For these reasons and on behalf of the owner, it is respectfully requested that the Office of Planning approve this SAP Application. Should you have any questions, please contact me at your earliest convenience.

Sincerely,

/s/ Norman A. Koplon

Norman A. Koplon, P.E.

cc: Peter Blum (peb@peblum.com)
Denise Starling (denise@Batma.org)
Garth Peters, Buckhead Coalition (gpeters@thebuckheadcoalition.org)
Valerie Lineburger, Office of Planning (vlineburger@atlantaga.gov)
Sally Silver, NPU-B

Attachments:

- SAP Application
- Project Summary
- Survey
- Site Plan & Fence Installation Details
- Photographs of Site







PROJECT

SUMMARY

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APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans

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

File No.: _____

APPLICANT (name) _____

ADDRESS _____

PHONE NO. _____ EMAIL _____

PROPERTY LANDOWNER _____

ADDRESS _____

PHONE NO. _____ EMAIL _____

ADDRESS OF PROPERTY _____

Land District _____ Land Lot _____ Council District _____ NPU _____

Is property within the BeltLine Overlay District? Yes No Zoning Classification _____

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:** **CbY(%)** site plan & **CbY(%)** 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 _____ Signature of Applicant _____

Additional Submittal Requirements (as applicable):

- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC must complete and submit the Inclusionary Zoning Certification Form with their application. 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 the Beltline, but *recommended* for all other districts. To request this meeting contact Krishana Newton at 404-330-6065 or knewton@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
- **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
Submission Checklist

The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: * FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.

- ___ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
- ___ 2. **Notice to Applicant Form:** with signature and date.
- ___ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
- ___ 4. **Property Survey:** One (1) copy of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
- ___ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission:** One (1) copy for initial staff review.
Final Submission (after staff review): CbY (% copm)
 - a) Date, north arrow, and graphic scale.
 - b) Adjacent streets, with street names, property lines and dimensions, and easements.
 - c) Existing conditions to remain: identify all overhead utility poles, transformers, above ground storm water detention areas and inlets.
 - d) Proposed new installations: Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
 - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
 - f) Ground floor layout plan with building and tenant entrances also shown
 - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
 - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
 - i) Height of structures (including fences/walls)
 - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
 - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
 - l) Landscape plan: Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
 - m) Provide Developmental Control Specification Form (pages 6-8) information on the site plan.
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses, etc.
- ___ 6. **Rooftop plan** when counted towards open space requirements.
- ___ 7. **Elevations of building facades.** CbY (1) copy for initial staff review. **Final Submission: CbY (% copm)**
- ___ 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.
- ___ 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
- ___ 10. **Transportation Management Plan/Association Membership (where applicable)** required based on the zoning district. See specific zoning regulations for confirmation.
- ___ 11. **Beltline Overly District, NC-2, NC-6, NC-10, NC-11, NC-12, and NC-14** properties:
 - Mail a copy of the submitted SAP application & drawings stamped received by the Office of Zoning and Development to the NPU contact person.
 - Submit a copy of U.S. Postal Service Certificate of Mailing and Notarized Affidavit of NPU Notification (page 5) as soon as possible to complete the application submission and begin the SAP review period.
- ___ 12. **Photographs (buildings/site):** Show existing conditions for alterations to existing building facades and/or site modifications.
- ___ 13. **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
- ___ 14. **Other information** necessary for the SAP as requested by staff.

City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
DEVELOPMENT/DESIGN REVIEW COMMITTEES (DRC)

****CHECK FOR APPLICABILITY** Beltline Overlay and Special Public Interest (SPI) Districts**

File # _____

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Zoning and Development formal recommendations/comments on Special Administrative Permit (SAP) applications within the Beltline Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Zoning and Development Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s), or

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- Beltline Overlay (2015)

Meeting Dates and Locations

Downtown SPI-1

Meetings held the 4th Thursday morning monthly
Central Atlanta Progress, 84 Walton Street NW, Suite 500
Contact Fredalyn Frasier: Ffrasier@atlantadowntown.com
(404) 307-4286

Midtown SPI-16 & Piedmont Avenue SPI-17

Meetings held the 2nd Tuesday evening monthly
Midtown Alliance, 999 Peachtree Street NE, Suite 730
Contact Ginny Kennedy: Ginny@midtownalliance.org
(404) 892-4782

Buckhead Village SPI-9 & Buckhead/Lenox SPI-12

Meeting held 1st Wednesday afternoon monthly
BATMA, 3340 Peachtree Road NE
Tower Place Bld. 100, Suite 1515
Contact Denise Starling: Denise@batma.org
(404) 842-2680

Beltline Overlay

Meeting held the 3rd Wednesday evening monthly
Atlanta Beltline Inc.
100 Peachtree Street NW, Suite 2300
Contact Lynnette Reid: LReid@atlbeltline.org
(404) 477-3551

Lindbergh SPI-15: Meetings coordinated by City of Atlanta Zoning and Development Staff: (404) 330-6145.

Application Submittal and Review Process

- 1) Pre-application meeting with Office of Zoning and Development staff. To arrange pre-application meeting, contact Krishanna Newton at 404-330-6065 or knewton@atlantaga.gov.
- 2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

- 1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
- 2) Identification of all administrative variations requested and written justification for each requested.
- 3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
- 4) Photographs of the existing property.
- 5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
- 6) At the DRC meeting:
 - a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
 - b. Provide drawings on boards for project presentation to committee members or digital PowerPoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

- 1) Make recommendations on project concerning zoning requirements and administrative variations requested.
- 2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.



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, Peter E Blum, Managing Partner, 3024 Peachtree LLP SWEAR THAT I AM THE **LANDOWNER**
 owner(s) name

OF THE PROPERTY LOCATED AT: 3024 Peachtree Rd, Atlanta, GA

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):

Peter E Blum, Managing Partner, 3024 Peachtree LLP

ADDRESS: 1828 Mt Paran Rd, NW Atlanta, GA 30337

TELEPHONE: 404 237 2800 EMAIL: peb@peblum.com

Peter E Blum
 Signature of Property Landowner

Peter E. Blum
 Print Name of Property Landowner

Personally Appeared
 Before Me

Peter E Blum

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

[Signature]
 Signature of Notary Public

7/31/2020
 Date

ELLEN R HOPE
 Notary Public - State of Georgia
 Gwinnett County
 My Commission Expires Oct 3, 2021



SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

NPU Notification Cover Page

(ONLY APPLICABLE FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT)

File # _____

*****Applicant shall submit this letter as the cover page to the package mailed to NPU chair or designee*****

NPU Chairperson or Designee:

Enclosed is a copy of a Special Administrative Permit (SAP) application for a property located within the Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12 or NC-14 zoning district. As part of the SAP application process applicants are required to submit site plans and building elevations, as applicable to the scope of work, to the Office of Zoning & Development for approval prior to obtaining a building permit. The following scopes of work may trigger SAP approval in the previously mentioned zoning districts:

“All exterior demolition, new construction (including additions to existing buildings), expansions of outdoor dining or any construction which results in increased lot coverage, modification of the building footprint, or modification of building facades that alters the configuration of openings. “

In addition to the SAP submittal as specified above, the applicant is also required to send a full copy of the SAP application to the respective NPU chair or their designee, evidenced with a mailing certificate, so that the NPU has an opportunity to review and provide written comments to the Office of Zoning & Development regarding an application prior to any SAP approval. Please note that for Beltline Overlay Districts where underlying zoning regulations require Variance, Special Exception or Special Use Permit action, the SAP shall not be issued until the necessary approval has been obtained.

The time period for NPU comment is 21 days from the date of the postage certificate. If the NPU does or does not have comments, or feels they are unnecessary, the Office of Zoning & Development should receive such written notification as soon as possible within the 21-day period. Comments received after the designated review period are not required to be considered in the Office’s project review or approval.

The Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12 and NC-14 zoning districts primarily have design requirements that prescribe parameters for site layout and building elevations. Issues of land use or density (building square footage or number of units) are addressed by the underlying zoning district regulations. Therefore, NPU review should primarily focus their comments on the following items:

- Building placement
- Building setbacks adjacent to streets (pertaining to minimum sidewalks and supplemental zones widths), and transitional yards
- Provision of sidewalks and street trees
- Provision of parking, loading and bicycle spaces
- Location of parking and driveways
- Parking lot landscaping
- Parking deck façade elevations
- Building façade elevations related to entrances and windows
- Other zoning regulations that are eligible for administrative variations

For questions, ask for an SAP staff member at 404-330-6145.

Please send your written comments and or questions referencing the SAP case number and address to:

SAPComments@atlantaga.gov



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP)
AFFIDAVIT OF NPU NOTIFICATION

(ONLY APPLICABLE FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT)

File # _____

This Affidavit form and a copy of the **United States Postal Service Certificate of Mailing** are required by owner and applicant of the property subject to the Special Administrative Permit application. Submit within FIVE (5) days of application submittal.

The **Neighborhood Planning Unit (NPU)** has **TWENTY ONE (21)** days from the date of the associated certificate of mailing to provide one (1) set of written comments to the Office of Zoning and Development prior to any SAP approval.

LOCATION OF SUBJECT PROPERTY:

Street Address(es): _____

Zoning Classifications _____ Land District ____ Land Lot _____ Council District ____ NPU ____

APPLICANT:

Name: _____

Company: _____

Address: _____

Telephone: _____ Email: _____

As the APPLICANT, I, _____ swear and affirm that I have notified the NPU(s) to which this Special Administrative Permit (SAP) affects, and am aware of the applicable requirements of the City of Atlanta Zoning Ordinance Sections 16-36.004, 16-32J.002(1), 16-32K.002(1), and 16-32L.002(1).

NPU Contact Information

 Name of Contact Person(s) Phone Number(s) Email Address (es)

Adjacent NPU(s) Contact Information

 Name of Contact Person(s) Phone Number(s) Email Address (es)

(To be completed by Notary):

Personally Appeared Before Me this _____ day of _____, 20_____.

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

 Date

(To be completed by Applicant & Staff):

 Signature of Applicant

 Printed Name of Applicant

 Office of Zoning & Development Staff
Signature of Staff only represents that the required notification to the NPU has been completed and does not indicate any position of the Office of Zoning and Development on the application.



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

File # _____

*Developmental Controls forms are required to be completed by the applicant, and all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation						
<ul style="list-style-type: none"> <u>Net Lot Area (NLA)</u> = length of property line X width of property line <u>GLA for corner lots</u> = (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)] <u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width ÷2) X (length of front property line)] GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width. GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts. <u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area) 						
Lot Size (in square footage)						
Gross Land Area (GLA)						
Net Lot Area (NLA)						
Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed						
Base Provided						
Bonus Allowed						
Bonus Provided						
Bonus FAR Program (check bonus utilized if applicable)						
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>		
Residential Units			Total Provided: _____			
Number of Units Provided (without bonus)						
Number of Bonus Units Provided (without workforce housing)						
Number of Bonus Workforce Housing Units Provided (20% required)						
Total Number of Units per Acre						
Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)						
	Percentage (%)		Square Footage			
Max. Permitted						
Provided						
Fenestration (% of each street-fronting facade calculated separately, per district regulations)						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)						



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

File # _____

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

Definitions and Methods of Calculation		
<ul style="list-style-type: none"> • LUI = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations) • TOSR 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"> ○ TOSR required = (LUI table) X (GLA). ○ TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces). • UOSR requirements are calculated using the residential FAR (of the <u>corresponding net lot or GLA lot sized used</u> to calculate FAR) 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"> ○ UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR). ○ 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). 		
TOSR: Total Open Space Requirements for Residential Only Projects		
<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		
Provided		
Square Footage breakout of UNCOVERED TOSR amount provided by the following:		
	GLA minus building square footage	
	Open exterior balconies (per Section 16-28 or district regs)	
	Roof area improved as recreation space	
Square Footage breakout of COVERED TOSR amount provided by the following:		
	Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	Ratio	Total Square Footage
Minimum Required		
Provided		
Square Footage Breakdown of UOSR amounts provided by the following:		
	Balconies	
	Rooftop Terraces	
	Landscaped Areas and Plazas	
	Portions of Sidewalks on Private Property	
	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)

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

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

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
Maximum Allowed				
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)				
Provided (specify for each use)				



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



SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
(*APPLICABLE ONLY FOR SHARED OFF-SITE PARKING ARRANGEMENTS)

File # _____

The Director of the Office of Zoning & Development or their designee may approve a shared off-site parking arrangement (on private property), as permitted by the corresponding zoning district, subject to the applicant providing all of the following documentation. Please check below each item submitted. **Items omitted can and will delay applicant's review process.**

- ___ 1. Written summary describing the shared parking arrangement which shall identify:
 - a) Subject property: the principal property address and the lessee's name and contact information
 - b) Off-site parking: the off-site property address and the lessor's (property owner) name and contact information
- ___ 2. Written notarized consent of the property owners agreeing to the shared parking arrangement.
- ___ 3. Property owner verification: affidavits, deeds or other documents that verify current property ownership information of the property providing the off-site parking.
- ___ 4. Copies of valid notarized parking leases which shall include:
 - a) The term of the lease and expiration date. Note: lapse of a required lease agreement may result in revocation of building permits/business licenses. Renewed leases shall be filed with the Office of Zoning & Development.
 - b) A list of all executed lease agreements for the off-site parking location which are current at the time that the application is filed with the Office of Zoning & Development. For each agreement identify the tenant, the time frame, the number of parking spaces to be used, and the hours of operation during which the spaces are leased. If no agreements exist, submit affidavit from property owner stating to that affect.
- ___ 5. Site plans for all properties to be included in the shared parking arrangement. Said plans shall include the following:
 - a) Drawn to-scale that indicates the location and the layout of the proposed parking spaces in relation to the lessor's property.
 - b) Documentation of all tenants sharing the parking facility, including:
 - i. By type of use (i.e. retail, eating and drinking establishment, office, residential, etc.) and their individual tenant square footages to determine minimum parking requirements for each.
 - ii. Hours of operation of each tenant.
 - c) Illustrative indication of how such shared off-site parking spaces shall be clearly marked and signed reserved during the specified lessor's hours.

Sample site plan with applicable information:

Master Site Plan and Tenant Information

<p style="text-align: center;">Site Plan of <u>lessor</u> property including property lines.</p>	<p style="text-align: center;">Site Plan of <u>lessee's</u> property with parking layout and including property lines.</p>	<p style="text-align: center;"><u>Chart with the following information:</u></p> <ul style="list-style-type: none"> Tenants by type of use Tenants square footages Tenants hours of operation <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 50%; padding: 5px; text-align: center;"> <p style="margin: 0;">Key Plan showing both sites</p> </td> <td style="width: 50%; padding: 5px; text-align: center;"> <p style="margin: 0;">Illustrative proposed signage or markings for spaces</p> </td> </tr> </table>	<p style="margin: 0;">Key Plan showing both sites</p>	<p style="margin: 0;">Illustrative proposed signage or markings for spaces</p>
<p style="margin: 0;">Key Plan showing both sites</p>	<p style="margin: 0;">Illustrative proposed signage or markings for spaces</p>			

Please note the following requirements are also generally applicable:

- Compliance with the criteria of Section 16-25.002(3).
- Compliance with the parking lot landscape requirements of the applicable zoning district and Chapter 158-30.
- On-street parking in the public right-of-way is typically not counted towards a parking arrangement.

Applicant Printed Name

Applicant Signature

Date



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Inclusionary Zoning Certification Form

File # _____

Instructions: this form must be completed for all IZ applicable projects and included on the Cover/Title page of plan submissions

I. Please complete the following acknowledgement of compliance (check only one statement)

I, _____,		
(Applicant Printed Name)		
<input type="checkbox"/> Acknowledge the plans set forth will satisfy the requirements of 16-36A.004 or 16-37.004 and certify the following floorplans to be built will be affordable units and the number of units to be designated affordable within each floorplan type. This includes acknowledgement that each affordable unit are substantially similar in construction and appearance to market rate units, and shall not be in isolated areas of the development, but shall be interspersed among market rate units; <u>OR</u>		
<input type="checkbox"/> Acknowledge that in-lieu of compliance with the on-site affordability requirements, will elect to pay an in-lieu fee to the City in accordance with 16-36A.007 or 16-37.007.		
_____	_____	_____
Applicant Printed Name	Applicant Signature	Date

II. For each unit configuration, please complete the following table to identify affordable units. Attach a separate table if more space is needed (only applicable to projects that comply with affordability requirement)

Unit type	# total units	Affordability level (___% or less AMI)	Unit mix	# affordable units (round up)	Expected market rent	Affordable rent
Ex) 1 bed/1 bath	20	80%	15%	3	\$1000	\$784
Ex) 2 bed/2 bath	50	80%	15%	8	\$1400	\$990

III. Please select up to three (3) incentive option(s) you wish to apply to this project (only applicable to projects that comply with affordability requirement)

- Increase in density bonus: a 15% floor-area-ratio (FAR) increase above the FAR set by current zoning
- Transfer of development rights: additional unused density can be transferred to other property owners
- Reduction in residential minimum parking requirement: no minimum
- Reduction in non-residential minimum parking requirement: a 25% reduction for non-residential spaces in mixed residential/commercial
- Priority review: SAP applications will be given priority, advance to top of staff review queue, and be reviewed within 21 days
- Major project status: project will be afforded major projects meeting with representatives from all departments to review the development for permitting, meet with applicant, and identify potential issues to expedite process

IV. Please indicate if you are also receiving either of the following from the respective agencies (only one allowed; only applicable to projects that comply with affordability requirement)

- Invest Atlanta's Lease Purchase Bond
- Atlanta Housing Authority's HomeFlex or Housing Choice Programs

Note:

The following items (V and VI) are not required for the SAP approval process, but will be required prior to the issuance of the Certificate of Occupancy (C.O.)

V. Please submit with the application a detailed marketing plan on how affordable units will be promoted (only applicable to projects that comply with affordability requirement). Be sure to include:

- Who: target audience
- What: messaging and language to be used in promotional material
- When: promotion and campaign launch timeline

