



CITY OF CHAMBLEE, GEORGIA
Architectural Review Board Regular Meeting
Agenda – August 28, 2019 – 12:00 AM

Call to Order

I. Approval of Agenda

II. Review Meeting Minutes

A. *Approval of Previous Minutes*

i. Minutes of July 31, 2019

1. Architectural Review Board - Regular Meeting - Jul 31, 2019 12:00 AM

III. Review Meeting Procedures

IV. New Business

1. PZ2019-522 - 5238 Peachtree Road - PruittHealth DCI

V. Other Business

VI. Adjournment

DESIGN REVIEW BOARD
Meeting Minutes
July 31, 2019 – 7:00 P.M.

Call to Order (7:05 pm)

Members Present: Joshua Word, Kate Henry, Holly Jeffreys, John Clark Kennedy, and Paige Perkins

Members Absent: Andrew Amor

City Staff Present: Taylor Baxter, Deputy Planning & Development Director, and Jocelyn Leitch, Planning Technician

I. Approval of Agenda: July 31, 2019

Motion made by John Clark Kennedy to approve the July 31, 2019 meeting agenda. Approval of the meeting agenda was properly seconded by Kate Henry.
Vote: Unanimous 5-0.

II. Approval of minutes: DRB Meeting – June 26, 2019

Motion made by Kate Henry to approve the June 26, 2019 meeting minutes. Approval of the previous minutes was properly seconded by John Clark Kennedy.
Vote: Unanimous 5-0.

III. Review of Meeting Procedures

Taylor Baxter gave a brief overview of the DRB meeting procedures.

IV. New Business

A) PZ2019-509: Development of Community Impact and associated design-related variances and waivers for the development of two mixed-use building with retail and condominium units located at 3543 and 3553 Chamblee Tucker Road.

1. Taylor Baxter gave a brief presentation of the proposed DCI.
2. Taylor Baxter gave an overview of the PUD design book requirements.
3. Taylor Baxter invited the applicant to present.
4. Rod Mullice, with Windsor Stevens, gave a brief presentation regarding the project and the proposed modifications to the previously approved DCI.
5. Taylor Baxter opened the floor to the Board for comments.

6. Paige Perkins expressed her concern about the lack of available parking and possible safety issues in relation to the Rail Trail.
7. Holly Jeffreys mentioned her concern for the lack of parking, separation of the buildings in proximity to the Rail Trail, and the location of the dumpster.
8. John Clark Kennedy also voiced his concern about the lack of available parking.
9. Taylor Baxter opened the floor to public comment.
10. Paige Perkins requested clarification about whether parking is permitted on American Drive.
11. Taylor Baxter clarified that parking along American Drive is not currently permitted, and that the PUD zoning district does not have any parking requirements.
12. Taylor Baxter stated Chamblee Dunwoody Rd is proposed to be reconfigured down to three lanes with the Rail Trail expansion project, while on-street parking is yet to be determined.
13. The Applicant stated that they are in talks with the City Manager about expediting the Rail Trail project and reconfiguration of the street.
14. Paige Perkins expressed her concern about the parking and asked what the plan is if the Rail Trail expansion does not take place as the development is being phased.
15. The Applicant mentioned that they are proposing a shared parking agreement with the day care located nearby to use their lot in the evening hours.
16. The Board discussed the existing shared parking agreements of the lots currently surrounding the proposed development.
17. Paige Perkins and Rod Mullyce discussed the association policy for the retail and commercial spaces of the development.
18. Kate Henry and Rod Mullyce discussed the orientation of the buildings along the Rail Trail and the variances related to the dumpster location and fence height along the Rail Trail.
19. The Applicant mentioned the idea of creating a wall along the Rail Trail that could serve as a canvas for public art.
20. The Board discussed the Rail Trail wall art as a destination and its construction materials.

21. The Board discussed the topography of the parcels as it relates to the design of the development.
22. The Applicant mentioned that the design is determined by the current market and phasing of the project.
23. Paige Perkins expressed her concern about soil impaction testing and fill of the existing parking lot.
24. The Board and the Applicant discussed the proposed wall and its materials as well as the proposed fence along the Rail Trail.
25. Paige Perkins requested that Staff show the Rail Trail design.
26. Taylor Baxter presented to the Board the proposed Rail Trail design and discussed the existing easements.
27. The Applicant, the Board, and Staff discussed the floor-to-ceiling height of the proposed development.
28. The Applicant, the Board, and Staff discussed the topography of the parcels as it relates to the proposed design and configuration of the development.
29. The Board and the Applicant discussed the materials and length of the wall and fence.
30. The Applicant mentioned the proposed landscaping of the development.
31. The Board discussed their recommendations.
32. Taylor Baxter reviewed the Board's recommendation.

DRB made the following recommendations:

1. A solid wall with a material complementary to the principal structures shall be constructed between the Rail Trail and the parking closest to the Rail Trail and extended to the rear property line.
2. The above-mentioned wall shall be given a permanent easement to allow the City to control the installation of art.

Motion(s):

Motion was made by John Clark Kennedy and properly seconded by Holly Jeffreys
Vote: Passed Unanimously 5-0

33. Joshua Word asked for clarification on the tree density requirements.

- 34. Taylor Baxter clarified the DBH for tree density and mentioned the tree bank.
- 35. The Board discussed the proposed tree density of the development and the Rail Trail easement.
- 36. The Board discussed their recommendations.
- 37. Taylor Baxter reviewed the Board's recommendation.

DRB made the following recommendations:

- 3. The applicant shall calculate the DBH that could be provided if the Rail Trail easement were not being provided. The applicant shall provide the required tree density, minus the amount that would have been provided in the easement.

Motion(s):

Motion was made by John Clark Kennedy and properly seconded by Holly Jeffreys

Vote: Passed Unanimously 5-0

- 38. Paige Perkins expressed her concern whether parking lot trees will survive.
- 39. The Board discussed the off-street loading space.
- 40. Taylor Baxter and the Board discussed the proposed Rail Trail design and its possible impact on the development.

V. Other Business

- 1. Introduction of Catherine Lee, Economic Development Director
- 2. Taylor Baxter introduced a possible new start time for the DRB meeting.

VI. Adjournment

- 1. The meeting was adjourned at 8:33 PM.
The motion to adjourn was made by Holly Jeffreys and properly seconded by Joshua Word.
Vote: Passed Unanimously 5-0



City of Chamblee
City Council Agenda Item

Department: Architectural Review Board
Prepared By: Taylor Baxter
Initiator: Taylor Baxter

ZONING (ID # 2576)

SUBJECT: PZ2019-522 - 5238 PEACHTREE ROAD - PRUITTHEALTH DCI

Meeting Date: August 28, 2019, 12:00 AM

REQUESTED ACTION:

Review and provide recommendations to Mayor & Council.

REQUEST SUMMARY:

- Completely redevelop the existing property into a 197,455-square-foot, five-story office building with a fitness center and café.
- Construct a new curb cut on Peachtree Road and close the existing curb cut on the south end of Malone Drive.
- Construct a 550-space parking deck.
- Install streetscape in the front and street side yard of the property.

Because the project exceeds the 70% redevelopment threshold, all non-conforming features on the site must be brought into compliance with the UDO or receive variances.

The applicant has requested the following variances and waivers:

1. Variance from Section 230-30(a)(2) to increase the amount of open space allowed to be impervious from 25% to 32%;
2. Variance from Section 230-30(a)(3) to decrease the required percentage of publicly accessible open space from 50% to 40%;
3. Variance from Section 230-6(d) to increase the allowable height of retaining walls in the front or street side yards from two feet to four feet as identified on the plans;
4. Variance from Section 230-27(g) to allow above ground utilities to be located in front of the proposed building to accommodate ground backflow preventers required by DeKalb County to be installed for the new improvements;
5. Variance from Section 260-9(a)(3)(d) to allow wall signs on the proposed café and fitness center without them being separate tenant spaces;

6. Variance from Section 230-26(a) to increase the width of the supplemental zone from eight feet to eleven feet along Malone Drive;
7. Variance from Section 230-26(g)(1)(a)(5) to increase the height of the supplemental zone from 24 inches to up to 48 inches higher than the adjacent sidewalk as identified on the plans;
8. Variance from Section 240-13(b)(40)(b) to allow the above ground decks of the parking garage to face a public street and to not be screened from view from public and private streets and other properties by liner buildings;
9. Variance from Section 240-13(b)(40)(c) to allow external parking deck openings to not be screened on all sides with decorative elements;
10. Variance from Section 240-13(b)(40)(d) to allow facades of the parking structure to not conceal automobiles from visibility from any public right-of-way or private drive or street that is open to the public;
11. Variance from Section 240-13(b)(40)(e) to allow the façade of the parking structure to not have the appearance of a horizontal-storied building;
12. Variance from Section 240-13(b)(40)(h) to allow the parking structure to be constructed without flat floor plates on every above ground level;
13. Variance from Section 240-13(b)(40)(i) to allow the parking structure to have a minimum floor-to-ceiling height of 12 feet as opposed to the required 15 feet;
14. Variance from Section 240-13(b)(40)(g) to allow the parking structure to not include 40% shaded coverage on the upper surface;
15. Waiver from Section 350-2(a)(1)(c) to allow the proposed driveway width to be 26 feet instead of the maximum allowed 24 feet; and
16. Waiver from Section 350-2(a)(2) to allow the spacing between the driveway on the subject property to be 56 feet from the driveway on the adjacent property.

Attachment List:

Staff Memo - 5238 Peachtree Rd (DOCX)

Application Rev (PDF)

Zoning Map (PDF)

Aerial Map (PDF)

Review:

Architectural Review Board

Pending

08/28/2019 12:00 AM



PLANNING & DEVELOPMENT DEPARTMENT

DRB Meeting Date: August 28, 2019

Item #: PZ2019-522

DRB MEMO – Pruitt Health, Inc. Headquarters – DCI

Project Name: Pruitt Health, Inc. Headquarters
Applicant & Owner: Unico Insurance Company, Ltd., Attn: Erin Kendall
Proposed Development: Office Building
Requests: Development of Community Impact (DCI); 14 concurrent variances, and 2 concurrent waivers
Site Address: 5238 Peachtree Rd
Parcel Number: 18 299 14 001



Current Zoning: Transit Oriented Development (TOD) - This zoning district is intended to support mixed-use development and higher density development within walking distance of the Chamblee MARTA Station. This district provides a location for residences, retail, goods and services and offices with design

standards and design parameters to encourage a pedestrian-friendly traditional urban form, oriented to a network of pedestrian and bicycle pathways to the MARTA Station. This district is intended to minimize automobile use and maximize the use of public transportation, bicycle and pedestrian access.

Current Use: Commercial uses

Surrounding Land Uses: North – VC: North DeKalb Senior Center and Chamblee Senior Residence
 South – VC: Chamblee MARTA Station
 East – VC: Office Building
 West – VC: Multi-family residential

Future Development Map:

The subject property is located within the Mid-City character area of the Future Development Map in the Comprehensive Plan. The vision of the character area is: *“Centered around the Chamblee MARTA Station, this area will support transit-oriented lifestyles with associated housing, services, and employment.”*

Site Description:

The 2.83-acre site is a single parcel at the intersection on the southeast corner of Peachtree Road and Malone Drive. The property is in the Town Center LCI study area and currently contains a 19,545-square-foot, one-story building that is oriented toward Peachtree Road. There is a parking lot in the rear of the property with two curb cuts on Malone Drive. The site slopes gently downward from south to north away from Peachtree Road. While the property is located near a Runway Protection Zone (RPZ), just south of the site, it is not located in one. There is a five-foot-wide sidewalk on Peachtree Rd and Malone Drive and some trees along Peachtree Road. The property is a part of the in-progress Peachtree Road Streetscape project. The property has seven easements that include but are not limited to; Right of Way Easement, Declaration of Utility Easement, Construction and Maintenance Easement and Reciprocal Easement Agreement.

Summary of Proposed Project:

- Completely redevelop the existing property into a 197,455-square-foot, five-story office building with a fitness center and café.
- Construct a new curb cut on Peachtree Road and close the existing curb cut on the south end of Malone Drive.
- Construct a 550-space parking deck.
- Install streetscape in the front and street side yard of the property.

Because the project exceeds the 70% redevelopment threshold, all non-conforming features on the site must be brought into compliance with the UDO or receive variances.

The applicant has requested the following variances and waivers:

1. Variance from Section 230-30(a)(2) to increase the amount of open space allowed to be impervious from 25% to 32%;
2. Variance from Section 230-30(a)(3) to decrease the required percentage of publicly accessible open space from 50% to 40%;
3. Variance from Section 230-6(d) to increase the allowable height of retaining walls in the front or street side yards from two feet to four feet as identified on the plans;
4. Variance from Section 230-27(g) to allow above ground utilities to be located in front of the proposed building to accommodate ground backflow preventers required by DeKalb County to be installed for the new improvements;
5. Variance from Section 260-9(a)(3)(d) to allow wall signs on the proposed café and fitness center without them being separate tenant spaces;
6. Variance from Section 230-26(a) to increase the width of the supplemental zone from eight feet to eleven feet along Malone Drive;
7. Variance from Section 230-26(g)(1)(a)(5) to increase the height of the supplemental zone from 24 inches to up to 48 inches higher than the adjacent sidewalk as identified on the plans;
8. Variance from Section 240-13(b)(40)(b) to allow the above ground decks of the parking garage to face a public street and to not be screened from view from public and private streets and other properties by liner buildings;
9. Variance from Section 240-13(b)(40)(c) to allow external parking deck openings to not be screened on all sides with decorative elements;
10. Variance from Section 240-13(b)(40)(d) to allow facades of the parking structure to not conceal automobiles from visibility from any public right-of-way or private drive or street that is open to the public;
11. Variance from Section 240-13(b)(40)(e) to allow the façade of the parking structure to not have the appearance of a horizontal-storied building;
12. Variance from Section 240-13(b)(40)(h) to allow the parking structure to be constructed without flat floor plates on every above ground level;
13. Variance from Section 240-13(b)(40)(i) to allow the parking structure to have a minimum floor-to-ceiling height of 12 feet as opposed to the required 15 feet;
14. Variance from Section 240-13(b)(40)(g) to allow the parking structure to not include 40% shaded coverage on the upper surface;
15. Waiver from Section 350-2(a)(1)(c) to allow the proposed driveway width to be 26 feet instead of the maximum allowed 24 feet; and
16. Waiver from Section 350-2(a)(2) to allow the spacing between the driveway on the subject property to be 56 feet from the driveway on the adjacent property.

Attachments:

- 1 – DCI Plan Book
- 2 – Application and Letter of Intent
- 3 – Maps

Table of Contents
PruittHealth, Inc., Headquarters
City of Chamblee – DCI Application
Original Submittal: August 1, 2019
Amended Submittal: August 12, 2019

1. Executed Pre-Application Form
2. Executed DCI Application
3. Executed Owner Permission Affidavit
4. Executed Campaign Contribution Disclosure Statement
5. Redevelopment Assessment Form
6. Legal Description
7. Letter of Intent
8. Variance and Waiver List – Variance and Waiver Review and Approval Criteria
9. List of Easements
10. Survey
11. Location Map
12. Master Site Plan – C2-00
13. Master Grading & Drainage Plan – C3-00
14. Tree Protection Plan –L1-00
15. Master Landscape Plan – L2-00
16. Landscape Details – L2-01
17. Existing Easement Exhibit – EX-1
18. Open Space Exhibit – EX-2
19. Office Concept Plans
 - a. Site Plan with Ground Floor Plan
 - b. Typical Level Floor Plan
 - c. Roof Plan
 - d. Perspective 01
 - e. Perspective 02
 - f. Elevations – Peachtree Road and Malone Road
 - g. Elevations – North and East
20. Traffic Study

Project Summary

DCI Pre-Application Request for 5238 Peachtree Road

This Development of Community Impact application contemplates the relocation of PruittHealth, Inc.'s corporate headquarters from Norcross to the City of Chamblee. The subject property is located at 5238 Peachtree Road and is currently improved with single story commercial uses. The project includes a complete redevelopment of the property into a 197,455 square foot, five-story office building that also includes active, commercial uses. Access to the property will be provided through curb cuts on Peachtree Road and Malone Drive. Parking will be provided in a parking deck with limited surface parking spaces at the rear of the site. Concurrently with this DCI application, the applicant also seeks concurrent variances, waivers and easement modifications from the City of Chamblee as hereinafter described.



APPLICATION FOR DEVELOPMENT OF COMMUNITY IMPACT (DCI)

PROJECT:

PruittHealth, Inc. HQ
 Name of Project
5238 Peachtree Road, Chamblee, Georgia 30341
 Property Address
Development of new PruittHealth, Inc. headquarters.
 Brief Description of Project

<u>Transit Oriented Development</u>	<u>Mid City</u>
Zoning District	Character Area (Future Development Map)
<u>1</u>	<u>2.82</u>
Total # of Properties Involved	Total Project Acreage
	Total Number of Buildings
	Total area of buildings

OWNER:

Unico Insurance Company, Ltd. Attn: Erin Kendall
 Name and Company
1626 Jeurgens Court Norcross, GA 30093
 Mailing Address City, State Zip Code
770-279-6251 ekendall@pruitthealth.com
 Phone # E-mail

APPLICANT: ☒ Check here if Applicant is also the Property Owner

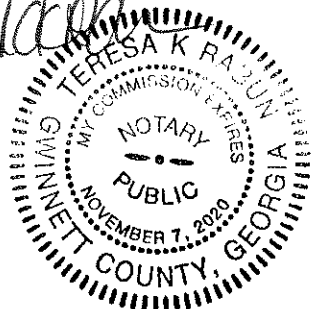
Name and Company
Mailing Address City, State Zip Code
Phone # E-mail
Applicant Signature 7.18.19
 Date

☒ I hereby certify that all information provided herein is true and correct.

NOTARY:

Sworn to and subscribed before me this 18 day of July, 2019

Notary Public: [Signature]



Letter of Intent

I. Project Summary

This Development of Community Impact application contemplates the relocation of PruittHealth, Inc.'s corporate headquarters from Norcross to the City of Chamblee. The subject property is located at 5238 Peachtree Road and is currently improved with single story commercial uses. The project includes a complete redevelopment of the 2.83 acre property into a 197,455 square foot, five story office building that also includes active, commercial uses such as a restaurant and a fitness facility with a rehabilitation component, both of which will be open to the public. Access to the property will be provided through curb cuts on Peachtree Road and Malone Drive. Parking will be provided in a parking deck with limited surface parking spaces at the rear of the site. Concurrently with this DCI application, the applicant also seeks concurrent variances and easement modifications from the City of Chamblee as hereinafter described.

II. Review and Approval Criteria in Section 280-24

- a. Design shall be in harmony with the general character of the neighborhood and surrounding area, considering factors such as mass, placement, height, changing land use patterns, and consistency of exterior architectural treatment, especially in areas of historic and special design interest.**

The general character of the neighborhood and surrounding area includes several multistory buildings with a variety of massing and exterior architectural styling. The surrounding properties range from newer multifamily residential buildings with modern architectural styling to older manufacturing/warehouse buildings with brick and/or cinder block-exterior. Several of the surrounding properties include massive structures such as the Guardian Self-Storage site, the Walmart Supercenter, and The Station on Peachtree. Based on the proposed elevations, similar to the surrounding area, the design of the project will contain a modern architectural style; will include a layered curtain wall façade; and will be complementary to the placing and massing of existing buildings in the surrounding area.

- b. Design components shall be planned such that they are physically and aesthetically related and coordinated with other elements of the project and surrounding environment to ensure visual continuity of design.**

The surrounding area includes a mix of building sizes, types, and architectural styles. The site plan and architectural elements of design indicate that the project will be designed to be consistent with the existing surrounding area and consistent within the project site.

- c. Design shall protect scenic views, particularly those of open space, and utilize natural features of the site.**

The location of the project is in an urban area and is surrounded on all sides by the built environment with the MARTA station across the street. The project site is currently fully developed with commercial uses and lacks open space and natural features. There are not any scenic views of open space or natural features to preserve.

d. Design shall protect adjacent properties from negative visual and functional impacts.

The design of the project will include quality materials, massing, textures and visual interest as shown on the architectural renderings and elevations to protect adjacent properties from negative visual and functional impacts. This design is intended to fit and embrace the goals of the Transit Oriented Development zoning district and will be in harmony with the surrounding area. The design will not create negative visual or functional impacts on the adjacent properties.

e. Design shall respect the historical character of the immediate area as integral parts of community life in the city and shall protect and preserve structures and spaces which provide a significant link within these areas.

To the extent possible, the proposed development intends to embrace and protect, the historical character of the existing area. Further, there are no significant historical structures or spaces located within the project site that warrant preservation or protection.

f. All exterior forms, attached to buildings or not, shall be in conformity with, and secondary to, the building.

The proposed project will include consistent architectural styling and design, as shown on the architectural elevations, which design includes all exterior forms to the building.

g. The proposed development is suitable in view of the use and development of adjacent and nearby property.

The proposed PruittHealth, Inc. headquarters development is aligned with the existing character of the adjacent and nearby property. First, the proposed uses are permitted by right in the Transit Oriented Development zoning district and all adjacent properties are located in the Transit Oriented Development zoning district. Second, the existing character of the area (quarter-mile radius) includes a diverse mix of uses including office and retail use, which are the same uses contemplated by the proposed development. Third, the proposed development is located directly across from the Chamblee MARTA Station, which furthers the goals of the zoning district by potentially minimizing automobile use while maximizing the use of public transit.

- h. The proposed development does not adversely affect the existing use or usability of adjacent or nearby property.**

The proposed development is located in an area that includes retail, office, residential, and some industrial uses. Immediately adjacent to the proposed development the use mix includes multi-family residential to the west across Malone Drive; the North DeKalb Senior Center and Chamblee Senior Residences to the north; office space to the east; and the Chamblee MARTA station to the south. The intensity of the proposed use will be complementary to the existing uses in the immediately surrounding area and will not adversely impact the use or usability of adjacent or nearby properties.

- i. The proposed development does not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**

By virtue of the proposed development's location directly across from the Chamblee MARTA Station, increased use of the existing streets and transportation facilities should be limited as employees and visitors alike will have the option of using public transit. The property is also in close proximity to the future Chamblee Rail Trail Extension, which will encourage pedestrian and bicycle access. The proposed development is an infill development so increase of use on the existing utility infrastructure will be limited and is unlikely to result in the need for an expansion of said infrastructure. The proposed development does not have a residential component so there will not be any impact on schools.

- j. The proposed development is in conformance with the applicable zoning district.**

The proposed development is generally in conformance with the Transit Oriented Development zoning district. This application does request variances to the general zoning ordinance requirements as hereinafter discussed.

- k. The proposed development is in conformance with the provisions of the future development plan articulated in the City's Comprehensive Plan.**

The City's Comprehensive Plan indicates that the proposed development is located in the Mid-City future land use planning district. The vision of this district is to support transit oriented lifestyles with associated housing, services and employment centered on the Chamblee MARTA station. By way of the new headquarters, the proposed development is aligned with the employment element of the vision for the Mid-City district. Additionally, the proposed development is aligned with the following key policies for this district: (1) providing safe and convenient access to the future Chamblee Rail Trail Extension project; and (2) seeking high quality development adjacent to the MARTA station. The Chamblee Rail Trail Extension project, once completed, will be located within feet of the proposed development. The redevelopment of the existing site into the new PruittHealth, Inc. headquarters will result in high quality development directly across the street from the MARTA station.

Variance and Waiver Review and Approval Criteria

This DCI application requests the following concurrent variances and waivers from the City of Chamblee Code of Ordinances:

1. Variance from Section 230-30(a)(2) to increase the amount of open space allowed to be impervious from 25% to 32%;
2. Variance from Section 230-30(a)(3) to decrease the required percentage of publicly accessible open space from 50% to 40%;
3. Variance from Section 230-6(d) to increase the allowable height of retaining walls in the front or street side yards from two feet to four feet as identified on the plans;
4. Variance from Section 230-27(g) to allow above ground utilities to be located in front of the proposed building to accommodate ground backflow preventers required by DeKalb County to be installed for the new improvements;
5. Variance from Section 260-9(a)(3)(d) to allow wall signs on the proposed café and fitness center;
6. Variance from Section 230-26(a) to increase the width of the supplemental zone from eight feet to eleven feet along Malone Drive;
7. Variance from Section 230-26(g)(1)(a)(5) to increase the height of the supplemental zone from 24 inches to up to 48 inches higher than the adjacent sidewalk as identified on the plans;
8. Variance from Section 240-13(b)(40)(b) to allow the above ground decks of the parking garage to face a public street and to not be screened from view from public and private streets and other properties by liner buildings;
9. Variance from Section 240-13(b)(40)(c) to allow external parking deck openings to not be screened on all sides with decorative elements;
10. Variance from Section 240-13(b)(40)(d) to allow facades of the parking structure to not conceal automobiles from visibility from any public right-of-way or private drive or street that is open to the public;
11. Variance from Section 240-13(b)(40)(e) to allow the façade of the parking structure to not have the appearance of a horizontal-storied building;
12. Variance from Section 240-13(b)(40)(h) to allow the parking structure to be constructed without flat floor plates on every above ground level;

13. Variance from Section 240-13(b)(40)(i) to allow the parking structure to have a minimum floor-to-ceiling height of 12 feet as opposed to the required 15 feet;
14. Variance from Section 240-13(b)(40)(g) to allow the parking structure to not include 40% coverage on the upper surface;
15. Waiver from Section 350-2(a)(1)(c) to allow the proposed driveway width to be 26 feet instead of the maximum allowed 24 feet; and
16. Waiver from Section 350-2(a)(2) to allow the spacing between the driveway on the subject property to be 56 feet from the driveway on the adjacent property.

(1) There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography; and

The property presents extraordinary and exceptional conditions because of its size, shape and topography. Relative to other properties in the area that front on Peachtree Road, the subject parcel is shallow at only 285 feet deep. Further, there is an elevation difference of over 10 feet on the property whereby the highest elevation is approximately 1008 feet and the lowest is approximately 997 feet. The property is sloped east to west and south to north where the lowest points are located in the northwestern portion of the property. The project attempts to make full use of the site given the challenges presented by the size, shape and topography of the property in order to adequately accommodate the needs of the proposed development. Despite best efforts of the project to meet the requirements of the UDO, the project seeks variances and waivers related to the items identified above.

(2) The application of this UDO to the particular piece of property would create an unnecessary hardship; and

The strict application of the UDO would create an unnecessary hardship. As it pertains to open space, the project exceeds the amount of required open space as identified on the plans. However, a strict application of the UDO would require that 50% of the open space be accessible to the public via a public access easement. The project includes a centralized park area internal to the development for use of employees and visitors to the property. Due to the location of the park area interior to the site and security concerns, this project seeks a variance to reduce the amount of publicly accessible open space. To allow public access to this area, would create significant security issues and undermine the purpose of the space. Providing public access sufficient enough to satisfy the 50% requirement would nearly render the site unsuitable to accommodate the proposed development. Similarly, the project requests a variance to increase the open space area that may be impervious. Due to the location of the property on a corner, the streetscape requirements on both streets require impervious area and for circulation and maintenance purposes for the project the applicant has additional impervious area. With respect to the height of the proposed retaining walls and supplemental zones, reducing the proposed heights to satisfy the requirements of the UDO would require significant additional grading. The height of the retaining walls and supplemental zones are

as proposed on the site plan as a result of existing topography. Additional grading to alter said topography would disturb the existing flow of water and might create negative offsite impacts. As it pertains to the width of the supplemental zones, as shown on the site plan, the strict application of the UDO would require the building to be constructed on an angle commensurate with the angle of the property line as the property line along Malone Drive is not exactly straight. Moving the building to be located exactly at the back of the supplemental zone along Malone Drive would create an unnecessary hardship. Regarding the above ground water backflow utility infrastructure, the proposed location of the ground backflow preventer(s), are the only feasible location. Due to the nature of the utility being water infrastructure, the backflow system must be located in close proximity to the water meter and adjacent to the right-of-way. The strict application of the UDO would require the backflow infrastructure to be moved behind the building and in an area that is too far from the water meter to serve its intended purpose – to prevent against the contamination of the drinking water on the property. The equipment will be placed as close to the property corners as possible and be screened with landscaping. Regarding the proposed signage, the strict application of the UDO would not allow signs to be placed at the locations of the café and fitness center, which are both open to the public, and would undermine the intent of creating public access spaces within the site. The strict application of the UDO to the curb cut width and location on Malone Drive would be detrimental for public safety purposes. It would create particular difficulty for access from fire and other public safety vehicles that may need to access the site in the case of emergency as well as inhibit service vehicle access. Further, the distance requirement between driveways would require moving the existing driveway on Malone Drive closer to the intersection of Malone Drive and Peachtree Road, which would be detrimental to site design, circuitry of travel within the property, disruptive to existing inter-parcel access, and traffic flow on the public right-of-way adjacent to the property.

As it relates to the parking deck, the following unnecessary hardships would be created if the requirements of the UDO were strictly enforced:

- a. Section 240-13(b)(40)(b): Because of the size and shape of the parcel, there is no other location on the parcel that would be suitable for the parking deck. If the UDO was strictly enforced, the parking deck would have to be lined by buildings on the northern and southern elevations, which would reduce the parking deck such that it would be unsuitable for the purposes of an office headquarters.
- b. Section 240-13(b)(40)(c) – (e): The strict application of the UDO to require screening on external parking deck openings; to require that automobiles be concealed from public view; and that the deck give the appearance of a horizontal-storied building would cause considerable expense for areas of the parking deck that have limited to no visibility from the public view. Specifically with regard to Section 240-13(b)(40)(e), the grade changes between the Peachtree Road entrance and the Malone Drive entrance are more suitable for ½ level rather than a full level, which require sloped ramps for access and circulation between parking deck floors. Accordingly, two shorter sloped ramps, instead of one long ramp are better suited for this site and have limited visibility from the east and west elevations.

- c. Section 240-13(b)(40)(g): The strict application of the UDO to require 40% coverage on the upper surface of the parking garage creates an unnecessary hardship as 90% of the cars that will park in garage will be covered. Such coverage would create an even more visible parking structure, which may create negative offsite visual impacts.
- d. Section 240-13(b)(40)(h): The size and shape of the parcel limit the available parking to primarily the parking garage, absent a few surface parking spaces. The strict application of the UDO to require flat floor plates for above ground parking levels would greatly reduce the number of parking spaces in the parking deck such that the parking deck would not be suitable for the needs of an office headquarters.
- e. Section 240-13(b)(40)(i): The strict application of the UDO to require that a minimum floor-to-ceiling height of fifteen feet would create a parking structure that extends above the height of the office building. The parking deck would then be considerably more visible than it would be if constructed as planned.

(3) Such conditions are peculiar to the particular piece of property involved; and

The conditions are peculiar to the subject property. With the exception of the Peachtree Malone Lofts property, there are no other properties in the immediately surrounding area that have a comparable depth to the subject property resulting in the existing size and shape. In fact, it appears that many of the properties along Peachtree Road have much greater depths as they extend to the former rail line and what is now the future proposed Rail Trail Extension Project. The location of the property on a corner further challenges development. The topography of any site is typically one of its most unique features as no two sites are exactly alike. Accordingly, the subject property has features unique to the property which necessitate the variances.

(4) Such conditions are not the result of any actions of the property owner; or

The property owner did not create the conditions presented by this property. The property owner has not subdivided the property or otherwise altered the size, shape or topography of the property during its ownership. Any grading conducted on the site will be the result of the existing topography in an effort to accommodate the proposed development.

(5) Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.

There will be no detriment to the public good nor will the purposes or intent of the zoning ordinance be impaired by granting the requested relief. The proposed development of this site will result in the relocation of PruittHealth, Inc., headquarters from Norcross to the City of Chamblee. This relocation will bring additional jobs and an increased tax base, which is beneficial to the public good and to the city as a whole. The requested variances are minimal and as such remain aligned with the purposes and intent of the UDO. The property will satisfy the 20% open space requirement through good design allowing for active use of the area by the employees. It will provide a courtyard-type experience in the center of the property. While

much of the open space will be reserved for employees, the purpose and intent of the UDO remains satisfied by ensuring that the property is not more than 80% impervious surface. The height of the retaining walls and supplemental zones only minimally exceed the requirements and only where necessary as a result of the existing topography of the site. The width of the supplemental zone along Malone Drive is only 3 feet beyond the 8 foot maximum and the building is located as close as possible to the back of the supplemental zone so as to not be impactful on the public. The water backflow system improvements will be located in locations mandated by DeKalb County and will be placed in a manner as to not be impactful to the public. The proposed wall signs at the café and fitness center will not cause a detriment to the public good and will not impair the purposes and intent of the UDO. The signs are not being proposed to provide PruittHealth with additional signage for its own purposes but rather to identify the location of the café and fitness center, which are both open to the public. The signage would be permitted by right if the café and fitness center were separate tenant spaces so the effect of permitting the signage as proposed is the same. The intent of the UDO is served and there will be no detriment to the public good related to the waiver requests for the driveway width and separations proposed. Both waivers are requested while considering the public good and the need for ease of access for emergency and service vehicles to and from the site and traffic relief at the intersection of Malone Drive and Peachtree Road.

With respect to the requested parking deck variances, there will be no substantial detriment to the public and the purpose and intent of the UDO will not be impaired. Generally, the parking deck variances are requested giving much consideration to public impact. Specifically, with regard to screening and appearance, much of the parking deck will have limited visibility from the public view. The south elevation of the parking garage is screened with purposeful decorative screening intended to enhance the building's appearance where it is visible from the public view. The adjacent property to the east contains some mature vegetation that will screen the proposed deck and the louver screening wraps around 30 feet from the screening on Peachtree Road to the eastern elevation in the area where the parking deck would be most visible. The northern elevation is interior to the property and is not visible from the public domain and the western façade is recessed.



July 11, 2019

5238 Peachtree Road Easements

- Easements
 - o Parking Easement (Bk 19217, Pg 588)– The City of Chamblee (the “City”) is granted a non-exclusive easement to use the parking spaces in the area abutting the northwest property line near the curb cut along Malone Drive.
This easement will need to be relocated to account for the 11 parking spaces we want to dedicate. This can be surface or part of the parking deck.
 - o Access Easement (Bk 19217, Pg 588) - The City is granted a non-exclusive easement for access across the property to access the parking spaces in the parking easement and to access the drive between the two sets of parking spaces.
This easement will need to be shifted to work with new driveway. The width and intent of this easement will remain.
 - o Water Line Easement (Bk 19217, Pg 588) – The City is granted an easement along a portion of the south border of the property and up to the northeast corner of the property for purposes of installing and maintaining a water line to serve its property. The water line is shown on the survey as mostly running outside of the water line easement area. The easement agreement provides the owner of the burdened property the right to relocate the water line easement in connection with the redevelopment of the property. Such relocation shall be at Mercy Housing’s expense if Mercy Housing is then the ground tenant at the adjacent property. In connection with the redevelopment, we will want to relocate the water line and will want to revise the easement or create new easements to reflect the actual location of the water line.
This is a water line easement for the neighboring property. These lines will need to be relocated between the property line and parking deck in a private easement.
 - o Construction Easement (Bk 19217, Pg 588) – This easement expired in 2007 per the terms of the easement agreement.
NA
 - o Drainage Easement (Bk 19217, Pg 588) – This easement appears to be a part of the joint drainage easements for both properties.
Will need to be modified depending on the limits of the easement.
 - o Maintenance Easement - (Bk 15667, Pg 46) – Looks like an easement for right of way improvements.
This shouldn’t affect the development

Attachment: Application Rev (2576 : PZ2019-522 - 5238 Peachtree Road - PruittHealth DCI)

- o Georgia Power Easements (Bk 1153, Pg 197)/(Bk 20627, Pg 576) – GA Power currently has blanket easements over the property to service and maintain the power and electric facilities on the property. It appears we will need to relocate the electric lines.

The electrical lines and poles along Peachtree road will need to be removed and underground utilities will need to be installed. We are in agreement that the other power poles and utility connections around the site will need to be relocated and or removed. This will need to be coordinated with the power company. Usually handled by the contractor during construction.

- o Detention Facility Easement (Bk 20235, Pg 604) – The City is granted a non-exclusive easement for the use and maintenance of the detention/drainage facility located along the western property line. There are no relocation rights provided in the easement agreement with respect to the detention facilities or detention facility easement.

This will be relocated to the location of the new detention facility. The location of the detention facility will be finalized during LDP permitting.

- o Fire Lane Easement (Bk 20235, Pg 604) – The City is granted emergency vehicle access in the northeastern corner of the property.

Fire access should remain the same.

GEORGIA SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Professional Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Bradley D. Cash
Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

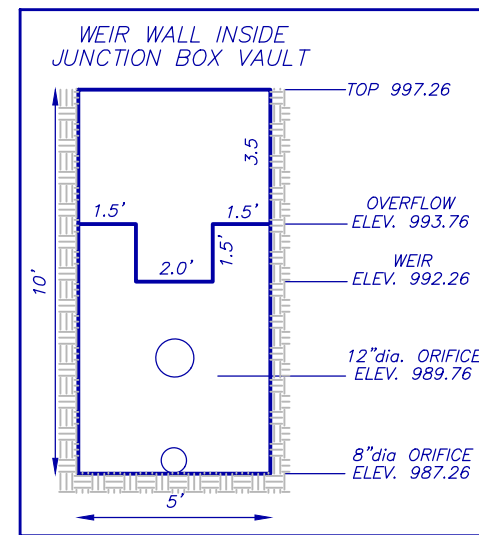
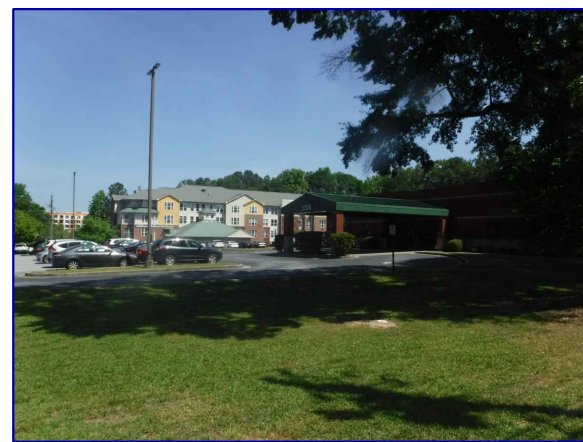
(CLERK OF COURT RECORDING INFORMATION)

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 2-37498, EFFECTIVE DATE MARCH 8, 2019.

- Right-of-Way Easement from Ideal Roller & Manufacturing Company, Inc. to Georgia Power Company, dated August 26, 1955, filed for record October 25, 1955 at 2:00 p.m., recorded in Deed Book 11 53, Page 1 9/. Records of DeKalb County, Georgia.
AFFECTS SITE- BLANKET EASEMENT.
- Declaration of Utility Easement from New Ideal, Inc. to Metropolitan Atlanta Rapid Transit Authority, dated January 21, 1986, filed for record March 21, 1986 at 4:03 p.m., recorded in Deed Book 5430, Page 31 7, aforesaid Records.
AFFECTS SITE- AS PLOTTED.
- Easement from Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole to Georgia Power Company, dated October 10, 1994, filed for record February 22, 1995 at 8:30 a.m., recorded in Deed Book 8471, Page 637, aforesaid Records.
AFFECTS SITE- BLANKET EASEMENT.
- Construction and Maintenance Easement from Senior Connections, Inc. to the City of Chamblee, dated December 30, 2003, filed for record January 2, 2004 at 12:24 recorded in Deed Book 15667, Page 46, aforesaid Records.
AFFECTS SITE- AS PLOTTED.
- Terms, conditions and obligations as contained in that Reciprocal Easement Agreement by and between Senior Connections, Inc., a Georgia non-profit corporation, the City of Chamblee, Georgia, a Georgia municipality and Mercy Housing Georgia V, a Georgia limited partnership, dated August 10, 2007, filed for record August 20, 2007 at 2:42 p.m., recorded in Deed Book 20235, Page 604, aforesaid Records.
AFFECTS SITE- AS PLOTTED.
- Terms, conditions and obligations as contained in that certain Easement Agreement by and between Senior Connections, Inc., a Georgia non-profit corporation, the City of Chamblee, Georgia, a Georgia municipality and Mercy Housing Georgia V, a Georgia limited partnership, dated August 10, 2007, filed for record August 20, 2007 at 2:42 p.m., recorded in Deed Book 20235, Page 604, aforesaid Records.
AFFECTS SITE- AS PLOTTED.
- Easement from Senior Connections to Georgia Power Company, dated September 13, 2007, filed for record February 19, 2008 at 2:16 p.m., recorded in Deed Book 20627, Page 576, aforesaid Records.
AFFECTS SITE- BLANKET EASEMENT.
- Construction and Maintenance Easement from Senior Connections, Inc. to the City of Chamblee, dated January 30, 2008, filed for record February 21, 2008 at 11:45 recorded in Deed Book 20633, Page 629, aforesaid Records.
AFFECTS SITE- AS PLOTTED.
- Terms and conditions of that certain unrecorded Lease Agreement by and between Dale Taysom, Debra Taysom and Senior Connections, Inc., dated March 29, 2016.
NOT A SURVEY RELATED ITEM.
- All matters as disclosed on that certain ALTA/ACSM Title Survey for Dale Taysom and First American Title Insurance Company, prepared by Betterton Surveying & Design, Inc., signed, sealed and certified by Robert B. Betterton, Georgia Registered Land Surveyor No. 2496, dated March 12, 2016.
AFFECTS SITE- BLANKET EASEMENT.

SITE PHOTOGRAPHS



LEGEND

STANDARD ABBREVIATIONS

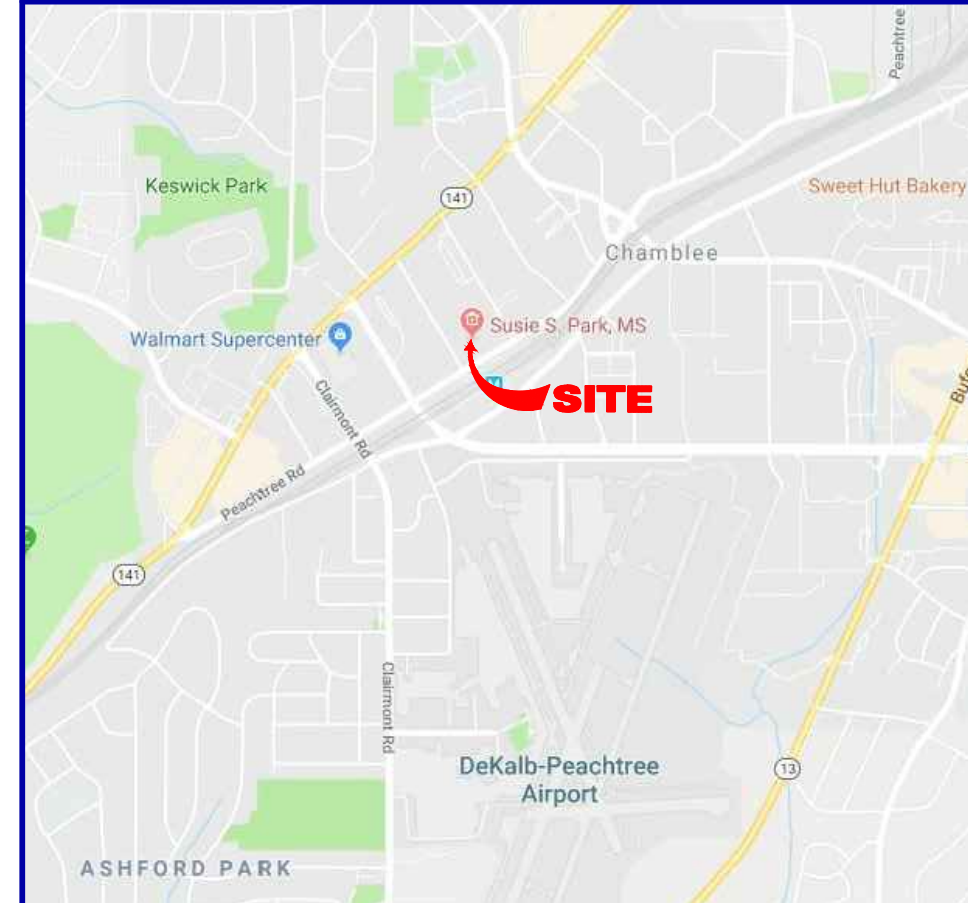
ACLS AIR CONDITIONER
BH BORE HOLE
BSL BUILDING SETBACK LINE
CI CURB INLET
CMP CORRUGATED METAL PIPE
CMF CONCRETE MONUMENT FND
CO SANITARY CLEANOUT
CPED COMMUNICATION PEDESTAL
CTP CRIMPED TOP PIPE
DI DROP INLET
DIP DUCTILE IRON PIPE
DWCB DOUBLE WING CATCH BASIN
FNC FENCE
FND FOUND
QM GAS METER
INV INVERT
JB JUNCTION BOX
MH MANHOLE
OCS OUTLET CONTROL STRUCTURE
OTP OPEN TOP PIPE
PM POWER METER
PKS PK NAIL SET
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
RBR IRON REINFORCING BAR
RBS 5/8\"/>

STANDARD SYMBOLS

OVERHEAD TRAFFIC SIGNAL LIGHT
POWER POLE
GUY WIRE
POWER LINE
LIGHT POLE
ELECTRIC TRANSFORMER
WATER VAULT
GAS VALVE
GAS METER
WATER VALVE
WATER METER
FIRE HYDRANT
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND COMMUNICATION LINE
UNDERGROUND WATER LINE
PHOTO POSITION INDICATOR
REGULAR PARKING SPACE COUNT
HANDICAP PARKING SPACE
TREE POSITION INDICATOR
SIGN

VICINITY MAP

SITE LOCATION - LATITUDE: 33° 53' 20" LONGITUDE: 84° 18' 23"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C0018J, AND THE DATE OF SAID MAP IS 05/16/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-NORTH ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "TOD" (TRANSIT ORIENTED DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF CHAMBLEE.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

ALL TREES GREATER THAN 6-INCH DIAMETER (DBH) ARE SHOWN.

- ENCROACHMENTS:
1. WATER VAULT ACROSS NORTHEAST PROPERTY LINE.
 2. GRAVEL PATH ACROSS NORTHEAST PROPERTY LINE.
 3. GRAVEL PATH ACROSS NORTHEAST PROPERTY LINE.
 4. BLOCK WALL ACROSS RIGHT-OF-WAY OF MALONE DRIVE.

SURVEY REFERENCES

1. SURVEY AND PLAT FOR 5238 PEACHTREE ROAD, PREPARED BY BETTERTON SURVEYING, DATED MARCH 4, 2016.

PARKING SUMMARY
114 REGULAR
2 HANDICAP
116 TOTAL

ALTA SURVEYOR CERTIFICATION

To: Greenstone Properties
Unico Insurance Company
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b)-(i), 8, 9, 10(a), 11, & 13 of Table A thereof. The fieldwork was completed on 05/06/2019.

Date: 05/06/2019

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 136,952, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 937,805. FEET. *BDC*, INIT.

IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 299 of the 18th District, within the City of Chamblee, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a nail set at the intersection of the Northwesternly right-of-way line of Peachtree Road (apparent 70-foot right-of-way) and the Northeasternly right-of-way line of Malone Drive (60-foot right-of-way), said point being the TRUE POINT OF BEGINNING; Thence along said right-of-way line of Malone Drive North 31 degrees 09 minutes 29 seconds East, a distance of 202.38 feet to a mark set; Thence departing said right-of-way line North 58 degrees 54 minutes 33 seconds East, a distance of 197.47 feet to a nail set; Thence North 30 degrees 57 minutes 42 seconds West, a distance of 44.17 feet to a nail set in concrete wall; Thence North 58 degrees 22 minutes 54 seconds East, a distance of 202.38 feet to a 1/2-inch rebar found; Thence South 31 degrees 09 minutes 32 seconds East, a distance of 331.16 feet to a 1/2-inch rebar with cap found located on the Northwesternly right-of-way line of Peachtree Road; Thence along said right-of-way line South 58 degrees 49 minutes 47 seconds West, a distance of 400.00 feet to a nail set, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 2.830 Acres.

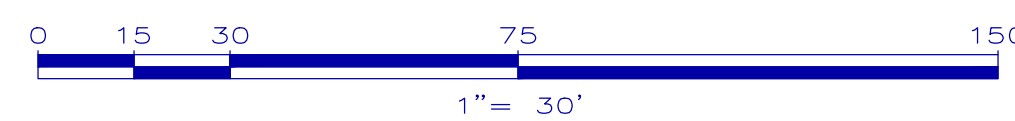
N/F PROPERTY OF

Dale Taysom and Debra Taysom

DEED BOOK 25475 / PAGE 158
DEED BOOK 25475 / PAGE 163

TOTAL SITE AREA
2.830 Acres
123,291 SF
ZONED "TOD"

GRAPHIC SCALE



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

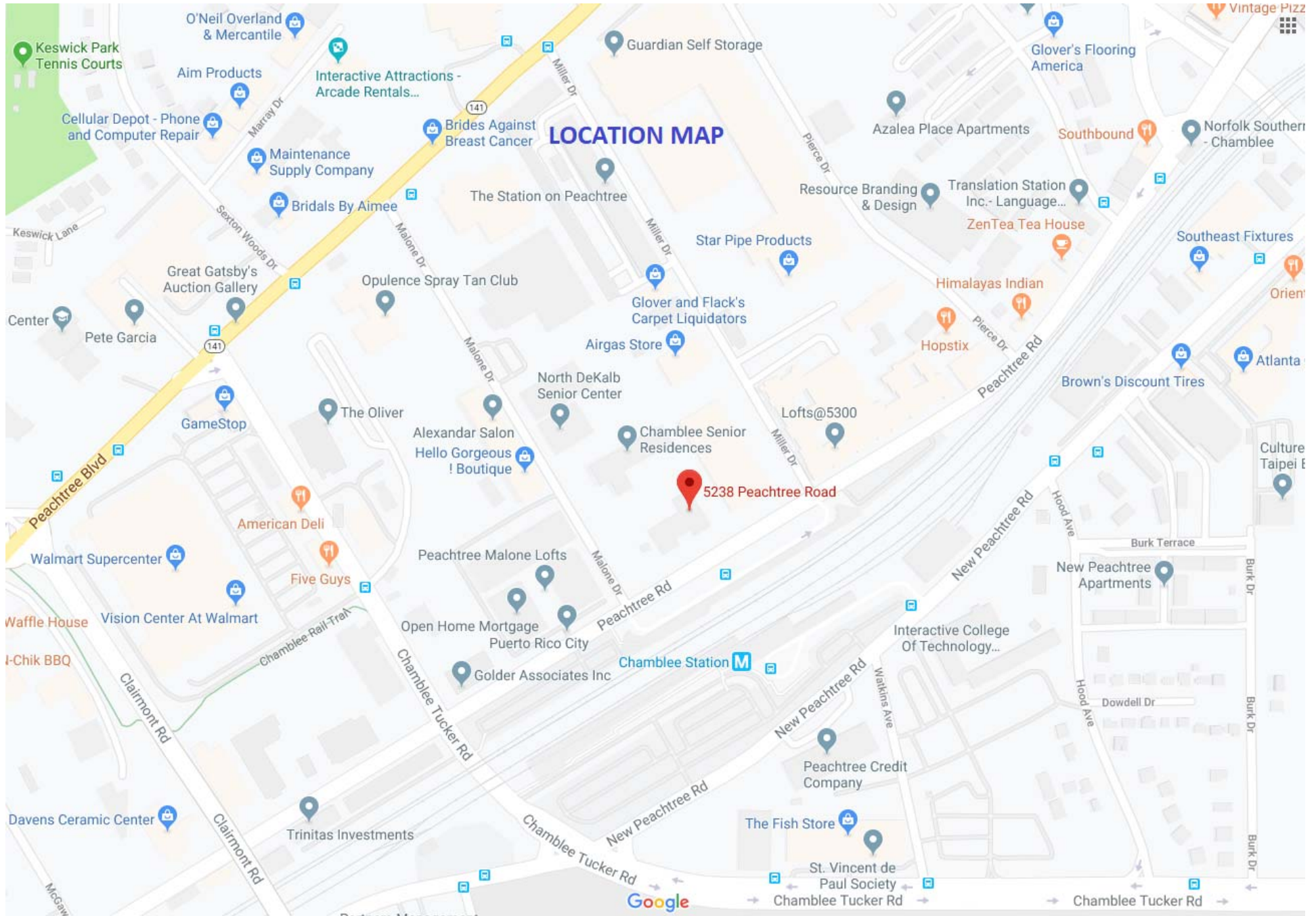
ALTA/NSPS LAND TITLE SURVEY

5238 Peachtree Road

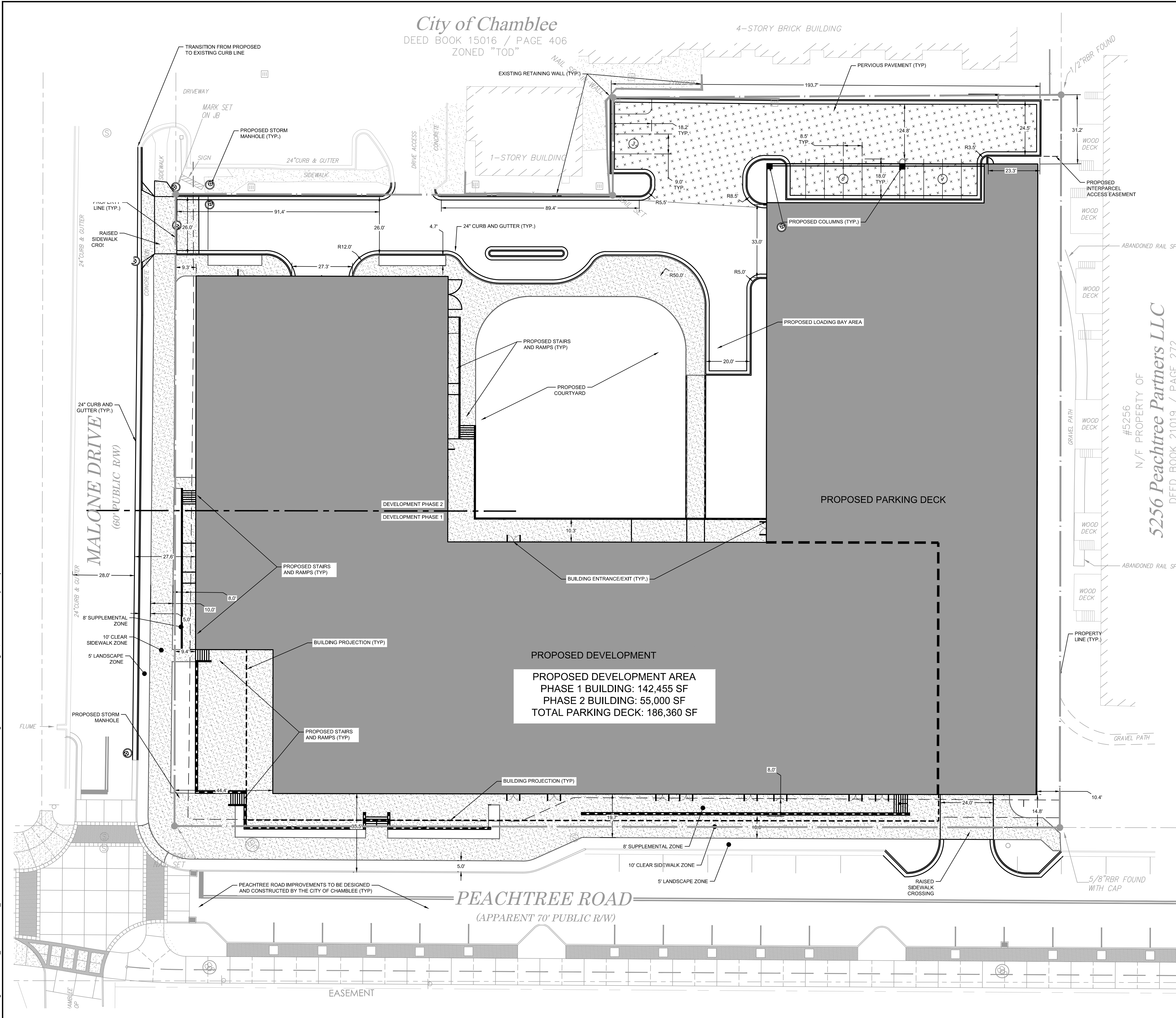
FOR

Greenstone Properties
Unico Insurance Company
First American Title Insurance Company

GS JOB NO.	20196122	DRAWING SCALE:	1"= 30'	SURVEY DATE:	05-03-2019
FIELD WORK:	CB	CITY:	CHAMBLEE	STATE:	GA
PROJ MGR:	BDC	COUNTY:	DEKALB	REVISIONS	
REVIEWED:	JRC	LAND LOT:	299	No.	Date
DWG FILE:	20196122-01.dwg	DISTRICT:	18TH	Description	



Drawing name: K:\ALP_PR\019368011_5238 Peachtree Road\CAD\PlanSheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Aug 12, 2019 10:16am by: Emily Flood



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	TOD (TRANSIT ORIENTED DEVELOPMENT)
PROPOSED ZONING:	TOD (TRANSIT ORIENTED DEVELOPMENT)
SITE AREA:	2.83 ACRES
IMPERVIOUS AREA:	2.26 ACRES (79.9%)
PERVIOUS AREA:	0.57 ACRES (20.1%)
OPEN SPACE:	0.42 ACRES (14.3%)
FAR:	1.6
GROSS BUILDING AREA:	197,455 (PHASE 1 & PHASE 2)
MAX BUILDING HEIGHT:	90 FT
PROPOSED BUILDING HEIGHT:	86 FT

PARKING SUMMARY:

TOTAL SURFACE PARKING:	13 SPACES
TOTAL PARKING DECK PARKING:	550 SPACES
TOTAL PARKING:	563 SPACES

SITE NOTES:

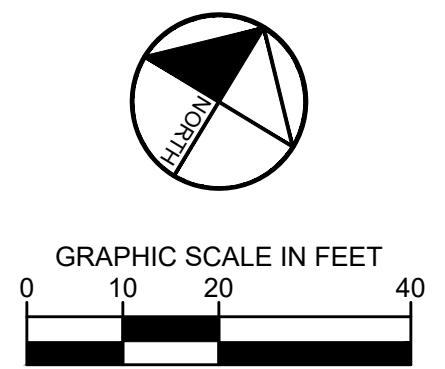
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY WAKEFIELD BEASLEY & ASSOCIATES, DATED 07/10/2019 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GEOSURVEY, LTD., DATED 05/06/2019.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
- ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
- REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
- THE SITE IS WITHIN 1/4TH MILE OF A MARTA STATION.

SITE PLAN LEGEND:

- PROPERTY LINE
- XX FT BUILDING SETBACK LINE
- XX FT LANDSCAPE BUFFER LINE
- PERVIOUS PAVEMENT
- STANDARD DUTY CONCRETE SIDEWALK
- PARKING COUNT

CHAMBLEE DCI NOTES:

- SITE OUTDOOR LIGHTING WILL COMPLY WITH SECTION 230-31 OF THE CITY OF CHAMBLEE UNIFIED DEVELOPMENT.



PRELIMINARY: NOT FOR CONSTRUCTION

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE (770) 619-4281
WWW.KIMLEY-HORN.COM

PREPARED FOR: 5238 PEACHTREE ROAD, CHAMBLEE, GEORGIA 30341

PROJECT: 5238 PEACHTREE ROAD

DATE: 08/09/2019

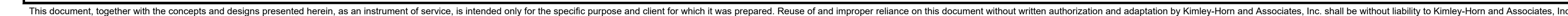
PROJECT NO.: 019368011

TITLE: MASTER SITE PLAN

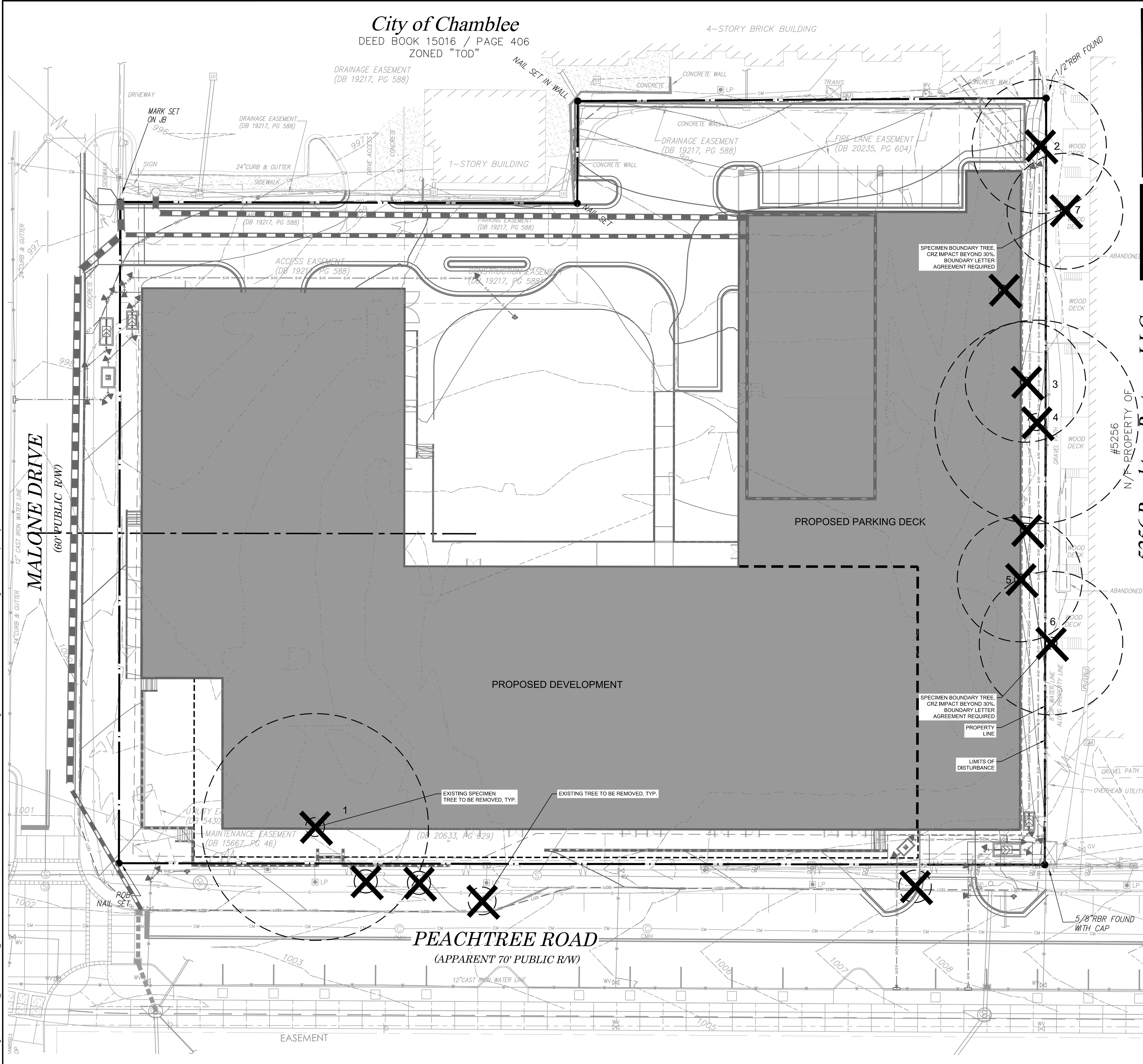
SHEET NUMBER: C2-00

Attachment: Application Rev (2576 : P22019-522 - 5238 Peachtree Road - PruittHealth DCI)

Packet Pg. 27



Packet Pg. 28



SITE DENSITY REQUIREMENT

SITE DENSITY FACTOR = 2.83 ACRES X 100 DBH INCHES = 283.0 INCHES REQUIRED

EXISTING DENSITY FACTOR = 0 INCHES

283.0 SDF - 0 EDF = 283.0 INCHES REQUIRED

+ 231.0 SPECIMEN TREE INCHES REMOVED

RDF = 514.0 INCHES

SITE DENSITY REQUIREMENT NOT SATISFIED: 283" - 0" = 283" DEFICIT

SPECIMEN REPLACEMENT REQUIREMENT NOT SATISFIED: (9) 4" CALIPER TREES PLANTED. 9 x 4 = 36"

(17) 3" CALIPER TREES PLANTED. 17 x 3 = 51"

(13) 2.5" CALIPER TREES PLANTED. 13 x 2.5 = 32.5"

36 + 51 + 32.5 = 119.5". 231 - 119.5 = 111.5" DEFICIT

TOTAL TREE BANK CALCULATIONS

SITE DENSITY REQUIREMENT:

283- 0 = 283" DEFICIT x 125 = \$35,375 TO BE PAID TO CITY OF CHAMBLEE TREE

SPECIMEN TREE REPLACEMENT REQUIREMENT:

231-119.5 = 111.5" DEFICIT x 300 = \$33,450 TO BE PAID TO CITY OF CHAMBLEE TREE BANK

TREE PROTECTION LEGEND

--- LOD --- LIMITS OF DISTURBANCE

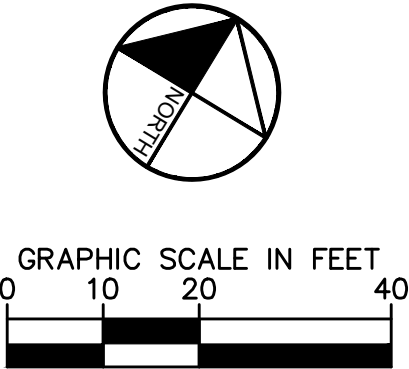
--- TPF --- TREE PROTECTION FENCE

--- --- PROPERTY LINE

(X) SPECIMEN TREE TO BE REMOVED

(X) TREE TO BE REMOVED

EXISTING SPECIMEN TREES TO BE REMOVED			
NUMBER	SPECIES	DBH	NOTES
1	OAK	49	
2	OAK	29	
3	OAK	26	
4	OAK	44	
5	POPLAR	27	
6	OAK	31	BOUNDARY
7	SWEETGUM	25	BOUNDARY



PRELIMINARY: NOT FOR CONSTRUCTION

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE (770) 614-4281
WWW.KIMLEY-HORN.COM

PROJECT	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
5238 PEACHTREE ROAD			
ROAD			
5238 PEACHTREE ROAD, CHAMBLEE, GEORGIA			
30341			

GSWCC NO. (LEVEL II) 0000064358

DRAWN BY KCB

DESIGNED BY KCB

REVIEWED BY TML

DATE 08/09/2019

PROJECT NO. 019368011

TITLE

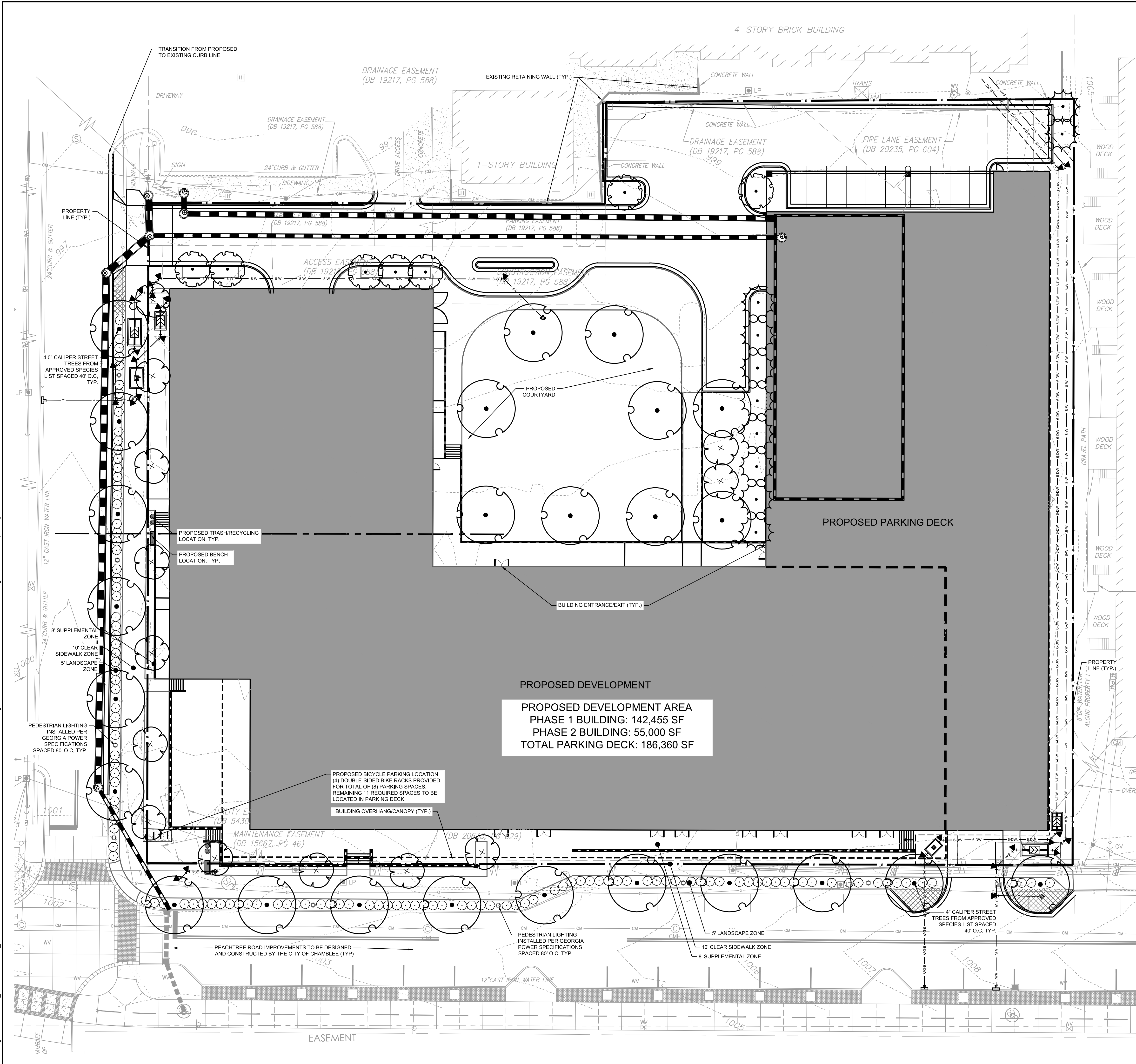
TREE PROTECTION PLAN

SHEET NUMBER

L1-00

Attachment: Application Rev (2576 : P22019-522 - 5238 Peachtree Road - PruittHealth DC)

Packet Pg. 29



PLANT_SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CAL	HT	CONT	QTY	QTY
	COLUMNAR DECIDUOUS TREE	COLUMNAR DECIDUOUS TREE	3" CAL.	14'-16' HT.	B&B	7	21
	EVERGREEN TREE	EVERGREEN TREE	3" CAL.	MIN. 6' HT.	B&B	10	30
	OVERSTORY TREE	OVERSTORY TREE	4" CAL.	16'-18' HT.	B&B	9	36
	UNDERSTORY TREE	UNDERSTORY TREE	2.5" CAL.	8'-9' HT.	B&B	13	32.5
	SHRUBS	SHRUB	3 GAL.	POT	48" o.c.	125	119.5
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	POT	SPACING	QTY	QTY
	GROUND COVER	GROUND COVER	1 GAL.	POT	18" o.c.	209	

*NOTE: ALL SPECIES TO BE SELECTED PER CITY OF CHAMBLEE TREE SPECIES SELECTION LIST
*NOTE: ALL ON-SITE EXISTING TREES AND PLANTING TO BE REMOVED

SITE DENSITY REQUIREMENT

SITE DENSITY FACTOR = 2.83 ACRES X 100 DBH INCHES = 283.0 INCHES REQUIRED
EXISTING DENSITY FACTOR = 0 INCHES
283.0 SDF - 0 EDF = 283.0 INCHES REQUIRED
+ 231.0 SPECIMEN TREE INCHES REMOVED
RDF = 514.0 INCHES

SITE DENSITY REQUIREMENT NOT SATISFIED: 283" - 0" = 283" DEFICIT
SPECIMEN REPLACEMENT REQUIREMENT NOT SATISFIED: (9) 4" CALIPER TREES PLANTED, 9 x 4 = 36"
(17) 3" CALIPER TREES PLANTED, 17 x 3 = 51"
(13) 2.5" CALIPER TREES PLANTED, 13 x 2.5 = 32.5"
36 + 51 + 32.5 = 119.5". 231 - 119.5 = 111.5" DEFICIT

LANDSCAPE STRIP & BUFFER REQUIREMENTS

LANDSCAPE STRIP:
1 TREE PER 50 LINEAR FEET REQUIRED, 1 TREE PER 50 LINEAR FEET PROVIDED
ALL LANDSCAPE STRIPS INCLUDE 10 SHRUBS PER 50 LF AND GROUND COVER

LANDSCAPE BUFFER - 330 LINEAR FEET:
WATER LINE EASEMENT CONFLICT

TOTAL TREE BANK CALCULATIONS

SITE DENSITY REQUIREMENT:
283- 0 = 283" DEFICIT x 125 = \$35,375 TO BE PAID TO CITY OF CHAMBLEE TREE

SPECIMEN TREE REPLACEMENT REQUIREMENT:
231-119.5 = 111.5" DEFICIT x 300 = \$33,450 TO BE PAID TO CITY OF CHAMBLEE TREE BANK

STREETSCAPE REQUIREMENTS

1 STREET TREE PER 40 LINEAR FEET REQUIRED, 1 STREET TREE PER 40 LINEAR FEET PROVIDED

OPEN SPACE CALCULATION

123,284 TOTAL SF x .20 = 24,656 SF OF OPEN SPACE REQUIRED

OPEN SPACE ACCESSIBLE TO PUBLIC: 49,462 SF OF OPEN SPACE PROVIDED - 9,316 PRIVATE SF = 40,146 SF PUBLICLY ACCESSIBLE OPEN SPACE (81.2%)

PRIVATE PROPERTY OPEN SPACE (COURTYARD): 9,316 SF OF OPEN SPACE PROVIDED = 4,561 SF
HARDSCAPE (49.0%) + 4,755 SF LANDSCAPE (51.0%)

SUPPLEMENTAL ZONE OPEN SPACE: 4,976 SF OF OPEN SPACE PROVIDED IN SUPPLEMENTAL ZONE = 1,706 SF LANDSCAPE (34.3%)

PRELIMINARY: NOT FOR CONSTRUCTION

PREPARED BY

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE (770) 614-4281
WWW.KIMLEY-HORN.COM

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT

5238 PEACHTREE ROAD

ROAD

5238 PEACHTREE ROAD, CHAMBLEE, GEORGIA 30341

REGISTERED

No. 011307

LANDSCAPE ARCHITECT

TROY M. LANDRY

GSWCC NO. (LEVEL II) 0000064358

DRAWN BY KCB

DESIGNED BY KCB

REVIEWED BY TML

DATE 08/09/2019

PROJECT NO. 019368011

TITLE MASTER LANDSCAPE PLAN

SHEET NUMBER L2-00

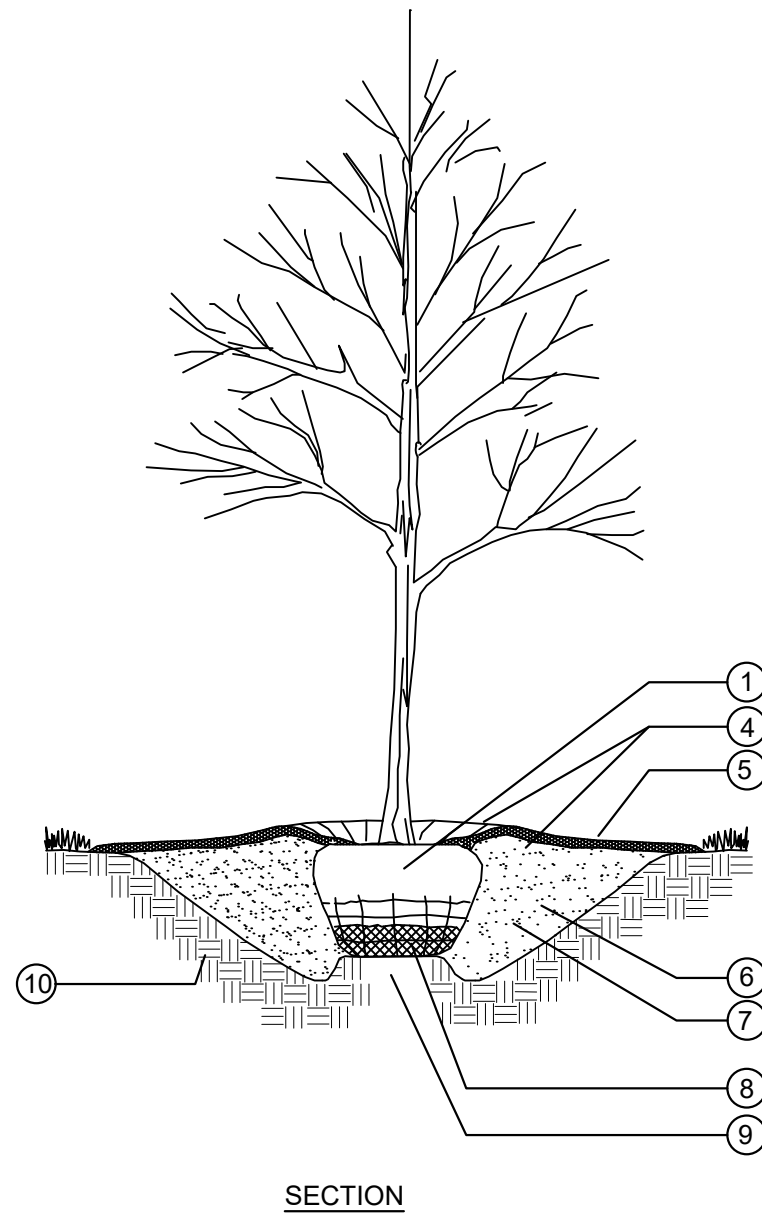
Drawing name: K:\ALP_PR\019368011_5238 Peachtree Road\CAD\PlanSheets\L2-00 - TREE REPLACEMENT PLAN.dwg L2-01 LANDSCAPE DETAILS Aug 08, 2019 1:26pm by: Katie Boucek

LANDSCAPE NOTES

- REFER TO CIVIL SHEETS FOR GRADING AND DRAINAGE WITHIN LANDSCAPE AND HARDSCAPE AREAS.
- ALL PLANT MATERIAL MUST MEET THE MINIMUM STANDARDS AS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) TREES MUST BE FREE OF INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS OR ROOT DEFECTS AND MUST BE IN GOOD VIGOR TO ASSURE A REASONABLE EXPECTATION OF SURVIVAL. STANDARDS FOR TRANSPLANTING SHALL BE IN KEEPING WITH THOSE ESTABLISHED IN THE INTERNATIONAL SOCIETY OF ARBORICULTURE PUBLICATION TREE AND SHRUB PLANTING MANUAL OR A SIMILAR PUBLICATION.
- ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL AND FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- ALL PLANTS ARE SUBJECT TO APPROVAL OF THE OWNER BEFORE, DURING AND AFTER INSTALLATION
- ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH SHREDDED HARDWOOD MULCH AT A MINIMUM OF 3 INCHES. THE MULCH SHALL BE FREE FROM MOLD, STICKS, CONES, WEEDS AND OTHER DEBRIS. COMPACTION OF THE MULCH SHALL OCCUR NATURALLY OVER A TWO WEEK PERIOD DURING WHICH AT LEAST ONE SIGNIFICANT RAINFALL HAS OCCURRED. ADDITIONAL MULCH SHALL BE PLACED IN ORDER TO MAINTAIN THE MINIMUM DEPTH UNTIL DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AND 811 TO HAVE THE LOCATIONS OF THEIR UNDERGROUND UTILITIES MARKED PRIOR TO BEGINNING WORK. CAUTION SHALL BE EXERCISED TO AVOID INTERRUPTION OF SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING UNTIL THE WORK IS ACCEPTED BY THE OWNER. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION FROM THE OWNER)
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE SHALL BE REMOVED AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTING MIX: 50% ORGANIC SOIL ADDITIVES AND 50% TOPSOIL.
- THE AREA TO BE PLANTED SHALL BE SPRAYED WITH HERBICIDE ONE WEEK PRIOR TO TILLING AND PLANTING. ALL EXISTING TURF AND VEGETATION SHALL BE STRIPPED AND REMOVED PRIOR TO THE INSTALLATION OF ANY TURF OR PLANT MATERIAL.
- CONTRACTOR TO VERIFY THAT PLANTING LOCATIONS DO NOT CONFLICT WITH EXISTING UTILITIES, STRUCTURES, EASEMENTS OR DRAINAGE PATTERNS.
- CONTRACTOR TO REFER TO THE EROSION CONTROL PLANS FOR ALL TEMPORARY AND PERMANENT SEEDING AREAS.
- THE QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE SOLELY FOR THE INFORMATION OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE QUANTITIES SHOWN IN THE PLANT SCHEDULE WITH THE QUANTITIES SHOWN ON THE PLANTING PLAN. ALL DIFFERENCES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. CONTRACTOR IS RESPONSIBLE TO INSTALL THE PLANT MATERIAL QUANTITIES THAT ARE SHOWN IN THE LANDSCAPE PLANS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE (INCLUDING, BUT NOT LIMITED TO WEEDING, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC...) OF PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT AND THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE FULL WARRANTY OF ALL THE PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- ALL SLOPES THAT ALL GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL FABRIC PRIOR TO PLANTING. EROSION CONTROL FABRIC SHALL BE OF THE TYPE THAT DECOMPOSES AFTER 18 MONTHS TO 2 YEARS.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT, AT ANY TIME UNTIL THE END OF THE GUARANTEE PERIOD, ANY AND/OR ALL PLANT MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS AS SET FORTH HERIN AND IN THE PLANT SCHEDULE.

IRRIGATION PERFORMANCE SPECIFICATION:

CONTRACTOR SHALL PROVIDE A FULLY AUTOMATED IRRIGATION SYSTEM WHICH SHALL SUPPLY FULL COVERAGE IRRIGATION FOR ALL PLANTING AREAS. TREES, SHRUBS AND GROUNDCOVERS SHALL BE WATERED BY MEANS OF DRIP IRRIGATION LINE ON DEDICATED ZONES WITH SIMILAR PLANTING MATERIAL SPECIES AND WATERING REQUIREMENTS. ALL POTS SHALL HAVE A FLEX IRRIGATION LINE RUN UP THE BACK SIDE TO PROVIDE A DRIP LINE FOR POTTED PLANTINGS. IRRIGATION SHALL BE PROVIDED TO THE ROOF TERRACE. THE SYSTEM SHALL INCLUDE AN EVAPOTRANSPIRATION (ET) / RAIN-FREEZE SENSOR. FINAL LOCATION OF CONTROLLER AND LOCATION OF SLEEVEING AND CONDUIT TO BE DETERMINED PRIOR TO PAVING INSTALLATION AND TO BE APPROVED BY OWNER / OWNER'S REPRESENTATIVE. AS-BUILT PLANS AND OPERATIONS MANUALS TO BE SUPPLIED TO THE OWNER UPON ACCEPTANCE OF THE INSTALLATION. SYSTEM SHALL MEET THE MORE STRINGENT OF EITHER LOCAL JURISDICTIONAL REQUIREMENTS OR ESTABLISHED INDUSTRY STANDARD.

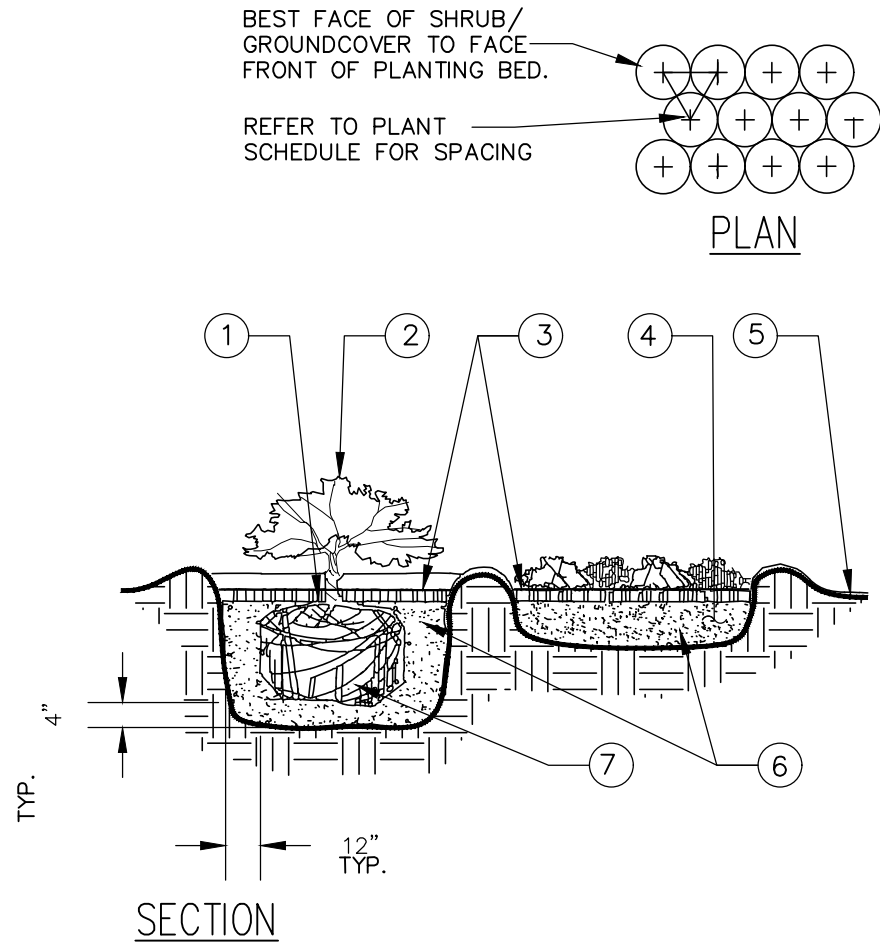


NOTES:

1. THIS DETAIL IS APPLICABLE FOR SOIL AND ROOTBALL INSTALLATION. SEE TREE GRATE DETAIL L6-02-3/4.

- ROOTBALL:
 - IN ENGINEERED WELL DRAINED SOIL CONDITIONS.
 - SET TOP SURFACE ELEVATION OF ROOTBALL 2" ABOVE FINAL EXISTING GRADE.
- SHRUB PLANTING
- GROUNDCOVER PLANTING
- EARTHEN SAUCER
- 3" MULCH LAYER OR GRAVEL
 - MULCH OR GRAVEL SHALL NOT BE PLACED WITHIN 6" OF TREE TRUNK ROOT FLARE
 - MULCH OR GRAVEL SHALL NOT BE PLACE WITHIN 6" OF SHRUB TRUNK OR STEM FLARE
- TREE:
 - EXCAVATE PLANTING PIT TO 3 TIMES THE WIDTH OF ROOTBALL (8" MIN.)
 - FLARING SIDES OF PIT AS SHOWN. SCARIFY SIDES OF PIT SO THAT THE SIDES ARE NOT SMOOTH OR GLAZED.
- SHRUB:
 - EXCAVATE PIT TO 2 TIMES THE WIDTH OF ROOTBALL OR CONTAINER SCARIFY SIDES OF PIT SO THAT SIDES ARE NOT SMOOTH/GLAZED
- BACKFILL WITH SOIL MIX PER SPECIFICATIONS
- REMOVE TOP 3/4 OF BURLAP ROOTBALL COVERING. REMOVE ALL SYNTHETIC COVERING FROM ENTIRE ROOTBALL.
- ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH. NOT LOOSE BACKFILL MATERIAL.
- UNDISTURBED SUBGRADE

1 TYPICAL TREE PLANTING NTS



NOTES:

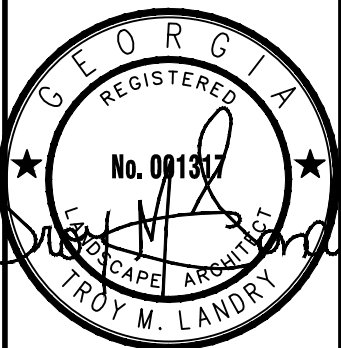
- B&B MATERIAL
1. REMOVE ALL SYNTHETIC STRAP AND SYNTHETIC BURLAP FROM ROOTBALL
 2. REMOVE 3/4 OF BURLAP FROM TOP OF ROOT BALL COVERING
 3. REMOVE TOP 3/4 OF WIRE BASKET (IF PRESENT)
 4. DO NOT INSTALL MULCH WITHIN 6" OF MAIN TRUNK OF STEM

CONTAINER MATERIAL

1. REMOVE CONTAINER FROM AROUND PLANT PRIOR TO PLANTING
2. BREAK UP ANY CIRCLING OR BINDING ROOTS
3. SCARIFY SIDE OF ROOTBALL
4. DO NOT INSTALL MULCH WITHIN 6" OF TRUNK FLARE

2 LANDSCAPE BED PLANTING DETAIL NTS

PRELIMINARY: NOT FOR CONSTRUCTION



GSWCC NO. (LEVEL II) 0000064358
DRAWN BY KCB
DESIGNED BY KCB
REVIEWED BY TML
DATE 08/09/2019
PROJECT NO. 019368011

TITLE
LANDSCAPE
DETAILS

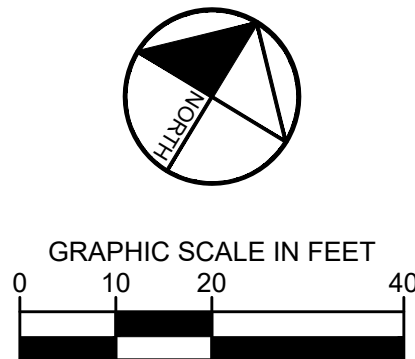
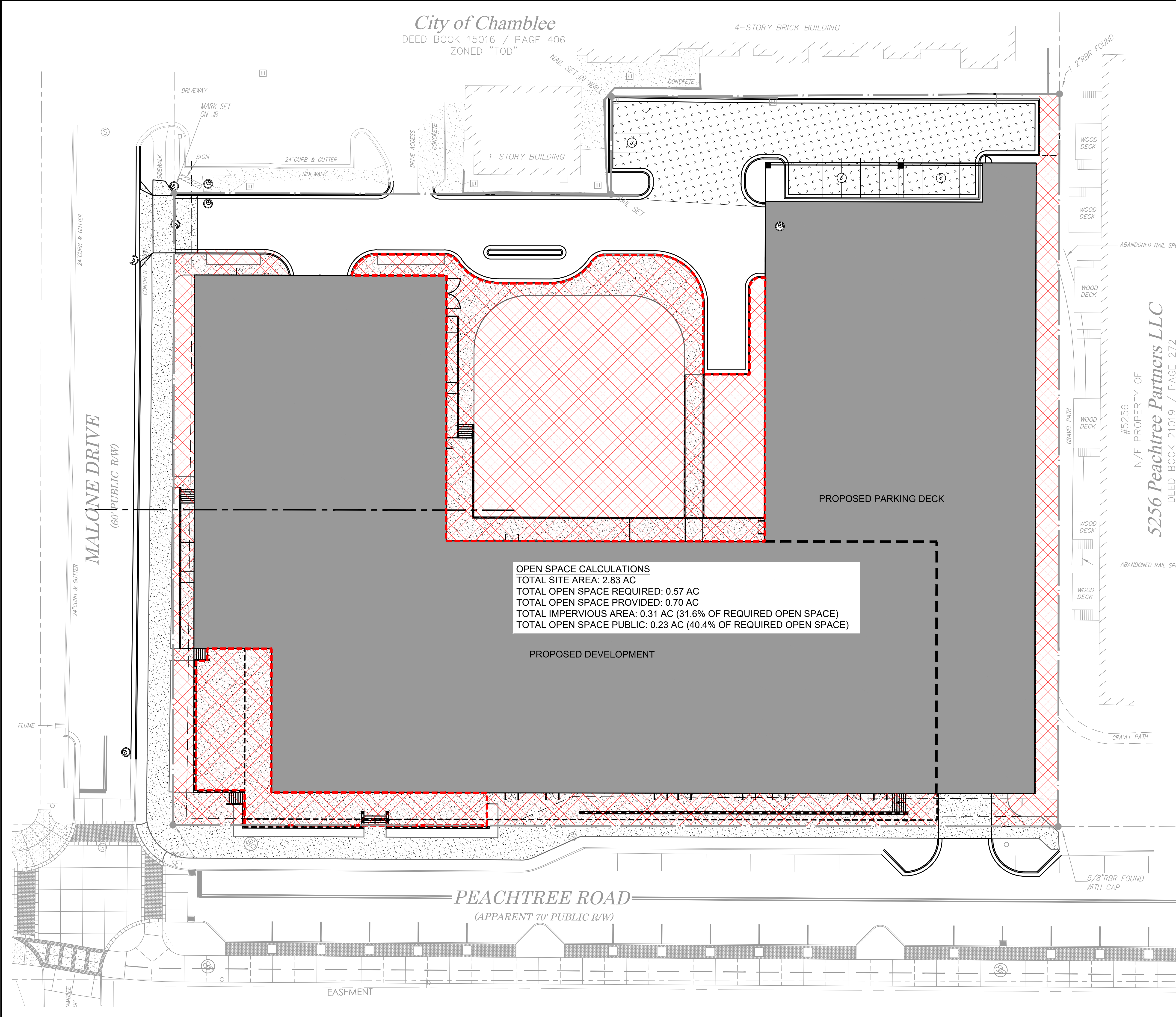
SHEET NUMBER
L2-01

ISSUANCE AND REVISION DESCRIPTIONS				DATE	BY
No.					

PROJECT
5238 PEACHTREE ROAD
ROAD
30341
5238 PEACHTREE ROAD, CHAMBLEE, GEORGIA

PREPARED BY
Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

Drawing name: K:\ALP_PR\019368011_5238 Peachtree Road\CAD\PlanSheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN EASMENT EXHIBITS (2) Aug 05, 2019 1:11pm by: Alex.Hensley



SITE PLAN LEGEND:

PROPERTY LINE

PRIVATE OPEN SPACE LIMITS

OPEN SPACE

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT

5238 PEACHTREE ROAD
30341

ISSUANCE AND REVISION DESCRIPTIONS

No.	DESCRIPTIONS	DATE	BY

REGISTERED PROFESSIONAL ENGINEER

ALEXANDER HENSBLEY

No. PE040979

GSWCC NO. (LEVEL II) 0000064358

DRAWN BY KHA

DESIGNED BY KHA

REVIEWED BY SAH

DATE 08/09/2019

PROJECT NO. 019368011

TITLE OPEN SPACE EXHIBIT

SHEET NUMBER EX-2

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE (770) 619-4281
WWW.KIMLEY-HORN.COM

Attachment: Application Rev (2576 : PZ2019-522 - 5238 Peachtree Road - PruittHealth DC)

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

Packet Pg. 33



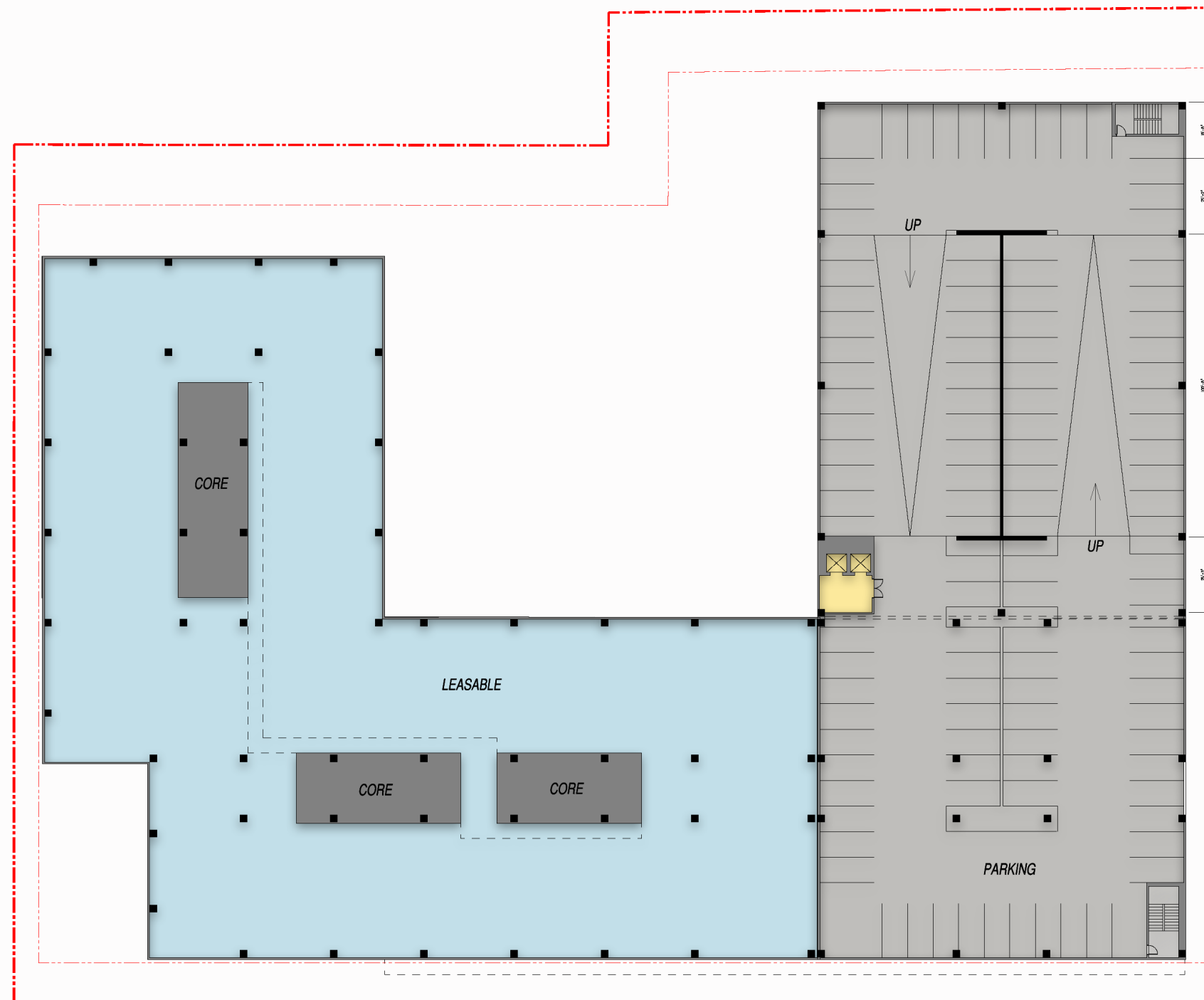
OFFICE CONCEPT CHAMBLEE, GA

08.12.2019

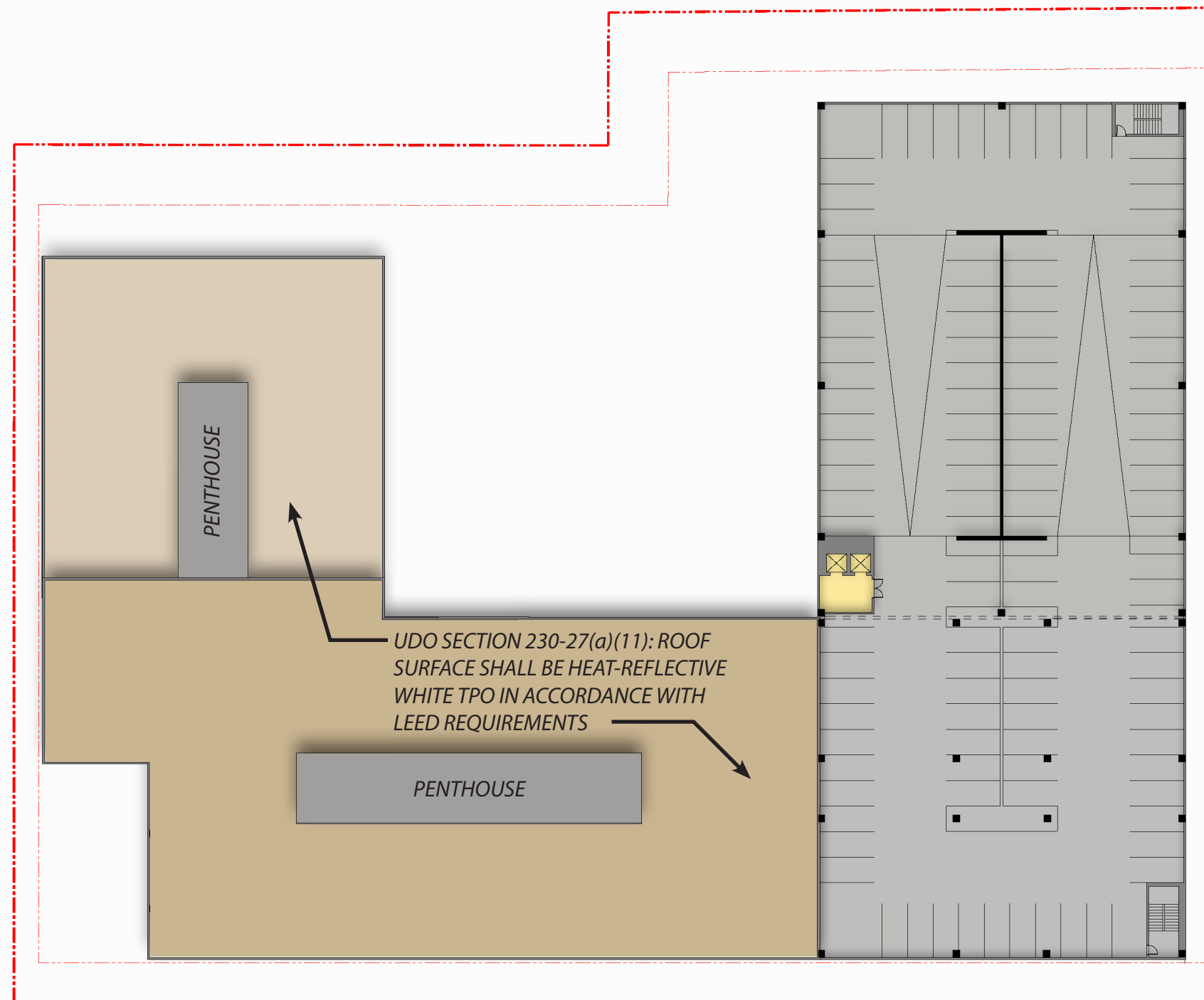


08.12.2019

SITE PLAN



08.12.2019





08.12.2019

PERSPECTIVE 01



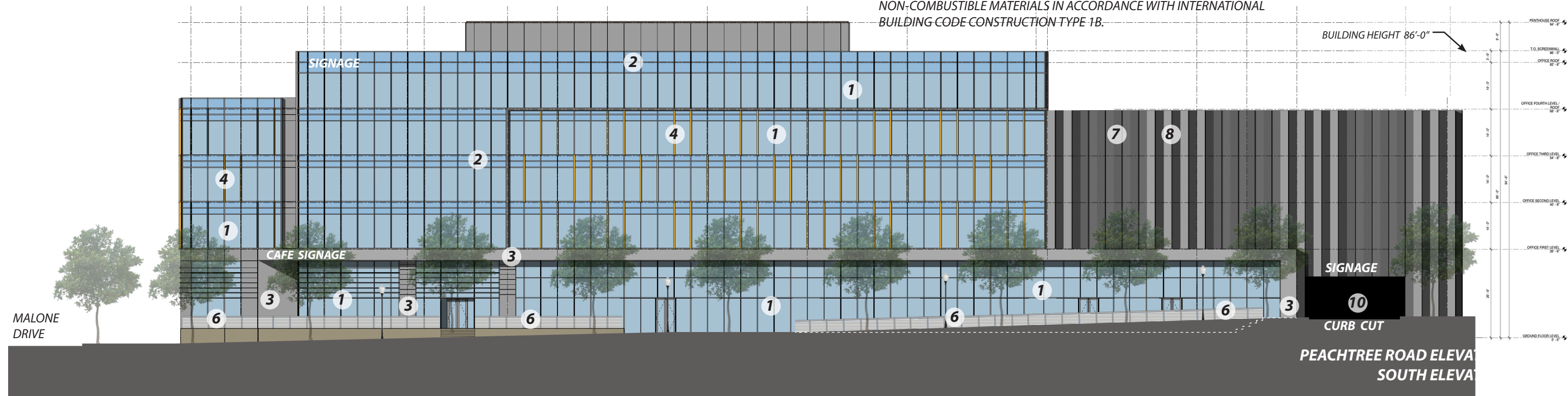
Attachment: Application Rev (2576 : PZ2019-522 - 5238 Peachtree Road - PruittHealth DCI)

08.12.2019

PERSPECTIVE 02

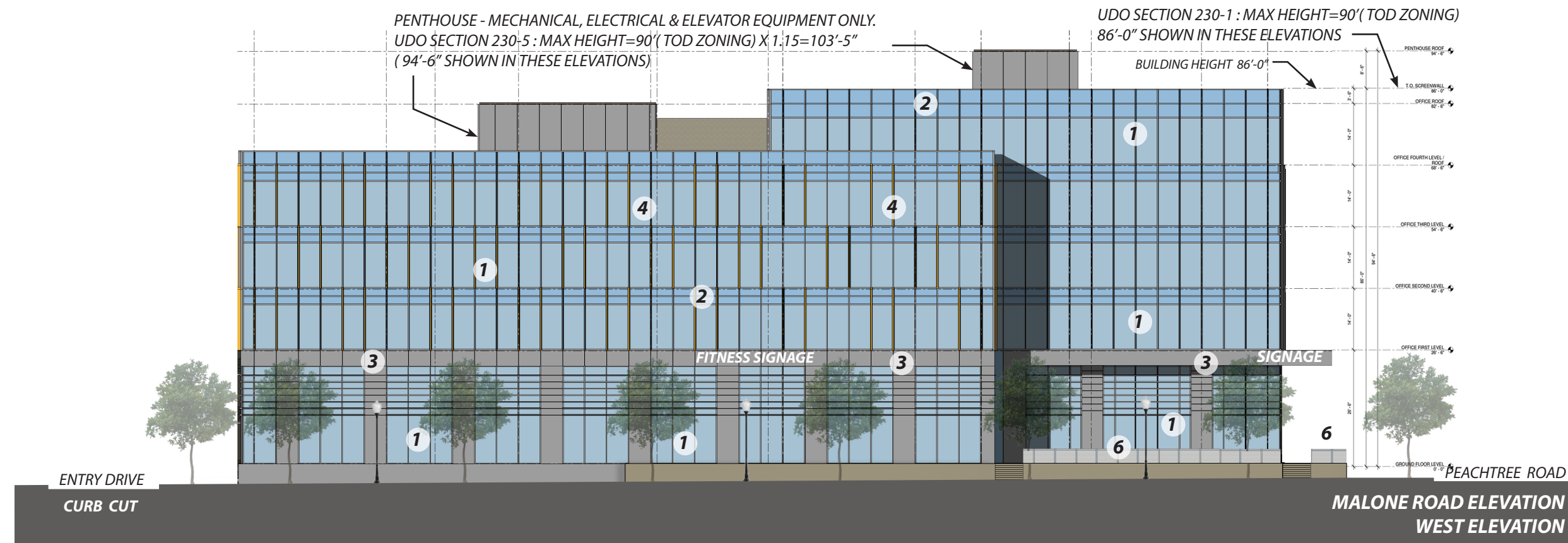
PROJECT SHALL COMPLY WITH LEED OR GREEN GLOBES.

UDO SECTION 230-28: BUILDING SHALL BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE CONSTRUCTION TYPE 1B.



PENTHOUSE - MECHANICAL, ELECTRICAL & ELEVATOR EQUIPMENT ONLY.
UDO SECTION 230-5 : MAX HEIGHT=90' (TOD ZONING) X 1.15=103'-5"
(94'-6" SHOWN IN THESE ELEVATIONS)

UDO SECTION 230-1 : MAX HEIGHT=90' (TOD ZONING)
86'-0" SHOWN IN THESE ELEVATIONS

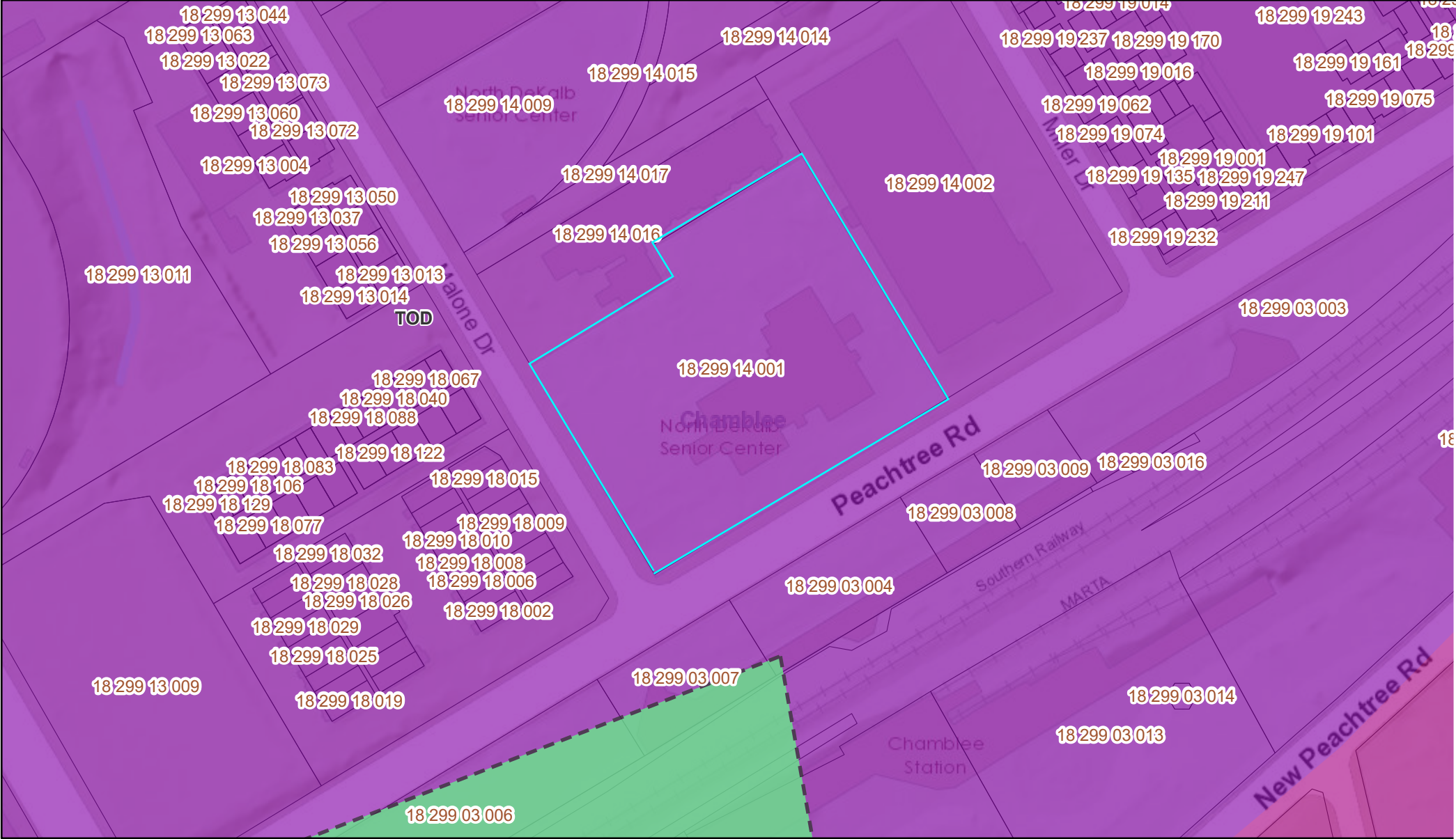


MATERIAL LEGEND

1. VISION GLASS
2. SPANDREL GLASS
3. ACM PANELS
4. EXTRUSION WITH CUSTOM COLOR
5. PRECAST DECK
6. HANDRAILS
7. ALUMINIUM PERFORATED PANEL WITH CUSTOM COLOR
8. ALUMINIUM PANEL WITH CUSTOM COLOR
9. ALUMINIUM / GLASS CANOPY SYSTEM
10. PARKING ENTRANCE
11. LOADING DOCK
12. 3'-6" HIGH CONCRETE SPANDREL PANEL TYP IN COMPLIANCE WITH UDO SECTION 240-13(b)(40)(d)

08.12.2019

PruittHealth Zoning



8/16/2019, 10:15:32 AM

Address

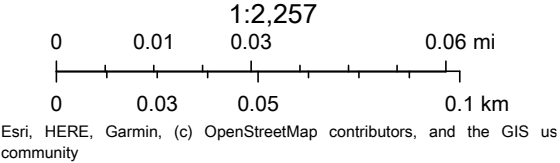
Runway Protection Zones

Zoning Districts

- TOD
- VC

DeKalb County Tax Parcels

City Boundary



4.1.d

 City Boundary

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS us community

Packet Pg. 43