



OFFICE OF PLANNING
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **V-16-322**
DATE ACCEPTED: **11/30/2016**

NOTICE TO APPLICANT

Address of Property:
1835 Piedmont RD NE

City Council District: **6** Neighborhood Planning Unit (NPU): **F**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, February 2, 2017 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Charles Nalbone
404-376-3230
zoning@npufatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

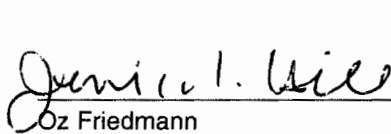
Additional Contacts:

Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,



TT, for Director, Bureau of Planning

 - Attorney for Applicant

Oz Friedmann



City of Atlanta
 Office of Buildings – Zoning Division
 55 Trinity Avenue, Suite 3900
 Atlanta, Georgia 30303
 Phone: 404-330-6175

Office of Planning

NOV 30 2016

65 Trinity Ave. S.W.
 Ste. 3350
 Atlanta, GA

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-16-322
 NPU _____ DATE FILED _____

1. Oz Friedman

Name of Applicant

BUILDING PERMIT AUTHORIZING

Construction of a mixed use building

at 1835 Piedmont Rd NE 17th/50
 Street Address Quadrant District & Land Lot

to be used for commercial purposes

The property is zoned C2/R4 District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a special exception from the zoning ordinance to (1) reduce the required on-site parking spaces from 65 spaces to 46 spaces; (2) A special exception to reduce the required loading spaces from two 12'x35' spaces to 0 spaces. To allow construction of a mixed use building containing multifamily and restaurant use on the C-2 portion of property.

(no plan review conducted)

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 12 Section 16-12.009 Paragraph (4) (16)
 Chapter 28 Section 16-28.015 Paragraph _____
 Chapter _____ Section _____ Paragraph _____
 Chapter _____ Section _____ Paragraph _____

[Signature] 11-30-16
 Plan Reviewer Date

[Signature] 11/30/16
 Applicant Date
 Attorney for Applicant

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Office of Planning

Please mark "X" next to the type of application(s) you are submitting:

Variance	
Special Exception	X
Variance & Special Exception	

NOV 30 2016

55 Trinity Ave. S.W.
S.W. 335
Atlanta, GA

Date Filed _____

Application Number V-16-332

Name of Applicant Oz Friedmann Daytime Phone (678) 608-0907

Company Name (if applicable) CPT Morningside Heights, LLC email OFriedmann@mcctrust.com

Address 3715 Northside Parkway Atlanta GA 30327
street city state zip code

Name of Property Owner Development Authority of Fulton County Phone (404) 873-8124

Address 141 Pryor Street NW Atlanta GA 30303
street city state zip code

Description of Property

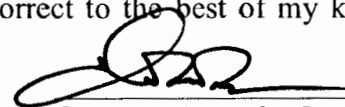
Address of Property 1835 Piedmont Avenue, Atlanta, GA 30324
street city state zip code

Area: 0.527 acres Land Lot: 50 District: 17, Fulton County, GA.

Property is zoned: C-2 & R-4, Council District: 6, Neighborhood Planning Unit (NPU): F

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.



Owner or Agent for Owner (Applicant)

CHAD DUBEAU

Print Name of Owner

Sworn To And Subscribed Before _____ Day Of NOV, 2016.

Crystal Sugarman
NOTARY PUBLIC



SUMMARY & JUSTIFICATION FOR SPECIAL EXCEPTIONS

Directions: Complete responses must be provided. Incomplete applications will not be accepted. The space below may only be utilized for the summary of proposal or responses may be submitted as a separate attachment. Specific criteria for Board approval of special exceptions may be found on page 9. The justification must address these criteria. Please submit a separate justification for responses to the applicable special exception criteria.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. ___YES ___X NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)

Summary of proposed special exception request (shall not replace submittal of written criteria). (Examples: "Installation of a swimming pool adjacent to the public right of way ("active recreation"), "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Parking & Loading: List the maximum number of employees who will park on the site at any given time: 10 AND list the maximum estimated number of customers, clients, visitors, or similar persons who will require automobile parking in connection with the facility on the site at any given time: 80. **If you propose to provide off-site parking, see the attached Standards for off-site Parking Agreements (page 10) SEE ATTACHED**

Walls and Fences: Any request for walls or fences should include a site plan and elevations showing the full extent of the wall or fence and a drawing showing a typical portion of the wall or fence including gates of ornamental fences.

Active Recreation:

Non-Conforming Uses & Structures (i.e. duplex):

All other Special Exception Requests:

SPECIAL EXCEPTION
SUMMARY AND JUSTIFICATION
1835 Piedmont Avenue

NOV 30 2016
V-110-322
55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

I. SUMMARY:

The applicant seeks the following special exceptions pursuant to this application:

1. Special exception from Section 16-12.009(4) and 16-12.009(16) to reduce the required number of parking spaces for a mixed use building containing multifamily residential use and restaurant use on the C-2 portion of the property from 65 spaces required to 46 spaces provided. Parking for the R-4 portion of the lot is met independently from this calculation.
2. Special exception from Section 16-28.015 to reduce the required loading spaces from two 12'x35' spaces required to 0 onsite spaces.

The proposed development is the second phase of a larger mixed use development located at 1845 Piedmont Avenue. This second phase consists of 20 multifamily units and a 4,500 square foot commercial space fronting on Piedmont Avenue. In the rear of the subject lot is a single family home on the R-4 portion of the lot. The phase one and phase two developments are connected by a shared vehicular drive from Piedmont Avenue and an elevated pedestrian bridge over the drive to provide resident access between the two buildings. The development on the property has been permitted by the City of Atlanta is under active vertical construction. The parking reduction is necessary because the applicant seeks to provide a restaurant in the 4,500 square foot commercial space which triggers a higher parking requirement than the retail use originally proposed.

The parking requirements for the single family structure on the R-4 portion of this split zoned lot are met independently by providing two parking spaces on the R-4 portion of the lot to meet the requirement for one parking space for the single family dwelling unit. The two parking spaces provided on the R-4 portion of the lot are not included in the 46 parking spaces provided for this request.

The loading facilities for this lot are located on the adjacent property (1845 Piedmont Road) which has been developed with the phase one portion of this development. The existing phase one development provides six 12'x35' spaces and one 12'x55' space for the combined development. The loading areas are located immediately across the shared vehicular drive from the subject property. If both phases of this development were located on the same lot, a loading reduction would not be required.

II. SPECIAL EXCEPTION JUSTIFICATION

Section 16-26.006 of the Zoning Ordinance provides that parking requirements may be reduced or waived in any district, when the character or use of the building is such as to make unnecessary the full provisions of parking facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot. This Application meets both criteria.

The applicant is providing 46 onsite parking spaces for the 20 multifamily units and the proposed 4,500 square foot restaurant use. The applicant also proposes to enter into an agreement with the adjacent property owner to the southwest (1841 Piedmont Avenue) to provide additional parking for the proposed restaurant. The adjacent property is currently improved with a Dunkin Donuts. The applicant anticipates that approximately 23 parking spaces will be made available for use by the restaurant through a shared parking arrangement. The provision of off site parking makes unnecessary the full provisions of the parking requirements.

Similarly, the applicant will share loading facilities with the adjacent phase one portion of this development. The loading spaces are located immediately across the sole vehicular access to the property, which makes the loading spaces provided easily accessible. The shared loading between phase one and phase two makes unnecessary the full provisions of the loading requirements on this lot.

At 51 feet wide along the Piedmont Avenue frontage and 86.5 feet wide along the rear of the property, the lot is very narrow. The lot is also small (0.527 acres) for a commercially zoned property. Development is on the lot limited by the transitional requirements imposed along the adjacent R-4 and PD-H zoned properties. Additionally, the lot is split zoned at the rear which further limits the development on the lot. The applicant is proposing to satisfy the market parking requirements for the proposed development through the use of the parking proposed on site together with an offsite shared parking arrangement on the adjacent property. Further, the loading needs for the development on the lot are met through the shared loading by the phase one portion of this development located immediately adjacent to the subject property. Additionally, the City of Atlanta issued permits for the current, active construction based on the shared loading space proposal included in this application. To require the applicant to meet the full parking and loading requirements given the proposed shared parking and loading and the lot constraints, would create an unreasonable hardship on the use of the lot.

NOTARIZED AUTHORIZATION BY PROPERTY OWNER
(Required only if applicant is not the owner of the property subject to the application)

V-16-322
NOV 30 2016

TYPE OF APPLICATION Special Exception

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

I, Robert J. Shaw, Chairman of the Development Authority of Fulton County (OWNER(S) NAME) the 'DAFC'

SWEAR THAT ^{the DAFC is} I AM THE OWNER OF THE PROPERTY LOCATED AT _____

835 Piedmont Ave, Atlanta 30324 (PROPERTY ADDRESS).

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 CPT Morningside Heights, LLC

ADDRESS 3715 Northside Parkway, Suite 2-440 Atlanta, GA
30324

TELEPHONE NUMBER 678-608-0907

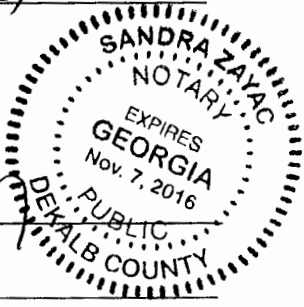
[Signature]
Signature of Owner

Personally Appeared
Before Me
Robert J. Shaw, Chairman

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

[Signature]
Notary Public

Date 11/2/16



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 50 of the 17th Land District City of Atlanta, Fulton County, Georgia, said tract or parcel of land being more particularly described as follows:

To find the POINT OF BEGINNING, Commence at the intersection of the northerly right-of-way line of Rock Springs Road (apparent 50 foot r/w) and the easterly right-of-way line of Piedmont Avenue (r/w varies).

THENCE proceeding along said easterly right-of-way line of Piedmont Avenue the following courses and distances, along a curve to the right, having an arc length of 75.93 feet, a radius of 958.92 feet, said arc being subtended by a chord bearing of North 22 degrees 58 minutes 15 seconds East for a distance of 75.91 feet to a point;

THENCE North 25 degrees 14 minutes 21 seconds East for a distance of 74.50 feet to a railroad spike found, said railroad spike found being the POINT OF BEGINNING.

THENCE continuing along said easterly right-of-way line of Piedmont Avenue, North 25 degrees 14 minutes 21 seconds East a distance of 51.97 feet, to a PK nail set;

THENCE departing said easterly right-of-way line of Piedmont Avenue, South 62 degrees 31 minutes 48 seconds East a distance of 334.13 feet, to a 1/2" iron pin found;

THENCE South 29 degrees 20 minutes 31 seconds West a distance of 86.50 feet, to a 1/2" iron pin set;

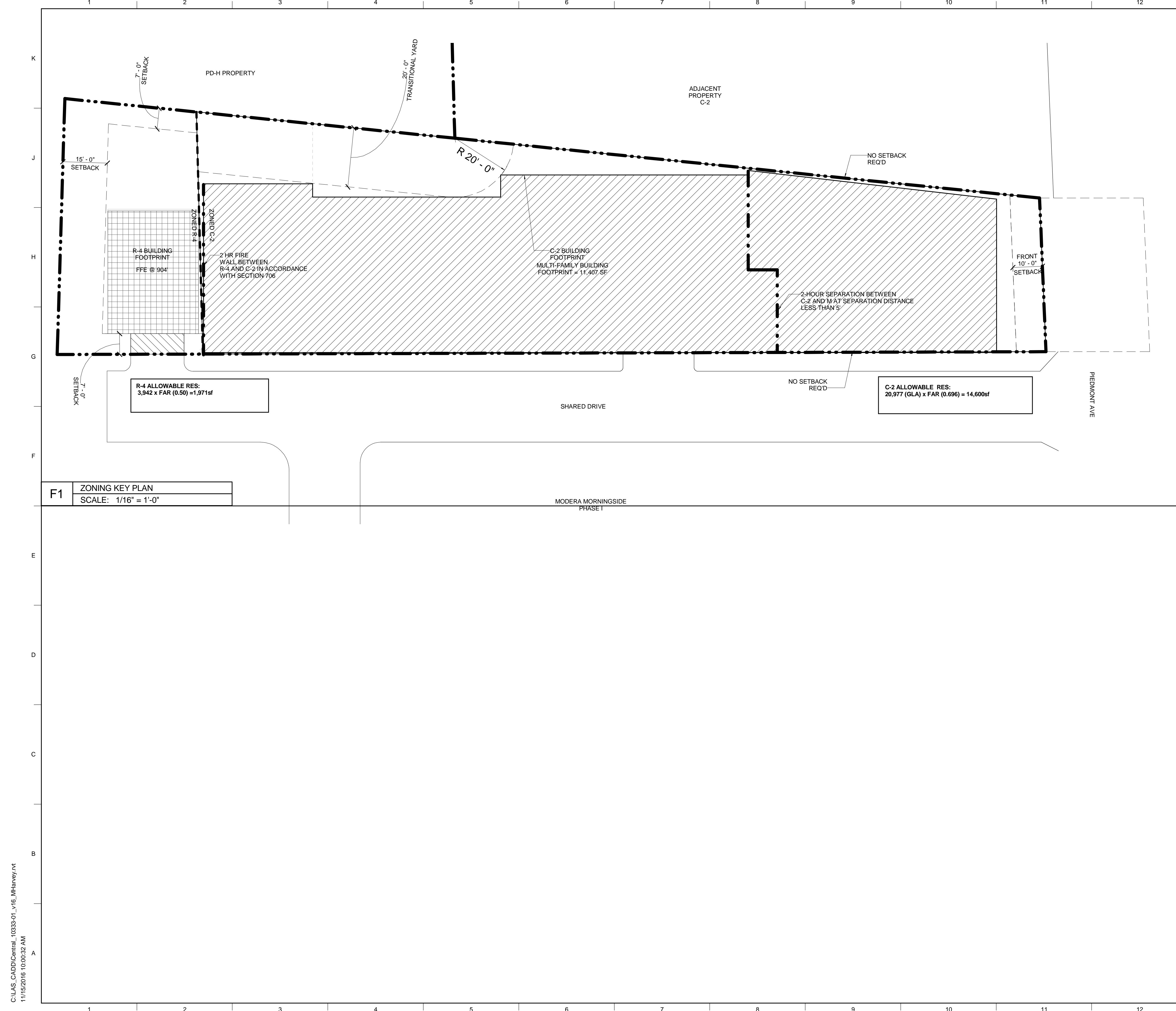
THENCE North 56 degrees 34 minutes 01 second West a distance of 132.45 feet to a 1/2" iron pin set;

THENCE North 56 degrees 31 minutes 45 seconds West a distance of 198.64 feet, to a railroad spike found on said easterly right-of-way line of Piedmont Avenue, said railroad spike found being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.527 acres or 22,967 square feet and is intended to be the same tract of land that was previously conveyed in Deed Book 20788, Page 113, Fulton County Georgia Records.

Together with beneficial rights and easements in Access Easement Agreement from SM&M Realty Corp., a Georgia corporation to Two Strips, LLC, a Georgia limited liability company, dated May 26, 2011, filed for record June 6, 2011, and recorded in Deed Book 50108, Page 372, Fulton County, Georgia Records.

Together with easement reserved in Limited Warranty Deed by and between Two Strips, LLC, a Georgia limited liability company and Kelly Scott Girard and Diane Louise Kasper, dated May 15, 1997, filed for record July 24, 1997, and recorded in Deed Book 22960, Page 200, aforesaid records.



SITE STATISTICS
LOCATION
 1835 PIEDMONT AVE NE
 LAND LOT: 50; DISTRICT: 17th; FULTON CO.
CURRENT ZONING: C-2, R-4

SITE AREA
 NET LOT AREA (NLA): 22,967 SF
 R.O.W. AREA: 1,682 SF
 GROSS LAND AREA (GLA): 24,649 SF

MINIMUM YARD REQUIREMENTS
 FRONT: 10' MINIMUM
 SIDE: NONE (Except if a building is not constructed to the lot line, it shall be set back at least five feet from the lot line)
 REAR: NONE (Except as required in Transitional Requirements)

TRANSITIONAL REQUIREMENTS
TRANSITIONAL HEIGHT PLANE: Where this district adjoins a district in the R-1 through R-G classification without an intervening street, height within the district shall be limited as follows: No portion of any structure shall protrude through a height-limit plane beginning 35 feet above the buildable area boundary nearest to the common district boundary and extending inward over this district at an angle of 45 degrees.

TRANSITIONAL YARDS
 (a) Side yard: Adjacent to an R District without an intervening street, 20 feet is required which shall not be used for the purpose of parking, paving, loading, servicing or storage activity and shall be planted and/or maintained in a natural state.
 (b) Rear yard: There shall be a rear yard of 20 feet adjacent to an R district which shall not be paved or used for parking or paving or servicing.
 (c) Screening: Where a lot in this district abuts a lot in an R-1 through R-G district on the rear or side yard lot line without an intervening street, opaque fencing or screening not less than six feet in height shall be provided and maintained in slightly condition.

PROPOSED USES:
 R-4 SINGLE FAMILY HOME, C-2 MIXED-USE RESIDENTIAL AND RETAIL

R-4 SINGLE FAMILY
 RESIDENTIAL FAR ALLOWED R-4: 0.50
 RESIDENTIAL AREA ALLOWED: 0.50 x 3,942 SF = 1,971 SF
 RESIDENTIAL FAR PROVIDED: 1,971 SF

MAX LOT COVERAGE PERMITTED: 1,971 SF
 ACTUAL PROVIDED: 1,405 SF

C-2 MIXED-USE DENSITY
 RESIDENTIAL FAR ALLOWED C-2: 0.696
 RESIDENTIAL AREA ALLOWED: 14,600 SF
 RESIDENTIAL FAR PROVIDED: 14,600 SF

TOTAL OPEN SPACE (SEE G021a): 17,311 SF
 RESIDENTIAL USABLE OPEN SPACE REQUIRED C-2: 0.40
 RESIDENTIAL USABLE OPEN SPACE CALC: 0.40 X 20,977 SF = 8,390 SF
 RESIDENTIAL USABLE AREA PROVIDED: 16,504 SF

TOTAL RESIDENTIAL AREA PROVIDED: 16,571 SF
 RESIDENTIAL UNITS PROVIDED: 21

NON-RESIDENTIAL DENSITY
 NON-RESIDENTIAL FAR ALLOWED: 3.0 FAR
 NON-RESIDENTIAL AREA ALLOWED: 68,904 SF

NON-RESIDENTIAL FAR PROVIDED: 0.22 FAR
 NON-RESIDENTIAL AREA PROVIDED: 4,500 SF

PARKING
 MIN. RESTAURANT REQUIRED (4,500sf @ 1sp/100sf): 45sp
 MIN. RESIDENTIAL REQ (.99 PER UNIT): 20sp
 TOTAL C-2 SPACES REQUIRED: 65sp
 TOTAL C-2 SPACES PROVIDED: 46

R-4 SPACES REQ: 1sp
 R-4 SPACES PROVIDED: 2sp

BICYCLE SPACES
 MIN SPACES REQUIRED: NONE

OFF-STREET LOADING REQUIREMENTS
 RESIDENTIAL REQUIRED: 1 @ 12'X35'
 RETAIL REQUIRED: 1 @ 12'X35'
 TOTAL PROVIDED: 2 @ 12'X35' (USING OFFSITE ADJACENT PH I LOADING AREA)

UTILITIES
 EXACT LOCATION SUBJECT TO CHANGE DURING GA POWER COORDINATION.

F1 ZONING KEY PLAN
 SCALE: 1/16" = 1'-0"

LORD AECK SARGENT

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 LordAeckSargent.com

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REVISION:
 1 Permit Rev. 3/18/16

SHEET TITLE
ZONING ANALYSIS
 SCALE (PLAN)
 1/16" = 1'-0"

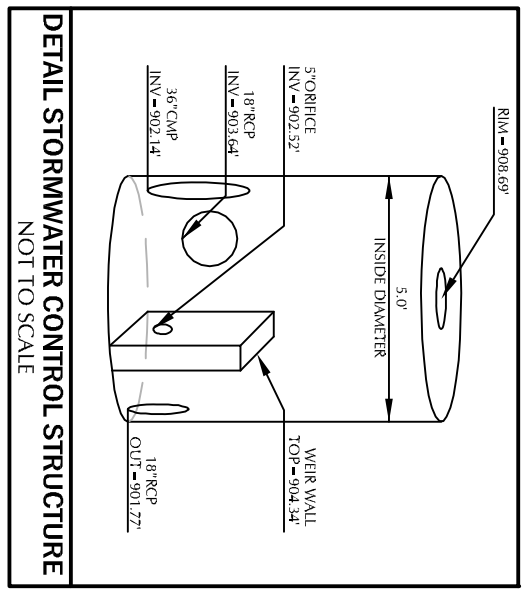
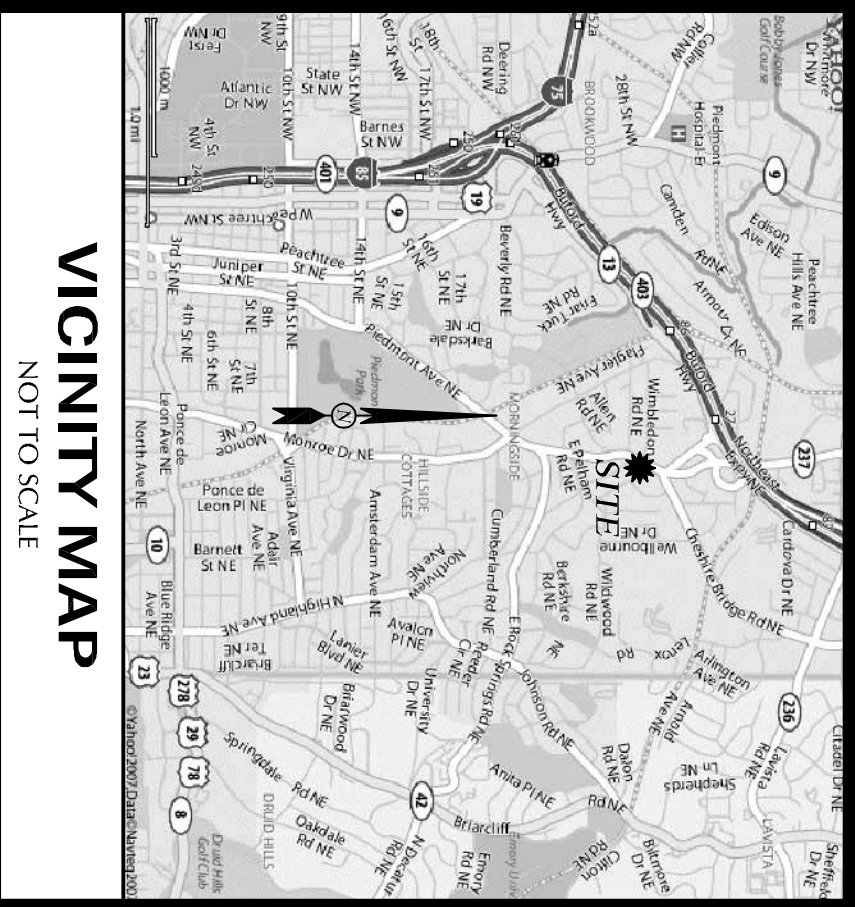
JOB NAME: Millcreek Residential
 LOCATION: Morningside Phase II
 1835 PIEDMONT ROAD NE
 ATLANTA, GEORGIA 30324

ISSUE DATE: 9/8/17
 JOB NO.: 10333-01
 DWG. NO.: G021

PROJECT NORTH

STATE OF GEORGIA
 ERIC B. BROOK
 REGISTERED ARCHITECT
 6/02/2016

ISSUED FOR CONSTRUCTION



- GENERAL NOTES**
1. ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE ONLY AND THE OWNER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
 2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND HAS NOT CONDUCTED ANY TESTS TO VERIFY THE LOCATION AND DEPTH OF ANY UTILITIES.
 3. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND HAS NOT CONDUCTED ANY TESTS TO VERIFY THE LOCATION AND DEPTH OF ANY UTILITIES.
 4. HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM FULTON COUNTY COUNTY MONUMENT, NO. 12300, ELEVATION = 869.93 FEET.
 5. CONTOUR INTERVALS ARE SHOWN AS ONE FOOT.

- SPECIAL NOTES**
1. CERTIFICATION AND DECLARATION IS MADE BY THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS, THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAN ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 2. SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY, AND STATEMENTS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY ARE NOT SHOWN.
 3. PURSUANT TO RULE 88-009 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERING AND LAND SURVEYING, SERVICES SHALL MEAN, SIGNED AND STAMPED UPON THIS PLAN AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

- PLAT REFERENCES**
1. PLAT OF PLASTER ESTATE, DATED NOVEMBER 1908, PREPARED BY CONN & THOMAS, CIVIL ENGINEERS, RECORDED AT PLAT BOOK 3, PAGE 164, FULTON COUNTY GEORGIA RECORDS.
 2. 1/202 CONSOLIDATION SURVEY FOR COPS SOUTH CORPORATION, DATED 5/20/2008, PREPARED BY VALENTINO & ASSOCIATES, INC., RECORDED AT PLAT BOOK 388, PAGE 100, ALABAMA RECORDS.

- UTILITY WARNING**
- INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.



- LEGEND**
- BROKEN LINE NOT TO SCALE
 - OVERHEAD ELECTRICAL LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND CABLE LINE
 - UNDERGROUND ELECTRICAL LINE
 - UNDERGROUND TELEPHONE LINE
 - WATER LINE
 - SEWER LINE
 - SPOT ELEVATION
 - 24 INCH WIDE CURB & CUTTER
 - 6 INCH WIDE FLOOR CURB
 - HEATING/AIR CONDITIONING UNIT
 - BORING HOLE
 - ROAD
 - DEED CALL FOR DRINKING WATER
 - DEED CALL FOR SEWER
 - CLUB & CUTLER
 - DOUBLE WING CATCH BASIN
 - SINGLE WING CATCH BASIN
 - STORM WATER CURBINLET
 - CURB LINE
 - CURB FACE
 - CORRUGATED METAL PIPE
 - CONCRETE PAD
 - CORRUGATED PLASTIC PIPE
 - CONCRETE PIPE FOUND
 - STORM WATER DRAIN INLET
 - DUCTILE IRON PIPE
 - DUCTILE IRON PIPE
 - ELECTRIC METER
 - ELECTRIC METER
 - FIRE DRINKING CONNECTION
 - FINISHED FLOOR ELEVATION
 - FIRE HYDRANT
 - FIBER/OPTIC CABLE MARKER
 - GROUND LIGHT
 - GAS METER
 - CURB WIRE
 - HEAD OF CURB
 - HEAD OF WALL
 - IRRIGATION CONTROL VALVE
 - INVERT ELEVATION
 - NON INVERT FOUND
 - INTERMEDIATE REGIONAL FLOOD STORM WATER DRAIN BOX
 - IP
 - LB
 - MAIN ROOF
 - GRASS TRAP MANHOLE
 - SMALL STORM MANHOLE
 - WATER MANHOLE
 - OPEN TOP PIPE FOUND
 - PLAN BOOK & PAGE
 - POINT OF CURVATURE
 - WITHIN ROW, BUT APPROPRIATELY STILL EAST UPON
 - OR NEAR ROW, BUT APPROPRIATELY STILL EAST UPON
 - OR NEAR ROW, BUT APPROPRIATELY STILL WEST UPON
 - OR NEAR ROW, BUT APPROPRIATELY STILL WEST UPON
 - POWER POLE, RISE
 - POWER POLE, HIGH TENSION
 - POINT OF TANGENCY
 - PLASTIC PIPE
 - REBAR FOUND
 - ROOF DRAIN
 - CONCRETE RW MONUMENT FOUND
 - STUB OUT
 - SIGN POST
 - TEMPORARY BENCHMARK
 - TRAFIC SIGNAL BOX
 - UTILITY BOX
 - UNDERGROUND GAS LINE MARKER
 - UNDERGROUND TELEPHONE BOX
 - UNDERGROUND TELEPHONE LINE MARKER
 - WATER METER
 - WATER VALVE
 - STORM WATER YARD INLET
 - REFERENCE TO TITLE EXCEPTION ITEM

- ENCROACHMENTS**
- ALL TYPED ENCROACHES 9.2 INTO SUBJECT PROPERTY, AS SHOWN HEREON.

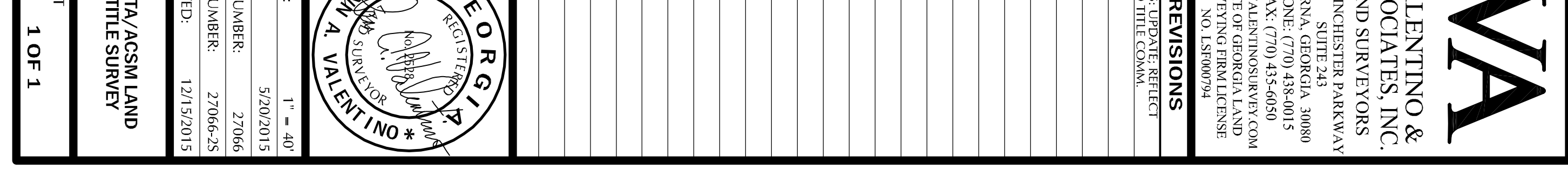
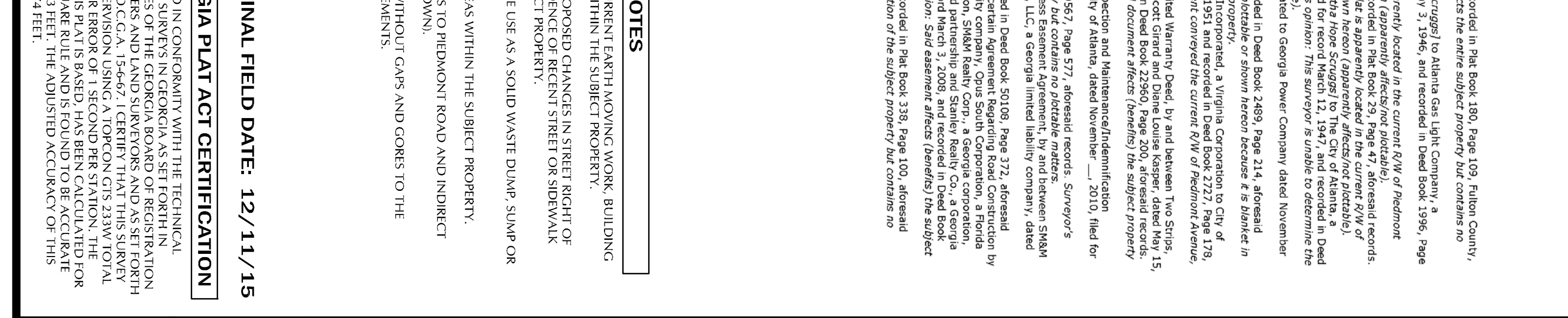
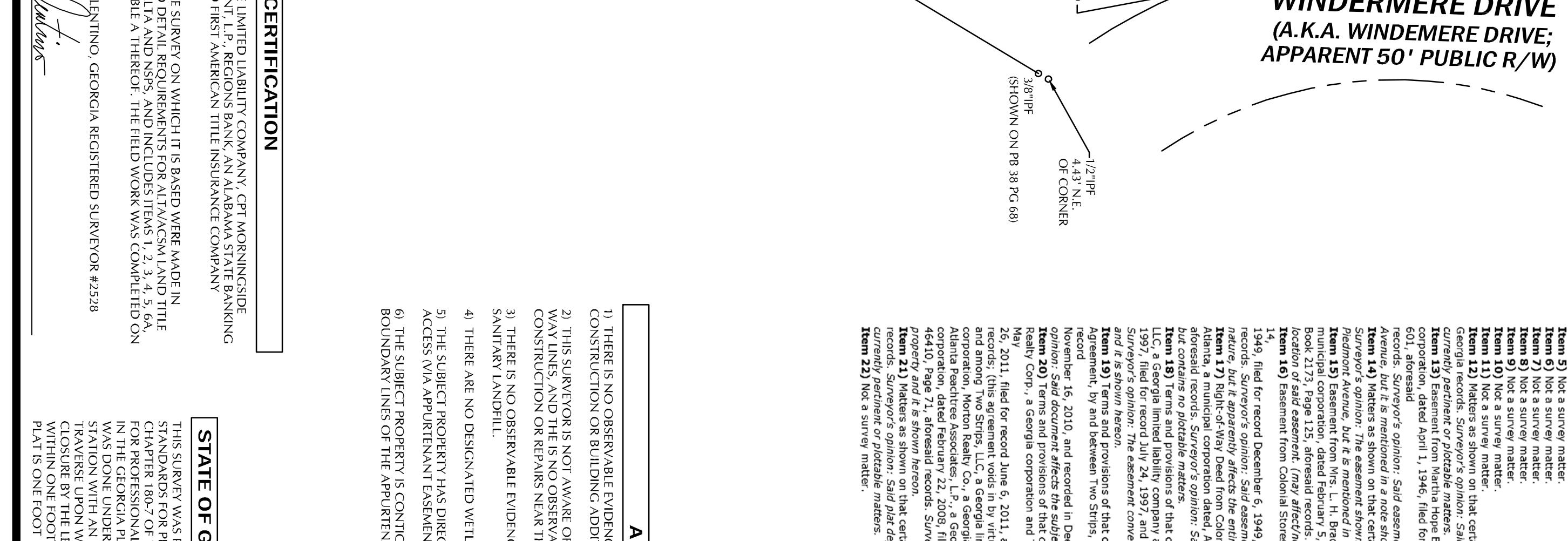
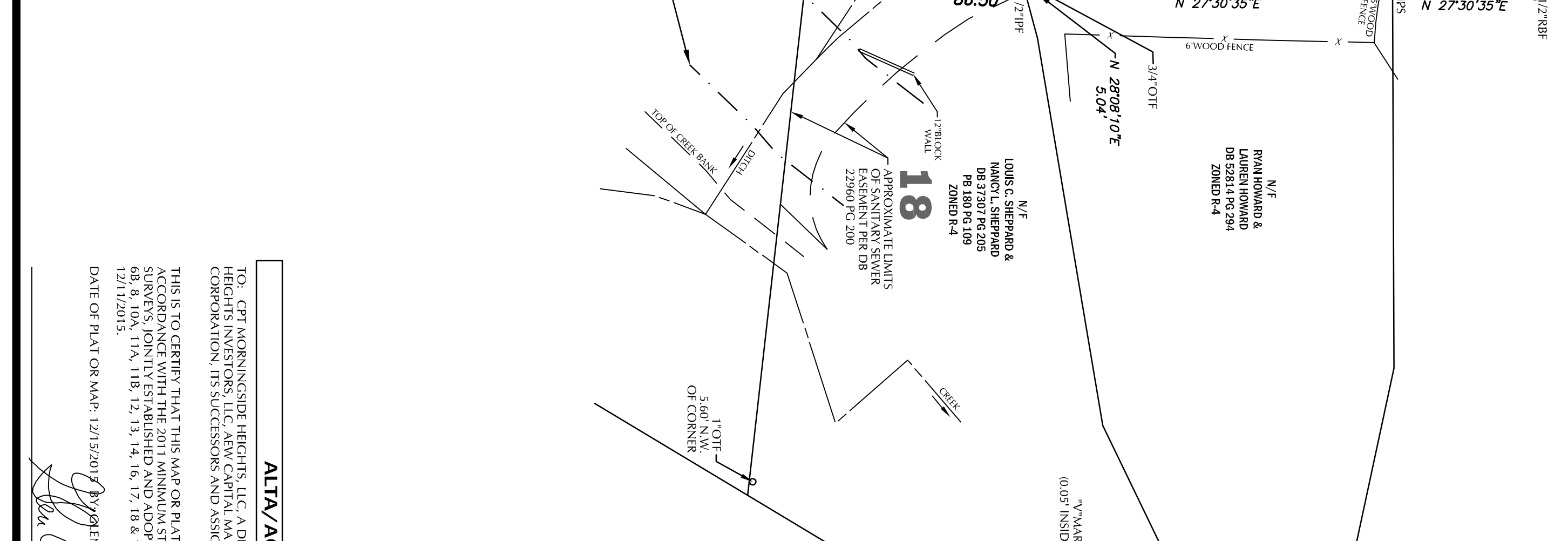
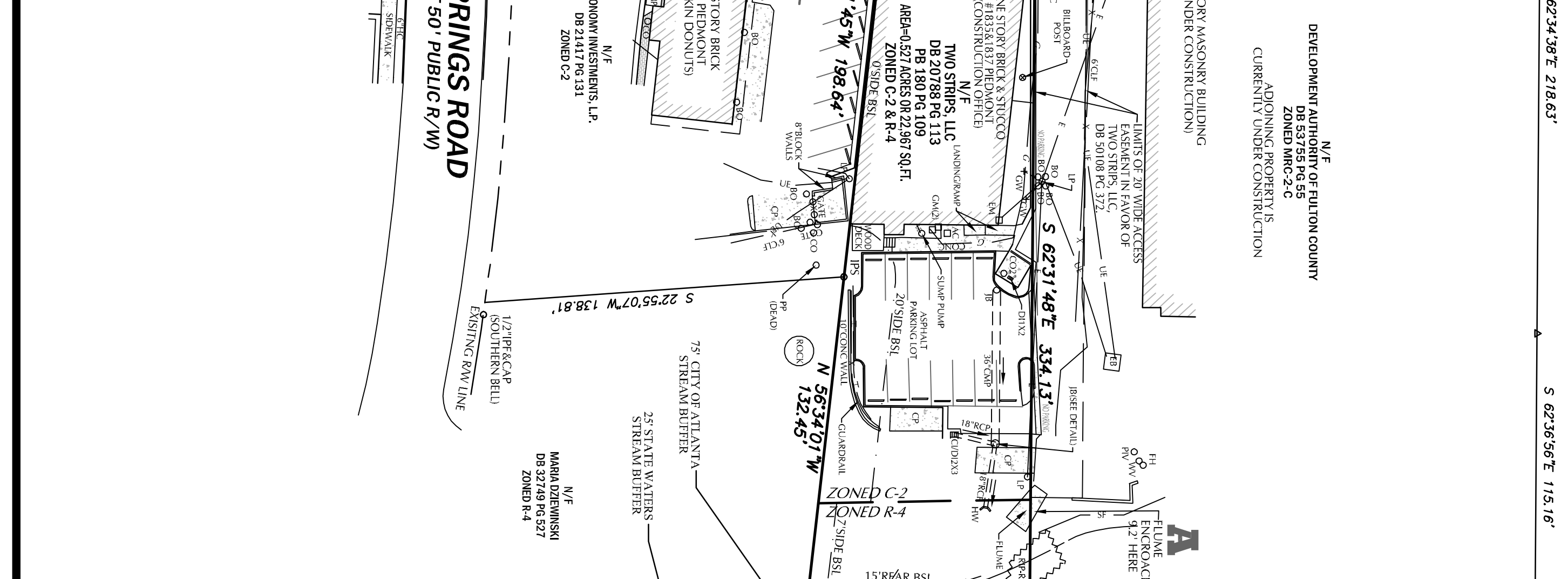
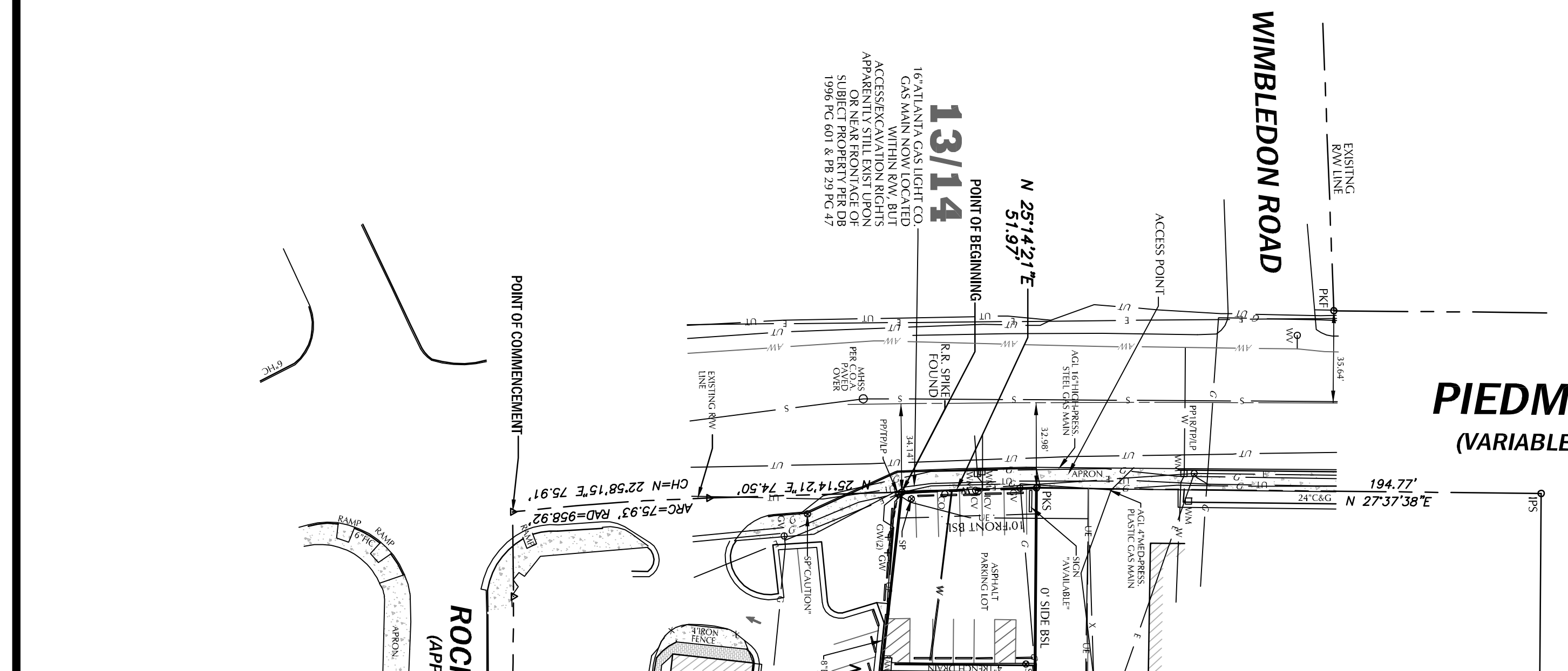
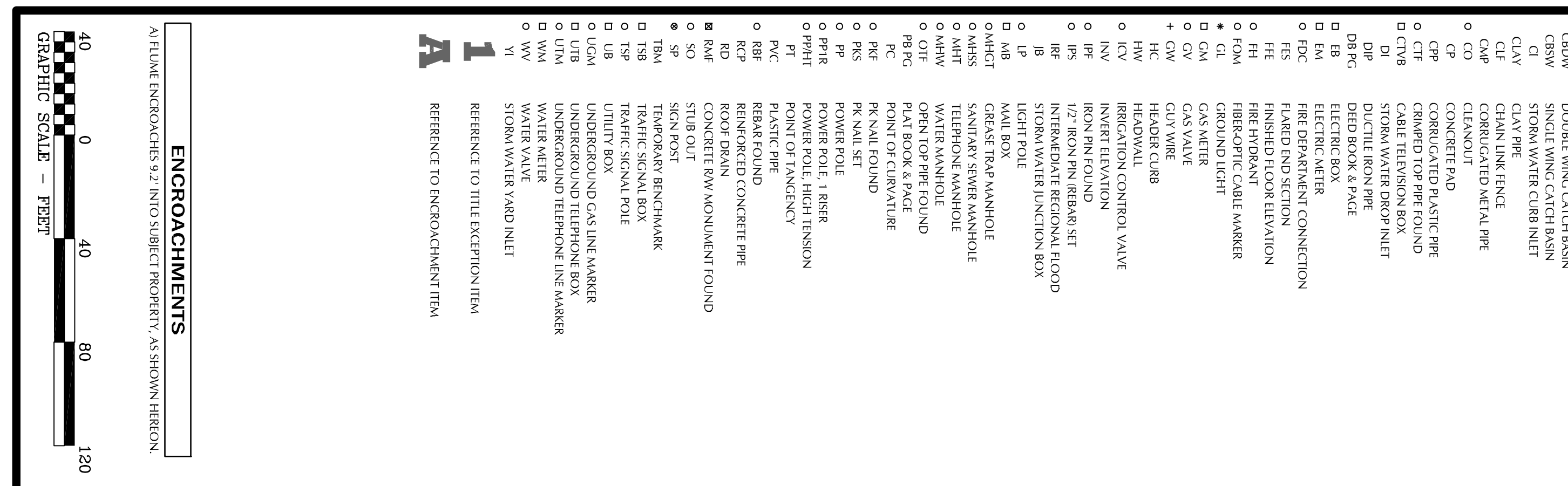
- ENCROACHMENTS**
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- ALTA/ACSM CERTIFICATION**
- TO: CPT MORNINGSIDE HEIGHTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CPT MORNINGSIDE HEIGHTS INVESTORS, LLC, AEW CAPITAL MANAGEMENT, L.P., REGIONS BANK, AN ALABAMA STATE BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY
- THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY CONTAINED THEREIN WERE MADE IN ACCORDANCE WITH THE GEORGIA STANDARD PRACTICES AND REQUIREMENTS FOR SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 6A, 6B, 8, 10A, 11A, 11B, 12, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/11/2015.
- DATE OF PLAT OR MAP: 12/11/2015
- PREPARED BY: VALENTINO, GEORGIA REGISTERED SURVEYOR #2238

- ALTA/ACSM CERTIFICATION**
- TO: CPT MORNINGSIDE HEIGHTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CPT MORNINGSIDE HEIGHTS INVESTORS, LLC, AEW CAPITAL MANAGEMENT, L.P., REGIONS BANK, AN ALABAMA STATE BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY
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- DATE OF PLAT OR MAP: 12/11/2015
- PREPARED BY: VALENTINO, GEORGIA REGISTERED SURVEYOR #2238

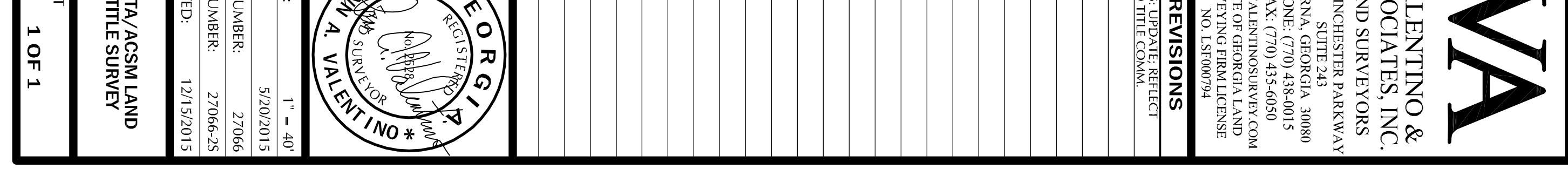
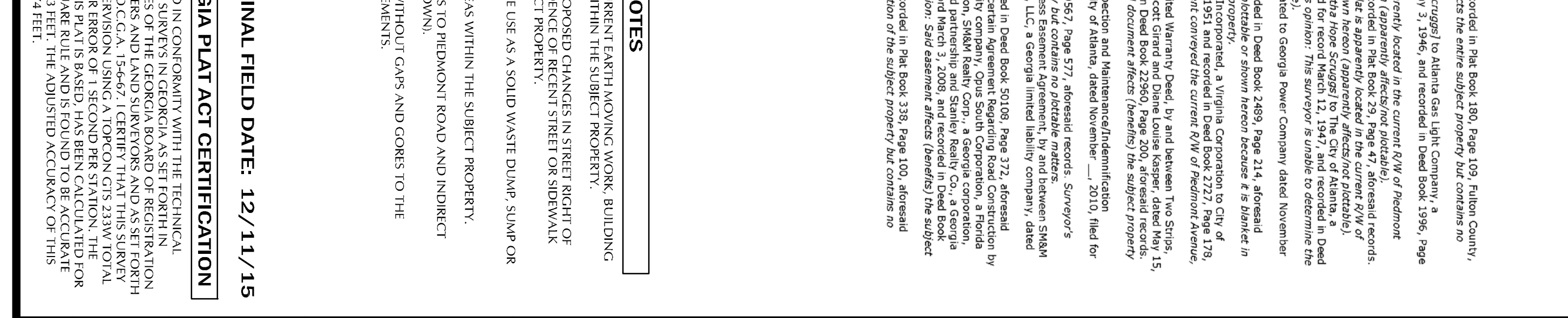
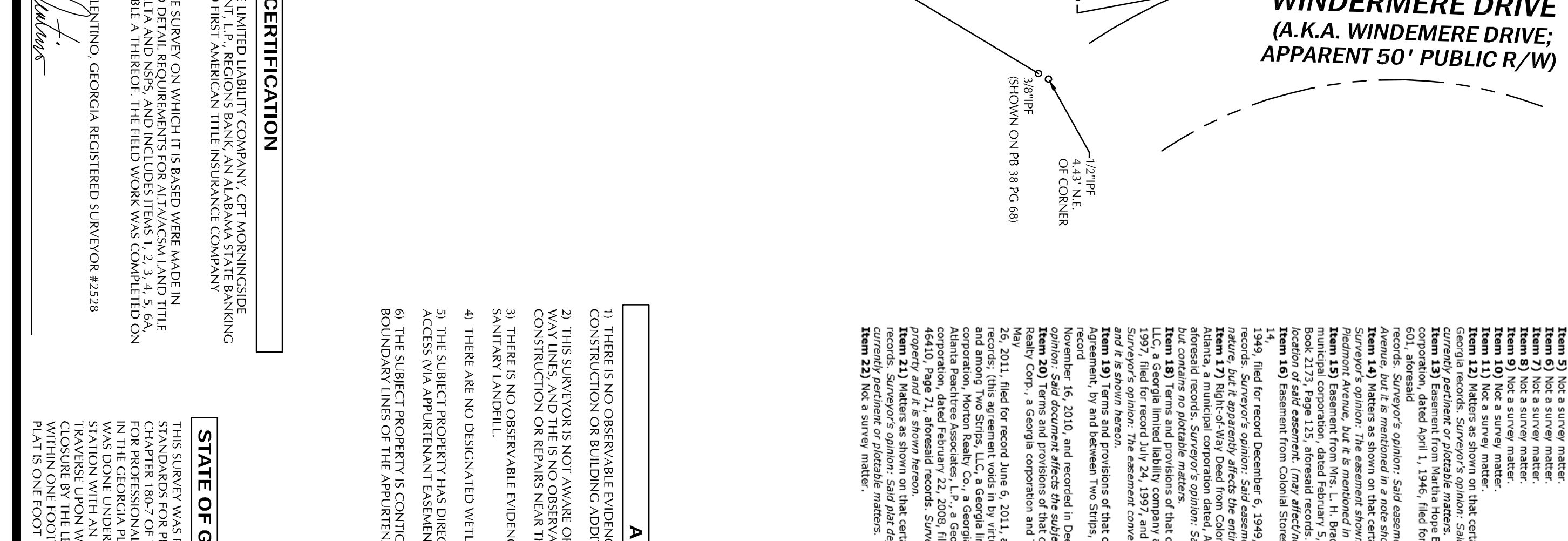
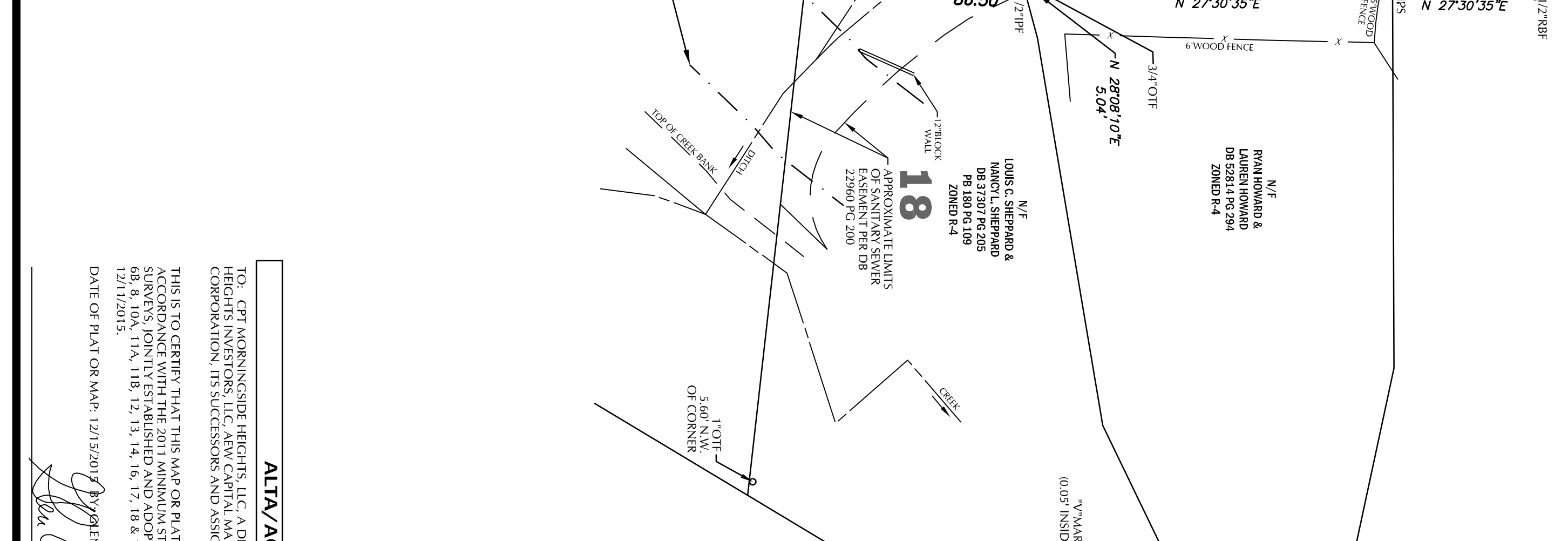
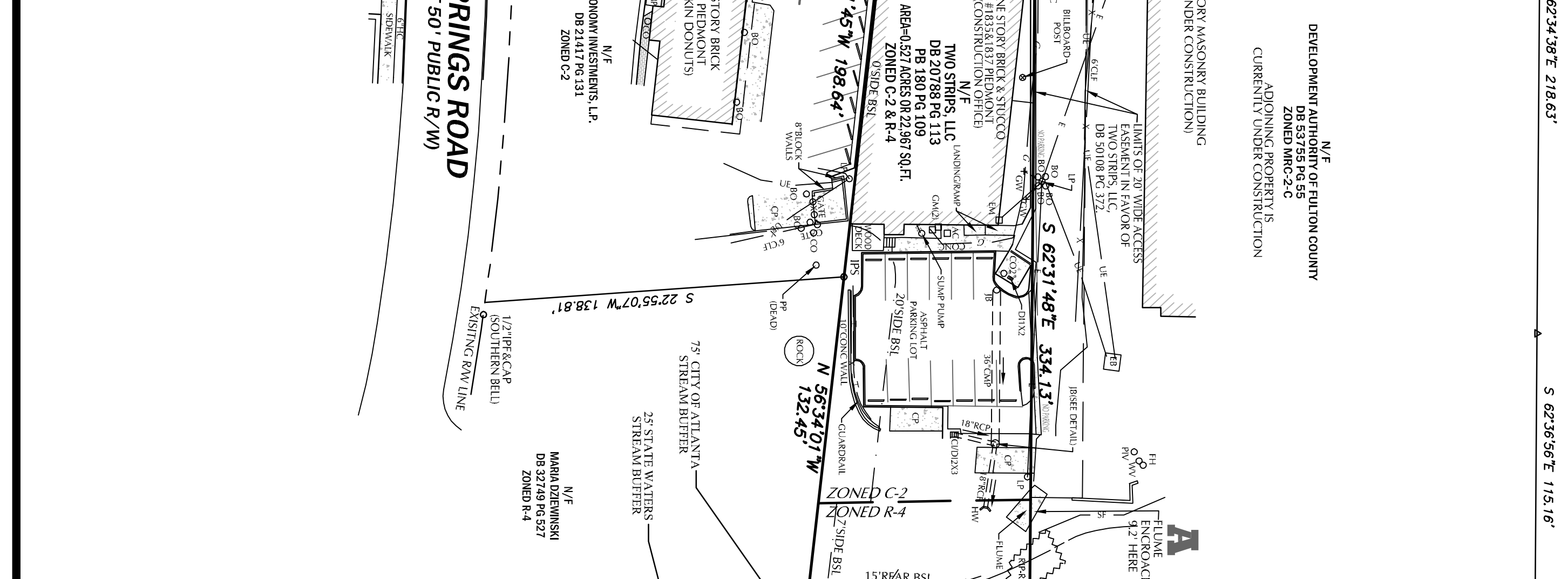
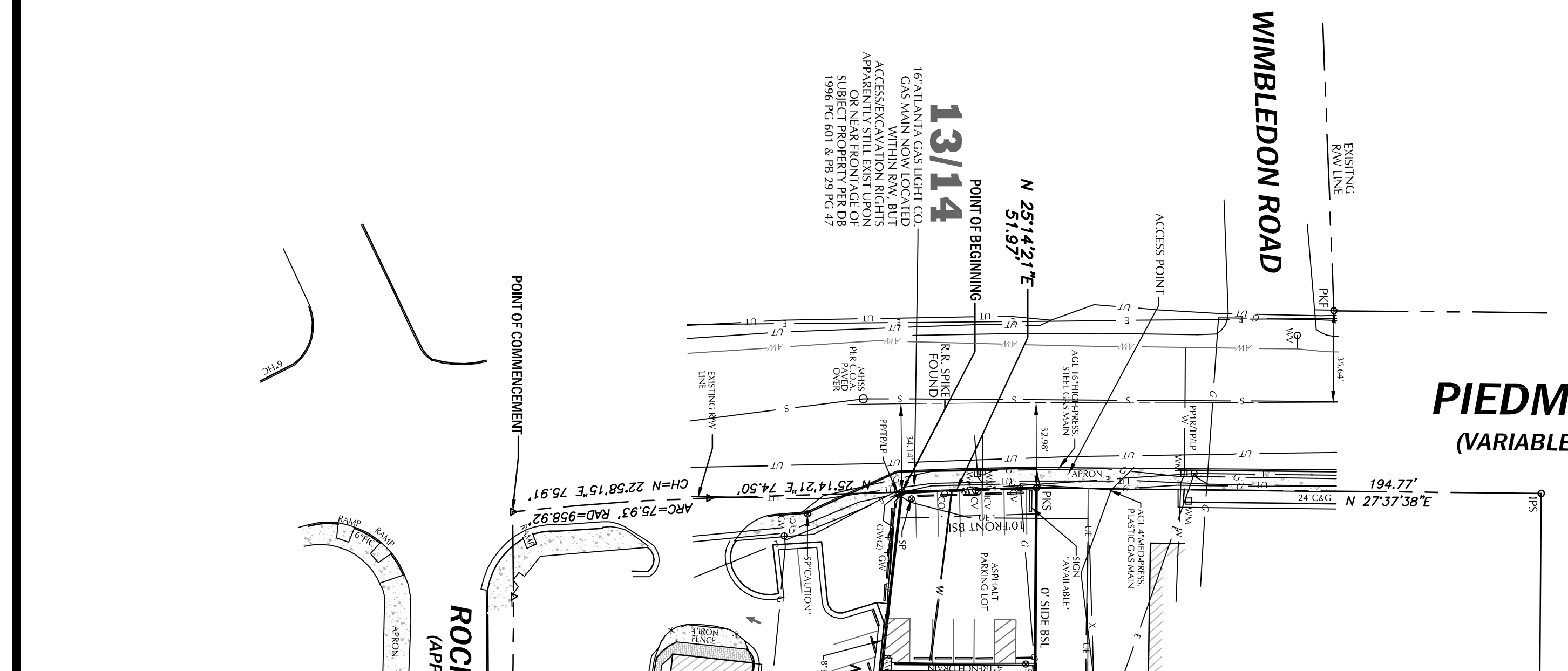
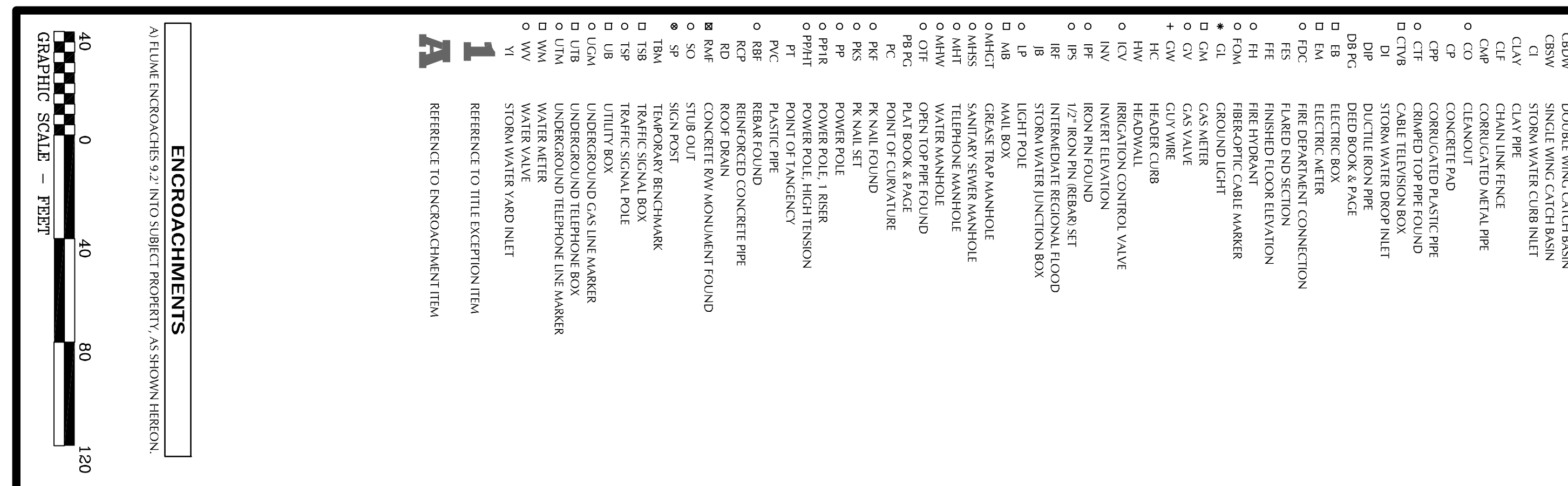
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 2. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AND THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS NEAR THE SUBJECT PROPERTY.
 3. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 4. THERE ARE NO DESIGNATED WETLAND AREAS WITHIN THE SUBJECT PROPERTY.
 5. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO PIEDMONT ROAD AND INDIRECT ACCESS VIA APPROPRIATE EASEMENT AS SHOWN.
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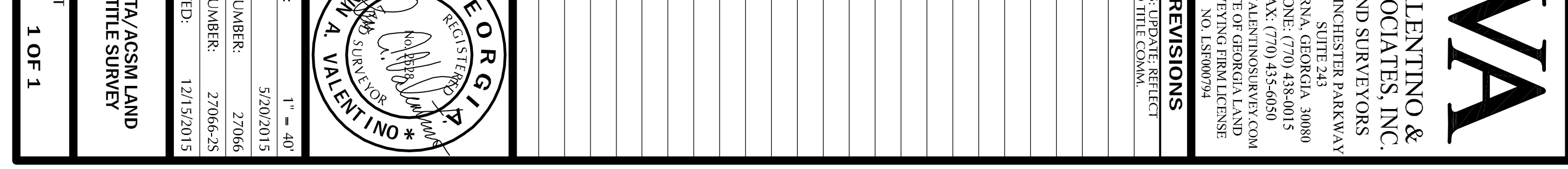
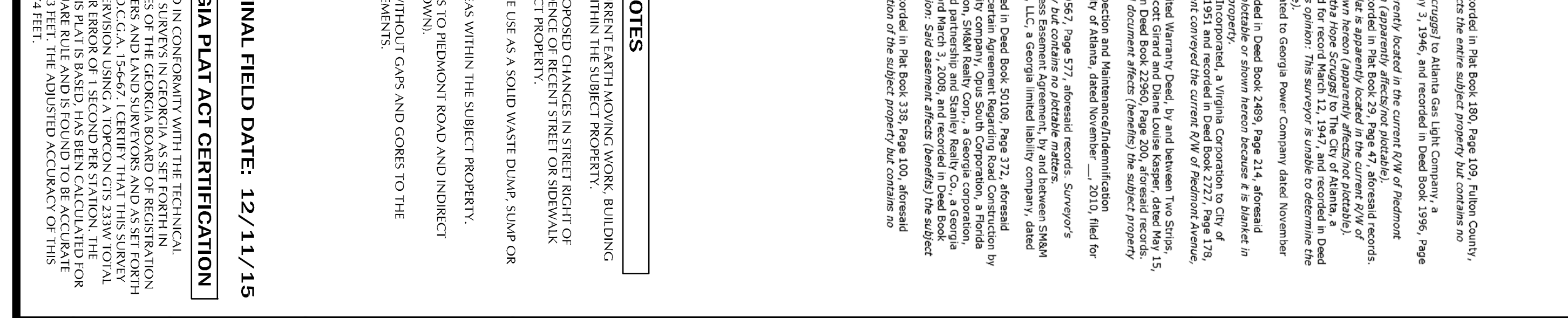
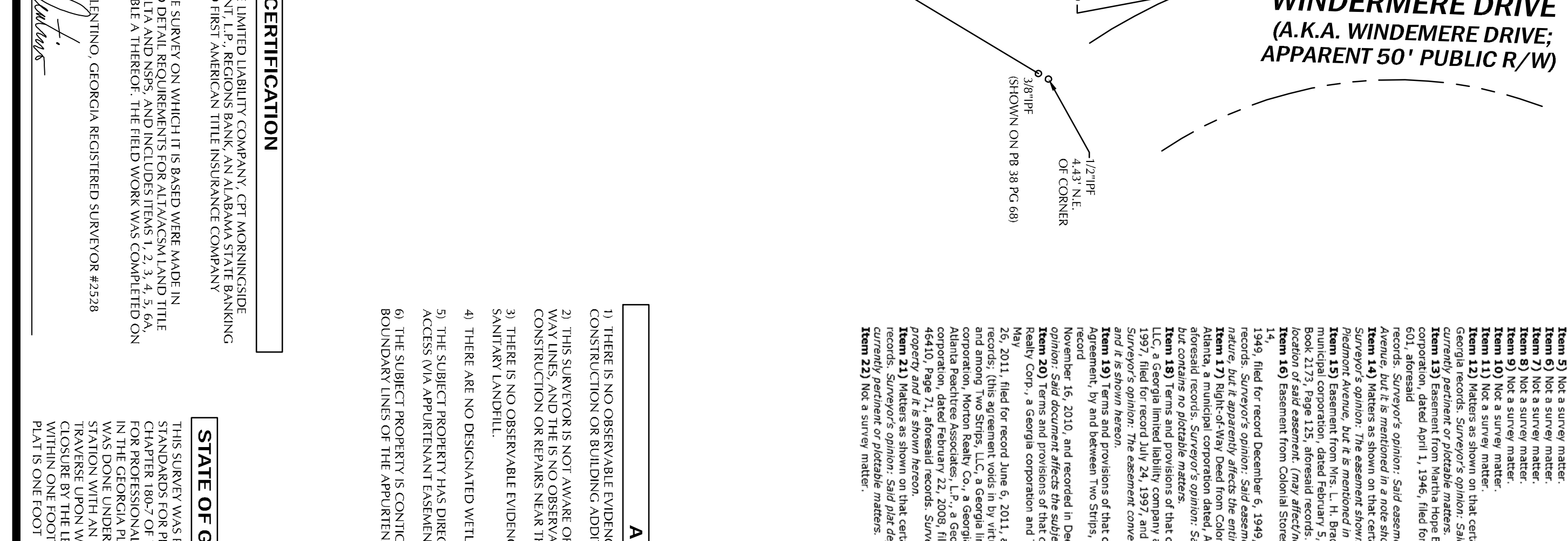
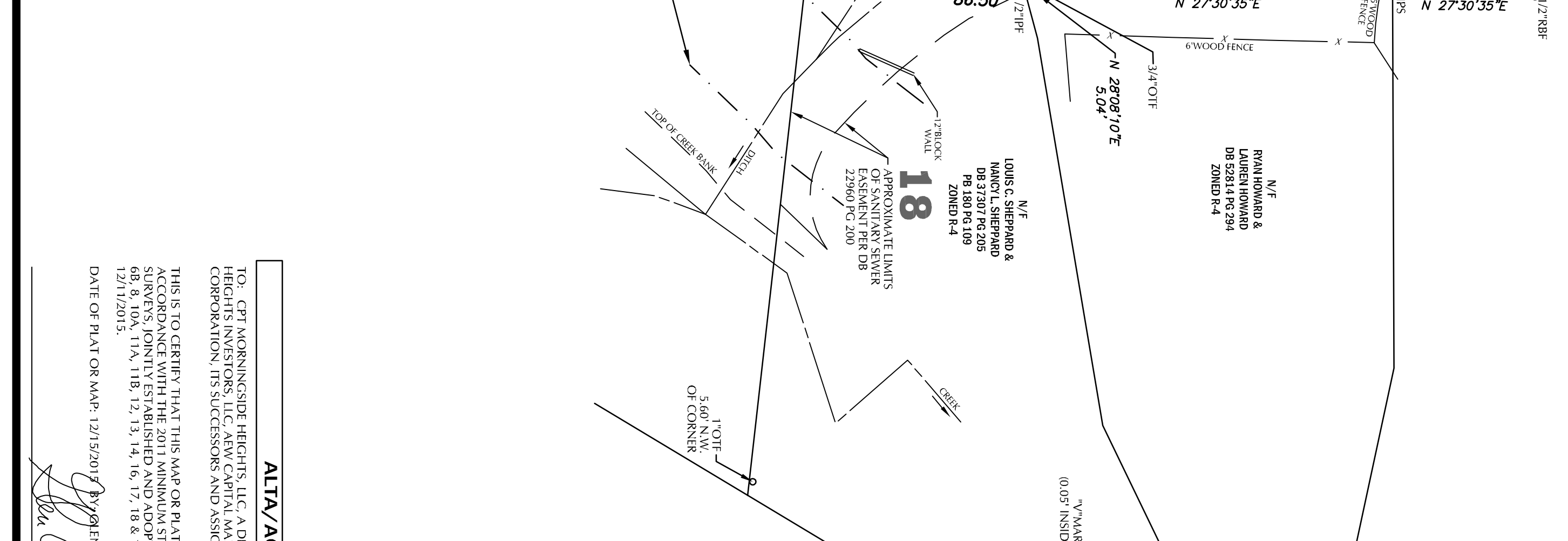
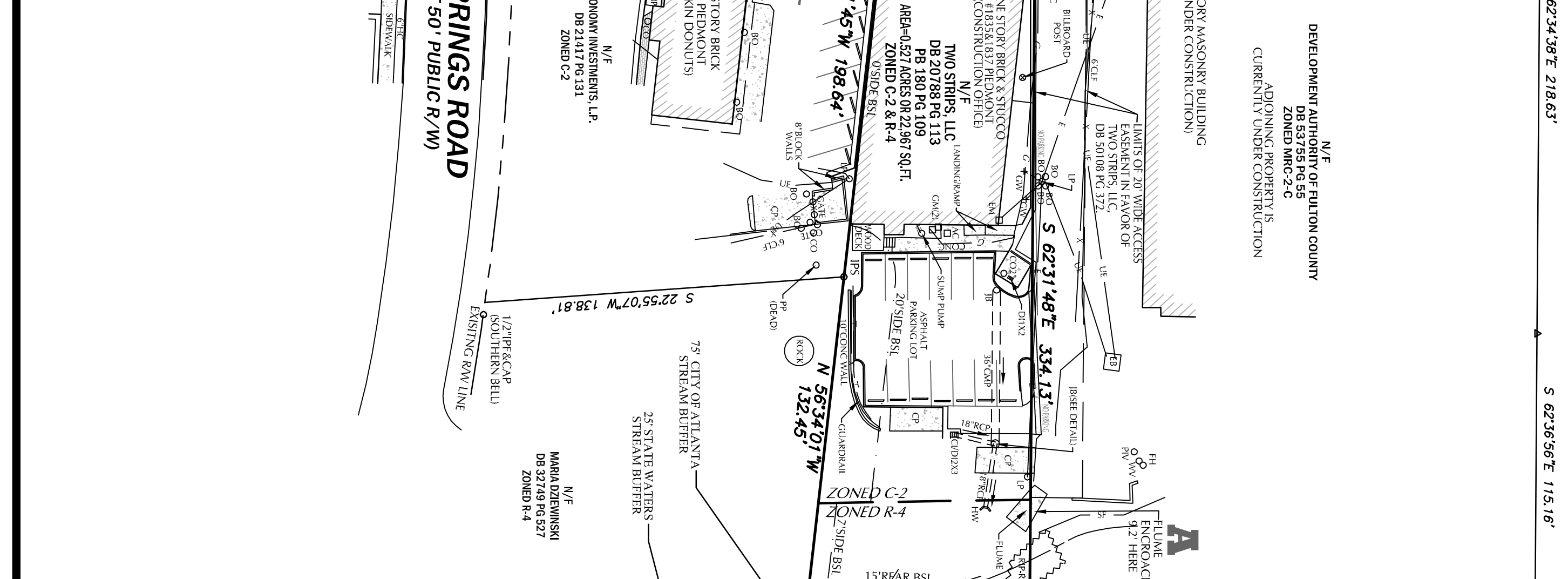
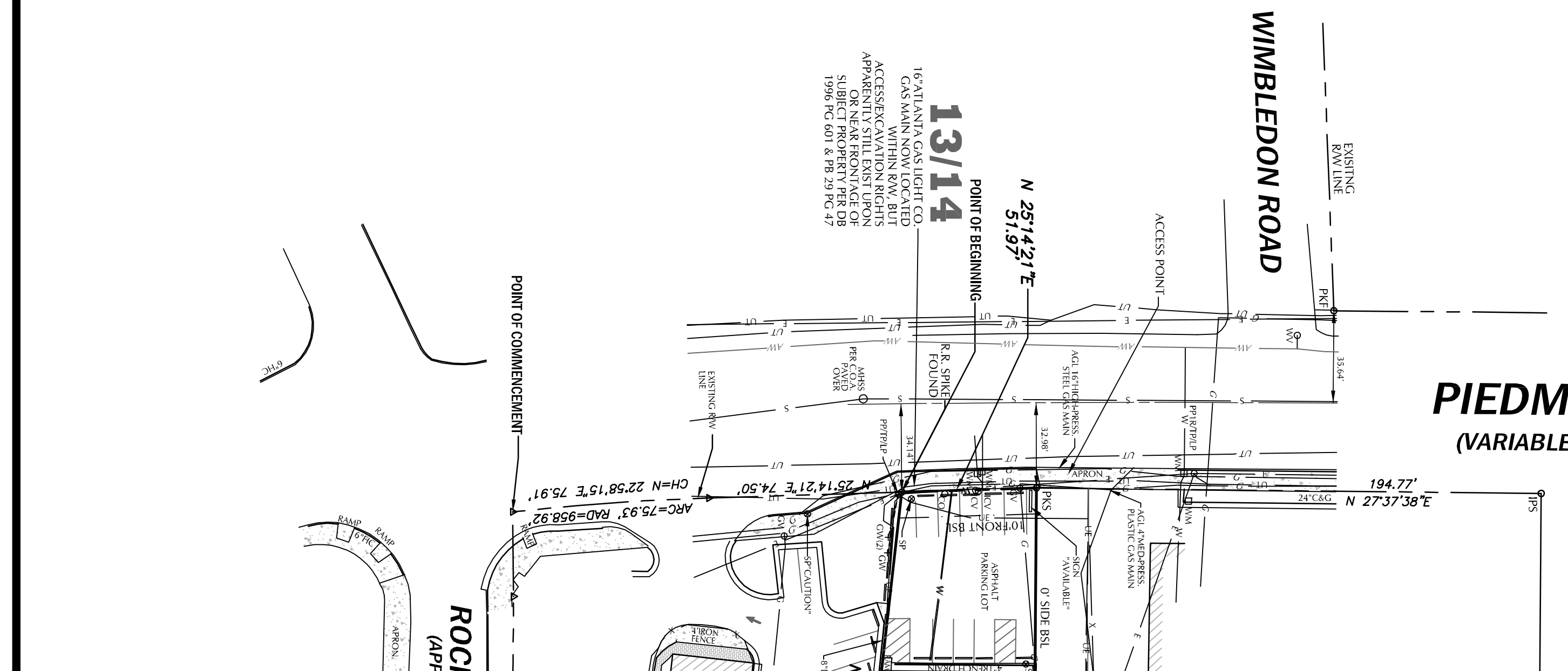
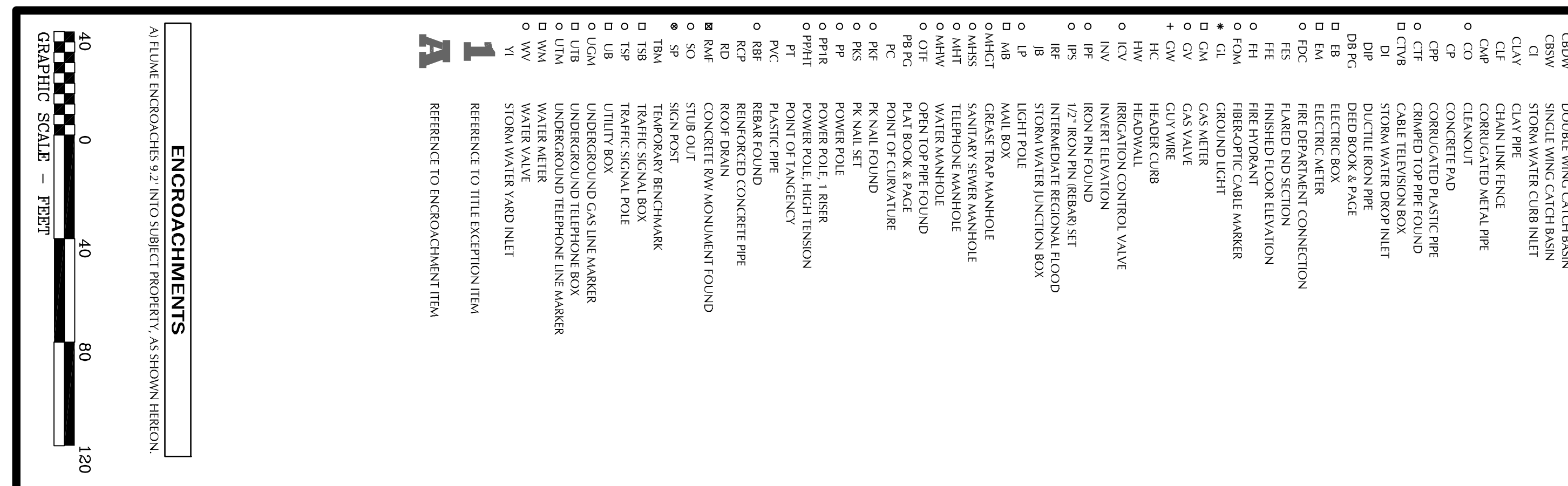
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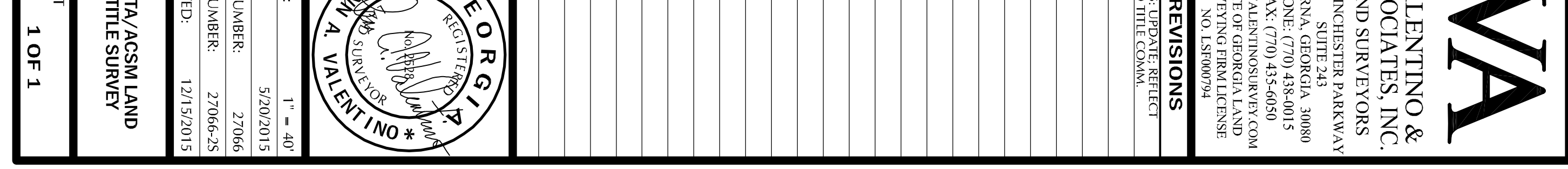
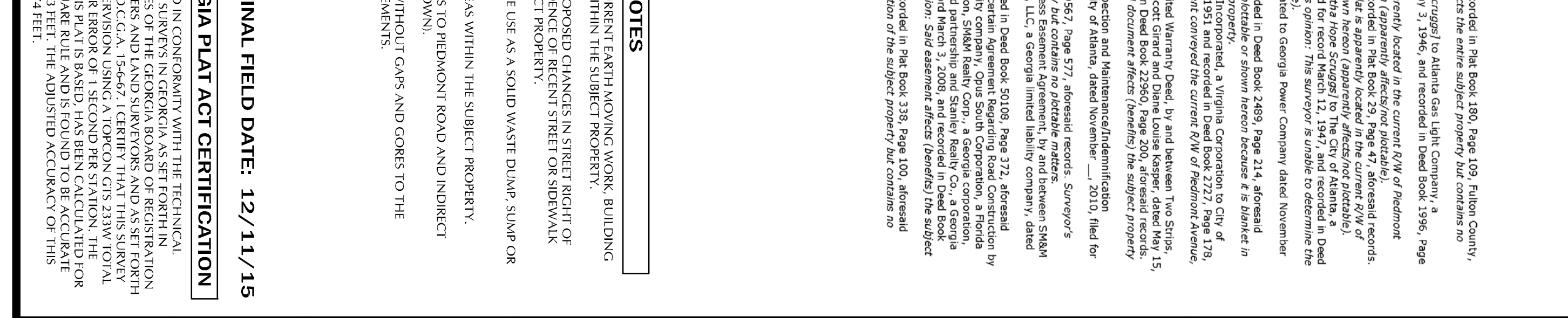
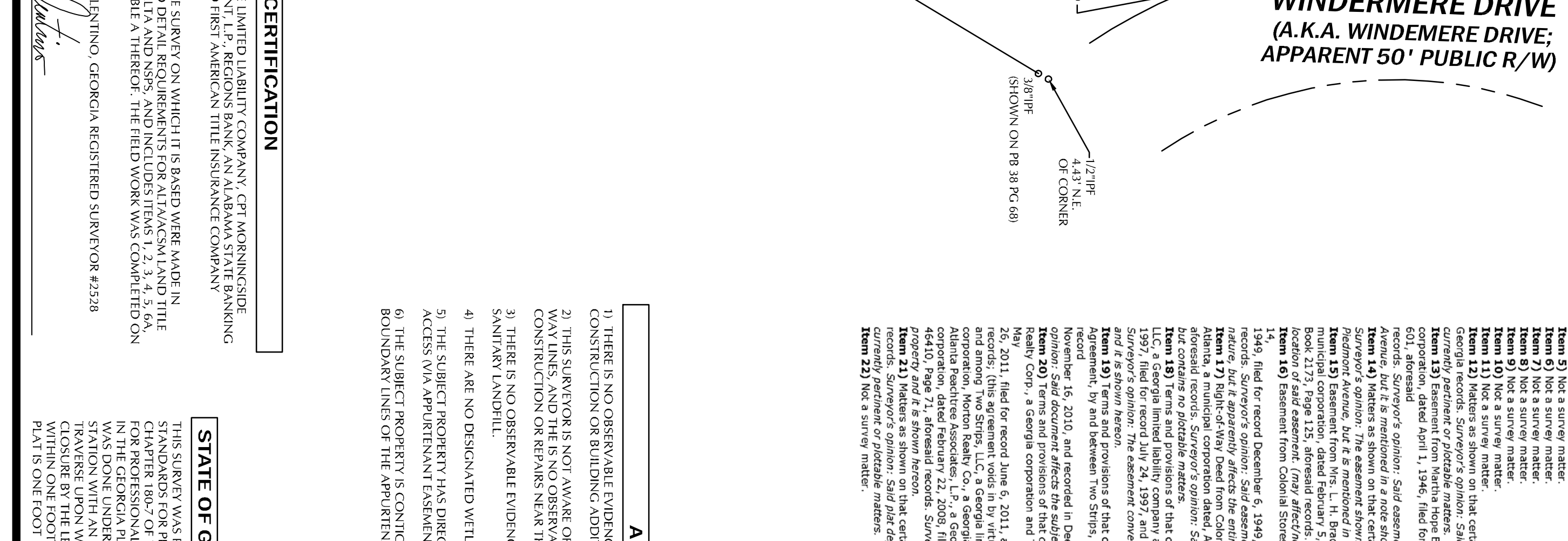
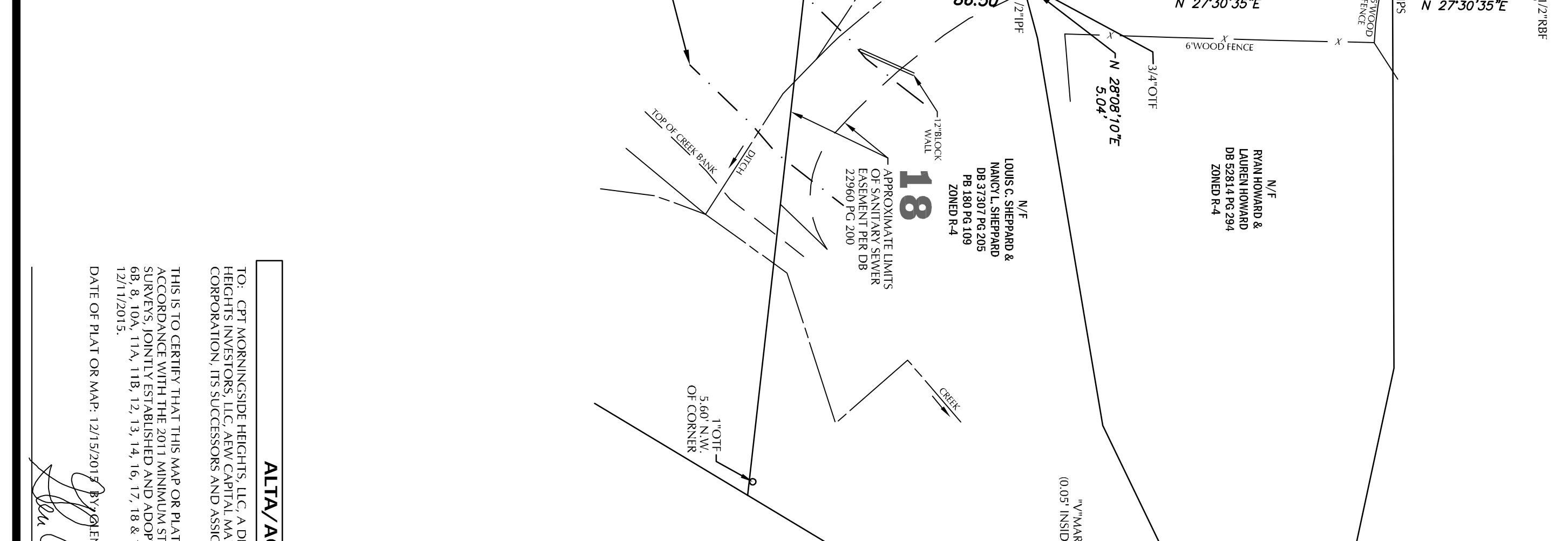
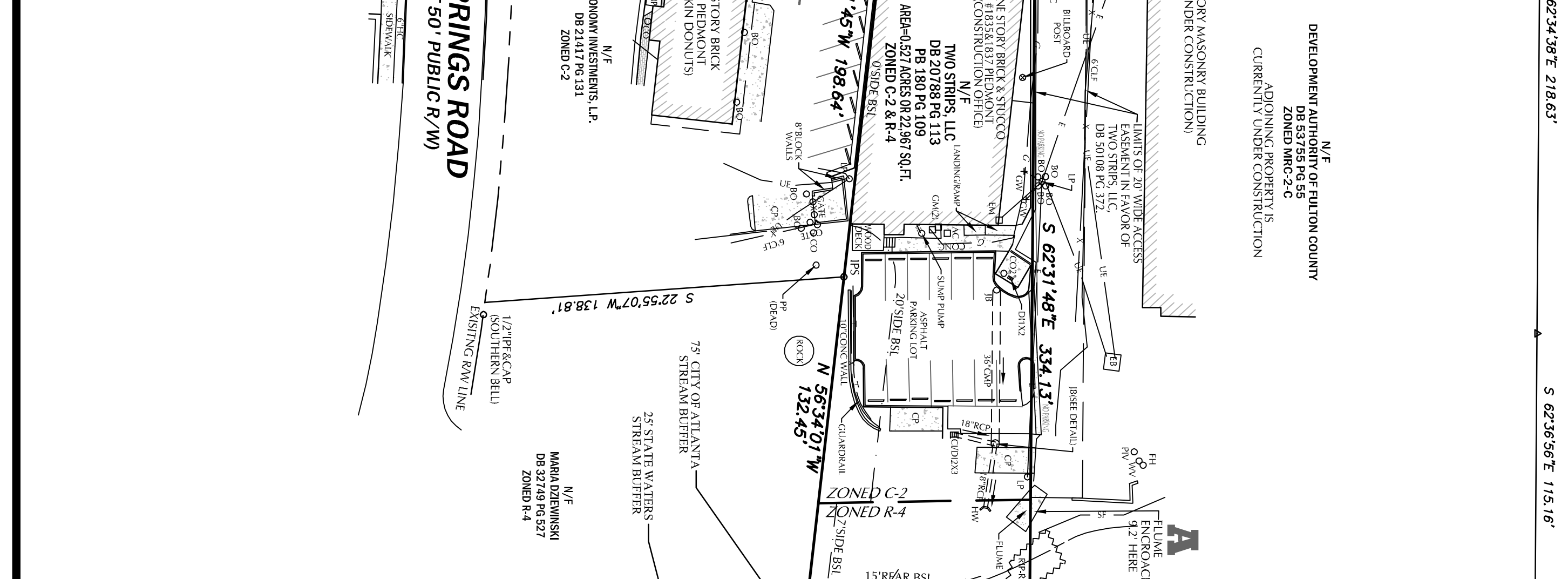
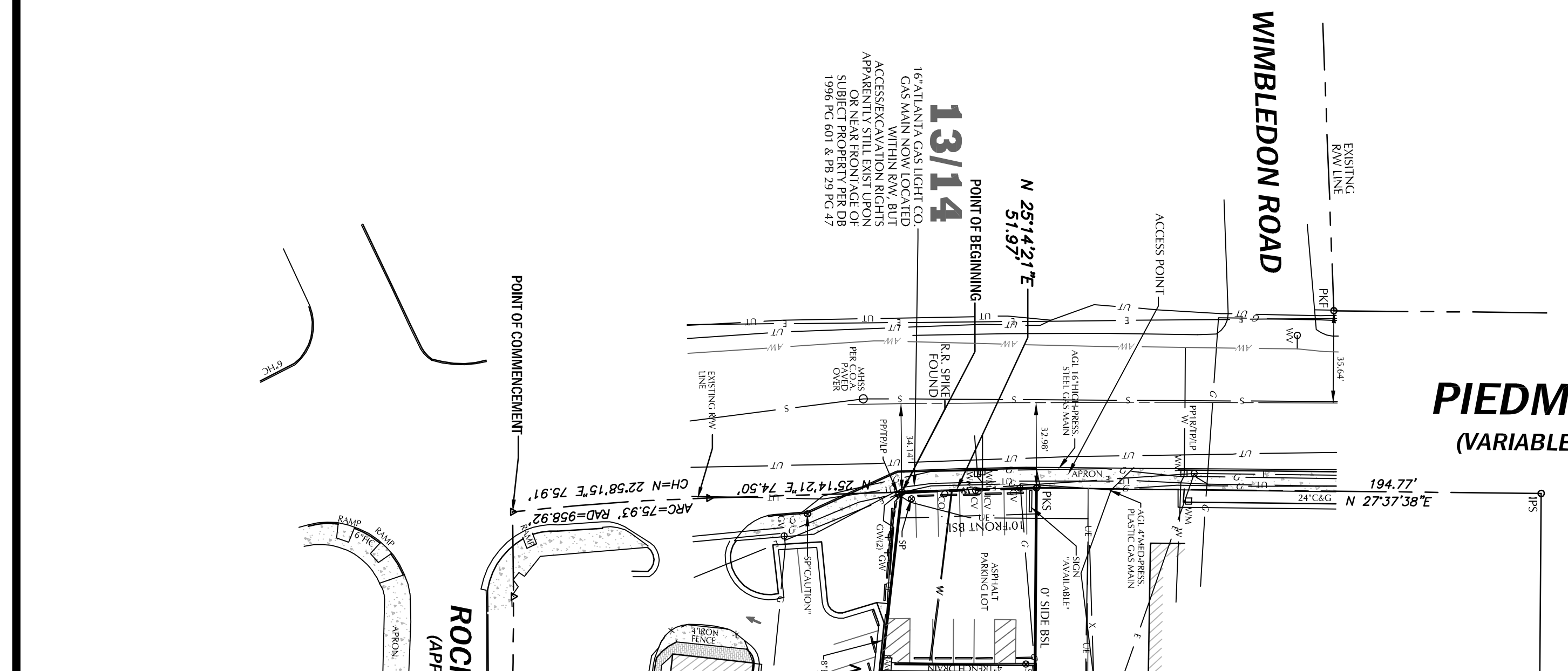
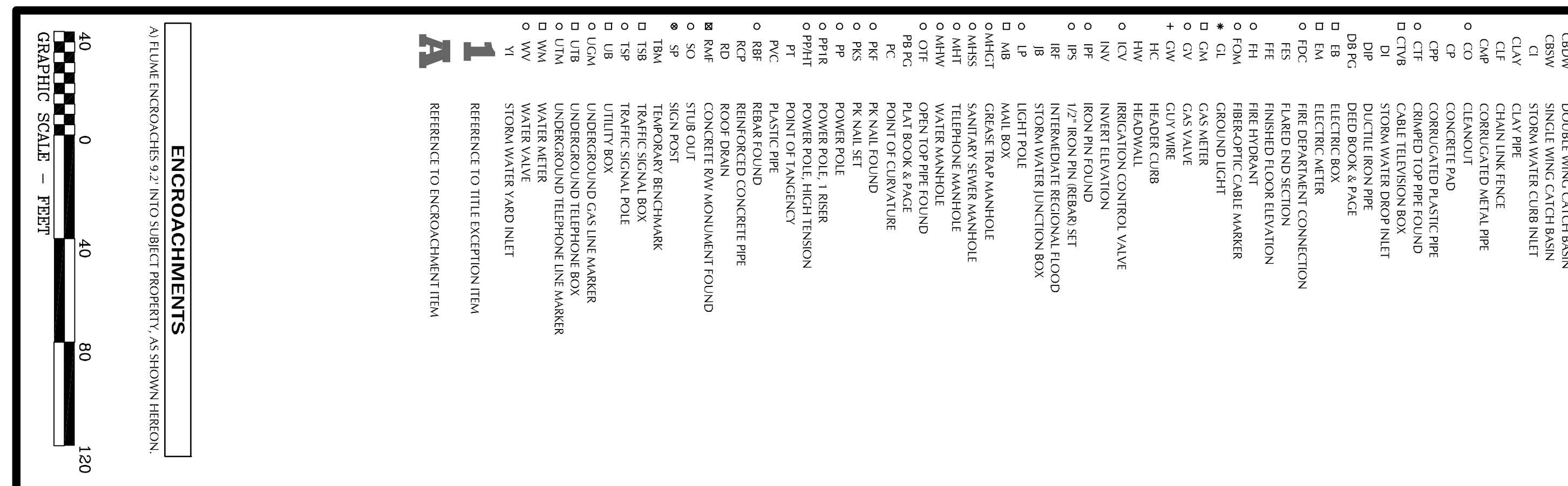
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- ATLANTA, GA 30309
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- FAX: (770) 433-6050
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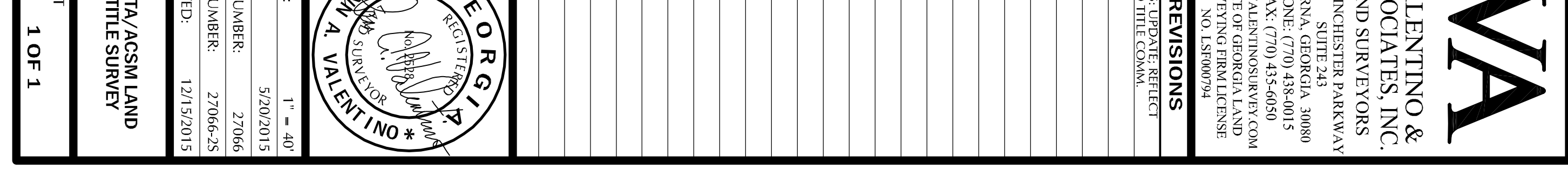
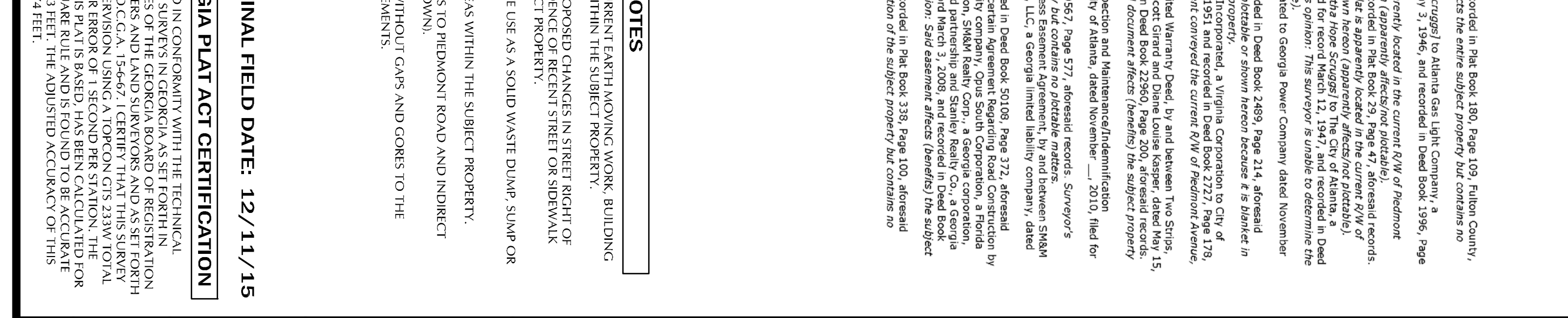
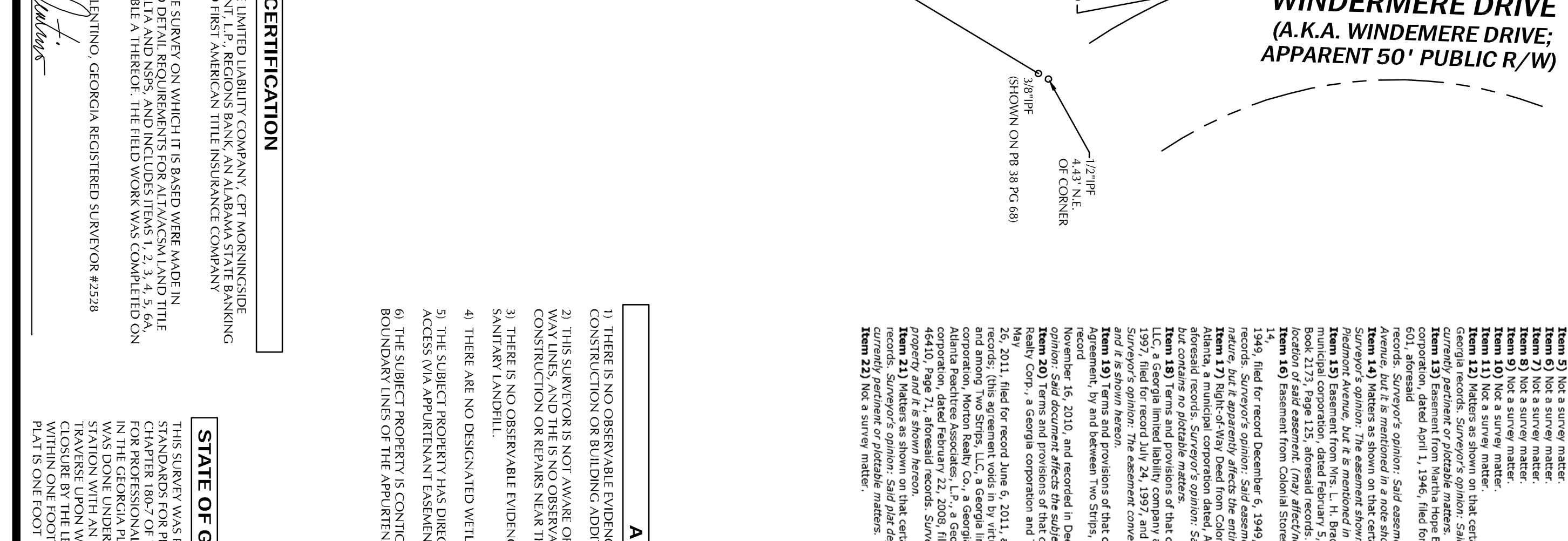
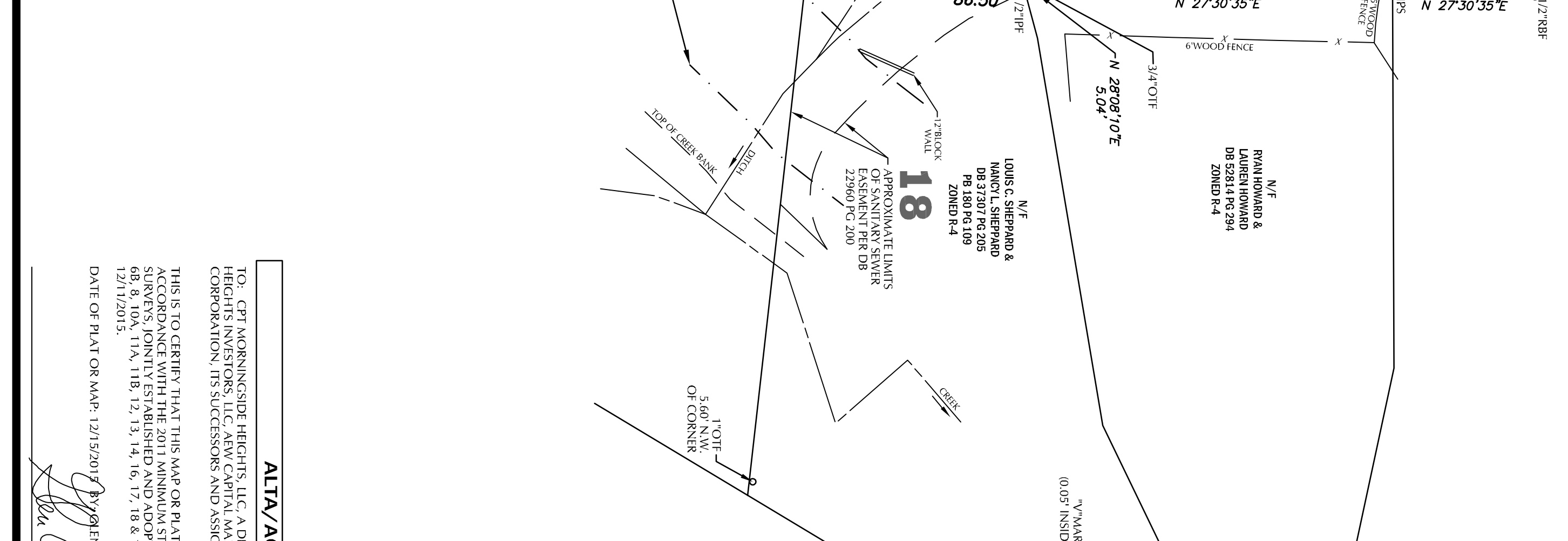
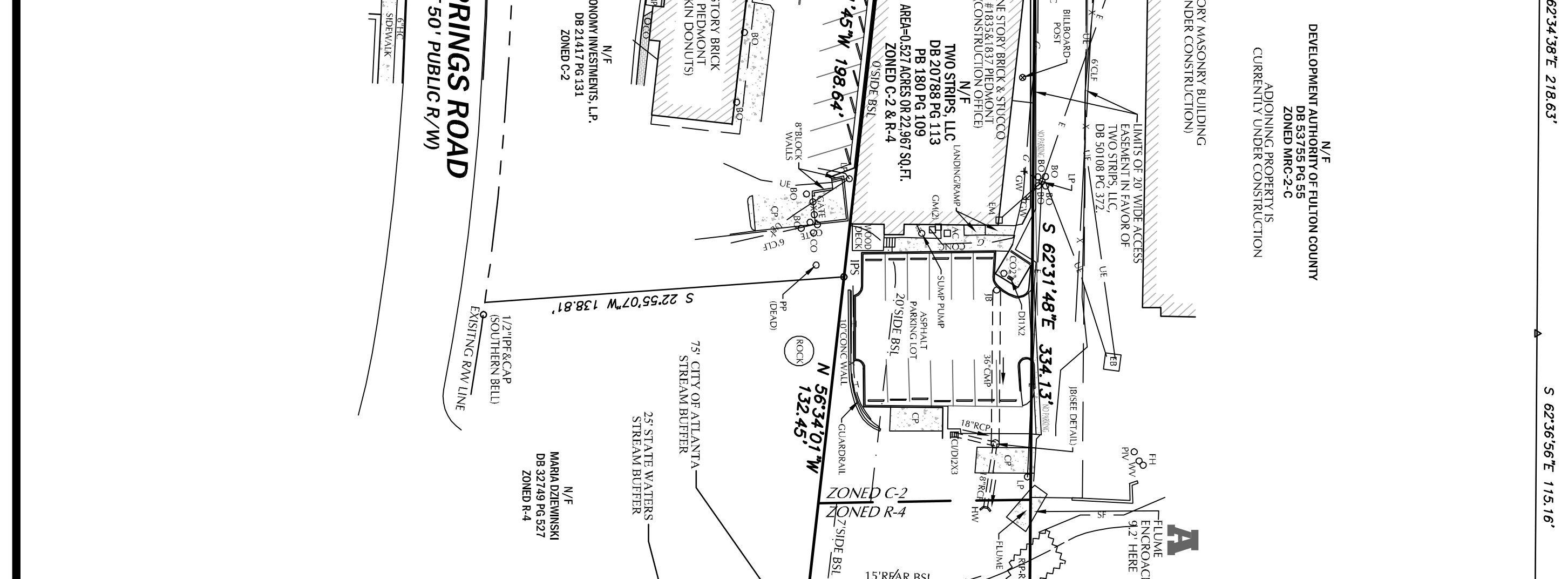
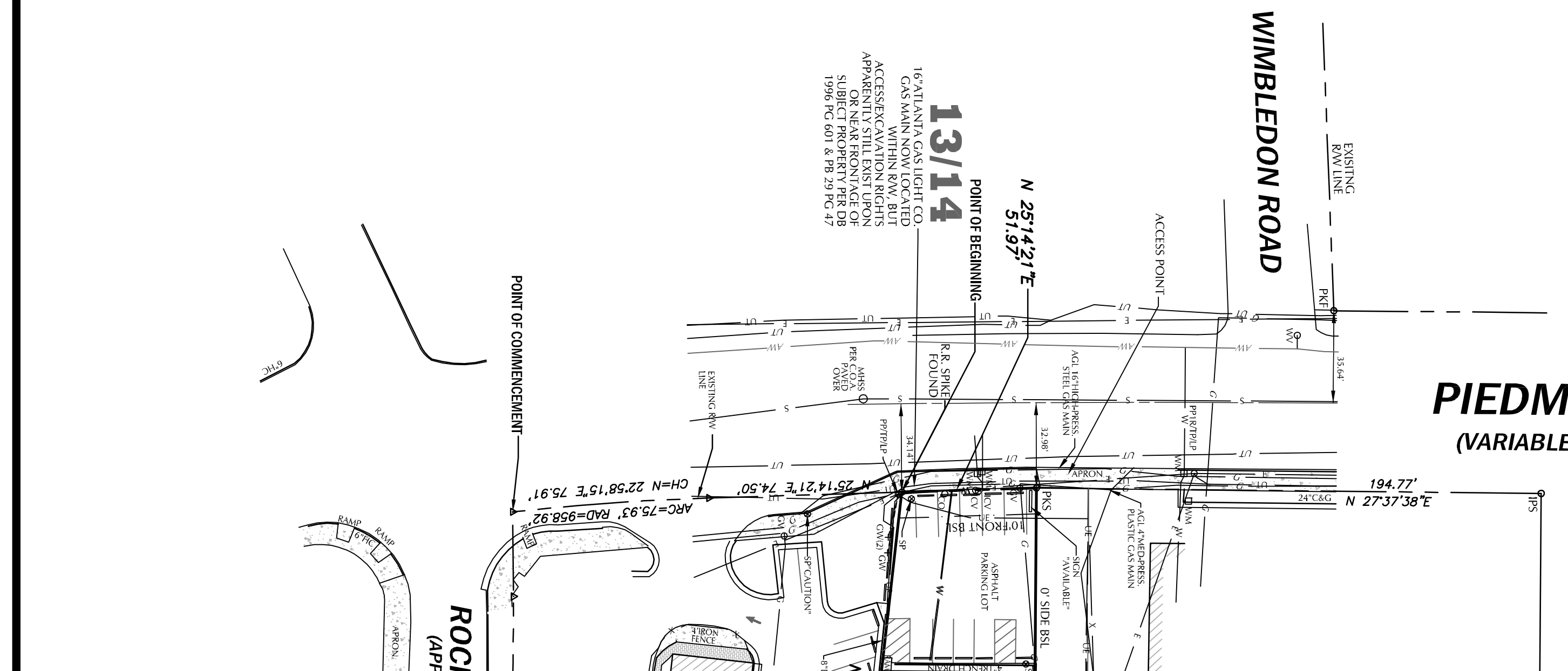
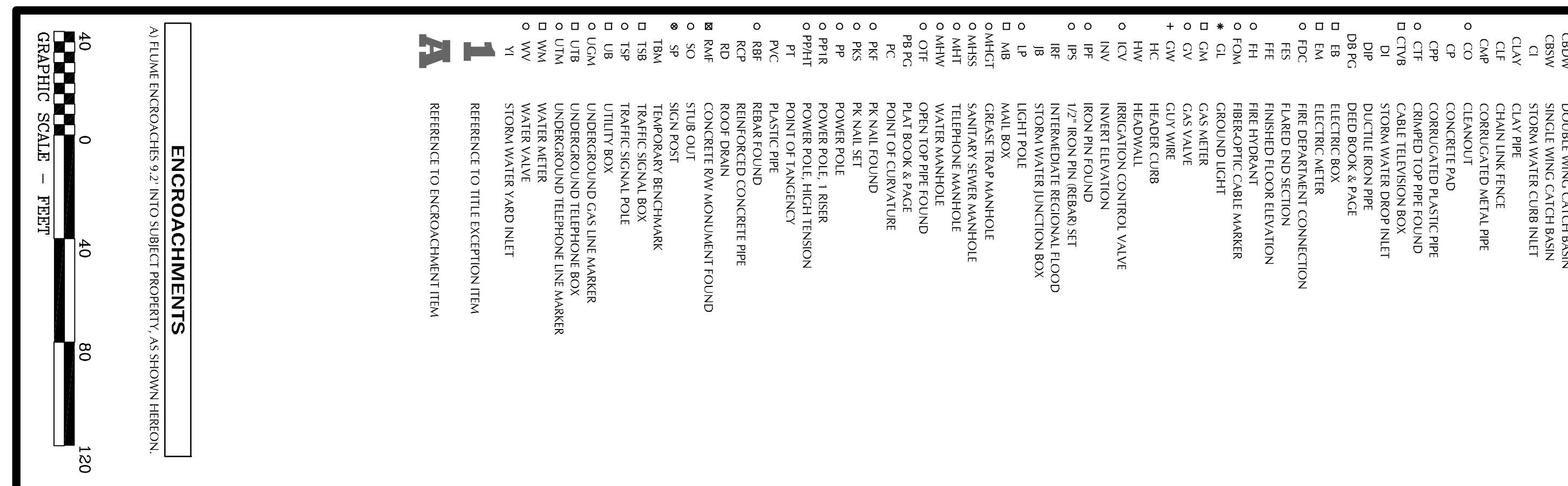
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- FINAL FIELD DATE: 12/11/15**
- SCALE: 1" = 40'
- DATE: 5/20/2015
- JOB NUMBER: 27066-25
- FILE NUMBER: 12/15/2015
- PLOTTED: 12/15/2015
- STATE OF GEORGIA PLAT ACT CERTIFICATION
- THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH WAS DONE UNDER MY SUPERVISION USING A TOTAL STATION WITH AN ANGULAR ERROR OF 1 SECOND PER STATION. THE WORK COMPLETED WAS IN ACCORDANCE WITH THE RULES AND REGULATIONS AND TO BE ACCURATE WITHIN ONE FOOT IN 90 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 176.174 FEET.

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