



Applicants must appear in person to file an application. Applications by mail or courier will not be accepted.

APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC & NC Zoning Districts
City of Atlanta, Office of Zoning and Development (404-330-6145)

File No.: BL-18-045

APPLICANT (name) Phillip Takacs, Project Manager

COMPANY CoreStates, Inc.

ADDRESS 3039 Premiere Parkway, Suite 700, Duluth GA 30097

PHONE NO. 470-485-0405 **EMAIL** ptakacs@core-eng.com

PROPERTY LANDOWNER 1023-1027 Juniper Street Associates, LLC

ADDRESS 1119 Logan Circle NW, Atlanta GA 30318

PHONE NO. _____ **EMAIL** _____

ADDRESS OF PROPERTY 1598 Piedmont Avenue, Atlanta GA 30324



Land District 17th Land Lot 51&56 Council District 6 NPU F

Is property within the BeltLine Overlay District? Yes No Zoning Classification C-1

INSTRUCTIONS (approved SAP plans shall be included in Building Permit Application submittal to the Office of Buildings):

- **Demolition Permits:** Applications for demolition permits shall not be approved until the SAP is approved.
- **Signage:** SAP approval for free-standing/monument and/or projecting structures only. Signage approval issued by Office of Buildings.
- **Submittal Package Requirements (See detailed checklist):**
 - 1) **Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures and/or the site. Requests for administrative variations must be accompanied by a written justification for each.
 - 2) **Property Survey:** Submit two (2) copies. Lot consolidation, replatting or subdivision may be required prior to approval of SAP.
 - 3) **Site Plan (released for construction and sealed) and Building Elevations:**
 - a. **Initial Submission: Four (4) Site plans & Two (2) Elevations;** If DRI or NPU review is required: one (1) extra copy per review
 - b. **Final Submission: after initial staff review addressing staff comments: Six (6) Site plans & Three (3) Elevations.**
 - c. **Other information:** Copies of applicable Rezoning Legislation, Special Use Permit and any letters for Variance or Special Exception. Note: additional plans or documents may be required at the discretion of the Office of Planning.
 - 4) **Property Owner Authorization:** Submit required notarized owner consent per attached form.
 - 5) **Notice to Applicant:** Submit attached form with signature and date.
- **Additional Submittal Requirements (as applicable):**
 - **Photographs (buildings/site):** Show existing conditions for alterations to exterior building facades and/or site modifications.
 - **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
 - **BeltLine, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Pre-application conference with Planning Staff is recommended prior to SAP submittal. To arrange such a meeting contact Facia Brown at 404-330-6636 or fibrown@atlantaga.gov. **INCLUDE EXTRA COPY OF SUBMITTAL PACKAGE** for the required 21-day NPU review period as detailed below. Submit (1) one application and (3) three sets of drawings, staff will make copies of the received SAP for you.
 - Mail a copy of the submitted SAP application & drawings stamped received by the Office of Planning to the NPU.
 - Submit a copy of U.S. Postal Service Certificate of Mailing and notarized Affidavit of NPU Notification as soon as possible to complete the application submission and begin the SAP review period.
 - **Development Review Committee (DRC)*:** Projects in the BeltLine & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review.
 - **Development of Regional Impact (DRI) Study:** Developments either over 500,000 s.f. or having greater than 600 residential units may require a DRI approval by GRТА and ARC. For full thresholds and rules contact GRТА and/or ARC.
 - **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRТА and ARC.
 - **Final submission:** Copy of the DRI Notice of Decision letter shall be printed on the final site plan submission.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is REQUIRED for any site disturbance to determine applicable stormwater work. Call 404-330-6249 or visit: www.atlantawatershed.org/greeninfrastructure
- **Fees (non-refundable):** Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.
 - Exterior demo, outdoor dining new/expansion, or non-expansion: \$250.
 - Developments < 50,000 sqft of floor area: \$500.
 - Developments 50,000 to 250,000 sqft of floor area: \$1,000.
 - Developments ≥ 250,000 sqft of floor area: \$1,500.

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date 11/6/18 Signature of Applicant Phillip Takacs for CoreStates, Inc.

The City Code provides that Planning Director shall review each request for an SAP within 30 days of a filing of a completed* application. (Atlanta Code Chapter 16, Section 16-25). * Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.

The above request for a Special Administrative Permit (SAP) was approved or denied on _____ See attached Special Administrative Permit Approval Form(s) for detailed approval information.

Signed for Director, Office of Zoning & Development _____ Staff Reviewer - Print Name _____



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP)
 Affidavit of NPU Notification for Beltline, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 Districts

File # BL-18-045

This Affidavit form and a copy of the **United States Postal Service Certificate of Mailing** are required by owner and applicant of the property subject to the Special Administrative Permit application. Submit within FIVE (5) days of application submission. **Neighborhood Planning Unit (NPU) has TWENTY ONE (21) days from the date of the associated certificate of mailing to provide one (1) set of written comments to the Office of Planning prior to any SAP approval.**

NOV - 6 2018

LOCATION OF SUBJECT PROPERTY:

Street Address(es): 1598 Piedmont Avenue, Atlanta GA 30324

Zoning Classifications C-1 Land District 17th Land Lot 51&56 Council District 6A NPU F

APPLICANT:

Name: Phillip Takacs, Project Manager

Company: CoreStates, Inc.

Address: 3039 Premiere Parkway, Suite 700, Duluth GA 30097

Telephone: 470-485-0405 Email: ptakacs@core-eng.com

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

NPU Contact Information

Name of Contact Person(s) Debbie Skopczynski Phone Number(s) 404-874-7483 Email Address (es) chair@npufatlanta.org

Adjacent NPU(s) Contact Information

Name of Contact Person(s) N/A Per NPU-F Chairperson Phone Number(s) _____ Email Address (es) _____

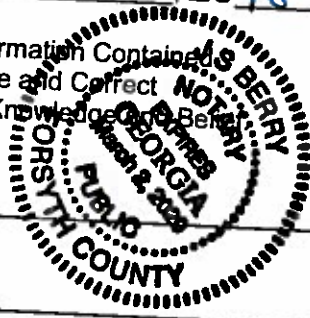
(To be completed by Notary):

Personally Appeared Before Me this 5th day of November, 2018.

Who Swears That the Information Contained in this Authorization is True and Correct To the Best of His or Her Knowledge and Belief

[Signature]
 Signature of Notary Public

Date 11/5/18



(To be completed by Applicant & Staff):

[Signature]
 Signature of Applicant

Phillip Takacs, Project Manager (CoreStates, Inc.)
 Printed Name of Applicant

Office of Zoning & Development Staff

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



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notarized authorization by Property Landowner

File # BL-18-045

(Required only if applicant is not the owner of the property subject to the application)
TYPE OF APPLICATION: Special Administrative Permit

I, 1023-1027 Juniper Street Associates, LLC SWEAR THAT I AM THE LANDOWNER
owner(s) name

NOV - 6 2018

OF THE PROPERTY LOCATED AT: 1598 Piedmont Avenue, Atlanta GA 30324

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA
WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE
PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS
APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):
Phillip Takacs (CoreStates, Inc.), P.M.

ADDRESS: 3039 Premiere Parkway, Suite 700, Duluth GA 30097

TELEPHONE: 470-485-0405 EMAIL: ptakacs@core-eng.com

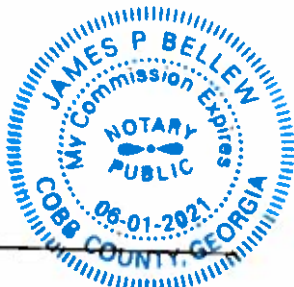
Jeffrey Landau
Signature of Property Landowner

Jeffrey Landau
Print Name of Property Landowner

Personally Appeared
Before Me

JEFFREY LANDAU

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



James P. Bellevue
Signature of Notary Public
10-29-2018

Date



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP)

NPU Notification Form

Department of Zoning & Development
Office of Zoning & Development
Case # BC 18 045

NOV - 6 2018

NPU Chairperson or Designee:

Enclosed is a copy of a Special Administrative Permit (SAP) application for a property located within the BeltLine Overlay Zoning District. As part of the SAP application, applicants are required to submit site plans and building elevations, as applicable to the scope of work, to the Office of Zoning & Development for approval prior to obtaining a building permit. Per **Section 16-36.004** of the Beltline district regulations SAP approval is required for:

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

In addition to the SAP submittal as specified above, per **Section 16-36.004** the applicant is also required to send a full copy of the SAP application to the respective NPU chair or their designee, evidenced with a certificate of mailing, so that the NPU has an opportunity to review and provide written comments to the Office of Planning regarding an application prior to any SAP approval. Please note, where underlying regulations require Variance, Special Exception or Special Use Permit action, the SAP shall not be issued until the necessary approval has been obtained.

The time period for NPU comment is 21 days from the date of the postage receipt. If the NPU has no comments, or feels they are unnecessary, the Office of Zoning & Development should receive such written notification as soon as possible within the 21-day period. Comments received after the designated review period cannot be considered in the Office's project review or approval.

The BeltLine Zoning Overlay District primarily has design requirements that prescribe parameters for site layout and building elevations. The district regulations do not address issues related to land use or density (building square footage or number of units) as these are addressed by the underlying zoning district regulations. Therefore, NPU review should primarily focus on the following items as addressed in the Beltline Zoning District including:

- Building placement
- Building setbacks adjacent to streets (pertaining to minimum sidewalks and supplemental zones widths), and transitional yards
- Provision of sidewalks and street trees
- Provision of parking, loading and bicycle spaces
- Location of parking and driveways
- Parking lot landscaping
- Parking deck façade elevations
- Building façade elevations related to entrances and windows
- ...and other BeltLine regulations

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

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

BeltlineBOP@atlantaga.gov

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



City of Atlanta Office of Zoning & Development
 Department of City Planning
 Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notice to Applicants

File # BL-18-045

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Zoning & Development (OZD) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted. The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OZD.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OZD. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OZD.

It shall be the responsibility of the applicant, not the OZD, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OZD at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OZD staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OZD for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

Phillip Takacs, P.M.
 Applicant Printed Name

[Signature] for CoreStates, Inc.
 Applicant Signature

11/6/18
 Date



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

NOV - 6 2018

File # BL-18-045

These forms are intended to assist applicants in preparing the required submission materials for a Special Administrative Permit approval. In addition to these forms to be completed by the applicant, all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation

- **Net Lot Area (NLA)** = length of property line X width of property line
- **GLA for corner lots** = (NLA) + [(street "A" right-of-way width +2) X (street "A" length of property line)] + [(street "B" right-of-way width +2) X (street "B" length of property line) + [(street "A" right-of-way width +2) X (street "B" right-of-way width +2)]
- **GLA (with only one front yard adjacent to street)** = (NLA) + [(street right-of-way width +2) X (length of front property line)]
- GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.
- GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.
- **Building Lot Coverage provided** = (net lot area minus area of building footprint) + (net lot area)

Lot Size (In square footage)

Gross Land Area (GLA) 39,410

Net Lot Area (NLA) 28,610

Floor Area Ratio (FAR) – as applicable. Check which used for residential: GLA, or NLA

	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed			2.0	MAX. ALLOWED 2x NET LOT AREA = 57,220 sf
Base Provided			0.12	3,470
Bonus Allowed				
Bonus Provided				

Bonus FAR Program (check bonus utilized if applicable)

Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>
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Residential Units

Total Provided:

Number of Units Provided (without bonus) n/a

Number of Bonus Units Provided (without workforce housing)

Number of Bonus Workforce Housing Units Provided (20% required)

Total Number of Units per Acre

Building Coverage or Lot Coverage (check applicable as required per zoning district)

Percentage (%)

Square Footage

Max. Permitted No Maximum

No Maximum

Provided 12.10%

3,470

Fenestration (% of each street-fronting facade calculated separately, per district regulations)

	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required					65%	65%
Provided (specify for each street)					60%	60%



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

File # BL-18-045

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments
(These are areas not counted towards UOSR)

Public Space provided = (square footage area of exterior space) + (square footage area of interior space)

	Percentage (%)	Total Square Footage
Minimum Required	TBD	TBD
Provided	TBD	TBD

Square Footage Breakdown of PSR amounts provided by the following:

EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)	
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)	

NOV 5 2018
 Department of City Planning
 Office of Zoning & Development

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

Residential Unit Breakout

Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR

On-site Parking Spaces	Residential		Non-residential Uses	
	Minimum Required		18 spaces	
Provided		28 spaces		
Maximum Allowed		28 spaces		

Bicycle Parking Spaces	Residential		Non-residential Uses	
	Minimum Required		1 space	
Provided		1 space		

On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)

	Residential/Hotel	Non-residential Uses (break out by use)
Minimum Required (specify for each use)		1 space required- Financial Institution
Provided (specify for each use)		1 space required- Financial Institution

November 5, 2018

City of Atlanta, Office of Zoning and Development
55 Trinity Avenue
Suite 3350
Atlanta, GA 30303
Tel: 404-330-6145

BL-18-045
Department of City Planning
Office of Zoning & Development

NOV - 6 2018

55 Trinity Ave. SW
Ste 3350
Atlanta, GA

Re: Proposed Chase Bank site at 1598 Piedmont Avenue, Atlanta GA 30324, SAP application Project Summary and Administrative Variation Request.

Project Summary:

The site is located at 1598 Piedmont Avenue, N.E. on the east side of Piedmont Avenue and approximately 450 feet north of the intersection of Piedmont Avenue and Monroe Drive. The site consists of an existing single-story wood frame building currently operating as a restaurant with associated parking, utilities and sidewalks. The existing building, parking, sidewalks and driveways will be demolished to accommodate a proposed Chase Bank facility. Chase plans to construct a 3,470 square foot building with an associated 28 space parking area. The site is consistent with the City of Atlanta Zoning and surrounding developments.

The site is currently zoned C-1 per the city of Atlanta Zoning, lies within the Beltline Overlay District and within the NPU-F (Neighborhood Planning Unit). The site will be required to meet the Beltline Overlay District requirements with the addition of a Furniture Zone, Open Space with sidewalk and Supplemental Zone with associated hardscape. The site is also required to meet the Beltline Overlay District parking lot landscape requirements. Improvements to the site will include re-grading, installation of new asphalt parking, landscape islands, green space, furniture zone, open space and stormwater management areas including a bio-retention area and a new building.

The site will require the review of the NPU-F (Neighborhood Planning Unit) which will focus on Building Placement, Building Setbacks adjacent to streets (pertaining to minimum standards and supplemental zones widths), and transitional yards, provisions of sidewalks and street trees. provision of parking, loading and bicycle spaces, location of parking and driveways, parking lot landscaping, parking deck façade elevations (if applicable), building façade elevations related to entrance and windows and other Beltline regulations as they apply to the site.

The Architectural and Civil design teams met with the City of Atlanta Beltline representatives on August 28, 2018 for a preliminary submittal meeting. The purpose of the meeting was for the design team and

BG-18-045



Chase to understand and discuss the proposed Architectural theme for the proposed building. The design team received feedback from the Beltline staff and applied those recommendations to the current Architectural elevations incorporating brick as the overall design theme. The brick theme appears to meet the overall neighborhood urban feel of the surrounding area while providing a quality development and service within the City of Atlanta.

Department of City Planning
Office of Zoning & Development

NOV - 6 2018

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

Administrative Variation requests:

Per the City of Atlanta Zoning Ordinance *Chapter 36. - BELTLINE OVERLAY DISTRICT REGULATIONS Sec. 16-36.005 – Provisions for administrative variations from regulations.* The following request is being made:

Variation:

Variation request for the City of Atlanta Zoning Ordinance *Sec.16-36.014.7. a. ii. Fenestration and entrances shall be provided for a minimum of 65 percent of the length of all street frontages:* Chase Bank is requesting a 5% reduction of the required 65% minimum fenestration to 60% fenestration facing Piedmont Avenue. The reason for the reduction is that windows cannot be used for two of the rooms on the right side of the East Elevation. One of the rooms houses the bank ATM and Cash Safe while the other room would have full visibility to the rear of the teller stations creating an unsafe condition for bank employees. It is our understanding that Spandrel Glass is not allowed to count towards the fenestration area and is therefore not included. We feel the reduction of 5% fenestration area is negligible for this site as Chase will be adding a Furniture Street Zone, Open Space with an 8' wide sidewalk along with a 5' wide supplemental zone and incorporate brick into the façade, all of which will enhance the aesthetics along Piedmont Road and compliment the surrounding area. Chase respects the need for the City of Atlanta to maintain certain qualities and integrity in its communities and will meet the code requirements to the fullest extent.

BT-18-045

Sincerely,

 (CoreStates, Inc.)

Phillip Takacs

Project Manager

ptakacs@core-eng.com | 470-485-0405

3039 Premiere Parkway

Suite 700

Duluth, GA 30097



NOV - 6 2018

STORMWATER CONCEPT PLAN AND CONSULTATION MEETING RECORD

DEPARTMENT OF WATERSHED MANAGEMENT

CITY OF ATLANTA

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

Contact the Site Development Office, 404-330-6249, to schedule a meeting time.

Site Name Chase - Piedmont & Monroe Project Representative Phillip Takacs, PM
 Address 1598 Piedmont Ave. Watershed Representative D. Amus
 Date of Meeting Request 7-6-18 Date of Meeting 7-11-18

For applicable developments (see below), a stormwater concept plan and consultation meeting is required early in the design process. The project's engineer and Site Development staff shall discuss the post-development stormwater management measures necessary for the proposed project and to assess constraints, opportunities and ideas for better site design, green infrastructure and runoff reduction techniques early in the design process. This consultation meeting shall be held prior to submittal of an application for a building permit (BB) or land disturbance permit (LD).

Per the City of Atlanta's Post Development Stormwater Management Ordinance, the project's engineer must present a Stormwater Concept Plan to Site Development Staff for the following activities:

- New commercial development (Greenfield) that involves the creation of any impervious cover;
- Commercial redevelopment that includes the creation, addition, or replacement of 500 square feet of impervious cover or more;
- Commercial development or redevelopment that disturbs one acre of land or more; and,

For more information regarding the applicability and exemptions of the City's Post Development Stormwater Management ordinance, see Chapter 74-Environment, Article X. Section 74-504 of the city code.

The Stormwater Concept Plan should include the following:

- Project description;
- A preliminary survey showing the following:
 - Property lines, existing conditions, general topography, general soil conditions, easements, and adjacent rights-of-way;
 - Location of all state waters, wetlands, applicable buffers, and floodplains;
 - Any critical areas of the site which may affect the control of stormwater during and post-construction (steep slopes, eroded areas, buffers, invasive species, existing stormwater infrastructure, undersized culverts, floodplains, wetlands, etc.);
 - A conceptual grading plan;
 - Location and limit of proposed structures, land disturbing activities, demolition, and impervious surfaces;
 - Infiltration rates shall be determined by soil surveys, on-site soil analysis, double-ring infiltrometer or percolation test. If a site has been previously developed or graded or contains urban soil types, a double-ring infiltrometer or percolation test is required. The test locations must be in the region where infiltration practices are proposed at the appropriate depth; and,
 - Preliminary selection and location of proposed structural stormwater controls; location of existing and proposed conveyance systems such as grass channels, swales, and storm drains; flow paths; relationship of site to upstream and downstream properties and drainages; and preliminary location of proposed stream channel modifications, such as bridge or culvert crossings.



Prior to the issuance of a permit, a stormwater management plan must adequately address the following principles as required in the City's Post Development Stormwater ordinance, the Georgia Stormwater Management Manual (Blue Book), and the Coastal Stormwater Supplement (CSS):

Runoff Reduction (RR) and Green Infrastructure (GI): Discuss RR formula, infiltration techniques, better site design and limiting impervious surface, offsite drainage, rainwater harvesting, and GI incentives: 1) credit system in accordance with the CSS, 2) 1.0" runoff reduction vs. 1.2" water quality, 3) hardscape exemption, 4) for small commercial redevelopment sites involving less than 5,000 square feet of impervious surface (new or replaced), Stream Channel Protection, Overbank Flood, and Extreme Flood Protection will be waived if RR requirements are met, 5) rainwater harvesting techniques and potential water/sewer bill savings;

Water Quality: Discuss exemption if 1.0" RR is provided, multiplier, credit system, high risk operations, hot spots, and proprietary devices. If the 1.0" runoff volume cannot be reduced on site (RR requirement), engineer must provide a written analysis as to why and appropriate documentation to support the claim during BB or LD plan review process. If proprietary measures are proposed, provide all necessary documentation (See Chapter 3.3.10.2 of the Blue Book for guidelines for using proprietary systems). Staff will determine the appropriateness of said proprietary device based on site conditions;

Stream Channel Protection: Discuss preservation of buffers, 24-hr extended release of 1-year, 24-hr rainfall event, velocity dissipation, and waivers (< 2.0 cfs OR discharging into larger systems where streambank and channel stabilization will not be affected);

Overbank Flood Protection: Discuss new vs. redevelopment rate reduction requirements, what is considered pre-development impervious cover, and the formula for calculating rate reduction on redevelopment sites up to 25-yr storm:

PIC = Pre-development Impervious Cover

PDRR = Peak Discharge Rate Reduction;

Extreme Flood Protection: Discuss new requirement (peak discharge rate reduction does not apply to 100-yr storm event), no increase allowed from pre- to post-development peak discharge rate for 100-year storm event, etc.;

Downstream Analysis: Discuss size of basin to be studied, any known downstream flooding or drainage issues, etc.;

Operations and Maintenance Plan / Inspections and Maintenance Agreement: Discuss maintenance requirements.

NOTE: Signature on this document does **NOT** constitute design approval, nor is it intended as a comprehensive list of all issues. Signature authorizes applicant to proceed with application for a land development/building permit. Issues identified must be addressed prior to plan approval by Site Development.

FOR ADMINISTRATIVE USE ONLY

Issues Discussed

- Stream buffer
- Wetland
- Floodplain
- Easement
- Steep slope
- RR limitations
- Other

Potential Opportunities and Comments

Infiltration practice, pavers,
landscape areas.

Reviewed by:

BARRY Amas
(Print Name)

(Signature)

RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

PAID
CITY OF ATLANTA
NOV 06 2018

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: BL-18-045
Application Type: Planning/SAP/Beltline/NA
Address: 1598 PIEDMONT AVE NE, ATLANTA, GA 00000
Owner Name: TEN TWENTY THREE JUNIPER ST ASSOC LLC
Owner Address:
Application Name:



Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
612171	56955	\$500.00	11/06/2018	PAMITCHELL		

Owner Info.: TEN TWENTY THREE JUNIPER ST ASSOC LLC

Work Description: Will demolish the existing building, parking sidewalks, and driveways to accommodate a proposed Chase Bank

MEETING MINUTES

June, 05, 2018

Title: Meeting with the City of Atlanta Office of Zoning & Development

RE: Pre-application

Location: City of Atlanta Office of Zoning & Development, 55 Trinity Ave. SW, Suite 3350, Atlanta, GA 30303

Time: 12:00 pm

Attendees:

Alex Deus (Urban Planner II)

Phillip Takacs (Core States Group - Civil)

Catherine Pafford (Core States Group – Architecture)

Keven Bryant (JLL)

Note: The representative from the City of Atlanta Beltline Overlay district and The Assistant Director of Zoning and Development were scheduled for this meeting but did not attend.

The purpose of this meeting was to introduce the proposed Chase Bank project to the City of Atlanta staff for a review of the conceptual site plan and follow with a question and answer session.

The following meeting notes based on best recollection of discussions and notes taken during this meeting.

- Alex Deus suggested we show some landscaping between our site and the existing residential site along our rear property line. I indicated that there are existing trees along the rear property line that may be able to be saved but if not we will try to landscape that area as much as possible depending on site constraints.
- Alex suggested we screen the proposed parking field along Piedmont Avenue and possibly add a short screen wall of less than 3' in height. Our response was that we will look at the site design and screen the parking field as much as possible but pointed out that we are already required to have landscaping and tree planting required by the Beltline Overlay District.
- Alex mentioned that we may be required to have a right-in right-out only driveway on to Piedmont Avenue. We brought up the possibility of using the alley way behind the adjoining buildings as a secondary access on to Monroe Drive. Alex said he did not see any issues providing we meet any traffic requirements from the City of Atlanta.

BT 18-045
Department of City Planning
Office of Zoning & Development

NOV - 6 2018

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

- The proposed building will be required to have dual fronts architecturally designed to include an entrance to the sidewalk along Piedmont Avenue.
- Alex pointed out that there is no 20' setback required along the rear property adjoining the RG zoning.
- According to Alex there are no traffic concurrency issues known at this time.
- We can contact the Department of Watershed Management for sanitary sewer and water information.
- The architectural style required of the proposed building is not known at this time. The Beltline Overlay district representative was absent at this meeting and not able to provide guidance. Core States Group did bring several styles of color renderings to the meeting for discussion. It is anticipated that the style will be brick to compliment and fit in with the surrounding commercial and residential styles. Alex could not speak for the Beltline Overlay District but suggested we were going in the right direction.

BE-18-045
Department of City Planning
Office of Zoning & Development

NOV - 6 2018

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