



# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: July 5, 2016

ARC REVIEW CODE: R1606171

TO: Mayor Rusty Paul, City of Sandy Springs  
ATTN TO: Michelle Alexander, Community Development Director  
FROM: Douglas R. Hooker, Executive Director, ARC  
RE: Development of Regional Impact Review

Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Peachtree Dunwoody Pavilion (DRI #2590)

**Submitting Local Government:** City of Sandy Springs

**Review Type:** Development of Regional Impact      **Date Opened:** June 17, 2016      **Date Closed:** July 1, 2016

**Description:** This DRI is located in the City of Sandy Springs on 18.86 acres bordered by Lake Hearn Drive to the north and Peachtree Dunwoody Road to the west. The proposed development consists of 240,000 sq. ft. of new office space, 335 multi-family apartment units, a 200-room hotel, 30,000 sq. ft. of retail/restaurant space, and 343,487 sq. ft. of existing office space that will remain. One existing, currently vacant, 41,185 sq. ft. office building is planned for demolition. The DRI trigger for this development is a rezoning application filed with the City of Sandy Springs.

**Comments:** According to the ARC Unified Growth Policy Map (UGPM), a component of the Atlanta Region's Plan, the proposed development is located within a Regional Employment Corridor and a Regional Center. The ARC Regional Development Guide (RDG), a related Atlanta Region's Plan component, details recommended policies for areas and places on the UGPM.

Recommended policies for Regional Employment Corridors include:

- Continue to invest in the LCI program to assist local governments in center planning and infrastructure.
- Prioritize preservation of existing transit; increase frequency and availability of transit options.
- Encourage compact infill development, redevelopment and adaptive reuse.
- Create a range of housing options to accommodate all sectors of the workforce.
- Encourage active ground floor, pedestrian-scale design and pedestrian amenities in new development and redevelopment of existing sites.

Regional Centers are the region's key centers for employment, shopping and entertainment. These centers should be connected to the regional transportation network with existing or planned high-capacity transit service. In most cases, these centers have a jobs-housing imbalance, so housing options should be expanded within their boundaries, especially around existing or planned transit. Some Regional Centers could also be considered "Edge Cities," developed in a suburban, auto-oriented way. They have limited multi-modal transportation options and are challenged by increasing congestion. Local plans and policies should support efforts to transform these areas into highly accessible mixed-use urban hubs.

Recommended policies for Regional Centers include:

- Prioritize preservation, expansion and access to existing and planned transit systems and improve the quality and aesthetics of existing facilities.
- Incorporate appropriate end-of-trip facilities, such as bicycle racks and showers/locker rooms, within new and existing development.

- Enhance mobility and accessibility for all by creating Complete Streets that accommodate all modes of transportation.
- Encourage active ground floor, pedestrian-scale design and pedestrian amenities in new development and redevelopment of existing sites.
- Work toward improving the jobs-housing imbalance in Regional Centers and promote housing options to accommodate multiple household sizes and price points in close proximity to jobs.
- Use alternative designs and materials to minimize impervious surfaces to the greatest possible extent.

This DRI appears to manifest many of the above policies for this area of the region – in particular, converting a single-use site to a mixed-use development with a significant housing component, adjacent to rail transit, in an LCI area that is predominated by commercial and office uses. These characteristics offer the potential for site residents to work and shop on site, and for workers and visitors to park once or arrive via transit or other alternative modes and conduct multiple trips on foot. This framework can eliminate dependency on cars for internal circulation and encourage workers and visitors to use alternative transportation modes to access the development.

Along these lines, the connection between this DRI and the Medical Center MARTA station should be constructed as planned. This connection should link both sides of the station for MARTA riders and non-riders alike, thereby enhancing area-wide walkability. Care should also be taken to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas, as well as all connections from the project to neighboring uses. The development team is also encouraged to ensure that end-of-trip facilities (bicycle racks, etc.) are provided for residents, workers and visitors at key locations throughout the site.

The proposed development is located within the Perimeter Livable Centers Initiative (LCI) study area. As a result, the development plan should be consistent with the recommendations of the LCI plan and any plan updates or supplemental studies. The original Perimeter LCI study was completed in 2001, with a major (10-year) update completed in 2011. Smaller supplemental studies have been conducted for this LCI area related to transit station planning, commuter trails, and Lifelong Communities (aging and health focus) concepts. In general, the DRI's mixed-use characteristics, adaptive reuse, and proximity to rail transit, support the goals and recommendations of the LCI plan.

The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in Regional Employment Corridors.

ARC recognizes that vehicle parking totals are not finalized. The current plan proposes a total of 2,999 parking spaces, which is more than is required by code. In keeping with the goals of ARC's LCI program and the growing emphasis on transit use and pedestrian connectivity in the Perimeter area, the developer and City should explore reducing the amount of parking on site. This effort could reinforce and encourage the use of alternative transportation modes, especially transit, given its direct connection to this DRI.

In terms parking placement, much of the parking appears to be screened from view to minimize visual impact, specifically the residential and hotel parking. Care should be taken to ensure that the proposed parking deck on the southwest corner of the site addresses the street level in a pedestrian-friendly manner to the greatest extent possible.

Additional comments are included in this report.

#### THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT  
ARC RESEARCH & ANALYTICS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CITY OF ATLANTA  
METRO ATLANTA RAPID TRANSIT AUTHORITY

ARC TRANSPORTATION ACCESS & MOBILITY  
ARC AGING & HEALTH RESOURCES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF BROOKHAVEN  
PERIMETER COMMUNITY IMPROVEMENT DISTRICTS

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF DUNWOODY

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com). This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.

**PEACHTREE DUNWOODY PAVILION DRI**  
**City of Sandy Springs**  
**Natural Resources Division Review Comments**  
**June 14, 2016**

**Watershed Protection and Stream Buffers**

The proposed project is located on an already developed property in the Nancy Creek basin of the Peachtree Creek watershed, which in turn drains into the Chattahoochee River below the water supply intakes in the Atlanta Region. The USGS coverage for the project area shows no blue line streams on the project property, though a tributary to Nancy Creek runs through undeveloped land a few hundred feet east of the property that is not part of this project. Any unmapped streams on the property may be subject to the City of Sandy Springs's Stream Buffer Ordinance. Waters of the state on the property will be subject to the State 25-foot erosion and sedimentation buffer requirements.

**Stormwater / Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. As with all development, after construction, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after the construction of the proposed development is dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project. The project is being built on an already developed property with existing impervious surfaces, which will affect the actual increases in stormwater and loading amounts.

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

We would also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Use green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Use pervious concrete or other pervious materials in the parking/storage areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff and can help filter pollutants before reaching streams.
- Include rainwater capture in the project design to provide for landscape irrigation during dry periods.



# MEMORANDUM

**TO:** Andrew Smith, Community Development Division

**FROM:** Patrick Bradshaw, Transportation Access and Mobility Division

**DATE:** June 14, 2016

**SUBJECT:** Transportation Division Review of DRI # 2590

Project: Peachtree Dunwoody Pavilion

County: Fulton County

Location: Southeast of the intersection of Peachtree Dunwoody Road and Lake Hearn Drive in Sandy Springs, GA

Analysis:

Expedited

☒

Non-Expedited

☐

The Transportation Access & Mobility Division has reviewed the DRI submittal package for Peachtree Dunwoody Pavilion within the city of Sandy Springs. The review includes assessing regional plan consistency, impacts on other transportation projects that are planned or underway, and recommendations to mitigate impacts to the transportation network and improve local and regional plan and policy consistency.

**Active TIP Projects potentially affected by the proposed project:**

ARC ID#	GDOT PI#	CST - FY	Project Name	Status/Notes
DK-440	0015070	2016	Medical Center to Dunwoody MARTA Pedestrian/Bicycle and Transit Connectivity Improvements	Project administration to be transferred to FTA
AR-ML-300	0001757 /0008445	LR	SR 400 Managed Lanes from I-285 North to McFarland Road	
FN-298	0013141	2017	Glenridge Drive, Hammond Drive and Peachtree Dunwoody Road – ATMS System Expansion	
AR-957A	0013546	2020	I-285 Interchange Reconstruction and Collector/Distributor	DBF Project; programming covers fiscal years in LR but open to traffic in 2020

**Regional Plan Consistency:**

The Atlanta Region's Plan was adopted in 2016. Plan goals, objectives and policies are outlined within the Atlanta Region's Plan Policy Framework document (<http://documents.atlantaregional.com/The-Atlanta-Region-s-Plan/policy-framework.pdf>). As proposed, the Peachtree Dunwoody Pavilion development supports many framework policies, including:

- Encourage local communities to increase housing options near large employment centers
- Focus investments in redevelopment opportunities of a regional scale
- Work with local jurisdictions to promote growth in a way that protects natural resources
- Improve connectivity around transit stations and bus stops for all users
- Prioritize transit projects in areas with transit-supportive land use, plans and regulations
- Promote transit and active transportation modes to improve access

**The Atlanta Region’s Plan Unified Growth Policy Map (UGPM):** The project is located within the “Regional Employment Corridors” area of ARC’s UGPM. Regional Employment Corridors connect major activity centers to the Atlanta central business district through existing high-capacity transportation facilities. These areas contain a large share of the region’s jobs in relatively small land area. The proposal in question is best classified as a mixed use development, which is a compatible land use for this particular UGPM area. Also, this development proposes an estimated 18 residential units per acre, which is within the recommended range for this UGPM area as outlined in the ARC Regional Development guide.

**2010 North Fulton Comprehensive Transportation Plan (CTP):** This document outlines major transportation investment priorities over a 20 year horizon throughout incorporated north Fulton. A major policy recommendation from this effort is to support transit utilization and effectiveness by increasing land use density within walking distance of an existing MARTA heavy rail station. The Peachtree Dunwoody Pavilion proposal clearly aligns with this recommendation.

### **TAMD Comments & Recommendations:**

The traffic study network level of service (LOS) standard set by GRTA for the traffic study associated with this DRI is LOS E. Per the results of the “Projected 2020 Build Conditions” scenario, it is possible to achieve this standard (or better) across study network intersections through the implementation of a number of transportation improvements, outlined on page 24 and 28 of the study document. Assuming concurrence by GRTA and the local government with the outcome of the proposed “Projected 2020 Build Conditions” scenario, it is recommended that the City of Sandy Springs and its partners prioritize the construction of said scenario projects in order to realize this LOS threshold, should the development move to the construction phase.

However, it should be noted that study intersection 7 (identified in the traffic study as “Peachtree Dunwoody Road at Relocated Driveway 1”) meets the LOS threshold in 2020 based only upon the expanded allocation of police department staff resources to manually direct traffic during the AM and PM peak periods. ARC has concerns regarding the uncertain nature of relying upon public safety personnel, who may or may not be available or allocated in future years, over the construction over a permanent, infrastructure-based traffic control solution to address the expected future operational deficiencies predicted at intersection 7. It is therefore recommended that the developer identify a remedy for this situation which does not rely on the continued allocation of public safety personnel.

## Andrew Smith

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**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Friday, June 17, 2016 12:38 PM  
**To:** Andrew Smith  
**Cc:** Brian, Steve; Comer, Carol; Edmisten, Colette; maevans@dekalbcountyga.gov  
**Subject:** RE: ARC DRI Review Notification - Peachtree Dunwoody Pavilion (DRI #2590)  
**Attachments:** Preliminary Report - Peachtree Dunwoody Pavilion .pdf

Andrew,

The proposed development consisting of 240,000 sq. ft. of new office space, 335 multi-family apartment units, a 200-room hotel, 30,000 sq. ft. of retail/restaurant space, and 343,487 sq. ft. of existing office space, is located approximately 3.35 miles northwest of the DeKalb Peachtree Airport (PDK), and is located outside of any of their FAA surfaces, and compatible land use areas, and does not appear to impact the airport.

However, if the proposed project's vertical construction, or equipment exceeds 200ft above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 90 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

I have copied Mario Evans with DeKalb Peachtree Airport on this email.

Thank you for the opportunity to comment on the proposed development.

**Alan Hood** | Airport Safety Data Program Manager  
Georgia Department of Transportation - Aviation Programs  
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308  
T: 404-631-1343 | F: 404-631-1935 | M: 404-660-3394 | E: [achood@dot.ga.gov](mailto:achood@dot.ga.gov)

View our website at <http://www.dot.ga.gov/IS/Aviation>

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**From:** Andrew Smith [mailto:ASmith@atlantaregional.com]  
**Sent:** Friday, June 17, 2016 12:26 PM  
**To:** 'jud.turner@gaepd.org'; VanDyke, Cindy; Fowler, Matthew; Comer, Carol; Hood, Alan C.; Allen, Patrick; Woods, Dan; Olson, David W; 'alware@dot.ga.gov'; Humphrey, James; Woods, Chris N.; Boone, Eric; 'lbeall@grta.org'; 'BDennard@grta.org'; Parker Martin; 'DRI@grta.org'; 'Jon West'; arhein@itsmarta.com; Greg Floyd (gfloyd@itsmarta.com); dfrank@itsmarta.com; Charletta Wilson Jacks (cjacks@atlantaga.gov); jlewis@AtlantaGa.Gov; ben.song@brookhavenga.gov; Patrice Ruffin (patrice.ruffin@brookhavenga.gov) (patrice.ruffin@brookhavenga.gov); Richard.Meehan@brookhavenga.gov; Steve Foote (Steve.Foote@dunwoodyga.gov); 'Rebecca Keefer' (rebecca.keefer@dunwoodyga.gov); michael.smith@dunwoodyga.gov; john.gurbal@dunwoodyga.gov; ywilliams@perimetercid.org; jharper@perimetercid.org; Alexander, Michelle; Mercier-Baggett, Catherine; KWescott@SandySpringsga.gov; Hovanesian, Ruben; Sottile, Ginger; kbyars@sandyspringsga.gov; john.walker@kimley-horn.com; Lawson.Fanney@kimley-horn.com; derek.zittrauer@kimley-horn.com; jinwoo.seo@kimley-horn.com; jhill@mmmlaw.com; Scott@simpsonorg.com; rstrange@simpsonorg.com; billhalter@coopercarry.com  
**Cc:** Community Development; David Haynes; Patrick Bradshaw; Jim Skinner; Jim Santo; Renee Ray  
**Subject:** ARC DRI Review Notification - Peachtree Dunwoody Pavilion (DRI #2590)

**Development of Regional Impact (DRI) – Request for Comments**

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun a Development of Regional Impact (DRI) review for **Peachtree Dunwoody Pavilion (DRI #2590)**.

This DRI is located in the City of Sandy Springs on 18.86 acres bordered by Lake Hearn Drive to the north and Peachtree Dunwoody Road to the west. The proposed development consists of 240,000 sq. ft. of new office space, 335 multi-family apartment units, a 200-room hotel, 30,000 sq. ft. of retail/restaurant space, and 343,487 sq. ft. of existing office space that will remain. One existing, currently vacant, 41,185 sq. ft. office building is planned for demolition. The DRI trigger for this development is a rezoning application filed with the City of Sandy Springs.

As a representative of an adjacent community and/or potentially affected entity, we request that you or a member of your staff review the attached Preliminary Report and provide comments to ARC on or before **July 1, 2016**. You may also view the preliminary report and other project information by visiting the [ARC Plan Reviews webpage](#) and searching for "Peachtree Dunwoody Pavilion" in the field at the bottom of the page. The report and other information will be available online as of tomorrow, June 18.

**Date opened:** June 17, 2016

**Deadline for comments:** July 1, 2016

**Close by:** July 7, 2016 (If no significant issues identified during comment period, review will close on **July 1, 2016** per LCI Expedited Review process in ARC DRI Rules)

For more information regarding the DRI process or other DRIs reviewed by ARC, please see the [ARC DRI webpage](#).

Regards,

Andrew Smith

Senior Planner, Community Development Division

**Atlanta Regional Commission**  
**regional impact + local relevance**

40 Courtland Street, NE  
Atlanta, Georgia 30303-2538

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[asmith@atlantaregional.com](mailto:asmith@atlantaregional.com)

[atlantaregional.com](http://atlantaregional.com)

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Summer construction is here and Georgia DOT is conducting maintenance and construction activities on interstates, state routes and bridges across Georgia. Plan ahead and know before you go. Learn about projects in your neck of the woods. Visit [www.511ga.org](http://www.511ga.org) or call 511. Georgia DOT urges motorists to always buckle up, stay off the phone – no texting – and drive alert. And please - watch out for our workers. Help us get them home alive. #SummerConstruction



## Andrew Smith

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**From:** Billings, Julia <jbillings@dot.ga.gov>  
**Sent:** Monday, June 20, 2016 4:12 PM  
**To:** Andrew Smith  
**Cc:** Mertz, Kaycee; Fowler, Matthew  
**Subject:** RE: ARC DRI Review Notification - Peachtree Dunwoody Pavilion (DRI #2590)

Andrew,

GDOT Planning has reviewed the Peachtree Dunwoody Pavilion DRI (#2590) for proximity to planned roadway projects. There are no additional GDOT roadway projects located in the immediate vicinity of the proposed development other than those listed in the transportation section of the preliminary report and in table 13 of the Transportation Analysis, including the I-285 at SR 400 interchange reconstruction and CD lanes and I-285 and SR 400 managed lanes.

Thanks,

Julia Billings, AICP  
Transportation Planner  
Georgia Department of Transportation, Office of Planning  
600 West Peachtree Street NW, 5th floor  
Atlanta, GA 30308  
(404) 631-1774  
jbillings@dot.ga.gov

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**From:** Andrew Smith [<mailto:ASmith@atlantaregional.com>]  
**Sent:** Friday, June 17, 2016 12:26 PM  
**To:** 'jud.turner@gaepd.org'; VanDyke, Cindy; Fowler, Matthew; Comer, Carol; Hood, Alan C.; Allen, Patrick; Woods, Dan; Olson, David W; 'alware@dot.ga.gov'; Humphrey, James; Woods, Chris N.; Boone, Eric; 'lbeall@grta.org'; 'BDennard@grta.org'; Parker Martin; 'DRI@grta.org'; 'Jon West'; [arhein@itsmarta.com](mailto:arhein@itsmarta.com); Greg Floyd ([gffloyd@itsmarta.com](mailto:gffloyd@itsmarta.com)); [dfrank@itsmarta.com](mailto:dfrank@itsmarta.com); Charletta Wilson Jacks ([cjacks@atlantaga.gov](mailto:cjacks@atlantaga.gov)); [jlewis@AtlantaGa.Gov](mailto:jlewis@AtlantaGa.Gov); [ben.song@brookhavenga.gov](mailto:ben.song@brookhavenga.gov); Patrice Ruffin ([patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)) ([patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)); [Richard.Meehan@brookhavenga.gov](mailto:Richard.Meehan@brookhavenga.gov); Steve Foote ([Steve.Foote@dunwoodyga.gov](mailto:Steve.Foote@dunwoodyga.gov)); 'Rebecca Keefer' ([rebecca.keefer@dunwoodyga.gov](mailto:rebecca.keefer@dunwoodyga.gov)); [michael.smith@dunwoodyga.gov](mailto:michael.smith@dunwoodyga.gov); [john.gurbal@dunwoodyga.gov](mailto:john.gurbal@dunwoodyga.gov); [ywilliams@perimetercid.org](mailto:ywilliams@perimetercid.org); [jharper@perimetercid.org](mailto:jharper@perimetercid.org); Alexander, Michelle; Mercier-Baggett, Catherine; [KWescott@SandySpringsga.gov](mailto:KWescott@SandySpringsga.gov); Hovanesian, Ruben; Sottile, Ginger; [kbyars@sandyspringsga.gov](mailto:kbyars@sandyspringsga.gov); [john.walker@kimley-horn.com](mailto:john.walker@kimley-horn.com); [Lawson.Fanney@kimley-horn.com](mailto:Lawson.Fanney@kimley-horn.com); [derek.zittrauer@kimley-horn.com](mailto:derek.zittrauer@kimley-horn.com); [jnwoo.seo@kimley-horn.com](mailto:jnwoo.seo@kimley-horn.com); [jhill@mmmlaw.com](mailto:jhill@mmmlaw.com); [Scott@simpsonorg.com](mailto:Scott@simpsonorg.com); [rstrange@simpsonorg.com](mailto:rstrange@simpsonorg.com); [billhalter@coopercarry.com](mailto:billhalter@coopercarry.com)  
**Cc:** Community Development; David Haynes; Patrick Bradshaw; Jim Skinner; Jim Santo; Renee Ray  
**Subject:** ARC DRI Review Notification - Peachtree Dunwoody Pavilion (DRI #2590)

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Regards,

Andrew Smith

Senior Planner, Community Development Division

**Atlanta Regional Commission**  
**regional impact + local relevance**

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2424 Piedmont Rd. N.E.  
Atlanta, GA 30324-3330  
404-848-5000

June 28, 2016

Andrew Smith  
Senior Planner  
Atlanta Regional Commission  
40 Courtland Avenue  
Atlanta, GA 30303

**Re: MARTA Response to DRI #2590 Peachtree Dunwoody Pavilion**

Hello Andrew,

MARTA has reviewed the Peachtree Dunwoody Pavilion development proposal. We commend the development team in their efforts in retrofitting the existing suburban office site into more of a transit oriented development design character. The proposed design places an emphasis on a mix of uses and compact density near transit.

Our understanding is that the development team proposes to have a direct elevated pedestrian connection to the adjacent Medical Center Station. MARTA has been in preliminary talks with the development team. However, at present, MARTA has only been presented a concept of the connection but has not had the specific design plans available to evaluate and determine the full impact of the proposed connection. In addition, the site plan does not clearly convey how street level pedestrian users can access the elevated pedestrian bridge. MARTA is supportive of the connection and looks forward to continued coordination with the development team.

Should there be any further questions from your office, please do not hesitate to contact me at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gregory T. Floyd", is written over the typed name and title.

Gregory T. Floyd, AICP  
Senior Land Use Planner  
404-848-5508  
[gffloyd@itsmarta.com](mailto:gffloyd@itsmarta.com)

## Andrew Smith

---

**From:** Patrice Ruffin <patrice.ruffin@brookhavenga.gov>  
**Sent:** Tuesday, June 28, 2016 10:34 AM  
**To:** Andrew Smith  
**Cc:** Taylor Baxter  
**Subject:** FW: ARC DRI Review Notification - Peachtree Dunwoody Pavilion (DRI #2590)

Andrew:

Please see the comments from Brookhaven Community Development below.

Thanks!  
Patrice

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**From:** Taylor Baxter  
**Sent:** Tuesday, June 28, 2016 10:28 AM  
**To:** Patrice Ruffin <patrice.ruffin@brookhavenga.gov>  
**Subject:** RE: ARC DRI Review Notification - Peachtree Dunwoody Pavilion (DRI #2590)

The project site is adjacent to the Perimeter Center Character Area in Brookhaven. Brookhaven's Comprehensive Plan calls for coordination with Sandy Springs and Dunwoody to "foster dense, mixed-use development with high quality design" at this location. The City's vision for the Character Area "is for it to remain an area of high-intensity land uses", and "additional multi-family development and retail is seen as particularly appropriate for this character area." The proposed uses and density would be in keeping with Brookhaven's vision for the area.

Brookhaven's Comprehensive Plan also calls for "appropriate end-of-trip facilities for bicycle commuters, such as bicycle racks, showers/locker rooms, etc., within new and existing office development." Sandy Springs should ensure safe, high-quality bicycle and pedestrian access between the proposed development, the adjacent Medical Center MARTA Station, and existing and future development within the City of Brookhaven.

According the City's Comprehensive Plan, addressing traffic congestion is a top priority for Brookhaven. Focusing high-intensity development near MARTA stations helps address this priority. Spillover traffic from the proposed into Brookhaven could be a concern, and Sandy Springs, Brookhaven, and Dunwoody should coordinate to implement traffic mitigation measures. The proposed 2,999 free parking spaces could be a significant inducement of new automobile trips in the area, and the City would echo ARC's concerns about excessive parking on the site. An emphasis on transit and bicycle/pedestrian connectivity in the area could help mitigate spillover traffic concerns.

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**From:** Patrice Ruffin  
**Sent:** Friday, June 17, 2016 1:41 PM  
**To:** Taylor Baxter <[taylor.baxter@brookhavenga.gov](mailto:taylor.baxter@brookhavenga.gov)>  
**Subject:** FW: ARC DRI Review Notification - Peachtree Dunwoody Pavilion (DRI #2590)

Please review to see if there's anything we need to comment on. Thanks!

Patrice

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**From:** Andrew Smith [<mailto:ASmith@atlantaregional.com>]  
**Sent:** Friday, June 17, 2016 12:26 PM

To: 'jud.turner@gaepd.org' <[jud.turner@gaepd.org](mailto:jud.turner@gaepd.org)>; 'cyvandyke@dot.ga.gov' <[cyvandyke@dot.ga.gov](mailto:cyvandyke@dot.ga.gov)>; [mfowler@dot.ga.gov](mailto:mfowler@dot.ga.gov); 'ccomer@dot.ga.gov' <[ccomer@dot.ga.gov](mailto:ccomer@dot.ga.gov)>; Hood, Alan C. ([achood@dot.ga.gov](mailto:achood@dot.ga.gov)) <[achood@dot.ga.gov](mailto:achood@dot.ga.gov)>; Allen, Patrick ([paallen@dot.ga.gov](mailto:paallen@dot.ga.gov)) <[paallen@dot.ga.gov](mailto:paallen@dot.ga.gov)>; 'Woods, Dan' ([dwoods@dot.ga.gov](mailto:dwoods@dot.ga.gov)) <[dwoods@dot.ga.gov](mailto:dwoods@dot.ga.gov)>; David Olson ([DOlson@dot.ga.gov](mailto:DOlson@dot.ga.gov)) ([DOlson@dot.ga.gov](mailto:DOlson@dot.ga.gov)) <[DOlson@dot.ga.gov](mailto:DOlson@dot.ga.gov)>; 'alware@dot.ga.gov' <[alware@dot.ga.gov](mailto:alware@dot.ga.gov)>; 'Brad Humphrey' <[jhumphrey@dot.ga.gov](mailto:jhumphrey@dot.ga.gov)>; Chris Woods <[cwoods@dot.ga.gov](mailto:cwoods@dot.ga.gov)>; 'Eric Boone' <[eboone@dot.ga.gov](mailto:eboone@dot.ga.gov)>; 'lbeall@grta.org' <[lbeall@grta.org](mailto:lbeall@grta.org)>; 'BDennard@grta.org' <[BDennard@grta.org](mailto:BDennard@grta.org)>; Parker Martin <[PMartin@GRTA.org](mailto:PMartin@GRTA.org)>; 'DRI@grta.org' <[DRI@grta.org](mailto:DRI@grta.org)>; 'Jon West' <[jon.west@dca.ga.gov](mailto:jon.west@dca.ga.gov)>; Amanda Rhein <[arhein@itsmarta.com](mailto:arhein@itsmarta.com)>; Greg Floyd ([gfloyd@itsmarta.com](mailto:gfloyd@itsmarta.com)) <[gfloyd@itsmarta.com](mailto:gfloyd@itsmarta.com)>; [dfrank@itsmarta.com](mailto:dfrank@itsmarta.com); Charletta Wilson Jacks ([cjacks@atlantaga.gov](mailto:cjacks@atlantaga.gov)) <[cjacks@atlantaga.gov](mailto:cjacks@atlantaga.gov)>; [jlewis@AtlantaGa.Gov](mailto:jlewis@AtlantaGa.Gov); Ben Song <[ben.song@brookhavenga.gov](mailto:ben.song@brookhavenga.gov)>; Patrice Ruffin <[patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)>; Richard Meehan <[richard.meehan@brookhavenga.gov](mailto:richard.meehan@brookhavenga.gov)>; Steve Foote ([Steve.Foote@dunwoodyga.gov](mailto:Steve.Foote@dunwoodyga.gov)) <[Steve.Foote@dunwoodyga.gov](mailto:Steve.Foote@dunwoodyga.gov)>; 'Rebecca Keefer' ([rebecca.keefer@dunwoodyga.gov](mailto:rebecca.keefer@dunwoodyga.gov)) <[rebecca.keefer@dunwoodyga.gov](mailto:rebecca.keefer@dunwoodyga.gov)>; [michael.smith@dunwoodyga.gov](mailto:michael.smith@dunwoodyga.gov); [john.gurbal@dunwoodyga.gov](mailto:john.gurbal@dunwoodyga.gov); [ywilliams@perimetercid.org](mailto:ywilliams@perimetercid.org); Jennifer Harper <[jharper@perimetercid.org](mailto:jharper@perimetercid.org)>; Alexander, Michelle <[MAlexander@SandySpringsga.gov](mailto:MAlexander@SandySpringsga.gov)>; Mercier-Baggett, Catherine <[CMercier-Baggett@SandySpringsga.gov](mailto:CMercier-Baggett@SandySpringsga.gov)>; [KWescott@SandySpringsga.gov](mailto:KWescott@SandySpringsga.gov); Hovanessian, Ruben <[RHovanessian@SandySpringsga.gov](mailto:RHovanessian@SandySpringsga.gov)>; Sottile, Ginger <[GSottile@SandySpringsga.gov](mailto:GSottile@SandySpringsga.gov)>; [kbyars@sandyspringsga.gov](mailto:kbyars@sandyspringsga.gov); [john.walker@kimley-horn.com](mailto:john.walker@kimley-horn.com); [Lawson.Fanney@kimley-horn.com](mailto:Lawson.Fanney@kimley-horn.com); [derek.zittrauer@kimley-horn.com](mailto:derek.zittrauer@kimley-horn.com); [jinwoo.seo@kimley-horn.com](mailto:jinwoo.seo@kimley-horn.com); [jhill@mmmlaw.com](mailto:jhill@mmmlaw.com); [Scott@simpsonorg.com](mailto:Scott@simpsonorg.com); [rstrange@simpsonorg.com](mailto:rstrange@simpsonorg.com); [billhalter@coopercarry.com](mailto:billhalter@coopercarry.com)  
Cc: Community Development <[CommunityDevelopment@atlantaregional.com](mailto:CommunityDevelopment@atlantaregional.com)>; David Haynes <[DHaynes@atlantaregional.com](mailto:DHaynes@atlantaregional.com)>; Patrick Bradshaw <[PBradshaw@atlantaregional.com](mailto:PBradshaw@atlantaregional.com)>; Jim Skinner <[JSkinner@atlantaregional.com](mailto:JSkinner@atlantaregional.com)>; Jim Santo <[JSanto@atlantaregional.com](mailto:JSanto@atlantaregional.com)>; Renee Ray <[RRay@atlantaregional.com](mailto:RRay@atlantaregional.com)>  
**Subject:** ARC DRI Review Notification - Peachtree Dunwoody Pavilion (DRI #2590)

### **Development of Regional Impact (DRI) – Request for Comments**

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun a Development of Regional Impact (DRI) review for **Peachtree Dunwoody Pavilion (DRI #2590)**.

This DRI is located in the City of Sandy Springs on 18.86 acres bordered by Lake Hearn Drive to the north and Peachtree Dunwoody Road to the west. The proposed development consists of 240,000 sq. ft. of new office space, 335 multi-family apartment units, a 200-room hotel, 30,000 sq. ft. of retail/restaurant space, and 343,487 sq. ft. of existing office space that will remain. One existing, currently vacant, 41,185 sq. ft. office building is planned for demolition. The DRI trigger for this development is a rezoning application filed with the City of Sandy Springs.

As a representative of an adjacent community and/or potentially affected entity, we request that you or a member of your staff review the attached Preliminary Report and provide comments to ARC on or before **July 1, 2016**. You may also view the preliminary report and other project information by visiting the [ARC Plan Reviews webpage](#) and searching for “Peachtree Dunwoody Pavilion” in the field at the bottom of the page. The report and other information will be available online as of tomorrow, June 18.

**Date opened:** June 17, 2016

**Deadline for comments:** July 1, 2016

**Close by:** July 7, 2016 (If no significant issues identified during comment period, review will close on **July 1, 2016** per LCI Expedited Review process in ARC DRI Rules)

For more information regarding the DRI process or other DRIs reviewed by ARC, please see the [ARC DRI webpage](#).

Regards,  
Andrew Smith  
Senior Planner, Community Development Division

**Atlanta Regional Commission**  
**regional impact + local relevance**

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## Developments of Regional Impact

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### DRI #2590

#### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: Sandy Springs

Individual completing form: Catherine Mercier-Baggett

Telephone: 770 206-1543

E-mail: [cmercier-baggett@sandyspringsga.gov](mailto:cmercier-baggett@sandyspringsga.gov)

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

#### Proposed Project Information

Name of Proposed Project: Peachtree Dunwoody Pavilion

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 5775 Peachtree Dunwoody Road, Sandy Springs GA (170017LL0840)

Brief Description of Project: Existing office park (18.86a) to be rezoned from O-I to MIX for mixed-use development to include: new (240,000sf) and existing (343,487sf) office, one multifamily complex (335 units), one 200-room hotel (160,000sf), and 30,000sf of new retail and restaurant. 41,185sf of existing office will be demolished.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input checked="" type="radio"/> Mixed Use                  | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): 583,487sf of office (240,000sf new, 343,487sf existing), 335 dwelling units, 200-room hotel, area, etc.): 30,000s

Developer: The Simpson Organization

Mailing Address: 1401 Peachtree Street

Address 2: Suite 400

City: Atlanta State: GA Zip: 30309

Telephone: 404 253-6363

Email: [scott@simpsonorg.com](mailto:scott@simpsonorg.com)

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☒ No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name:  
Project ID:

The initial action being requested of the local government for this project:

☒ Rezoning  
☐ Variance  
☐ Sewer  
☐ Water  
☐ Permit  
☐ Other

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2020  
Overall project: 2020

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## Developments of Regional Impact

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### DRI #2590

#### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: Sandy Springs  
Individual completing form: Catherine Mercier-Baggett  
Telephone: 770 206-1543  
Email: cmercier-baggett@sandyspringsga.gov

#### Project Information

Name of Proposed Project: Peachtree Dunwoody Pavilion  
DRI ID Number: 2590  
Developer/Applicant: The Simpson Organization  
Telephone: 404 253-6363  
Email(s): scott@simpsonorg.com

#### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)  
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?  
☐ (not selected) ☒ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out: \$250,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3,500,000

Is the regional work force sufficient to fill the demand created by the proposed project?  
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?  
☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc): 41,185sf of existing office will be demolished and not replaced.

#### Water Supply

Name of water supply provider for this site: City of Atlanta

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.212 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

### Wastewater Disposal

Name of wastewater treatment provider for this site: Fulton County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.176 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) +/-4,884 net daily trips, 519 trips AM peak, 539 trips PM peak

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below:Refer to traffic study prepared by Kimley-Horn and Associates

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 2,414

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 59.9%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:To be determined by the City Engineer and the Applicant, in accordance with the State's Best Management Practices

### Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☒ Yes ☐ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☒ Yes ☐ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:  
A permit will be sought with the Army Corps of Engineers to remove +/-8,669sf of wetlands. The portion of the site within the 100-year floodplain will remain undeveloped.

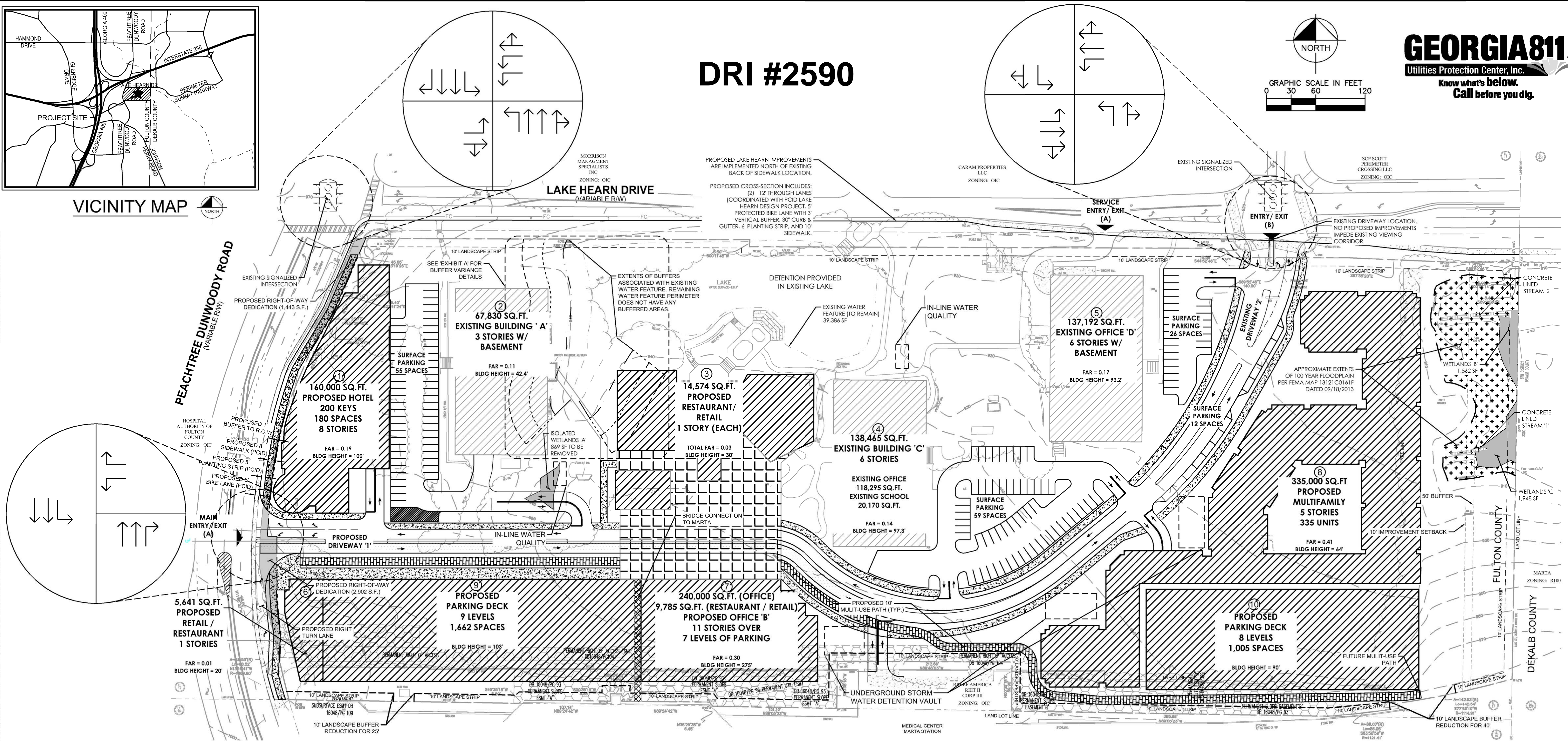
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Drawing name: K:\VLP\_PRJ\019122001\_PD Pavilion\CAD\Exhibits\2016-06-01 GRTA Site Plan.dwg REZONING SITE PLAN Jun 08, 2016 3:28pm By: derek.zittrouer  
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on the document without written authorization and adaptation by Kimley-Horn and Associates, Inc., shall be without liability to Kimley-Horn and Associates, Inc.




PEACHTREE DUNWOODY PAVILION:			
GROSS SITE AREA:		18.86 ACRES (821,542 SF)	
BUILDING 1 - PROPOSED HOTEL (8 STORIES) (180 PARKING SPACES): 200 ROOMS (160,000 SQ. FT.)		BUILDING 9 - PROPOSED PARKING DECK (9 LEVELS): 1,662 SPACES	
BUILDING 2 - EXISTING BUILDING 'A' (3 STORIES W/ BASEMENT): 67,830 SQ. FT. (SCHOOL)		BUILDING 10 - PROPOSED PARKING DECK (8 LEVELS): 1,005 SPACES	
BUILDING 3 - PROPOSED RESTAURANT/RETAIL (1 STORY (EACH)): 14,574 SQ. FT.		TOTAL STRUCTURED PARKING: 2,847 SPACES*	
BUILDING 4 - EXISTING BUILDING 'C' (6 STORIES): 118,295 SQ. FT. (OFFICE) + 20,170 (SCHOOL) = 138,465 SQ. FT.		TOTAL SURFACE PARKING: 152 SPACES*	
BUILDING 5 - EXISTING OFFICE 'D' (6 STORIES W/ BASEMENT): 137,192 SQ. FT.		TOTAL PARKING PROVIDED: 2,999 SPACES*	
BUILDING 6 - PROPOSED RETAIL / RESTAURANT (1 STORIES): 5,641 SQ. FT.		* PARKING COUNTS MAY FLUCTUATE BASED ON ACTUAL MIXES OF USES AND SQUARE FOOTAGES.	
BUILDING 7 - PROPOSED OFFICE 'B' (11 STORIES OVER 7 STORIES OF PARKING): 240,000 SQ. FT. (OFFICE) AND 9,785 SQ. FT. (RESTAURANT / RETAIL)		TOTAL PARKING REQUIRED: 2,986 SPACES	
BUILDING 8 - PROPOSED MULTIFAMILY (5 STORIES): 335 UNITS (335,000 SQ. FT.)			
TOTAL SITE DEVELOPMENT: 1,108,487 SQ. FT.			

DEVELOPMENT SUMMARY CHART:			
PROPERTY SIZE:		18.86 ACRES (821,524 SF)	
LAND LOT:		17	
DISTRICT:		17th	
BUILDINGS:		SQUARE FEET:	SITE COVERAGE:
TOTAL (GROSS):		1,108,487 SF	37.4%
TOTAL SURFACE AREA:		306,885 SF	5.7%
PARKING SPACES:		QUANTITY:	FEET:
TOTAL SURFACE PRKG:		152	47,178 SF
TOTAL STRUCTURED PRKG:		2,867	INCLUDED IN BUILDING COVERAGE
TOTAL IMPERVIOUS SURFACE:		SQUARE FEET:	SITE COVERAGE:
		492,221 SF	59.9%
LANDSCAPING / GREEN SPACE UNDISTURBED AREA:		SQUARE FEET:	SITE COVERAGE:
		37,683 SF	4.6%
		291,620 SF	35.5%
COMMON AREA:		SQUARE FEET:	SITE COVERAGE:
		177,455 SF	21.6%
FLOOD PLAIN:		SQUARE FEET:	SITE COVERAGE:
		20,563 SF	2.5%
COMMON AREA:		SQUARE FEET:	SITE COVERAGE:
		177,455 SF	21.6%
GROSS RESIDENTIAL UNITS PER ACRE:		17.8 UNITS / ACRE	
TOTAL FLOOR AREA RATIO (FAR):		1.35	


DEVELOPMENT SUMMARY CHART:	
<u>ZONING:</u>	
CURRENT:	O-1 CONDITIONAL
PROPOSED:	MIX WITH CONCURRENT VARIANCES
<u>BUILDING SETBACKS:</u>	
FRONT YARD (PEACHTREE DUNWOODY ROAD):	PER SITE PLAN = 0'
SIDE YARD (LAKE HEARN DRIVE):	PER SITE PLAN = 30'
SIDE YARD (MARTA):	PER SITE PLAN = 10'
SIDE YARD (COUNTY LINE):	PER SITE PLAN = 50'
<u>LANDSCAPE BUFFERS:</u>	
FRONT YARD (PEACHTREE DUNWOODY ROAD):	PER SITE PLAN = 0'
SIDE YARD (LAKE HEARN DRIVE):	PER SITE PLAN = 10'
SIDE YARD (MARTA):	PER SITE PLAN = 10'
SIDE YARD (COUNTY LINE):	PER SITE PLAN = 10'
<u>POSTED SPEED LIMITS:</u>	
PEACHTREE DUNWOODY ROAD:	35 MPH
LAKE HEARN DRIVE:	35 MPH
<u>MAJOR ELECTRICAL / PETROLEUM TRANSMISSION LINES:</u>	
NONE	
<u>STORMWATER MANAGEMENT FACILITIES:</u>	
STORMWATER WILL BE HANDLED VIA A COMBINATION OF THE EXISTING STORMWATER DETENTION FACILITIES LOCATED BELOW GRADE.	
<u>WETLANDS:</u>	
	YES
<u>FEMA FLOOD ZONE:</u>	
	AE
<u>STREAM BUFFERS:</u>	
	SEE BUFFER VARIANCE EXHIBIT
<u>DOMESTIC WATER PROVIDER:</u>	
	CITY OF ATLANTA
<u>SANITARY SEWER PROVIDER:</u>	
	FULTON COUNTY
<u>DRIVEWAY SIGHT DISTANCE:</u>	
	SEE SIGHT DISTANCE EXHIBIT

EXISTING CONDITIONS SHOWN HEREON ARE FROM AN ELECTRONIC SURVEY FILE PROVIDED BY WATTS & BROWNING ENGINEERS, INC. DATED 01/14/2016.


## SITE PLAN LEGEND:




EXISTING PROPERTY LINE




LANDSCAPE BUFFER LINE



EXISTING CURB & GUTTER



EXISTING FENCE



EXISTING EASEMENT

## APPLICANT NAME:

CLIENT:	THE SIMPSON ORGANIZATION PHONE: (404) 253-6363 CONTACT: SCOTT BRYANT
TRAFFIC ENGINEER:	KIMLEY-HORN PHONE: (404) 201-6157 CONTACT: JOHN WALKER, P.E.
CIVIL ENGINEER:	KIMLEY-HORN PHONE: (678) 333-3387 CONTACT: LAWSON FANNEY, P.E.

PROJECT:		PEACHTREE DUNWOODY PAVILION		DATE	
CLIENT:		THE SIMPSON ORGANIZATION		PROJECT NO.	
DRAWN BY:		DMZ		019122001	
DESIGNED BY:		DMZ		SHEET NUMBER	
CHECKED BY:		LHF		1 OF 1	
SCALE:		DRAWN BY:		REVISIONS	
DRAWN BY:		DMZ		No.	
DESIGNED BY:		DMZ		1	
CHECKED BY:		LHF		2	
DATE:		06/03/2016		3	
BY:		019122001		4	
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