



RECEIVED

By Rachel Bragg at 1:15 pm, Apr 28, 2021

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 729 Old Briarcliff Rd

Applicant: MH Old Briarcliff LLC E-Mail: dcotter@minerva-usa.com

Applicant Mailing Address: 2292 Henderson Mill Rd
Atlanta, GA 30345

Applicant Phone(s): (678) 808-8002 Fax: (678) 808-8001

Applicant's relationship to the owner: Owner ☒ Architect: ☐ Contractor/Builder ☐ Other ☐

Owner(s): Same E-Mail: _____

_____ E-Mail: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: _____

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: Vacant land

Nature of work (check all that apply):

New construction ☒ Demolition ☐ Addition ☐ Moving a building ☐ Other building changes ☐
New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

Description of Work:

24 for-sale flats as shown on the attached drawings

The purpose of the application is to reinstate approval that was granted & has expired

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov An incomplete application will not be accepted.

DCOTTER 4/27/2021

Signature of Applicant/Date

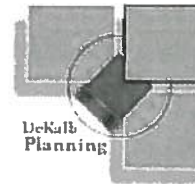
Revised 10/5/2020



Michael L. Thurmond
Chief Executive Officer

DeKalb County Government Historic Preservation Commission

330 Ponce De Leon Avenue Suite 500
Decatur, GA 30030
404/371-2155 or 404/371-2835(Fax)



June 21, 2017

CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS	1551 Briarcliff RD Atlanta, GA 30306
PARCEL ID:	18-057-05-019
APPLICATION DATE	January 27, 2017
APPLICANT	Residential Recovery Fund (Minerva Usa)
MAILING ADDRESS	2292 Henderson Mill Rd Atlanta, GEORGIA 30345

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON JUNE 19, 2017, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: MODIFIED APPROVAL

Divide the property into two parcels, with the new parcel containing 2.2 ± acres. Develop the smaller property with two buildings and related structures, pavements, retaining walls, trails, grading, tree replacement, landscaping and related elements as set out in the plans reviewed by the preservation commission on June 19, 2017. The conservation easement proposed by the applicant is incorporated into the CoA as a modification. The easement covers the parts of the property as roughly shown on the document entitled "Preservation Easement" and dated 6-19-17, in the file. The commission determined that the application met the guidelines, specifically 8.1, 8.3 and 10.0, and that approval would not have a substantial adverse effect on the historic district.

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: _____ Residential Recovery Fund, LLC ("Minerva USA ") _____

Address of Property: _____ 1551 Briarcliff Road _____

Date(s) of hearing if any: _____ 6-19-17 _____

Case Number: _____ 21354 _____

☒ Approved ☐ Denied ☐ Deferred

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

☒ Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

☐ This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for Historic Preservation Projects, including the Standards for Rehabilitation therein as a guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

Divide the property into two parcels, with the new parcel containing 2.2 ± acres. Develop the smaller property with two buildings and related structures, pavements, retaining walls, trails, grading, tree replacement, landscaping and related elements as set out in the plans reviewed by the preservation commission on June 19, 2017. The conservation easement proposed by the applicant is incorporated into the CoA as a modification. The easement covers the parts of the property as roughly shown on the document entitled "Preservation Easement" and dated 6-19-17, in the file. The commission determined that the application met the guidelines, specifically 8.1, 8.3 and 10.0, and that approval would not have a substantial adverse effect on the historic district. _____

Application is approved with conditions or modifications ☒ without conditions or modifications ☐.

Conditions or modifications (if applicable):

The conservation easement proposed by the applicant is incorporated into the CoA as a modification. The easement covers the parts of the property as roughly shown on the document entitled "Preservation Easement" and dated 6-19-17, in the file.

Denial: The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district ☐ or, the applicant has not provided sufficient information for the Preservation Commission to approve the application ☐. Specifically, the Preservation Commission finds as follows:

Deferral: The Preservation Commission has deferred action on this application for the following reasons:

The application will be re-heard by the Historic Preservation Commission at its meeting on _____.

Date: 6/21/17

Signature: 
**Chair, DeKalb County
Historic Preservation Commission**

2017 BOARD OF COMMISSIONERS AFFIRMATION

E. APPEALS

2017-0617

Appeal of a Decision of the DeKalb County Historic Preservation Commission at 1551 Briarcliff Road

Attachments: Sequence

Location map

Appeals of June decision

Applicant's response to appeals

CoA & decision form

Staff report and related documents

New application material June

Statements in opposition

Material pulled forward from April

MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be approved to affirm the Historic Preservation Commission's June 19, 2017 decision. Motion language read by Commissioner Jeff Radar: My motion is to affirm the Historic Preservation Commission's June 19, 2017 decision. In making this motion to affirm, I note that the Historic Preservation Commission's earlier April 19, 2017 decision regarding this same property was appealed to the Board of Commissioners, which we entertained on May 23, 2017. We reversed and remanded the HPC's April 19th decision, with direction that the HPC first consider the application, in specific consideration of guidelines 4.1.2, 4.1.3, 8.1 and 8.3, and secondly, to require the applicant to perform an archaeological study. The applicant modified its site plans and performed the suggested archaeological study, the HPC evaluated the revised application under the directed and applicable guidelines and appropriately approved the revised application. Finally, although some other valid concerns have been raised regarding to the subject development, those concerns are outside the purview of the Historic Preservation Commission, under State law, and DeKalb County Historic Preservation Ordinance. As such, therefore I am moving to affirm the HPC's June 19, 2017 decision. The motion carried by the following vote:

Yes: 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Bradshaw, Commissioner Davis Johnson, Commissioner Gannon, and Commissioner Adams

THE FLATS AT OLD BRIARCLIFF

2017 Application

JUN 7 REC'D

D. Kell



LETTER SUBMITTED 7.7.2017

Resubmittal of Application for a Certificate of Appropriateness for
1551 Briarcliff Road, Atlanta GA 30306
Parcel: 18-057-05-019
DeKalb Case: 21354

BACKGROUND

On May 23, 2017, the DeKalb County Board of Commissioners reversed and remanded the Historic Preservation Commission's April 19, 2017 decision to issue a certificate of appropriateness authorizing (1) the property division, and (2) proposed development of the smaller resulting parcel with two multi-family buildings and associated improvements, on grounds that the HPC abused its discretion in coming to its decision, as follows:

- The HPC "violated the Druid Hills Historic District's aspirations of protecting the natural landscape as contemplated in Guidelines 4.1.2 and 4.1.3".
- The HPC "did not properly apply Guideline 8.1 (Open Space and Parkland Preservation and Conservation)".
- The HPC "did not properly apply Guideline 8.3 (Protection of the Historic Watershed Design and Design Concept)".

Therefore, the Board of Commissioners has specifically directed the HPC to:

1. Reconsider the application in consideration of the above Guidelines.
2. Require the applicant to perform an archeological study as contemplated by Guideline 10.0

STATEMENT BY APPLICANT OUTLINING HOW THE PROPOSED PLANS ARE IN TOTAL HARMONY WITH THE REQUIREMENTS OF THE DRUID HILLS DESIGN GUIDELINES

Issue #1: The Board of Commissioners states that the HPC's approval "violated the Druid Hills Historic District's aspirations of protecting the natural landscape as contemplated in Guidelines 4.1.2 and 4.1.3".

Response:

The proposed plan fully meets the requirements of the Druid Hills Design Guidelines 4.1.2 and 4.1.3.

Both of these sections continuously refer to F.L. Olmstead's original design for Druid Hills, and also the later subdivision designers, i.e. O.F. Kauffman. In the illustration maps in the Design

Guidelines, it is clear that the subject property was not included in either the original Olmstead subdivision design boundaries, or in the subsequent expanded Kauffman subdivision boundaries.

Also, the drainage channel abutting the subject property is not identified as part of the Peavine/Lullwater Creek Watershed's creek system, as shown on Illustration F.

Nevertheless, the proposed design of the subject property still meets the specifically detailed goals of the Design Guidelines to protect the natural and cultural landscape, including all of the following criteria as outlined in Sections 4.1.2 and 4.1.3:

- Care was taken to design the proposed development to follow the natural topography
- The development includes the preservation of drainage ways and stream corridors within rear yard spaces
- Significant expanses of the natural landscape surrounding the creek corridors were preserved to create a network of green open space areas
- Landscaping is predominately vegetated in naturalistic designs
- Yards are composed of lawn, ornamental shrub and ground cover plantings, small trees and large shade trees of many native varieties.
- Streets are typically lined with small or large trees
- The drives and walks connect the residences to the streets

Issue #2: The Board of Commissioners states that the HPC “did not properly apply Guideline 8.1 (Open Space and Parkland Preservation and Conservation)”.

Response:

The proposed plan fully meets the requirements of the Druid Hills Design Guideline 8.1.

As discussed above, the subject property was not identified as an open space by Olmstead, since it was not a part of his original design area. Nor was it identified as a stream corridor.

Nevertheless, the proposed plan still meets the intent of this Design Guideline. In response to requests from both the Druid Hills Civic Association Land Use representative AND the Historic Preservation Commission, the applicant agreed to place a perpetual conservation easement on the entire stream buffer area, as well as a large portion of the non-buffer land, to perpetually preserve the private open space for the benefit of the entire community, exactly as recommended in Section 8.1.

Also, Section 8.1 recommends “removal of exotic species by the most environmentally responsive approach possible”, which will be done by the applicant prior to placing the preservation easement on the open space.

Issue #3: The Board of Commissioners states that the HPC “did not properly apply Guideline 8.3 (Protection of the Historic Watershed Design and Design Concept)”.

Response:

The proposed plan fully meets the requirements of the Druid Hills Design Guideline 8.3.

Per Section 8.3, “Olmstead’s design placed rear lot lines along these streams and natural drainage ways as a method of protection and flood control”. The proposed lot division plan has followed this guideline, with the rear property line running along the natural drainage way.

Also per Section 8.3, “all construction within the Druid Hills Local Historic District should follow a 25’ setback requirement”. Although the drainage way to the rear of the property has not been identified in the illustrations in the Design Guidelines, the applicant is honoring the 75’ setback as now required under other Dekalb County ordinances, and therefore is easily meeting the 25’ requirement in Section 8.3 of the Design Guidelines. The site plan is included in the attached information package.

Issue #4: The Board of Commissioners required that the applicant perform an archeological study as contemplated by Guideline 10.0, and the HPC to consider the results of the archeological study in its decision.

Response:

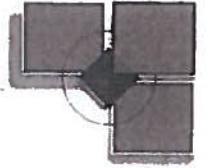
An archeological “Phase One” study has been undertaken by a highly experienced Archeological consulting firm, and the results are negative. A copy is included with this re-submittal.



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS DeKalb County Historic Preservation Commission

1. Address of Property: Approx. 2.2 acres of 1551 Briarcliff Rd NE (tax ID # 18 057 05 019)

Owner: New World Communications of Atlanta, Inc. Owner Telephone: 404-875-5555

Owner Address: 1551 Briarcliff Rd NE

2. Name of Applicant: Residential Recovery Fund, LLC ("Minerva USA")

You or your representative may be present at the meeting of the commission, but attendance is not mandatory.

You will be notified of the time, date, and location of the meeting. Email: dcotter@minerva-usa.com

Mailing Address: 2292 Henderson Mill Rd, Atlanta, GA 30345

Daytime Telephone: 678-808-8002

Relationship of Applicant to Property Owner: Owner ☐ Architect ☐ Contractor ☐

Other ☒ Purchaser

3. Age of Structure: Approximate date of construction for the primary structure on the property and any secondary structures affected by this project: Vacant land

4. Nature of Proposed Work:

☒ New Construction

☐ Demolition

☐ Addition

☐ New Freestanding Building

☐ Fence/Wall

☐ Exterior Environmental Feature

☐ Deck or Patio

☐ Site Preparation/Clearance

☐ Moving a Building

☐ Sign Erection or Replacement

☐ Repairs or Alterations

☐ Exterior Architectural Features

☐ Landscaping

☐ Other

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate building and landscape materials to be used. Accurate drawings and photographs are required. (Use an extra sheet, if necessary.)

24 for-sale flats as shown in the attached drawings.

IMPORTANT: This form must be completed before the Historic Preservation Commission can consider the approval of any material change to a Historic Property or within a Historic District. This form, along with supporting documents (plans, material, color samples, and photos), must be filed with the Historic Preservation staff, DeKalb County Planning Department, 330 West Ponce de Leon Avenue, Suite 500, Decatur, Georgia 30030. Provide eight (8) collated sets of the application form and all supporting documentation. In addition, provide eight (8) collated sets of plans reduced to 11"x 17" or smaller and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in .pdf format. All applicable items from the attached checklist of Submittal Criteria must be addressed. Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

FOR OFFICE USE ONLY

Date received: _____

Initials: _____

Sign given: ☐ Yes ☐ No

[Signature]
Signature of Applicant

1-20-2017
Date

Revised 4/27/15

RECEIVED JAN 27 REC'D

**AUTHORIZATION OF A SECOND PARTY TO APPLY
FOR A
CERTIFICATE OF APPROPRIATENESS
DeKalb County Historic Preservation Commission**

(I) (We), New World Communications of Atlanta, Inc.
being (owner) (owners) of the property described below or attached, hereby delegate authority to
Residential Recovery Fund, LLC ("Minerva USA")
to file an application in (my) (our) behalf.

OWNER: New World Communications of Atlanta, Inc.

5/17/17
DATE

BY:

Carolyn Y. Forrest

Carolyn Y. Forrest

TITLE: Vice President Legal Affairs

PLEASE REVIEW THE FOLLOWING INFORMATION

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371-2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

ID	DBH	Common Name	Specimen	Notes
T104	42"	TULIPTREE	YES	FAIR CONDITION
T121	33"	RED OAK	YES	FAIR CONDITION
T136	36"	TULIPTREE	YES	FAIR CONDITION
T144	36"	TULIPTREE	YES	GOOD CONDITION
T151	40"	TULIPTREE	YES	FAIR CONDITION
T193	33"	TULIPTREE	YES	FAIR CONDITION
T201	42"	TULIPTREE	YES	FAIR CONDITION, OFF SITE

} OFFSITE

4 specimen trees onsite.

2 to be preserved.

#T121(33" red oak) } to be
#T136(36" tulip tree) removed.

SURVEY LEGAL DESCRIPTION

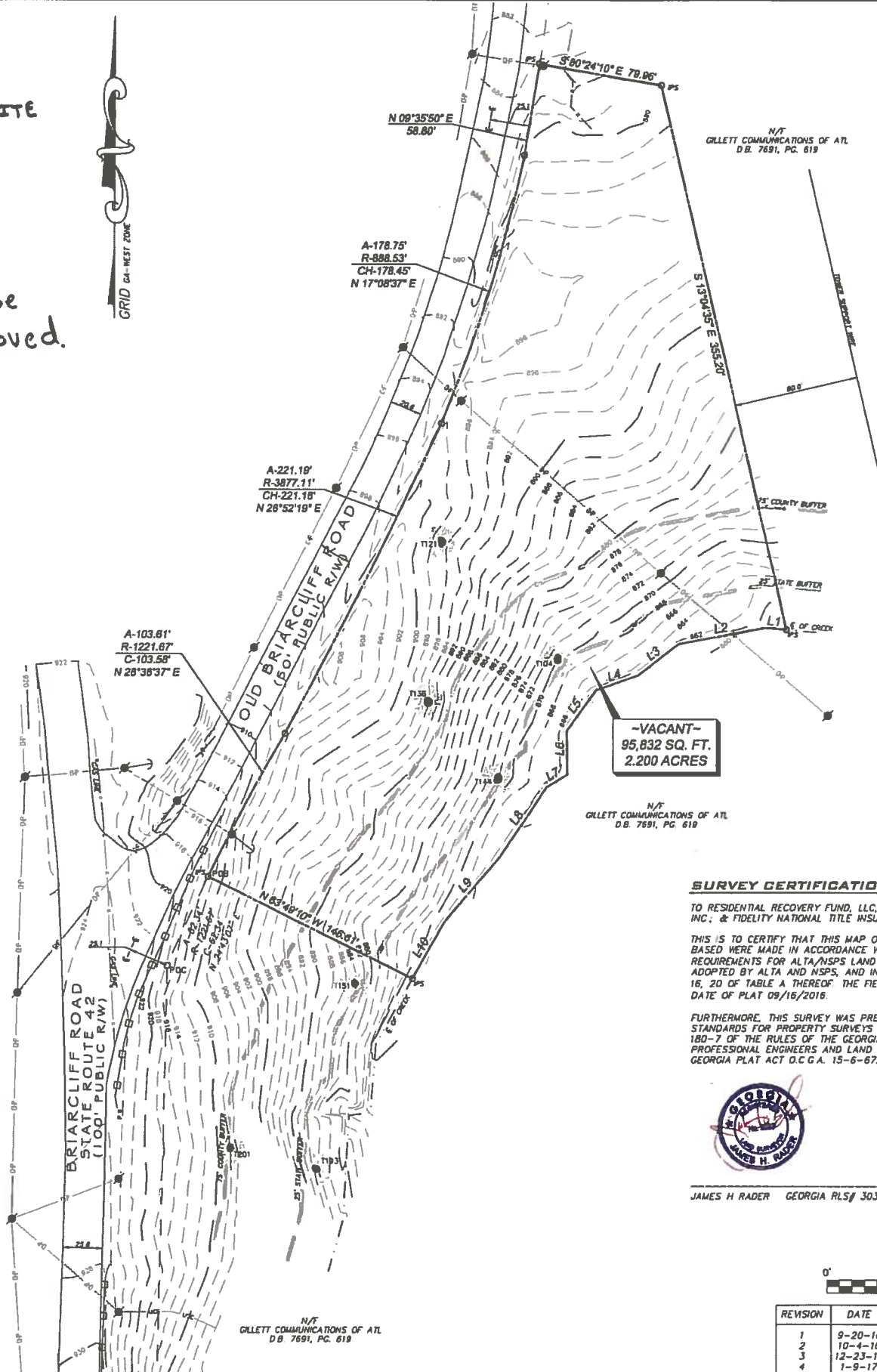
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 57, DISTRICT 18, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF STATE ROUTE 42, A.K.A. BRIARCLIFF ROAD (100' R/W) AND THE SOUTHEASTERLY RIGHT OF WAY OF OLD BRIARCLIFF ROAD (50' R/W), THENCE TRAVELING ALONG THE SOUTHEASTERLY RIGHT OF WAY OF OLD BRIARCLIFF ROAD ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 62.34 FEET AND A RADIUS OF 1221.67 FEET, BEING SUBTENDED BY A CHORD OF NORTH 27 DEGREES 08 MINUTES 54 SECONDS EAST A DISTANCE OF 62.34 FEET TO THE POINT OF BEGINNING;

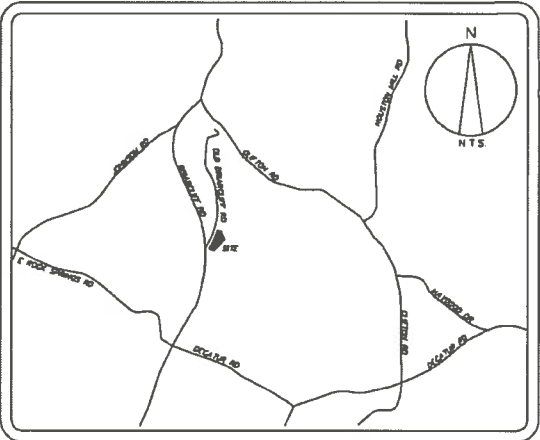
THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT OF WAY OF OLD BRIARCLIFF ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 165.83 FEET AND A RADIUS OF 1221.67 FEET, BEING SUBTENDED BY A CHORD OF NORTH 27 DEGREES 08 MINUTES 54 SECONDS EAST A DISTANCE OF 165.83 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT WITH AN ARC LENGTH OF 221.18 FEET AND A RADIUS OF 3877.11 FEET, BEING SUBTENDED BY A CHORD OF NORTH 29 DEGREES 52 MINUTES 19 SECONDS EAST A DISTANCE OF 221.18 FEET TO A POINT; THENCE WITH A COMPOUND CURVE TO THE LEFT WITH AN ARC LENGTH OF 178.75 FEET AND A RADIUS OF 888.53 FEET, BEING SUBTENDED BY A CHORD OF NORTH 17 DEGREES 08 MINUTES 37 SECONDS EAST A DISTANCE OF 178.45 FEET TO A POINT; THENCE NORTH 09 DEGREES 35 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 58.80 FEET TO A 1/2" REBAR SET, THENCE LEAVING SAID RIGHT OF WAY AND FOLLOWING THE PROPERTY NOW OR FORMERLY OF GILLETT COMMUNICATIONS OF ATLANTA, INC. SOUTH 80 DEGREES 24 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 79.96 FEET TO A 1/2" REBAR SET; THENCE CONTINUING ALONG THE PROPERTY NOW OR FORMERLY OF GILLETT COMMUNICATIONS OF ATLANTA, INC. SOUTH 13 DEGREES 04 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 335.20 FEET TO THE CENTERLINE OF A CREEK; THENCE FOLLOWING THE CENTERLINE OF SAID CREEK FOR THE FOLLOWING TEN (10) COURSES AND DISTANCES: NORTH 85 DEGREES 28 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 13.60 FEET TO A POINT; THENCE SOUTH 79 DEGREES 28 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 56.11 FEET TO A POINT; THENCE SOUTH 52 DEGREES 09 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 32.39 FEET TO A POINT; THENCE SOUTH 70 DEGREES 59 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 29.37 FEET TO A POINT; THENCE SOUTH 36 DEGREES 06 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 32.12 FEET TO A POINT; THENCE SOUTH 00 DEGREES 50 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 27.68 FEET TO A POINT; THENCE SOUTH 59 DEGREES 03 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 15.58 FEET TO A POINT; THENCE SOUTH 33 DEGREES 36 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 53.34 FEET TO A POINT; THENCE SOUTH 40 DEGREES 36 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 55.78 FEET TO A POINT; THENCE SOUTH 29 DEGREES 35 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 40.27 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF SAID CREEK NORTH 63 DEGREES 49 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 146.61 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 2.200 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED SEPTEMBER 16, 2016, LAST REVISED JANUARY 9, 2017.

LEGEND			
PROPERTY LINE	REINFORCED CONCRETE PIPE	T	TELEVISION (CABLE) LINE
LAND LOT LINE	REBAR	TV	TELEVISION PERMITAL
CONCRETE MONUMENT FOUND	SAWTOOTH SERRA WALL/SLAB	TC	TRAFFIC CONTROL BOX
IRON PIN SET	SEWER CLEANOUT	GA	GAS LINE
PIPE	SEWER	GC	GAS VALVE
CRIPPLE-ROD PIPE	BURIED IRON PIPE	FW	FIRE WARNING
CRIPPLE-ROD PIPE	POLYETHYLENE GLASS FIBER PIPE	WV	WATER VALVE
RIGHT OF WAY	POWER POLE	WT	WATER TOWER
OUTLET CONTROL STRUCTURE	POWER (TRANSFORMER) BOX	WC	WATER CONNECTION
CRIPPLE	OUTLINE	IC	IRRIGATION CONTROL VALVE
CRIPPLE	OUTLINE	BL	BURIED LINE
CRIPPLE	OUTLINE	TR	TRAIL
CRIPPLE	OUTLINE	TH	THUNDERING WELL
CRIPPLE	OUTLINE	BR	BROOKSIDE
CRIPPLE	OUTLINE	BN	BUILDING (INDUSTRIAL)
CRIPPLE	OUTLINE	TC	TRUCK
CRIPPLE	OUTLINE	CT	CONTOUR
CRIPPLE	OUTLINE	MC	INDEX CONTOUR



LINE	BEARING	DISTANCE
L1	N 85°28'03" W	13.60'
L2	S 79°29'36" W	56.11'
L3	S 52°00'08" W	32.39'
L4	S 70°59'32" W	29.37'
L5	S 36°06'56" W	32.12'
L6	S 00°50'25" E	27.68'
L7	S 59°03'02" W	15.58'
L8	S 33°36'13" W	53.34'
L9	S 40°36'29" W	55.78'
L10	S 29°35'51" W	40.27'



VICINITY MAP

SURVEY NOTES

- THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 16-0331vc, DATED SEPTEMBER 13, 2016.
- THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
- THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE RELATIVE POSITIONAL PRECISION IS LESS THAN 0.07 FEET PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 222,249 FEET.
- ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
- THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
- NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND LIES IN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C00624, EFFECTIVE DATE OF MAY 16, 2013.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH.
- INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC. MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.
- NUMBER OF MARKED PARKING SPACES: 0 INCLUDING 0 HANDICAP.
- THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.
- THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE.
- WHERE TITLE LINES ARE DEFINED BY A BODY OF WATER, THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. SAID BOUNDARY LINE MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
- VERTICAL DATUM: NAVD 88. CONTOUR INTERVAL: 2 FT.
- TREE DATA PER BAKER LAND DESIGN - 10/04/2016.

SURVEY CERTIFICATION

TO RESIDENTIAL RECOVERY FUND, LLC, GILLETT COMMUNICATIONS OF ATLANTA, INC.; & FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 13, 14, 16, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 9/9/2016. DATE OF PLAT 09/16/2016.

FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



JAMES H. RADER GEORGIA RLS# 3033



REVISION	DATE	PURPOSE
1	9-20-16	ADDRESS COMMENTS
2	10-4-16	ARBORIST'S TREE CHART
3	12-23-16	REVISE PROPERTY LINES
4	1-9-17	REVISE PROPERTY LINES

LandPro
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. L8F000838
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ALTA/NSPS LAND TITLE SURVEY

RESIDENTIAL RECOVERY FUND, LLC;
GILLETT COMMUNICATIONS OF
ATLANTA, INC.; & FIDELITY NATIONAL
TITLE INSURANCE COMPANY
CURRENT OWNER: GILLETT COMMUNICATIONS
OF ATLANTA, INC.

LAND LOT 57
DISTRICT 18
DEKALB COUNTY, GA

SCALE: 1" = 40' DATE: 09/16/16 PROJECT NO.: 20161308 SHEET: 1 OF 1

[illegible]

PROJECT NAME

**OLD BRIARCLIFF
FLATS**

ADDRESS

**OLD BRIARCLIFF
ROAD**

APPLICANT

MINERVA USA

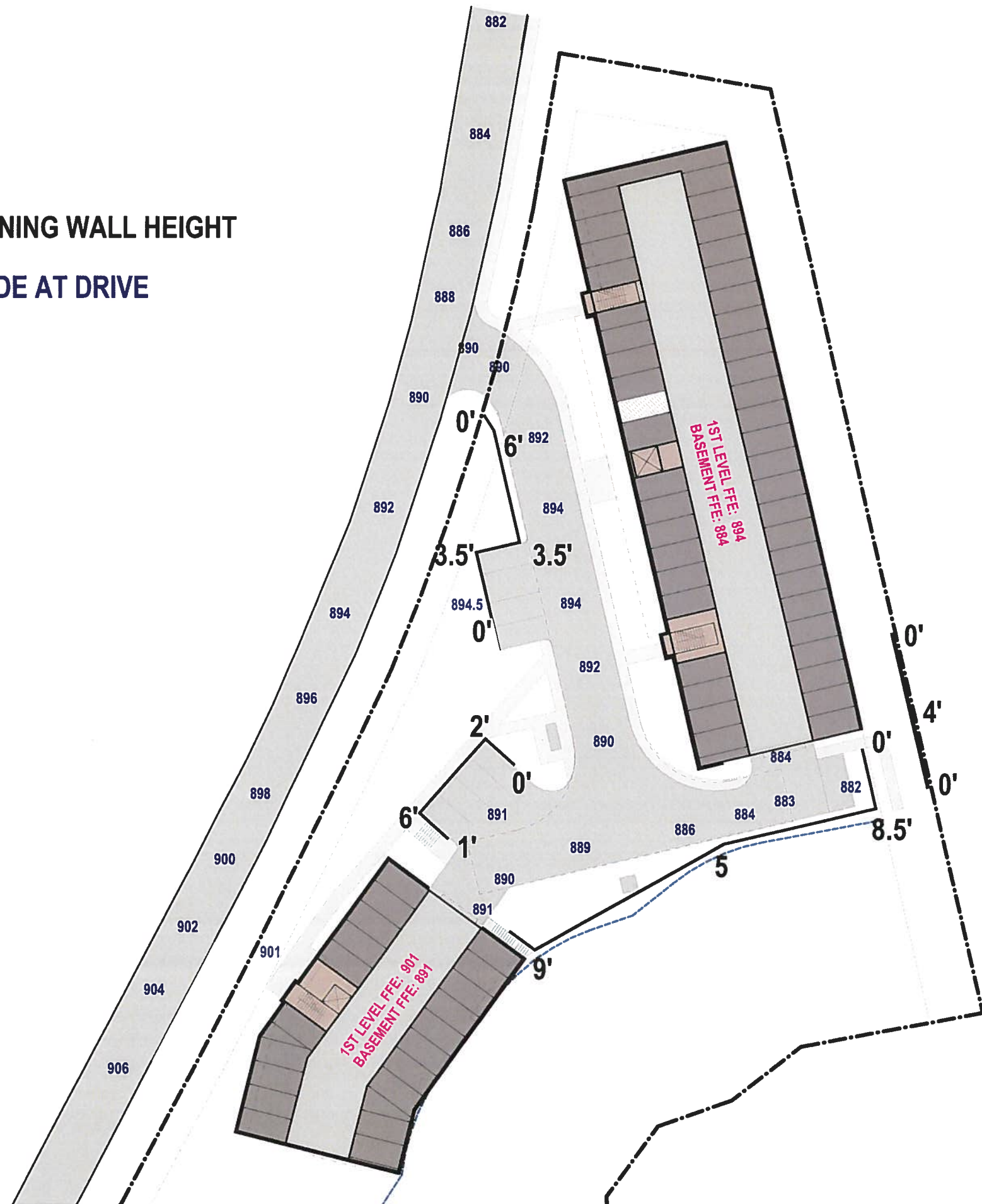
DEVELOPMENT SUMMARY

ZONING CRITERIA

LEGEND

2' = RETAINING WALL HEIGHT

901= GRADE AT DRIVE



ISSUED FOR:	DATE:

PROJECT NAME
**OLD BRIARCLIFF
FLATS**

ADDRESS
**OLD BRIARCLIFF
ROAD**

APPLICANT
MINERVA USA

SHEET NAME
GRADING STUDY

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PROJ NUMBER
16122

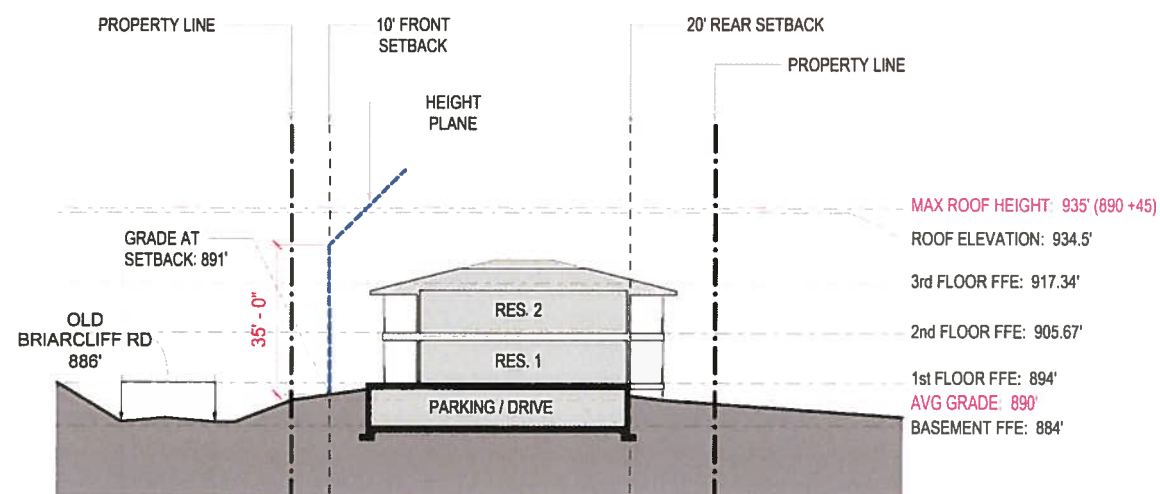
DATE
03/27/2017
REVISED
06/06/2017

SHEET

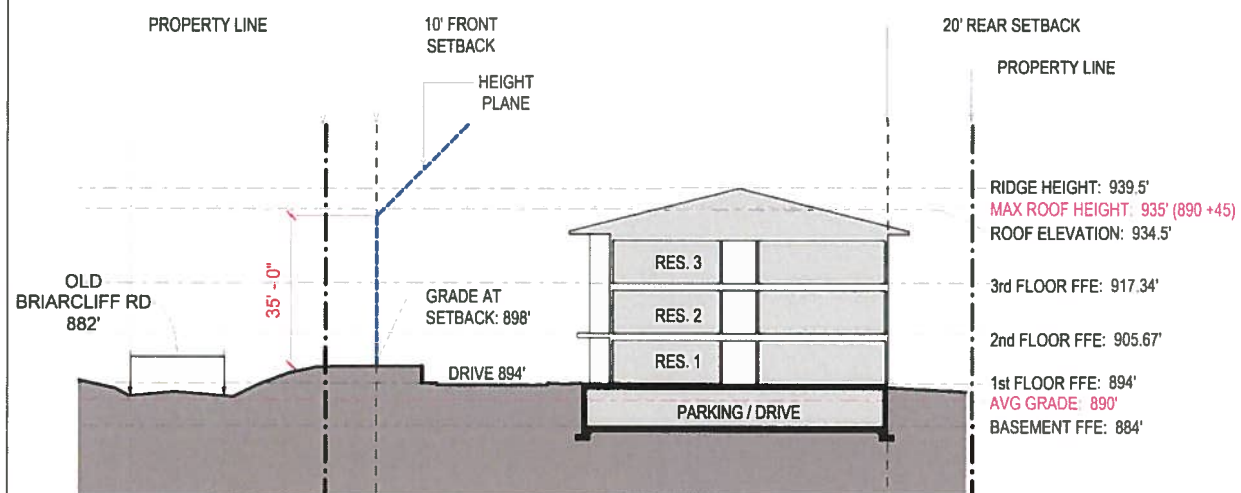
A101

NOT ISSUED FOR CONSTRUCTION

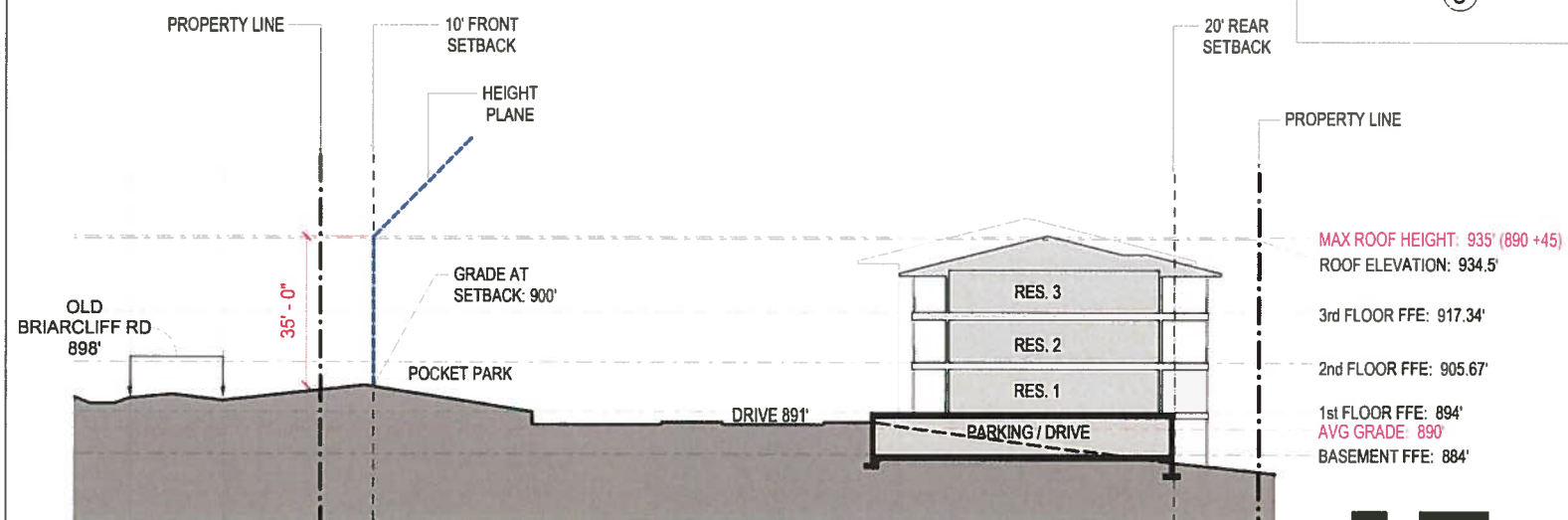
BUILDING A



① SITE SECTION 1 - BUILDING A

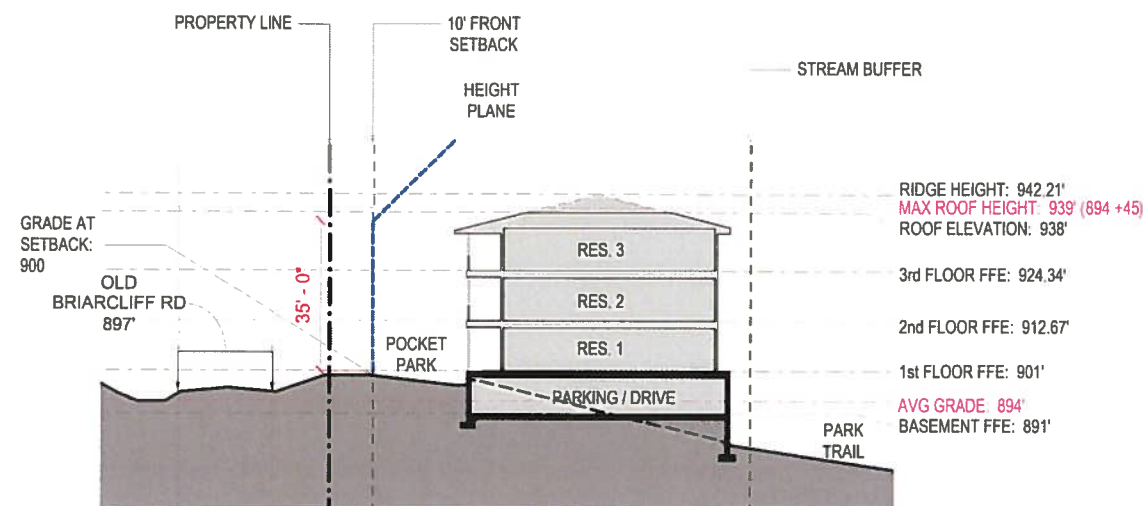


② SITE SECTION 2 - BUILDING A

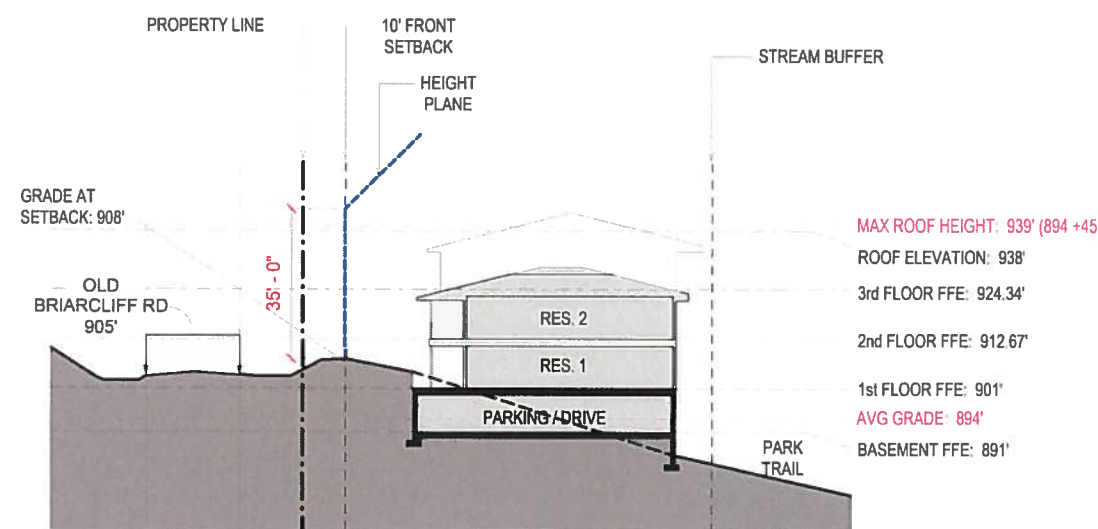


③ SITE SECTION 3 - BUILDING A

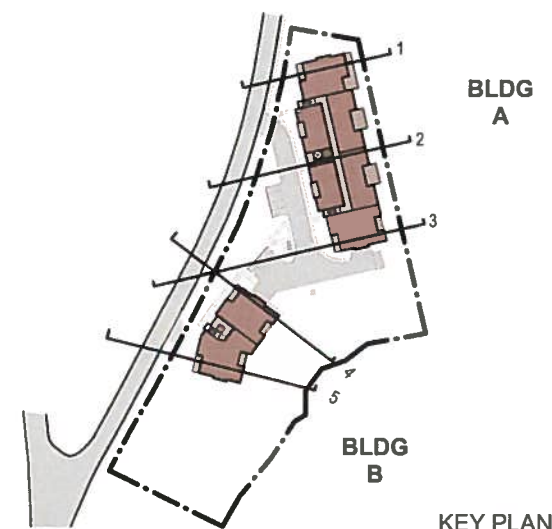
BUILDING B



④ SITE SECTION 4 - BUILDING B



⑤ SITE SECTION 5 - BUILDING B



PROJECT NAME
**OLD BRIARCLIFF
FLATS**

ADDRESS
**OLD BRIARCLIFF
ROAD**

APPLICANT
MINERVA USA

SHEET NAME
BUILDING SECTIONS

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PROJ NUMBER
16122

DATE
03/27/2017

REVISED
06/06/2017

SHEET

A102

NOT ISSUED FOR CONSTRUCTION



BUILDING A WEST ELEVATION



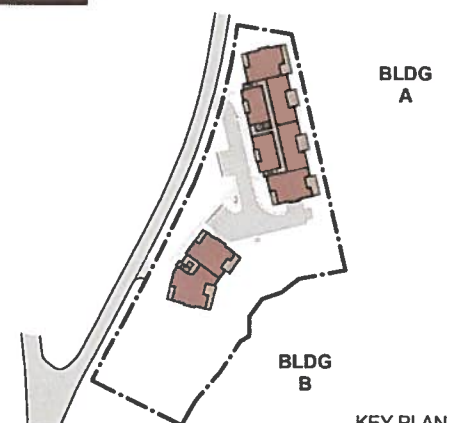
BUILDING A SOUTH ELEVATION



BUILDING A EAST ELEVATION



BUILDING A NORTH ELEVATION



ISSUED FOR	DATE

PROJECT NAME
**OLD BRIARCLIFF
FLATS**

ADDRESS
**OLD BRIARCLIFF
ROAD**
APPLICANT
MINERVA USA

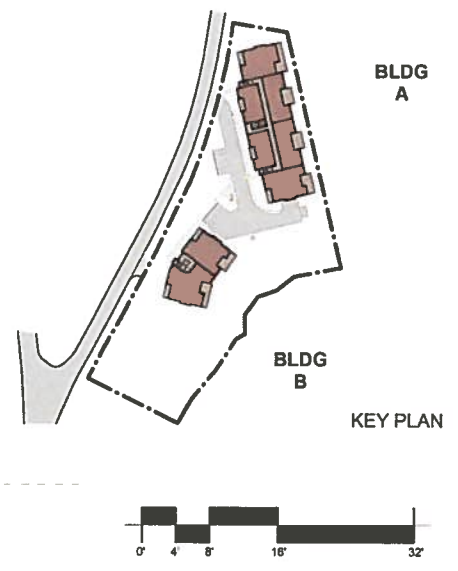
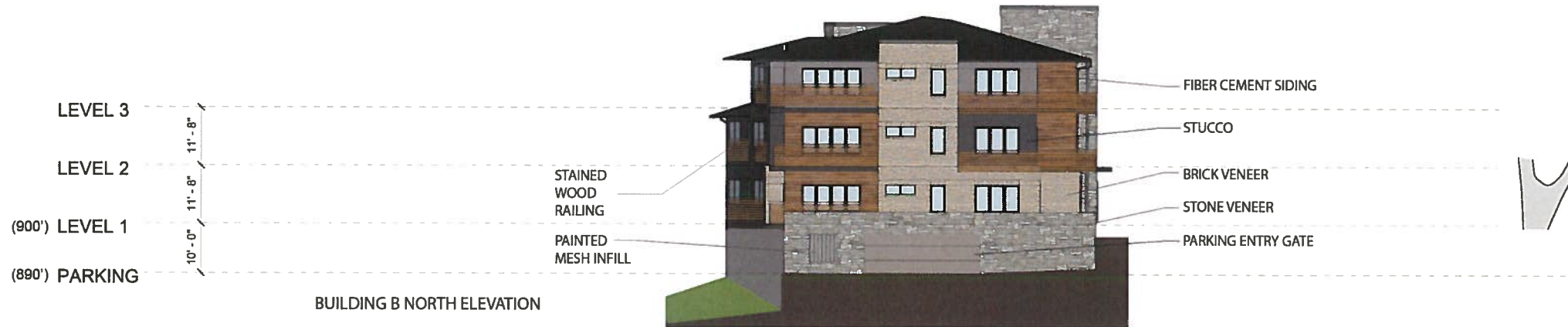
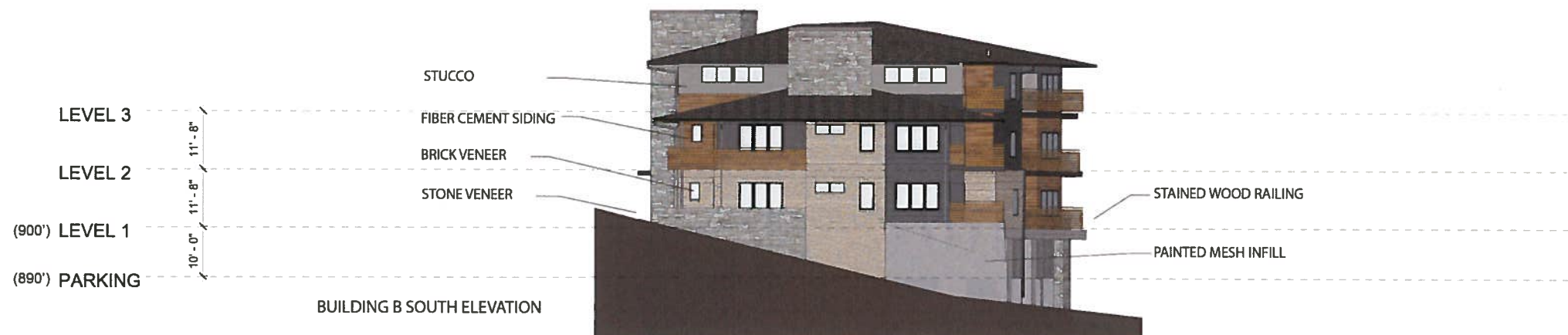
SHEET NAME
**BUILDING A
ELEVATIONS**

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PROJ. NUMBER
16122
DATE
03/22/17
SHEET

A201

NOT ISSUED FOR CONSTRUCTION



ISSUED FOR	DATE

PROJECT NAME
**OLD BRIARCLIFF
FLATS**

ADDRESS
**OLD BRIARCLIFF
ROAD**

APPLICANT
MINERVA USA

SHEET NAME
**BUILDING B
ELEVATIONS**

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PROJ. NUMBER
16122

DATE
08/07/2017

SHEET

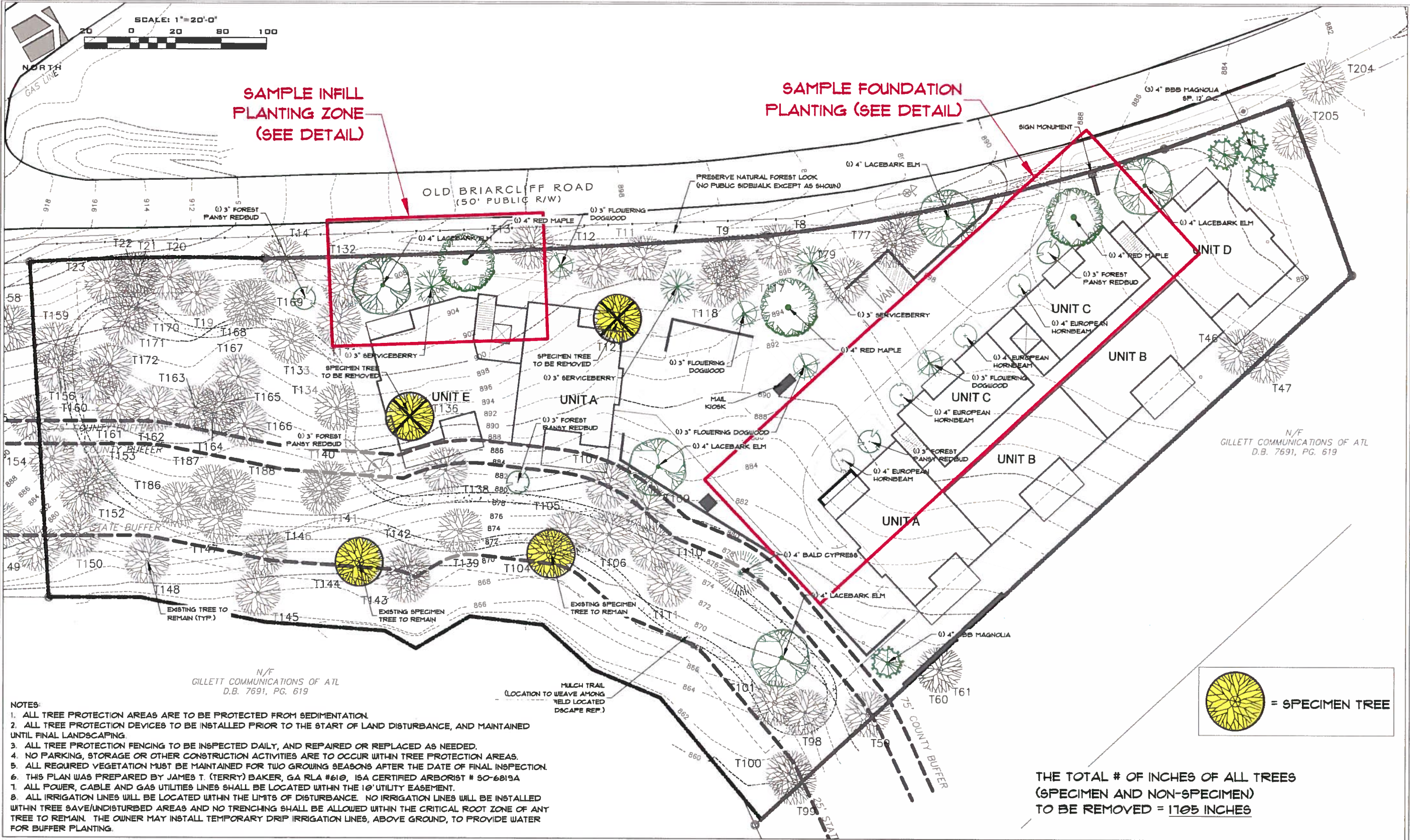
A202

NOT ISSUED FOR CONSTRUCTION





Tree Protection and New Plantings



- NOTES:
1. ALL TREE PROTECTION AREAS ARE TO BE PROTECTED FROM SEDIMENTATION.
 2. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
 3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
 4. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
 5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.
 6. THIS PLAN WAS PREPARED BY JAMES T. (TERRY) BAKER, GA RLA #610, ISA CERTIFIED ARBORIST # 50-6819A
 7. ALL POWER, CABLE AND GAS UTILITIES LINES SHALL BE LOCATED WITHIN THE 10' UTILITY EASEMENT.
 8. ALL IRRIGATION LINES WILL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE. NO IRRIGATION LINES WILL BE INSTALLED WITHIN TREE SAVE/UNDISTURBED AREAS AND NO TRENCHING SHALL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE TO REMAIN. THE OWNER MAY INSTALL TEMPORARY DRIP IRRIGATION LINES, ABOVE GROUND, TO PROVIDE WATER FOR BUFFER PLANTING.

SCHEDULE AND MAINTENANCE OF TREE SAVE MEASURES

- THE OWNER SHALL INSTALL TREE SAVE FENCE PRIOR TO SITE CLEARING. ANY TREE SAVE FENCE THAT IS DAMAGED DURING THE CLEARING OPERATION SHALL BE IMMEDIATELY REPAIRED.
- THE OWNER SHALL MAKE WEEKLY INSPECTIONS OF THE TREE FENCE. ANY TREE FENCE THAT IS DAMAGED SHALL BE REPAIRED WITHIN 24 HOURS.
- TREE FENCE SHALL NOT BE REMOVED UNTIL GRADING, UTILITY INSTALLATION, RETAINING WALL INSTALLATION AND ADJACENT BUILDING CONSTRUCTION IS COMPLETE.

TOTAL SITE AREA = 2.2 AC, BUFFER AREA = .68 AC
2.2 - .68 = 1.52
1.52 X 30 UNITS/AC = 45.6 UNITS REQ.
EXISTING DENSITY FACTOR TO REMAIN (OUTSIDE OF BUFFERS) = 202.6 UNITS
THEREFORE DENSITY FACTOR SATISFIED

TOTAL INCHES OF SPECIMEN TREES REMOVED = 69 INCHES
SPECIMEN RECOMPENSE: 69 X 1.5 = 103.5 INCHES REQUIRED
104 = INCHES PROPOSED

THE TOTAL # OF INCHES OF ALL TREES (SPECIMEN AND NON-SPECIMEN) TO BE REMOVED = 1705 INCHES

THE DEVELOPER WILL PLANT 103.5 CALIPER INCHES OF TREES ONSITE IN RANDOM LOCATIONS CHOSEN IN COORDINATION WITH DRUID HILLS REPRESENTATIVE CHRISTOPHER LIGGETT (EX. U.S. FOREST SERVICE). THE DEVELOPER WILL FUND AN ADDITIONAL 1601.5 CALIPER INCHES OF TREES TO BE PLANTED THROUGHOUT THE DRUID HILLS HISTORIC DISTRICT. THE TREE SPECIES WILL BE SELECTED FROM THE DRUID HILLS RECOMMENDED PLANT LIST.



BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

3471 DONAVILLE RD.
SUITE 200
DULUTH, GA 30096
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

**TREE PLANTING PLAN
FOR
OLD BRIARCLIFF ROAD**

LOCATED IN:
LAND LOT 51
18TH DISTRICT
DEKALB COUNTY,
GEORGIA

OWNER:
RESIDENTIAL RECOVERY FUND,
LLC ("MINERVA USA")

CONTACT:
DAN COTTER, DEVELOPMENT
ANALYST 678-808-8002



REVISIONS

2/10/11 CORRECT SCALE
2/15/11 ADJUST BUILDING AND WALL LINES
3/15/11 NEW ARCHITECTURE
3/17/11 NEW ARCHITECTURE
3/21/11 REVISED BUILDING LAYOUT
3/22/11 ADD ENTRANCE RADIUS
3/21/11 REVISED BUILDING LOCATION

DRAWN BY: BH
CHECKED BY: TB
SCALE: 1"=20'-0"
DATE: 1/26/17
JOB NO.
SHEET 1 OF 3



**3471 DONAVILLE RD.
SUITE 200
DULUTH, GA 30096
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM**

TREE PLANTING PLAN

(PLANTING AREA
ENLARGEMENTS)

**FOR
OLD
BRIARCLIFF
ROAD**

LOCATED IN:
LAND LOT 57
18TH DISTRICT
DEKALB COUNTY,
GEORGIA

OWNER:
RESIDENTIAL RECOVERY FUND,
LLC ("MINERVA USA")

CONTACT:
DAN COTTER, DEVELOPMENT
ANALYST 678-808-8002



REVISIONS

6/1/17 REVISED BUILDING LOCATION
6/1/17 REVISED DECKS

DRAWN BY: BH

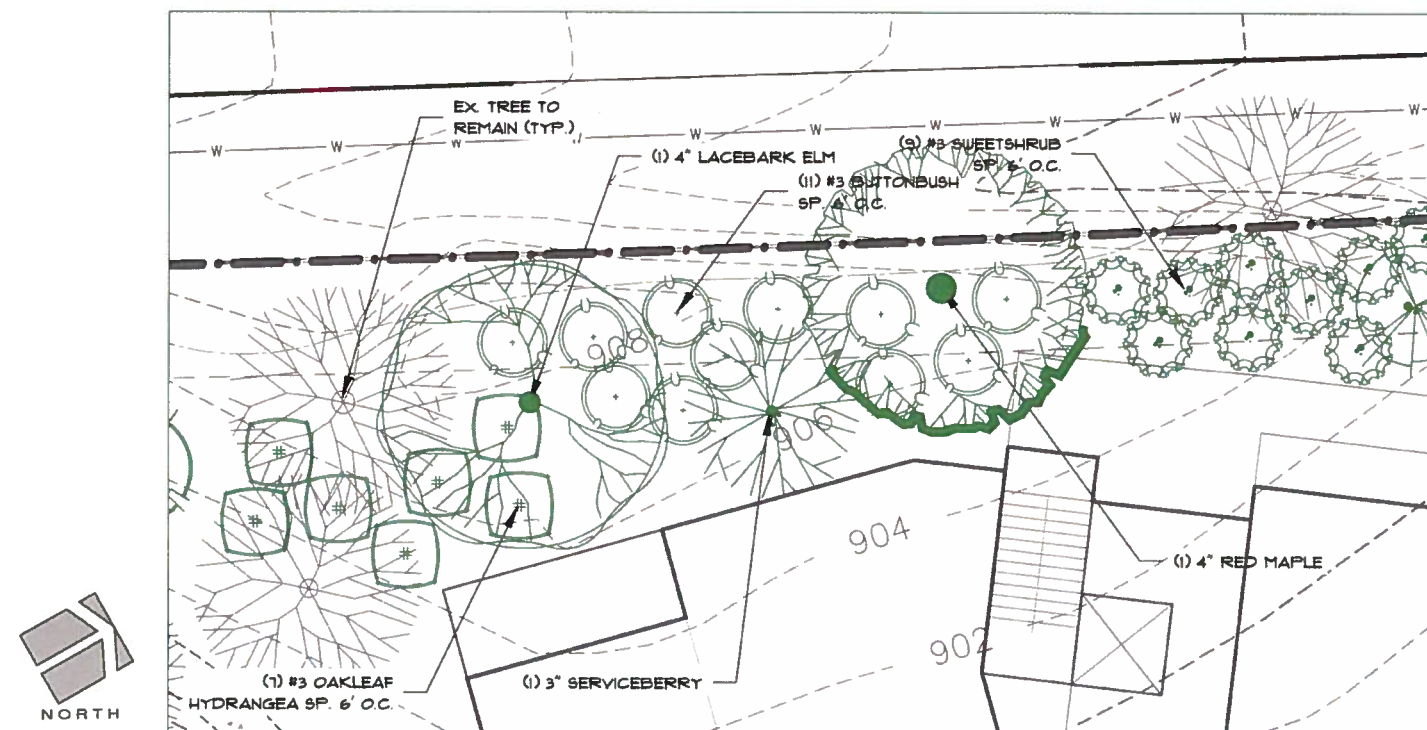
CHECKED BY: TB

SCALE: $1/8" = 1'-0"$

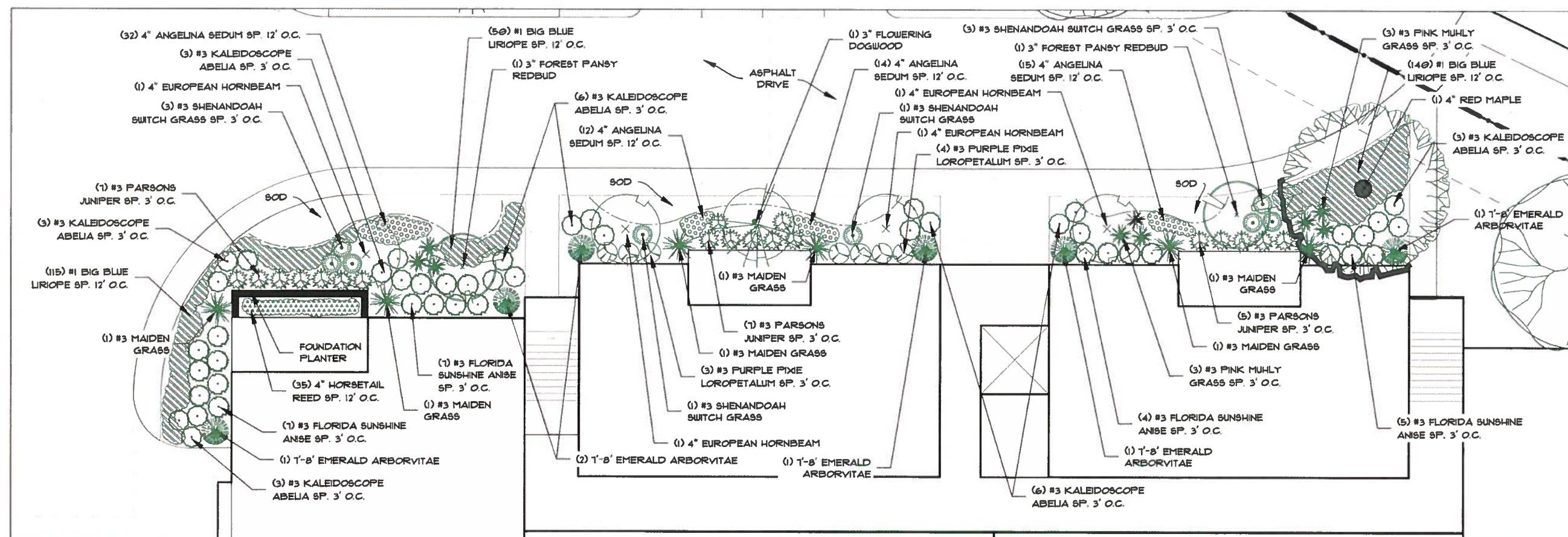
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JOB NO.

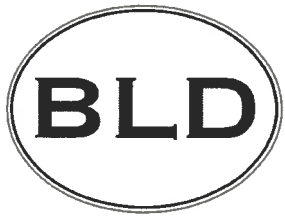
SHEET 2 OF 3



SAMPLE INFILL PLANTING ZONE



SAMPLE FOUNDATION PLANTING



**BAKER LAND
DESIGN**

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

3471 DONAVILLE RD.
SUITE 200
DULUTH, GA 30096
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

**TREES
TO BE
SAVED
AND
REMOVED**

**OLD
BRIARCLIFF
ROAD**

LOCATED IN:
LAND LOT 51
18TH DISTRICT
DEKALB COUNTY,
GEORGIA

OWNER:
RESIDENTIAL RECOVERY FUND,
LLC ("MINERVA USA")

CONTACT:
DAN COTTER, DEVELOPMENT
ANALYST 678-888-8802



REVISIONS

01/11 REVISED BUILDING LOCATION
02/11 REVISED DECKS

DRAWN BY: BH

CHECKED BY: TB

SCALE: 1"=20'-0"

DATE: 3/22/17

JOB NO.

SHEET 1 OF 1

LEGEND



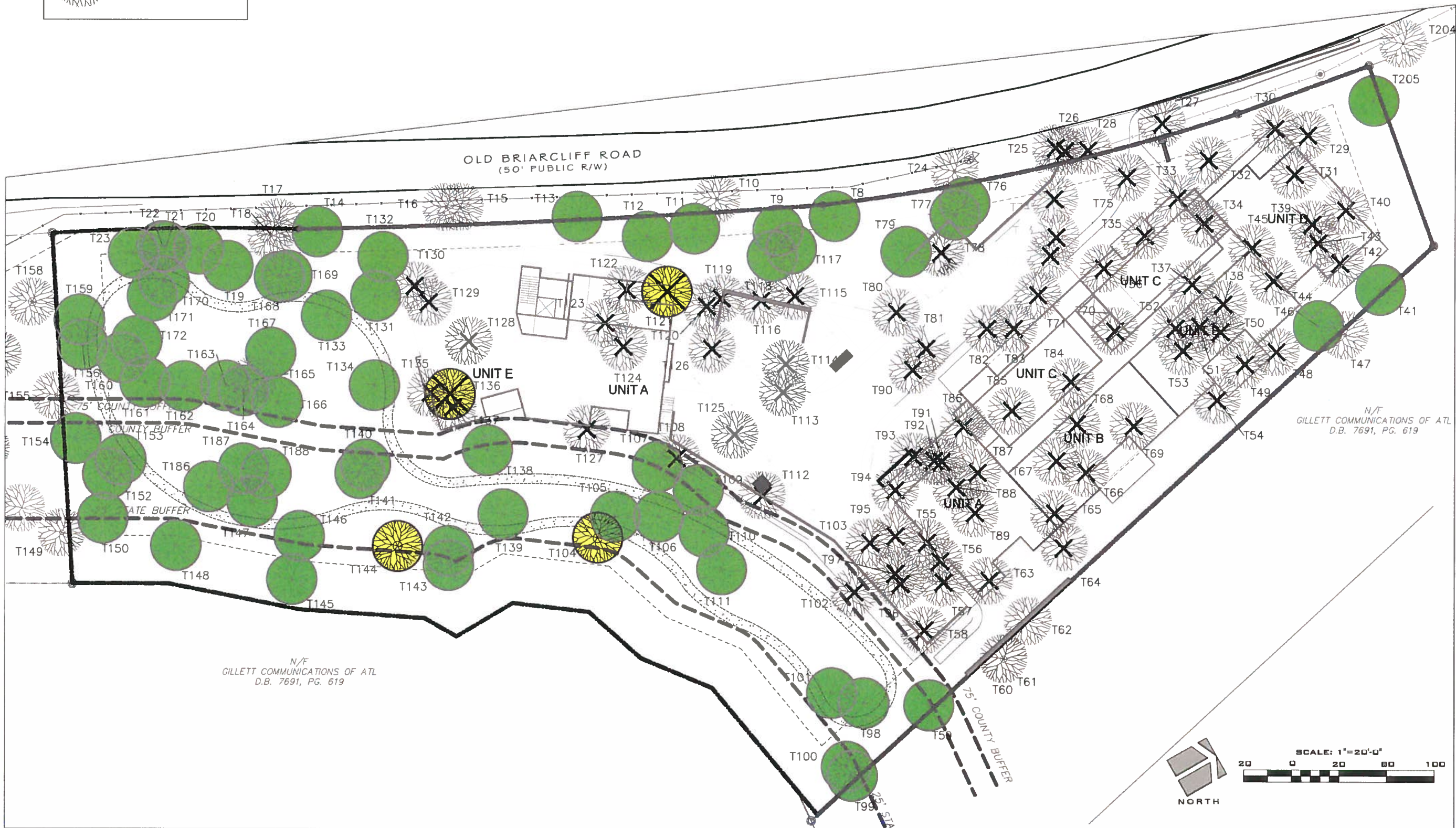
= SPECIMEN TREE



= EXISTING TREE
TO REMAIN



= TREE TO BE
REMOVED



ID	DBH	Common Name	Specimen	Notes	Overview	Plan
8	22"	PINE	N	LEASING-DANGEROUS-TOWARD ROAD/WIRES	poor	Save
9	19"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
11	20"	WHITE OAK	N	FAIR	good/fair	Save
12	N/A	PINE	N	DEAD	dead	Remove
14	24"	TULIPTREE	N	GOOD CONDITION	good/fair	Save
18	20"	HARDWOOD	N	LEANING HEAVILY OVER RD., FAIR CONDITION	poor	Save
19	22"	POPLAR	N	FAIR CONDITION	good/fair	Save
20	25"	PINE	N	TOP HEAVY	good/fair	Save
21	16"	PINE	N	LEANING HEAVILY TOWARD RD., FAIR CONDITION	poor	Save
22	16"	TULIP TREE	N	FAIR CONDITION, ROT IN BASE CAVITY	poor	Save
23	28"	PINE	N	POOR COND., TOP HEAVY	poor	Save
29	24"	WHITE OAK	N	GOOD CONDITION	good/fair	Remove
30	11"	WHITE OAK	N	FAIR CONDITION, ROT @ BASE OF TRUNK	poor	Remove
31	18"	RED OAK	N	GOOD CONDITION	good/fair	Remove
32	28"	WHITE OAK	N	GOOD CONDITION	good/fair	Remove
33	20"	PINE	N	TOP HEAVY	good/fair	Remove
34	17"	RED OAK	N	GOOD CONDITION	good/fair	Remove
35	28"	OAK	N	DOUBLE TRUNK, INCLUDED BARK @ SPLIT, GOOD CONDITION	good/fair	Remove
36	33"	TULIPTREE	N	DOUBLE TRUNK, INCLUDED BARK @ SPLIT	good/fair	Remove
37	14"	TULIPTREE	N	GOOD CONDITION	good/fair	Remove
38	N/A	PINE	N	DEAD	dead	Remove
39	14"	PINE	N	POOR CONDITION, TOP HEAVY	poor	Remove
40	14"	PINE	N	POOR CONDITION, TOP HEAVY	poor	Remove
41	17"	PINE	N	POOR CONDITION, TOP HEAVY	poor	Save
42	14"	PINE	N	POOR CONDITION, TOP HEAVY	poor	Remove
43	12"	TULIPTREE	N	GOOD CONDITION	good/fair	Remove
44	22"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Remove
45	19"	TULIP TREE	N	POOR CONDITION, TOP HEAVY, ROT @ BASE	poor	Remove
46	15"	WHITE OAK	N	GOOD CONDITION	good/fair	Save
48	12"	TULIPTREE	N	GOOD CONDITION	good/fair	Remove
49	25"	WATER OAK	N	DOUBLE TRUNK, GOOD CONDITION	good/fair	Remove
50	12"	SWEETGUM	N	GOOD CONDITION	good/fair	Remove
51	13"	SWEETGUM	N	GOOD CONDITION	good/fair	Remove
52	22"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Remove
53	25"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Remove
54	20"	PINE	N	POOR CONDITION, TOP HEAVY	poor	Remove
55	23"	TULIPTREE	N	FAIR CONDITION, TOP HEAVY	good/fair	Remove
56	13"	HARDWOOD	N	GOOD CONDITION	good/fair	Remove
57	17"	TULIPTREE	N	FAIR CONDITION, TOP HEAVY	good/fair	Remove
58	15"	RED OAK	N	GOOD CONDITION	good/fair	Remove
59	21"	RED OAK	N	POOR CONDITION	poor	Save
63	14"	WHITE OAK	N	FAIR CONDITION	good/fair	Remove
64	14"	BEECH	N	FAIR CONDITION	good/fair	Save

ID	DBH	Common Name	Specimen	Notes	Overview	Plan
65	14"	WHITE OAK	N	FAIR CONDITION, TOP HEAVY	good/fair	Remove
66	20"	RED OAK	N	FAIR CONDITION, ROT @ BASE IN CAVITY	poor	Remove
67	17"	RED OAK	N	FAIR CONDITION	good/fair	Remove
68	20"	RED OAK	N	FAIR CONDITION, ROT @ BASE	poor	Remove
69	20"	TULIPTREE	N	FAIR CONDITION, EXFOLIATING BARK @ BASE	poor	Remove
70	17"	RED OAK	N	FAIR CONDITION	good/fair	Remove
71	19"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Remove
72	12"	RED OAK	N	GOOD CONDITION	good/fair	Remove
73	20"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Remove
74	24"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
75	12"	WATER OAK	N	GOOD CONDITION	good/fair	Remove
76	16"	RED OAK	N	GOOD CONDITION	good/fair	Save
77	24"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
78	N/A	PINE	N	DEAD	dead	Remove
79	35"	TULIPTREE	N	EXFOLIATING BARK @ TRUNK, TWO MISSING LIMBS, POOR CONDITION	poor	Save
80	16"	WHITE OAK	N	GOOD CONDITION	good/fair	Save
81	13"	OAK	N	FAIR CONDITION, DAMAGED @ BASE	poor	Remove
82	12"	HICKORY	N	GOOD CONDITION	good/fair	Remove
83	24"	SWEETGUM	N	FAIR CONDITION	good/fair	Remove
84	18"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Remove
85	17"	RED OAK	N	FAIR CONDITION	good/fair	Remove
86	17"	WATER OAK	N	FAIR CONDITION, ROT IN CAVITY @ BASE	poor	Remove
87	29"	OAK	N	DOUBLE TRUNK, INCLUDED BARK / MAJOR ROT @ BASE	poor	Remove
88	21"	RED OAK	N	GOOD CONDITION	good/fair	Remove
89	14"	AM. BEECH	N	MAJOR ROT @ BASE IN CAVITY	poor	Remove
90	19"	AM. BEECH	N	EXCELLENT CONDITION	good/fair	Remove
91	18"	TULIPTREE	N	FAIR CONDITION, TOP HEAVY	good/fair	Remove
92	12"	WHITE OAK	N	GOOD CONDITION	good/fair	Remove
93	14"	RED OAK	N	MAJOR ROT @ BASE	poor	Remove
94	25"	PINE	N	FAIR CONDITION	good/fair	Remove
95	15"	OAK	N	FAIR CONDITION	good/fair	Remove
96	14"	TULIP TREE	N	FAIR CONDITION	good/fair	Remove
97	15"	PINE	N	DISEASED TRUNK, POOR CONDITION, TOP HEAVY	poor	Remove
98	14"	HARDWOOD	N	FAIR CONDITION	good/fair	Save
99	27"	SWEETGUM	N	FAIR CONDITION	good/fair	Save
100	14"	AM. BEECH	N	FAIR CONDITION	good/fair	Save
101	25"	WHITE OAK	N	GOOD CONDITION	good/fair	Save
102	20"	WHITE OAK	N	FAIR CONDITION	good/fair	Remove
103	15"	RED OAK	N	FAIR CONDITION	good/fair	Remove
104	42"	TULIPTREE	YES	FAIR CONDITION	good/fair	Save
105	10"	OAK	N	POOR CONDITION, INSECT INFESTED TRUNK	poor	Save
106	19"	WHITE OAK	N	POOR CONDITION, MAJOR TRUNK ROT	poor	Save
107	27"	WHITE OAK	N	FAIR CONDITION	good/fair	Remove

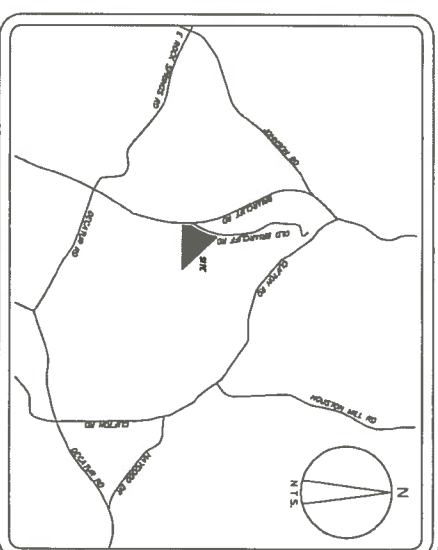
ID	DBH	Common Name	Specimen	Notes	Overview	Plan
108	14"	WHITE OAK	N	FAIR CONDITION	good/fair	Remove
109	15"	HICKORY	N	FAIR CONDITION	good/fair	Remove
110	10"	HARDWOOD	N	FAIR CONDITION	good/fair	Save
111	22"	WHITE OAK	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
112	27"	WHITE OAK	N	FAIR CONDITION	good/fair	Remove
113	25"	RED OAK	N	FAIR CONDITION, LEANING, TOP HEAVY	poor	Remove
114	19"	AM.BEECH	N	FAIR CONDITION, MAJOR ROT IN LOWER TRUNK CAVITY	poor	Remove
115	18"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
116	18"	WHITE OAK	N	GOOD CONDITION	good/fair	Save
117	15'	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
118	N/A	PINE	N	DEAD	dead	Remove
119	28"	WHITE OAK	N	GOOD CONDITION	good/fair	Remove
120	15"	AM.BEECH	N	EXCELLENT CONDITION	good/fair	Remove
121	33"	RED OAK	YES	FAIR CONDITION	good/fair	Remove
122	22"	PINE	N	POOR CONDITION, LEANING, TOP HEAVY	poor	Remove
123	13"	TULIPTREE	N	FAIR CONDITION	good/fair	Remove
124	16"	TULIPTREE	N	FAIR CONDITION, LEANING HEAVILY	poor	Remove
125	31"	OAK	N	MUSHROOMS @ BASE, TOP HEAVY, LEANING/MAJOR LIMBS MISSING	good/fair	Remove
126	N/A	OAK	N	DEAD	dead	Remove
127	22"	WHITE OAK	N	GOOD CONDITION	good/fair	Remove
128	15"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Remove
129	18"	OAK	N	FAIR CONDITION	good/fair	Save
130	30"	AM.BEECH	N	MULTI-TRUNK, INCLUDED BARK @ SPLIT	poor	Remove
131	20"	WHITE OAK	N	GOOD CONDITION	good/fair	Save
132	22"	PINE	N	TOP HEAVY, POOR CONDITION, INSECTS IN TRUNK	poor	Save
133	23"	TULIPTREE	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
134	18"	OAK	N	POOR CONDITION	poor	Save
135	12"	WHITE OAK	N	FAIR CONDITION	good/fair	Save
136	36"	TULIPTREE	YES	FAIR CONDITION	good/fair	Remove
137	22"	OAK	N	FAIR CONDITION	good/fair	Remove
138	14"	AM.BEECH	N	GOOD CONDITION	good/fair	Remove
139	28"	AM.BEECH	N	GOOD CONDITION	good/fair	Save
140	17"	HICKORY	N	FAIR CONDITION	good/fair	Save
141	23"	PINE	N	TOP HEAVY	good/fair	Save
142	15"	HICKORY	N	FAIR CONDITION	good/fair	Save
143	31"	TULIPTREE	N	POOR CONDITION, HEAVY VINES, ONLY 3-4 GROWING LIMBS	poor	Save
144	36"	TULIPTREE	YES	GOOD CONDITION	good/fair	Save
145	22"	SYCAMORE	N	TOP HEAVY-GOOD CONDITION	good/fair	Save
146	23"	TULIPTREE	N	LARGE CAVITY IN BASE, POOR CONDITION, TOP HEAVY	poor	Save
147	25"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
148	24"	AM.BEECH	N	GOOD CONDITION	good/fair	Save
150	24"	TULIPTREE	N	FAIR CONDITION	good/fair	Save
152	18"	AM. BEECH	N	DOUBLE TRUNK, LARGE CAVITY IN TRUNK, FAIR CONDITION	good/fair	Save

ID	DBH	Common Name	Specimen	Notes	Overview	Plan
153	25"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
154	28"	TULIP TREE	N	FAIR CONDITION	good/fair	Save
156	23"	TULIP TREE	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
157	46"D	TULIP TREE	N	DOUBLE TRUNK with 158, INCLUDED BARK	good/fair	Save
159	12"	TULIPTREE	N	FAIR CONDITION	good/fair	Save
160	12"	TULIP TREE	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
161	15"	WHITE OAK	N	FAIR CONDITION	good/fair	Save
162	26"	POPLAR	N	TOP HEAVY, FAIR CONDITION	good/fair	Save
163	25"	TULIPTREE	N	TOP HEAVY, FAIR CONDITION	good/fair	Save
164	12"	AM.BEECH	N	GOOD CONDITION	good/fair	Save
165	28"	TULIPTREE	N	TWO MISSING LIMBS, FAIR CONDITION	good/fair	Save
166	18"	TULIPTREE	N	TOP HEAVY-MISSING LIMBS	good/fair	Save
167	12"	HARDWOOD	N	POOR CONDITION, INSECTS	poor	Save
168	23"	PINE	N	FAIR CONTITION, TOP HEAVY	good/fair	Save
169	13"	RED OAK	N	FAIR CONDITION	good/fair	Save
170	26"	TULIPTREE	N	FAIR CONDITION	good/fair	Save
171	13"	TULIPTREE	N	TOP BROKEN OFF, POOR CONDITION	poor	Save
172	21"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
173	18"	TULIPTREE	N	FAIR CONDITION	good/fair	Save
174	28"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
177	17"	PINE	N	POOR CONDITION, ALMOST NO LIMBS	poor	Save
178	22"	PINE	N	FAIR CONDITION, TOP HEAVY	good/fair	Save
184	26"	TULIPTREE	N	FAIR CONDITION	good/fair	Save
185	22"	TULIPTREE	N	FAIR CONDITION	good/fair	Save
186	20"	OAK	N	FAIR CONDITION	good/fair	Save
187	15"	HARDWOOD	N	FAIR CONDITION	good/fair	Save
188	10"	AM.BEECH	N	FAIR CONDITION	good/fair	Save
189	24"	TULIPTREE	N	POOR CONDITION, INSECTS IN BASE	poor	Save
190	34"	PINE	N	POOR CONDITION, INSECTS IN BASE, INCLUDED BARK	poor	Save
191	22"	TULIPTREE	N	POOR CONDITION, FEW LIMBS	poor	Save
192	15"	TULIPTREE	N	FAIR CONDITION	good/fair	Save
194	12"	TULIPTREE	N	FAIR CONDITION	good/fair	Save

Lot Division Surveys

OWNER:
NEW WORLD COMMUNICATIONS
OF ATLANTA, INC.

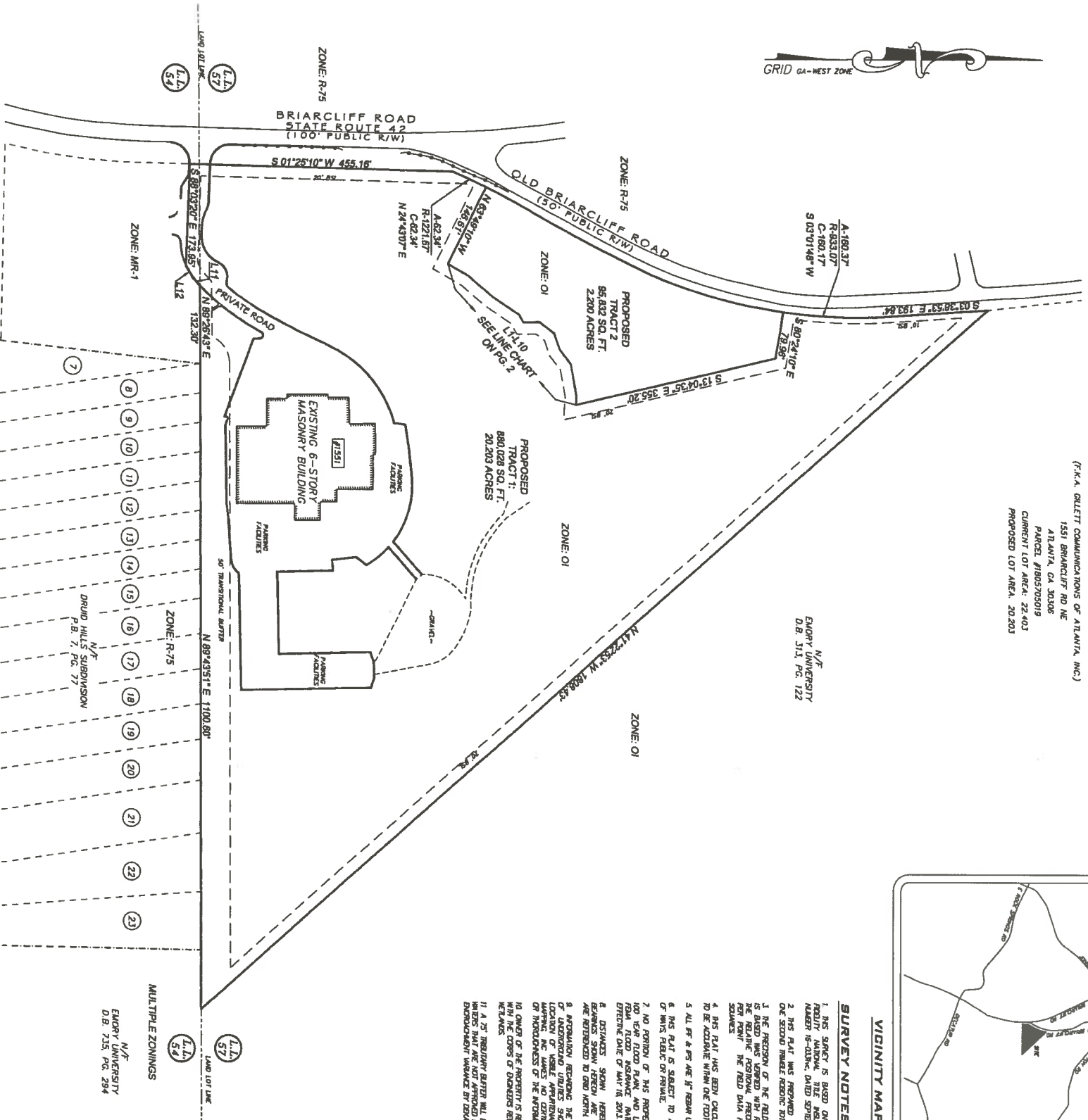
(F.K.A. RILETT COMMUNICATIONS OF ATLANTA, INC.)
1551 BRIARCLIFF RD. NE
ATLANTA, GA 30306
PARCEL #1805705019
CURRENT LOT AREA: 22.403
PROPOSED LOT AREA: 20.203



VICINITY MAP

SURVEY NOTES

1. THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY REALTY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER B-010K, DATED SEPTEMBER 11, 2016.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIANGULAR RESECTION TOTAL STATION.
3. THE PROPERTY OF THE FIELD DATA UPON WHICH THE SURVEY IS BASED WAS VERIFIED WITH REASONABLE LINEAR MEASUREMENTS. THE RELATIVE PERCENTUAL PRECISION IS LESS THAN 0.07 FEET PER 100 FEET. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCORDANT WITHIN ONE FOOT IN 222,403 FEET.
5. ALL PERMITS ARE SUBJECT TO ALL LOCAL ORDINANCES AND RIGHT OF WAY PUBLIC OR PRIVATE.
6. NO PORTION OF THE PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOOD PLAIN AND IS NOT SUBJECT TO FLOODING. THE EFFECTIVE DATE OF MAY 16, 2011.
7. DISTANCES SHOWN HEREON ARE BASED ON ANGLES MEASURED AND ARE INTENDED TO GOVERN.
8. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF THE PRESENCE OR LOCATION OF ANY OTHER UTILITIES.
9. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CODES OF ORDINANCES REGARDING RECORDING REQUIREMENTS.
10. A 25' EASEMENT BARRIER WILL BE MAINTAINED ON ALL STRIPS WHEREAS THAT ARE NOT APPROVED FOR A BUFFER.
11. DRAINAGE DRAINAGE BY DRAINAGE DRAINAGE ON GEORGIA HIGHWAY.



ZONING INFORMATION

OLD BRIARCLIFF PLATS SUMMARY (TRACT 2)	
Site Area	22.403 AC.
Proposed For Sale Multi-Family Units	24 units
Proposed Density	10.91 Units/Ac.
Proposed Open Space	0.49 AC. (2.2%)
Proposed Lot Coverage	79 AC. (35%)
Proposed Parking (2.83 spaces/unit + 4 Visitor Spaces)	60 Spaces
NEW WORLD COMMUNICATIONS SUMMARY (TRACT 1)	
Existing Site Area	22.403 AC.
Existing principle land use (to remain)	Office & TV broadcasting studio
Existing accessory land use (to remain)	TV broadcasting tower
Existing Lot Width, Street Frontage	455.16'
Proposed Lot Width, Street Frontage	455.16'
Existing Lot Coverage	4.051 AC. (18.08%)
Proposed Lot Coverage	4.051 AC. (18.08%)
ZONING CRITERIA	
Zoning Category	OI (Office Institutional)
Character Area	Urban Center
Min. Residential Density	60 Units/Ac.
Min. Lot Coverage	60%
Min. Setbacks	10'
Front: Old Briarcliff Rd (Local Street)	10'
Front: Old Briarcliff Rd (Arterial)	20'
Side & Rear	20'
Transitional Buffer Adjacent To: R-75	50'
Min. Lot Area	10,400 Sq. Ft. (240,000 Sq. Ft.)
Min. Lot Width, Street Frontage	100'
Min. Open Space (For Sites with 40,000 GSF or more)	20%
Min. Height (Low-Rise Multi-Family Unit)	1,000 SF
Max. Height (Office)	3 stories & 45'
Max. Height (Office)	3 stories & 45'
Required Parking Per Unit (Multi-Family)	1.5 Min. & 3 Max.

LOT DIVISION NOTES

1. ORIGINAL TRACT TO BE DIVIDED INTO TWO (2) LOTS: TRACT 1 AND TRACT 2
2. ORIGINAL TRACT NOT PART OF ANY PRIOR SUBDIVISION
3. SANITARY SEWER PRESENT ON TRACT 1 ONLY
4. DOMESTIC WATER PRESENT ON TRACT 1 ONLY
5. NO KNOWN BULK HEADS ON EITHER TRACT 1 OR TRACT 2
6. UNDERGROUND ELECTRIC PRESENT ON TRACT 1, NO KNOWN UNDERGROUND ELECTRIC SERVICE PRESENT ON TRACT 2. FUTURE SERVICES FOR TRACT 2 DEPEND TO BE UNDERGROUND
7. WATER SERVICE FOR TRACT 2 TO BE PROVIDED BY DEVELPER
8. SITE RECORDING MAPS: FUTURE OWNER
9. NO NEW STREETS OR STREET NAMES PROPOSED
10. PROPOSED TRACT 2 FRONTAGE: 452.35 FT.

CERTIFICATE OF CONFORMITY

I, JAMES H. RAIDER, THE ENGINEER/SURVEYOR FOR THE SUBDIVISION KNOWN AS OLD BRIARCLIFF PLATS, LOCATED IN LAND LOT 52 OF THE 18TH DISTRICT, SUBDIVISION KNOWN AS OLD BRIARCLIFF PLATS, THE SUBDIVISION ARE NON-CONFORMING OR WILL RESULT IN ANY NONCONFORMING LOTS.

SIGNATURE
JAMES H. RAIDER

NAME (PLEASE PRINT)

305 CREEKSTONE RIDGE

ADDRESS

WOODSTOCK, GEORGIA 30188

CITY, STATE, ZIP



LOT DIVISION SURVEY

LAND PRO

SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSP000036
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
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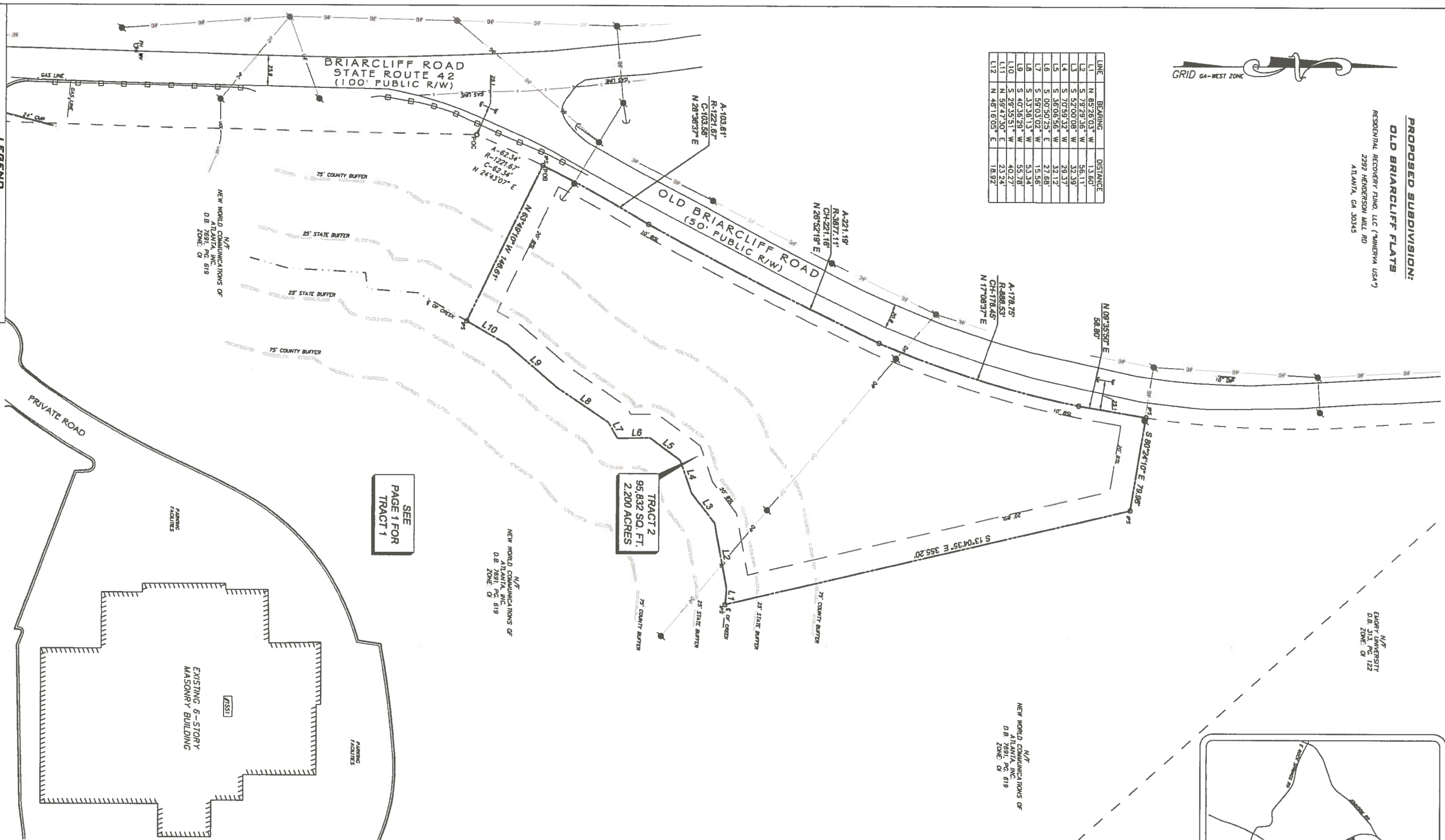
RESIDENTIAL RECOVERY FUND, LLC
ATLANTA, INDIAN & FIDELITY NATIONAL
TITLE INSURANCE COMPANY
CURRENT OWNER, NEW WORLD COMMUNICATIONS
OF ATLANTA, INC.

LAND LOT 57
DISTRICT 18
DATE 02/10/17
PROJECT NO. 20170210
SHEET 1 OF 2

PROPOSED SUBDIVISION:
OLD BRIARCLIFF FLATS
RESIDENTIAL RECOVERY FUND, LLC ("MANERIA USA")
2292 HERDERSON MILL RD
ATLANTA, GA 30345

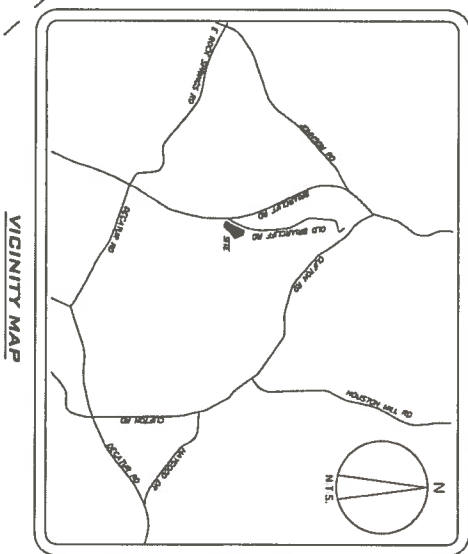


LINE	BEARING	DISTANCE
L1	N 85°26'03" W	13.60'
L2	S 79°29'36" W	56.11'
L3	S 52°00'08" W	32.39'
L4	S 70°59'32" W	29.37'
L5	S 36°06'56" W	32.12'
L6	S 00°50'25" E	27.88'
L7	S 59°03'02" W	15.56'
L8	S 23°18'13" W	33.34'
L9	S 29°55'51" W	43.29'
L10	S 59°47'50" E	23.24'
L12	N 48°16'05" E	18.92'



SEE
PAGE 1 FOR
TRACT 1

TRACT 2
95,832 SQ. FT.
2.200 ACRES



REVISION	DATE	PURPOSE
1	2-15-2017	ADDRESS COMMENTS

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
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LOT DIVISION SURVEY

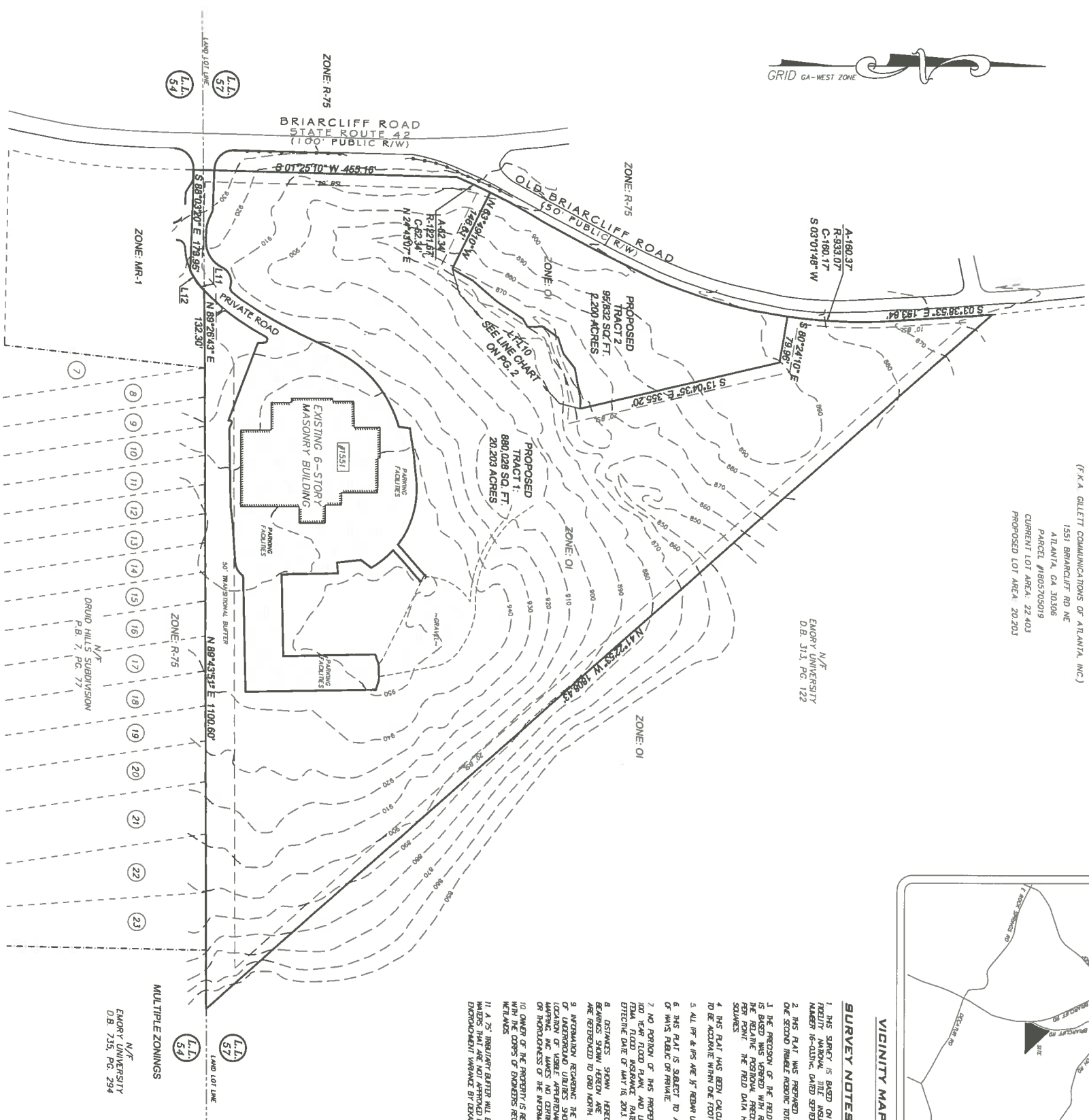


IMPROVEMENT NOTE
IMPROVEMENTS SHOWN HEREIN FOR THE NEW
WORLD COMMUNICATIONS OF ATLANTA, INC.
PROPERTY ARE SHOWN FOR A PRELIMINARY SITE
PROPOSED BY THE SUBMITTER. THE SUBMITTER
OF 1988. ALL IMPROVEMENTS ARE IN
CONJUNCTION WITH THE NEW WORLD COMMUNICATIONS
OCCUPANCY PURPOSES ONLY.

TOPOGRAPHIC NOTE
CONTOUR DATA FOR TRACT 2 FROM
FIELD RUN SURVEY VERTICAL DATUM
NAVD 88 CONTOUR INTERVAL: 2 FT.

LAND LOT 87	DISTRICT 18	RESIDENTIAL RECOVERY FUND, LLC
DATE	02/10/17	20170210 3 OF 2
PREPARED BY	DAVID B. 7891, PC, 619	
CHECKED BY		

(FKA) GILNETT COMMUNICATIONS OF ATLANTA, INC.)
1551 BRARCLEIFF RD NE
ATLANTA, GA 30306
PARCEL #1805705019
CURRENT LOT AREA: 22.403
PROPOSED LOT AREA: 20.203



THIS SURVEY IS BASED ON A FILE REPORT PREPARED BY
IDEALITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT
NUMBER 16-03316, DATED SEPTEMBER 13, 2016.

- [illegible]

1. ORIGINAL TRACT TO BE DIVIDED INTO TWO (2) LOTS, TRACT 1 AND TRACT 2

1. SWAMPY, SAND PRESENT ON TRACT 1 ONLY
2. ORIGINAL TRACT NOT PART OF ANY PAPER SUBDIVISION
3. DOMESTIC WATER PRESENT ON TRACT 1 ONLY
4. DOMESTIC WATER PRESENT ON TRACT 1 ONLY
5. NO KNOWN DEEP WELLS ON EITHER TRACT 1 OR TRACT 2
6. UNDERGROUND ELECTRIC SERVICE ON TRACT 1, NO KNOWN UNDERGROUND AND ELECTRIC SERVICE PRESENT ON TRACT 2, FUTURE SERVICES FOR TRACT 2 DEPEND TO BE UNDERGROUND
7. WATER SERVICE FOR TRACT 2 TO BE PROVIDED BY DEWATER COUNTY
8. SITE INCLUDING WATERS: PEASINE CREEK
9. NO NEW STREETS OR STREET NAMES PROPOSED
10. PROPOSED TRACT 2 FRONTAGE: 562.35 FT.

EMORY UNIVERSITY
D.B. 735, PG. 294

CONTOUR DATA FOR TRACT 1 BASED
ON DEKALB COUNTY GIS. CONTOUR
INTERVAL 10 FT

TRACT OVERVIEW

CONTOUR DATA FOR TRACT 1 BASED
ON DEKALB COUNTY GIS CONTOUR
INTERVAL 10 FT

ORIGINAL (OVERALL) TRACT = 22.403 AC
TRACT 1 = 20.205 AC
TRACT 2 = 2.200 AC

ORIGINAL (OVERALL) IRACI = 22.403 AC
TRACT 1 = 20.203 AC
TRACT 2 = 2.200 AC

IMPROVEMENTS SHOWN HEREON FOR THE N/F NEW WOOD COMMUNICATIONS OF ATLANTA, INC. PROPERTY ARE SHOWN PER A PRELIMINARY SITE PLAN FOR THE WAGA STARMONT TOWER, PRODUCED BY KLINE TOWERS AND DATED APRIL 02, 1998. ALL IMPROVEMENTS ARE IN APPROXIMATION AND ARE FOR IMPERIOUS AREA CALCULATION PURPOSES ONLY.

1. JAMES RADER, THE ENGINEER/SURVEYOR FOR THE SUBDIVISION KNOWN AS OLD BRIDGECREEK FLATS, LOCATED IN LAND LOT, 52 OF THE 18TH DISTRICT, HEREBY CERTIFY THAT NO LOTS PLATTED WITHIN THE SUBDIVISION ARE NON-CONFORMING OR WILL RESULT IN ANY NONCONFORMING LOTS.

NAME (PLEASE PRINT,

ADDRESS



LAND PRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE

SURVEYING AND MAPPING
305 CREEK RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. L9F000838
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INFO@LANDPROBSURVEYING.COM
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REVISION	DATE	PURPOSE	ADDRESS COMMENTS
1	2-13-2017		

OLD BIHARCIFF PLATS SUMMARY (TRACT 2)	
Site Area	12.2 ac.
Proposed for Sale Multi-Family Units	32 units
Proposed Density	10.31 Units/Ac
Proposed Open Space	0.49 Ac. (2%)
Proposed Lot Coverage	79% (36%)
Proposed Parking (2.18 Spaces/Unit + 4 Visitor Spaces)	69 Spaces

NEW WORLD COMMUNICATIONS SUMMARY (TRACT 1)	
Existing Site Area	22.409 Ac.
Proposed Site Area	20.203 Ac.
Existing principal land use (to remain)	Office & TV broadcasting studio
Existing accessory land use (to remain)	TV broadcasting tower
Existing Lot Width, Street Frontage	455.16'
Proposed Lot Width, Street Frontage	455.16'
Existing Lot Coverage	4.051 Ac. (18.06%)
Proposed Lot Coverage	4.051 Ac. (20.01%)

ZONING CRITERIA	
Zoning Category	O1 (Office Institutional)
Character Area	Urban Center
Max. Residential Density	60 Units/Ac.
Max. Lot Coverage	80%
Min. Setbacks	
Front - Old BiharciFF Rd (Local Street)	10'
Front - BiharciFF Rd (Arterial)	20'
Side & rear	5'
Transitional Buffer, Abutting R-75	20'
Min. Lot Area	100'
Min. Lot Width, Street Frontage	0.46 Ac. (20.00 SF)
Min. Open Space (For Streets with 40,000 GSF or more)	20%
Min. Heated SF per Residential Unit	1,000 SF
Max. Height (Low-Rise Multi-Family)	3 Stories < 45'
Max. Height (Office)	5 stories < 70'
Required Parking Per Unit (Multi-Family)	1.5 Min. & 3 Max.

NEW WORLD COMMUNICATIONS SUMMARY (TRACT 1)	
Existing Site Area	32,409 Ac.
Proposed Site Area	20,200 Ac.
Existing principal land use (to remain)	Office & TV broadcasting studio
Existing accessory and use (to remain)	TV broadcasting tower
Existing lot width, Street Frontage	455.16
Existing lot width, Street Frontage	455.16
Existing Tax Coverage	4,051 Ac. (18.08%)
Proposed Tax Coverage	4,051 Ac. (20.01%)

ZONING CRITERIA	
Zoning Category	OI (Office Institutional)
Office Institutional	

Zoning Category	ADDITIONAL COMMENTS
Character Area	D1 (Office Institutional)
Max. Residential Density	Town Center
Max. Lot Coverage	60 Units/Ac.
Min. Setbacks	80%
Front - Old Birchfield Rd (Local Street)	10'
Front - Birchfield Rd (Arterial)	20'
Side & rear	20'
Transitional Butler Abutting R-75	50'
Min. Lot Area	0.46 Ac. (20,000 SF)
Min. Lot Width, Street Frontage	100'
Min. Open Space (For Sites with 40,000 GSF or more)	20%
Min. Open Space (For Sites with 40,000 GSF or more)	1,000 SF
Min. Heated SF per Residential Unit	3 Stories & 45'
Max. Height (Low-Rise Multi-Family)	5 stories & 70'
Max. Height (Office)	5 stories & 70'
Max. Height (Office)	1.5 Min. & 3 Max.
Required Parking Per Unit (Multi-Family)	

[illegible]

RESIDENTIAL RECOVERY FUND, LLC; GILLETTE COMMUNICATIONS OF ATLANTA, INC.; & FIDELITY NATIONAL TITLE INSURANCE COMPANY DISBURSED OWNER, NEW WORLD COMMUNICATIONS OF ATLANTA, INC.	
LAND LOT 57 DISTRICT 18 DEKALB COUNTY, GA	SHEET 1 OF 2
DATE 02/01/17	PROJECT NO. 20170210
SCALE 1" = 100'	

Site Photos





Prairie Style

Discussion and Photos

Prairie Style

Of the various architectural styles in Druid Hills, we selected the Prairie style. We felt it was well suited to the forested setting, which calls for darker tones and solid, earthy materials. The beauty of the site also calls for extensive windows and balconies to welcome in the outdoors, and a lower roof style.

Prairie can be primarily traced to the late 1800's in the Chicago area. The 1893 World Fair in Chicago reportedly caused some dismay among American architects since the majority of the buildings were built with neo-classical European styles – nothing distinctly American. A large group of architects with similar design themes evolved from this movement, arguably the most famous being Frank Lloyd Wright. The name “Prairie” style was formed more as a historical retrospective, and was not used at the time.

Prairie embraced handcrafting and craftsmanship as a reaction against new mass production assembly line processes that were beginning to burgeon in multiple industries. It is an American original style of architecture, which did not share design elements with European classical architecture. Prairie pre-dated west-coast Craftsman style and the birth of European modernism.

Primary design features of Prairie style include:

- confident horizontal lines
- flat or low-hipped roofs
- broad overhanging eaves
- windows grouped in horizontal bands emphasizing the linear forms
- balconies often appear to float above the space below
- solid construction with earthy materials
- siting that is well integrated with the landscape
- disciplined use of ornamentation
- contrasting caps on linear walls and rails
- chimneys that often anchor the exteriors with their size and position
- vertical lines that support the overall composition

In addition to fitting well into the Druid Hills Historic District, this architectural style is also a perfect transition to the elegant mid-century modern homes that are pre-dominant in the Briarpark community to the north-west of the site, which has its own historical tale, albeit more recent than Druid Hills.

Prairie Style in Druid Hills

1181 Fairview



1211 Oakdale



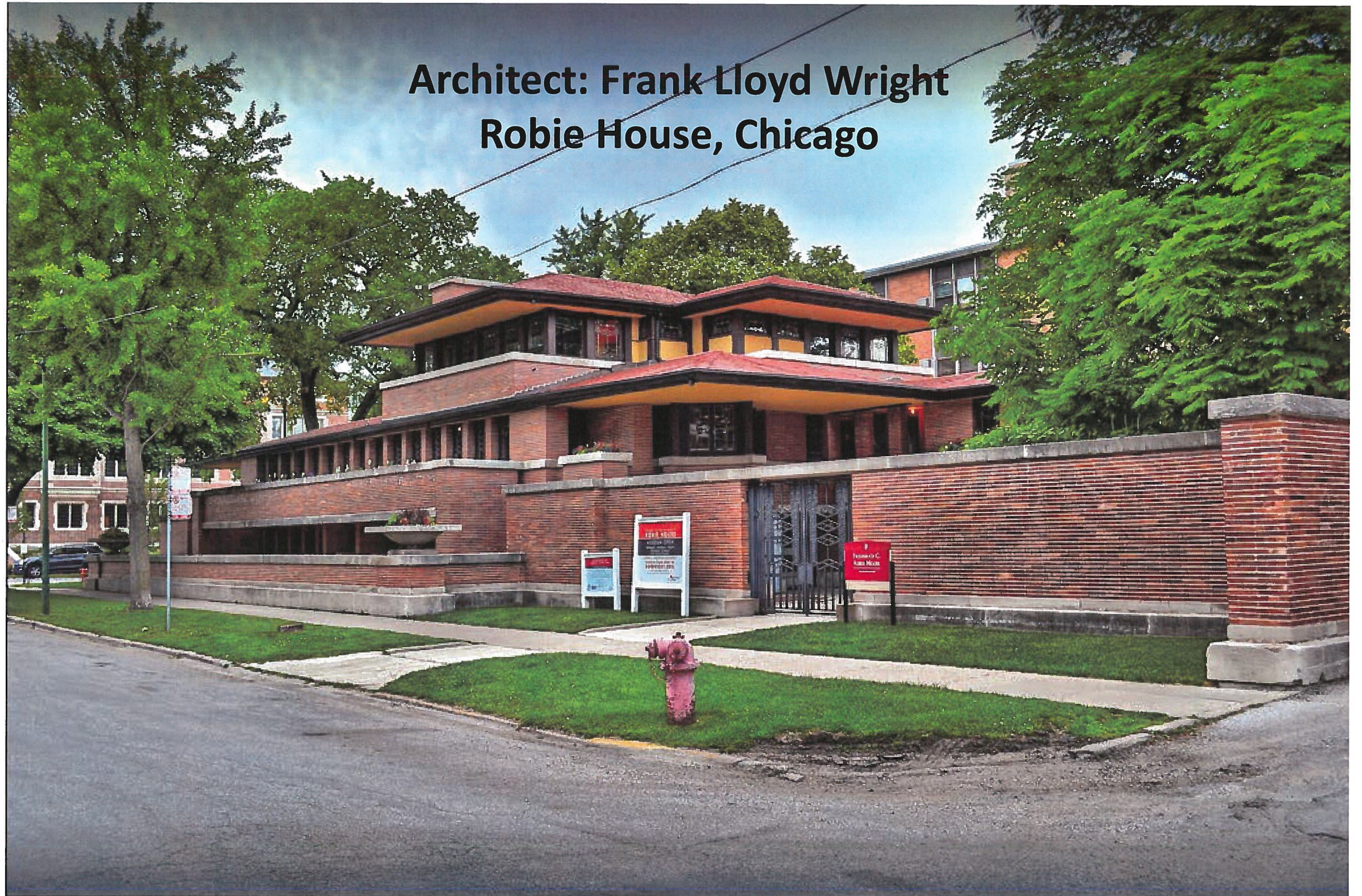
Photo: Cynthia Tauxe, Architect P.C.

Additional Design Influences



ATLANTA
HOMES
UNIVERSITY

**Architect: Frank Lloyd Wright
Robie House, Chicago**



Archeological Study

R.S. Webb & Associates

Cultural Resource Management Consultants
2800 Holly Springs Parkway, Suite 200 • P.O. Drawer 1319
Holly Springs, Georgia 30142
Phone: 770-345-0706 • Fax: 770-345-0707

June 5, 2017

Mr. Dan Cotter
Residential Recovery Fund, LLC
2292 Henderson Mill Road
Atlanta, Georgia 30345

**Subject: Findings - Phase I Archeological Field Survey
Druid Hills Development Tract
DeKalb County, Georgia
RSWA Project No. 17-763-001**

Dear Mr. Cotter:

BACKGROUND

On May 26 and 30, 2017, R.S. Webb & Associates (RSWA) conducted a literature search and a Phase I archeological field survey for a development tract located in Druid Hills, DeKalb County, Georgia (Figure 1). Since the study area lies within Druid Hills, the project must comply with the Druid Hills Civic Association's (1997) *Design Manual Druid Hills Local Historic District* guidelines. The manual states that a qualified professional should "survey areas where major terrain alteration is planned to identify potential archaeological resources." Thus, the goal of the current Phase I field survey was to determine if archeological resources are present within the areas of major terrain alteration, and if such resources are present, whether they meet National Register of Historic Places (NRHP) eligibility Criterion (d) (archeology).

The overall development tract is 2.2 acres; however, the areas of proposed major terrain alteration total approximately 1.2 acres, referred to as the project area on attached Figure 2, were surveyed for archeological resources. The project area is located immediately east of Old Briarcliff Road, just northeast of the intersection of Briarcliff Road and Old Briarcliff Road. RSWA conducted this project on behalf of Residential Recovery Fund, LLC.

METHODOLOGY

Literature and Archival Records Search: The purpose of the literature and records search was to determine the presence/absence of previously recorded archeological resources within and immediately adjacent to the project area. Documents and files reviewed included the National Register of Historic Places, the Georgia Archeological Site File (GASF), Georgia's Natural, Archeological, and Historical Resources Geographic Information System (GNAHRGIS) online database, and selected historic maps and/or aerial photography.

Phase I Archeological Field Survey: Mr. Doug Tilley, Project Archeologist, walked the transects shown in Figure 2, using surface inspection and screened shovel testing techniques to search for archeological resources. Along each transect, exposed areas were visually inspected, including

clearings, eroded areas, trails, tree falls, eroding banks, and similar areas. Shovel test units were excavated as shown in Figure 2 at intervals of 25 m or less. The shovel test interval was collapsed as necessary to accommodate small landforms or areas particularly well-suited for human use.

Shovel tests measured approximately 30 centimeters (cm) in diameter. Soils were screened through 0.64-cm (1/4 inch) mesh and the remaining material was scanned for artifacts. Each test was taken to sterile subsoil/substrate and the profile was cleaned and examined. Soil profiles and depth of deposits were recorded in a field book and the locations of the transects and shovel tests were marked on the project map. Representative photographs were taken of the project area.

RSWA's field methodology meets Georgia Council of Professional Archaeologists (GCPA) field survey guidelines (GCPA 2014).

LITERATURE REVIEW RESULTS

Previous Archeological Resources Studies: Literature research indicates that at least eight archeological studies have been conducted within 1.6 kilometers (1.0 mile) of the project area. None of these studies fully or partially covered the project area; in fact, the closest previous archeological project was along the CSX rail corridor more than 250 m east of the project area.

Archeological Sites: There are no previously recorded archeological resources located within or near the project area. The closest recorded archeological sites are approximately 415 m to the north (9DA354) and 470 m to the west (9DA413). NOTE: The locations of nearby archeological resources are not shown on maps that might be distributed to the public.

Civil War-Era Features: As the Union armies approached Atlanta from the vicinity of Buckhead, a gap in their line-of-defense was determined to be located near their left-center, west of Briarcliff Road (then known as Durand's or Williams' Mill Road). To fill the gap, the 4th Army Corps Divisions of Thomas J. Wood and David S. Stanley moved from Buckhead, via Cheshire Bridge Road and Lavista Road to Briarcliff Road; whence they turned south, crossed the South Fork of Peachtree Creek at Durand's Mill and passed the project area to get in line south of the project area. They passed the project area on July 20, 1864, as the Battle of Peachtree Creek commenced approximately 3 miles to the northwest. Following the Battle of Peachtree Creek, the Confederates fell back into Atlanta proper and the Union armies initiated the siege of the city. Maps of the campaign show Union entrenchments facing the Confederate outer defense line (southward), about 1.0 mile southwest of the project area. While it is likely that troops passed through or near the project area, there are no recorded Civil War features within or near the project area (Davis *et al.* 1983; Georgia Historical Commission 1967; Georgia Historic Marker 1988; Scaife 1993).

Map and Aerial Photograph Review: Current and historic maps and aerial photographs were reviewed to determine the presence or absence of features within the project area and land use. The 1874 Atlanta Campaign (Map IV) map, 1892/1895 Atlanta USGS 30-minute quadrangle maps, 1914 Bureau of Soils Map for DeKalb County, and the 1954 (photorevised in 1968) Northeast Atlanta USGS 7.5-minute quadrangle map were examined for structures and other possible historic features within or near the project area. Even considering the possible inaccuracies in scale on 19th-century maps, it does not appear that structures or other artificial features were in the project area at those times. Likewise, no structures/features were noted within the project area on the later, more accurate 20th century maps.

Aerial photography dating from 1955 to 2016 shows the project area to have been forested during this period. There are no obvious/discernible structure signatures within the project area, or distinct vegetation signatures often seen associated with structures/structure complexes.

FIELD SURVEY FINDINGS

Physiographically, the project area captures a portion of a northeast-facing ridge end and associated steep, east-facing side slopes. This setting overlooks an intermittent tributary of Peavine Creek (Figure 1). Study tract vegetation primarily consists of a Piedmont hardwood canopy with a hardwood understory and an open to thick shrub/vine layer. Figures 3 and 4 show selected views of the project area.

In total, 17 shovel tests were excavated along five transects to survey the project area (Figure 2). All proposed shovel tests were excavated but no shovel tests were excavated in areas beyond the proposed limits of disturbance, per Druid Hills Civic Association Design Manual guidelines. The project shovel test log is provided in Table 1. Plowzone/A-horizon soils range from 12 to 22 cm in depth and consist of loamy sand or gravelly loamy sand. Subsoil is a clay or gravelly clay. In the Georgia Piedmont, such soil profiles are typical of repetitive, harsh historic land use practices (e.g., monocultural row-crop farming, silvicultural rowing/harvesting, etc.) exacerbated by erosion.

No prehistoric or historic archeological resources were detected during the current field survey. The absence of such resources is likely due to: 1) limited suitable level land for human occupation/use (prior to modern construction techniques); 2) harsh historic land use practices (coupled with severe erosion) that can destroy archeological sites; and/or 3) the small size of the project area (less than 2.0 acres).

Table 1. Project Shovel Test Log

Transect	Shovel Test	Soil Depth Color and Texture
1	1	0-18 cm grayish-brown loamy sand over yellowish-red gravelly clay
	2	0-20 cm grayish-brown loamy sand over yellowish-red gravelly clay
2	1	0-17 cm grayish-brown loamy sand over yellowish-red gravelly clay
	2	0-15 cm grayish-brown gravelly loamy sand over red clay
3	1	0-20 cm brown/reddish-brown gravelly loamy sand over red clay
	2	0-14 cm brown/reddish-brown gravelly loamy sand over red clay
	3	0-16 cm brown/reddish-brown gravelly loamy sand over red clay
4	1	0-20 cm grayish-brown humus/gravelly loamy sand/clay loam mottles over red clay
	2	0-20 cm grayish-brown humus/gravelly loamy sand/clay loam mottles over red clay
	3	0-22 cm grayish-brown humus/gravelly loamy sand/clay loam mottles over red clay
	4	0-15 cm grayish-brown humus/gravelly loamy sand/clay loam mottles over red clay
	5	0-14 cm grayish-brown humus/gravelly loamy sand/clay loam mottles over red clay
	6	0-18 cm grayish-brown humus/gravelly loamy sand/clay loam mottles over red clay
5	1	0-12 cm grayish-brown humus/gravelly loamy sand/clay loam mottles over yellowish-red clay
	2	0-14 cm grayish-brown humus/gravelly loamy sand/clay loam mottles over yellowish-red clay
	3	0-14 cm grayish-brown humus/gravelly loamy sand/clay loam mottles over yellowish-red clay
	4	0-18 cm grayish-brown humus/gravelly loamy sand/clay loam mottles over yellowish-red clay

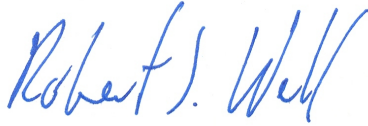
CONCLUSIONS AND RECOMMENDATIONS

Based on the current archeological field survey, no archeological resources eligible for the NRHP are likely to be located within the project area. On this basis, no additional work is recommended for this project.

CLOSING COMMENTS

Mr. Cotter, if you have any questions about our findings or recommendations, please contact me at 770-345-0706. Thank you for your review of this project.

Sincerely,
R.S. WEBB & ASSOCIATES



Robert S. Webb
President and Senior Principal Archeologist

Attachments: Figures 1-4

REFERENCE CITED

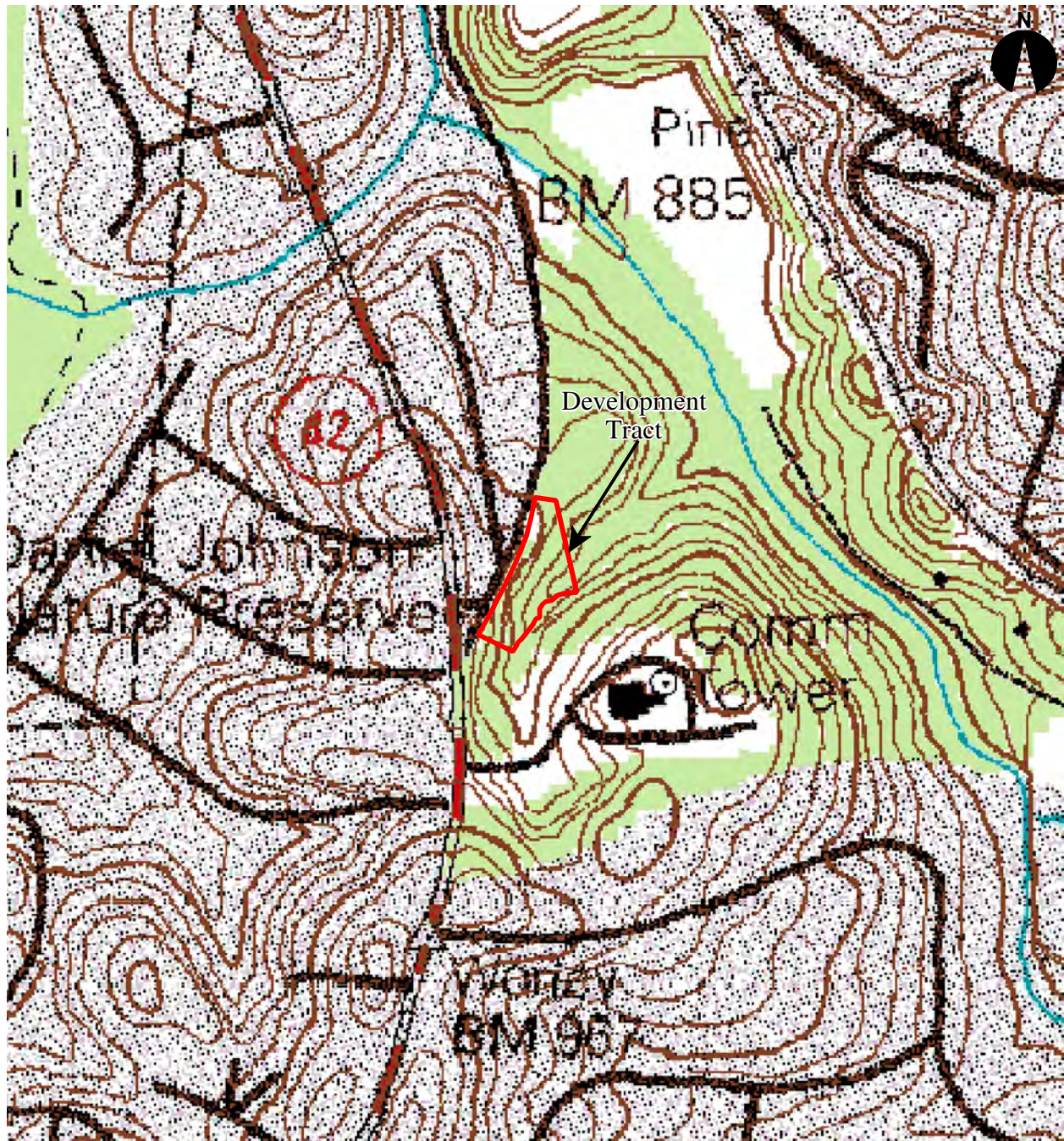
Davis, G.B., L. J. Perry and J. W. Kirkley, compiled by C. D. Cowles
1983 *Atlas to Accompany the Official Records of the Union and Confederate Armies*.
Reprint of the 1891-1895 edition. The Fairfax Press, New York.

Georgia Council of Professional Archaeologist
2014 *Georgia Standards And Guidelines For Archaeological Surveys, Revised April 2014*.
http://georgia-archaeology.org/GCPA/standards_for_survey/

Georgia Historical Commission
1967 4th A.C. at Durand's Mill. Marker No. 044-28 at Briarcliff Road and Old Briarcliff Road.

Georgia Historic Markers
1988 Stanley and Wood March to Durand's Mill. Marker No. 044-26 on Briarcliff Road south of Lavista Road.

Scaife, W.R.
1993 *The Campaign for Atlanta*. Self-Published. W.R. Scaife, Atlanta, Georgia.



Map Reference: 7.5-Minute USGS Quadrangle
Northeast Atlanta (1993), Georgia

Scale
0 152 meters
0 500 feet

Figure 1 Development Tract Location Map

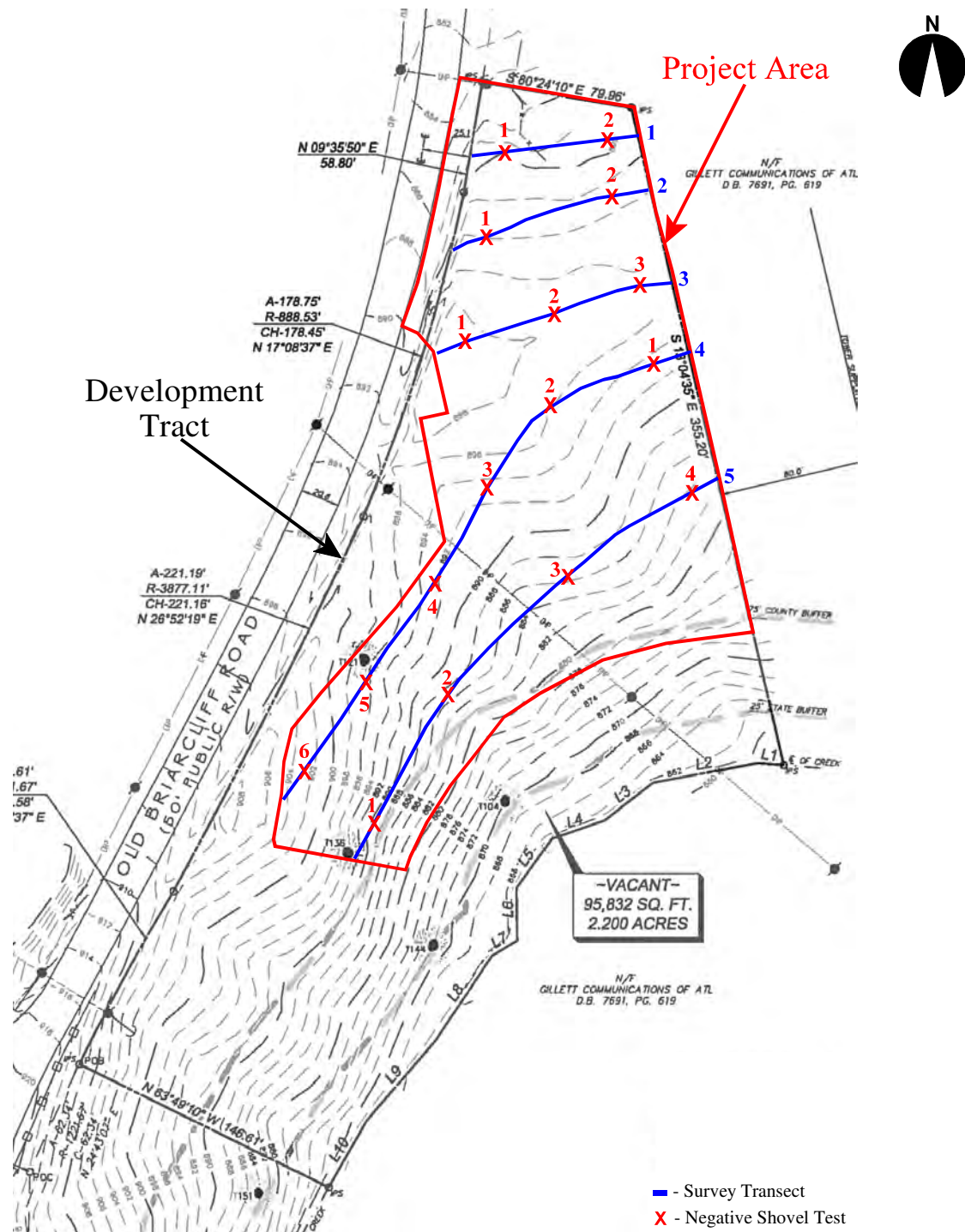


Figure 2 Survey Coverage Map



Transect 3, Shovel Test 1, Facing East-Northeast



Transect 4, Shovel Test 5, Facing South-Southwest

Figure 3 Selected Views of Project Area



Transect 4, Shovel Test 6, Facing South-Southeast



Transect 5, Shovel Test 2, Facing East

Figure 4 Selected Views of Project Area

ROBERT S. WEBB

*President
Senior Principal Archeologist*

EDUCATION: M.A., Anthropology, University of Tennessee, 1977
B.A., Anthropology, University of Tennessee, 1975

PROFESSIONAL

MEMBERSHIPS: Southeastern Archeological Conference, Georgia Council of Professional Archeologists, The Society for Georgia Archaeology, Society for American Archaeology, Tennessee Council for Professional Archaeology, Archaeological Society of South Carolina

CAREER SUMMARY

Mr. Webb has over 30 years of professional experience in cultural resource management studies. He is the president and principal archeologist of the firm. Mr. Webb has expertise in cultural resources identification, evaluation, data recovery and other areas of resource management. He is also a trained physical anthropologist and bio-statistician. Mr. Webb served as senior archeologist and cultural resources assessment department manager at Law Environmental, Inc. from 1990 through 1993. He owned a cultural resources management firm from 1985 until joining Law Environmental, Inc. in 1990. Mr. Webb established R.S. Webb & Associates in January 1994.

SELECTED PROJECTS

Unless otherwise noted, Mr. Webb served as principal investigator on the selected projects below.

Reservoir Projects

Cultural resources survey, Carroll County raw water supply reservoir, Carroll County, Georgia (748 acres)

Cultural resources survey, testing and data recovery, Walton County raw water supply reservoir system, Walton County, Georgia (1,600 acres)

Cultural resources survey, testing and data recovery, City of Canton raw water supply reservoir system, Cherokee County, Georgia (350 acres)

Cultural resources survey and testing, Tired Creek recreational reservoir, Grady County, Georgia (1,500 acres)

Cultural resources survey and testing, South Fulton County raw water supply reservoir system, Fulton County, Georgia (625 acres)

Cultural resources survey and testing, Richland Creek raw water supply reservoir, Paulding County, Georgia (500 acres)

Cultural resources reconnaissance surveys, Glades Reservoir alternatives analysis, Hall County, Georgia

Cultural resources survey, Lake Chastain water supply reservoir, Gilmer County, Georgia (40 acres)

Cultural resources survey, testing and data recovery, Blue Creek reservoir, White County, Georgia (100 acres)

Cultural resources reconnaissance surveys, Tallapoosa Basin, West Georgia Regional reservoir alternatives analysis, Haralson County, Georgia

Cultural resources survey, City of Newnan reservoir improvements, Coweta County, Georgia (160 acres)

Cultural resources survey and testing, Bear Creek raw water supply reservoir system, Newton County, Georgia (1,500 acres)

Cultural resources survey and testing, Henry County raw water supply reservoir system, Henry and Butts Counties, Georgia (1,650 acres)

Cultural resources survey, testing and data recovery, City of Griffin raw water supply reservoir system, Pike County, Georgia (450 acres)

Cultural resources survey, Henry County raw water supply reservoir system, Henry and Spalding Counties, Georgia (1,000 acres)

Cultural resources survey, testing and data recovery, Lake MacIntosh raw water supply reservoir system, Fayette and Coweta Counties, Georgia (650 acres)

Data recovery at nine prehistoric sites, Henry County raw water supply reservoir system, Henry and Spalding Counties, Georgia

Cultural resources survey, Horton Creek raw water reservoir and dam site, Fayette County, Georgia (800 acres)

Cultural resources survey, Town Creek raw water supply reservoir and dam site, Jones County, Georgia (750 acres)

Testing at a Historic Creek village and a late 19th/early 20th century cemetery, Town Creek raw water supply reservoir, Jones County, Georgia

Cultural resources survey and testing, Cornish Creek raw water supply reservoir and dam site, Newton County, Georgia (1,000 acres)

Data recovery at three prehistoric sites, Cornish Creek raw water reservoir and dam site, Newton County, Georgia

Cultural resources survey, testing, and data recovery, Yellow Creek raw water supply reservoir and dam site, Cherokee County, Georgia (330 acres)

Data recovery at an Archaic and Woodland period camp/quarry site, Pates Creek raw water supply reservoir, Henry County, Georgia

Cultural resources survey, Shoal Creek raw water supply reservoir and dam site, Clayton County, Georgia (450 acres)

Cultural resources survey, Ellijay-Gilmer raw water supply reservoir and dam site, Gilmer County, Georgia (300 acres)

Cultural resources survey, Hudson River raw water supply reservoir and dam site, Banks County, Georgia (570 acres)

Cultural resources survey, Rush Creek raw water supply reservoir and dam site, Meriwether County, Georgia (80 acres)

Cultural resources survey and testing, Hazel Creek raw water supply reservoir and dam site, Habersham County, Georgia (350 acres)

Cultural resources literature and records search, water supply reservoir alternatives study, Lamar County, Alabama

Airports

Cultural resources survey, selected airport site, Harris County, Georgia (25 acres)

Cultural resources survey, selected airport site, Coweta County, Georgia (20 acres)

Cultural resources survey, selected airport site, Lumpkin County, Georgia (150 acres)

Cultural resources survey, selected airport site, Upson County, Georgia (220 acres)

Cultural resources survey and testing, Cartersville Airport strip extension project, Bartow County, Georgia (60 acres)

Cultural resources survey, Gwinnett County airport strip replacement project, Lawrenceville, Georgia (250 acres)

Cultural resources survey, Tom B. David Airport strip extension project, Calhoun, Georgia (110 acres)

Development Projects

Cultural resources survey and testing at 13 sites Haile Gold Mine site, Lancaster County, South Carolina (553 acres)

Cultural resources survey Harrison Tract industrial development site, Washington County, Georgia (448 acres)

Cultural resources survey Miller Tract industrial development site, Washington County, Georgia (225 acres)

Cultural resources survey Lovett School tract and HAER documentation of Civil War earthwork 9FU402, Fulton County, Georgia

Cultural resources survey and testing Bridgeport development site, Coweta County, Georgia (1,044 acres)

Cultural resources survey and testing Wateree industrial development site, Richland County, South Carolina (300 acres)

Cultural resources survey and testing Burt Creek development site, Dawson County, Georgia (969 acres)

Cultural resources survey and testing Corinth development site, Coweta County, Georgia (800 acres)

Cultural resources survey and testing, Spring Tract development site, Spaulding County, Georgia (1,820 acres)

Cultural resources survey and research/recording of historic granite quarry, industrial mining site, Hancock County, Georgia (500 acres) (Senior Principal Consultant)

Cultural resources survey, Barnsley Gardens development site, Bartow County, Georgia (1,283 acres) (Senior Principal Consultant)

Cultural resources survey and data recovery (LaBelle gold mine), Prominence Point development site, Cherokee County, Georgia (450 acres) (Senior Principal Consultant)

Cultural resources survey and HAER Documentation (DeFoors gold mine), Mirror Lake development site, Douglas County, Georgia (600 acres)

Cultural resources survey, testing, and data recovery (9GW476), River Club development site, Gwinnett County, Georgia (750 acres)

Cultural resources survey, testing, and data recovery (9GW70), Rivermoore development site, Gwinnett County, Georgia (700 acres)

Cultural resources survey and testing, Cypress Harbour development site, Jasper County, South Carolina (90 acres)

Cultural resources survey, Perigrine Point development tract, Beaufort County, South Carolina (6 acres)

Phase II testing at 38BK1002, Crowfield Plantation, Berkeley County, South Carolina

Cultural resources survey and testing, Silver Creek development site, Forsyth County, Georgia (700 acres)

Cultural resources survey, Trenton industrial development site, Edgefield County, South Carolina (470 acres)

Cultural resources survey, Kingswood South development site, Fulton County, Georgia (83 acres)

Cultural resources survey, Matrix Parcel 15 development site, Greenville County, South Carolina (50 acres)

Cultural resources survey, Abbotts Bridge Road development site, Fulton County, Georgia (20 acres)

Cultural resources survey and testing, Lugoff industrial development site, Kershaw County, South Carolina (250 acres)

Archival research and archeological testing, St James Hotel renovation and expansion project, Selma, Alabama (Project Manager)

Cultural resources survey, evaluative testing, and data recovery (Sixes Gold Mine) Harbor View (aka Bridge Mill) development site, Cherokee County, Georgia (1,400 acres)

Evaluative testing at two historic house sites, Sugarloaf Farm, Gwinnett County, Georgia

Cultural resources survey and data recovery, Ballantyne golf course community, Mecklenburg County, North Carolina (750 acres)

Archival research, archeological monitoring and archeological data recovery, Atlanta Federal Center (Richs Department Store site), Atlanta, Georgia

Cultural resources survey, (confidential) golf course community, Beaufort County, South Carolina (90 acres)

Cultural resources survey and testing, I-20 mall site, Dekalb and Rockdale Counties, Georgia (1,250 acres)

Cultural resources survey, Columbia County community center, Columbia County, Georgia (50 acres)

Cultural resources survey, Columbia County public school site, Columbia County, Georgia (70 acres)

Cultural resources survey and testing, BMW automobile manufacturing plant site, Spartanburg County, South Carolina (1,500 acres)

Cultural resources reconnaissance surveys, alternative Mercedes-Benz automobile manufacturing plant sites, Alamance County, North Carolina and Berkeley County, South Carolina (2,500 acres)

Cultural resources reconnaissance survey, five Resolution Trust properties, Columbia, South Carolina (15 acres)

Cultural resources reconnaissance survey, American-Italian Pasta Company, Columbia, South Carolina (250 acres)

Cultural resources reconnaissance survey, Bona Allen development project, Buford, Georgia (320 acres)

Cultural resources survey, Union Camp facility, Prattville, Alabama (50 acres)

Cultural resources survey and testing, Technology Parkway development, Floyd County, Georgia (800 acres)

Cultural resources survey and testing, Publix Distribution Center development, Gwinnett County, Georgia (150 acres)

Cultural resources survey, International Paper Facility, Corinth, New York (50 acres)

Cultural resources literature/records review, industrial development site, Texas City, Texas

Cultural resources survey, Sawmill Place development site alternatives study, Columbus, Ohio

Cultural resources reconnaissance survey, Elbow Road development project, Chesapeake, Virginia (150 acres)

Cultural resources survey, Interrose industrial development site, Georgetown County, South Carolina (400 acres)

Cultural resources survey and testing, American Okenite industrial development site, Orangeburg County, South Carolina (250 acres)

Cultural resources survey and testing, Chapel Hill golf course, Douglas County, Georgia (150 acres)

Archeological testing at Crowfield Plantation for Westvaco Development Corporation, Summerville, South Carolina

Cultural resources survey and testing, Vereen Memorial Gardens, Horry County, South Carolina (120 acres)

Cultural resources survey, Tiger Creek stream channelization project, Fort Benning, Georgia (4 acres)

Cultural resources survey, Moccasin Creek lake site, Union County, Georgia (60 acres)

Cultural resources reconnaissance survey, Plantation Centre site, Bibb County, Georgia (90 acres)

Highways

National Register of Historic Places Eligibility Evaluation, Dobbins Mining Landscape (9BR1035), U.S. 411 Connector, Route D-VE corridor, Bartow County, Georgia

Cultural resources survey, Annistown Road improvements corridor, Gwinnett County, Georgia

Evaluative testing at Site 9GW347, Annistown Road improvements corridor, Gwinnett County, Georgia

Data recovery at a prehistoric quartz quarry site and 19th century farmstead site, Ronald Reagan Parkway, Gwinnett County, Georgia

Cultural resources survey, Old Madison Pike road-widening project, Huntsville, Alabama

Cultural resources survey, Four Mile Post road-improvement project, Huntsville, Alabama

Cultural resources survey, Kentucky Highway 15 road-widening project, Hazard, Kentucky

Cultural resources literature and records search, Valdosta by-pass alternatives study, Valdosta, Georgia

Historic Cemetery Delineations and Relocations

Delineation and relocation of the Stegall Cemetery, Bartow County, Georgia

Delineation and partial relocation of the Fannin-Truitt-Long Cemetery, Troup County, Georgia

Relocation of the Leach Cemetery, Haile Gold Mine, Lancaster County, South Carolina

Delineation and relocation of the Truitt Cemetery, Troup County, Georgia

Delineation and relocation of the John-Luiza Stanton Cemetery, Walton County, Georgia

Delineation of St. John's Church Cemetery, Cobb County, Georgia

Delineation of the Murdock Family Cemetery, Cobb County, Georgia

Archival research and delineation of the Brantley and Daly Cemeteries, Wildwood Park, Cobb County, Georgia

Delineation of the Jordan Family Cemetery, Washington County, Georgia

Delineation of the Holbrook Family Cemetery, Forsyth County, Georgia

Archival research, delineation, and relocation of the Hudson-Wood Cemetery, City of Atlanta, Georgia

Archival research, delineation, and relocation of the Harrison-Addington-Mallard Cemetery, Jackson County, Georgia

Delineation and relocation of the Martin Family Cemetery, Dekalb County, Georgia

Delineation and relocation of two historic cemeteries, Allendale County, South Carolina

Archival research and delineation of the Farmer Street Cemetery, Newnan, Georgia

Archival research, delineation and relocation of the Brooks Family Cemetery, Pickens County, Georgia

Archival research and delineation of the Alexander Family Cemetery, Mecklenburg County, North Carolina

Archival research and delineation at Bethel Baptist Church Cemetery, Cobb County, Georgia

Archival research and delineation of an abandoned cemetery, Anderson County, South Carolina

Archival research and delineation of the Franklin-Hamilton Cemetery, Cobb County, Georgia

Archival research and delineation of the Strickland Cemetery, Forsyth County, Georgia

Archival research and delineation of the Hiram Road Cemetery, Cobb County, Georgia

Archival research and delineation of the Harmony Cemetery, Gwinnett County, Georgia

Archival research and delineation of Thompson Cemetery, Fulton County, Georgia

Archival research and delineation of the McCurdy-Rawlins-Boring Cemetery, Gwinnett County, Georgia

Archival research and delineation of the Barham Cemetery, Henry County, Georgia

Archival research and delineation of the Adams-Adkins Cemetery, Henry County, Georgia

Archival research and delineation of the Woodward-Puch Cemetery, Henry County, Georgia

Archival research and delineation of the Grice Cemetery, Henry County, Georgia

Archival research and delineation of an abandoned 19th century cemetery, Madison County, Alabama

Archival research and delineation of a late 18th century cemetery, Spartanburg, South Carolina

Archival research and delineation of the Lost Mountain Baptist Church Cemetery, Cobb County, Georgia

Archival research and delineation of the Shiloh Church Cemetery, Cobb County, Georgia

Archival research and delineation of the Turner-Sewell Cemetery, Cobb County, Georgia

Archival research and delineation of the Matthew Strickland Gravesite, Gwinnett County, Georgia

Archival research and delineation of the Morris Cemetery and Sarah Webb Gravesite, Fulton County, Georgia

Archival research and delineation of the Moon Cemetery, Cobb County, Georgia

Archival research, delineation and relocation of the Miles Cemetery, Jackson County, Florida

Archival research, delineation and relocation of two 19th century cemeteries, Spartanburg County, South Carolina.

Archival research, delineation and relocation of the Freshwater Resort Cemetery, Calhoun Falls, South Carolina

Archival research, delineation and relocation of the Harris and McClure Cemeteries, Cabarrus County, North Carolina

Archival research, delineation and relocation of the Smithfield Cemetery, Cabarrus County, North Carolina

Archival research, delineation and relocation of the Rock Creek Cemetery, Guilford County, North Carolina

National Priority List Hazardous Waste Sites

Cultural resources survey (Phase Ia), Fort Dix sanitary landfill site, Fort Dix, New Jersey, (126 acres)

Cultural resources survey (Phase 2b), Fort Dix sanitary landfill site, Fort Dix, New Jersey, (1 acre)

Cultural resources literature review, dry cleaning facility, Fort Riley, Kansas

Cultural resources literature and records search, selected sites, Griffiss Air Force Base, New York

Radioactive Waste Facilities (Proposed Locations)

Cultural resources survey and testing, proposed North Carolina Low-Level Radioactive waste disposal facility site, Wake and Chatham Counties, North Carolina (850 acres)

Cultural resources survey and testing, proposed North Carolina Low-Level Radioactive waste disposal facility site, Richmond County, North Carolina (2,000 acres)

State of Georgia

Cultural resources survey and testing, Richard B. Russell State Park golf course, Elbert County, Georgia (430 acres)

Cultural resources survey, Gordonia State Park golf course, Tattnall County, Georgia (90 acres)

Various public outreach site visits for the Georgia Council of American Indian Concerns

More than 20 cultural resources surveys conducted for State agencies under the Georgia Environmental Policy Act

Solid Waste Landfill Sites

Data recovery, solid waste landfill site, Banks County, Georgia

Cultural resources survey, solid waste landfill site, Catawba County, North Carolina (350 acres)

Cultural resources survey, two solid waste landfill sites, Chickasaw County, Mississippi (700 acres)

Cultural resources survey, Superior Sanitation solid waste landfill site, Chatham County, Georgia (742 acres)

Cultural resources survey, BFI regional solid waste landfill site, Lawrence County, Alabama (500 acres)

Cultural resources reconnaissance survey, proposed solid waste landfill site, Forsyth County, Georgia (650 acres)

Cultural resources survey and testing, solid waste landfill site, DeKalb County, Georgia (150 acres)

Data recovery at a soapstone quarry site, solid waste landfill site, DeKalb County, Georgia

Cultural resources survey and testing, solid waste landfill site, Spartanburg County, South Carolina (90 acres)

Cultural resources survey, solid waste landfill site, Florence County, South Carolina (600 acres)

Cultural resources survey, solid waste landfill site, Louisville, Kentucky (300 acres)

Cultural resources survey, solid waste landfill site, Mt. Pleasant, Tennessee (15 acres)

Cultural resources survey, solid waste landfill site, Blount County, Tennessee (50 acres)

Cultural resources survey, solid waste landfill site, Johnson City, Tennessee (20 acres)

Cultural resources survey, solid waste landfill site, Jackson County, Florida (2 acres)

Cultural resources survey, solid waste landfill site, Jasper County, South Carolina (250 acres)

Cultural resources survey, solid waste landfill site, Harris County, Texas (500 acres)

U.S. Army Corps of Engineers Waterways

Testing of two prehistoric sites, Tennessee-Tombigbee Waterway, Monroe County, Mississippi

U.S. Forest Service Timber Sale Areas

Cultural resources survey, Armuchee Ridges Project, Chattahoochee National Forest, Georgia (2,776 acres)

Cultural resources survey, Chattahoochee National Forest, Georgia (990 acres)

Cultural resources survey, timber stands, Sumter National Forest, Oconee County, South Carolina (1,146 acres)

Five cultural resources surveys, Nantahala National Forest, North Carolina (1,667 acres)

Cultural resources survey, Pisgah National Forest, North Carolina (349 acres)

Six cultural resources surveys, Oconee National Forest, Georgia (18,268 acres)

Utilities Projects

Cultural resources survey, proposed Old Atlanta Road transmission line, Oglethorpe Power Corporation, Forsyth County, Georgia

Evaluative testing at Site 9FO218, proposed Old Atlanta Road transmission line, Oglethorpe Power Corporation, Forsyth County, Georgia

More than 20 other cultural resources survey and testing projects, transmission line corridors and substation sites across Georgia, Oglethorpe Power Corporation, Decatur, Georgia

Cultural resources survey and evaluative testing, sewer line extensions, Davidson County, Tennessee

Cultural resources survey, water treatment plant site and water intake corridor, Banks County, Georgia

Cultural resources survey (Phase Ia), proposed Mohawk Power Corporation gas pipeline, Jefferson County, New York

Cultural resources reconnaissance survey, transmission line alternatives study, Curles Neck, Virginia

Cultural resources literature and records search, U.S. Generating Company power facilities alternatives study, various sites across Georgia

Cultural resources survey and testing, Butler Creek sewer line, Richmond County, Georgia

Cultural resources survey, realignment monitoring, in-place preservation planning, public meeting, agency presentation and evaluation of impacts to the Augusta Canal National Historic Landmark and a prehistoric shell midden site, Richmond water line and intake, Richmond and Columbia Counties, Georgia

Cultural resources survey, Proctor Creek MARTA rail line, Atlanta, Georgia

Evaluative testing of a 19th century landfill, Proctor Creek MARTA station, Atlanta, Georgia

Cultural resources survey, north, east and west MARTA rail extensions, Atlanta, Georgia

Cultural resources survey, East Point MARTA rail line, Atlanta, Georgia

Cultural resources survey and testing, Brookhaven MARTA rail line and station, Atlanta, Georgia

Data recovery at historic Johnstown, Lennox Square MARTA station, Atlanta, Georgia

Cultural resources survey, gas pipeline, Big Thicket, Texas (field director)

Cultural resources survey, gas pipeline, Calcasieu Parrish, Louisiana (field director)

Cultural resources survey, Wildwood Park water line and water treatment site, Columbia County, Georgia

Cultural resources surveys, Phases I and II, sewer line improvements, Commerce, Georgia

Cultural resources survey, water system improvements, Senoia, Georgia

Cultural resources survey, sewer and water system improvements, Tallapoosa, Georgia

FCC Checklist Studies (Cultural Resources)

Literature review and field survey of over 4,000 communication tower sites in Georgia, North Carolina, South Carolina, Tennessee, Alabama, Florida and Virginia

Wastewater Treatment Projects

Cultural resources reconnaissance survey, land application site, Spalding County, Georgia (750 acres)

Cultural resources survey and testing, Piedmont Park and White Park CSO projects, Atlanta, Georgia

Cultural resources survey, land application site, Turner County, Georgia (264 acres)

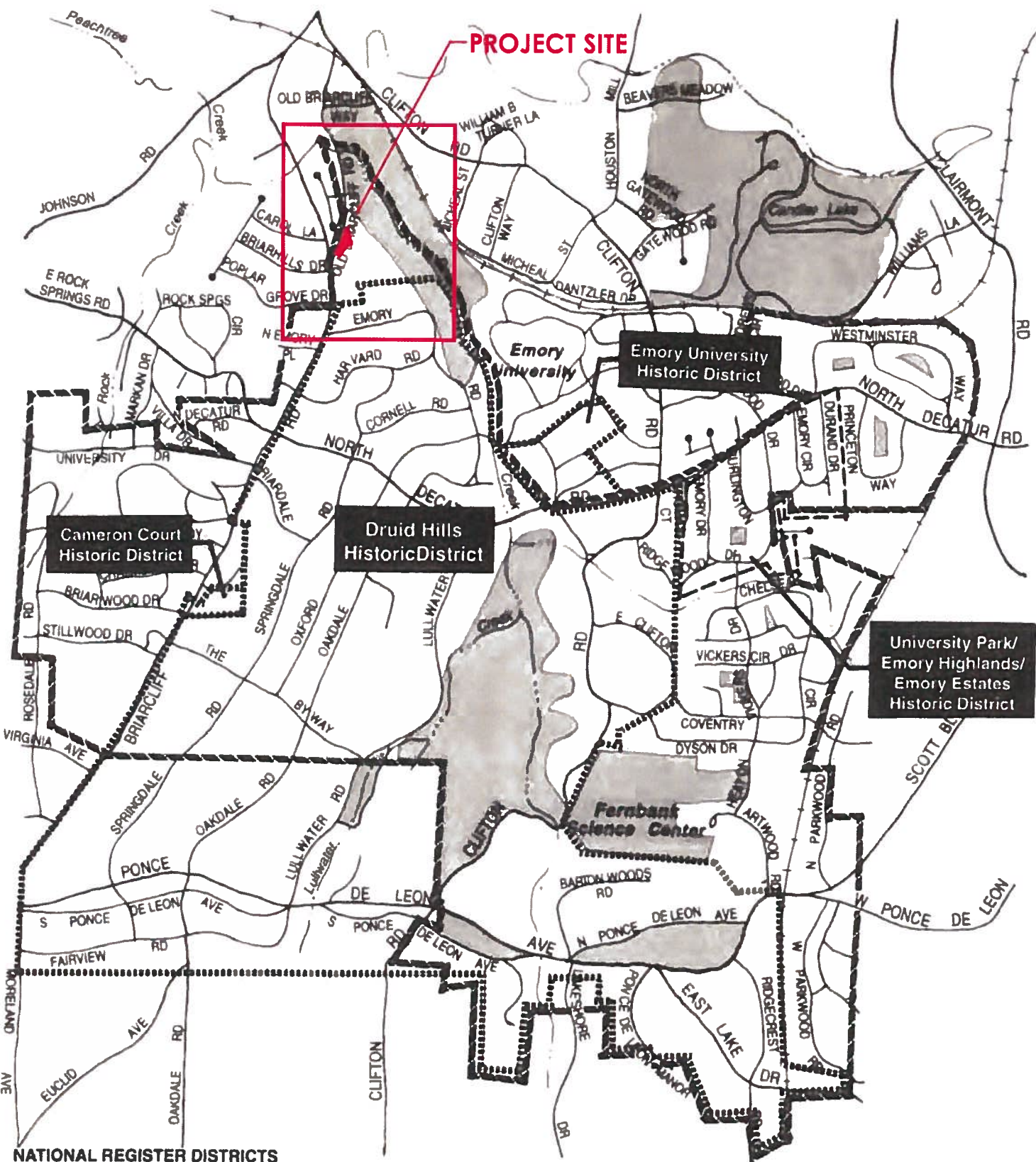
Cultural resources survey, land application site, Rochelle, Georgia (10 acres)

Cultural resources survey, land application site, Blackshear, Georgia (90 acres)

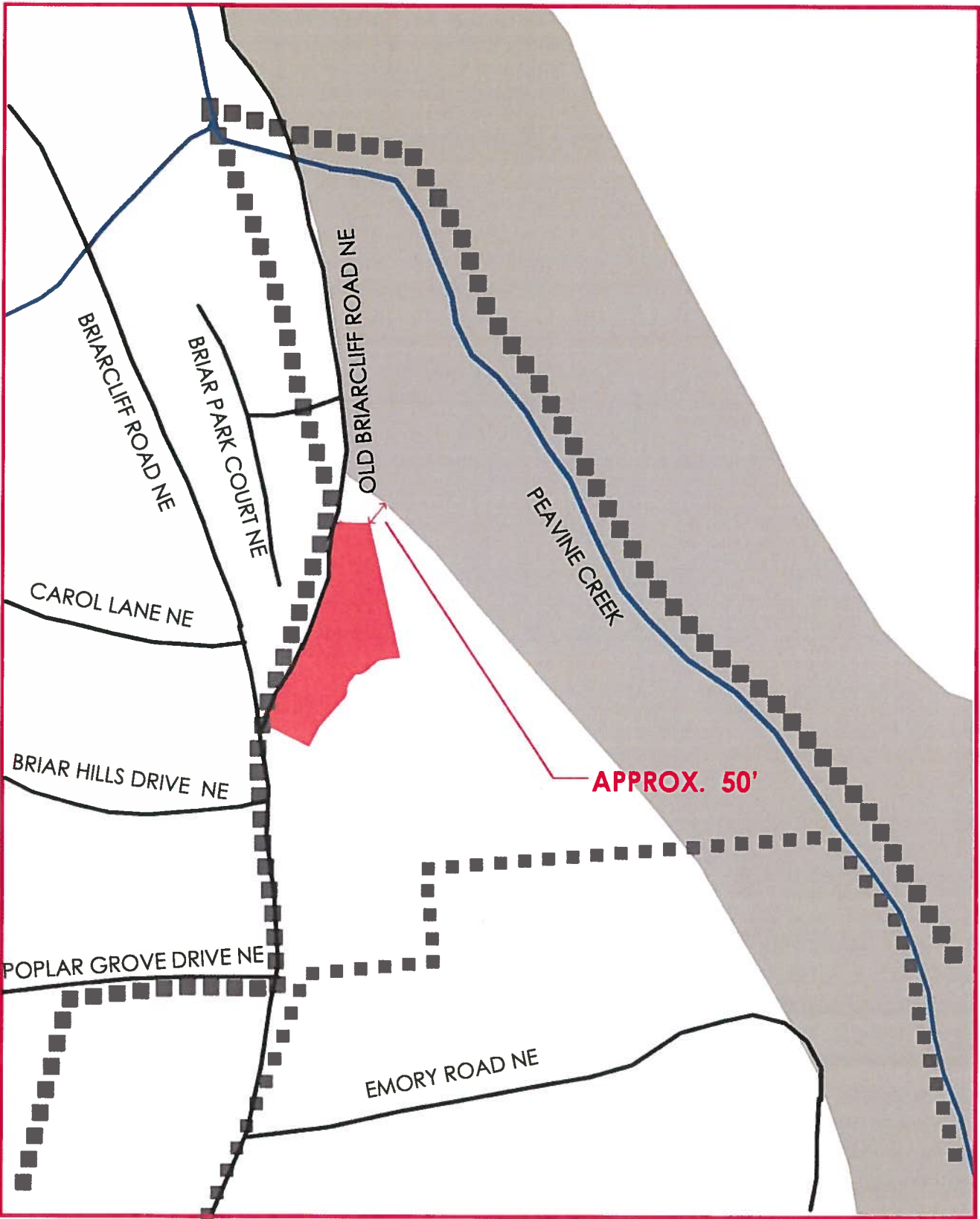
Additional Materials Submitted

June 19, 2017

DRUID HILLS LOCAL HISTORIC DISTRICT MAP







ENLARGED MAP AT PROJECT SITE



OLD BRIARCLIFF FLATS

NATIONAL REGISTER DISTRICTS

Legend			
Druid Hills Local District Boundary		Pending National Register Boundaries	
Open Space			
Listed National Register Boundaries			

LEGEND



= SPECIMEN TREE



= EXISTING TREE TO REMAIN

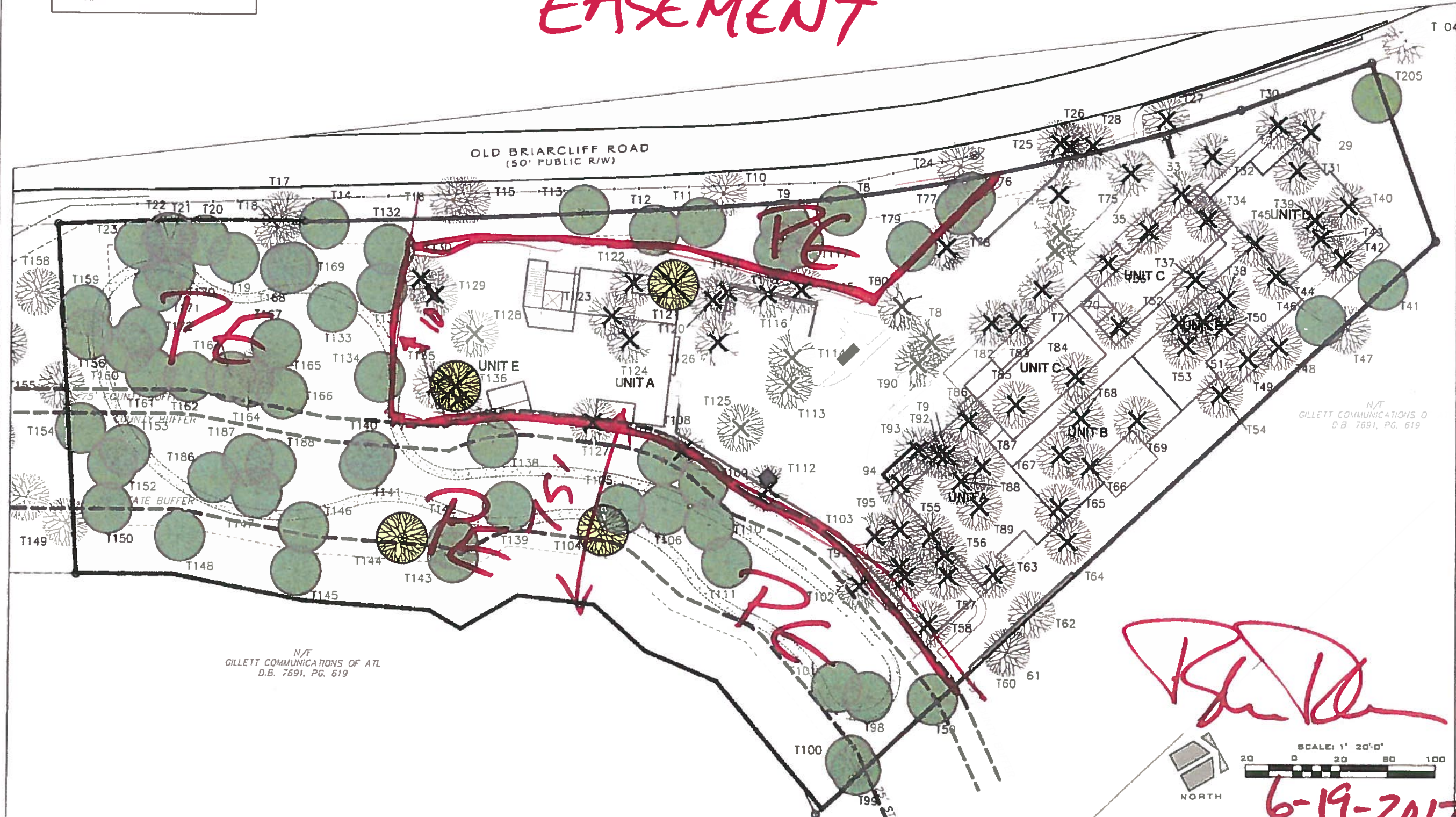


= TREE TO BE REMOVED

PE: PRESERVATION EASEMENT

JUN 19 RECD

De



BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

3471 DONAVILLE RD.
SUITE 200
DULUTH, GA 30096
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

TREES TO BE SAVED AND REMOVED

OLD BRIARCLIFF ROAD

LOCATED IN:
LAND LOT 51
18TH DISTRICT
DEKALB COUNTY,
GEORGIA

OWNER:
RESIDENTIAL RECOVERY FUND,
LLC (TINERVA USA)

CONTACT
DAN COTTER, DEVELOPMENT
ANALYST 678-808-6002



REVISIONS

DATE REVISED: 6/19/2017
BY: [Signature]

DRAWN BY: BH

CHECKED BY: TB

SCALE: 1"=20'-0"

DATE: 3/22/17

JOB NO.

SHEET 1 OF 1

SCALE: 1"=20'-0"

20 0 20 80 100

6-19-2017