



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday June 11, 2025

Planning Department Staff Analysis



Cedric Hudson

Interim Director

N10. Case No: A-25-1247542

Parcel ID(s): 18 294 07 001

Commission District 01 Super District 07

Applicant: Peacock Partnership, Inc.
4001 Presidential Parkway
Atlanta, GA 30340

Owner: Peacock Partnership, Inc.
4001 Presidential Parkway
Atlanta, GA 30340

Project Name: 4001 Presidential – Development standards variance

Location: 4001 Presidential Parkway, Atlanta, GA 30340

Requested Variances: The applicant requests relief from the following provisions of the DeKalb County Zoning Ordinance:

Section 5.4.3 – Streetscape Elements and Dimensions

- Eliminate the requirement to provide a six-foot sidewalk and ten-foot landscape zone
- Eliminate the requirement to provide street lights and street trees
- Eliminate from the requirement to provide interior pedestrian walkways along the southern drive and between parking areas and building entrances.
- Eliminate from the requirement to submit a streetscape and pedestrian circulation plan.

Section 5.4.4 – Site and Parking Area Landscaping

- Eliminate the requirement for a continuous hedge, berm, or wall with landscaping between surface parking and Presidential Parkway.
- Eliminate the requirements for overstory tree coverage (1 per 8 spaces), landscaped islands (1 per 10 spaces), and maximum 40-foot distance from each parking space to a tree.
- Eliminate the requirement to provide three-foot-wide landscape strips along interior drives.
- Eliminate the requirement to submit a landscape plan demonstrating compliance with all applicable standards.

Staff Recommendation: Denial

STAFF FINDINGS:

The applicant seeks multiple variances from Section 27 of the DeKalb County Zoning Ordinance to facilitate the renovation of Presidential Tower, a large-scale former hotel building located within the OI (Office-Institutional) zoning district. The building is decades old, and the modernization effort aims to upgrade the structure and site layout without full-scale redevelopment. The variance request includes eight distinct items, primarily related to landscaping, streetscape design, and parking lot requirements.

The existing development pattern is a legacy of past zoning codes and presents compatibility challenges with newer regulations. Rather than seeking additional intensity, the applicant proposes adaptive improvements constrained by the physical and functional conditions of the site.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

Presidential Tower was in 1974 under earlier zoning ordinances that did not include modern streetscape and site design standards. The site is characterized by extensive surface parking, minimal perimeter landscaping, and existing drive aisles that serve as essential vehicular and emergency access routes. These legacy conditions—particularly the layout of the parking field, existing building orientation, and utility easements—create significant barriers to full compliance with current code. In many areas, the physical dimensions of the site do not support retrofit of features like raised islands, internal sidewalks, or new landscape buffers without encroaching into critical functional areas such as ADA paths, turning radii, or fire lanes.

These conditions were not created by the applicant but reflect the prevailing development patterns at the time of original construction. As such, the site's limitations are inherent to its form and represent a clear example of physical constraint that distinguishes it from underdeveloped parcels or those first developed under more recent codes.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

While staff affirms the presence of legitimate site constraints, the breadth of the requested variances raises concern about whether the proposal represents the minimum necessary to afford relief. The applicant seeks blanket exemptions from multiple sections of Article 5.4, including all streetscape, parking lot, and pedestrian walkway provisions. For example, relief from all tree island requirements and all sidewalk standards—even in areas where no utility or circulation conflict appears—suggests that the request could be more narrowly tailored. A site-specific analysis showing conflict points and areas of feasible compliance would strengthen the case for proportionality.

Furthermore, the absence of a streetscape or landscape plan limits the County's ability to assess whether alternative compliance strategies—such as consolidated tree clusters, decorative fencing, or modified pedestrian paths—could satisfy the code's intent. The variance process is intended to provide flexibility in circumstances of hardship, but not to serve as a substitute for design effort. In its current form, the request appears to seek broad relief out of convenience, rather than necessity. For these reasons, staff finds that the minimum necessary criteria is not met.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The subject property lies within a predominantly commercial area with no direct adjacency to residential uses or schools. The proposed renovation does not include intensification of use, additional impervious surface, or changes to the existing curb cuts or traffic patterns. While the requested variances reduce the level of streetscape and landscape coverage, they do not introduce new conflicts with neighboring properties or alter the site's relationship to the public realm. The adjacent office uses will continue as existing, and no significant public opposition has been documented. In this context, the variances are unlikely to cause harm to property values, access, or quality of life in the surrounding area.

Additionally, reinvestment in aging office infrastructure is broadly supported by DeKalb County's economic development and land use policies. Given that the improvements are cosmetic and functional—rather than expansive—this project presents an opportunity to improve an underutilized building while maintaining public safety and welfare standards. Although the variance requests may go beyond the minimum necessary, the request is not expected to create any material injury to nearby development or the zoning district at large.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Literal enforcement of current zoning requirements would necessitate the removal and reconstruction of large portions of the parking lot, sidewalks, and drive aisles. This would be a disproportionate burden for a renovation project that seeks to improve—not expand—the function of an existing building. The hardship arises from the conflict between outdated site conditions and modern design standards rather than overdevelopment or speculative programming. Demands for full conformance would likely result in the loss of ADA accessibility, fire lane access, or vehicular flow, all of which are essential to ongoing occupancy and safety.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The requested variances align with the intent of the zoning ordinance and the DeKalb County Comprehensive Plan goals within the Regional Center (RC) character area. The RC area is designed to support high-intensity office, institutional, and mixed-use development that serves as a regional employment and service hub. The plan encourages reinvestment in aging office stock, walkability, transit access, and sustainable redevelopment practices.

The proposed improvements maintain the site's institutional use without increasing zoning intensity, and the requested relief is limited to site layout and planting configuration. These adjustments do not alter land use or density and remain compatible with the RC vision for compact, accessible, and integrated development. Where standards cannot be strictly met, performance-based alternatives may still advance public benefit outcomes.

FINAL STAFF ANALYSIS:

Staff recommends denial. Staff finds that the subject property presents legitimate physical site constraints that merit flexibility under certain zoning provisions. However, the submitted request seeks blanket relief from all applicable standards without demonstrating that each variance is limited to unavoidable conflicts. While the redevelopment goal is supported by the Comprehensive Plan and does not harm public welfare, staff concludes that the request fails to meet the second hardship criteria related to minimum necessary relief.

Staff Recommendation: Denial

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: _____

Mailing Address: _____

City/State/Zip Code: _____

Email: _____

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

Address (Mailing): _____

Email: _____ Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: _____ Commission District & Super District: _____

CHECK TYPE OF HEARING REQUESTED:

_____ VARIANCE (From Development Standards causing undue hardship upon owners of property.)

_____ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)

_____ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 04-23-25

Applicant
Signature:



DATE: _____

Applicant
Signature:

ZONING VARIANCE LIST

Atlanta, 04-24-205

PROPERTY: 4001 PRESIDENTIAL PARKWAY, ATLANTA, GA 30340

PREPARED BY: PEACOCK PARTNERSHIP, INC.

5500 Interstate N Pkwy Suite 500, Atlanta, GA 30328

[\(404\) 214-5200](tel:(404)214-5200)

dean@peacockpartnership.com

carmen@peacockpartnership.com

This document outlines the zoning variance requests to be submitted for the above-referenced property in DeKalb County, to be reviewed by the Zoning Board of Appeals. Each variance is summarized with reference to the applicable zoning code section.

Zoning Variance List

1. Chapter/Article Number: Chapter 27 – Zoning / Article 5

Zoning Code Reference: 27-5.4 DIVISION 4 – SEC 5.4.3 - STREETSCAPE AND LANDSCAPE REQUIREMENTS:

Requested Variances:

STREETSCAPE ELEMENTS AND DIMENSIONS:

A-STREETSCAPE DIMENSIONS AND PLACEMENT.

1. A2 - IMPROVEMENTS ON EXISTING STREETS.

b. Streetscape zone elements for existing streets.

i. The streetscape zone for existing streets shall consist of a minimum of eleven (11) feet along the existing shoulder, as indicated in Table 5.1.

ii. The streetscape zone for existing streets shall consist of a landscape strip and a sidewalk, as shown in Table 5.1 and the figures following the table.

d. Landscape strips.

- i. Landscape strips shall be located between the curb and sidewalk, and/or between the sidewalk and the property line. The required total width of the landscape strip may be distributed on either side of the sidewalk so as to accommodate existing infrastructure.
- ii. Landscape strips shall be designed with street trees and pedestrian scale streetlights as shown in Table 5.1 and the figures following the table.

Table 5.1 Required Streetscape Dimensions

Required Streetscape Dimensions (Minimum, unless stated)						
Existing Streets						
Street Type	Streetscape Zone				Landscape Strip Elements	
	Total Width	Landscape Strip	Sidewalk	Supplemental Zone	Light Pole Spacing (Max)	Street Tree Spacing (typical*)
Local Residential	11'	6'	5'	NONE	100'	30'
Local non-residential	12'	6'	6'	NONE	80'	50'
Arterial and Collector Non-residential & Mixed Use	16'	10'	6'	NONE	80'	40' in Activity Centers
						50' outside Activity Centers

*Location of street trees is subject to infrastructure and utility locations and approval by the county arborist and GDOT if state roads.



Streetscape Figure—Local Streets, all Other Districts

C-LANDSCAPE STRIP MATERIALS AND MAINTENANCE

2. C7 – STREET TREES.

- a.** Street trees shall be overstory trees unless site constraints prohibit the use of large maturing trees, subject to the approval of the director of planning.
- b.** Street trees shall be provided with spacing as depicted in Table 5.1.
- c.** Street trees shall not be planted closer than twenty (20) feet from the curb line of intersecting streets and not closer than ten (10) feet from intersecting lines of alleys or private drives.
- d.** Street trees shall not be planted closer than twelve (12) feet from light standards. No new light standard location shall be positioned closer than ten (10) feet to any existing street tree.
- e.** Street trees shall not be planted closer than two and one-half (2.5) feet from the back of the curb.
- f.** Where there are overhead power lines, street tree species are to be chosen from a list provided by the county arborist that will not interfere with those lines.
- g.** Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and twelve (12) feet above driveways and roadway surfaces.
- h.** Street trees shall be a minimum of two-inch caliper measured at six (6) feet above ground level at the time of planting and shall have a mature height of at least twenty-five (25) feet.
- i.** Street trees shall be planted in a mulched area of at least twenty-five (25) square feet.

3. D – STREET LIGHTING.

Street lighting shall be accomplished with pedestrian scale lighting and street lights. Street lights shall be placed on property lot lines abutting the street. Lighting plans must be approved by the department of public works. Lighting shall be installed by local power company employees or contractors.

2. Chapter/Article Number: Chapter 27 – Zoning / Article 5

Zoning Code Reference: 27-5.4 DIVISION 4 – SEC 5.4.4 - SITE AND PARKING AREA
LANDSCAPING:

Requested Variances:

4. B – INTERIOR STRIPS.

Interior to non-residential, mixed-use and multi-family developments, three-foot wide planted landscape strips shall be required along all interior drives and pedestrian paths.

5. C– PROPERTY PERIMETER LANDSCAPE STRIP

Along non-residential, mixed-use and multi-family development perimeter lot lines, a perimeter landscape strip shall be required, as follows:

1.A five-foot-wide continuous perimeter landscape strip is required along all property lines that are not subject to streetscape requirements. This applies to individual tenant sites interior to a master planned project, even in instances where individual tenant sites do not have separately platted lot lines.

2.A perimeter landscape strip shall include one (1) overstory deciduous shade tree, or three (3) understory or three (3) evergreen trees, for every fifty (50) linear feet at a minimum size of two-inch caliper for deciduous trees and eight-foot height for evergreen trees.

6. D– PARKING AREA LANDSCAPING

All surface parking lots that contain a total of fifteen (15) or more parking spaces that are constructed or redeveloped subsequent to the effective date of this chapter shall comply with the following requirements:

1.A minimum of ten (10) percent of the total lot area of the parking lot shall be landscaped.

2.Non-continuous barrier curbs shall be installed around the perimeter of the parking lot and around landscaped areas that are required herein, except where the perimeter abuts an

adjacent building or structure and except at points of ingress and egress into the facility, so as to prevent encroachment of vehicles onto adjacent property, rights-of-way, sidewalks and landscaped areas.

a. Barrier curbs shall be a minimum of six (6) inches in height and six (6) inches in width, shall be concrete or stone, shall be securely installed, and shall be maintained in good condition.

3. A continuous hedge, berm, or short wall with landscaping thereon, not to exceed three (3) feet in height shall be required between surface parking and an adjacent public street right-of-way.

4. Tree and island quantity. A minimum of one (1) overstory tree per eight (8) parking spaces, and one (1) island per ten (10) parking spaces, shall be provided and maintained. No parking space shall be more than forty (40) feet from a tree.

5. Landscape islands. All trees planted in a parking lot shall be planted in a landscape island, which island shall be a minimum of two hundred fifty (250) square feet.

6. In addition to trees, ground cover shall also be provided in order to protect tree roots and to prevent erosion. Ground cover shall consist of shrubs, ivy, liriope, pine bark mulch, or other similar landscaping material.

7. Ground cover shrubs in parking area landscaping shall be maintained at a maximum height of thirty (30) inches, except where such shrubs are screening the parking surface from an adjacent residential area.

8. Newly planted trees in parking area landscaping shall be a minimum of two-inch caliper as measured at a height of six (6) inches above ground level, shall be a minimum of ten (10) feet in height at planting, shall have a thirty-foot minimum mature height, and shall be drought tolerant. Trees shall be planted at least thirty (30) inches from any barrier curb, so as to prevent injury to trees from vehicle bumpers. A minimum of seventy-five (75) percent of the trees planted pursuant to these requirements shall be deciduous hardwood shade trees.

9.All landscaped areas shall be properly maintained in accordance with landscape plans approved as part of the land disturbance permit. In the event that a tree or any plant material dies, it shall be replaced within twelve (12) months so as to meet all requirements of this section and to allow for planting in the appropriate planting season.

10.All trees planted pursuant to the requirements of this section shall be counted for the purpose of meeting the tree planting and tree replacement requirements required by **section 14-39 of the Code.**

3. **Chapter/Article Number:** Chapter 27 – Zoning / Article 2
Zoning Code Reference: 27-2.24 DIVISION 24 – SEC 2.24.1 – DIMENSIONAL REQUIREMENTS:
Requested Variances:

7. **TABLE 2.2 NON RESIDENTIAL ZONING DISTRICTS**
DIMENSIONAL REQUIREMENTS.

Character Areas: RC: Regional Center, TC: Town Center, NC: Neighborhood Center, SUB: Suburban								
Element	OIT	OI	NS	C-1	C-2	OD	M	M2
Overall Site Requirements (minimum, unless otherwise specified)								
Dimensional Requirements								
Lot area (min. square feet)	7,500	20,000	20,000	20,000	30,000	30,000	30,000	2 acres for heavy ind. & uses req'g SLUP, 1 acre for all other uses
Single-Family Attached Lot Area (Avg. per dwelling unit sq. ft.)	4,000	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Lot width, street frontage (feet)	75	100	100	100	100	100	100	150
Lot coverage (maximum percentage)	80	80	80	TC/RC: 90 All other: 80	TC/RC: 90 All other: 80	80	80	80
Open Space Requirements								
Sites with 5,000—39,999 sq. ft. gross floor area (minimum %)	15	15	15	10	10	15	15	15
Sites with 40,000 [sq. ft.] gross floor area (minimum %)	20	20	20	20	20	20	20	20

4. Chapter/Article Number: Chapter 27 – Zoning / Article 5

Zoning Code Reference: 27-5.7 DIVISION 7 – BUILDING FORM AND
CONFIGURATION STANDARDS

Requested Variances:

8. **SEC 5.7.7** MULTI-FAMILY, NON RESIDENTIAL, LIVE/WORK AND
MIXED USE BUILDINGS

H. 3b. Landscaping around each building within ten (10) feet of
building and along both sides of all internal sidewalks

BILLBOARD SIGNS VARIANCE LIST

Atlanta, 04-24-2025

PROPERTY: 4001 PRESIDENTIAL PARKWAY, ATLANTA, GA 30340

PREPARED BY: PEACOCK PARTNERSHIP, INC.

5500 Interstate N Pkwy Suite 500, Atlanta, GA 30328

[\(404\) 214-5200](tel:(404)214-5200)

dean@peacockpartnership.com

carmen@peacockpartnership.com

This document outlines the billboard signs variance request to be submitted for the above-referenced property in DeKalb County for review. The variance is summarized with reference to the applicable code section.

Billboard Signs Variance list

1. Chapter/Article Number: Chapter 21 – Regulations and Restrictions / Article III

Zoning Code Reference: Sec 21.9 – EXEMPTIONS:

Requested Variance:

EXEMPTIONS:

SEC 21.9

(b)The following signs shall be exempt from the permit requirements of section 21-3 above; provided, however, that such signs shall be subject to all other provisions of this chapter:

- (7) Historic signs where:
 - **a.** The property, building or structure where the historic sign is to be located is designated as a historic property by DeKalb County's governing authority; and

- **b.** The owner of the property where the historic sign is to be located has obtained a certificate of appropriateness authorizing the sign from DeKalb County's historic preservation commission; and
- **c.** A previous sign must have been located on the property. The historic sign's former existence, original design, original size, original color(s), original composition and other original aesthetic qualities of the historic sign shall be shown to the director's satisfaction by photograph(s) or other documentation. The new historic sign shall be an exact replica of the original sign located on the property.

1. Sec. 21-11. – Prohibited Signs

- **(12)** Roof signs.

2. Sec. 21-13. - Restrictions in residential zoning districts.

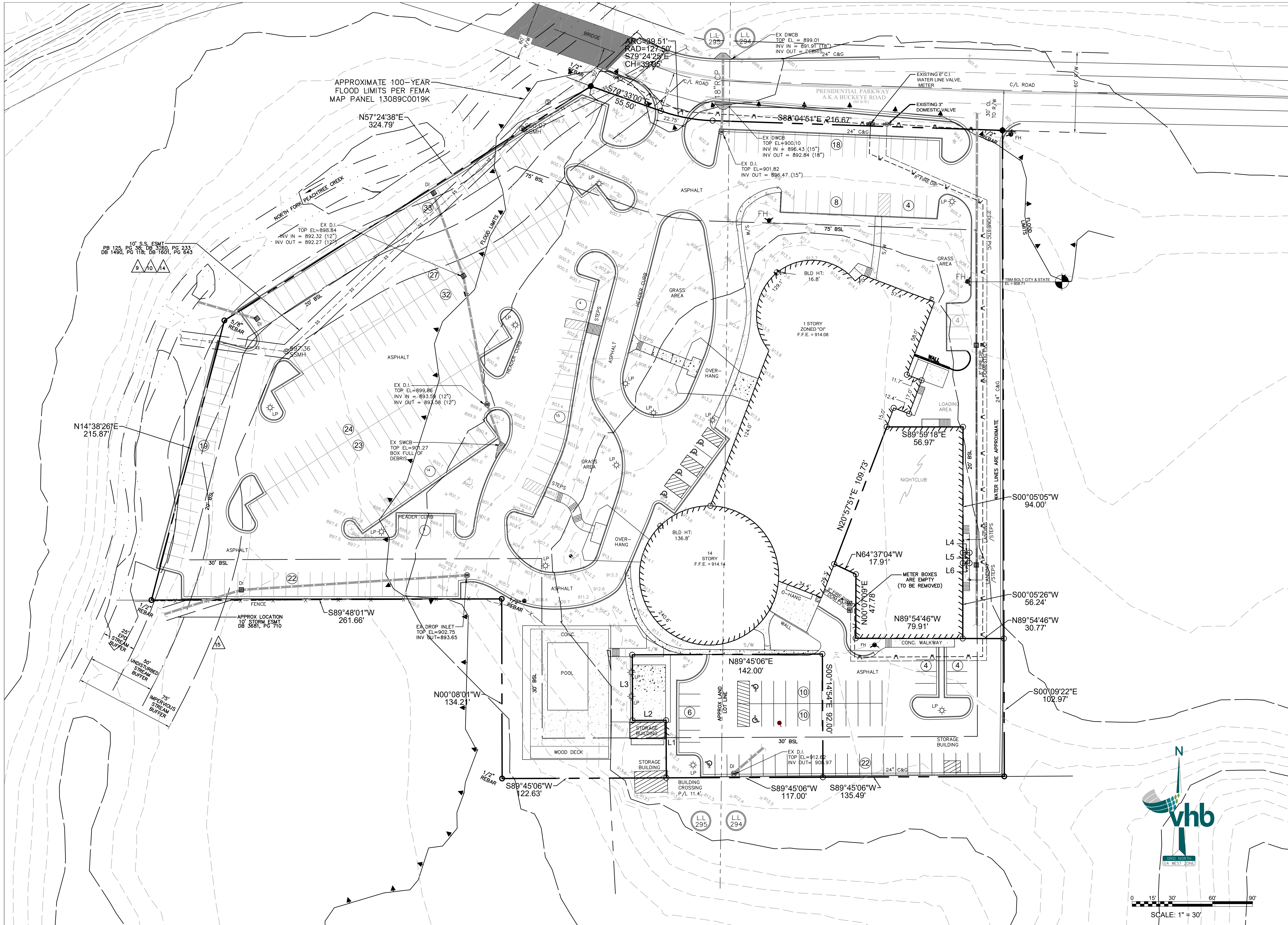
- **(2)** Lots used for apartments, condominiums, mobile homes, or townhouse developments shall not have an aggregate sign area exceeding six (6) square feet per unit, not to exceed an aggregate of one hundred (100) square feet for the development; and
- **(8)** Any commercial message on a sign located on any lot in any residential district must be related to the physical premises on that lot. Such a message may be deemed related to the lot physical premises if it indicates the provider of services to or regarding the premises. The board of commissioners having previously considered extensive findings, studies and evidence in connection with the April 13, 1999 zoning ordinance, as amended, to the extent that section 27-751 of the zoning ordinance conflicts with this chapter, section 27-751 of the zoning ordinance shall control; and

- **(10)** No electronic signs are allowed in any residential zoning district if that district is designated by DeKalb County as a historic district. No electronic signs shall be allowed in any other residential zoning district except an electronic sign identifying a place of worship, or a public or private elementary, middle, or high school. Any electronic sign allowed pursuant to this subsection must meet all of the applicable requirements of this Code, including, but not limited to, the requirements in section 21-22(b).



PARKING COUNTS		
TYPE	REQUIRED	SPECIFIED
TOTAL	307	320
HANDICAP	8	8

\\vhb.com\gpi\loro\Atlanta\64810.00 Peacock Presidential Towers\05_Work\AUD_CAD\64810 - Existing Conditions.dwg
Last saved by: clayne - Plotted on: 3/25/2025 10:01 PM by Clint Payne





1355 Peachtree St NE
Suite 100
Atlanta, GA 30309
404.214.6745

PROFESSIONAL SEAL



3/25/2025

PROJECT NAME

PRESIDENTIAL
TOWERS



24H CONTACT

DEAN PEACOCK
(404) 214-5202
dean@peacockpartnership.com

REVISIONS

No.	Revision	Date	Appr'd.
01	Owner Revisions	03/25/25	CIP

PROJECT INFORMATION

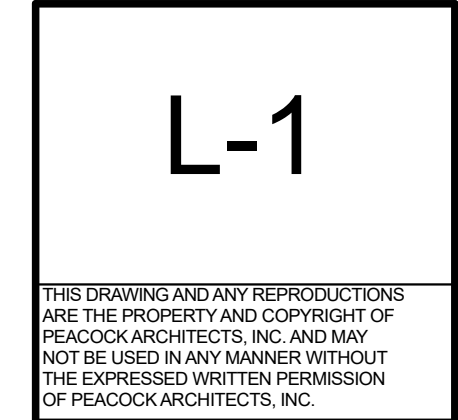
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LAND LOT(S): 294 & 295
DISTRICT: 18TH
COUNTY: DEKALB COUNTY
SCALE: 1" = 30'
DATE: 12/19/2024

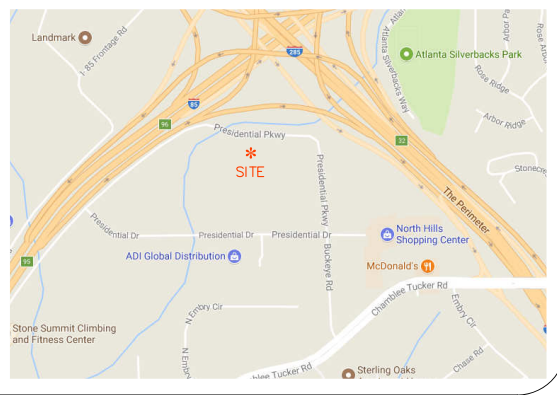
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EXISTING
CONDITIONS

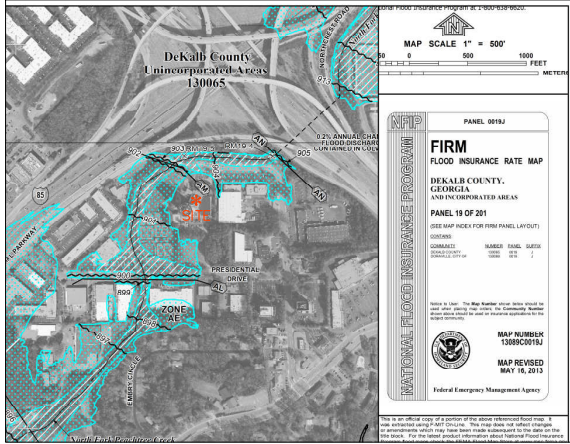
SHEET NUMBER

C-3.0





VICINITY MAP
(NOT TO SCALE)



FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, I HAVE EXAMINED THE INTERMEDIATE REGIONAL FLOOD PANEL CURRENTLY AVAILABLE AND FOUND THAT A PORTION OF THE PROPERTY IN QUESTION IS IN THE ZONE "AE" FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 13089C0019, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2017, DEKALB COUNTY, GEORGIA.

THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM 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 OCGA 15-6-6.

SURVEYOR'S CERTIFICATE:

- THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS (i) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATION OF ALL RIGHT-OF-WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD (OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY; (iii) THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREBY; (iv) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (v) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THIS SURVEY AND AS NOTED BELOW, THERE ARE NO (i) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY; (ii) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY; (iii) PARTY WALLS, OR (iv) CONFLICTS OR PROTRUSIONS;
- ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY PRESIDENTIAL PARKWAY; ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON;
- THE SUBJECT PROPERTY DOES SERVE AND IS SERVED BY ADJOINING PROPERTIES FOR UTILITIES, DRAINAGE, INGRESS AND EGRESS, OR ANY OTHER PURPOSE, EXCEPT AS MAY BE SHOWN ON THIS SURVEY AND AS NOTED BELOW; AND
- I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THAT A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "AE" SPECIAL FLOOD HAZARD AREA.

BEN BUTTERWORTH - R.L.S.# 2294
BOUNDARY ZONE, INC. - L.S.F.# 809
4195 SOUTH LEE STREET, SUITE 1,
BUNFORD, GA 30518

09/01/2017

DATE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2017 - BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: SEE AREA SUMMARY ABOVE

BOUNDARY REFERENCE: DEED BOOK 22205, PAGE 714, PLAT 125, BOOK 38, FIELDWORK PERFORMED ON 08/14/2017

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,227,300 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- MANHOLE
- CLEAN OUT
- JUNCTION BOX
- OUTFLOW STRUCTURE
- DRAINAGE INLET
- POWER/LIGHT POLE
- QUI WIRE
- POWER METER
- POWER BOX
- REGULAR PARKING
- HANDICAP
- LAND LOT
- N/F NOW OR FORMERLY R/W RIGHT-OF-WAY
- P/L PROPERTY LINE
- OH OVERHANG
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- SIGN
- A/C UNIT
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- C.B. CATCH BASIN
- CNT CANTILEVER
- FBE FINISHED FLOOR ELEVATION
- BFE BASEMENT FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- NAD NORTH AMERICAN DATUM

WATER LINE
OVERHEAD UTILITY LINE
SEWER LINE
GAS LINE
CABLE LINE
TELEPHONE LINE
FENCE LINE
CONTOUR LINE
BSL BUILDING SETBACK LINE
CONC. CONCRETE
EOP EDGE OF PAVEMENT
C.B. CATCH BASIN
CNT CANTILEVER
FBE FINISHED FLOOR ELEVATION
BFE BASEMENT FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
DB DEED BOOK
PB PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
NAD NORTH AMERICAN DATUM

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NAD NORTH AMERICAN DATUM

NAV NORTH AMERICAN VERTICAL DATUM
HARDWOOD TREE
PINE TREE



BOUNDARY zone inc.
LAND SURVEYING SERVICES
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

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BUNFORD, GEORGIA 30518
ATLANTA
235 PEACHTREE STREET NE, SUITE 400
ATLANTA, GEORGIA 30303
MARIETTA
185 THE EXCHANGE, SUITE 100
MARIETTA, GA 30067
RALEIGH
23054 CANNON DRIVE, APEX
NORTH CAROLINA 27523

PROJECT
1870401

SHEET
1 OF 2

NOTES

1) ALTA/NSPS LAND TITLE SURVEY IN ACCORDANCE WITH:

FIRST AMERICAN TITLE INSURANCE COMPANY
ABSTRACT OF TITLE
COMMITMENT # 71707-2408
EFFECTIVE DATE: JUNE 26, 2017

2) ALL TITLE EXCEPTIONS PER ABSTRACT OF TITLE HAVE BEEN ADDRESSED

3) LEGAL DESCRIPTIONS SHOWN HEREON DESCRIBE THE SAME PROPERTY AS CONTAINED WITHIN SCHEDULE A OF THE ABSTRACT OF TITLE

4) INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

5) NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT TIME OF SURVEY.

6) NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT TIME OF SURVEY.

7) SUITE SQUARE FOOTAGE IS BASED ON EXTERIOR BUILDING DIMENSIONS MEASURED AT THE CORNERS AND APPARENT PARTYWALLS LOCATIONS.

PLAT REFERENCE

1. PB 125, PG 038, DEKALB COUNTY RECORDS.

SITE ADDRESS:

4001 PRESIDENTIAL PARKWAY
ATLANTA, GA

AREA SUMMARY:

PARCEL I: 5.107 ACRES OR 222,474 SQUARE FEET
PARCEL II: 0.284 ACRES OR 12,377 SQUARE FEET
PARCEL III: 0.275 ACRES OR 11,989 SQUARE FEET
TOTAL AREA: 5.666 ACRES OR 246,840 SQUARE FEET

PARKING SPACES:

296 MARKED PARKING SPACES
7 HANDICAP PARKING SPACES

ZONING INFORMATION:

O-1 OFFICE INSTITUTIONAL

SETBACKS
FRONT 75'
SIDE 20'
REAR 30'

INFORMATION OBTAINED FROM PB 125, PG 38, DEKALB COUNTY RECORDS
THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

BEN E. BUTTERWORTH - RLS #2294
DATE 09/01/2017

TO: PEACOCK PARTNERSHIP, INC. a Georgia Corporation, TRIO COMMUNITIES, INC., & FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7(A), 7(B)(1), 8, 9, 13 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/14/2017.

BEN E. BUTTERWORTH, R.L.S.
GEORGIA REG. LAND SURVEYOR NO. 2294
FOR THE FIRM BOUNDARY ZONE, INC.

PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR: PEACOCK PARTNERSHIP, INC. a Georgia Corporation, TRIO COMMUNITIES, INC., & FIRST AMERICAN TITLE INSURANCE COMPANY
LAND LOTS 294 & 295, 18TH DISTRICT, DEKALB COUNTY, GEORGIA - 09/01/2017

PROJECT
1870401

SHEET
1 OF 2