

## Cullison, David

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**From:** Dan Cotter <dcotter@minerva-usa.com>  
**Sent:** Friday, February 10, 2017 3:58 PM  
**To:** Cullison, David  
**Cc:** Brian Davison  
**Subject:** RE: Fox 2 HPC Staff Report

David,

Thanks for your thoroughness. Could you please forward my email response below to the HPC members, so they have some time to digest it before the meeting? If you will indulge me, I would also like to make a couple corrections for your report:

- 1) Fox's gated gravel road runs to the tower's northernmost guy wire anchor, to the north of our proposed buildings. The gate and access road will be shifted slightly north onto Fox's property to provide additional room for plantings between Building A and Old Briarcliff Rd. Fox's road width, materials, and so on, will be unchanged.
- 2) Our driveway is 26' wide (as required by the fire code). The graphic scale on the Landscape Plan is incorrect. We will fix it promptly.

All my best,

Dan

**Dan Cotter | Development Analyst**  
**Minerva USA**

2292 Henderson Mill Road, Atlanta, GA 30345  
Direct 678.808.8002  
Cell 941.713.1845  
[dcotter@minerva-usa.com](mailto:dcotter@minerva-usa.com)

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**From:** Cullison, David [<mailto:dccullis@dekalbcountyga.gov>]  
**Sent:** Friday, February 10, 2017 1:35 PM  
**To:** Dan Cotter <[dcotter@minerva-usa.com](mailto:dcotter@minerva-usa.com)>  
**Cc:** Brian Davison <[bdavison@minerva-usa.com](mailto:bdavison@minerva-usa.com)>  
**Subject:** FW: 1551 Briarcliff 3 with attachment

David Cullison  
Senior Planner  
DeKalb County Department of Planning & Sustainability  
330 W. Ponce de Leon Avenue  
Third Floor  
Decatur, GA 30030  
404/371-2247  
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**Sent:** Friday, February 10, 2017 1:34 PM  
**To:** 'Dan Cotter'  
**Cc:** Brian Davison ([bdavison@minerva-usa.com](mailto:bdavison@minerva-usa.com))  
**Subject:** RE: 1551 Briarcliff 3

I've attached my draft report. I wanted to send it this morning, but our computers have been down. I did not receive your email until after I had written the report.

I also showed the plans to some of our reviewers and they think there are significant problems with fire department access and suggest you schedule a meeting.

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**Sent:** Friday, February 10, 2017 12:06 PM  
**To:** Cullison, David  
**Subject:** RE: 1551 Briarcliff 3

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What material will be used on the exposed side of the retaining walls?

How long and wide are the buildings?

I assume "trash" south of Buildable A means dumpsters. How will these be screened?

Please provide an illustration of the I.D. Monument at the entrance.

Is a fence required around the retention pond? If so, what kind of fence will be used?

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**Cc:** Brian Davison ([bdavison@minerva-usa.com](mailto:bdavison@minerva-usa.com))  
**Subject:** FW: 1551 Briarcliff 2

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What kind of stone will be used?

Please bring a brick sample to the meeting.

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Please provide a planting list.

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**Sent:** Friday, February 03, 2017 4:18 PM  
**To:** Cullison, David  
**Cc:** Brian Davison  
**Subject:** RE: 1551 Briarcliff

David,

Sure! Please see the attached satellite overlay that shows our project as it relates to the rest of the Fox 5 property.

Also attached are photos of the public notice signs.

Thanks,

Dan

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**From:** Cullison, David [<mailto:dccullis@dekalbcountyga.gov>]  
**Sent:** Thursday, February 2, 2017 9:31 AM  
**To:** Dan Cotter <[dcotter@minerva-usa.com](mailto:dcotter@minerva-usa.com)>  
**Subject:** 1551 Briarcliff

Dan,

Please send me a survey, site plan or similar document showing the boundaries of your project as it relates to the rest of the Fox 5 property. Thanks.

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<Staff report temp 2.docx>

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**Sent:** Friday, February 10, 2017 12:06 PM  
**To:** Cullison, David  
**Subject:** RE: 1551 Briarcliff 3  
**Attachments:** Fox 2 Tree Plan 2017-01-26.pdf

David,

The retaining walls and the basement levels visible from the right-of-way and internal road will be granite to match the buildings. The walls on the back side will be stucco, with the intention that they will be obscured by plantings to blend into the forest, rather than becoming a dominant feature.

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David,

Sure! Please see the attached satellite overlay that shows our project as it relates to the rest of the Fox 5 property.

Also attached are photos of the public notice signs.

Thanks,

Dan

**Dan Cotter | Development Analyst**

**Minerva USA**

2292 Henderson Mill Road, Atlanta, GA 30345

Direct 678.808.8002

Cell 941.713.1845

[dcotter@minerva-usa.com](mailto:dcotter@minerva-usa.com)

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**From:** Cullison, David [<mailto:dccullis@dekalbcountyga.gov>]

**Sent:** Thursday, February 2, 2017 9:31 AM

**To:** Dan Cotter <[dcotter@minerva-usa.com](mailto:dcotter@minerva-usa.com)>

**Subject:** 1551 Briarcliff

Dan,

Please send me a survey, site plan or similar document showing the boundaries of your project as it relates to the rest of the Fox 5 property. Thanks.

David Cullison

Senior Planner

DeKalb County Department of Planning & Sustainability

330 W. Ponce de Leon Avenue

Third Floor

Decatur, GA 30030

404/371-2247

404/371-4556 (fax)

The DeKalb County zoning map is now on-line at <http://maps.dekalbcountyga.gov/parcel/>. The DeKalb County Zoning Ordinance is now on-line at [http://planningdekalb.net/?page\\_id=756#articles](http://planningdekalb.net/?page_id=756#articles).

Please visit the Planning & Sustainability web site at [www.planningdekalb.net](http://www.planningdekalb.net) for information about procedures to obtain certificates of occupancy or building permits.



## Cullison, David

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**From:** Dan Cotter <dcotter@minerva-usa.com>  
**Sent:** Friday, March 17, 2017 4:03 PM  
**To:** Cullison, David  
**Cc:** Brian Davison; Eric Brock (ebrocc@brockhudsons.com)  
**Subject:** RE: 1551 Briarcliff  
**Attachments:** 20170317\_Fox 2\_A102.pdf

David, please see our responses in [blue](#).

### Dan Cotter | Development Analyst Minerva USA

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**From:** Cullison, David [<mailto:dcullis@dekalbcountyga.gov>]  
**Sent:** Friday, March 17, 2017 1:27 PM  
**To:** Dan Cotter <[dcotter@minerva-usa.com](mailto:dcotter@minerva-usa.com)>  
**Subject:** 1551 Briarcliff

How tall is the ridge from FFE? [Added to sections on sheet A102.](#)

On the building elevations the areas identified as painted stucco are shown as dark gray on the first and second floors and light gray on the third floor. Are these just color choices and do not represent different materials? [Correct](#)

What kind of stone will be used to veneer the basement level? [Granite](#)

What are the tall stone elements on the front and near the north end? [We are using cultured stone veneer that will look similar to the granite on the vertical chimney elements. We can't carry the chimney elements to the ground because of the parking under the building, and the granite is too heavy to support on the elevated parking structure.](#)

## Cullison, David

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**From:** Dan Cotter <dcotter@minerva-usa.com>  
**Sent:** Friday, March 17, 2017 7:04 PM  
**To:** Cullison, David  
**Cc:** Brian Davison; Eric Brock (ebrook@brockhudson.com)  
**Subject:** RE: More questions from David

David – see below in blue.

### Dan Cotter | Development Analyst

#### Minerva USA

2292 Henderson Mill Road, Atlanta, GA 30345  
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Cell 941.713.1845  
[dcotter@minerva-usa.com](mailto:dcotter@minerva-usa.com)

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**From:** Cullison, David [<mailto:dccullis@dekalbcountyga.gov>]  
**Sent:** Friday, March 17, 2017 3:37 PM  
**To:** Dan Cotter <[dcotter@minerva-usa.com](mailto:dcotter@minerva-usa.com)>  
**Subject:** 1551 Briarcliff

Dan,

The parks are not shown in the new material. Can you provide that?

We added some proposed infill trees along Old Briarcliff as shown on the page 2 of tree plan, to add a lower level canopy for screening. The rest of the park area will be lightly groomed to keep the trees healthy and preserve the open feeling of the mature forest. After construction, the area south and west of the buildings will be put into a permanent conservation easement.

The height of the sign is partially obscured by a note. Is it 5.0 feet?

Correct.

What are the species of the trees being removed?

We will provide a list on Monday.

Please provide a more detailed plan showing the species and sizes of trees being removed, not just specimen trees.

OK

David Cullison  
Senior Planner  
DeKalb County Department of Planning & Sustainability  
330 W. Ponce de Leon Avenue  
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Decatur, GA 30030  
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Please visit the Planning & Sustainability web site at [www.planningdekalb.net](http://www.planningdekalb.net) for information about procedures to obtain certificates of occupancy or building permits.