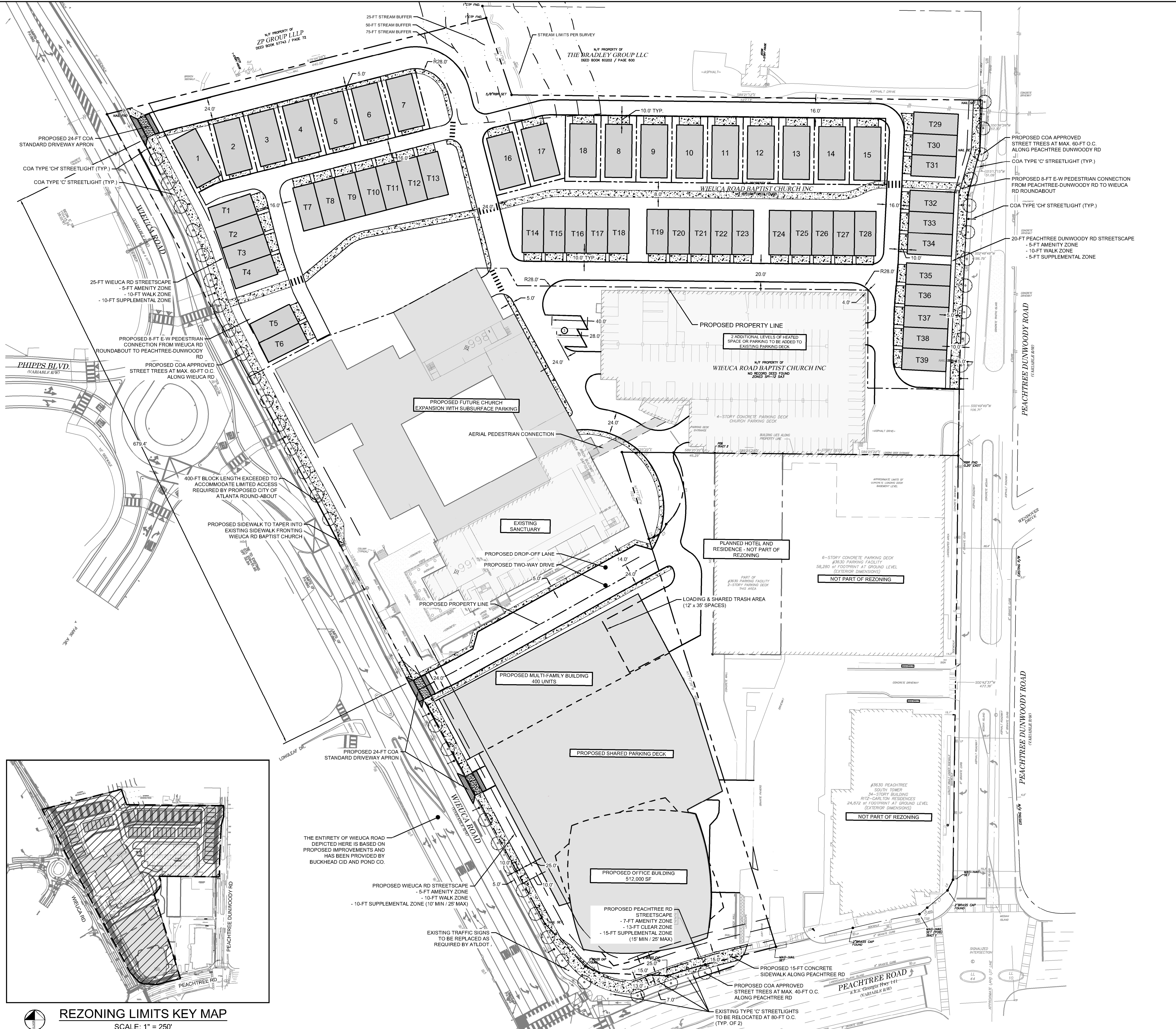


Drawing name: K:\M\T\CIVIL\12826043 - Wieuca Rd Baptist CAD\Parasheets\C0-20 ZONING SITE PLAN.dwg Z1-00 ZONING SITE PLAN May 27, 2021 4:09pm by: Almaria Brennan



SITE PLAN SPECIFICATIONS:

- CURRENT ZONING:** SPI-12 SA3
PROPOSED ZONING: SPI-12 SA1
- TOTAL NET LOT AREA (NLA):** 545,176 SF
GROSS LOT AREA (GLA): 579,983 SF
*NLA INCLUDES TRACTS 3 & 4 ONLY
**GLA ASSUMES 40-FT ROW FOR ALL FRONTAGES. ACTUAL ROW VARIES.
- PROPOSED LAND USES**

- SINGLE-FAMILY COTTAGE HOMES (40'x70' LOTS)	18 UNITS = 113,400 SF
- 24' x 50' TOWNHOMES	39 UNITS = 163,800 SF
- PROPOSED CHURCH/DAY SCHOOL	298,672 GSF
EXISTING CHURCH/DAY SCHOOL	140,000 GSF
NET NEW CHURCH/DAY SCHOOL	158,672 GSF
- OFFICE / ACCESSORY RETAIL	512,000 GSF
- MULTIFAMILY RESIDENTIAL	400 UNITS
PARKING DECK EXPANSION	+2 ADDITIONAL LEVELS 95,278 SF
- OFFICE/MULTI-FAMILY BUILDING HEIGHT:** 415-FT
CHURCH EXPANSION HEIGHT: 75-FT
- SETBACKS**

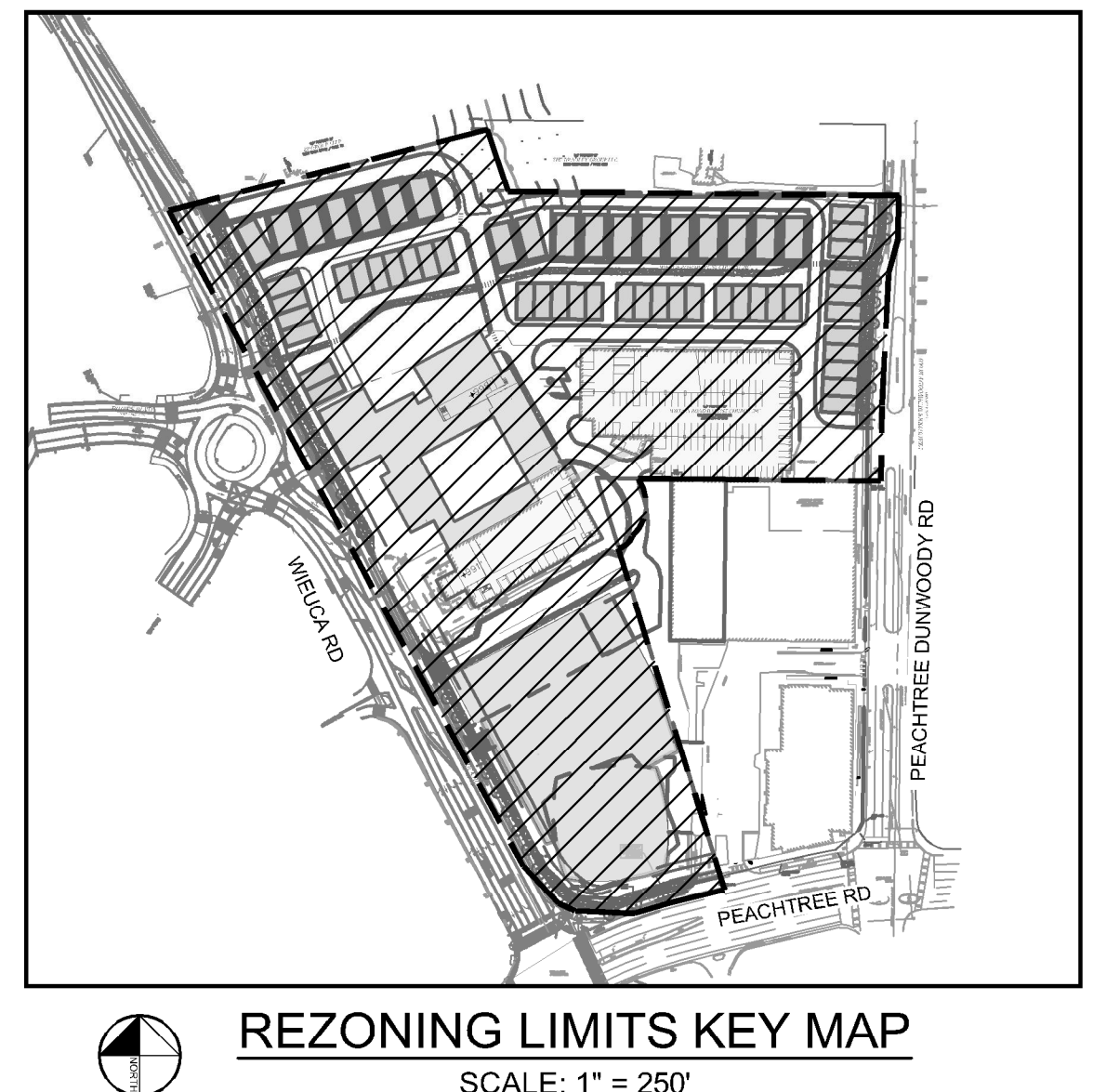
PEACHTREE DUNWOODY RD: 20-FT FROM BACK OF CURB	
- 5-FT AMENITY ZONE	
- 10-FT WALK ZONE	
- 5-FT SUPPLEMENTAL ZONE (0' MIN / 25' MAX)	
WIEUCA RD: 25-FT FROM FUTURE BACK OF CURB	
- 5-FT AMENITY ZONE	
- 10-FT WALK ZONE	
- 10-FT SUPPLEMENTAL ZONE (10' MIN / 25' MAX)	
PEACHTREE RD:	
- 5-FT AMENITY ZONE	
- 15-FT WALK ZONE	
- 15' MIN / 25' MAX FT SUPPLEMENTAL ZONE	

PARKING CALCULATIONS	MAXIMUM ALLOWED PER BUCKHEAD PARKING OVERLAY	PARKING PROVIDED
OFFICE (512,000 SF)	2.5 / 1,000 SF = 1,280 SPACES	2,024 SPACES
MULTI-FAMILY APARTMENTS (400 UNITS)	1.25 / 1-BR UNIT = 195 SPACES 2.25 / 2-BR UNIT = 549 SPACES	IN PROPOSED PARKING DECK W/ 35% OF SPACES SHARED FOR OFFICE & MF USE 744 SPACES
TOTAL MAXIMUM ALLOWED = 2,024 SPACES		TOTAL PROVIDED = 2,024 SPACES
CHURCH / DAY SCHOOL (298,672 SF)	155 SUBSURFACE SPACES + 240 DECK SPACES TO BE ADDED 182 EXISTING SURFACE SPACES TO BE REMOVED	NET ADDITIONAL PARKING = 213 SPACES
EXISTING DECK	685 SPACES IN EXISTING DECK DEDICATED TO USE BY 3630 OFFICE TO REMAIN	
SINGLE-FAMILY COTTAGE HOMES (18 UNITS)	2 PER UNIT = 36 SPACES PROVIDED WITHIN UNITS	
TOWNHOMES (39 UNITS)	2 PER UNIT = 78 SPACES PROVIDED WITHIN UNITS	
NET NEW SPACES FOR OVERALL DEVELOPMENT = 2,351 SPACES <small>(2,024 + 213 + 36 + 78 SPACES)</small>		

- ### SITE NOTES:
- THE PROPOSED OFFICE & MULTIFAMILY BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY HKS, DATED 04/08/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
 - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GEOSURVEY, DATED 02/12/2021.
 - THE PROPOSED ROADWAY IMPROVEMENTS FOR WIEUCA ROAD AND PEACHTREE ROAD SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY BUCKHEAD CID & POND CO, DATED 05/25/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ROADWAY PLANS FOR EXACT INFORMATION.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

SITE PLAN LEGEND:

---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	LOT LINE



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GREENSTONE VENTURES INC.
 3301 WINDY RIDGE PKWY, SUITE 320
 ATLANTA, GA 30339
 PHONE: 678.669.7608

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

WIEUCA
 31628, 36883, & 37115 WIEUCA ROAD NE & 3714 PEACHTREE DUNWOODY ROAD
 ATLANTA, GA 30326
 LAND LOT 44, 17TH DISTRICT

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 No. PE038066
 BENJAMIN W. SKIDMORE
 05/28/2021

GSWCC NO. (LEVEL II) 0000068765
 DRAWN BY ATB
 DESIGNED BY IDK
 REVIEWED BY BWS
 DATE 05/28/2021
 PROJECT NO. 012826043
 TITLE ZONING SITE PLAN
 SHEET NUMBER Z1-00

ISSUED FOR CONSTRUCTION

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