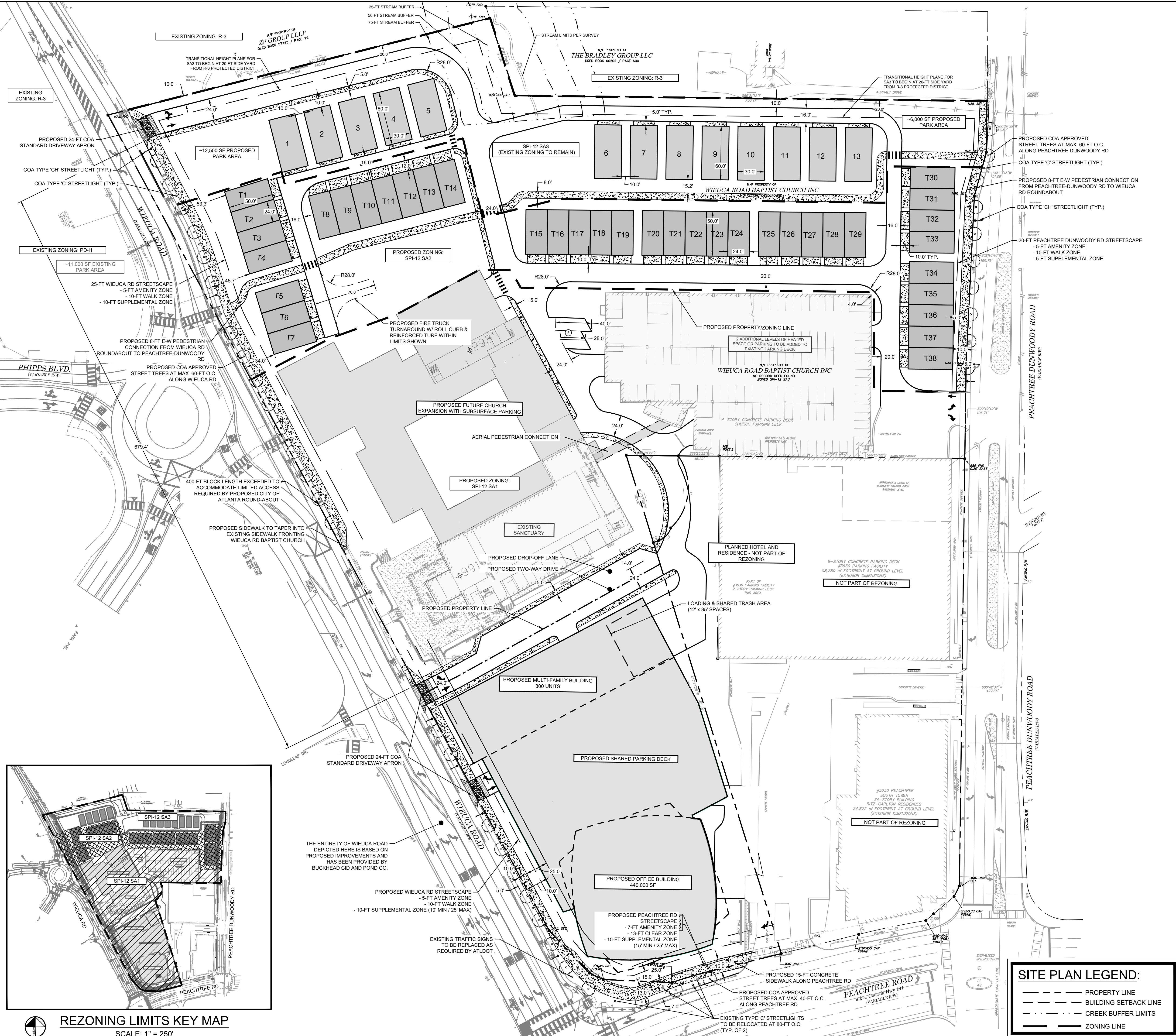


Drawing name: K:\AVT_CIVIL\012826043 - Wieuca Rd Baptist Church\012826043-00 ZONING SITE PLAN.dwg Z1-00 ZONING SITE PLAN Aug 16, 2021 3:03pm by Almarie Brennan



SITE PLAN SPECIFICATIONS:

- CURRENT ZONING:** SPI-12 SA 3, SPI-12 SA 1, & R-3
PROPOSED ZONING: SPI-12 SA 1, SPI-12 SA 2, & SPI-12 SA 3
- TOTAL NET LOT AREA (NLA):** 540,378 SF
GROSS LOT AREA (GLA): 575,033 SF
*NLA INCLUDES TRACTS 3 & 4 ONLY
 *GLA ASSUMES 40-FT ROW FOR ALL FRONTAGES. ACTUAL ROW VARIES.
- PROPOSED ZONING & LAND USES**

PROPOSED ZONING	NET LOT AREA (NLA)	GROSS LOT AREA (GLA)	LAND USE
SPI-12 SA1	307,046 SF	328,421 SF	- PROPOSED CHURCH/DAY SCHOOL EXISTING CHURCH/DAY SCHOOL NET NEW CHURCH/DAY SCHOOL
SPI-12 SA2	123,952 SF	133,231 SF	- OFFICE / ACCESSORY RETAIL - MULTIFAMILY RESIDENTIAL - PARKING DECK EXPANSION MAXIMUM FAR ALLOWED:
SPI-12 SA3	109,380 SF	113,381 SF	- SINGLE-FAMILY COTTAGE HOMES
- BUILDING HEIGHTS**

Building Type	Maximum Height
Office/Multi-Family Building	382-FT
Church Expansion	75-FT (ABOVE EXISTING SANCTUARY FLOOR LEVEL)
Townhome	50-FT
Cottage Home	35-FT W/ TRANSITIONAL HEIGHT PLANE
- SETBACKS**

Location	Setback
Peachtree Dunwoody Rd	20-FT FROM BACK OF CURB
Wieuca Rd	25-FT FROM FUTURE BACK OF CURB
Peachtree Rd	20-FT FROM BACK OF CURB

PARKING CALCULATIONS

PER BUCKHEAD PARKING OVERLAY DISTRICT SEC. 16-38

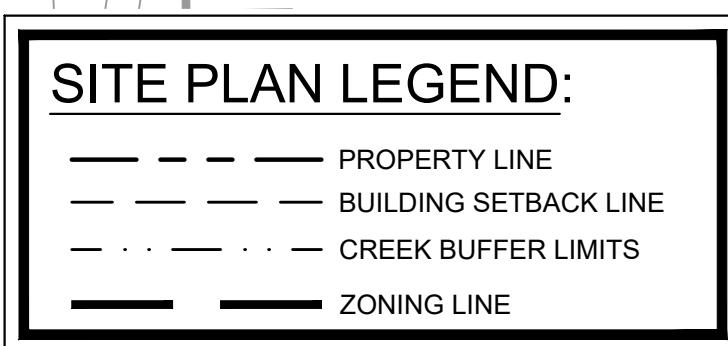
PROPOSED USE	MAXIMUM ALLOWED PER BUCKHEAD PARKING OVERLAY	PARKING PROVIDED
OFFICE (440,000 SF)	2.5 / 1,000 SF = 1,100 SPACES	1,540 SPACES
MULTI-FAMILY APARTMENTS (300 UNITS)	1.25 / 1-BR UNIT = 294 SPACES 2.25 / 2-BR UNIT = 146 SPACES	440 SPACES
CHURCH / DAY SCHOOL (298,672 SF)	155 SUBSURFACE SPACES + 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 (11 UNITS)	2 PER UNIT = 22 SPACES PROVIDED WITHIN UNITS	
TOWNHOMES (38 UNITS)	2 PER UNIT = 76 SPACES PROVIDED WITHIN UNITS	
NET NEW SPACES FOR OVERALL DEVELOPMENT = 1,851 SPACES (1,540 + 213 + 22 + 76 SPACES)		

OPEN SPACE CALCULATIONS

USABLE OPEN SPACE REQUIRED (UOSR) PER SEC. 16-18L.008

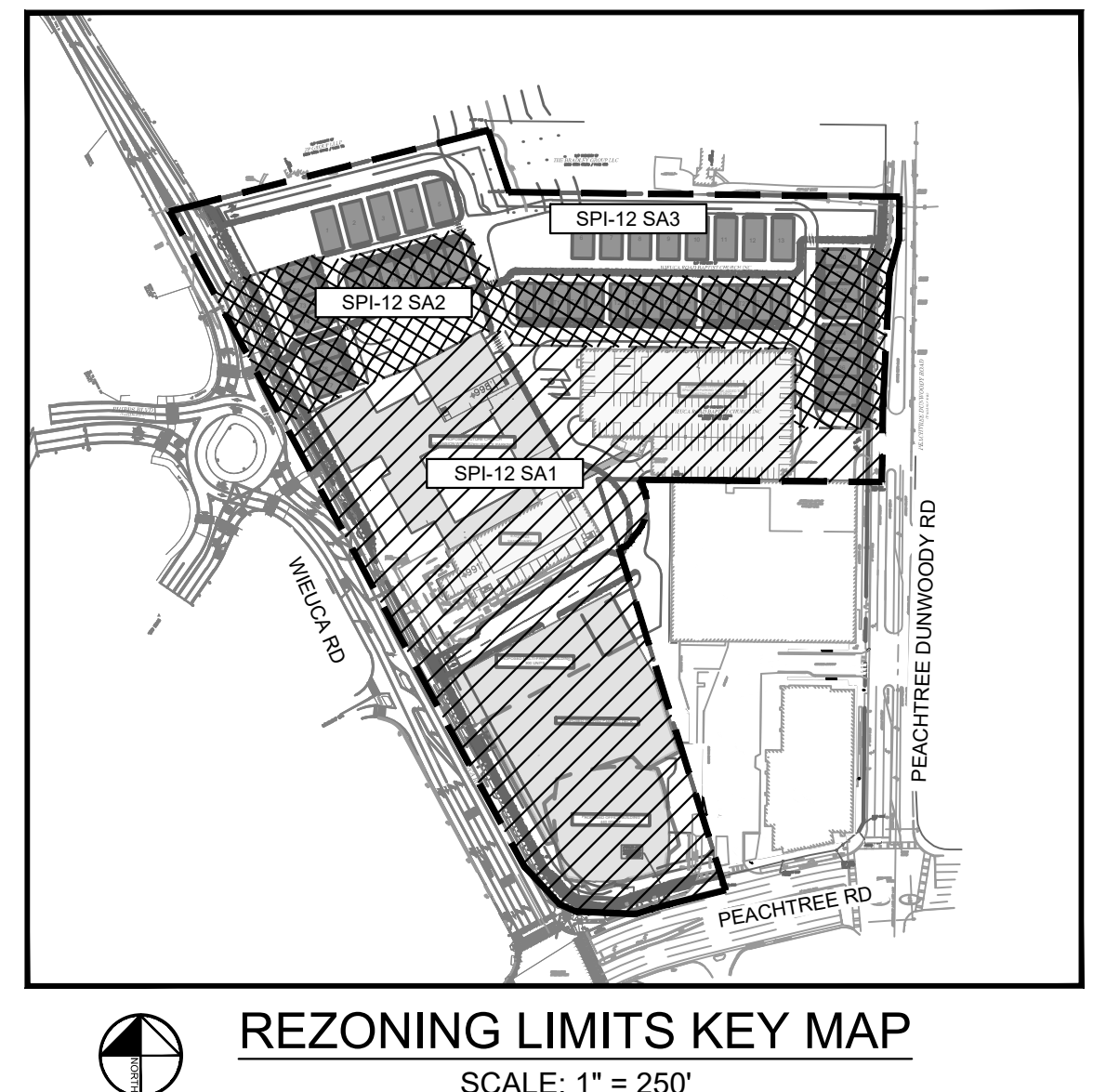
	SPI-12 SA1	SPI-12 SA2	SPI-12 SA3
RESIDENTIAL USOR	20% NLA	25%	65%
COMMERCIAL/RETAIL USOR	15% NLA	-	-
OTHER USOR	10% NLA	-	-
OPENSOURCE PROVIDED	37,525 SF (14% NLA)	31,046 SF (37% NLA)	70,946 SF (65% NLA)

- ### SITE NOTES:
- THE PROPOSED OFFICE & MULTIFAMILY BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY HKS, DATED 04/09/2021 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.



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Kimley-Horn
 PREPARED BY

GREENSTONE VENTURES INC.
 3301 WINDY RIDGE PKWY, SUITE 920
 ATLANTA, GA 30339
 PHONE: 678.589.7608

ISSUED FOR CONSTRUCTION

PROJECT: WIEUCA 3626, 3693, & 3715 WIEUCA ROAD NE & 3714 PEACHTREE DUNWOODY ROAD, ATLANTA, GA 30326
 LAND LOT 44, 17TH DISTRICT

REGISTERED PROFESSIONAL ENGINEER
 No. PE038066
 BRADWIN W. SKIDMORE

08/16/2021

GSWCC NO. (LEVEL II) 0000068765
 DRAWN BY ATB
 DESIGNED BY IDK
 REVIEWED BY BWS
 DATE 08/16/2021
 PROJECT NO. 012826043
 TITLE ZONING SITE PLAN
 SHEET NUMBER Z1-00

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