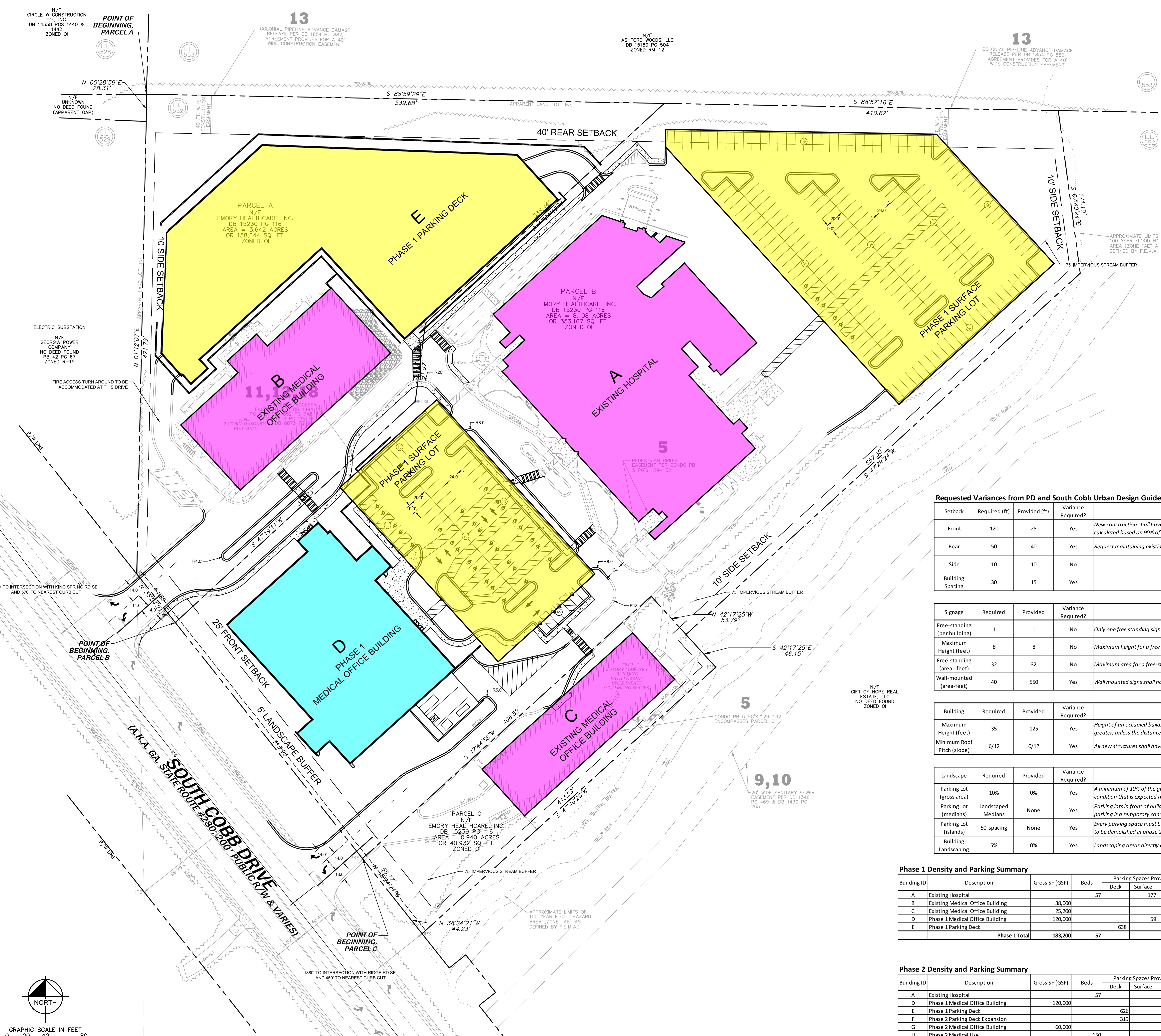


Drawing name: C:\Users\jason.noble\appdata\local\temp\AP-10431-7692\20-00-REZONING SITE PLAN PHASE 1 - Mar 05, 2019 12:02pm by jason.noble
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



REZONING NOTES:

- EXISTING ZONING: OI PLANNED OFFICE DEVELOPMENT (SUBJECT TO SOUTH COBB URBAN DESIGN GUIDELINES)
- PROPOSED ZONING: (SUBJECT TO SOUTH COBB URBAN DESIGN GUIDELINES)
- IT IS PROPOSED TO COMBINE THE EXISTING THREE TRACTS INTO A SINGLE TRACT TO ELIMINATE INTERIOR SETBACK REQUIREMENTS.
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
- ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED CODE MINIMUMS AS REQUIRED.
- A VARIANCE IS REQUESTED TO ALLOW THE LDP TO BE ISSUED PRIOR TO GDOT APPROVAL DUE TO THE LIMITED SCOPE OF WORK WITHIN GDOT ROW.
- A VARIANCE IS REQUESTED TO ALLOW THE EXISTING ENCROACHMENTS INTO THE STREAM BUFFERS TO BE MAINTAINED.
- A VARIANCE IS REQUESTED TO ALLOW STREAM BUFFER AVERAGING WHERE NEW ENCROACHMENTS INTO THE CITY STREAM BUFFER MAY BE PROPOSED. ADDITIONAL BUFFER AREA WOULD BE PROVIDED TO OFFSET THE ENCROACHMENT, AND FINAL BUFFER LOCATIONS WOULD BE DETERMINED DURING THE LDP PROCESS.
- A VARIANCE IS REQUESTED TO ALLOW THE ENTRANCES OF INSTITUTIONAL BUILDINGS TO FACE ANY DIRECTION.
- A VARIANCE IS REQUESTED TO ALLOW THE ENTRANCES OF COMMERCIAL OR INSTITUTION BUILDINGS IN A LOCATION THAT IS NOT VISIBLE FROM PUBLIC ROW.
- A VARIANCE IS REQUESTED TO ALLOW PARKING AISLES TO BE ORIENTED PARALLEL TO BUILDING ENTRANCES.
- IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.

SITE PLAN LEGEND:

- PROPERTY LINE
- VARYING DISTANCE BUILDING SETBACK LINE (SEE PLAN)
- 5 FT LANDSCAPE BUFFER LINE
- EXISTING BUILDING
- PHASE 1 PROPOSED BUILDING
- PHASE 2 PROPOSED BUILDING
- PROPOSED PARKING AREA

Requested Variances from PD and South Cobb Urban Design Guidelines

Setback	Required (ft)	Provided (ft)	Variance Required?	Notes
Front	120	25	Yes	New construction shall have a building setback line of no less than 90% of the building formerly on that parcel. 120' required calculated based on 90% of the distance from the existing North MOB to the ROW line (0.9*133=120')
Rear	50	40	Yes	Request maintaining existing 40' setback from OI zoning.
Side	10	10	No	
Building Spacing	30	15	Yes	

Signage	Required	Provided	Variance Required?	Notes
Free-standing (per building)	1	1	No	Only one free standing sign is permitted per building in commercial and institutional developments.
Maximum Height (feet)	8	8	No	Maximum height for a free standing sign is 8 feet from ground surface.
Free-standing (area - feet)	32	32	No	Maximum area for a free-standing sign is 32 feet.
Wall-mounted (area-feet)	40	550	Yes	Wall mounted signs shall not exceed 40 feet in total area.

Building	Required	Provided	Variance Required?	Notes
Maximum Height (feet)	35	125	Yes	Height of an occupied building shall not exceed either 35 feet or the height of a building on an adjacent parcel, whichever is greater; unless the distance from the nearest building exceeds 200 feet.
Minimum Roof Pitch (slope)	6/12	0/12	Yes	All new structures shall have sloped roofs of at least 6/12 pitch.

Landscaping	Required	Provided	Variance Required?	Notes
Parking Lot (gross area)	10%	0%	Yes	A minimum of 10% of the gross area of parking lots shall be devoted to landscaping. Surface parking is a temporary condition that is expected to be demolished in phase 2 and replaced with structured parking.
Parking lot (medians)	Medians	None	Yes	Parking lots in front of buildings shall have landscaped medians between lines of parking spaces on alternate lines. Surface parking is a temporary condition that is expected to be demolished in phase 2 and replaced with structured parking.
Parking lot (islands)	50' spacing	None	Yes	Every parking space must be within 50 feet of the trunk of a tree. Surface parking is a temporary condition that is expected to be demolished in phase 2 and replaced with structured parking.
Building Landscaping	5%	0%	Yes	Landscaping areas directly adjacent to the building shall equal a minimum of 5% of the gross floor area.

Phase 1 Density and Parking Summary

Building ID	Description	Gross SF (GSF)	Beds	Parking Spaces Provided			Minimum Required Parking	Parking Notes
				Deck	Surface	Total		
A	Existing Hospital		57		177	177	29	Code minimum requires 1 per 2 beds for Hospital
B	Existing Medical Office Building	38,000					152	Code minimum requires 4 per 1000 sf for MOB
C	Existing Medical Office Building	25,200					-	This MOB is assumed to remain vacant
D	Phase 1 Medical Office Building	120,000			59	59	480	Code minimum requires 4 per 1000 sf for MOB
E	Phase 1 Parking Deck			638		638		
Phase 1 Total				57	638	874	661	

Phase 2 Density and Parking Summary

Building ID	Description	Gross SF (GSF)	Beds	Parking Spaces Provided			Minimum Required Parking	Parking Notes
				Deck	Surface	Total		
A	Existing Hospital		57				29	Code minimum requires 1 per 2 beds for Hospital
D	Phase 1 Medical Office Building	120,000					480	Code minimum requires 4 per 1000 sf for MOB
E	Phase 1 Parking Deck			626		626		
F	Phase 2 Parking Deck Expansion			319		319		
G	Phase 2 Medical Office Building	60,000					240	Code minimum requires 4 per 1000 sf for MOB
H	Phase 2 Medical Use		150				75	Code minimum requires 1 per 2 beds for Hospital
I	Phase 2 Parking Deck			713		713		
Phase 2 Total				207	713	1,658	824	

CLIENT: EMORY HEALTHCARE

PROJECT: EUH SMYRNA 3903 SOUTH COBB DRIVE

TITLE: REZONING SITE PLAN - PHASE 1

DATE: 02/08/2019

PROJECT NO: 013160000

SHEET NUMBER: Z-01

Kimley-Horn

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SCALE: 1" = 40'

DRAWN BY: JRN

DESIGNED BY: MML

CHECKED BY: KRT

DATE:

REVISIONS:

No.	DATE	BY
7		
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