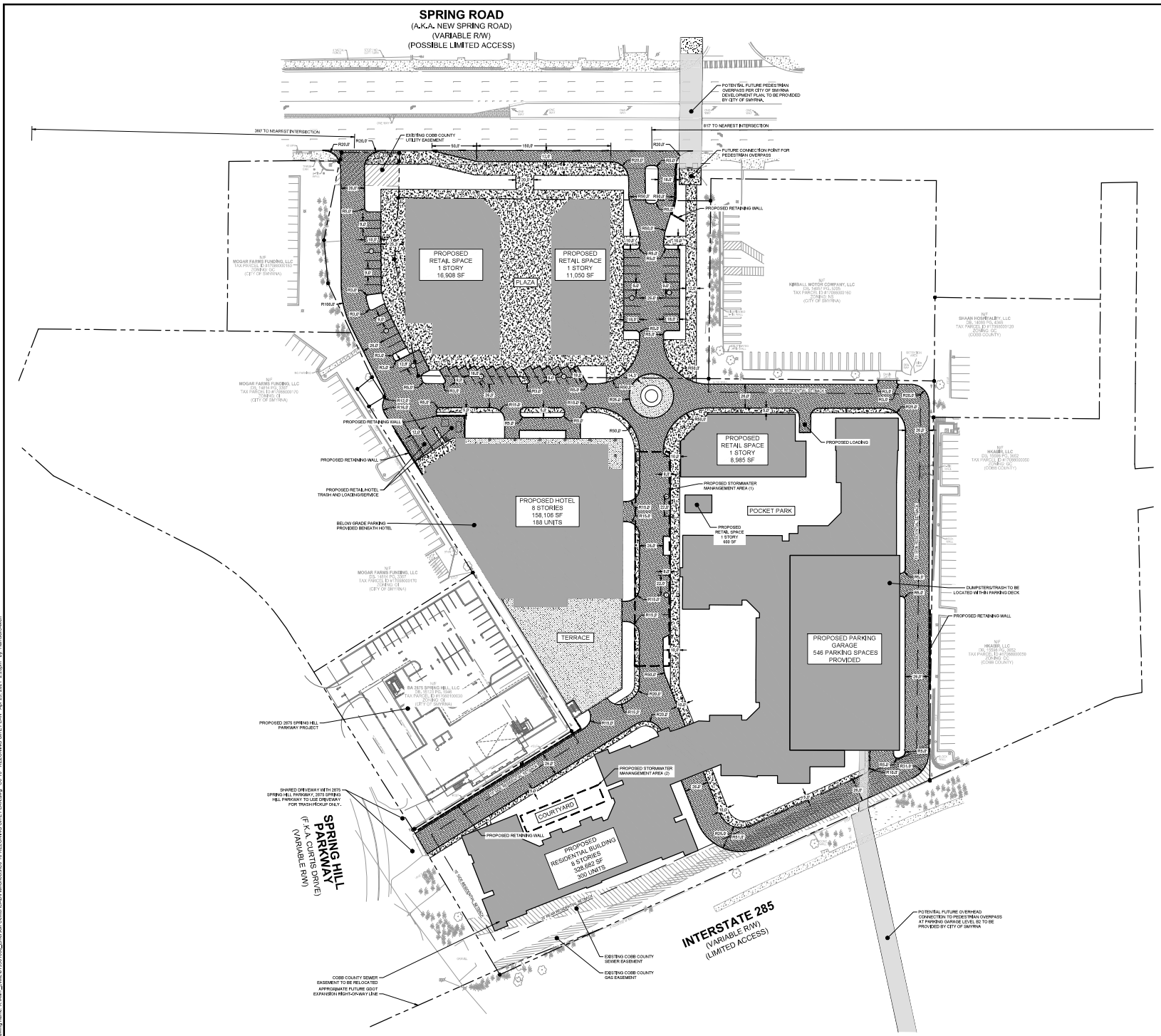

REZONING NOTES:

SITE SUMMARY:

PARCEL ID #17088000030 & #17088000190
LAND LOTS 880 & 881
17TH DISTRICT - 2ND SECTION

CURRENT ZONING:	O&I & NS
PROPOSED ZONING:	CONDITIONAL MU
SITE AREA:	8.71 AC
ROW DEDICATION:	0.00 AC
ADJUSTED SITE AREA:	8.71 AC

REQUIRED BUILDING SETBACK (NON-RESIDENTIAL/RESIDENTIAL):

FRONT:	0FT / 20FT
SIDE:	0FT / 15FT
REAR:	20FT / 40FT

*UNLESS ADJACENT TO A PUBLIC OR PRIVATE ALLEY

PROPOSED LANDSCAPE SETBACK:

FRONT:	0FT
SIDE:	0FT
REAR:	0FT
BUILDING HEIGHT:	66FT / MAX 5 STORIES ABOVEGROUND

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	300 UNITS
RETAIL/RESTAURANT	38,000 SF
HOTEL	188 ROOMS

PARKING SUMMARY:

REQUIRED PARKING:	903 **SPACES** (TOTAL)
MULTIFAMILY	613 SPACES (1.75/UNIT)
RETAIL/RESTAURANT	140 SPACES (1/200 SF)
HOTEL	150 SPACES (1/200 SF)
PROPOSED PARKING:	924 **SPACES** (TOTAL)
RESIDENTIAL PARKING DECK	546 SPACES
STANDARD	535 SPACES
HANDICAP	11 SPACES
HOTEL PARKING DECK	317 SPACES
STANDARD	309 SPACES
HANDICAP	8 SPACES
ON-STREET PARKING	61 SPACES
STANDARD	58 SPACES
HANDICAP	3 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
3. THIS SITE DOES NOT CONTAIN A CEMETERY.
4. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
5. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
6. 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.
7. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON PLAZA AND POCKET PARK DESIGN

SITE PLAN LEGEND:

- EXISTING RIGHT-OF-WAY LINE
- SETBACK LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- (10) PARKING COUNT

VARIANCE REQUEST SUMMARY:

SETBACK VARIANCES:

- REDUCTION OF THE PARCEL'S REAR RESIDENTIAL SETBACK FROM 40 FT TO 35 FT.

BUILDING VARIANCES:

- VARIATION OF BUILDING HEIGHT TO 95 FT. AND 8 STORIES FROM 66FT AND 5 STORIES

Kimley»Horn
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CLIENT
NILHAN DEVELOPERS, LLC
6200 PRIMROSE HILL COURT
POWDER SPRINGS, GEORGIA 30127
PHONE (678) 323-1562

NO.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
EMERSON CENTER
2100 & 2110 SPRING ST NW, ATLANTA, GA 30309
LAND LOT 880 & 881 - 17TH DISTRICT

GEORGIA REGISTERED PROFESSIONAL ENGINEER KATHERINE R. TRIBETT
04/23/2021

GSWCC CERT. (LEVEL IB)	0000072560
DRAWN BY	JGD
DESIGNED BY	HJA
REVIEWED BY	KRT
DATE	04/23/2021
PROJECT NO.	013561000

TITLE
REZONING SITE PLAN

SHEET NUMBER
C0-10

Drawing name: K:\ATL_CI\013561000_Emerson Center\CAD\Revisions\C0-10 REZONING SITE PLAN.dwg C0-10 - REZONING SITE PLAN Apr 23, 2021 2:23pm by: Hanson, Allen

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