

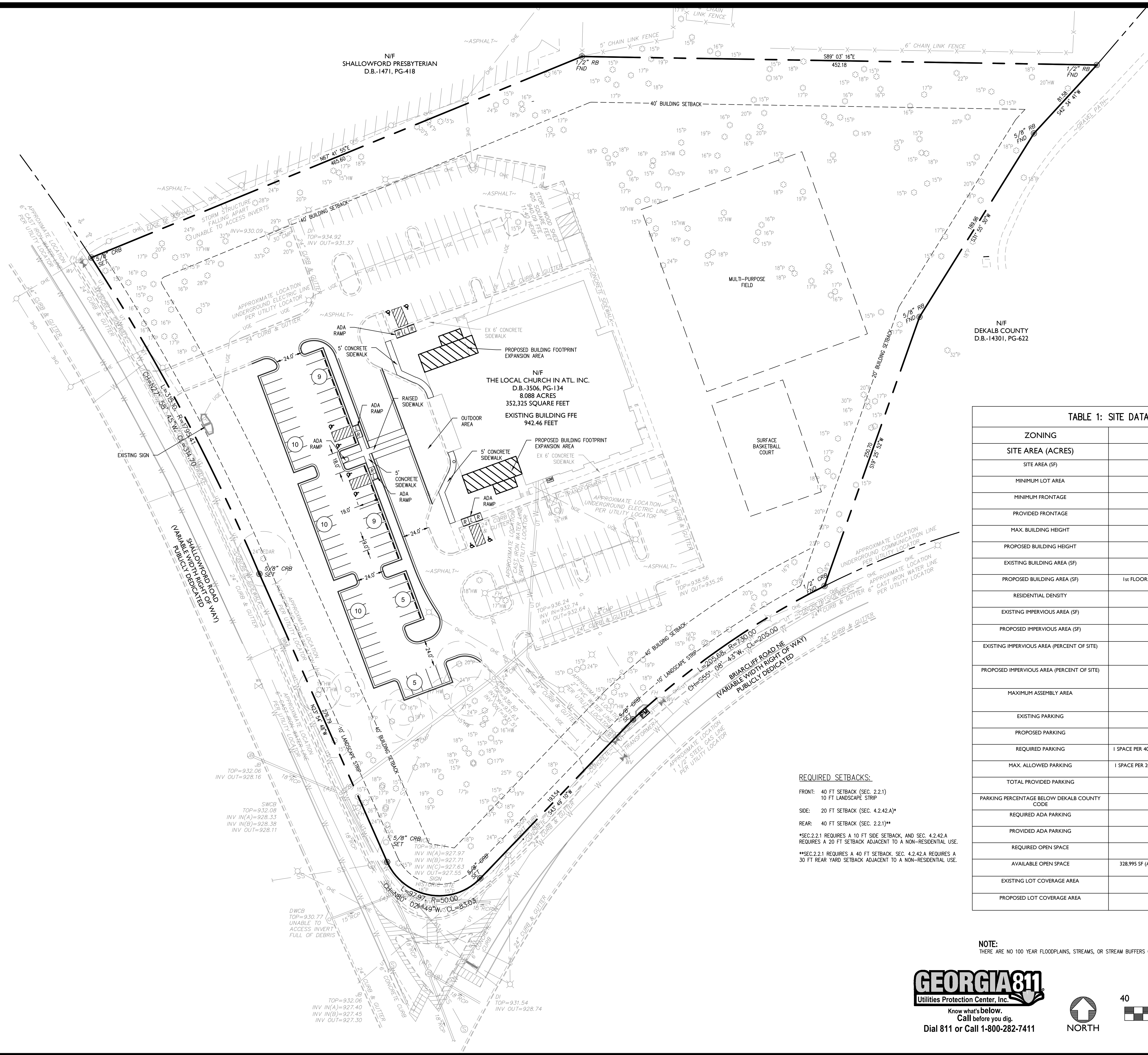
Substitute Conditions

SLUP 21-1244393

The Church in Atlanta, Inc.

February 8, 2021

1. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.
2. The proposed expansion and redevelopment shall be provided in general conformance with the site plan, dated October 28, 2020 and revised January 27, 2021, and the landscape plan for the building frontage on Shallowford Road dated, January 15, 2021. This condition does not eliminate the applicant's obligations, if any, to otherwise meet the requirements of Section 27-5.4 for parking lot landscaping elsewhere on the site.



N/F
SHALLOWFORD PRESBYTERIAN
D.B.-1471, PG-418

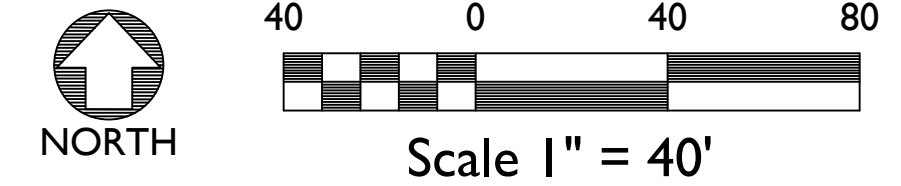
N/F
THE LOCAL CHURCH IN ATL. INC.
D.B.-3506, PG-134
8,088 ACRES
352,325 SQUARE FEET
EXISTING BUILDING FFE
942.46 FEET

TABLE 1: SITE DATA

ZONING	R100
SITE AREA (ACRES)	8,088 ACRES
SITE AREA (SF)	352,325 SF
MINIMUM LOT AREA	3 ACRES
MINIMUM FRONTAGE	100 FT
PROVIDED FRONTAGE	205.68 FT
MAX. BUILDING HEIGHT	35 FT
PROPOSED BUILDING HEIGHT	26.0 FT
EXISTING BUILDING AREA (SF)	21,509 SF
PROPOSED BUILDING AREA (SF)	1st FLOOR: 23,330 SF 2nd FLOOR: 11,450 SF
RESIDENTIAL DENSITY	N/A
EXISTING IMPERVIOUS AREA (SF)	94,374 SF
PROPOSED IMPERVIOUS AREA (SF)	123,068 SF
EXISTING IMPERVIOUS AREA (PERCENT OF SITE)	26.79%
PROPOSED IMPERVIOUS AREA (PERCENT OF SITE)	34.93%
MAXIMUM ASSEMBLY AREA	8,350 SF
EXISTING PARKING	137 SPACES
PROPOSED PARKING	58 SPACES
REQUIRED PARKING	1 SPACE PER 40 SF OF ASSEMBLY AREA = 209 SPACES
MAX. ALLOWED PARKING	1 SPACE PER 20 SF OF ASSEMBLY AREA = 418 SPACES
TOTAL PROVIDED PARKING	195 SPACES
PARKING PERCENTAGE BELOW DEKALB COUNTY CODE	7%
REQUIRED ADA PARKING	7 SPACES
PROVIDED ADA PARKING	8 SPACES
REQUIRED OPEN SPACE	20% OF SITE = 70,465 SF
AVAILABLE OPEN SPACE	328,995 SF (AREA NOT OCCUPIED BY BUILDING SPACE)
EXISTING LOT COVERAGE AREA	94,374 SF (26.79%)
PROPOSED LOT COVERAGE AREA	123,068 SF (34.93%)

REQUIRED SETBACKS:
 FRONT: 40 FT SETBACK (SEC. 2.2.1)
 10 FT LANDSCAPE STRIP
 SIDE: 20 FT SETBACK (SEC. 4.2.42.A)*
 REAR: 40 FT SETBACK (SEC. 2.2.1)**
 *SEC.2.2.1 REQUIRES A 10 FT SIDE SETBACK, AND SEC. 4.2.42.A REQUIRES A 20 FT SETBACK ADJACENT TO A NON-RESIDENTIAL USE.
 **SEC.2.2.1 REQUIRES A 40 FT SETBACK, SEC. 4.2.42.A REQUIRES A 30 FT REAR YARD SETBACK ADJACENT TO A NON-RESIDENTIAL USE.

NOTE:
 THERE ARE NO 100 YEAR FLOODPLAINS, STREAMS, OR STREAM BUFFERS ON OR ADJACENT TO THE PROPERTY



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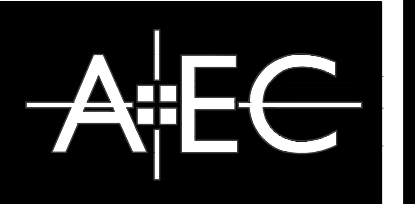
SITE LAYOUT PLAN

**THE LOCAL CHURCH
 IN ATLANTA**
 DEKALB COUNTY, GEORGIA

NO.	REVISIONS	DATE
1	REVISED SITE PLAN TO REDUCE PARKING	1-27-2021

PROJECT NO.: 20-4507
 CIVIL DRAWN BY: CRH
 LANDSCAPE DESIGNED BY: MDV
 LANDSCAPE DRAWN BY:
 CHECKED BY:
 DATE: 10-28-2020

SHEET
C4.0



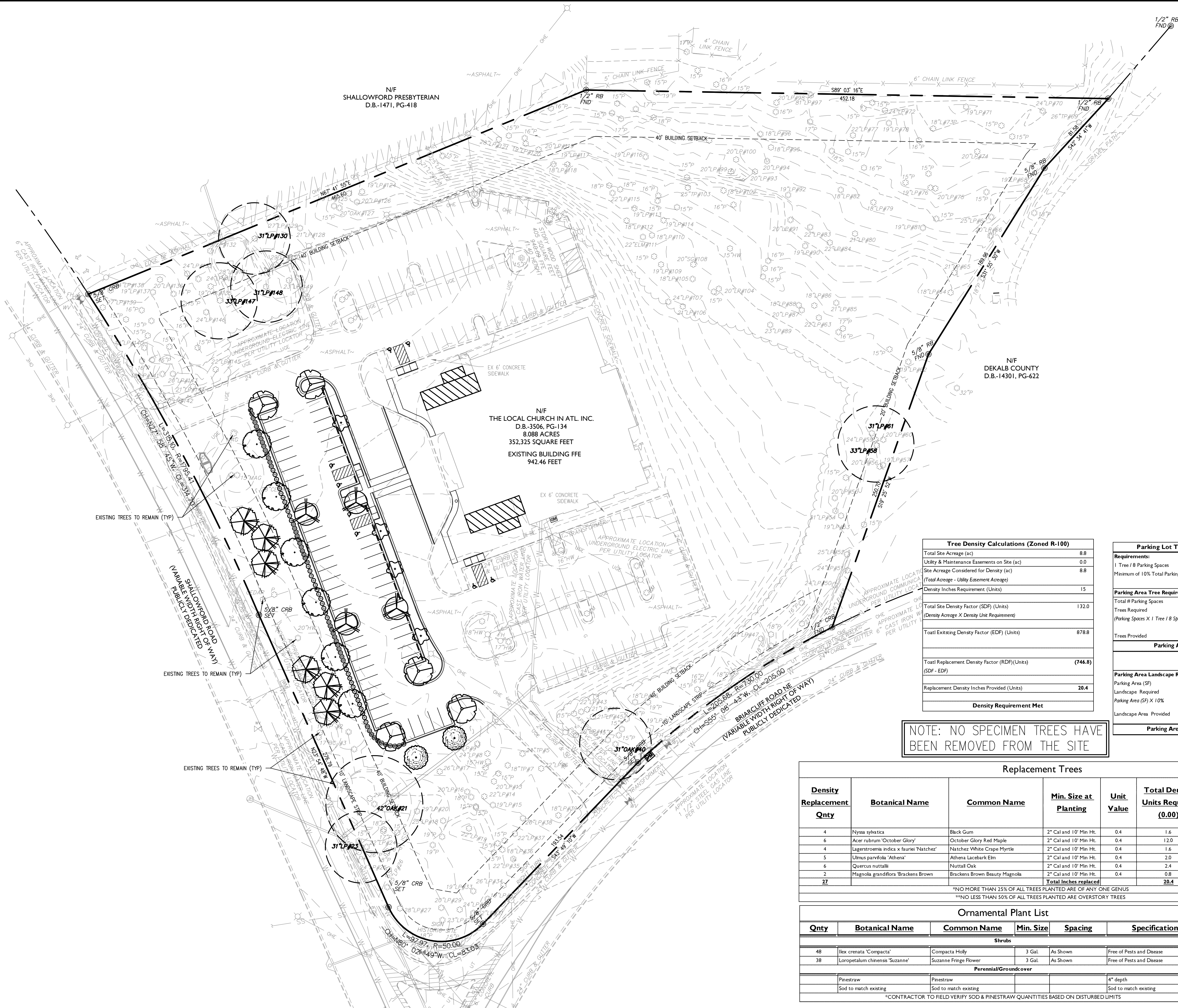
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OVERALL TREE REPLACEMENT

THE LOCAL CHURCH IN ATLANTA IN DEKALB COUNTY, GEORGIA



TREE & SHRUB KEY

- NUTTALL OAK
- BLACK GUM
- NATCHEZ WHITE CRAPE MYRTLE
- OCTOBER GLORY RED MAPLE
- BRACKEN'S BROWN MAGNOLIA
- COMPACTA HOLLY
- SUZANNE FRINGE FLOWER

Tree Density Calculations (Zoned R-100)

Total Site Acreage (ac)	8.8
Utility & Maintenance Easements on Site (ac)	0.0
Site Acreage Considered for Density (ac)	8.8
(Total Acreage - Utility Easement Acreage)	
Density Inches Requirement (Units)	15
Total Site Density Factor (SDF) (Units)	132.0
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Units)	878.8
Total Replacement Density Factor (RDF)(Units)	(746.8)
(SDF - EDF)	
Replacement Density Inches Provided (Units)	20.4
Density Requirement Met	

Parking Lot Tree and Landscape Calculations

Requirements:
1 Tree / 8 Parking Spaces
Minimum of 10% Total Parking area to be Landscape Area

Parking Area Tree Requirement

Total # Parking Spaces	73
Trees Required (Parking Spaces X 1 Tree / 8 Spaces)	9
Trees Provided	16
Parking Area Tree Requirements Met	

Parking Area Landscape Requirements

Parking Area (SF)	42801 sf
Landscape Required (Parking Area (SF) X 10%)	4280 sf
Landscape Area Provided	11863 sf
Parking Area Landscape Requirements Met	

NOTE: NO SPECIMEN TREES HAVE BEEN REMOVED FROM THE SITE

Replacement Trees

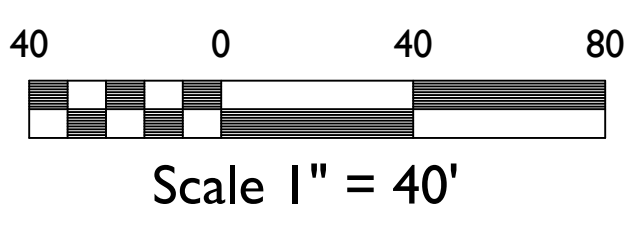
Density Replacement Qty	Botanical Name	Common Name	Min. Size at Planting	Unit Value	Total Density Units Required (0.00)	% Of Total*	Overstory**
4	Nyssa sylvatica	Black Gum	2" Cal and 10' Min Ht.	0.4	1.6	14.8%	14.8%
6	Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal and 10' Min Ht.	0.4	12.0	22.2%	22.2%
4	Lagerstroemia indica x fauriei 'Natchez'	Natchez White Crape Myrtle	2" Cal and 10' Min Ht.	0.4	1.6	14.8%	
5	Ulmus parviflora 'Athena'	Athena Lacebark Elm	2" Cal and 10' Min Ht.	0.4	2.0	18.5%	18.5%
6	Quercus nuttallii	Nuttall Oak	2" Cal and 10' Min Ht.	0.4	2.4	22.2%	22.2%
2	Magnolia grandiflora 'Bracken's Brown'	Bracken's Brown Beauty Magnolia	2" Cal and 10' Min Ht.	0.4	0.8	7.4%	7.4%
27		Total Inches replaced			20.4	100.0%	85.2%

*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS
**NO LESS THAN 50% OF ALL TREES PLANTED ARE OVERSTORY TREES

Ornamental Plant List

Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Shrubs					
48	Ilex crenata 'Compacta'	Compacta Holly	3 Gal.	As Shown	Free of Pests and Disease
38	Loropetalum chinensis 'Suzanne'	Suzanne Fringe Flower	3 Gal.	As Shown	Free of Pests and Disease
Perennial/Groundcover					
	Pinestraw	Pinestraw			4" depth
	Sod to match existing	Sod to match existing			Sod to match existing

*CONTRACTOR TO FIELD VERIFY SOD & PINESTRAW QUANTITIES BASED ON DISTURBED LIMITS



DATE	REVISIONS	NO.

PROJECT NO.: 20-4507
CIVIL DRAWN BY: CRH
LANDSCAPE DRAWN BY: BTM
LANDSCAPE DESIGNED BY: JFS
CHECKED BY: JWM
DATE: 01-15-2021