

Drawing name: K:\ATLANTA\017481004_3084 Briarcliff Road\CAD\Exhibits\2022-08-25 REZONING PLAN\Z1.00 ZONING SITE PLAN.dwg Z1.00 SITE PLAN Aug 25, 2022 5:50pm by: Brad Horbal



N/F
FC OAKS, LLC
DB 24257, PG 200
TAX ID: 18 196 03 009
ZONED: MR-2

N/F
FC OAKS, LLC
DB 24257, PG 200
TAX ID: 18 196 03 009
ZONED: MR-2

N/F
CORDOBA PROPERTY
GROUP II, LLC
DB 21484, PG 143
TAX ID: 18 196 03 003
ZONED: C1

N/F
FC OAKS, LLC
DB 24257, PG 200
TAX ID: 18 196 03 009
ZONED: MR-2

ZONING SUMMARY:

SITE AREA	
EXISTING	6.0 ACRES
ZONING	
ZONING CLASSIFICATION	
CURRENT	C1
PROPOSED	HR-3
OVERLAY DISTRICT	
N/A	
FUTURE LAND USE (COMPREHENSIVE PLAN)	
EXISTING	CORE MIXED USE
PROPOSED	CORE MIXED USE (NO CHANGE)
OPEN SPACE	
REQ'D	15%
PROVIDED	15%
OUTDOOR RECREATION AREA (5.7.7(G))	
REQ'D	5%
PROVIDED	5%
LOT COVERAGE (PERCENT IMPERVIOUS)	
MAX	85%
PROPOSED	85%
SETBACKS*	
FRONT	10' MIN. / 20' MAX
SIDE-CORNER	10' MIN. / 20' MAX
SIDE-INTERIOR	0'
REAR	20'
*MEASURED FROM EXISTING PROPERTY BOUNDARY	
TRANSITIONAL BUFFER	
HR-3 TO MR-2	30' (TYPE 'B')

DEVELOPMENT SUMMARY:

LAND USE	
APARTMENTS ALLOWED	HR-3 MAX + BONUS TO SAP MAX 60 UNITS/ACRE - 90/ACRE 360 UNITS - 540 UNITS
PROPOSED	392 UNITS (65.3 UNITS/ACRE)
BUILDING SUMMARY	
MULTI-FAMILY	329,928 NRSF
COMMERCIAL	38,800 GSF
PARKING SUMMARY	
MULTI-FAMILY	
REQ'D	588 SPACES (1.5 PER UNIT)
PROVIDED	549 (1.4 PER UNIT)
COMMERCIAL	
REQ'D	183 SPACES (COMPOSITE 1/212 SF)
PROVIDED	183 SPACES (COMPOSITE 1/212 SF)
LOADING SUMMARY	
REQUIRED	4 SPACES (INCL. 1 x XL SPACE)
PROVIDED	2 SPACES (12' x 35' x 14' CLEAR)
BUILDING HEIGHT	
MAX (BASE / BONUS)	PROPOSED
8 STORIES / NO LIMIT	1 TO 7 STORIES
FLOOD PLAIN	
BASED ON GRAPHICAL INTERPRETATION, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" AS DEPICTED BY THE NFIP FLOOD INSURANCE RATE MAP NO. 13121C0241F HAVING AN EFFECTIVE DATE OF MAY 16, 2013.	

STREETSCAPE SUMMARY:

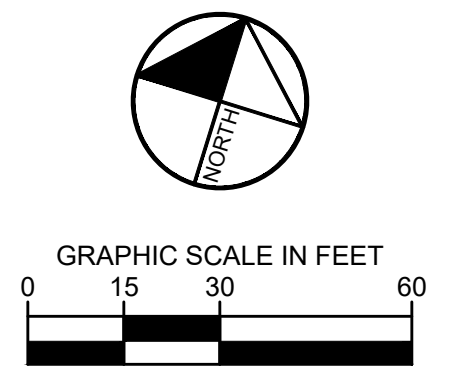
BRIARCLIFF ROAD NORTHEAST (MINOR ARTERIAL - DEKALB CLASSIFICATION)	
EDGE OF EXISTING TRAVEL LANE	
24" CURB AND GUTTER	
5' LANDSCAPE STRIP	
10' MULTI-USE PATH	
5' LANDSCAPE STRIP	
CLAIMONT ROAD (STATE ROUTE 155 (MAJOR ARTERIAL - DEKALB CLASSIFICATION))	
EDGE OF PROPOSED TRAVEL LANE	
30" CURB AND GUTTER	
4' LANDSCAPE STRIP	
10' MULTI-USE PATH	
6' LANDSCAPE STRIP	

Paver (or similar) parking spaces instead of asphalt. Removable bollards (or similar) to be installed to allow for flexible use of parking spaces for non-vehicular purposes.

Approximate location of removable bollards (or similar) to allow for flexible use of the driveway and parking spaces in this area for non-vehicular purposes.

CLAIMONT ROAD
GA SR 155
VARIABLE WIDTH ROW
40 MPH POSTED SPEED LIMIT

BRIARCLIFF ROAD NE
VARIABLE WIDTH ROW
35 MPH POSTED SPEED LIMIT



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3500 LENOX ROAD, SUITE 1250
ATLANTA, GA 30326
PHONE: 770.580.2480

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT

BRIARCLIFF EAST
3084 BRIARCLIFF ROAD, ATLANTA, GA 30329
LAND LOT 196, 18TH DISTRICT
PARCEL ID: 18-196-03-008 & 18-196-03-010
18-196-03-010

PROJECT

GSWCC NO. 0000022363
(LEVEL II)
DRAWN BY AB
DESIGNED BY BH
REVIEWED BY BH
DATE 2022-08-25
PROJECT NO. 017481004
TITLE
ZONING SITE PLAN
SHEET NUMBER
Z1.00

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