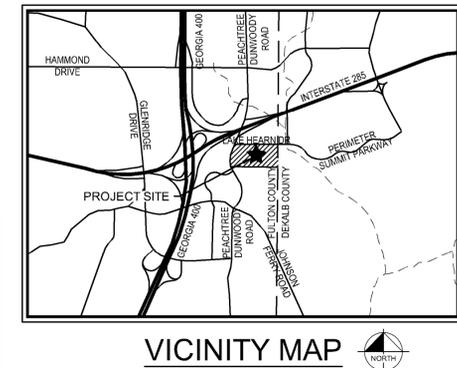
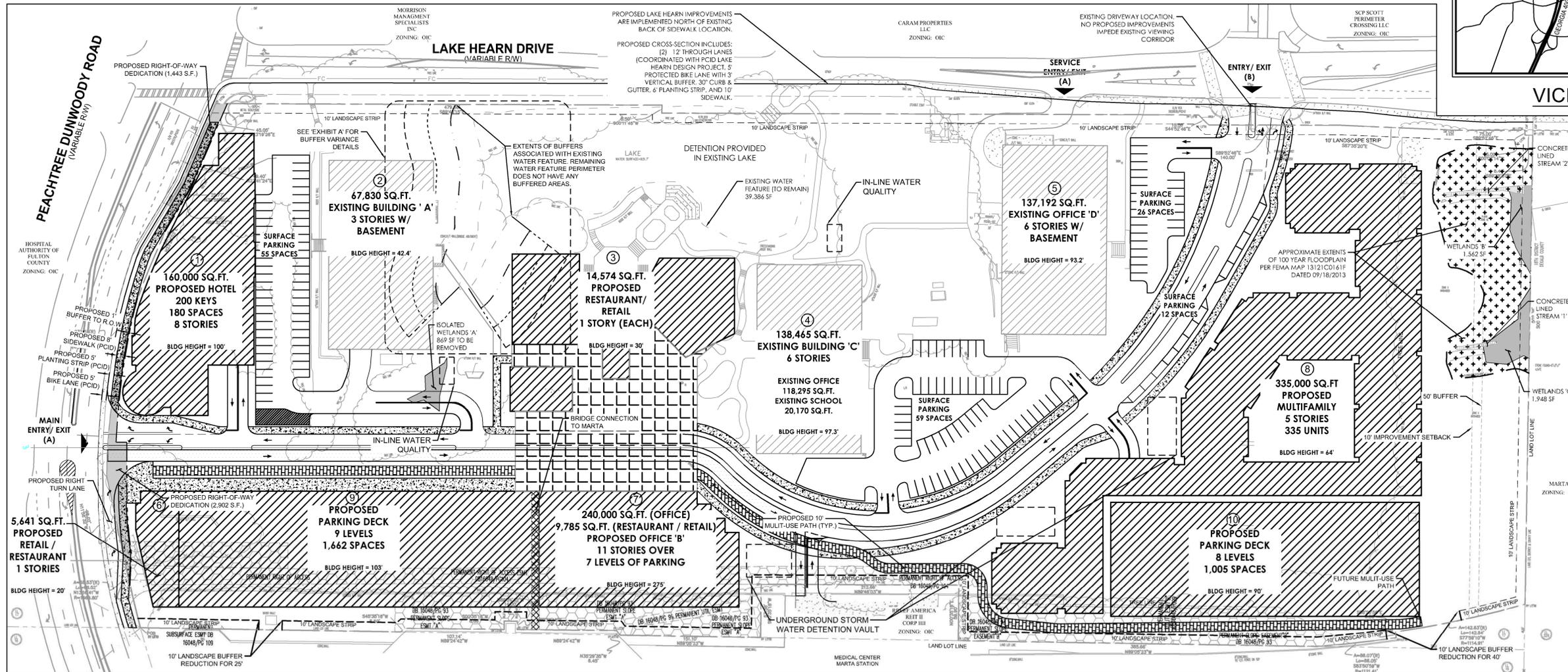


Drawing name: K:\VLP_P\019122001_PD Pavilion\CAD\Exhibits\201603-21 Rezoning Site Plan.dwg REZONING SITE PLAN May 31, 2016 2:10pm by: d\rekz\trauer
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any information on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PEACHTREE DUNWOODY PAVILION:

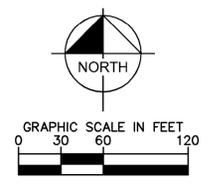
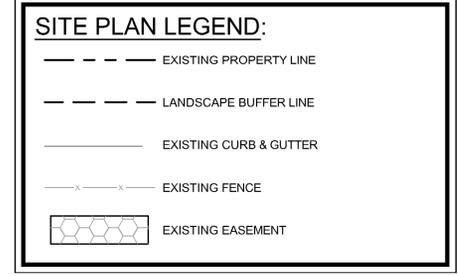
GROSS SITE AREA: 18.86 ACRES (821,542 SF)	
BUILDING 1 - PROPOSED HOTEL (8 STORIES) (180 PARKING SPACES): 160,000 SQ. FT.	BUILDING 9 - PROPOSED PARKING DECK (9 LEVELS): 1,662 SPACES
BUILDING 2 - EXISTING BUILDING 'A' (3 STORIES W/ BASEMENT): 67,830 SQ. FT. (SCHOOL)	BUILDING 10 - PROPOSED PARKING DECK (8 LEVELS): 1,005 SPACES
BUILDING 3 - PROPOSED RESTAURANT/RETAIL (1 STORY (EACH)): 14,574 SQ. FT.	TOTAL STRUCTURED PARKING: 2,847 SPACES*
BUILDING 4 - EXISTING BUILDING 'C' (6 STORIES): 118,295 SQ. FT. (OFFICE) + 20,170 (SCHOOL) = 138,465 SQ. FT.	TOTAL SURFACE PARKING: 152 SPACES*
BUILDING 5 - EXISTING OFFICE 'D' (6 STORIES W/ BASEMENT): 137,192 SQ. FT.	TOTAL PARKING: 2,999 SPACES*
BUILDING 6 - PROPOSED RETAIL / RESTAURANT (1 STORIES): 5,641 SQ. FT.	* PARKING COUNTS MAY FLUCTUATE BASED ON ACTUAL MIXES OF USES AND SQUARE FOOTAGES.
BUILDING 7 - PROPOSED OFFICE 'B' (11 STORIES OVER 7 STORIES OF PARKING): 240,000 SQ. FT. (OFFICE) AND 9,785 SQ. FT. (RESTAURANT / RETAIL)	
BUILDING 8 - PROPOSED MULTIFAMILY (5 STORIES): 335,000 SQ. FT.	
TOTAL SITE DEVELOPMENT: 1,108,487 SQ. FT.	

DEVELOPMENT SUMMARY CHART:

PROPERTY SIZE:	18.86 ACRES (821,524 SF)
LAND LOT:	17
DISTRICT:	17th
BUILDINGS:	SQUARE FEET: 1,108,487 SF TOTAL SURFACE AREA: 306,885 SF
PARKING SPACES:	QUANTITY: 2,999 TOTAL SURFACE PRKG: 152 TOTAL STRUCTURED PRKG: 2,847
TOTAL IMPERVIOUS SURFACE:	SQUARE FEET: 492,221 SF SITE COVERAGE: 59.9%
LANDSCAPING / GREEN SPACE UNDISTURBED AREA:	SQUARE FEET: 37,683 SF SITE COVERAGE: 4.6%
FLOOD PLAIN:	SQUARE FEET: 20,563 SF SITE COVERAGE: 2.5%
COMMON AREA:	SQUARE FEET: 177,456 SF SITE COVERAGE: 21.6%

DEVELOPMENT SUMMARY CHART:

ZONING:	O-1 CONDITIONAL MIX WITH CONCURRENT VARIANCES
BUILDING SETBACKS:	FRONT YARD (PEACHTREE DUNWOODY ROAD): PER SITE PLAN = 0' SIDE YARD (LAKE HEARN DRIVE): PER SITE PLAN = 30' SIDE YARD (MARTA): PER SITE PLAN = 10' SIDE YARD (COUNTY LINE): PER SITE PLAN = 50'
LANDSCAPE BUFFERS:	FRONT YARD (PEACHTREE DUNWOODY ROAD): PER SITE PLAN = 0' SIDE YARD (LAKE HEARN DRIVE): PER SITE PLAN = 10' SIDE YARD (MARTA): PER SITE PLAN = 10' SIDE YARD (COUNTY LINE): PER SITE PLAN = 10'
POSTED SPEED LIMITS:	PEACHTREE DUNWOODY ROAD: 35 MPH LAKE HEARN DRIVE: 35 MPH
MAJOR ELECTRICAL / PETROLEUM TRANSMISSION LINES:	NONE
STORMWATER MANAGEMENT FACILITIES:	STORMWATER WILL BE HANDLED VIA A COMBINATION OF THE EXISTING STORMWATER DETENTION FACILITIES LOCATED BELOW GRADE.
WETLANDS:	YES
FEMA FLOOD ZONE:	AE
STREAM BUFFERS:	SEE BUFFER VARIANCE EXHIBIT
DOMESTIC WATER PROVIDER:	CITY OF ATLANTA
SANITARY SEWER PROVIDER:	FULTON COUNTY
DRIVEWAY SIGHT DISTANCE:	SEE SIGHT DISTANCE EXHIBIT



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 ATLANTA, GA 30309
 PHONE: 404-253-6363 FAX: 404-875-7656

REZONING SITE PLAN

DATE	05/03/2016
PROJECT NO.	019122001
SHEET NUMBER	1 OF 3