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PLAN KEY

PROPERTY LINE	
PROPOSED BUILDING	
PROPOSED CURB AND GUTTER	
PROPOSED SIDEWALK	
BUILDING SETBACK LINE	
PROPOSED STREET ACCESS	
EXISTING R.O.W. LINE	
EXISTING CONTOUR	
EXISTING ROADWAY LANEA	
PROPOSED ROADWAY LANEA	

LOCATION MAP
SCALE AS SHOWN



GENERAL NOTES

APPLICANT:	HALLISTER DEVELOPMENT 400 VILLAGE PARKWAY, NE ATLANTA, GA 30306 CONTACT: ANTHONY HARPER PHONE: 404-523-0575
PROJECT ARCHITECT:	LORD, AECK & SARGENT, INC. 1201 PEACHTREE STREET, NE SUITE 300 ATLANTA, GA 30361 CONTACT: DAVID GREEN PHONE: 877-929-1400 FAX: 877-929-1401
TRAFFIC ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. THE BILTMORE 817 W. PEACHTREE STREET, NW, SUITE 601 ATLANTA, GA 30308 CONTACT: KELLY ROSENBERGER PHONE: 404-419-8700 FAX: 404-419-8701

SUMMARY TABLE

SITE ACREAGE
NET LOT AREA (NLA): 11.74 TOTAL ACRES (511,338 SF)
GROSS LAND AREA (GLA): 13.57 TOTAL ACRES (591,095 SF)

PROPOSED DEVELOPMENT:
RESIDENTIAL (512,000 SF TOTAL; 466 TOTAL UNITS)
• BLOCK A: 0 SF; 0 UNITS
• BLOCK B: 390,000 SF; 350 UNITS (FLATS)
22,000 SF; 20 UNITS (LIVE-WORK UNITS)
• BLOCK C: 100,000 SF; 96 UNITS

NON-RESIDENTIAL (145,000 SF TOTAL)
• BLOCK A: 140,000 SF (84,000 SF OFFICE; 56,000 SF RETAIL)
• BLOCK B: 0 SF
• BLOCK C: 5,000 SF (3,000 SF OFFICE; 2,000 SF RETAIL)

DENSITY: 39.69 RESIDENTIAL UNITS PER ACRE

FLOOR AREA RATIO:
RESIDENTIAL: 0.866

NON-RESIDENTIAL: 0.284

PARKING:			
RESIDENTIAL:			
MIN.	RATIO	ALLOWABLE	
MAX.	1 PER UNIT	466	
	2 PER UNIT	932	

NON-RESIDENTIAL:			
MIN.	RATIO	ALLOWABLE	
MAX.	1 PER 600	242	
	1 PER 300	483	

TOTAL PARKING SPACES REQUIRED (MIN): 708 SPACES
TOTAL PARKING SPACES REQUIRED (MAX): 1,415 SPACES
TOTAL PARKING SPACES PROVIDED: 1,041 SPACES

BLOCK A: 116 PARKING SPACES
BLOCK B: 685 PARKING SPACES
BLOCK C: 240 PARKING SPACES

OPEN SPACE:
• USABLE OPEN SPACE PROVIDED: 177,329 SF
• RATIO: 0.30

IMPERVIOUS AREA: 264,800 SF (APPROX. 52% OF SITE)

NOTES

- SPECIFIC BREAKDOWN OF PROPOSED USES OF INDIVIDUAL BUILDINGS WITHIN EACH BLOCK IS UNKNOWN AT THIS TIME.
- NO JURISDICTIONAL WATERS ON-SITE.
- NO PROPOSED BIKE LANES, PATHS OR TRAILS.
- EXISTING USES ON-SITE CONSIST OF STORAGE, RESIDENTIAL, LIVE/WORK, RESIDENTIAL/OFFICE, REFINISHING SHOP AND VACANT BUILDINGS (16 EXISTING STRUCTURES, ±179,000 SF).
- SOME EXISTING BUILDING STRUCTURES TO BE DEMOLISHED (STORAGE, VACANT BUILDINGS. SOME EXISTING BUILDINGS TO REMAIN AS NOTED (5 EXISTING STRUCTURES TO REMAIN, ± 140,000 SF).
- SINGLE-PHASE DEVELOPMENT.
- ALL CONTOURS, PROPERTY LINES AROUND THE PERIMETER OF THE SITE, AND RIGHT-OF-WAY WIDTHS OBTAINED FROM ARCHITECT'S MASTER PLAN.
- OFF-SITE PROPERTY LINES APPROXIMATED USING FULTON COUNTY GIS.
- PROPOSED INTERNAL ROADS TO BE PRIVATE ROADS.

