

# THE VILLAGE AT GWINNETT STADIUM

## PROJECT SUMMARY

Acreage (Gross)	±73.50 ac.
County District:	7th
Existing Zoning:	O/I, M-I, C-2
Proposed Zoning:	MUO
Total Residential Units:	610
Total Commercial Area:	351,000 s.f.
Total Hotel Rooms:	300 keys
Total Office:	617,000 s.f.

## GENERAL NOTES:

- THE PROJECT CONSISTS OF 4 SEPERATE PARCELS WHICH ARE ILLUSTRATED IN TWO TRACTS.
- ALL INTERNAL ROADWAYS WILL HAVE SIDEWALKS ON BOTH SIDES EXCEPT FOR DRIVE 9 AND A PORTION OF DRIVE 4.
- THE ROADWAYS SHOWN SURROUNDING THE STADIUM ARE BASED UPON THE LATEST PLANS FOR THE PROPOSED STADIUM CONSTRUCTION, DATED AUGUST 15, 2008.
- APPLICANT ASSUMES THAT ALL CONDITIONS SET FORTH IN THE PREVIOUSLY APPROVED DRI #1725 WILL BE MET. APPLICANT ASSUMES NO RESPONSIBILITY FOR THESE CONDITIONS.
- STORMWATER REQUIREMENTS WILL BE MET THROUGH SUB-SURFACE DETAINMENT AND OTHER BMPs.
- THE SITE IS SERVICED WITH PUBLIC WATER AND SEWER.
- ONE EXISTING BUILDING EXISTS ON THE SITE AND WILL BE REMOVED.

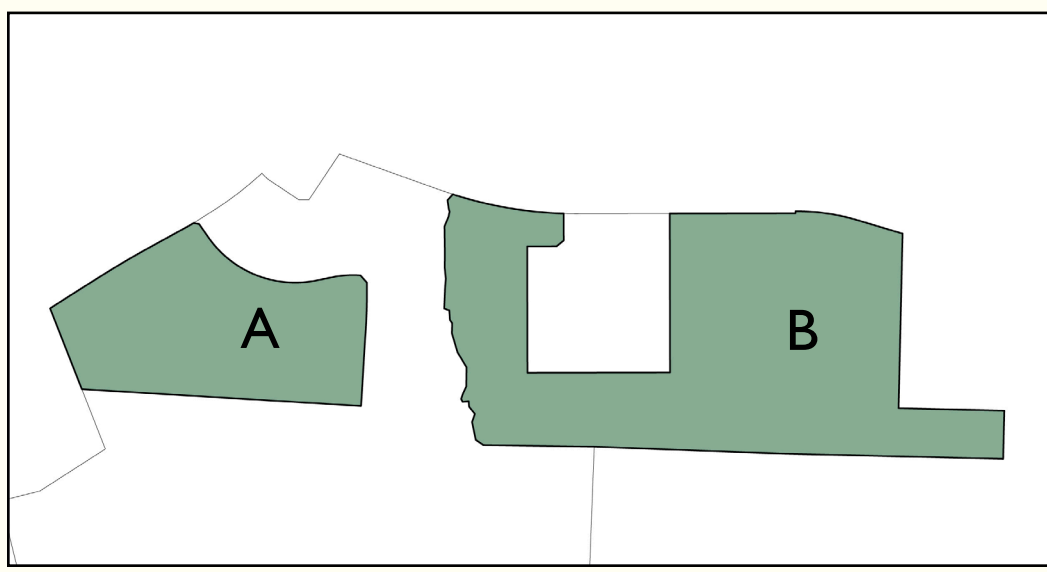
## CONTACT INFORMATION

APPLICANT REPRESENTATIVE:  
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1550 NORTH BROWN ROAD  
SUITE 125  
LAWRENCEVILLE, GA 30043  
CONTACT: LEE TUCKER  
(770) 232-0000  
ltucker@mtplawfirm.com

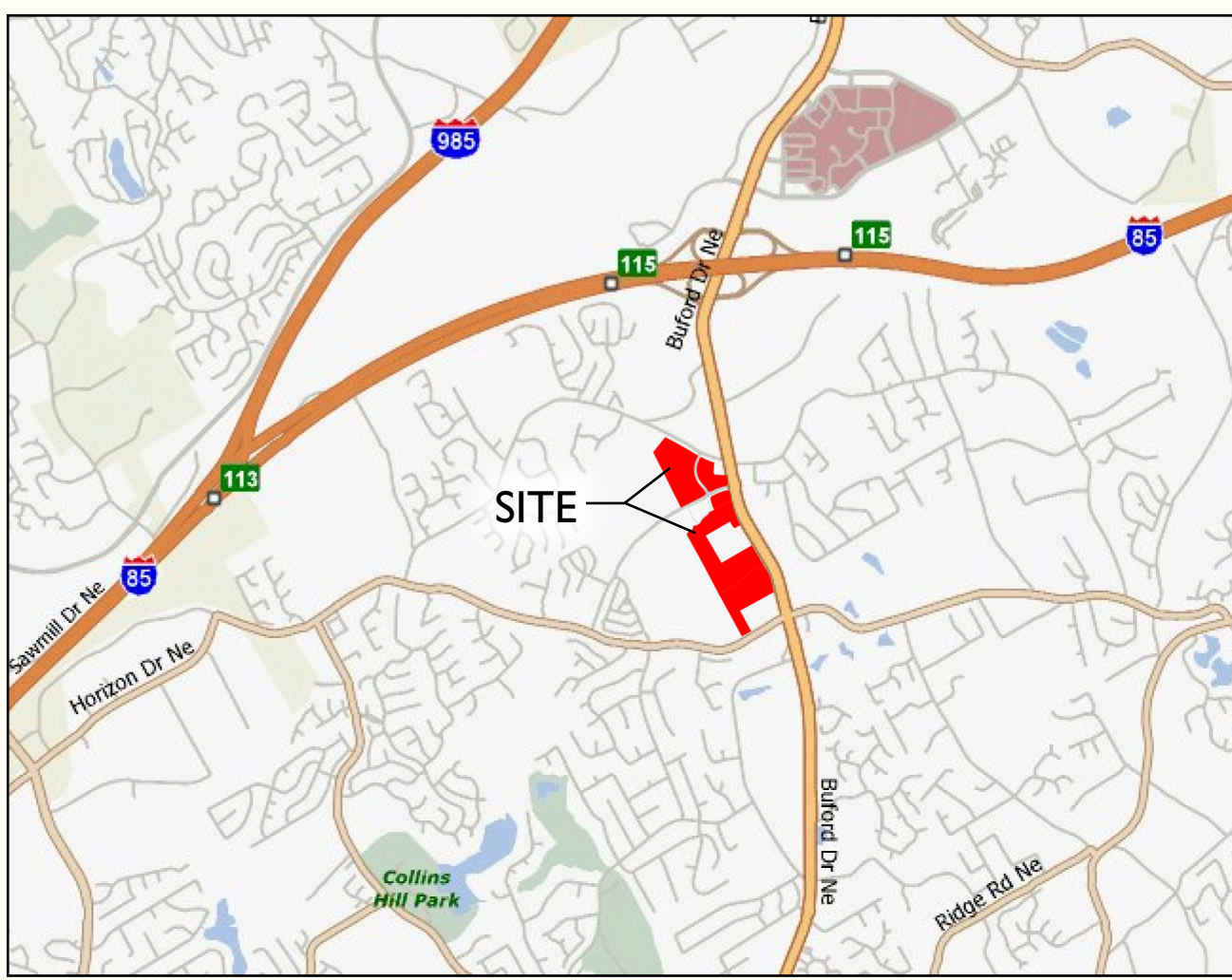
PLANNER/LANDSCAPE ARCHITECT:  
HUGHES, GODD, O'LEARY, & RYAN, INC.  
6 EXECUTIVE PARK DR.  
SUITE 300  
ATLANTA, GA 30329  
CONTACT: JAY WENDT  
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jwendt@hgor.com

TRAFFIC ENGINEER:  
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1835 SHACKLEFORD COURT  
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NORCROSS, GA 30093  
CONTACT: JAMES ADAMS  
(770) 638-4766  
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## TRACT KEY



## VICINITY MAP N.T.S.



The Village at Gwinnett Stadium Development Standards		
Development Standard	Tract A	Tract B
Permitted Uses	Commercial, Hotel, Office, Institutional, Medical, Residential	Commercial, Hotel, Office, Residential, Stadium Parking
Minimum Yard Standards		
Front (Exterior/Interior)	25'/0'	50'/0'
Side (Exterior/Interior)	10'/0'	10'/0'
Corner/Side (Exterior/Interior)	10'/0'	10'/0'
Rear (Exterior/Interior)	20'/0'	20'/0'
Minimum Landscape Buffer (Exterior)	20'	20'
Minimum Building Separations	30'	10'
Maximum Building Height	95' (6 Stories)	180' (12 stories)
Minimum Heated Floor Area per Dwelling Unit		
One Bedroom	600 sf	600 sf
Two Bedroom	900 sf	900 sf
Three Bedroom	900 sf	900 sf
Maximum Building Length	no limit	no limit
Maximum Building Coverage	80%	80%
Minimum Parking Required		
Commercial	4 spaces per 1000 sf	4 spaces per 1000 sf
Hotel	1 per guest room	1 per guest room
Office	1 spaces per 300 sf	1 spaces per 300 sf
Residential, Stacked Flats	1.5 spaces per unit	1.5 spaces per unit

The Village at Gwinnett Stadium Development Program for DRI									
Building ID	Description/Product Type	Phase	Area (acres)	Building Height	Residential Units	Hotel Rooms	Gross Building Area (s.f.)	Residential Density (units/acre)	FAR
<b>Tract A</b>									
A1	Stacked Flats	1		3 Story	180		180,000		
A2	Stacked Flats	1		3 Story	118		118,000		
A3	Office	1		5 Story			125,000		
A4	Office	1		5 Story			125,000		
A5	Office	1		5 Story			125,000		
<b>Total</b>			22.62		298		673,000	13	0.7
<b>Tract B</b>									
B1	Hotel	1		5 Story		150	95,000		
B2	Commercial	1		1 Story			7,000		
B3	Mixed Commercial/Residential	1		4 Story	150		172,000		
B4	Mixed Commercial/Residential	1		4 Story	129		155,000		
B5	Commercial	1		1 Story			18,000		
B6	Commercial	1		1 Story			80,000		
B7	Commercial	1		1 Story			48,000		
B8	Hotel	1		5 Story		150	95,000		
B9	Commercial	1		1 Story			12,000		
B10	Commercial	1		1 Story			7,000		
B11	Commercial	1		1 Story			9,000		
B12	Commercial	1		1 Story			32,000		
B13	Commercial	1		1 Story			26,000		
B14	Stacked Flats	1		4 Story	33		33,000		
B15	Mixed Office/Commercial	1		10 Story			250,000		
B16	Commercial	1		1 Story			7,000		
B17	Commercial	1		1 Story			7,000		
B18	Commercial	1		1 Story			7,000		
B19	Commercial	1		1 Story			7,000		
B20	Commercial	1		1 Story			8,000		
B21	Commercial	1		1 Story			20,000		
<b>Total</b>			50.88		312	300	1,095,000	6	0.5
<b>Grand Total</b>			73.50		610	300	1,768,000	8	0.6

\*NOTE: Residential units are calculated at 1000 sf. Gross.

\*NOTE: A portion of the square footages listed is within the first story of the adjacent parking deck.

The Village at Gwinnett Stadium Parking Schedule for DRI							
Building ID	Phase	Building Height	Parking Provided	Residential Parking Required	Hotel Parking Required	Commercial/Office Parking Required	Total Parking Required
<b>Tract A</b>							
Surface/Street	1		470				
PD1	1	2 Story Parking Deck	20				
PD2	1	4 Story Parking Deck	600				
PD3	1	3 Story Parking Deck	450				
<b>Total</b>			1730	522		1125	1647
<b>Tract B</b>							
Surface/Street	1		1130				
PD4	1	1 Story Parking Deck	200				
PD5	1	6 Story Parking Deck	1200				
PD6	1	6 Story Parking Deck	1080				
PD7	1	3 Story Parking Deck	468				
PD8	1	3 Story Parking Deck	660				
PD9	1	2 Story Parking Deck	170				
PD10	1	5 Story Parking Deck	900				
PD11	1	1 Story Parking Deck	66				
<b>Total</b>			5874	570	300	2130	3000
<b>Stadium Site</b>							
Surface	1		194				
<b>Total</b>			194			2500	2500
<b>Grand Total</b>			7798	1092	300	3755	7147

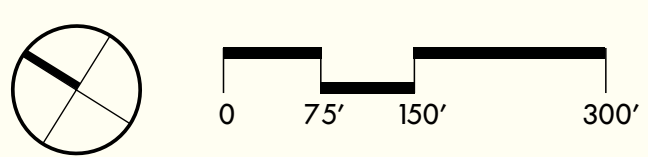
Note: Residential Parked at 175/Unit, Commercial Parked at 4/1000 sf., Office Parked at 3/1000 sf., and Hotel Parked at 1/Room.

## LEGEND

Office	
Commercial	
Commercial/Entertainment	
Residential over Commercial	
Residential	
Hotel	
Structured Parking	
Parcel Building ID (Typ.)	A1

## CONCEPTUAL SITE PLAN

GWINNETT COUNTY, GA  
September 16, 2008



**BRAND** Properties  
Real Estate Investment Group

**HGOR**  
PLANNERS LANDSCAPE ARCHITECTS