

LEGEND:



CAR SHARE AND VANPOOL SPACES WILL BE PROVIDED AS REQUIRED BY CITY OF ATLANTA CODE. SITE PLAN IS BEING DEVELOPED

MOVING TRUCK LOADING, PACKAGE DELIVERY, AND RIDESHARE DROP-OFF / PICK-UP WILL BE PROVIDED VIA THE SYSTEM OF INTERNAL ROADWAYS ON THE SITE; NO ACTIVITY IS ANTICIPATED ALONG PUBLIC ROADWAY FRONTAGES

EXISTING SIGNALLED INTERSECTION
EXISTING 5' BIKE LANE

SAWTELL AVE SR 544-LANE EXISTING 60' ROW

5' LANDSCAPE STRIP
PROPOSED SIDEWALK

EXISTING RR GRADE CROSSING WITH GATES

2 LANE CROSS SECTION SOUTH OF RR

FIRE LANE TURNAROUND

ENVIRONMENTAL REMEDIES LLC I-2

UTILIZING STORMWATER STORAGE/STORMWATER PLANTERS AND OTHER STORMWATER RUNOFF TECHNIQUES, THE SITE WILL PROVIDE 112,179 CF OF RUNOFF REDUCTION AND 257,800 CF OF CHANNEL PROTECTION VOLUME AS REQUIRED BY SECTION 74 OF THE ATLANTA CITY CODE. ADDITIONAL MEASURES WILL BE PROVIDED TO ASSURE A REDUCTION IN RUNOFF IN ACCORDANCE WITH SECTION 74-513(c).

SITE DATA

EXISTING ZONING	MRC-3-C
TOTAL AREA	39.696 A.C.
TOTAL UNITS	2,300 UNITS
PROPOSED IMPERVIOUS AREA	90%
REQUIRED PARKING	540
PROVIDED PARKING	3,160
CURRENT ADDRESS	510 SAWTELL AVE SE

GENERAL NOTES

- JURISDICTIONAL BOUNDARIES: SITE LOCATED ENTIRELY WITHIN THE CITY OF ATLANTA, NOT NEAR ANY JURISDICTIONAL BOUNDARIES
- STATE HIGHWAYS: BOTH MCDONOUGH BLVD AND SAWTELL AVE ARE STATE HIGHWAYS
- PARKING STALL LOCATIONS AND QUANTITIES ON PLANS AND DEPICTED FOR ILLUSTRATIVE
- PLAZAS AND PARKS DEPICTED ON PLAN ARE TO INDICATE OPEN SPACE. PLAZA/PARK DESIGN WILL BE SUBMITTED IN FUTURE DEVELOPMENT PERMITS

DEVELOPMENT SUMMARY

BLOCK DENSITY DATA - A-1:

BLOCK A: +/- 280 TOTAL RESIDENTIAL UNITS
- MULTIFAMILY 5 STORY WRAP
+/- 314,000 GSF
+/- 280 UNITS

BLOCK B: +/- 409 TOTAL RESIDENTIAL UNITS
- CLUB SAWTELL: 40,000 S.F.
- MULTIFAMILY 5-STORY
+/- 446,300 GSF
+/- 405 UNITS
- RESIDENTIAL WALK UP: 4 UNITS
- RETAIL: 29,850

BLOCK C: +/- 560 TOTAL RESIDENTIAL UNITS
- MULTI-FAMILY 5-STORY WRAP A:
+/- 308,800 GSF
+/- 285 UNITS
- MULTI-FAMILY 5 STORY WRAP B:
+/- 300,300 GSF
+/- 275 UNITS
- RETAIL: +/- 17,350 S.F.

BLOCK D: +/- 346 TOTAL RESIDENTIAL UNITS
- MULTIFAMILY 5-STORY +/- 350,000 GSF
+/- 322 UNITS
- 16'X40' TOWNHOMES: 24 UNITS
- RETAIL: +/- 41,500 S.F.
- FLEX BUILDING AREA: 33,800 S.F.

BLOCK E: +/- 329 TOTAL RESIDENTIAL UNITS
- MULTI-FAMILY 5-STORY: +/- 358,650 GSF
+/- 329 UNITS

BLOCK F: +/- 376 TOTAL RESIDENTIAL UNITS
- MULTI-FAMILY 5-STORY: +/- 407,500 GSF
+/- 376 UNITS

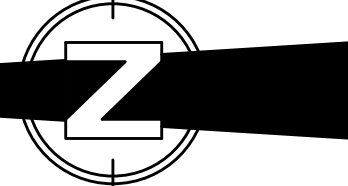
RESIDENTIAL SITE TOTAL: +/- 2,300
- MULTIFAMILY +/- 2,276
+/- 2,272 UNITS (5 STORY RES)
+/- 4 (WALK UP RESIDENTIAL)
- TOWNHOMES: 24
24 @ 16X40

FLEX BUILDING AREA TOTAL: +/- 33,800
SITE RETAIL TOTAL: 88,700 S.F.

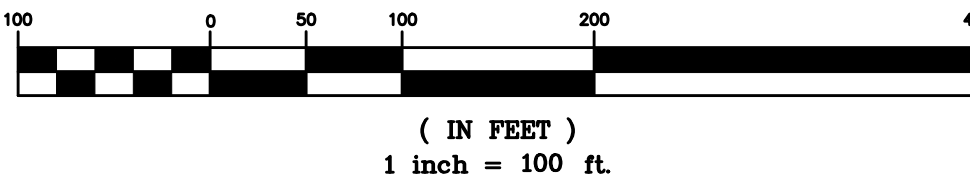
CONTACTS

- Developer: Kaplan Residential
1111 Kane Concourse Ste 302
Bay Harbor Islands, FL 33154
Contact: Morris Kaplan
mkaplan@livekaplan.com
305-901-2202
- Site Planner: HGOR
3443 Peachtree Road NE, Suite 1425
Atlanta, GA 30326
Contact: Clarence Solodkin
CSOLODKIN@HGOR.COM
404-929-3353
- Traffic Engineer: Kimley-Horn
Parkway 400, Building 2
11720 Amber Park Drive Suite 600
Alpharetta, GA 30009
Contact: John D. Walker
JOHN.WALKER@KIMLEY-HORN.COM
470-273-3181
- Civil Engineer: J. Lancaster Associates
255 Village Parkway, Suite 630
Marietta, Georgia 30067
Contact: John Stolberg
JSTOLBERG@JLAINC.COM
404-491-3814

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Utilities Protection Center, Inc.
Know what's below. Call before you dig. Call 811 or 1-800-282-7411 before you dig. It's the law in Georgia

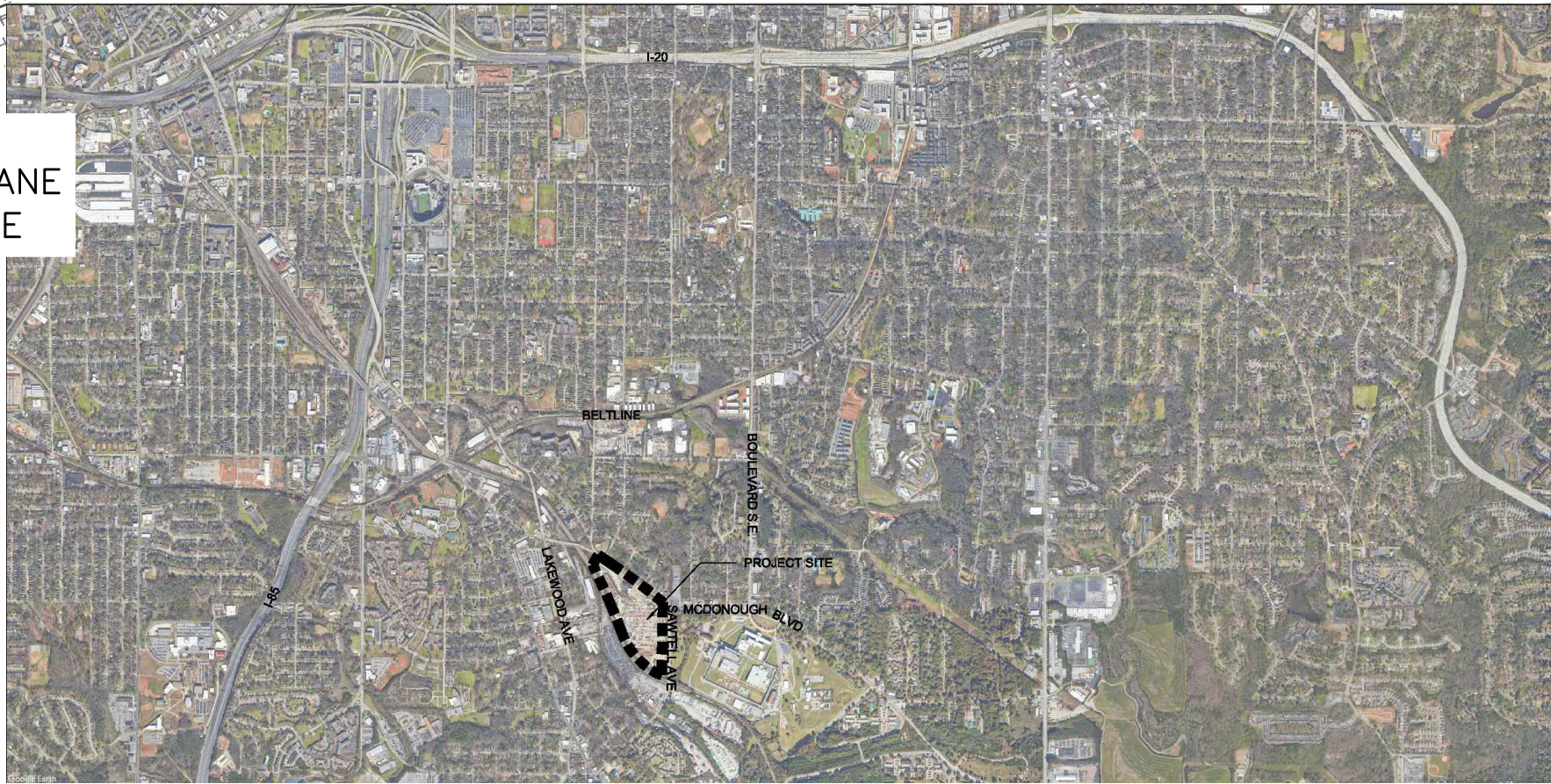


GRAPHIC SCALE



LOCATION MAP

SCALE: NTS



HGOR

3525 Piedmont Road NE
Building 8, Suite 320
Atlanta, Georgia 30305
www.hgor.com
p. 404-248-1960
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CONSULTANT LOGO:

PROJECT TITLE:

D

SAWTELL DRI #3727
510 SAWTELL AVE SE, ATLANTA, GA.

KAPLAN RESIDENTIAL
1111 KANE CONCOURSE STE. 302
BAY HARBOR ISLANDS, FL. 33154

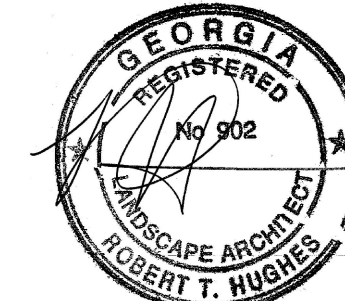
PROJECT NO:
22002

PRINCIPAL IN CHARGE: TF
PROJECT ARCHITECT: TF
DRAWN BY: CS

ISSUE AND DATE:
DRI PLANS
September 12, 2022

REVISIONS:
NO. DATE DESCRIPTION

SEAL:



SHEET TITLE:

DRI PLAN

SHEET NO.:

DRI-1

RELEASED FOR PERMIT

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