

SITE LEGEND

	PROPERTY LINE
	GA HWY 400 SETBACK
	ROW DEDICATION
	ENTERTAINMENT
	RETAIL
	HOTEL
	MULTIFAMILY
	OFFICE
	FIRE STATION/ POLICE SUBSTATION
	TOWNHOME
	PARKING DECK
	ENTERTAINMENT OVER RETAIL
	MULTIFAMILY OVER RETAIL
	OFFICE OVER RETAIL
	HOTEL OVER RETAIL
	12' BIG CREEK GREENWAY
	BIPOWALK/HARDSCAPE

SITE DEVELOPMENT SUMMARY	
CURRENT ZONING	CBD - COMMERCIAL BUSINESS DISTRICT
PROPOSED ZONING	CBD - COMMERCIAL BUSINESS DISTRICT
OVERLAY DISTRICT	RONALD REAGAN/UNION HILL
DRI CASE NUMBER	DRI 3967
SITE AREA:	
SITE AREA	84.49 ACRES
ROW DEDICATION	0.19 ACRES
SETBACKS:	
FRONT SETBACKS	0 FT
SIDE SETBACKS	0 FT
REAR SETBACK	0 FT
GA HWY 400 SETBACK	45 FT

LAND USES & DENSITIES		
TOTAL RESIDENTIAL: 2,400 UNITS (28.39 UNITS/ACRE)		
MULTI-FAMILY	2,400 UNITS	
TOTAL NON-RESIDENTIAL:		
<u>LAND USE</u>	<u>AREA</u>	<u>FLOOR AREA RATIO</u>
RETAIL	600,000 SF	0.163
RETAIL	500 KEYS	
SPORTS ARENA	20,000 SEATS/ 700,000 SF	0.190
COMMUNITY CENTER	90,000 SF	0.024
OFFICE	1,000,000 SF	0.272
FIRE STATION	15,000 SF	

PARKING SUMMARY	
PROPOSED PARKING:	8,780 SPACES (TOTAL)
COMMERCIAL PARKING DECKS	5,430 SPACES (65 ADA/ 11 VAN)
MULTIFAMILY PARKING DECKS	3,280 SPACES (43 ADA/ 8 VAN)
ON STREET PARKING	70 SPACES (3 ADA/ 1 VAN)
EXACT NUMBER OF PARKING SPACES AND PARKING DISTRIBUTION WILL BE DETERMINED BASED ON RESULTS OF A FUTURE SHARED PARKING STUDY.	

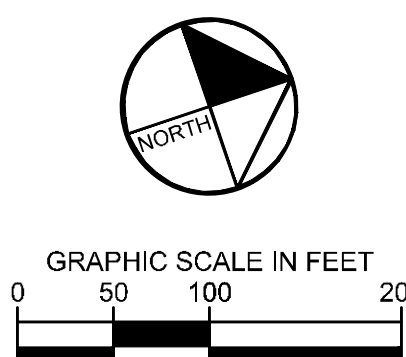
BUILDING SUMMARY	
BUILDING HEIGHTS	
MAXIMUM ALLOWABLE	
COMMERCIAL	200 FT
OFFICE	200 FT
MULTIFAMILY	200 FT
MIXED USE	200 FT
ENTERTAINMENT	200 FT
HOTEL	200 FT
PROPOSED BUILDING HEIGHTS	
COMMERCIAL	50 FT
OFFICE	185 FT
MULTIFAMILY	85 FT
MIXED USE	185 FT
ENTERTAINMENT	100 FT
HOTEL	185 FT

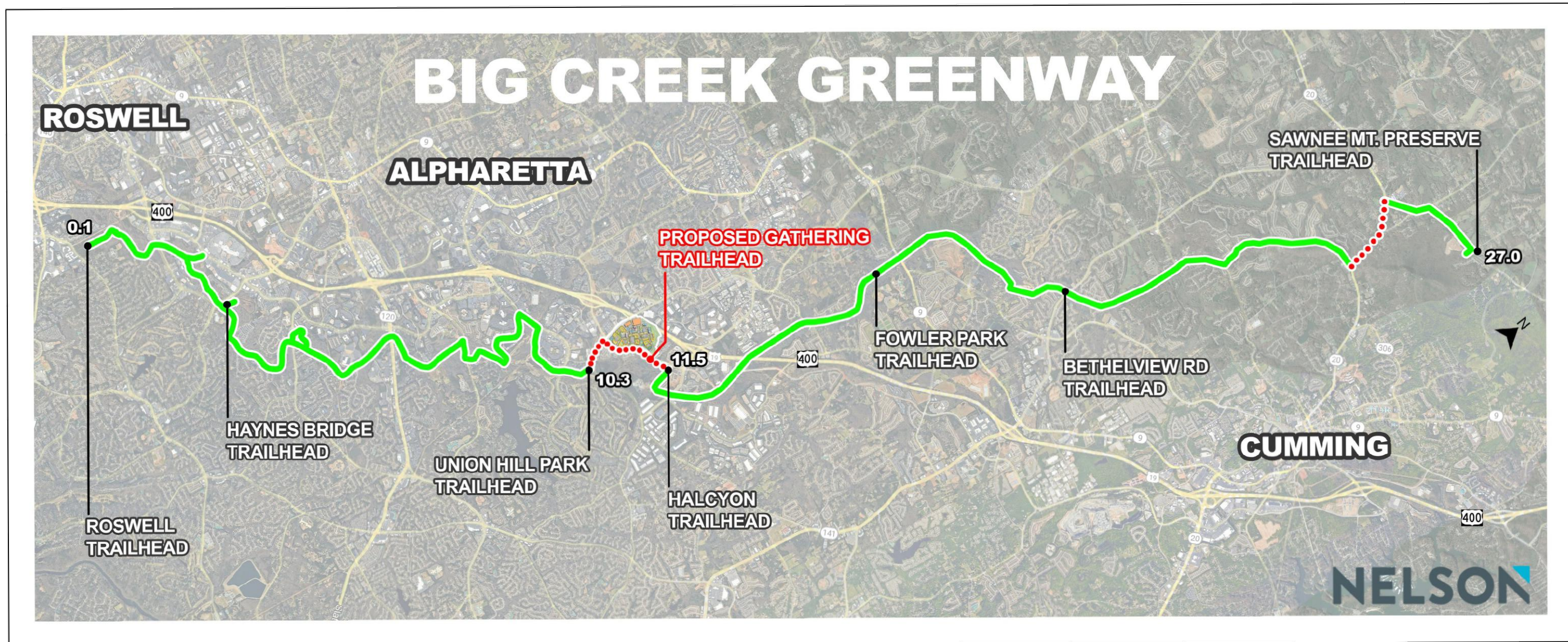
PROJECT NOTES

STORM WATER MANAGEMENT

THE SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, INFILTRATION FIELDS, BIORETENTION AREAS, OR OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION OR INFILTRATION RATES ALLOWED. CHANNEL PROTECTION AND OVERBANK FLOODING PROTECTION PER THE CODE REQUIREMENTS. DETENTION SHALL BE PROVIDED WITHIN WET DETENTION PONDS STRATEGICALLY LOCATED THROUGHOUT THE SITE AND ALONG RONALD REGAIN BOULEVARD.

CONTACTS	
TRAFFIC CONSULTANT HARRISON FORDER, P.E. KIMLEY-HORN AND ASSOCIATES 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GA 30009 770-619-4280	APPLICANT CONSULTANT VERNON KRAUSE GATHERING SOUTH CONSULTING, LLC P O BOX 1249 ALPHARETTA, GA 30009 470-222-0944
CIVIL CONSULTANT JIM HAMILTON, P.E. KIMLEY-HORN AND ASSOCIATES 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GEORGIA 30009 470-273-3259	MASTER PLANNER/ PROJECT ARCHITECT LAMAR WAKEFIELD NELSON 2500 AVAILON BOULEVARD, ALPHARETTA, GA 30009 678-535-3022





SITE LEGEND

- PROPERTY LINE
- GA HWY 400 SETBACK
- ROW DEDICATION
- SIDEWALK/HARDSCAPE
- BUILDING
- PARKING DECK
- 12' BIG CREEK GREENWAY

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CONTACTS	
<p>TRAFFIC CONSULTANT HARRISON FORDER, P.E. KIMLEY-HORN AND ASSOCIATES 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GA 30009 470-618-6280</p>	<p>APPLICANT CONSULTANT VERNON KRAUSE GATHERING SOUTH FORSYTH, LLC P.O. BOX 1240 ALPHARETTA, GA 30009 470-222-0984</p>
<p>CIVIL CONSULTANT JIM HAMILTON, P.E. KIMLEY-HORN AND ASSOCIATES 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GEORGIA 30009 470-273-3299</p>	<p>MASTER PLANNER/ PROJECT ARCHITECT NELSON LAMAR WAKEFIELD 5200 AVAION BOULEVARD, ALPHARETTA, GA 30009 678-535-3202</p>

Kimley»Horn
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WWW.KIMLEY-HORN.COM

**GATHERING SOUTH
FORSYTH, LLC**
P.O. BOX 1249 ALPHARETTA, GA 30009

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**The
Gathering**
AT SOUTH FORSYTH

RONALD REGAN BLVD, ALPHARETTA, GA 30005
LAND LOT 965, 966, 979, 980, 2ND DISTRICT

DRAWN BY	SFP
DESIGNED BY	KLS
REVIEWED BY	ADS
DATE	7/21/2023
PROJECT NO.	014991000
TITLE	
DRI PEDESTRIAN ACCESS PLAN	
SHEET NUMBER	
DRI.02	