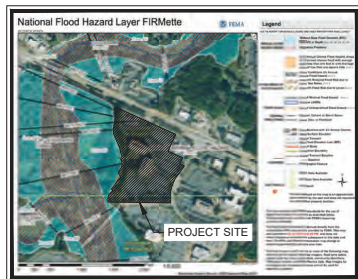


VICINITY MAP
NOT TO SCALE



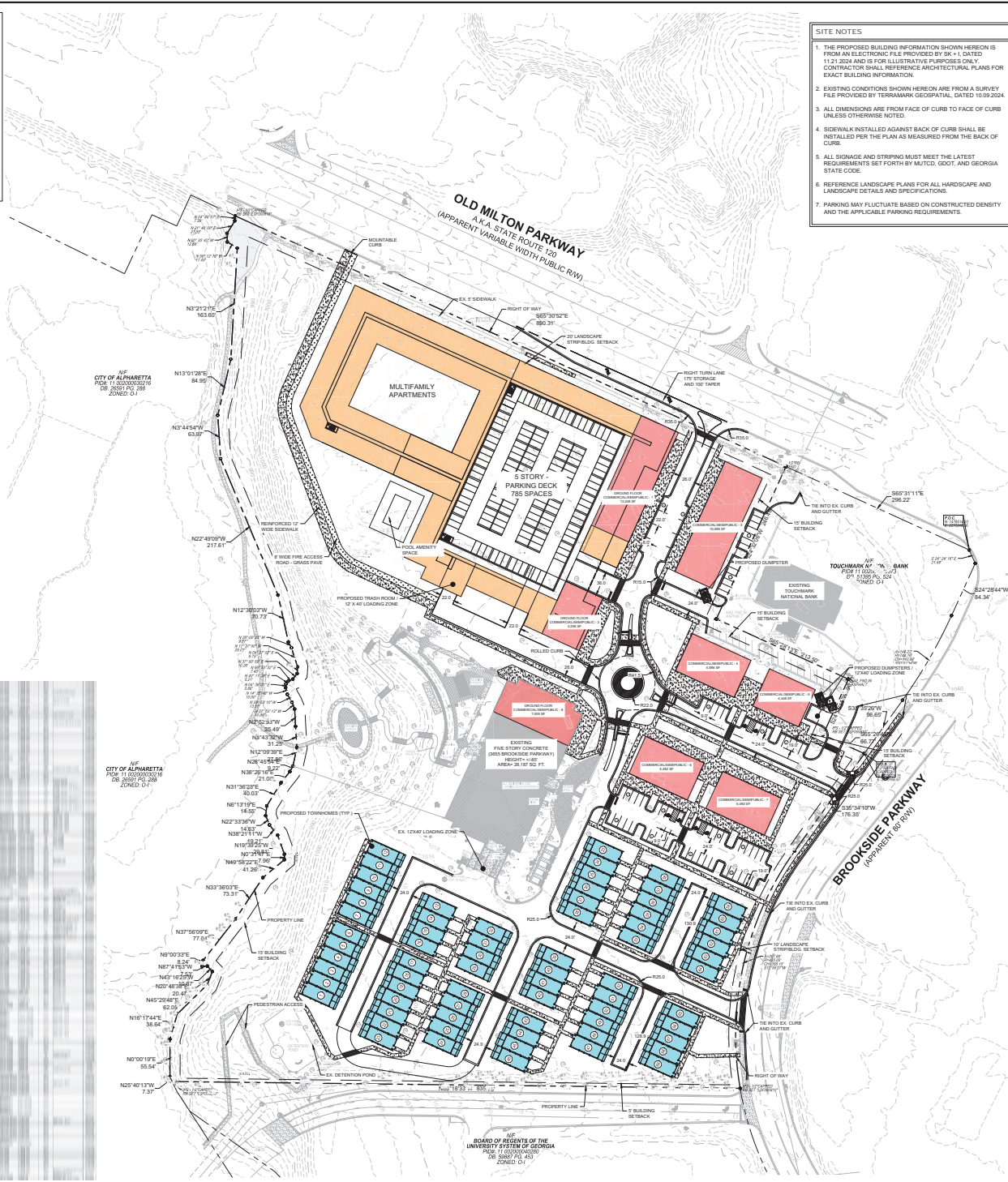
FEMA MAP
THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

STORMWATER MANAGEMENT NOTE:

THE SITE WILL CONTAIN ON-SITE AND OFF-SITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, INFILTRATION FIELDS, BIOPRETENTION AREAS, OR OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), CHANNEL PROTECTION, AND DETENTION SHALL BE PROVIDED WITHIN WET DETENTION PONDS STRATEGICALLY LOCATED THROUGHOUT THE SITE.

EXISTING CONDITIONS SURVEY NOTE:

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY ALTAIRPS SURVEY, DATED 10/09/2024.



SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY SK + L DATED 11/21/2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TERRAMARK GEOSPATIAL, DATED 10/09/2024.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLANS AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, CDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HANDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. PARKING MAY FLUCTUATE BASED ON CONSTRUCTED DENSITY AND THE APPLICABLE PARKING REQUIREMENTS.

SITE DEVELOPMENT SUMMARY

SITE SUMMARY	
CURRENT ZONING:	G-1 (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
SITE AREA:	19.68 ACRES
IMPERVIOUS AREA:	MAX. 80% (15.74 AC)
BUILDING SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF RW LINE)
SIDE (BROOKSIDE PKWY):	10 FT (OFF RW LINE)
REAR:	15 FT
LANDSCAPE SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF RW LINE)
SIDE (BROOKSIDE PKWY):	10 FT (OFF RW LINE)
REAR:	0 FT
DEVELOPMENT PARAMETERS:	
MAX. BUILDING HEIGHT:	6 STORES OR 72 FT
MULTI-FAMILY:	5 STORES OR 60 FT
COMMERCIAL/SEMPUBLIC:	3 STORES OR 40 FT
TOWNHOMES:	4 STORES OR 60 FT
MIN. FLOOR AREA:	540 SF

PROPOSED DENSITIES		
MULTIFAMILY RESIDENTIAL:	332 UNITS	
OFFICE:	130,000 SF	
COMMERCIAL/SEMPUBLIC:	50,000 SF	
TOWNHOMES:	69 UNITS	
PROPOSED LAND USES		
	REQUIRED	PROPOSED
MULTIFAMILY RESIDENTIAL:	MIN. 20% (4.02 AC)	25.2% (5.00 AC)
COMMERCIAL/SEMPUBLIC:	MIN. 20% (4.02 AC)	17.2% (3.48 AC)
TOWNHOMES:	MIN. 20% (4.02 AC)	31.7% (6.34 AC)

PARKING SUMMARY	
REQUIRED PARKING	1,667 SPACES (TOTAL)
MULTIFAMILY (100 UNITS):	500 SPACES (1,000 SF)
OFFICE (130,000 SF):	224 SPACES (1,028 SF)
COMMERCIAL/SEMPUBLIC (50,000 SF):	243 SPACES (1,092 SF)
TOWNHOMES (69 UNITS):	164 SPACES (1,080 SF)
*PROPOSED PARKING:	1,290 SPACES (TOTAL)
MULTIFAMILY (100 UNITS):	510 SPACES + SHARED SPACES
OFFICE (130,000 SF):	93 SPACES
COMMERCIAL/SEMPUBLIC (50,000 SF):	93 SPACES
TOWNHOMES (69 UNITS):	108 SPACES
EXISTING OFF SITE PARKING:	42 SPACES

*MULTIFAMILY ABOVE AND BELOW GROUND PARKING (100 UNITS) WILL BE PROVIDED TO SUPPORT A REDUCTION IN REQUIRED PARKING. THIS STUDY SHALL BE REVIEWED BY COMMUNITY DEVELOPMENT AND MUST BE APPROVED PRIOR TO PERMITTING MULTIFAMILY AND OFFICE PARKING WILL NOT UTILIZE SHARED PARKING DURING THE SAME HOUR.

***OPEN SPACE REQUIREMENTS**

CIVIC SPACE:	1.97 ACRES (10% SITE AREA)
AMENITY SPACE:	0.39 ACRES (2% SITE AREA)
* 8% OF REQUIRED OPEN SPACE IS IN PASSIVE LAND AREA	

PROPOSED OPEN SPACE

CIVIC SPACE:	1.97 ACRES (10,000 SF)
MULTI USE TRAIL:	0.30 ACRES (13,000 SF)
AMPHITHEATER:	0.80 ACRES (35,200 SF)
POCKET PARKS:	0.50 ACRES (21,800 SF)
PLAZAS:	0.27 ACRES (11,820 SF)

AMENITY SPACE:

PATIOS AND COURTYARDS:	0.98 ACRES (42,700 SF)
PATHS AND HIGHLIGHTS:	0.20 ACRES (8,700 SF)
YARDS AND LAWNS:	0.39 ACRES (17,000 SF)
COMMERCIAL COURTYARD:	0.39 ACRES (17,000 SF)

SITE LEGEND

- PROPERTY LINE
- 20 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (OLD MILTON PKWY)
- 10 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (BROOKSIDE PKWY)
- COMMERCIAL/SEMPUBLIC
- MULTIFAMILY
- TOWNHOMES
- EXISTING BUILDINGS
- PERMEABLE GRASS PAVERS
- BRICK PAVERS
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PARKING COUNT

PROPERTY DESCRIPTION

ALL INFORMATION IS BASED ON THE RECORDS OF THE PUBLIC RECORDS DEPARTMENT OF THE STATE OF GEORGIA AND THE RECORDS OF THE CITY OF ALPHARETTA. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION.

PROJECT: BROOKSIDE WEST REDEVELOPMENT
 CIVIL/CERT: KHR
 DATE: 11/27/2024
 PROJECT NO: 019220250
 TITLE: ZONING PLAN



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 ATLANTA, GA 30309

BROOKSIDE WEST REDEVELOPMENT
 PROJECT: BROOKSIDE WEST REDEVELOPMENT
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PRELIMINARY. NOT FOR CONSTRUCTION



