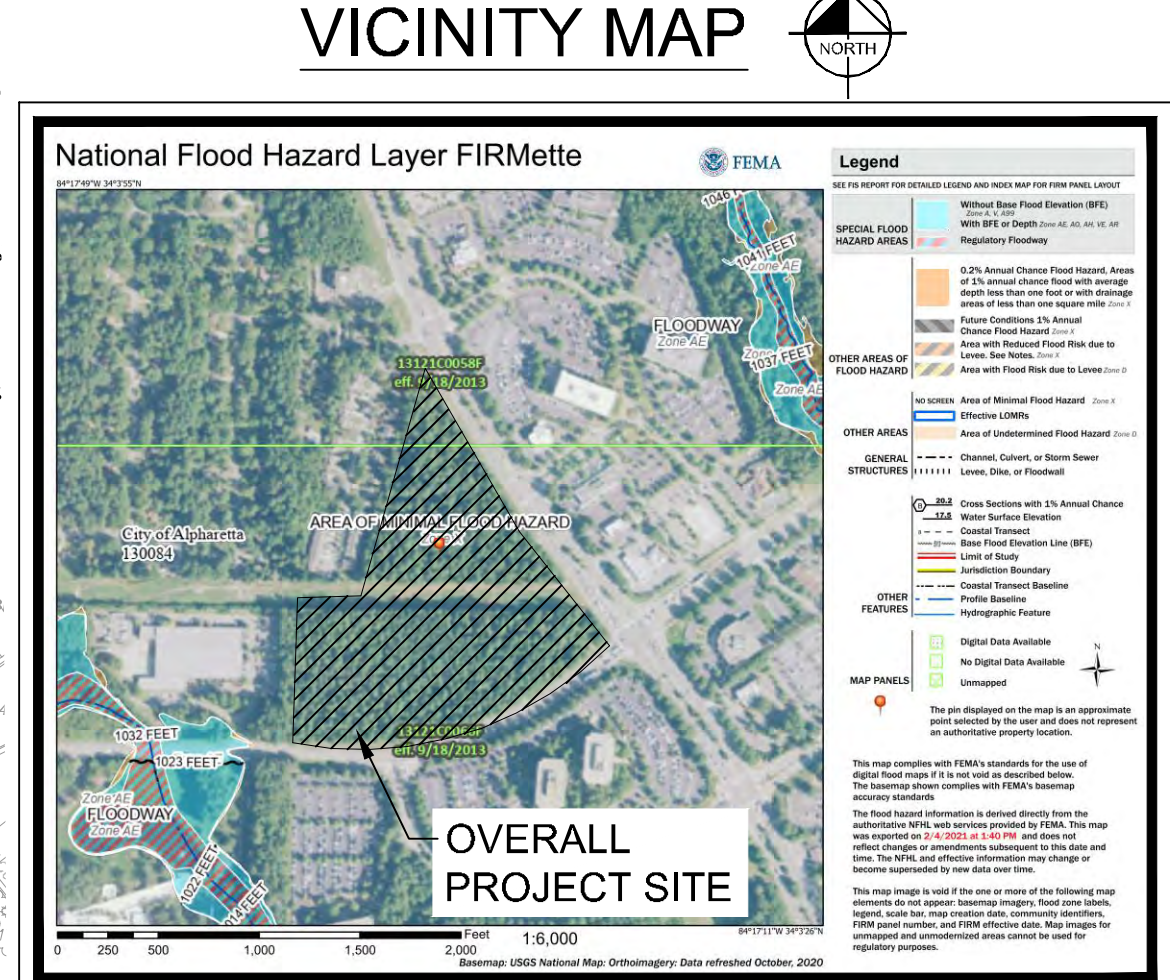


**SITE PLAN NOTE:**  
 THE BUILDING FOOTPRINTS, DRIVEWAY LOCATIONS, OPEN SPACE LOCATIONS, SIDEWALK DESIGNS AND LOCATIONS, AND PARKING LOCATIONS ON THIS SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES. THEIR SHAPES, LOCATIONS, AND AMOUNTS MAY VARY AS ALLOWED FOR BY THE SITE DATA TABLE, MU REGULATIONS, AND THE NORTH POINT OVERLAY.



**FEMA MAP**  
 THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0058F AND 13121C0066F DATED 09/18/2013.

**DEVELOPMENT SUMMARY:**

**SITE SUMMARY:**

CURRENT ZONING:	MU
OVERLAY DISTRICT:	NORTH POINT OVERLAY
SITE AREA:	24.76 ACRES

**BUILDING SETBACK:**

FRONT (HAYNES BRIDGE)	20 FT (OFF SIDEWALK)
FRONT (MORRISON PKWY)	10 FT (OFF SIDEWALK)

**BUILDING SETBACK FOR SINGLE FAMILY LOTS:**

FRONT:	0'
SIDE:	0'
REAR:	0'

**LANDSCAPE SETBACK:**

FRONT (HAYNES BRIDGE)	20 FT (OFF R/W LINE)
FRONT (MORRISON PKWY)	20 FT (OFF R/W LINE)
SIDE:	5 FT
REAR:	5 FT

**PROPOSED LAND USES & DENSITIES:**

TOWNHOME A	52 UNITS
GARAGE PARKED WITH 18' DRIVEWAYS	36 UNITS
TOWNHOME B	32 UNITS
GARAGE PARKED WITH 18' DRIVEWAYS	52 UNITS
TOWNHOME C	32 UNITS
GARAGE PARKED WITH 18' DRIVEWAYS	39 UNITS
RESIDENTIAL LOTS	45X80 MIN. REAR-LOAD (TYP)
GARAGE PARKED WITH 18' DRIVEWAYS	179 UNITS
TOTAL:	179 UNITS
179 UNITS/ 24.76 ACRES = 7.23 UNITS PER ACRE	

**COMMERCIAL CENTER PROPOSED:** 50,000 SF (MAXIMUM ALLOWED) 43,480 SF

**PARKING SUMMARY:**

<b>REQUIRED PARKING:</b>	<b>533 SPACES (TOTAL)</b>
TOWNHOME A (52 UNITS)	104 SPACES ENCLOSED (104 SPACES (1 / BEDROOM*0.80))
TOWNHOME B (36 UNITS)	87 SPACES (1 / BEDROOM*0.80)
TOWNHOME C (52 UNITS)	104 SPACES (1 / BEDROOM*0.80)
SINGLE FAMILY (39 LOTS)	63 SPACES (2 / LOT*0.80)
COMMERCIAL CENTER (43,480 SF)	174 SPACES (1 / 200 SF *0.80)
<b>PROPOSED PARKING:</b>	<b>881 SPACES (TOTAL)</b>
TOWNHOME A (52 UNITS)	104 SPACES ENCLOSED
TOWNHOME B (36 UNITS)	72 SPACES ENCLOSED
TOWNHOME C (52 UNITS)	72 SPACES ENCLOSED
SINGLE FAMILY (39 LOTS)	78 SPACES ENCLOSED
COMMERCIAL CENTER (43,480 SF)	88 SPACES
ON STREET PARKING (RESIDENTIAL)	6 SPACES
ON STREET PARKING (COMMERCIAL)	6 SPACES
COMMERCIAL SURFACE PARKING	178 SPACES

**OPEN SPACE REQUIREMENTS (NORTH POINT OVERLAY SEC 2.10.10 TABLE)**

CIVIC SPACE:	2.48 ACRES (10% SITE AREA)
AMENITY SPACE:	1.24 ACRES (5% SITE AREA)
ECO-DISTRICT SPACE:	10 POINTS

**PROPOSED OPEN SPACE**

CIVIC SPACE:	3.02 ACRES (131,430 SF)
AMENITY SPACE:	3.61 ACRES (157,350 SF)

**ECO-DISTRICT SPACE (PER UDC 2.10.11.01):** 11 POINTS

HEAT ISLAND REDUCTION MEASURE	2 POINTS
ENHANCED BICYCLE AMENITIES MEASURE	2 POINTS
ADDITIONAL LANDSCAPED CIVIC SPACE	2 POINTS
CONNECTED OPEN SPACE	2 POINTS
BIO RETENTION	1 POINT
ALTERNATIVE TRANSPORTATION MEASURE	2 POINTS

**INSET: 1" = 60'**

**STORMWATER MANAGEMENT NOTE:**  
 SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS PROVIDING RUNOFF REDUCTION, CHANNEL PROTECTION, AND OVERBANK FLOODING PROTECTION AND WATER QUALITY CONTROL PER THE CODE REQUIREMENTS.

**LEGAL DESCRIPTION**  
 ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 24.759 ACRES LYING AND BEING IN LAND LOTS 745 & 746 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE, SAID REBAR BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LAND LOT LINE OF LAND LOT 746 NORTH 00 DEGREES 46 MINUTES 21 SECONDS EAST A DISTANCE OF 110.23 FEET TO A 1/2 INCH REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE SOUTH 88 DEGREES 53 MINUTES 17 SECONDS EAST A DISTANCE OF 389.25 FEET TO A 1 & 1/2 INCH OPEN TOP PIPE; THENCE NORTH 14 DEGREES 28 MINUTES 20 SECONDS EAST A DISTANCE OF 635.76 FEET TO A 1 & 1/2 INCH OPEN TOP PIPE; THENCE NORTH 73 DEGREES 55 MINUTES 10 SECONDS WEST A DISTANCE OF 20.23 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 14 DEGREES 27 MINUTES 48 SECONDS EAST A DISTANCE OF 289.25 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 33 DEGREES 15 MINUTES 12 SECONDS EAST A DISTANCE OF 763.43 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 38 DEGREES 24 MINUTES 42 SECONDS EAST A DISTANCE OF 364.00 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 32 DEGREES 40 MINUTES 10 SECONDS EAST A DISTANCE OF 500.39 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 38 DEGREES 26 MINUTES 15 SECONDS EAST A DISTANCE OF 150.40 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 52 DEGREES 45 MINUTES 19 SECONDS WEST A DISTANCE OF 184.61 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 55 DEGREES 52 MINUTES 04 SECONDS WEST A DISTANCE OF 114.63 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 313.56 FEET WITH A RADIUS OF 1315.85 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 62 DEGREES 41 MINUTES 38 SECONDS WEST AND A DISTANCE OF 312.82 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 59 DEGREES 31 MINUTES 41 SECONDS WEST A DISTANCE OF 23.93 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 291.01 FEET WITH A RADIUS OF 1291.18 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 76 DEGREES 06 MINUTES 31 SECONDS WEST AND A DISTANCE OF 286.36 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 08 DEGREES 29 MINUTES 15 SECONDS EAST A DISTANCE OF 3.91 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 122.48 FEET WITH A RADIUS OF 1389.20 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 86 DEGREES 33 MINUTES 58 SECONDS WEST AND A DISTANCE OF 212.27 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG SAID RIGHT OF WAY MARGIN NORTH 89 DEGREES 03 MINUTES 08 SECONDS WEST A DISTANCE OF 259.08 FEET TO A NAIL SET AT THE WESTERLY LAND LOT LINE OF LAND LOT 745; THENCE LEAVING SAID RIGHT OF WAY MARGIN AND ALONG SAID LAND LOT LINE NORTH 00 DEGREES 30 MINUTES 56 SECONDS EAST A DISTANCE OF 545.62 FEET TO A 1 INCH OPEN TOP FOUND, SAID OPEN TOP BEING THE POINT OF BEGINNING.

**SITE PLAN LEGEND:**

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE STRIP BUFFER LINE
- STANDARD DUTY CONCRETE SIDEWALK
- ALPHA LOOP SIDEWALK STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE PAVEMENT
- CITY OF ALPHARETTA TYPE I ASPHALT
- CITY OF ALPHARETTA TYPE II ASPHALT
- CONCRETE DRIVEWAY
- BRICK PAVER

**VARIANCES:**

- MINIMUM ACREAGE FOR MU ZONING IS 25 ACRES. WE ARE REQUESTING AN EXCEPTION SINCE THE PROPERTY IS 24.76 ACRES.
- REMOVAL OF THE OFFICE DENSITY REQUIREMENT
- STREETSCAPE ALONG HAYNES BRIDGE
  - A. REDUCE 12' SIDEWALK TO 8' SIDEWALK
  - B. REDUCE 8' PLANTER TO 6' PLANTER
  - C. ALLOW HARDSCAPE IN 20' LANDSCAPE STRIP OFF R/W LINE
- STREETSCAPE ALONG MORRISON PARKWAY
  - A. REDUCE 12' SIDEWALK TO 8' SIDEWALK
  - B. REDUCE 10' PLANTER TO 6' PLANTER
  - C. ALLOW HARDSCAPE IN 20' LANDSCAPE STRIP OFF R/W LINE
- STREETSCAPE ALONG PUBLIC STREET "A"
  - A. REDUCE 10' SIDEWALKS TO 6'
- STREETSCAPE ALONG PUBLIC STREET "B"
  - A. REDUCE 10' SIDEWALKS TO 8'
- STREETSCAPE ALONG PUBLIC ALLEYS
  - A. REDUCE 10' SIDEWALKS TO 5' SIDEWALKS
  - B. REDUCE 4' PLANTER TO 0' PLANTER

**Kimley Horn**

**BROCK BUILT HOMES, LLC**  
 1110 NORTHCHASE PKWY SE, SUITE 150  
 MARIETTA, GA 30067  
 PHONE: (404) 351-7555

**THE GATHERING**  
 f.k.a. MORRISON PARK  
 0 HAYNES BRIDGE ROAD, ALPHARETTA, GA 30009  
 LAND LOT 745 & 746, 1st DISTRICT 2nd SECTION

**GEORGIA**  
 No. PE044834  
 PROFESSIONAL ENGINEER  
 MARK A. PUTNAM  
 7-3-24

NO.	REVISION DESCRIPTIONS	DATE	BY
01/03/2024	MAP		
02/12/2024	MAP		
03/05/2024	MAP		
07/16/2024	MAP		
08/24/2024	MAP		
09/10/2024	MAP		

CLIENT: BROCK BUILT HOMES, LLC  
 PROJECT: THE GATHERING f.k.a. MORRISON PARK  
 DRAWN BY: BAC  
 DESIGNED BY: MAP  
 REVIEWED BY: JKM  
 DATE: 01/31/2024  
 PROJECT NO: 013404004  
 TITLE: ZONING PLAN  
 SHEET NUMBER: ZP-2