

FOUND 5/8" REBAR
W/ "L-I SMITH" CAP

FOUND 5/8"
REBAR

PEACHTREE PARKWAY
(R/W VARIES)

LAUKIEN DIRK
DB 48361 / PG 567
TAX ID: 6301 192

HAMAN MEDICAL, LLC
DB 56320 / PG 279
TAX ID: 6301 191

CLINIC
1 STORY

N/F
JP MORGAN CHASE BANK
DB 52568 / PG 527
TAX ID: 6301 189

ROOFTOP
AMENITY

MULTIFAMILY
5 STORY

COURTYARD
AMENITY

PARKING DECK
7 STORY

COURTYARD
AMENITY

POOL
AMENITY

10' BUILDING AND LANDSCAPE SETBACK

EXISTING
RIGHT-OF-WAY

PEACHTREE CORNERS CIRCLE
(R/W VARIES)

INCENTIVE BONUS SUMMARY TABLE	
BONUS SUMMARY	
BASE UNIT DENSITY:	32.0 UNITS / ACRE
MAX ALLOWABLE DENSITY:	37.0 UNITS / ACRE
BASE DENSITY:	32 UNITS / ACRE
INCENTIVE ITEM C:	+0.50 UNITS / ACRE
INCENTIVE ITEM D:	+0.50 UNITS / ACRE
INCENTIVE ITEM E:	+0.50 UNITS / ACRE
INCENTIVE ITEM F:	+0.50 UNITS / ACRE
INCENTIVE ITEM G:	+0.50 UNITS / ACRE
INCENTIVE ITEM H:	+0.50 UNITS / ACRE
INCENTIVE ITEM I:	+0.50 UNITS / ACRE
INCENTIVE ITEM J:	+0.50 UNITS / ACRE
INCENTIVE ITEM K:	+0.50 UNITS / ACRE
INCENTIVE ITEM M:	+0.50 UNITS / ACRE
PROPOSED UNIT DENSITY:	36.9 UNITS / ACRE

SITE DEVELOPMENT SUMMARY	
SITE SUMMARY	
CURRENT ZONING:	MUD
PROPOSED ZONING:	MUD
SITE AREA:	6.75 ACRES
MULTIFAMILY (PN 6301 031)	3.73 ACRES
RETAIL CLINIC (PN 6301 191)	0.88 ACRES
GREENSPACE (PN 6301 193)	0.80 ACRES
PUBLIC TRAIL (PN 6301 199)	2.34 ACRES
MAX BUILDING HEIGHT	120 FT (10 STORIES)
MIN COMMON AREA	1.35 AC (20%)
PROP BUILDING HEIGHT	90 FT (5 STORIES)
PROP COMMON AREA	±1.84 AC (27.2%)
BUILDING SETBACK:	
FRONT	10 FT
SIDE	0 FT
REAR	0 FT
LANDSCAPE SETBACK:	
FRONT	10 FT
SIDE	0 FT
REAR	0 FT
PROPOSED LAND USES & DENSITIES	
MULTIFAMILY RESIDENTIAL	249 UNITS (36.9 / ACRE)
PARKING SUMMARY	
REQUIRED PARKING:	374 SPACES (TOTAL)
MULTIFAMILY (249 UNITS)	374 SPACES (1.50/UNIT)
PROPOSED PARKING:	425 SPACES (TOTAL)
MF BLOCK A DECK	425 SPACES (1.71/UNIT)

INCENTIVE ITEM	RESIDENTIAL DENSITY BONUS
k) Land reserved for and donated to the Multi-Use Trail system or preserved as open space	Up to 3 additional units per acre for each acre donated or preserved as open space not to exceed 6 additional units per acre (one for partial acre, i.e. 1/3 acre donation yields 0.33 units/acre)
l) Create a public greenspace	Up to 3 additional units per acre of public greenspace created (located for partial acres)
m) Separate metered or sub-metered multi-family units	Up to 3 additional units per acre
n) Smart Technology building enhancements	Up to 3 additional units per acre
o) Parking spots made "EV Ready" for charging stations which includes a dedicated electrical circuit with sufficient capacity for each charging spot as well as the installed conduit and wire required to run electricity to these charging spots (max. 3% of required parking)	Up to 3 additional units per acre
p) LEED, Green Earth, or comparable certifications	Up to 3 additional units per acre
q) Underground stormwater detention	Up to 3 additional units per acre
r) Public art feature visible from a public right-of-way	Up to 3 additional units per acre
s) More than 3 separate uses included in a development project	Up to 3 additional units per acre
t) An Innovative and Remarkable amenity or feature (as approved by City Staff)	Up to 3 additional units per acre
u) Provide seating area for micro-mobility devices	Up to 3 additional units per acre
v) Adaptive Reuse of existing building or structure	Up to 1 additional unit per acre
w) Direct Connection or Location on City's Multi-Use Trail	Up to 3 additional units per acre

LEGEND	
	PROPERTY LINE
	PROPOSED MULTIFAMILY BUILDING
	PROPOSED PARKING DECK

CLIENT

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT

THE FORUM
5155 PEACHTREE PARKWAY
PEACHTREE CORNERS, GEORGIA 30092
LAND LOT 381 & 377, CITY DISTRICT 1

PROJ. NO. 019624025

GSWCC CERT. (LEVEL II) 0000072899

DRAWN BY CMC

DESIGNED BY RAN

REVIEWED BY JTR

DATE 2022.06.06

PROJECT NO. 019624025

TITLE **INNOVATION AT TOWN CENTER**

SHEET NUMBER **02**

CLIENT

Kimley Horn

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Drawing name: K:\ATL_Civil\19624025_The Forum Redevelopment\CAD\Parameters\ZP-01 - ZONING SITE PLAN.dwg ZP-02 ZONING SITE PLAN Jun 06, 2022 9:26am by tyler.rosser

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