

Drawing name: K:\ALP_PRJ\013170001_Toll Brothers Milledge Place\CAD\PlanSheets\C2-00 - REZONING SITE PLAN.dwg RZ-1 ZONING SITE PLAN Mar 21, 2019 10:35am by: Daniel Kerr
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BRIARCLIFF ROAD
(SR #42)
(APPARENT VARIABLE WIDTH
RIGHT OF WAY)

(OLD BRIARCLIFF ROAD)
(APPARENT VARIABLE WIDTH RIGHT OF WAY)

N/F
OCEAN CLIFTON LLC
DB, 24226 PG. 86
PARCEL 104 18 106 10 023
ADDRESS:
1921 BRIARCLIFF
ROAD NORTHEAST

SITE STATISTICS:	
EXISTING ZONING:	R-85
PROPOSED ZONING:	HR-2
ACREAGE:	3.38 ACRES (DOES NOT INCLUDE REMOVAL OF RESERVED RIGHT OF WAY)
PROPOSED RESIDENTIAL DENSITY:	202 UNITS = 60 UNITS/ACRE
IMPERVIOUS AREA:	2.70 ACRES
PERVIOUS AREA:	0.68 ACRES
IMPERVIOUS PERCENT:	80%
MINIMUM OPEN SPACE:	15%
MAXIMUM LOT COVERAGE	85%
MAX BUILDING HEIGHT:	70 FT
PARKING	
REQUIRED PARKING:	303 SPACES*
PROPOSED PARKING:	NOT TO EXCEED 371 SPACES
*REQUIRED PARKING TOTALS ARE BASED 1.5 SPACES PER UNIT	

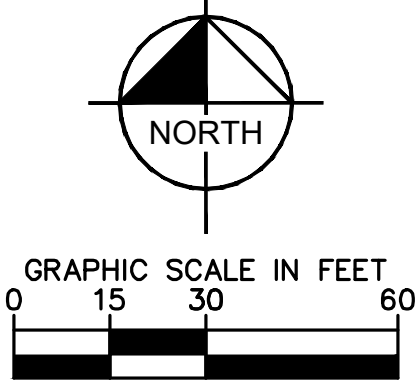
ON SITE REPLACEMENT REQUIREMENT:
SITE ACREAGE = 3.38 AC
3.38 x 30 DENSITY UNITS = 101 DU REQUIRED ON SITE
101 DUS REQUIRED TO BE REPLACED ON SITE - 70 UNITS REPLACED ON SITE
DEFICIT OF 31 DENSITY UNITS (DEFICIT ALLOCATED TO COUNTY TREE BANK FUND)

COUNTY TREE BANK DENSITY UNIT REPLACEMENT:
REQUEST FOR TREE DENSITY UNITS DEFICIT OF 31 SHALL TO BE
ALLOCATED TO THE COUNTY TREE BANK.

31 / 4 = 77.5 = 78 (2 INCH CALIPER) TREES TO BE PLANTED BY OWNER AT
A LOCATION TO BE COORDINATED WITH THE DEKALB COUNTY ARBORIST.

ALL EXISTING TREES WITHIN PROPERTY BOUNDARY TO BE REMOVED

03-21-2019



PROJECT: STUDENT HOUSING MILLEDGE PLACE		CLIENT: Toll Brothers CAMPUS LIVING® 3500 LENOX ROAD, SUITE 1500 ATLANTA, GA 30326 PHONE: 404-419-2157	
DATE: 03/21/2019			
PROJECT NO. 013170001			
SHEET NUMBER RZ-1.3			
		TITLE: ZONING SITE PLAN	
		SCALE: AS SHOWN	
		DRAWN BY: ANM	
		DESIGNED BY: IDK	
		CHECKED BY: IDK	