

summit
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TCR
TRAMMELL CROW RESIDENTIAL
3715 NORTHSIDE PARKWAY
SUITE 200
ATLANTA, GA 30327
770-501-1600

Date	Description
08/17/18	08/07/18

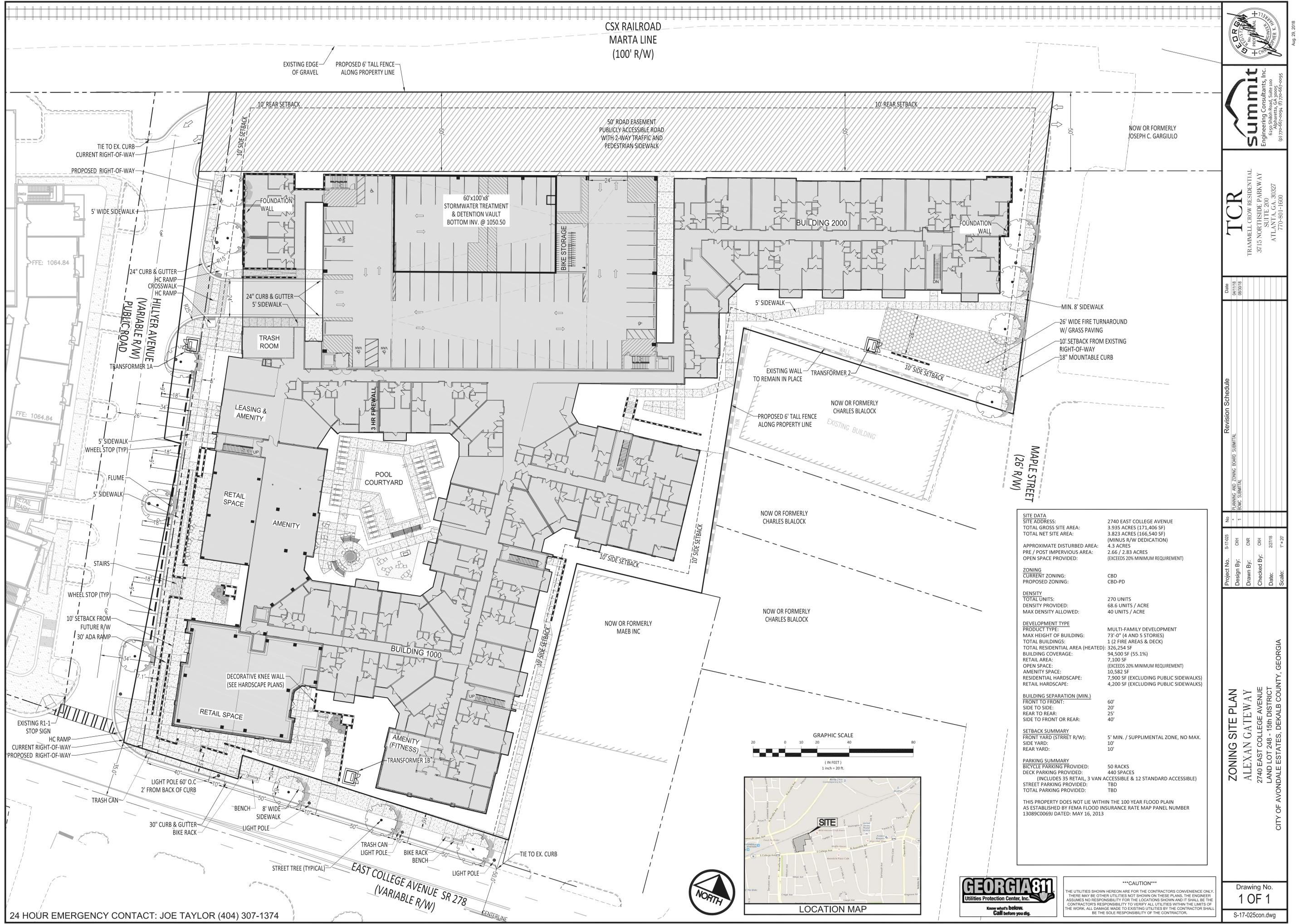
Project No.	Revision	Schedule
18-025	1	08/07/18

Design By:	Drawn By:	Checked By:	Date:	Scale:
CRH	CRH	CRH	08/17/18	1" = 20'

ZONING SITE PLAN
ALEXAN GATEWAY
2740 EAST COLLEGE AVENUE
LAND LOT 248 - 15th DISTRICT
CITY OF AVONDALE ESTATES, DEKALB COUNTY, GEORGIA

Drawing No.
1 OF 1
S-17-025con.dwg

CSX RAILROAD
MARTA LINE
(100' R/W)



SITE DATA

SITE ADDRESS:	2740 EAST COLLEGE AVENUE
TOTAL GROSS SITE AREA:	3.935 ACRES (171,406 SF)
TOTAL NET SITE AREA:	3.823 ACRES (166,540 SF)
APPROXIMATE DISTURBED AREA:	4.3 ACRES
PRE / POST IMPERVIOUS AREA:	2.66 / 2.83 ACRES
OPEN SPACE PROVIDED:	(EXCEEDS 20% MINIMUM REQUIREMENT)

ZONING

CURRENT ZONING:	CBD
PROPOSED ZONING:	CBD-PD

DENSITY

TOTAL UNITS:	270 UNITS
DENSITY PROVIDED:	68.6 UNITS / ACRE
MAX DENSITY ALLOWED:	40 UNITS / ACRE

DEVELOPMENT TYPE

PRODUCT TYPE:	MULTI-FAMILY DEVELOPMENT
MAX HEIGHT OF BUILDING:	73'-0" (4 AND 5 STORIES)
TOTAL BUILDINGS:	1 (2 FIRE AREAS & DECK)
TOTAL RESIDENTIAL AREA (HEATED):	326,254 SF
BUILDING COVERAGE:	94,500 SF (55.1%)
RETAIL AREA:	7,100 SF
OPEN SPACE:	(EXCEEDS 20% MINIMUM REQUIREMENT)
AMENITY SPACE:	10,582 SF
RESIDENTIAL HARDSCAPE:	7,900 SF (EXCLUDING PUBLIC SIDEWALKS)
RETAIL HARDSCAPE:	4,200 SF (EXCLUDING PUBLIC SIDEWALKS)

BUILDING SEPARATION (MIN.)

FRONT TO FRONT:	60'
SIDE TO SIDE:	20'
REAR TO REAR:	25'
SIDE TO FRONT OR REAR:	40'

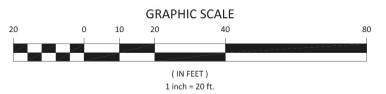
SETBACK SUMMARY

FRONT YARD (STREET R/W):	5' MIN. / SUPPLEMENTAL ZONE, NO MAX.
SIDE YARD:	10'
REAR YARD:	10'

PARKING SUMMARY

BIKE PARKING PROVIDED:	50 RACKS
DECK PARKING PROVIDED:	440 SPACES
(INCLUDES 35 RETAIL, 3 VAN ACCESSIBLE & 12 STANDARD ACCESSIBLE)	
STREET PARKING PROVIDED:	TBD
TOTAL PARKING PROVIDED:	TBD

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS ESTABLISHED BY FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 13089C0069J DATED: MAY 16, 2013



*****CAUTION*****
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

24 HOUR EMERGENCY CONTACT: JOE TAYLOR (404) 307-1374