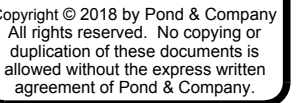


PROJECT INFORMATION(TRACT 3)	
TOTAL SITE AREA	37.026 ACRES
TOWNHOME AREA (TRACT 3)	14.583 ACRES

PROJECT INFORMATION(TRACT 2)	
TOTAL SITE AREA	37.026 ACRES
MULTIFAMILY AREA (TRACT 2)	12.042 ACRES
ZONING CLASSIFICATION	
EXISTING ZONING CLASSIFICATION	RMHSB/C OVERLAY
PROPOSED ZONING CLASSIFICATION	RM1TC OVERLAY CBD OVERLAY
ZONING CRITERIA	
FRONT SETBACK (VARIANCE)	0 - 12 FEET
REAR YARD	12 FEET
SIDE YARD	10 FEET
MAXIMUM BUILDING HEIGHT (CBD)	70 FEET
PROPOSED BUILDINGS	
NUMBER OF BUILDINGS	8
NUMBER OF GARAGES	NONE
TOTAL UNITS	302
BUILDING HEIGHT :	49.25 FEET
TOTAL BUILDING GROSS FLOOR AREA:	357,822 SF
FLOOR AREA RATIO (FAR)	0.88
PARKING COUNT SUMMARY	
PARKING REQUIRED (W/ILL VARY BASED ON ACTUAL CONSTRUCTED DENSITY)	
MAX (1.5 PER APARTMENT) @ 302 UNITS	453 SP
MIN (1 PER APARTMENT) @ 302 UNITS	302 SP
SURFACE PARKING PROVIDED	427 SP
% OF LOT COVERAG	
MAX LOT COVERAG (50%)	6.02 ACRES
PROVIDED LOT COVERAG	2.41 ACRES

BOUNDARIES OF THE CHATTAHOOCHEE RIVER CORRIDOR AND PROTECTION AREAS:
N/A

[illegible]

POND		360 Residential	
The Medical Building, Suite 125		3284 Northside Parkway, NW	
Atlanta, Georgia 30327		3500 Parkway Lane	
JAC. PL.		JAC. PL.	
DRAWN BY:		CHECKED BY:	
JAC. PL.		JAC. PL.	
SUBMITTED BY:		JAC. PL.	
PILOT SCALE:		DATE:	
AS SHOWN		09/14/18	
SIZE:		FILE NAME:	
A3C01D		www.pondbo.com	

REZONING SITE PLAN

SHEET
NUMBER

SP-2