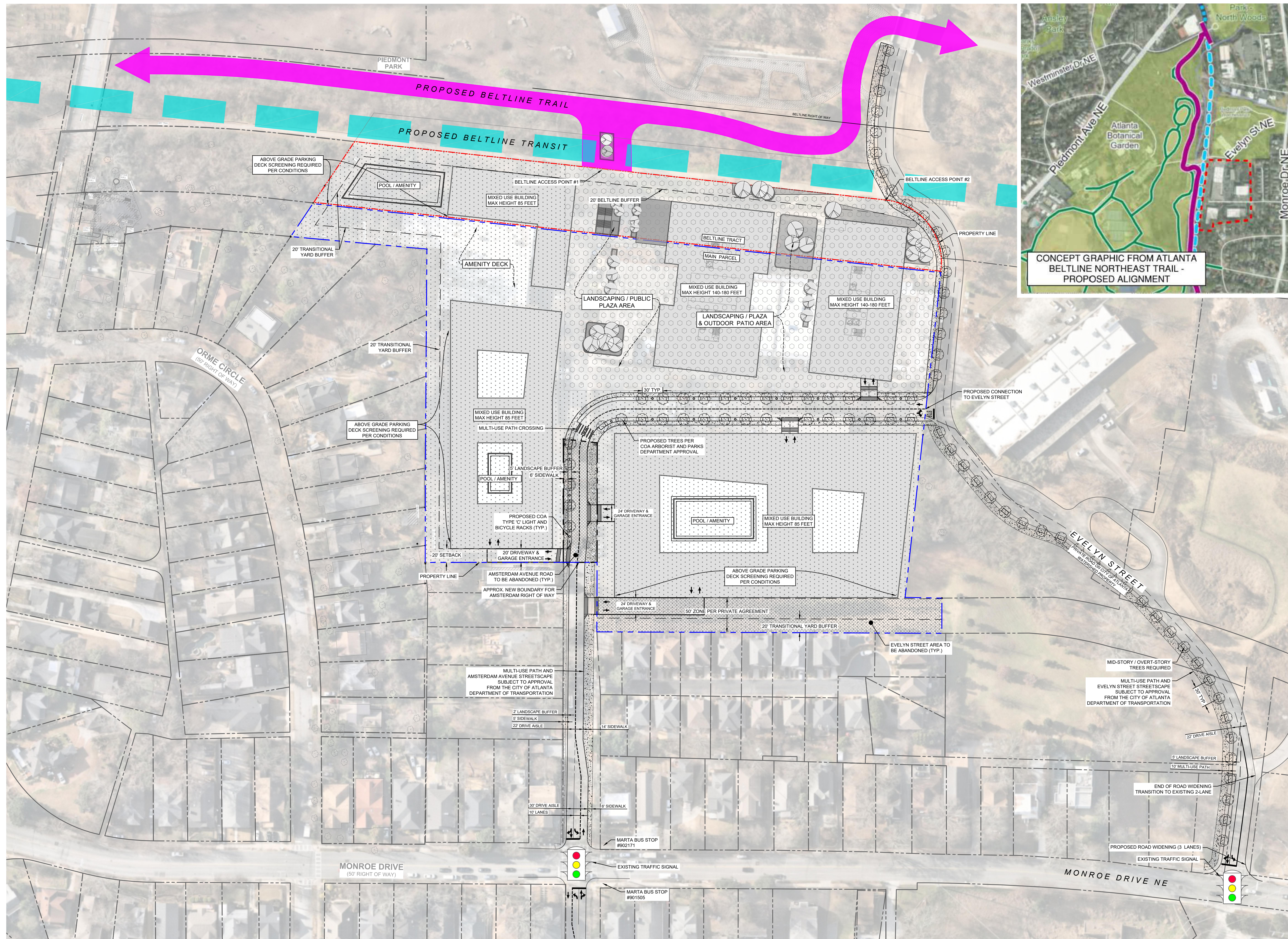


Drawing name: K:\AMT_Civil\19192945_Amsterdam Walk\CAD\Plan\sheet\03-30 - REZONING SITE PLAN.dwg CP-30 REZONING SITE PLAN May 08, 2024 11:51am by: Benji Curran



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	C-1 (BELTLINE OVERLAY)
PROPOSED ZONING:	R-4 (BELTLINE OVERLAY)
PROPOSED ZONING:	PDMU (BELTLINE OVERLAY)
NET LOT AREA:	475,542 SF (10.92 ACRES)
GROSS LOT AREA:	513,942 SF (11.80 ACRES)

BULK LIMITATIONS:

MAX. BUILDING HEIGHT:	180 FT / 85 FT
MAX. RESIDENTIAL DENSITY:	940,000 SF
MAX. NON-RESIDENTIAL DENSITY:	240,000 SF
FLOOR AREA RATIO:	
RESIDENTIAL FAR (GLA):	1.83 RESI
NON-RESIDENTIAL FAR (NLA):	0.50 NON-RESI

PARKING SUMMARY:

MINIMUM PARKING:

SEE CONDITIONS

MAXIMUM PARKING:

SEE CONDITIONS

PROPOSED PARKING: 1,435 SPACES (TOTAL)

BICYCLE PARKING:

REQUIRED:	100 SPACES TOTAL
RESIDENTIAL:	90 SPACES
NON-RESIDENTIAL:	10 SPACES
PROVIDED:	250 SPACES TOTAL
RESIDENTIAL:	90 SPACES
NON-RESIDENTIAL:	160 SPACES
PUBLIC ACCESSIBLE:	150 SPACES

LOADING SPACES:

MINIMUM REQUIRED:	
RESIDENTIAL:	(2) 12' X 35' SPACES
NON-RESIDENTIAL:	(2) 12' X 35' SPACES
PROVIDED:	
RESIDENTIAL:	(2) 12' X 35' SPACES
NON-RESIDENTIAL:	(2) 12' X 35' SPACES
(4)	12' X 35' SPACES

OPEN SPACE:

20% OPEN SPACE REQUIREMENT (SEE CONDITIONS)

***NOTES:**

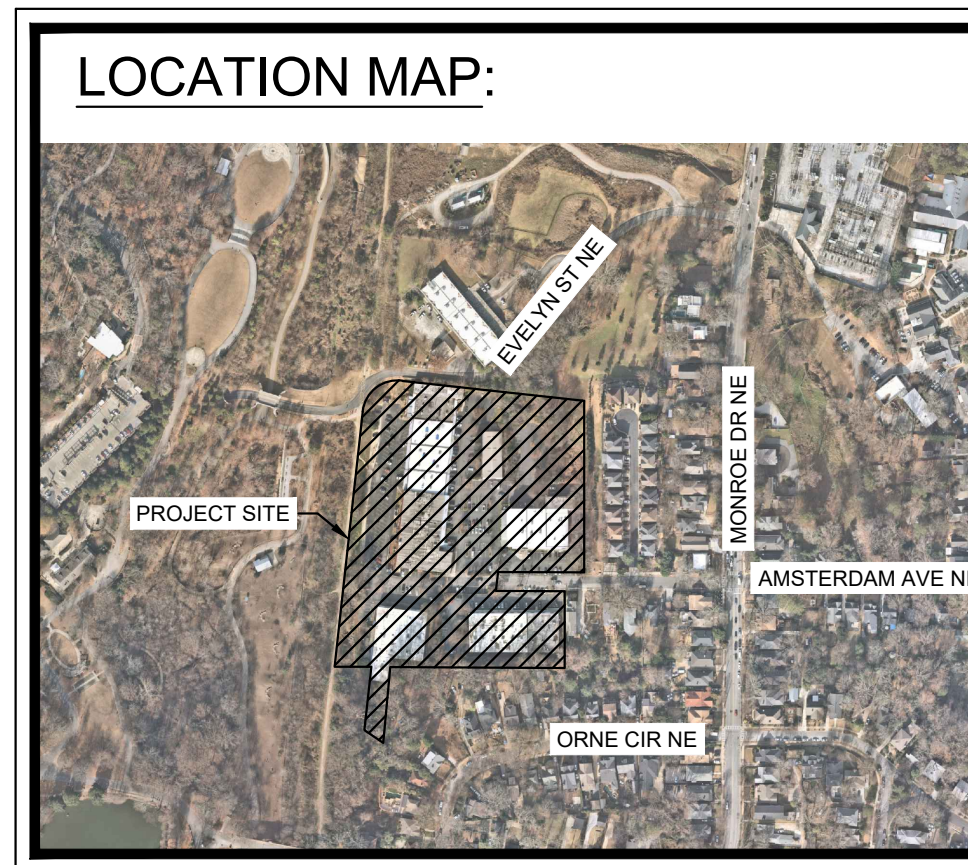
- ESTIMATED REQUIRED AND PROVIDED PARKING SPACES, LOADING SPACES, USABLE OPEN SPACE AND TOTAL OPEN SPACE WILL BE BASED ON ACTUAL CONSTRUCTED DENSITY AND USES.
- SEE PLAN FOR BUILDING SETBACKS.
- THE PERMITTED USES ON THE PROPERTY SHALL BE IN ACCORDANCE WITH SECTION 16-108.003

PROJECT CONTACTS:

APPLICANT: PORTMAN HOLDINGS, LLC.
303 PEACHTREE CENTER AVE NE
SUITE 575
ATLANTA, GA 30303
CONTACT: MIKE GREENE
PHONE: 404.614.5252

TRAFFIC CONSULTANT: KIMLEY-HORN & ASSOCIATES
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PHONE: 404.201.6155

CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES
1200 PEACHTREE STREET NE
SUITE 800
ATLANTA, GA 30309
CONTACT: CHARLES ZAKEM, P.E.
PHONE: 404.419.8700



SITE PLAN LEGEND:

- MAIN PARCEL PROPERTY LINE
- ABI PARCEL PROPERTY LINE
- STANDARD DUTY CONCRETE SIDEWALK
- CITY OF ATLANTA TYPE 'C' LIGHT
- CITY OF ATLANTA TYPE 'CH' LIGHT
- CITY OF ATLANTA TREE AND TREE WELL
- 180' MAX BUILDING HEIGHT ZONE
- 85' MAX BUILDING HEIGHT ZONE
- RIGHT OF WAY ABANDONMENT ZONE

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Utility Protection Center, Inc.
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GRAPHIC SCALE IN FEET
0 30 60 120

Kimley Horn
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303 PEACHTREE CENTER AVE NE
SUITE 575
ATLANTA, GA 30303

AMSTERDAM WALK
900 AMSTERDAM AVE NE, ATLANTA, GA 30306
DRI #4065

REZONING SITE PLAN
SHEET NUMBER
C0-30

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	REVISION DESCRIPTIONS	DATE	BY

PROJECT: AMSTERDAM WALK
DATE: 5/8/2024
GSWCC CERT. (LEVEL II): 0000076499
DRAWN BY: BAC
DESIGNED BY: BAC
REVIEWED BY: CAZ
DATE: 5/8/2024
PROJECT NO.: 019292043
TITLE: REZONING SITE PLAN

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