KRYSTAL Prototype
(2017-11-06)

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Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments (These are areas not counted towards UOSR)		
Public Space provided = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required	None (site is less than 1 acre)	N/A
Provided	N/A	N/A
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		N/A
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, wellness, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		N/A

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR

On-site Parking Spaces	Residential	Non-residential Uses
Minimum Required		5 (75% of Max.)
Provided		20
Maximum Allowed		6 (1 space/300 SF of floor area)
Bicycle Parking Spaces	**Residential**	**Non-residential Uses**
Minimum Required		3
Provided		4

On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)

	Residential/Hotel	Non-residential Uses (break out by use)
Minimum Required (specify for each use)		None
Provided (specify for each use)		None

Lot Size (in square footage)

Gross Land Area (GLA)	37,501 SF
Net Lot Area (NLA)	26,259 SF

Floor Area Ratio (FAR) – as applicable. Check which used for residential: ☐ GLA, or ☐ NLA

	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed			2.696	70,794 SF
Base Provided			0.068	1,788 SF
Bonus Allowed			3.0	78,777 SF
Bonus Provided			0	0

Bonus FAR Program (check bonus utilized if applicable)

Transit Station ☐ | Ground Floor Retail ☐ | Open Space and New Streets ☐ | Community Center Facilities ☐ | Workforce Housing ☐

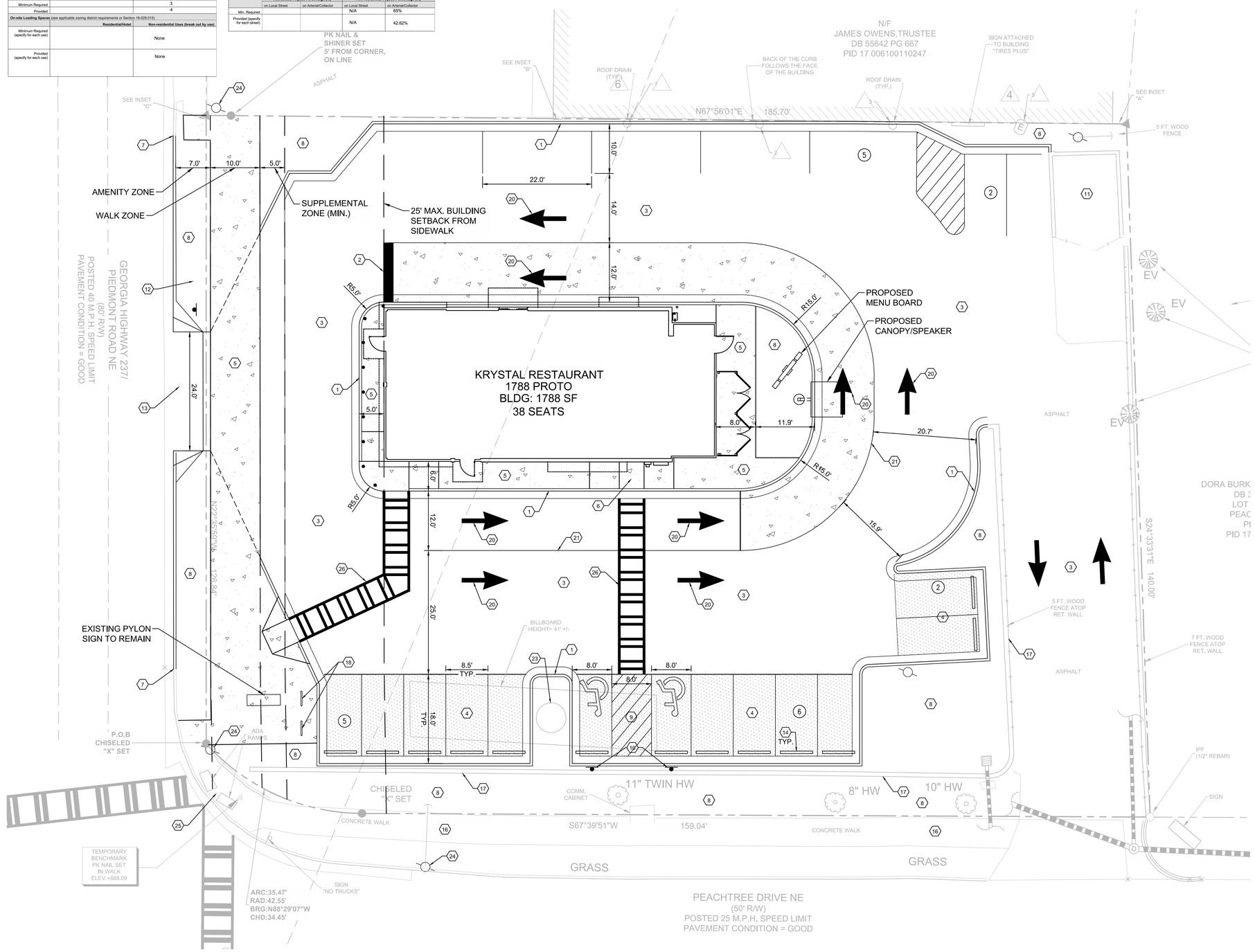
Residential Units	**Total Provided:** _____
Number of Units Provided (without bonus)	
Number of Bonus Units Provided (without workforce housing)	
Number of Bonus Workforce Housing Units Provided (20% required)	
Total Number of Units per Acre	

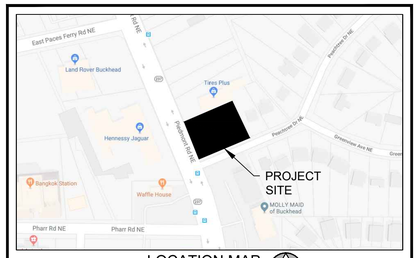
Building Coverage ☐ or **Lot Coverage** ☒ (check applicable as required per zoning district)

	Percentage (%)	Square Footage
Max. Permitted	None (site is less than 1 acre)	N/A
Provided		

Fenestration (% of each street-fronting facade calculated separately, per district regulations)

	Residential Façade Percentage (%)		Non-residential Façade Percentage (%)	
	on Local Street	on Arterial/Collector	on Local Street	on Arterial/Collector
Min. Required			N/A	65%
Provided (specify for each street)			N/A	42.62%





LOCATION MAP
NOT TO SCALE

SITE SUMMARY

SITE AREA	
SITE AREA:	0.603 ACRES
IMPERVIOUS AREA:	--- SF (--%)
PERVIOUS AREA:	--- SF (--%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ATLANTA
ZONING:	SPI-9 - SA2
ADJACENT ZONING:	SPI-9 - SA2, R-4
BUILDING SETBACKS	
FRONT:	5' BIKE LANE, 5' AMENITY ZONE, 10'WALK ZONE, 5' SUPPLEMENTAL ZONE
SIDE:	0'
REAR:	0'
BUILDING SUMMARY	
BUILDING AREA:	1,788 S.F.
BUILDING COVERAGE:	6.8%
PARKING SUMMARY	
PARKING REQ.:	MAX: 1 SPACES/300 S.F.
	6 SPACES
PARKING PROV.:	3.36 SPACES/300 S.F.
	20 SPACES
STANDARD STALL DIMENSIONS:	8.5' x 18' (90° PARKING)
MIN. DRIVE WIDTH:	12' (ONE-WAY)

KEY NOTES

1	24" CURB & GUTTER, SEE SHEET C-8.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-8.0 FOR DETAIL
3	HEAVY DUTY PAVEMENT, SEE SHEET C-8.0 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY PAVEMENT, SEE SHEET C-8.0 FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK (SEE PLAN FOR WIDTH), SEE SHEET C-8.0 FOR DETAIL
6	TYPE 'B' ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-8.0 FOR DETAIL
7	CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER
8	LANDSCAPE AREA, SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
9	ADA PARKING AREA, SEE SHEET C-8.0 FOR DETAIL(S)
10	ADA PARKING SIGN, SEE SHEET C-8.0 FOR DETAIL
11	EXISTING DUMPSTER ENCLOSURE TO REMAIN
12	STOP SIGN (R1-1), SEE SHEET C-8.0 FOR MOUNTING DETAIL
13	CITY OF ATLANTA STANDARD DRIVEWAY, SEE SHEET C-8.0 FOR DETAIL
14	CONCRETE WHEEL STOP PLACED 2' FROM FACE OF CURB OR SIDEWALK, SEE SHEET C-8.0 FOR DETAIL
15	30" CURB AND GUTTER PER GDOT STANDARDS, SEE SHEET C-8.X FOR DETAIL(S) AND PAVEMENT SPECIFICATIONS
16	EXISTING SIDEWALK TO REMAIN
17	EXISTING RETAINING WALL AND FENCE TO REMAIN
18	BIKE RACK
19	~~EXISTING TRANSFORMER TO REMAIN~~
20	TYPICAL PAVEMENT MARKINGS, SEE SHEET C-8.X FOR DETAILS
21	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
22	NOT USED
23	EXISTING BILLBOARD TO REMAIN
24	EXISTING UTILITY POLE/LIGHT POLE TO REMAIN
25	EXISTING ADA RAMP TO REMAIN
26	5' WIDE PEDESTRIAN CROSSWALK

GENERAL SITE NOTES:

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) TOPOGRAPHIC SURVEY BY LECRAW ENGINEERING, INC, DECEMBER 8, 2017. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0253, SEPTEMBER 18, 2013.

5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY --- DATED ---.

PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING

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REV. #	DATE	DRAWN BY:	CHECKED BY:

CLIENT
THE KRYSTAL COMPANY
1455 LINCOLN PARKWAY, SUITE 600, DUNWOODY, GA 30346

PROJECT
ATL012 - KRYSTAL - ATLANTA (PIEDMONT)
3037 PIEDMONT ROAD
LAND LOTS 46 & 61, 17TH DISTRICT
ATLANTA, FULTON COUNTY, GEORGIA

SEAL:

GEORGIA REGISTERED PRELIMINARY 3/16/18 ENGINEER MARK S. LECRAW

DESIGN TEAM:

DRAWN BY:	TDD
DESIGNED BY:	TDD
REVIEWED BY:	MSL

811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW
0' 5' 10' 20'
SCALE: 1"=10'

JOB #:	206003
DATE:	MARCH 15, 2018

SITE PLAN
C-4.0

Drawing name: L:\206003 - The Krystal Company - Krystal - Atlanta (Piedmont Ave.)_GA\CADD\CONSTR\206003 - 06 - SITE3.dwg SITE PLAN Mar 16, 2018 12:16pm by: thomas.dugan

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is caring
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sweet & cold
ICE CREAM
HAND-SPUN
SHAKES
1982
1941