



Children's<sup>SM</sup>  
Healthcare of Atlanta

# BREAKING NEW GROUND







I-85 FRONTAGE RD.

INTERSTATE 85

I-85 FRONTAGE RD.

C.A.P.

TULLIE RD.

EXECUTIVE PARK DR.

NORTH DRUID HILLS RD.

TULLIE CIR. NE

WOODCLIFF DR. NE

BRIARCLIFF RD. NE

CHILDERLEE LN.

CLIFF VALLEY WAY NE

MAP KEY



CITY OF BROOKHAVEN



TO BE ANNEXED INTO CITY OF BROOKHAVEN



0 50' 100' 200'



INTERSTATE 85

CHILDREN'S CENTER FOR ADVANCED PEDIATRICS

CHILDREN'S SUPPORT BUILDING

CLIFF VALLEY WAY

CHILDREN'S NORTH DRUID HILLS CAMPUS

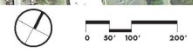
NORTH DRUID HILLS RD.

BRIARCLIFF RD. NE



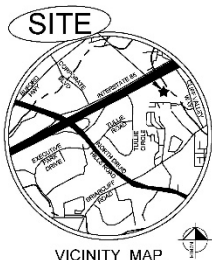
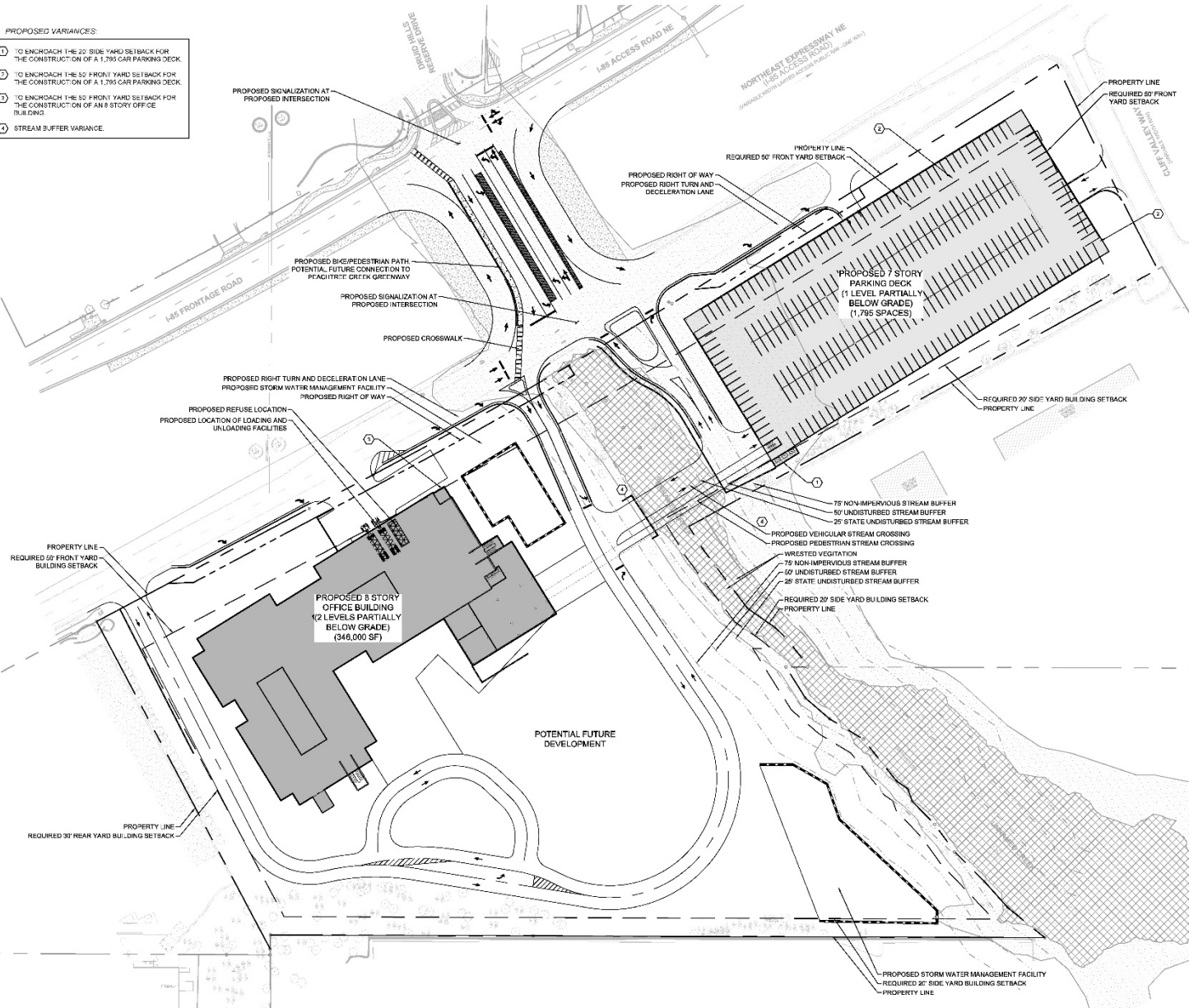
**BREAKING NEW GROUND**

NORTH





- PROPOSED VARIANCES:
- 1 TO ENCOACH THE 20' SIDE YARD SETBACK FOR THE CONSTRUCTION OF A 1,795 CAR PARKING DECK.
  - 2 TO ENCOACH THE 50' FRONT YARD SETBACK FOR THE CONSTRUCTION OF A 1,795 CAR PARKING DECK.
  - 3 TO ENCOACH THE 50' FRONT YARD SETBACK FOR THE CONSTRUCTION OF AN 8 STORY OFFICE BUILDING.
  - 4 STREAM BUFFER VARIANCE.



**LEGEND:**

- EXISTING PROPERTY LINE
- - - FUTURE PROPOSED R-O-W LINE
- - - BUILDING SETBACK LINE
- - - STREAM BUFFER
- - - EXISTING CURB & GUTTER
- - - EXISTING GUARDRAIL
- ▭ PROPOSED BUILDING
- ▨ PROPOSED ABOVE GRADE PARKING
- ▩ POTENTIAL FUTURE DEVELOPMENT
- ▧ FLOODPLAIN ZONE X
- ▦ FLOODPLAIN ZONE A

**DEVELOPMENT SUMMARY CHART:**

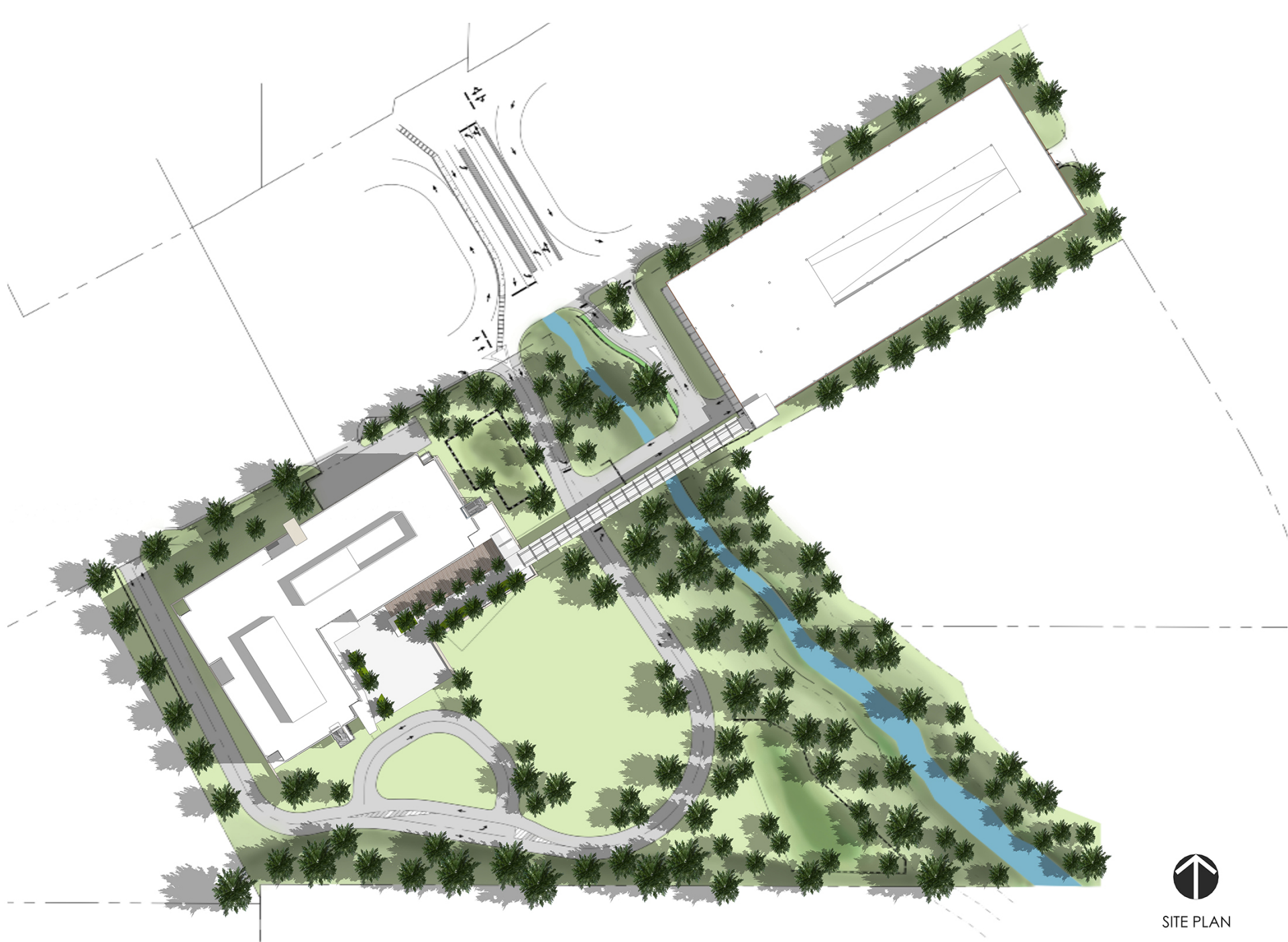
<b>PROPERTY SIZE:</b>	11.87 ACRES (517,057 SF)
<b>BUILDINGS:</b>	348,000 SF
PROPOSED 8 STORY OFFICE BUILDING (2 LEVELS PARTIALLY BELOW GRADE 49%)	
<b>TOTAL:</b>	348,000 SF
<b>PROPOSED 7 STORY PARKING DECK (1 LEVEL PARTIALLY BELOW GRADE 49%):</b>	
<b>PARKING SPACES:</b>	1,795 SPACES
REQUIRED (1 PER 250 SF)	1,795 SPACES
PROVIDED:	1,795 SPACES
<b>LOT COVERAGE:</b>	60%
MAXIMUM:	NOT TO EXCEED 60%
PROPOSED:	
<b>ZONING:</b>	O1
<b>SETBACKS:</b>	PROPOSED
FRONT YARD:	33 FT
SIDE YARD:	20 FT
REAR YARD:	33 FT
<b>POSTED SPEED LIMITS:</b>	
CLIFF VALLEY HWY:	25 MPH
TULLIE CIRCLE:	25 MPH
TULLIE ROAD:	25 MPH
NORTHEAST EXPRESSWAY:	45 MPH
<b>MAJOR ELECTRICAL / PETROLEUM TRANSMISSION LINES:</b>	NONE
<b>STORMWATER MANAGEMENT FACILITIES:</b>	STORM WATER WILL BE HANDLED VIA 2 OR 3 ABOVE GRADE MANAGEMENT FACILITIES.
<b>WETLANDS:</b>	NONE
<b>FEMA FLOOD ZONE:</b>	SHOWN ON PLAN
<b>STREAM BUFFERS:</b>	SHOWN ON PLAN
<b>CORNERIES:</b>	NONE
<b>ARCHITECTURAL LANDMARKS:</b>	NONE
<b>ARCHEOLOGICAL LANDMARKS:</b>	NONE
<b>DOMESTIC WATER PROVIDER:</b>	DEKALB COUNTY
<b>SANITARY SEWER PROVIDER:</b>	DEKALB COUNTY

NOTE: ALL PROPOSED IMPROVEMENTS SHOWN WITHIN GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) RIGHT OF WAY INCLUDING CURB CUTS ALONG NORTHEAST EXPRESSWAY UNDERPASS, REQUIRED GUARDRAIL, AND INTERSECTION SIGNALIZATION, SUBJECT TO AND CONTINGENT UPON CDOT APPROVAL.



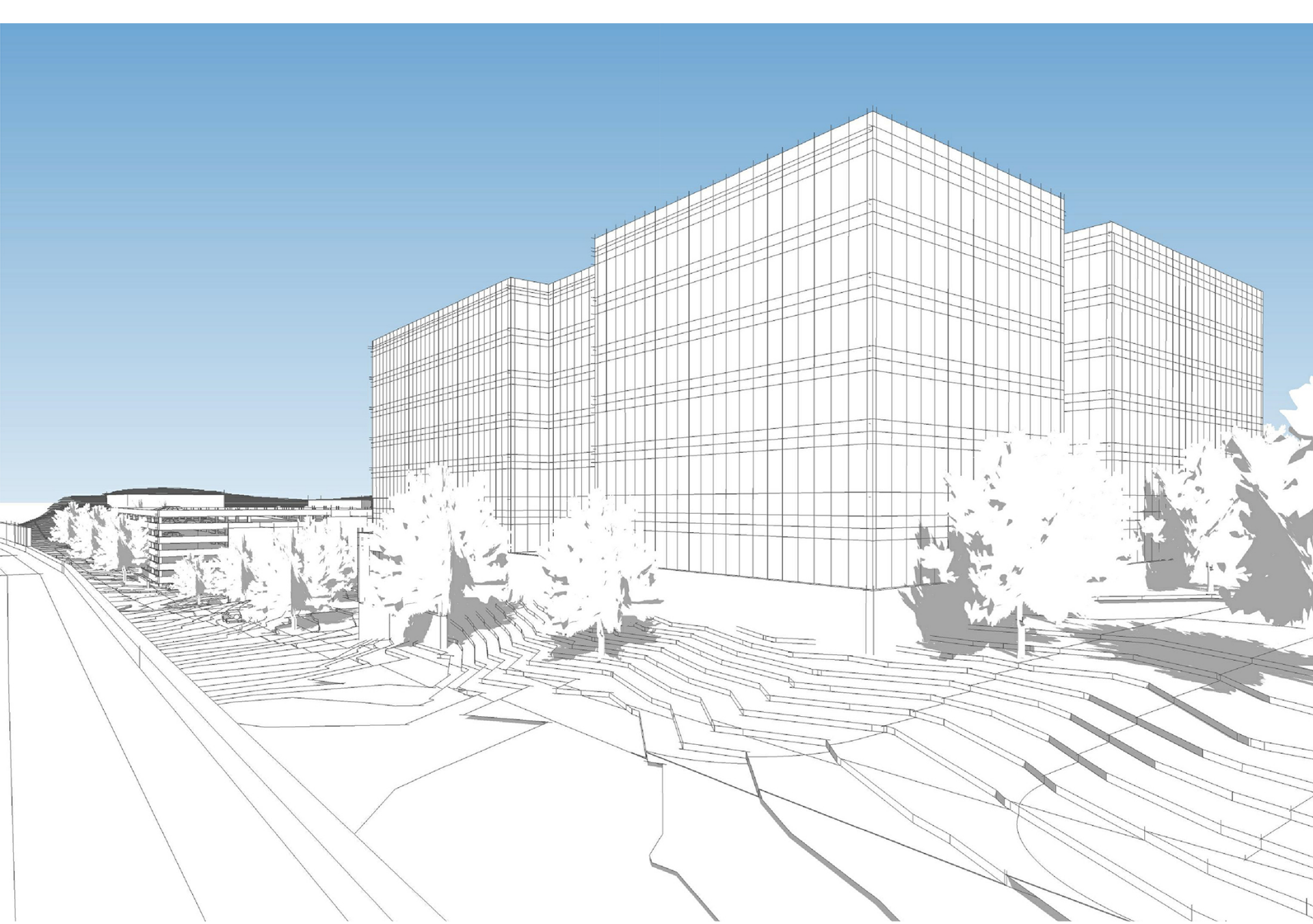
 817 W. PEACHTREE STREET, NW ATLANTA, GEORGIA 30309 PHONE: 404-415-8700 WWW.KIMLEY-HORN.COM	PROJECT NO: 24052017 PROJECT NO: 21322024 SHEET NUMBER: 4
	DATE: 01/31/2024 REV: 0000 DATE:
PROJECT: CHILDREN'S SUPPORT OFFICE BUILDING TITLE: SLUP SITE PLAN	CLIENT: CHILDREN'S SUPPORT OFFICE BUILDING ADDRESS: 100 TULLIE CIRCLE, ATLANTA, GEORGIA 30329
DESIGNER: DK CHECKED BY: JTB DATE: 01/31/2024	SCALE: 1" = 50' DRAWING NO: 24052017-01-01
PREPARED BY: JTB DATE: 01/31/2024	PROJECT: BREAKING NEW GROUND ADDRESS: 100 TULLIE CIRCLE, ATLANTA, GEORGIA 30329





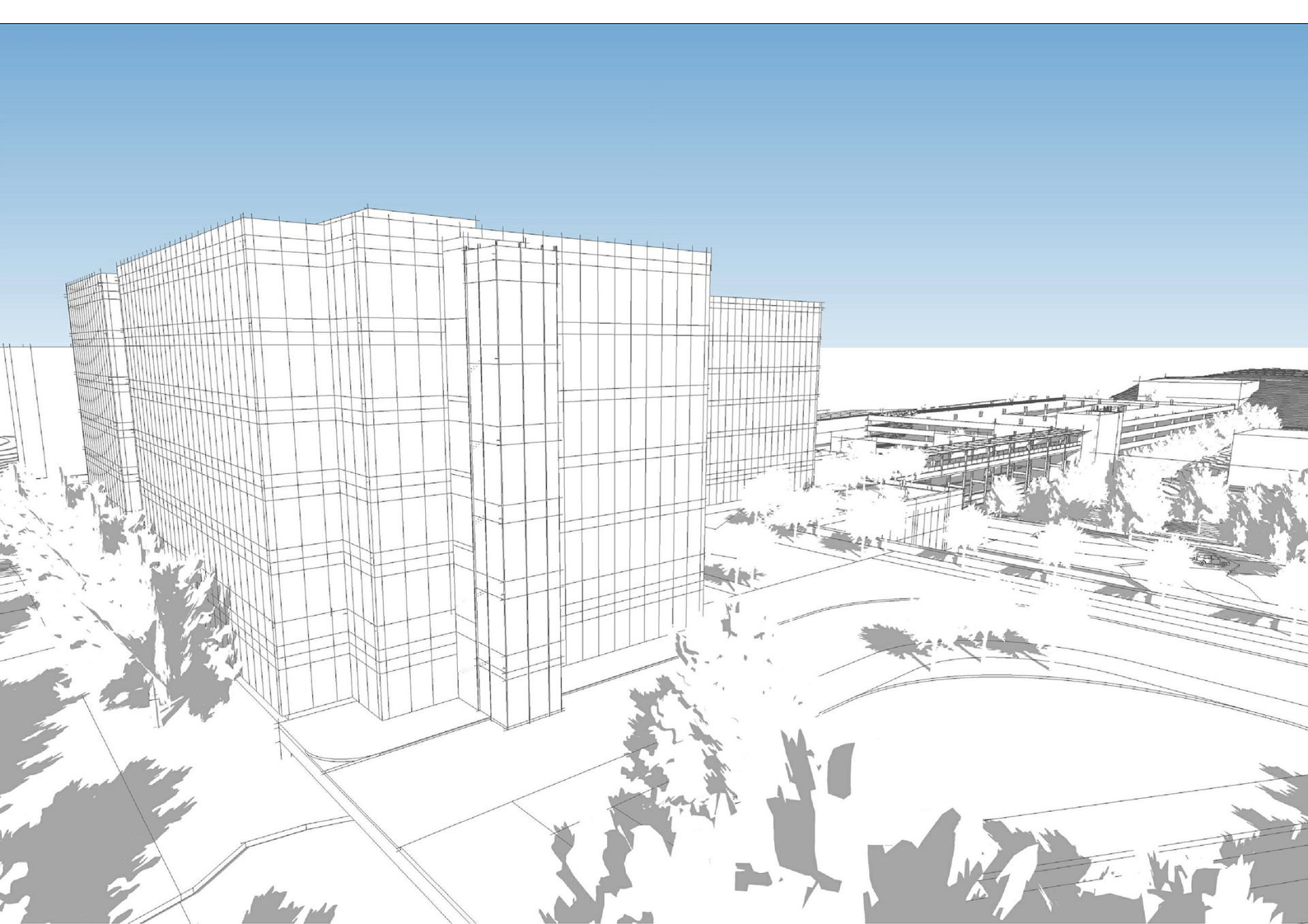
SITE PLAN





NORTHWEST BUILDING ELEVATION





SOUTHWEST BUILDING ELEVATION





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