

Site Notes:

- THE SITE CONTAINS: 0.842 ACRES TOTAL
DISTURBED ACREAGE: 0.751 ACRES TOTAL (0.703 ACRES OUTSIDE R/W)
- SITE ADDRESS: 2695 LENOX ROAD
TAX PARCEL ID NUMBER: 170006001022
- ZONING: RG-3-C
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY McCLUNG SURVEYING, INC. DATED FEBRUARY 18, 2013
- THIS PROPERTY IS NOT INSIDE A DESIGNATED FEMA SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0253 E, DATED JUNE 22, 1998 FOR UNINCORPORATED FULTON COUNTY.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THERE ARE WATERS OF THE STATE OF GEORGIA WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- ALL TREE REPLACEMENT WILL FOLLOW THE CITY OF ATLANTA TREE ORDINANCE.
- CONCRETE DRIVEWAY APRONS WITH FLARES ARE REQUIRED BY CITY OF ATLANTA CODE (SECTION 138), AND SHALL CONFORM TO THE CITY OF ATLANTA STANDARD DETAILS.
- THE PROPOSED SITE WILL NOT HAVE A DUMPSTER. GARBAGE SERVICE TO BE PROVIDED BY THE CITY OF ATLANTA.
- THE PROPOSED FINISHED FLOOR HEIGHT OF THE FRONT ENTRY STOOP SHALL BE NO HIGHER THAN 24" ABOVE THE FINISHED GRADE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.
- INSTALLATION OF SIDEWALK ALONG THE PUBLIC RIGHT OF WAY IS REQUIRED BY THE CITY OF ATLANTA CODE (SECTION 138). SIDEWALKS, CONCRETE CURB AND GUTTER AND GRANITE CURB SHALL CONFIRM TO THE CITY OF ATLANTA STANDARD DETAILS.
- AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB IS LESS THAN 5" HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF ATLANTA REQUIREMENTS AND SIDEWALK REPLACED.
- PRIOR TO THE DEDICATION AND ACCEPTANCE OF A SANITARY SEWER SYSTEM, STORM SEWER SYSTEM OR STREET INFRASTRUCTURE TO THE CITY OF ATLANTA, "AS BUILT" DRAWINGS AND 3-YR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
- NO WETLANDS EXIST WITHIN 200 FT OF THE PROJECT SITE.
- AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES, THE EXISTING CURB SHALL BE REMOVED AND REPLACED, OR RESET, TO MINIMUM CITY OF ATLANTA REQUIREMENTS AND THE SIDEWALKS REPLACED.

24 HOUR EMERGENCY CONTACT: WINSTON SMITH (678) 618-7847

Land Use Intensity Data:

NET LOT AREA	
NET LOT AREA (ACRES)	0.842 AC
NET LOT AREA (SQUARE FEET)	36,684 SF
GROSS LOT AREA PROVIDED	
NET LOT AREA	36,684 SF
LENOX ROAD (1/2 R.O.W. ALONG 70' FRONTAGE)	+ 8,143 SF
GROSS LOT AREA PROVIDED	= 44,827 SF
FLOOR AREA RATIO (FAR)	
MAX FLOOR AREA RATIO ALLOWED (SECTOR 3)	0.696
MAX RESIDENTIAL FLOOR AREA ALLOWED	31,200 SF
RESIDENTIAL FLOOR AREA	
TOTAL BUILDING AREA PROVIDED	TBA SF
ACTUAL FLOOR AREA RATIO PROVIDED (FAR):	TBA SF
USABLE OPEN SPACE REQUIREMENT (RATIO X GROSS LOT AREA)	
TABULAR FAR FROM TABLE 1-LAND USE INTENSITY RATIOS	0.696
ACTUAL FLOOR AREA RATIO PROVIDED (FAR):	0.40 REQUIRED
	17,931 REQUIRED SF
TOTAL OPEN SPACE RATIO REQUIREMENT (RATIO X GROSS LOT AREA)	
TABULAR FAR FROM TABLE-1 LAND USE INTENSITY RATIOS	0.696
TABULAR TOSR FROM TABLE-1 LAND USE INTENSITY RATIOS	0.71 REQUIRED
	31,827 REQUIRED SF
USABLE OPEN SPACE PROVIDED	
GROSS LAND AREA	44,827 SF
BUILDING FOOTPRINT	- 9,960 SF
WALL FOOTPRINT	- 488 SF
OFF SITE PAVED AREA (PARKING AND DRIVE LANES)	- 1,198 SF
ON SITE PAVED AREA (PARKING AND DRIVE LANES)	- 9,268 SF
ON SITE LIVING AREA (1/2 BALCONIES AND ARCADE)	+ 0 SF
USABLE OPEN SPACE PROVIDED	= 23,913 SF OK
TOTAL OPEN SPACE RATIO PROVIDED	
COVERED OPEN SPACE PROVIDED	0 SF
USABLE OPEN SPACE PROVIDED	+ 23,913 SF
PAVED AREA (OFF SITE)	+ 1,198 SF
PAVED AREA (ON SITE)	+ 9,268 SF
TOTAL OPEN SPACE PROVIDED	= 34,379 SF OK

Professional's Certification

"I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY, THESE PLANS ARE ACCURATE AND COMPLY WITH THE DISTRICT AND GENERAL REGULATIONS OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA."

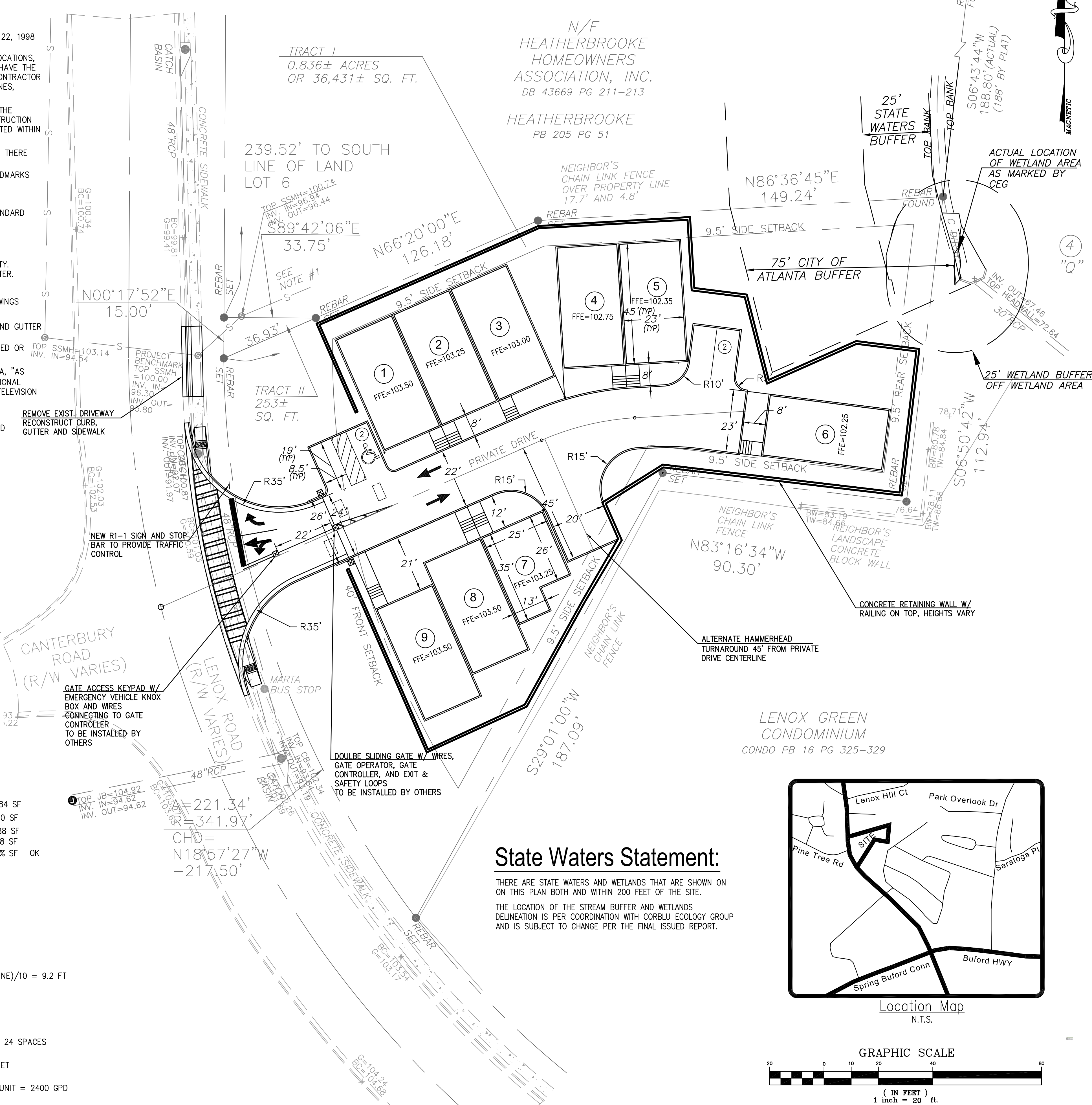
CERTIFIED BY _____ DATE _____

Lot Coverage:

NET LOT AREA	36,684 SF
BUILDING FOOTPRINT	9,960 SF
WALL FOOTPRINT	488 SF
PARKING AND DRIVES	9,268 SF
LOT COVERAGE	53.7% SF OK

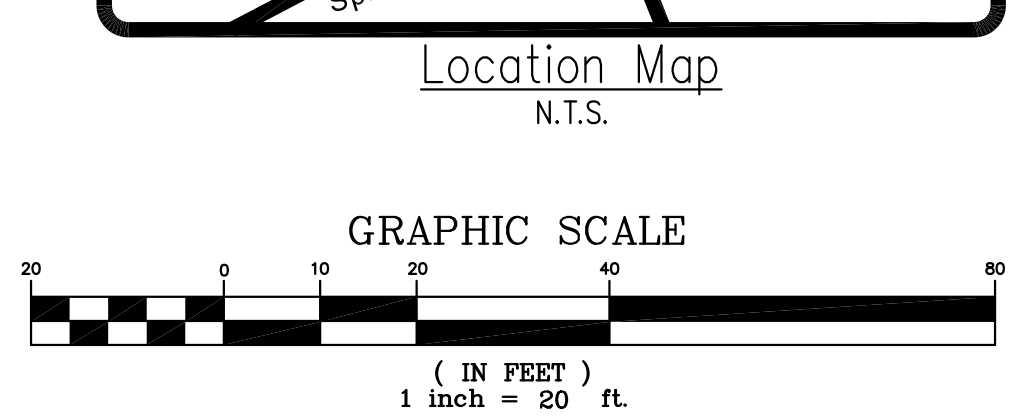
Site Data:

LOT SETBACK INFORMATION:
 FRONT: 40'
 REAR: DISTANCE FORMULA D
 SIDE: DISTANCE FORMULA D
 $D=4+3 \text{ (STORIES)} + 22 \text{ (LENGTH OF UNIT ALONG SETBACK LINE)} / 10 = 9.2 \text{ FT}$
 UNITS:
 TOTAL RESIDENTIAL UNITS: 10
 DENSITY (BASED ON GROSS LAND AREA): 9.77
 PARKING:
 PARKING REQ'D PER UNIT: 2 SPACES/UNIT
 ONSITE PARKING PROVIDED (2X10 UNIT PARKING + 4 GUEST): 24 SPACES
 PARKING RATIO PROVIDED: 2.40 SPACES/UNIT
 STREET FURNITURE / TREE PLANTING ZONE PROVIDED = 5 FEET
 CLEAR ZONE PROVIDED ON LENOX DRIVE = 6 FEET
 ESTIMATED WATER AND SEWER USE: 10 UNITS X 240 GPD/UNIT = 2400 GPD
 MAX UNIT HEIGHT = 5 STORIES



State Waters Statement:

THERE ARE STATE WATERS AND WETLANDS THAT ARE SHOWN ON THIS PLAN BOTH AND WITHIN 200 FEET OF THE SITE. THE LOCATION OF THE STREAM BUFFER AND WETLANDS DELINEATION IS PER COORDINATION WITH CORBLU ECOLOGY GROUP AND IS SUBJECT TO CHANGE PER THE FINAL ISSUED REPORT.



Prepared By:
CRESCENT VIEW ENGINEERING, LLC.
 1003 Kennell Drive
 Marietta, Georgia 30060
 678-324-8410
 www.crescentvieweng.com

Prepared For
Lenox at Canterbury, LLC
 2870 Peachtree Rd #928
 Atlanta, GA 30305

Site Plan

DATE	SCALE	AS SHOWN	REVISIONS	CITY COMMENTS
07-01-13	07-30-13	AS SHOWN	07-30-13	City Comments
			09-16-13	Stream Buffer
			PZ	
			GHB	

Construction Plans For
2695 Lenox Road
 Land Lot 6, 17th District
 City of Atlanta, Fulton County, Georgia

CVE PI # 13-060

Sheet No.
C-2