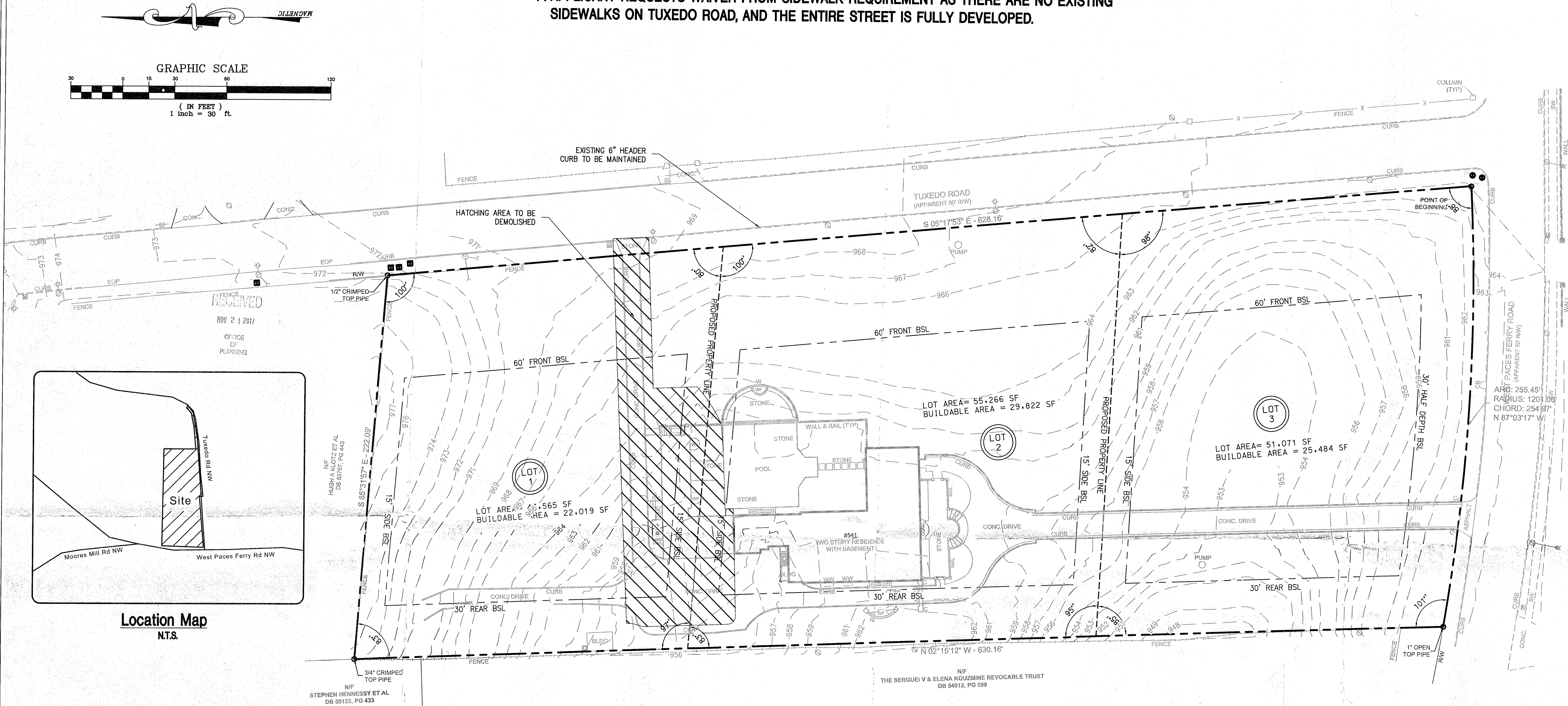


Sidewalk Note:

1. APPLICANT REQUESTS WAIVER FROM SIDEWALK REQUIREMENT AS THERE ARE NO EXISTING SIDEWALKS ON TUXEDO ROAD, AND THE ENTIRE STREET IS FULLY DEVELOPED.



Site Data:

	REQUIREMENTS (R-2)	PROPOSED FOR LOT#1	PROPOSED LOT #2	PROPOSED LOT #3
NET LAND AREA		43,565 SF	55,266 SF	51,071 SF
GROSS LAND AREA		43,565 SF	55,266 SF	51,071 SF
NUMBER OF DWELLING UNITS	1 SF DETACHED HOME	1 SF DETACHED HOME	1 SF DETACHED HOME	1 SF DETACHED HOME
LOT REQUIREMENT		43,560 SF	43,560 SF	43,560 SF
FRONTAGE				
SET BACK REQUIREMENTS				
- FRONT YARD	60 FT	60 FT	60 FT	60 FT
- SIDE YARD	15 FT (ONE ON EACH SIDE)	15 FT	15 FT	15 FT
- REAR YARD	30 FT	30 FT	30 FT	30 FT
FLOOR AREA RATIO (FAR)	0.30 (MAX)	NO MORE THAN 0.30	NO MORE THAN 0.30 OR 16,580*	NO MORE THAN 0.30
LOT COVERAGE / TOTAL BLDG SF	35% (MAX)	3.16% / 1,376 SF	19.51% / 10,782 SF	6.35% / 3,243 SF
SF/USE OF ACCESSORY SPACE		TBD	TBD	TBD
TOTAL OPEN SPACE (TOS)				
USABLE OPEN SPACE (UOS)				
PARKING	2 SPACE MIN (FOR SF DETACHED)	2 SPACE MIN	2 SPACE MIN	2 SPACE MIN
HEIGHT	35 FT (MAX)	NO MORE THAN 35 FT	NO MORE THAN 35 FT	NO MORE THAN 35 FT

*PER LOT #2 ARCHITECT - AFTER THE PARTIAL DEMOLITION, LOT 2 HOUSE FLOOR AREA WILL BE 10,257 SF. MORE THAN 50% OF THE BASEMENT IS BURIED WITHIN 48" OF THE MAIN FINISHED FLOOR. THE FAR IS 0.186.

Site Data:

TOTAL SITE AREA: 149,902 SF / 3.441 ACRES (NET)
TOTAL NUMBER OF PROPOSED LOTS: 3
ZONING: R-2
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY: 0.34 LOTS PER ACRE

Fire Protection

THERE IS AN EXISTING FIRE HYDRANT SHOWN IN THE RIGHT OF WAY OF WEST PACES FERRY ROAD. ALL PROPOSED LOTS ARE WITHIN 750 LINIER FEET OF THE EXISTING FIRE HYDRANT.

HATCHING AREA FOR DEMOLITION ON PROPOSED LOT 1 PER DEMOLITION PERMIT #BB-201707100

THE LOT 2 WITH THE CURRENT HOUSE ON IT IS REQUIRED TO HAVE AN INDEPENDENT DRIVEWAY PRIOR TO THE ISSUANCE OF THE FINAL PLAT

Owner's Acknowledgment:

STATE OF GEORGIA
CITY OF ATLANTA
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY _____ DATE _____
OWNER

Final Subdivision Plat- City of Atlanta Departmental Approval:

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT- OFFICE OF PLANNING	
DIRECTOR OFFICE OF PLANNING, OR HIS/HER DESIGNEE (PRINT NAME)	(SIGNATURE) (DATE)
DEPARTMENT OF WATERSHED MANAGEMENT- OFFICE OF SITE DEVELOPMENT	
COMMISSIONER, OR HIS/HER DESIGNEE (PRINT NAME)	(SIGNATURE) (DATE)
DEPARTMENT OF PUBLIC WORKS- OFFICE OF TRAFFIC AND TRANSPORTATION	
COMMISSIONER, OR HIS/HER DESIGNEE (PRINT NAME)	(SIGNATURE) (DATE)

541 West Paces Ferry Road NW
Land Lot 141, 17th District
City of Atlanta, Fulton County, Georgia

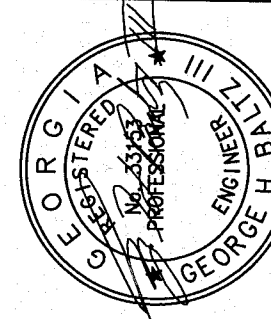
CVE PI # 17-168

Sheet No.

C-1

SITE PLAN

DATE	SCALE	AS SHOWN	1. CITY COMMENTS	REVISIONS
11-10-17	AS SHOWN	1. CITY COMMENTS	11/16/2017	
DRAWN	AR			
CHECKED	GHB			



Prepared For
PALLAZO ROSA, LLC
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