

PROJECT INFORMATION

LOCATION	1524 - 1526 WOODLARK DRIVE
ADDRESS	APRIL 15, 2017
COUNTY	DEKALB
CURRENT ZONING	REG-3-C
PROPOSED ZONING	REG-3-C
CURRENT LAND USE	MULTI-FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL

LOT AREA	2200 SF
NET LOT AREA (N/A)	40180 SF
GROSS LOT AREA (N/A)	50,038 SF
NET AREA	N/A
MAX FAR	0.696 G/A
RESIDENTIAL MAX SF	27,777 SF
TOTAL FLOOR AREA (PROV.)	30,288 SF

OPEN SPACE SERVICES (BASED ON 5-A)	NONE
U.O.S. REQ. (1)	34,824 SF
U.O.S. PROVIDED	29,877 SF
U.O.S. DEFICIT	4,947 SF
REAR YARD	40' OF STREET FRONTAGE
REAR YARD	5'-0" @ 0' F.A.C. WINDOWS QUALITY
MAX PERMITTED HEIGHT	8'-0"
MAX PERMITTED HEIGHT	40'-0"
MAX PERMITTED HEIGHT	40'-0"

NEW SIDE SPACES REQ'D	5
NEW GARAGE SPACES REQ'D	5
TOTAL SPACES REQ'D	10
TOTAL SIDE PARKING REQ'D	8 SPACES (75 UNITS)
TOTAL SIDE PARKING REQ'D	8 SPACES
LOT COVERAGE	40.860 SF
NET LOT AREA (N/A)	1,851 SF (20%)
BUILDING FOOTPRINT	2,777 SF (12%)
TOTAL SERVICES SURFACE	2,888 SF (13%)

TREE PLANT SUMMARY (BASED ON 5-A)

2'-1/2" DIA. CM	3
2'-5" DIA. 8" H	3
2'-5" DIA. 8" H	3
2'-5" DIA. 8" H	3
4" DIA. 5" H	3

REG-3-C

THIS IS A DEVELOPMENT WITH A LOT 75 PERCENT OPEN SPACE REQUIREMENT. THE DEVELOPER SHALL PROVIDE OPEN SPACE SERVICES TO COMPENSATE FOR THE DEFICIT. THE DEVELOPER SHALL PROVIDE OPEN SPACE SERVICES TO COMPENSATE FOR THE DEFICIT. THE DEVELOPER SHALL PROVIDE OPEN SPACE SERVICES TO COMPENSATE FOR THE DEFICIT.

ADDITIONAL NOTES:

1. THE DEVELOPER SHALL PROVIDE OPEN SPACE SERVICES TO COMPENSATE FOR THE DEFICIT. THE DEVELOPER SHALL PROVIDE OPEN SPACE SERVICES TO COMPENSATE FOR THE DEFICIT. THE DEVELOPER SHALL PROVIDE OPEN SPACE SERVICES TO COMPENSATE FOR THE DEFICIT.

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PROPOSED WOODEN STAIRS TO OPEN SPACE

PROPOSED COMMON GREEN/OPEN SPACE AREA WITH CHARCOAL GRILLS

CRITICAL ROOT ZONE IMPACTED 9%

SCREENING TREES, TYP

20'-0" TRANSITIONAL YARD

4'-0" HEIGHT WOOD EQUIPMENT SCREEN 4'-0" MAX HORIZONTAL BOARD SIDING

15'-0" SIDE YARD SETBACK 0'-0" REQ. IF NO WINDOWS ARE ADJACENT TO SETBACK

BIKE RACKS

REG-3-C

EACH INDIVIDUAL UNIT ROOF STORMWATER RUNOFF TO BE CAPTURED WITHIN RAIN GARDEN FEATURE PRIOR TO CONVEYANCE TO SITE STORMWATER DETENTION SYSTEM

9'-0" SUPPLEMENTAL ZONE

6'-0" SIDEWALK

5'-0" STREET TREE/FURNITURE ZONE

GRAPE MYRTLE STANDARD

NEW SIDEWALK CROSSING, TYP



PROPOSED SITE PLAN

R-4

CRITICAL ROOT ZONE IMPACTED 18%

CRITICAL ROOT ZONE IMPACTED 33% (SEE TREE IMPACT SUMMARY)

CRITICAL ROOT ZONE IMPACTED 5%

SITE 92AC @ 90' AC REQUIRES 828 TREE CALIPER INCHES AT ROW TREE FACE SIDEWALK AT EDGE OF CURB

E HORNBAM 25 CAL

E HORNBAM FLORIDA ANISE 7 GAL

DEVILWOOD 5-6 HT. FLORIDA ANISE 7 GAL

AMERICAN HOLLY 8-10 HT.

FLORIDA ANISE 7 GAL SWEET SHRUB 3 GAL E HORNBAM

NEW DECORATIVE STREET LIGHT (1) 40'-0" O.C. ENTRY STOOD, TYP

GRAPE MYRTLE STANDARD

EXIST CURB

5'-0" STREET TREE FURNITURE ZONE

6'-0" SIDEWALK

6'-0" SUPPLEMENTAL ZONE

MEMORIAL DRIVE (60' ROW)

DEARBORN STREET (40' ROW)

Awarded

City of Atlanta

SEP 2 0 2016

Office of Planning

Atlanta, GA

PROJECT INFORMATION

LOCATION: 1001 W. 10th Street, Fort Lauderdale, FL 33304

ADDRESS: 1001 W. 10th Street, Fort Lauderdale, FL 33304

COUNTY: DADE COUNTY, FL

CURRENT ZONING: R-4

PROPOSED ZONING: R-4

CURRENT LAND USE: MULTIFAMILY RESIDENTIAL

PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL

LOT AREA: 2000 SF

NET LOT AREA (NLA): 1800 SF

GROUND LOT AREA (GLA): 1800 SF

PLAN AREA: 1800 SF

RESIDENTIAL MAX SF: 1800 SF

TOTAL FLOOR AREA (TFA): 3000 SF

OPEN SPACE & SETBACKS BASED ON GLA

0.25 (10) 2000 SF

0.25 (10) 2000 SF

U.S. PROPOSED 2000 SF

PROT. YARD 2000 SF

SOFT YARD 2000 SF

REAR YARD 2000 SF

MAX. PERMITTED HEIGHT 40'-0"

BLDG HEIGHT 40'-0"

UNITS 9

PARSONS 5

R-4 PERMITTED (1 UNIT) 5

NEW SURF. SPACES (PATIO) 5

NEW GARAGE SPACES (PATIO) 5

TOTAL SPACES (PATIO) 10

TOTAL BLDG FLOOR AREA 3000 SF

TOTAL BLDG FLOOR AREA 3000 SF

NET LOT AREA (NLA) 1800 SF

BUILDING FOOTPRINT 1800 SF

TOTAL PERMITTED SURFACE 3000 SF

TOTAL PERMITTED SURFACE 3000 SF

TOTAL PERMITTED SURFACE 3000 SF

TOTAL PERMITTED SURFACE 3000 SF

TOTAL PERMITTED SURFACE 3000 SF

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PROPOSED WOODEN STAIRS TO OPEN SPACE

PROPOSED COMMON GREEN/OPEN SPACE AREA WITH CHARCOAL GRILLS

CRITICAL ROOT ZONE IMPACTED 5%

SCREENING TREES, TYP

20'-0" TRANSITIONAL YARD

4'-0" HEIGHT WOOD EQUIPMENT SCREEN, 4'-0" MAX HORIZONTAL BOARD SPACING

5'-0" SIDE YARD SETBACK 0'-0" REQ. IF NO WINDOWS ARE ADJACENT TO SETBACK

BIKE RACKS

RG-3-C

N BUILDING

N ASPHALT DRIVE

ASPHALT DRAINWAY

RIGHT OF WAY

MEMORIAL DRIVE (60' ROW)

6'-0" SIDEWALK

5'-0" STREET TREE/FURNITURE ZONE

CRANE MYRTLE STANDARD

NEW SIDEWALK CROSSING, TYP

R-4

CRITICAL ROOT ZONE IMPACTED 10%

CRITICAL ROOT ZONE IMPACTED 32% (SEE TREE IMPACT SUMMARY)

CRITICAL ROOT ZONE IMPACTED 5%

5"TE 92"AC @ 90"AC REQUIRES 628 TREE CALIPER NOT-ES AT ROW TREE PLACE SIDEWALK AT EDGE OF CURB

E HORNBAM 25' CAL

E HORNBAM 25' CAL

FLORIDA ANISE 7 GAL

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FLORIDA ANISE 7 GAL

FLORIDA ANISE 7 GAL



195 LF OF PROPOSED SITE
RETAINING WALL, 10FT MAX.
HEIGHT

PROPOSED COMMON
GREEN/OPEN SPACE
AREA WITH
CHARCOAL GRILLS

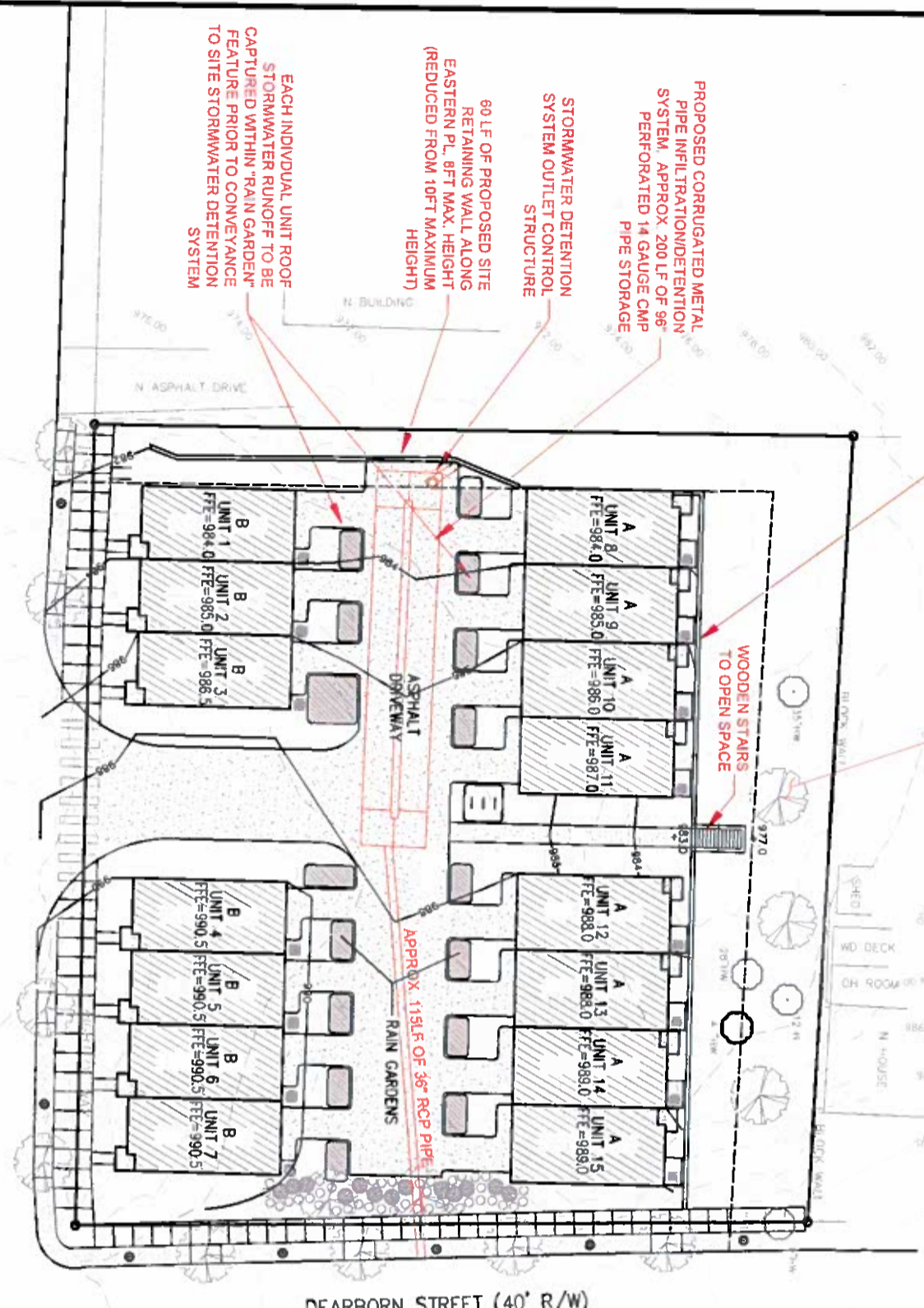
WOODEN STAIRS
TO OPEN SPACE

PROPOSED CORRUGATED METAL
PIPE INFILTRATION/DETENTION
SYSTEM, APPROX. 200 LF OF 96"
PERFORATED 14 GAUGE CMP
PIPE STORAGE

STORMWATER DETENTION
SYSTEM OUTLET CONTROL
STRUCTURE

60 LF OF PROPOSED SITE
RETAINING WALL ALONG
EASTERN PL. 8FT MAX. HEIGHT
(REDUCED FROM 10FT MAXIMUM
HEIGHT)

EACH INDIVIDUAL UNIT ROOF
STORMWATER RUNOFF TO BE
CAPTURED WITHIN "RAIN GARDEN"
FEATURE PRIOR TO CONVEYANCE
TO SITE STORMWATER DETENTION
SYSTEM



MEMORIAL DRIVE (60' R/W)

DEARBORN STREET (40' R/W)

- GRADING/EARTHWORK NOTES AND SPECIFICATIONS:**
1. ALL DRAINAGE STRUCTURES SHALL BE BUILT ACCORDING TO GEORGIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARDS AND SPECIFICATIONS.
 2. SITE CONDITIONS BASED ON SURVEY BY OTHERS. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. IF ANY VARIATIONS ARE ENCOUNTERED NOTIFY THE ENGINEER.
 3. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
 4. EARTHWORK SHALL BE TO THE LINES AND GRADES SHOWN. ALL STRUCTURAL FILL MATERIALS SHOULD BE FREE OF ORGANIC MATTER, DELETERIOUS OR FROZEN MATERIALS, DEBRIS OF ANY TYPE, OR ROCK FRAGMENTS LARGER THAN FOUR (4) INCHES IN DIAMETER. FACTORY FILL SOILS WILL GENERALLY COMPLY WITH THE USCS DESIGNATIONS OF GW, GP, GM, SM, SW, SP, SC, CL AND/OR ML. OTHER MATERIALS SHOULD BE EVALUATED BY THE GEOTECHNICAL ENGINEER TO DETERMINE ITS SUITABILITY PRIOR TO USING. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AND WITHIN ±3% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR). ALL STRUCTURAL FILL IN THE UPPER 18" OF PAVEMENTS AND BUILDINGS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AND WITHIN ±2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR).
 5. THE CONTRACTOR SHALL REMOVE ALL DEBRIS INCLUDING PAVEMENT, CONCRETE, AND UNSUITABLE MATERIAL FROM THE SITE. ALL AREAS UNDER EXISTING PAVEMENT SHALL BE SCARIFIED BEFORE PLACING STRUCTURAL FILL MATERIAL.
 6. ALL PROPOSED CUT OF FILL SLOPES TO BE 2.5:1 OR FLATTER.
 7. ANY EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
 8. ALL STORM SEWER MANHOLES UDS AND DRAINAGE STRUCTURES SHALL BE 1/4" BELOW FINISHED PAVEMENT AND SHALL HAVE TRAFFIC RATED RING AND COVERS. UDS SHALL BE LABELED "STORM SEWER".
 9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 10. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IN PAVED AND NATURAL AREAS AND ENSURE POSITIVE DRAINAGE TO COLLECTION STRUCTURES.
 11. ALL SPOT ELEVATIONS SHOWN ARE TO THE BOTTOM FACE OF CURB UNLESS OTHERWISE STATED.
 12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER IS CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

SYMBOL AND LINE LEGEND

PROPOSED SPOT ELEVATION.....	980.25+
PROPOSED FENCE.....	1 - - - - -
EXISTING FENCE.....	1 - - - - -
PROPOSED CONTROL.....	985
EXISTING CONTROL.....	985
PROPOSED RETAINING WALL.....	985
EXISTING RETAINING WALL.....	985



CALL BEFORE YOU DIG!

BEFORE ANY EXCAVATION WORK BEGINS OR ANY UNDERGROUND UTILITY IS LOCATED, CALL 811 AT LEAST 48 HOURS BEFORE THE WORK BEGINS. IF YOU ARE A HOMEOWNER, CALL 811 AT LEAST 48 HOURS BEFORE THE WORK BEGINS. IF YOU ARE A BUSINESS, CALL 811 AT LEAST 48 HOURS BEFORE THE WORK BEGINS. 811 IS A FREE SERVICE. CALL 811 AT LEAST 48 HOURS BEFORE THE WORK BEGINS.



1 inch = 20ft.
GRAPHIC SCALE



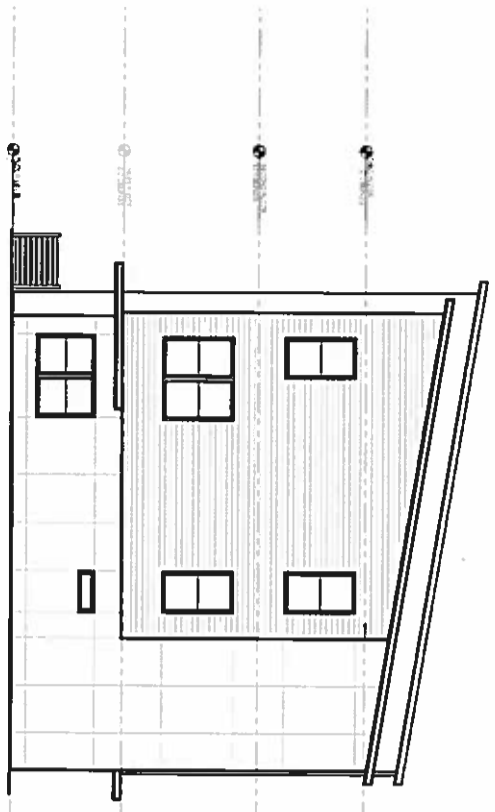
CONCEPT GRADING AND DRAINAGE PLAN
FOR THE
1836 MEMORIAL DRIVE TOWN HOMES
1836 AND 1828 MEMORIAL DRIVE
LAND LOT 206 15TH DISTRICT

No.	Revision/Issue
1	CONCEPT
2	REVISED CONCEPT

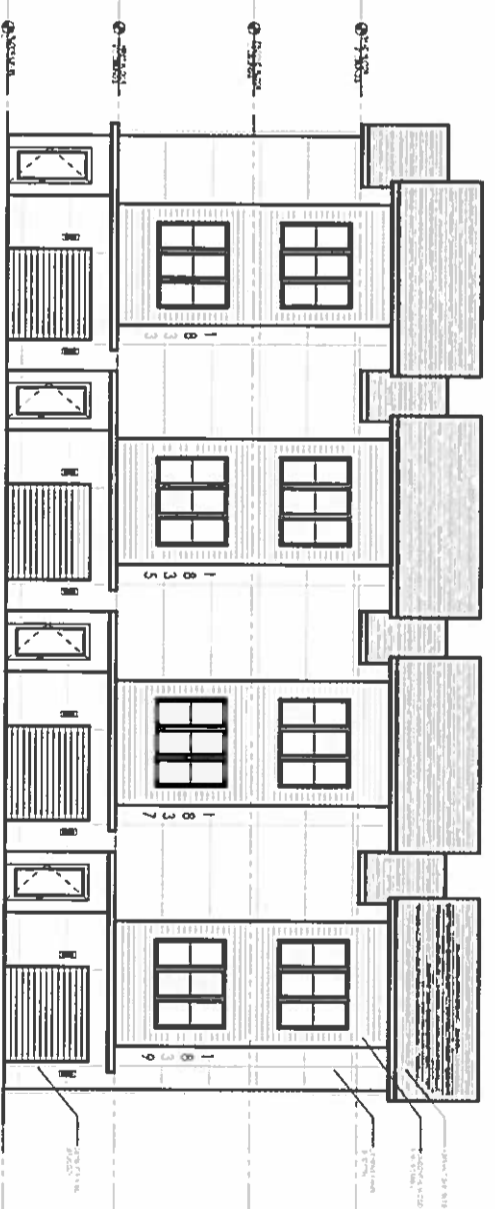
JVC
Civil Engineer
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

OWNER/DEVELOPER:
JONATHAN HICKS
770-402-3471

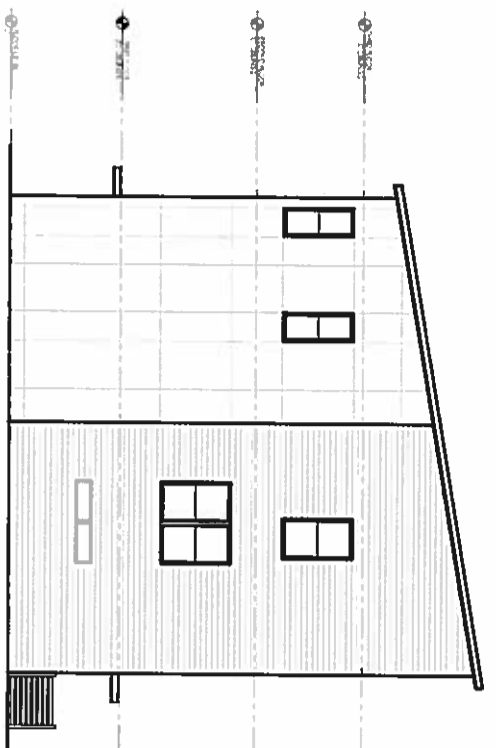
ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVC CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982
EMAIL: jhicks@jvcconsult.com



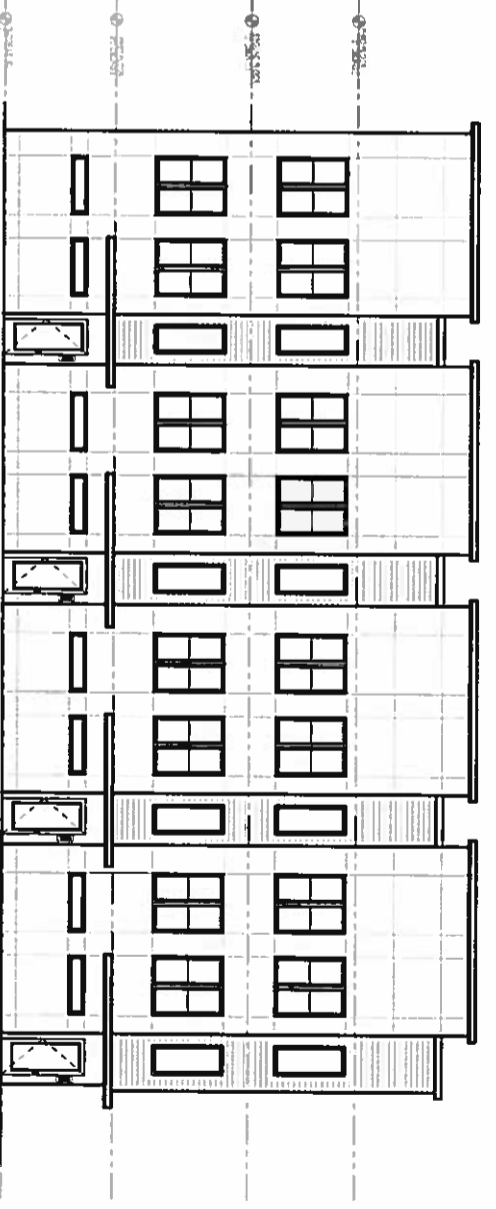
4 UNIT A ELEVATION
1/8" = 1'-0"



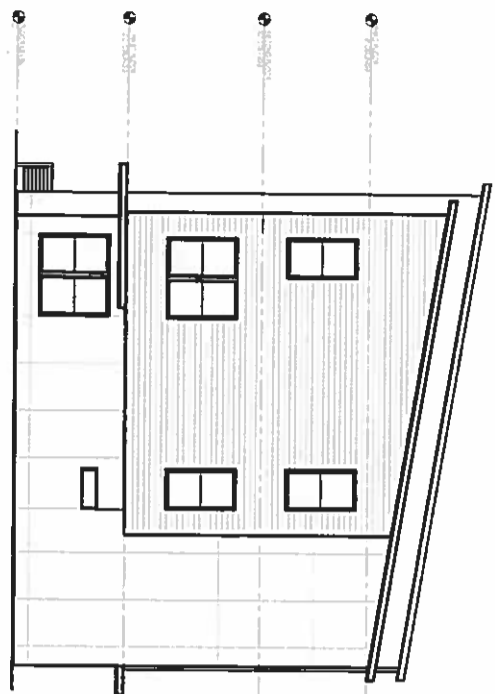
3 UNIT A ELEVATION
1/8" = 1'-0"



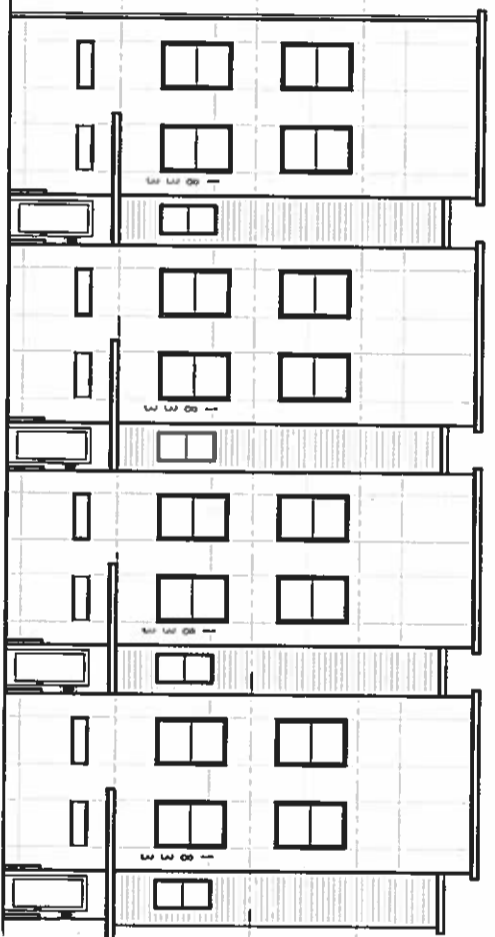
2 UNIT A ELEVATION
1/8" = 1'-0"



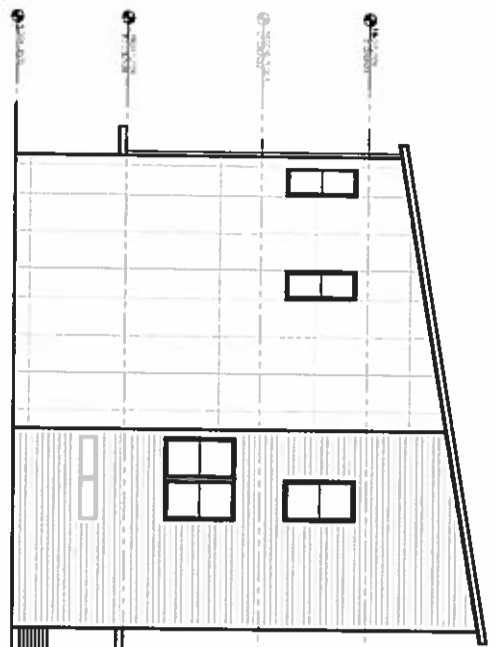
1 UNIT A ELEVATION
1/8" = 1'-0"



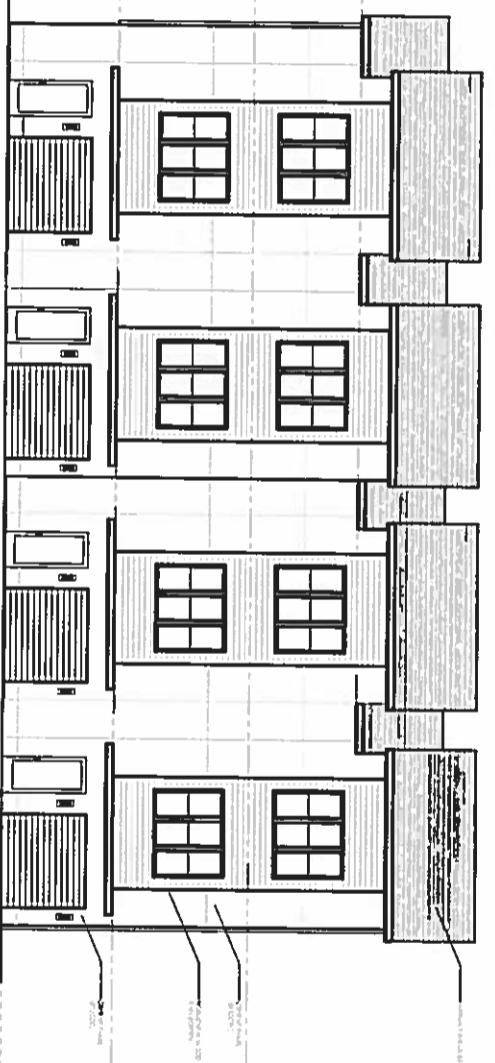
2
UNIT B ELEVATION
1:8"=1'-0"



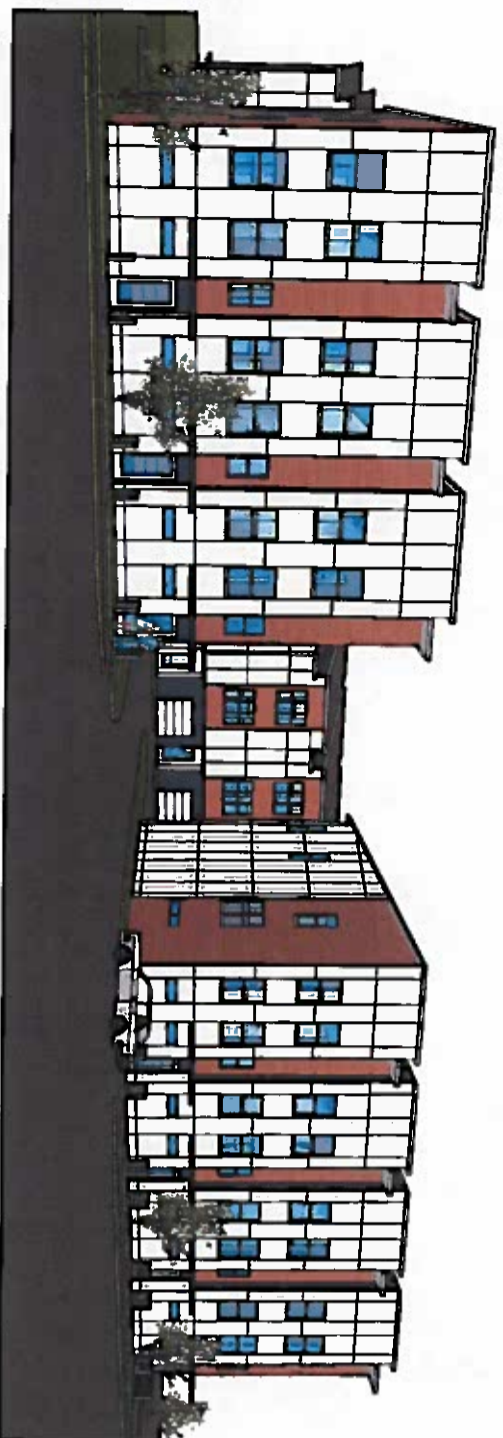
1
UNIT B ELEVATION
1:5"=1'-0"



4
UNIT B ELEVATION
1:8"=1'-0"



3
UNIT B ELEVATION
1:5"=1'-0"



SOUTH WEST VIEW



SOUTH EAST VIEW



NORTH EAST VIEW



NORTH WEST VIEW