



Department of City Planning
Office of Zoning & Development

2-18-119
OCT 22 2019
Amended

85 Trinity Ave., SW
Ste. 3150
Atlanta, GA

SITE MAP

CA 400

TRANSITIONAL YARD NOTE

GRADING ACTIVITY MAY BE ALLOWED WITHIN TRANSITIONAL YARDS BASED ON INTERPRETATION OF CITY OF ATLANTA ZONING ORDINANCE CHAPTER 35, SECTION 16-33.009.2.

SITE DATA CHART

SITE INFORMATION:	
NET LOT AREA	3.095 ACRES (134,818 SQFT)
GROSS LOT AREA	33.97 ACRES (1,472,413 SQFT)
ZONING:	
CURRENT ZONING	C-1-C, R-C & R-1-C
PROPOSED ZONING	MR-3
PROPOSED PLAN:	
DWELLING UNITS	32
TOTAL FLOOR AREA	99,116 SQFT
MAX. FLOOR HEIGHT	80 FT
PROPOSED HEIGHT	37 FT
MAX. SITE DENSITY	10.34 DU/AC
MAX. FAR	0.65
PROPOSED FAR	0.65
MIN. LOTS	
PROPOSED LOTS	56,965 SF
MIN. LOTS	57,283 SF
MIN. PARKING SPACES PER UNIT	
PROPOSED PARKING SPACES PER UNIT	0.99 x 32 UNITS = 32
REQUIRED PARKING SPACES PER UNIT	4.32 UNITS x 0.9 = 3.9
REQUIRED LOADING SPACES	2 SPACES (17' x 35')
PROPOSED LOADING SPACES	0 SPACES
PROPERTY SETBACKS:	
32.5' SETBACK	15 FT
REAR SETBACK	15 FT
TRANSITIONAL YARD	20 FT
REQUIREMENTS ALONG WEST WIEUCA	5 FT
CLEAR ZONE	15 FT
STREET PRESENTATION	3 FT

GRAPHIC SCALE: 1" = 32'

PROPOSED TOWNHOMES
141 WEST WIEUCA
ATLANTA, GA
SITE LAYOUT PLAN

REVISIONS

1	2-18-119	REV. PER PUBLIC COMMENTS
2	10-19-18	REV. PER OWNER COMMENTS
3	10-19-18	ENTRANCE REVISED

NOTES TO CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION TABLES AND ACTUAL SITE CONDITIONS ARE FOUND DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER OF SURVEY OR SURVEYOR WITHIN 72 HOURS OF DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES. IF THE CONTRACTOR IS NOTIFIED OF ANY DISCREPANCIES AND FAILS TO REPORT THEM TO THE ENGINEER OF SURVEY OR SURVEYOR WITHIN 72 HOURS OF DISCOVERY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES. IF THE CONTRACTOR IS NOTIFIED OF ANY DISCREPANCIES AND FAILS TO REPORT THEM TO THE ENGINEER OF SURVEY OR SURVEYOR WITHIN 72 HOURS OF DISCOVERY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES.

DATE: AUG 24, 2018

JOB NO: 2018-031

SCALE: AS SHOWN

DRAWN: C. QUADRE

CHECKED: C. QUADRE

DATE: AUG 24, 2018

JOB NO: 2018-031

SCALE: AS SHOWN

MAWELL-REDUCED

141 WEST WIEUCA
ATLANTA, GA 30318

811

ATLANTA

ATLANTA

ATLANTA