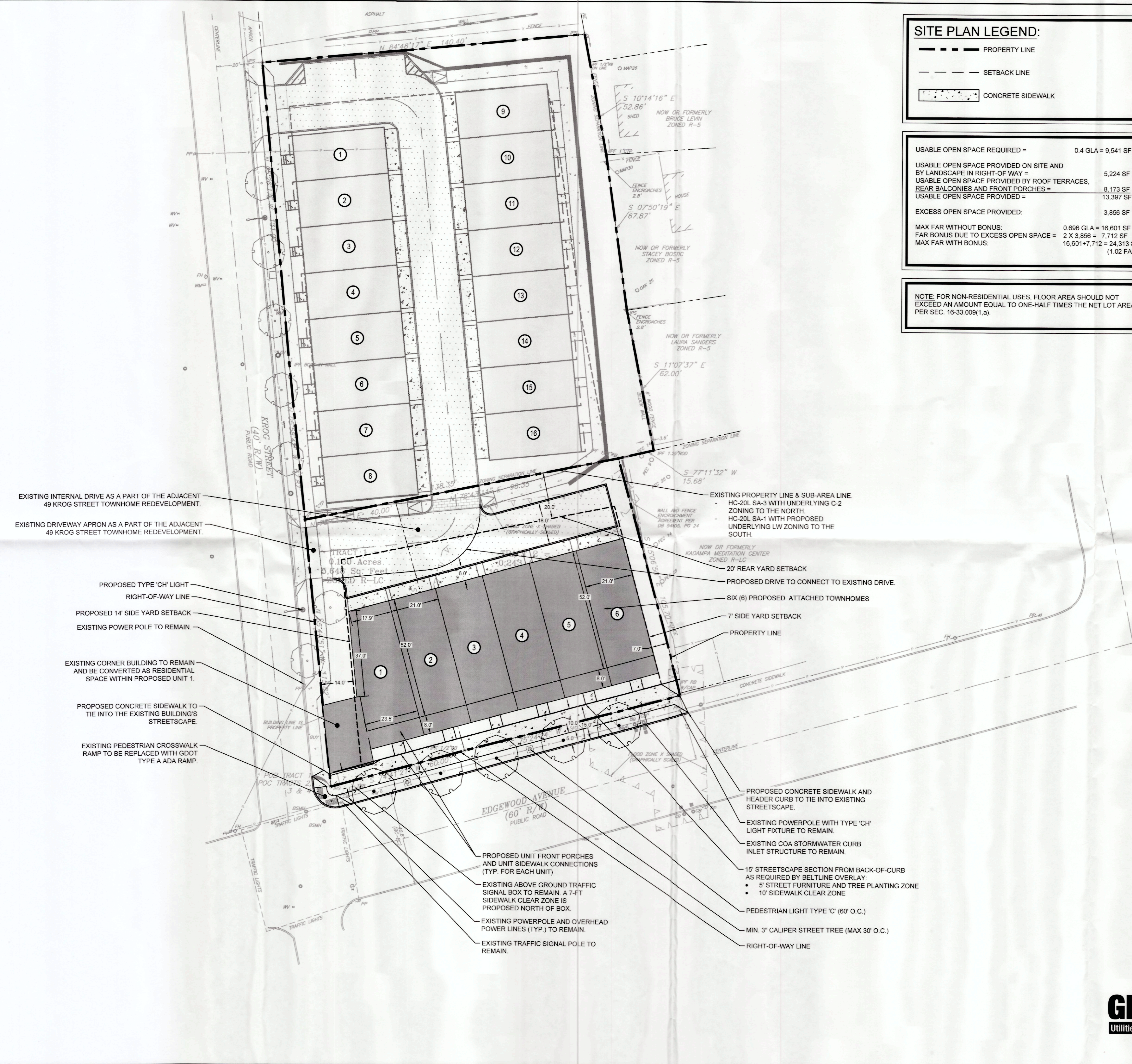


Drawing name: K:\AMT_CIVIL\017308015_Thrive-Krog Street\CAD\PlanSheets\Phase II PlanSheets\CD-10 - ZONING SITE PLAN.dwg 0-10 CONCEPT SITE (TOSR) Aug 20, 2018 2:49pm by clara.jennings
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE PLAN LEGEND:

- PROPERTY LINE
- - - - - SETBACK LINE
- ▨ CONCRETE SIDEWALK

USABLE OPEN SPACE REQUIRED = 0.4 GLA = 9,541 SF

USABLE OPEN SPACE PROVIDED ON SITE AND BY LANDSCAPE IN RIGHT-OF WAY = 5,224 SF

USABLE OPEN SPACE PROVIDED BY ROOF TERRACES, REAR BALCONIES AND FRONT PORCHES = 8,173 SF

USABLE OPEN SPACE PROVIDED = 13,397 SF

EXCESS OPEN SPACE PROVIDED: 3,856 SF

MAX FAR WITHOUT BONUS: 0.696 GLA = 16,601 SF

FAR BONUS DUE TO EXCESS OPEN SPACE = 2 X 3,856 = 7,712 SF

MAX FAR WITH BONUS: 16,601+7,712 = 24,313 SF (1.02 FAR)

NOTE: FOR NON-RESIDENTIAL USES, FLOOR AREA SHOULD NOT EXCEED AN AMOUNT EQUAL TO ONE-HALF TIMES THE NET LOT AREA PER SEC. 16-33.009(1.a).

SITE PLAN SPECIFICATIONS:

- ADDRESS: 716 & 724 EDGEWOOD AVE
- ZONING CLASSIFICATIONS:
PROPOSED REZONING TO LW (LIVE/WORK)
- MAXIMUM HEATED SQUARE FOOTAGE OF BUILDINGS
TOTAL RESIDENTIAL 24,314 SF
- NUMBER OF DWELLING UNITS: 6 UNITS
- MAX ALLOWABLE HEIGHT OF BUILDINGS: 35 FT
- NET LOT AREA (NLA): 16,230 SF
- GROSS LAND AREA (GLA): 23,853 SF
- LOT COVERAGE: 13,790 SF = 85.0%

VEHICLE PARKING CALCULATIONS*	MAXIMUM ALLOWED	MINIMUM REQUIRED	PROVIDED
RESIDENTIAL	12	6	12

*REQUIRED AND PROVIDED PARKING MAY VARY DEPENDING ON THE ACTUAL CONSTRUCTED DENSITY. REQUIRED PARKING CALCULATIONS BASED ON BELTLINE OVERLAY. MAXIMUM ALLOWED MAY VARY BASED ON FINAL BEDROOM-UNIT COUNT.

- EXISTING INTERNAL DRIVE AS A PART OF THE ADJACENT 49 KROG STREET TOWNHOME REDEVELOPMENT.
- EXISTING DRIVEWAY APRON AS A PART OF THE ADJACENT 49 KROG STREET TOWNHOME REDEVELOPMENT.
- PROPOSED TYPE 'CH' LIGHT RIGHT-OF-WAY LINE
- PROPOSED 14' SIDE YARD SETBACK
- EXISTING POWER POLE TO REMAIN
- EXISTING CORNER BUILDING TO REMAIN AND BE CONVERTED AS RESIDENTIAL SPACE WITHIN PROPOSED UNIT 1.
- PROPOSED CONCRETE SIDEWALK TO TIE INTO THE EXISTING BUILDING'S STREETScape
- EXISTING PEDESTRIAN CROSSWALK RAMP TO BE REPLACED WITH GDOT TYPE A ADA RAMP

- EXISTING PROPERTY LINE & SUB-AREA LINE. HC-20L SA-3 WITH UNDERLYING C-2 ZONING TO THE NORTH. HC-20L SA-1 WITH PROPOSED UNDERLYING LW ZONING TO THE SOUTH.
- 20' REAR YARD SETBACK
- PROPOSED DRIVE TO CONNECT TO EXISTING DRIVE.
- SIX (6) PROPOSED ATTACHED TOWNHOMES
- 7' SIDE YARD SETBACK
- PROPERTY LINE
- PROPOSED CONCRETE SIDEWALK AND HEADER CURB TO TIE INTO EXISTING STREETScape.
- EXISTING POWERPOLE WITH TYPE 'CH' LIGHT FIXTURE TO REMAIN.
- EXISTING COA STORMWATER CURB INLET STRUCTURE TO REMAIN.
- 15' STREETScape SECTION FROM BACK-OF-CURB AS REQUIRED BY BELTLINE OVERLAY.
 - 5' STREET FURNITURE AND TREE PLANTING ZONE
 - 10' SIDEWALK CLEAR ZONE
- PEDESTRIAN LIGHT TYPE 'C' (60' O.C.)
- MIN. 3" CALIPER STREET TREE (MAX 30' O.C.)
- RIGHT-OF-WAY LINE

7	6	5	4	3	2	1	NO	DATE	BY

Kimley Horn
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 WWW.KIMLEY-HORN.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 No. PE043324
 D. LAYTON B. SMITH
 8/2018

SCALE: 1" = 20'
 DRAWN BY: CRG
 DESIGNED BY: CBS
 CHECKED BY: BWS

CLIENT: THE THRIVE GROUP, LLC.
 500-W AMSTERDAM AVENUE NE
 ATLANTA, GA 30306
 PHONE: 404-474-4814

PROJECT: 716 & 724 EDGEWOOD AVENUE
TITLE: CONCEPT SITE PLAN

DATE: 07/17/18
 PROJECT NO.: 017308015
 SHEET NUMBER: C0-10

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 Office of Zoning & Development
 2-18-108
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GRAPHIC SCALE IN FEET
 0 10 20 40