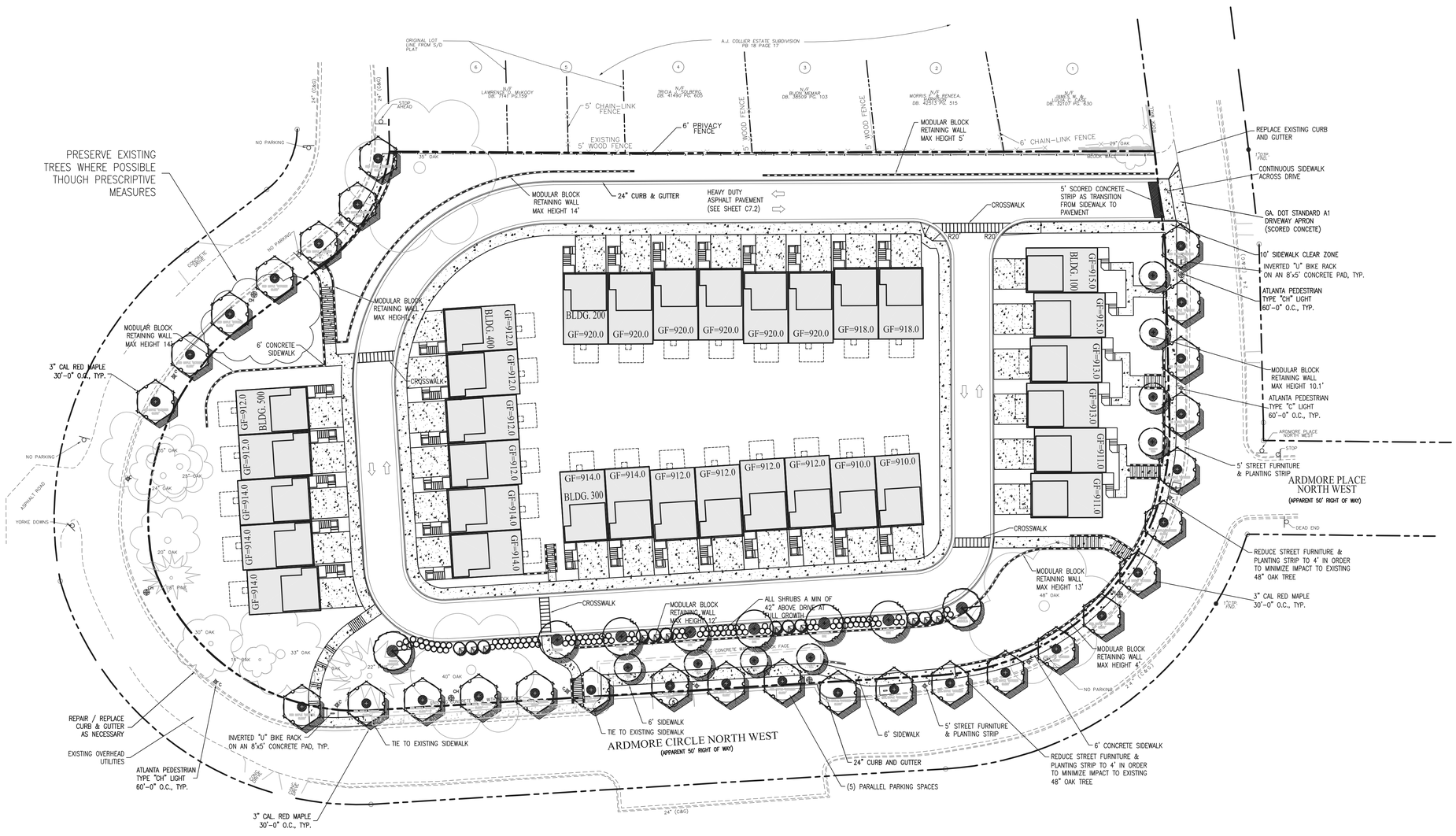

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

811
Know what's below.
Call before you dig.

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

24 HOUR CONTACT: MATT WILLIAMS 770-381-3450

NOTE: EXISTING AND NEW UTILITIES SHALL BE MOVED UNDERGROUND.

SITE DATA

SITE AREA:	139,392 S.F. (3.2 AC)
DISTURBED AREA:	3.0 AC
CURRENT ZONING:	RG-3 w/ BELTLINE OVERLAY
PROPOSED # OF UNITS:	33
ADDRESS:	301 ARDMORE CIRCLE, N.W.

GROSS LAND AREA CALCULATION

NET LOT AREA (NLA):	139,392 S.F.
NET RIGHT-OF-WAY AREA:	27,774 S.F.
TOTAL GROSS LAND AREA (GLA):	167,166 S.F.

RESIDENTIAL FLOOR AREA RATIO (FAR)

FLOOR AREA RATIO (FAR) ALLOWED BY ZONING:	0.696
ALLOWED RESIDENTIAL AREA (FAR x GLA):	116,348 S.F.
PROPOSED RESIDENTIAL FLOOR AREA:	72,663 S.F.
EXCESS FLOOR AREA:	0 S.F.
PROPOSED FLOOR AREA RATIO (FLOOR AREA/GLA):	0.435

TOTAL OPEN SPACE CALCULATION (UOSR)

TOTAL OPEN SPACE RATIO (TOSR):	0.72
TOTAL OPEN SPACE REQUIRED (TOSR x GLA):	120,360 S.F.
BONUS REQUIREMENTS (EXCESS FLOOR AREA/2):	0 S.F.
TOTAL OPEN SPACE REQUIRED (TOSR x GLA):	120,360 S.F.
TOTAL GROSS LAND AREA (GLA):	167,166 S.F.
SUBTRACT BUILDING FOOTPRINT:	34,074 S.F.
ADD COVERED 50% OPEN:	0 S.F.
ADD BALCONIES, TERRACES AND DECKS	3,978 S.F.
PROVIDED TOTAL OPEN SPACE:	137,070 S.F.
PROPOSED TOTAL OPEN SPACE RATIO (TOSR):	0.82

USABLE OPEN SPACE CALCULATION (UOSR)

USABLE OPEN SPACE RATIO (UOSR):	0.42
USABLE OPEN SPACE REQUIRED (UOSR x GLA):	70,210 S.F.
BONUS REQUIREMENTS (EXCESS FLOOR AREA/2):	0 S.F.
USABLE OPEN SPACE REQUIRED (UOSR x GLA):	70,210 S.F.
TOTAL GROSS LAND AREA (GLA):	167,166 S.F.
SUBTRACT BUILDING FOOTPRINT:	34,074 S.F.
SUBTRACT SURFACE ROADS AND PARKING:	37,624 S.F.
ADD LANDSCAPE AREA IN R.O.W.:	4,265 S.F.
ADD BALCONIES, TERRACES AND DECKS	3,978 S.F.
PROVIDED TOTAL OPEN SPACE:	103,711 S.F.
PROPOSED USABLE OPEN SPACE RATIO (UOSR):	0.62

PARKING CALCULATION

PARKING SPACES PER DWELLING UNIT (MINIMUM):	1.2
PARKING SPACES PER DWELLING UNIT (MAXIMUM):	2.0
TOTAL SPACES:	40 (MIN.) – 66 (MAX.)

BICYCLE/MOPED PARKING:

TOTAL SPACES REQUIRED:	2 SPACES
TOTAL SPACES PROVIDED:	8 SPACES

Located in Furniture Zone

LOADING REQUIREMENT

RESIDENTIAL: (<10,000 s.f per unit)	0 SPACES
LOADING SPACES PROVIDED:	0 SPACES

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 24715 Charles J. Balas

summit
Engineering Consultants, Inc.
520 Stagthorn Court, Suite 100
Alpharetta, GA 30004
(p) 770-667-0994, (f) 770-667-0995

PULTE HOMES, INC.
2475 NORTHWINDS PARKWAY
SUITE 525
ALPHARETTA, GEORGIA 30009
OFFICE: 770-381-3450

Revision Shedule	No	Date

Project No.	09-019
Design By:	CJB
Drawn By:	CJB
Checked By:	CKH
Date:	12/28/09
Scale:	1" = 30'

SAP SITE PLAN
ARDMORE CIRCLE TOWNHOMES
301 ARDMORE CIRCLE, N.W.
LAND LOT 147, 17th DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

Drawing No.
C2.0

09-019sap.dwg

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