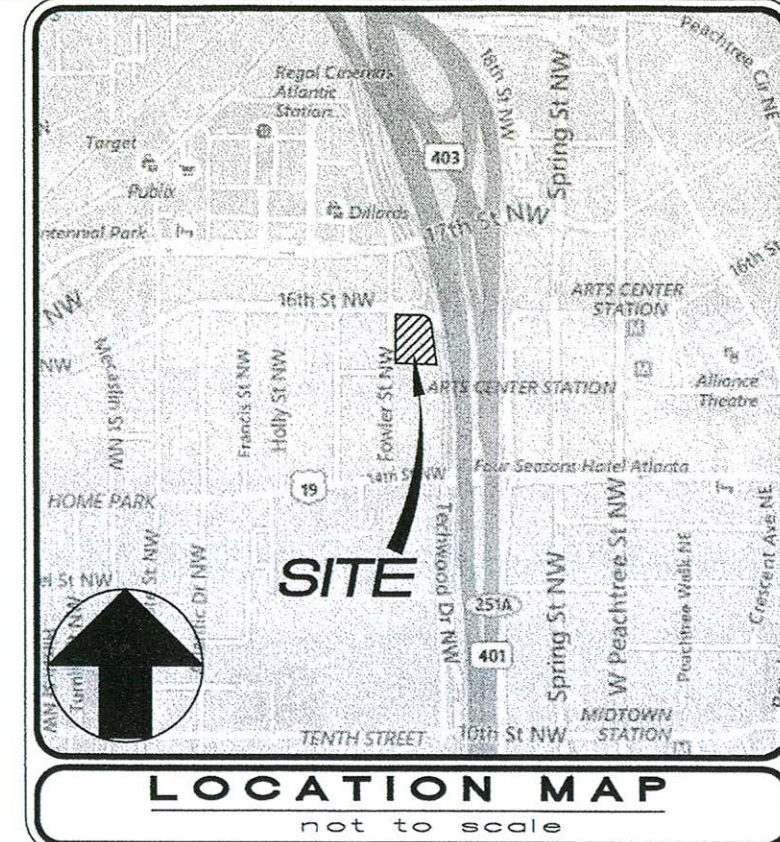


TPA
Grid North (GA West Zone)

NOTES:
1. PORTIONS OF THE SIDEWALK LOCATED ON PRIVATE PROPERTY SHALL BE MAINTAINED BY PROPERTY OWNER.
2. NO STREET LIGHTS TO BE EFFECTED BY PROPOSED IMPROVEMENTS.



OWNER
MADISON MIDTOWN, LLC.
27 BRIDGETOWN ROAD
HILTON HEAD ISLAND, SC 29928
843-384-4116
24 HOUR EMERGENCY CONTACT
Mr. Sam Wilburn
(843)384-4116

TAX PARCEL ID: 17 010800071147

SITE AREA:
2.28 ACRES
BUILDING COVERAGE = 31.2%
1. AREA = 1.72 ACRES
BUILDING "A" = 128,871 SQ. FT.
BUILDING "B" (DOES NOT INCLUDE TOWER) = 3,570 SQ. FT.
FAR (1-1) = 1.77 (MAX FAR = 2.0)
C-4-C AREA = 0.54 ACRES
NO BUILDING PROPOSED IN THIS AREA UNDER CURRENT PERMIT.
FAR (C-4-C) = 0.00 (MAX FAR = 7.0)

DISTURBED AREA:
± 2.7 ACRES
SITE ZONING:
I-1 (LIGHT INDUSTRIAL DISTRICT) AND
C-4-C (NEIGHBORHOOD COMMERCIAL)
ZONING CASE#: Z-97-058 FOR C-4-C

I-1 - BUILDING SETBACK LINES:
FRONT YARD: 40 FEET
SIDE YARD: ADJACENT TO A STREET: 20 FEET
IF A BUILDING IS NOT BUILT TO THE LOT LINE: 5 FEET
REAR YARD: 0 FEET

C-4-C - BUILDING SETBACK LINES:
FRONT YARD: 0 FEET (PER VARIANCE V-01-71)
SIDE YARD: 0 FEET (PER VARIANCE V-01-71)
REAR YARD: 0 FEET (PER VARIANCE V-01-71)

BUILDING SUMMARY:
FUTURE HOTEL
BLDG. "A" CCSS (5 STORIES): 128,871 SQ. FT.
BLDG. "B" CARVANA (1 STORY): 3,570 SQ. FT.
*DOES NOT INCLUDE PARKING LEVEL
*DOES NOT INCLUDE PARKING TOWER

PARKING SUMMARY:
REQUIRED** PROVIDED
REGULAR PARKING: 57
HANDICAP PARKING: 3
TOTAL PARKING SPACES: 41 60*
*ON-GRADE PARKING LOT: 10 PARKING SPACES (NOT INCLUDING HANDICAP SPACES)
GROUND LEVEL OF SELF STORAGE BUILDING: 47 PARKING SPACES
HANDICAP SPACES: 3 PARKING SPACES
** CCSS - ONE SPACE PER 50 INDIVIDUAL UNITS/COMPARTMENTS PLUS ONE SPACE FOR EACH EMPLOYEE ON THE PEAK WORKING SHIFT.
** CARVANA - ONE SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA (DOES NOT INCLUDE TOWER).
44 ADDITIONAL VEHICLE SPACES IN CARVANA TOWER. (NOT INCLUDED IN ABOVE NUMBERS)

NOTES:
1. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE CITY OF ATLANTA, "AS BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT-OF-WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF ATLANTA REQUIREMENTS AND THE SIDEWALK REPLACED.
3. CONTRACTOR SHALL SUBMIT RETAINING WALL DESIGNS AND DETAILS TO CITY OF ATLANTA FOR PERMIT PRIOR TO CONSTRUCTION.
4. DUMPSTER WILL BE SERVICED THREE TIMES A WEEK.

PREPARED BY: David J. Blumenthal
OSWCC Level II Certification No. 0000013061
Expiration date: 06/29/2018

THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE SITE.	
THERE ARE NO WETLANDS ON THE SITE.	
LOCAL HEAD NOTE The property owner has not had a 100 year flood hazard map for the property. The property owner has not had a 100 year flood hazard map for the property. The property owner has not had a 100 year flood hazard map for the property.	
Information regarding the required presence, size, character and location of existing underground utilities and structures is shown herein. There is no warranty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown encountered. The owner, his employees, his consultants and his contractors shall hereby disavow any liability for the accuracy of the information shown herein.	
NOTES: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES EXISTING ON THE SITE. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING CURB. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING CURB. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING CURB.	
NOTE: ALL CURB RADI ARE 5' UNLESS OTHERWISE NOTED.	
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.	
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.	
NOTE: CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.	
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NO.	DATE	DESCRIPTION
1	09/25/2019	REVISION TO STORM SYSTEM
2	09/25/2019	REVISION TO BUILDING B
3	09/25/2019	REVISION TO BUILDING B
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16th STREET SELF STORAGE / CARVANA

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
DAVID J. BLUMENTHAL
For The Firm
Travis Pruitt & Associates, Inc.
DATE: 04/12/2017
SCALE: 1"=20'
CN: 160140PN9
LSV: SITE
JN: 160140
FN: 211-E-132
Sheet No. C3.1

RELEASED FOR CONSTRUCTION