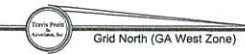


15TH STREET

FOWLER STREET
R/W VARIES
DB. 4722/PG. 70



NO.	DATE	DESCRIPTION
1	12/20/2019	ISSUE FOR PERMIT
2	12/20/2019	FOR CITY REVIEW
3	12/20/2019	FOR CITY REVIEW
4	12/20/2019	FOR CITY REVIEW
5	12/20/2019	FOR CITY REVIEW
6	12/20/2019	FOR CITY REVIEW
7	12/20/2019	FOR CITY REVIEW
8	12/20/2019	FOR CITY REVIEW
9	12/20/2019	FOR CITY REVIEW
10	12/20/2019	FOR CITY REVIEW

OWNER / DEVELOPER
HAR SIDHI, LLC
101 EAGLE'S POINTE PARKWAY, SUITE B
STOCKBRIDGE, GEORGIA 30281
843-384-4118
NICK.PATEL@HSHOSPITALITY.COM

24 HOUR EMERGENCY CONTACT
NITESH (NICK) PATEL
878-762-7444
NICK.PATEL@HSHOSPITALITY.COM

PRIMARY PERMITTEE
MADISON MIDTOWN, LLC
27 BRIDGETOWN ROAD
WILTON HEAD ISLAND, SC 29528
843-384-4118
NICK.PATEL@HSHOSPITALITY.COM

24 HOUR EMERGENCY CONTACT
NICK PATEL
478-284-1427
NICK.PATEL@HSHOSPITALITY.COM

SITE ZONING: C-4-C (R)-1
SITE AREA: 2.28 ACRES
DISTURBED AREA: 0.7 ACRES A PART OF 27 ACRES UNDER NOI G415384-V2
TAX PARCEL ID: 17-0109001141

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

I-1 BUILDING SETBACK LINES:
FRONT YARD: 8 FT (PER VARIANCE V-19-07)
REAR YARD: 0 FT
SIDE YARD: 20 FT (ADJACENT TO STREET)

"BUILDING C" SUMMARY:
11-story
BUILDING FOOT PRINT: 18,443 SQ. FT.
BUILDING HEIGHT: 133'-2"

EXISTING BUILDINGS SUMMARY:
BUILDING "A" (CROSS (5 STORIES): 128,871 SF (DOES NOT INCLUDE PARKING LEVELS)
BUILDING "B" (CARVANA (1 STORY): 3,570 SF (DOES NOT INCLUDE PARKING TOWER)

PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED
REGULAR PARKING	-	191
ADA ACCESSIBLE PARKING	-	8
TOTAL PARKING SPACES:	135**	199*

* ON-GRADE PARKING LOT: 18 PARKING SPACES (INCLUDING 3 HANDICAP SPACES)
GARAGE LEVELS OF SELF STORAGE BUILDING: 47 PARKING SPACES
GARAGE LEVELS OF PROPOSED HOTEL BUILDING: 150 PARKING SPACES (INCLUDING 30 COMPACT PARKING SPACES AND 5 HANDICAP SPACES)

** C-4-C - 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).
HOTEL - ONE SPACE PER RENTAL UNIT PLUS ONE-HALF SPACE PER EMPLOYEE, ONE SPACE PER 100 SQUARE FEET OF RESTAURANT/LOUNGE GROSS LEASABLE AREA, ONE SPACE PER 200 SQUARE FEET OF OTHER CONVENTION FACILITIES.

44 ADDITIONAL VEHICLE SPACES IN CARVANA TOWER, NOT INCLUDED IN ABOVE NUMBERS

SITE AREA:
2.28 ACRES
BUILDING COVERAGE = 52.2%

I-1 AREA = 1.72 ACRES
BUILDING "2A" = 128,871 SQ. FT.
BUILDING "2B" (DOES NOT INCLUDE TOWER) = 3,570 SQ. FT.
BUILDING "2C" = 316 SQ. FT.
FAR (I-1) = 1.77 (MAX. FAR = 2.0)

C-4-C AREA = 0.54 ACRES
BUILDING "2C" = 81,890 SQ. FT.
FAR (C-4-C) = 3.48 (MAX. FAR = 7.0)

PROJECT DESCRIPTION:
Construction of a new hotel building and associated site and utility improvements.

NOTE:
1. DUMPSTER WILL BE 8 CU. YD. WITH SERVICE PICKUPS TWICE WEEKLY.

NOTE:
1. AT ALL POINTS ALONG THE PUBLIC RIGHT-OF-WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 6 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF ATLANTA REQUIREMENTS AND THE SIDEWALK REPLACED.

NOTE: ALL CURB RADI ARE 3 FT, UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER 1312C0243F, DATED 8/19/2013.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY 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 HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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144.63'

N00°49'03"E

357.27'

141.22'

N68°00'28"W

142.18'

S 89°02'26"E

142.18'

S 07°07'37"E

310.13'

20' BSL

20' BSL

20' BSL

20' BSL

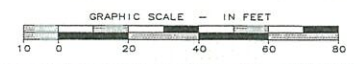
20' BSL

20' BSL

20' BSL

TECHWOOD DRIVE
(R/W VARIES)

NOTE:
CONTRACTOR SHALL ESTABLISH A NEW TEMPORARY BENCHMARK PRIOR TO DEMOLITION OF THE EXISTING FIRE HYDRANT (UNDER SEPARATE PERMIT)



Travis Pruitt & Associates, Inc.
166 16TH STREET - LAND LOT OF 168 - 17TH DISTRICT - CITY OF ATLANTA-FULTON COUNTY - GEORGIA

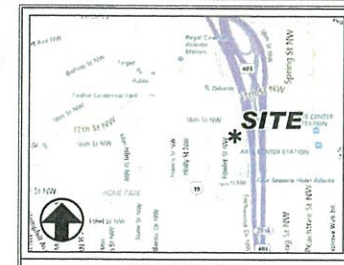
SITE PLAN

CSWCC: #000003054

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
TRAVIS PRUITT, P.E.
5/27/2010

For The Firm
Travis Pruitt & Associates, Inc.
DATE: 11/22/2019
SCALE: 1" = 20'
CN: 100140PN2
JN: 1-19-0140
FN: 214-E-892
SHEET NO: C3.1

RELEASED FOR CONSTRUCTION



NO.	DATE	DESCRIPTION
1	11/12/2019	ISSUED FOR PERMIT
2	11/12/2019	ISSUED FOR PERMIT
3	11/12/2019	ISSUED FOR PERMIT
4	11/12/2019	ISSUED FOR PERMIT

OWNER / DEVELOPER
HAR SIDHI, LLC
 101 SABLE'S POINTE PARKWAY, SUITE B
 STOCKBRIDGE, GEORGIA 30281
 943-384-4116

PRIMARY PERMITTEE
MADISON MIDTOWN, LLC
 27 BRIDGETOWN ROAD
 HILTON HEAD ISLAND, SC 29928
 943-384-4116

SITE ZONING: C-4-C & I-1
DISTURBED AREA: GARI1338AA-V2
EARTHWORK ESTIMATE:
 CUT = 500 CY
 FILL = 200 CY
 EARTH WORK IS AN ESTIMATE AND IS NOT TO BE USED FOR BIDDING PURPOSES.

ACCESSIBILITY ROUTE NOTE:

1. WHEN WALKWAY LEVELS CHANGE, THE VERTICAL DISTANCE BETWEEN THEM SHALL BE LESS THAN 1/4-INCH. A VERTICAL DISTANCE OF LESS THAN 1/8-INCH IS PREFERRED.
2. IF THE GRADE CHANGE BETWEEN THE WALKWAY LEVELS IS 1/4-INCH TO 1/2-INCH, A BEVELLED SLOPE OF 1:2 SHALL BE PROVIDED AT THE EDGE.
3. ANY GRADE CHANGES MORE THAN 1/2-INCH SHALL REQUIRE A RAMP.
4. THE TRANSITION FROM THE CURB RAMP TO THE WALKWAY, ROAD OR CUTTER SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
5. THE SURFACE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP-RESISTANT. THE GRIPPING SURFACE SHALL BE CONTINUOUS.
6. THERE SHALL BE A LEVEL LANDING AT THE TOP AND BOTTOM OF EACH RAMP.

GRADING NOTES:

1. A HAUL ROUTE PERMIT IS REQUIRED FROM THE BUREAU OF TRAFFIC AND TRANSPORTATION (604-333-6501) WHEN MORE THAN 500 CUBIC YARDS OF HAULED VOLUME TO OR FROM THE SITE.
2. NO GRADED SLOPE SHALL EXCEED 2H:1V.
3. 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.
4. A QUALIFIED CONTRACTOR PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (604-333-6501) OF PUBLIC WORKS FOR CONSTRUCTION OF NEW SEWER CONNECTION, SIDEWALK, DRIVEWAY APRON OR OTHER WORK IN THE PUBLIC RIGHT-OF-WAY. REQUIRE PROOF OF AN IN-FORCE GENERAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$3 MILLION, AND A VALID BUSINESS LICENSE AND PAYMENT OF APPLICABLE FEES. THE CITY OF ATLANTA SHALL BE SHOWN AS THE CERTIFICATE HOLDER ON THE POLICY.

NOTE:

1. SEE PROFILE SHEET C0.1 FOR STRUCTURES 1, EX1, EX2, AND EX3 TOPS AND INVERTS INFORMATION.

24 HOUR EMERGENCY CONTACT
 NITESH (INDO) PATEL
 678-782-7444
 E-MAIL: NICK.PATEL@TVAASOCIATES.COM

24 HOUR EMERGENCY CONTACT
 NICK PATEL
 478-384-4127
 E-MAIL: NICK.PATEL@TVAASOCIATES.COM



4217 Park Drive, Suite 400
 Norcross, GA 30092
 Phone: (770) 416-2711
 Fax: (770) 416-6759
 www.travispruitt.com
 CONTRACT PERSON: BRENT THOMAS
 E-MAIL: bthomas@travispruitt.com

GRADING PLAN
 166 16TH STREET - LAND LOT OF 108 - 17TH DISTRICT - CITY OF ATLANTA - FULTON COUNTY - GEORGIA

PREPARED BY: BRENT THOMAS
 CIVIL LEVEL 11 CERTIFICATION No.: 000003854
 EXPIRATION DATE: 05/01/2021

NOTE: THERE ARE NO STATE WATERS WITHIN 200 FT OF THE SITE.

NOTE: THERE ARE NO WETLANDS ON THE SITE.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

FLOOD HAZARD NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER 131202030F, DATED 11/09/13.

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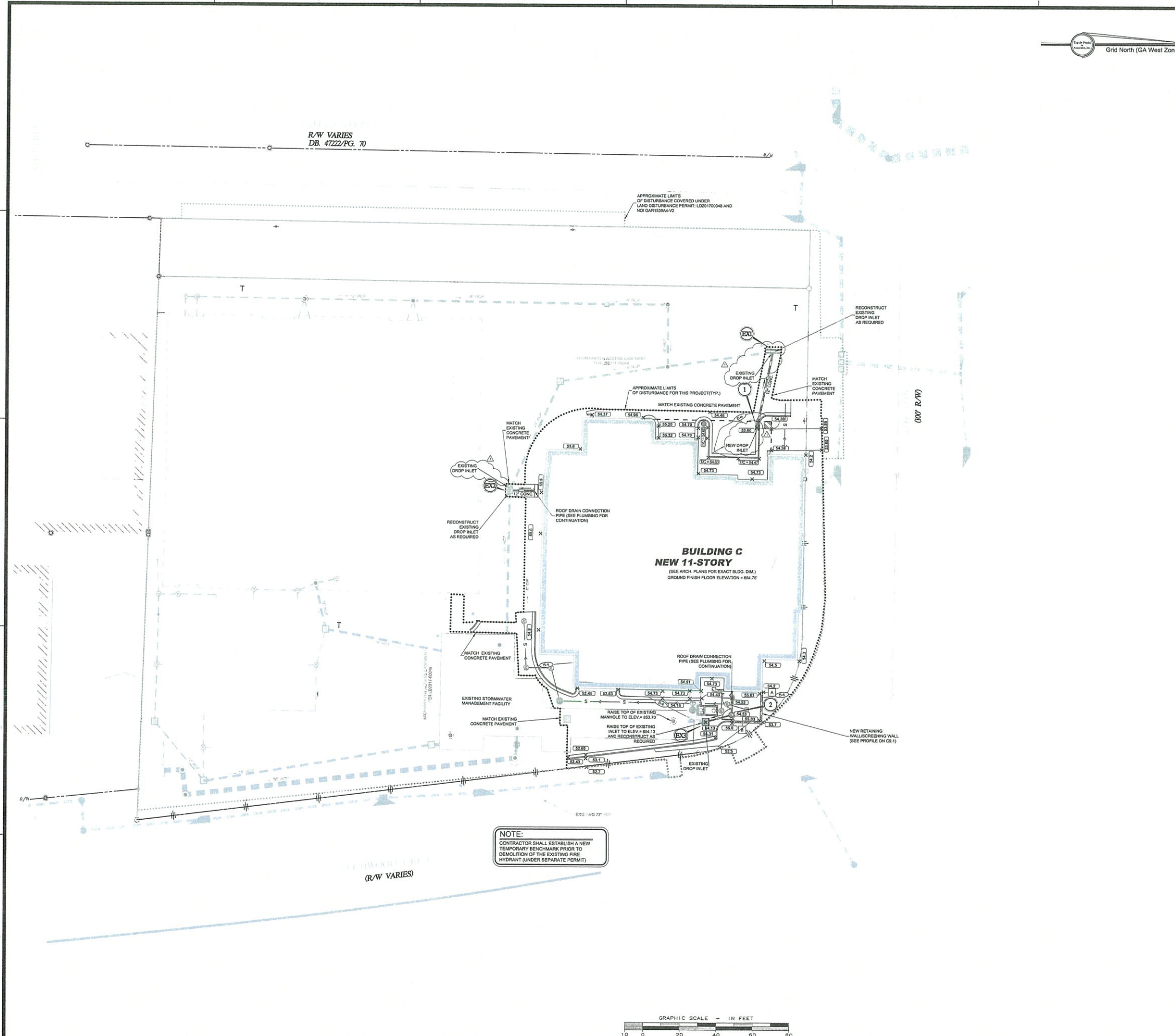


1-800-282-7411
 Know what's below.
 Call before you dig.

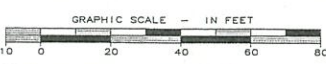


GEORGIA811
 Utility Protection Center, Inc.
 1-800-282-7411
 Know what's below.
 Call before you dig.

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NOTE:
 CONTRACTOR SHALL ESTABLISH A NEW TEMPORARY BENCHMARK PRIOR TO DEMOLITION OF THE EXISTING FIRE HYDRANT (UNDER SEPARATE PERMIT)



RELEASED FOR CONSTRUCTION

