



LEGEND

- 1. 1/4" = 1' PLAT
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- 18. 1/4" = 1' PLAT
- 19. 1/4" = 1' PLAT
- 20. 1/4" = 1' PLAT

PROPERTY DATA

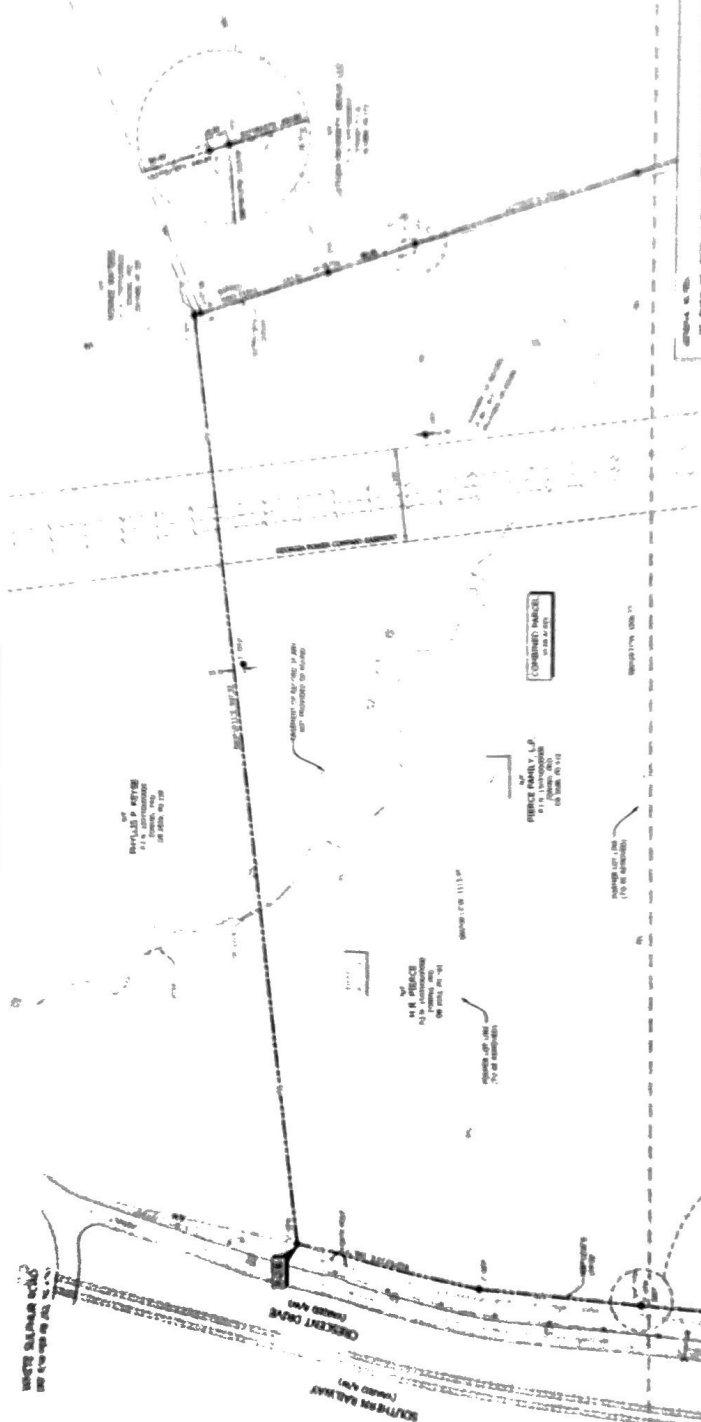
NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE
1	10,000	727.38	100.00%
2	10,000	727.38	100.00%
3	10,000	727.38	100.00%
4	10,000	727.38	100.00%
5	10,000	727.38	100.00%
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NOTICE TO CONTRACTORS

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

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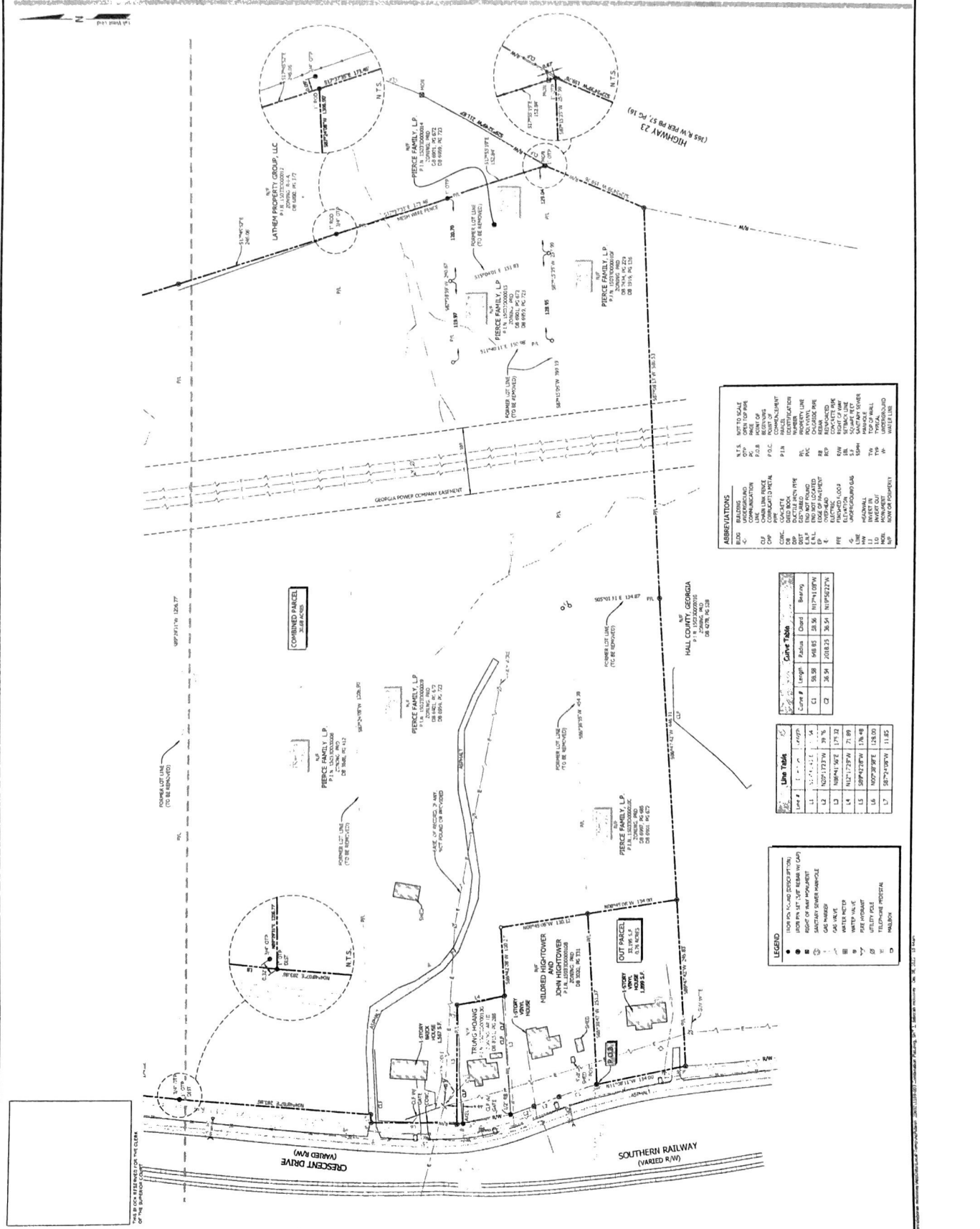
COMBINATION PLAT

As required by statute, the Engineer is not responsible for the design or construction of any structure or equipment shown on this plat. The Engineer's responsibility is limited to the design and construction of the project described herein. The Engineer does not warrant the accuracy of the information provided by others or the results of any investigation conducted by others. The Engineer's liability is limited to the design and construction of the project described herein.



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Project Name: 536 CRESCENT DRIVE
Project Location: 536 CRESCENT DRIVE
Land Use: RESIDENTIAL
Sheet Title: COMBINATION PLAT
Revision: 2 2 0
Date: 1/11/2022
Prepared By: R. Lane

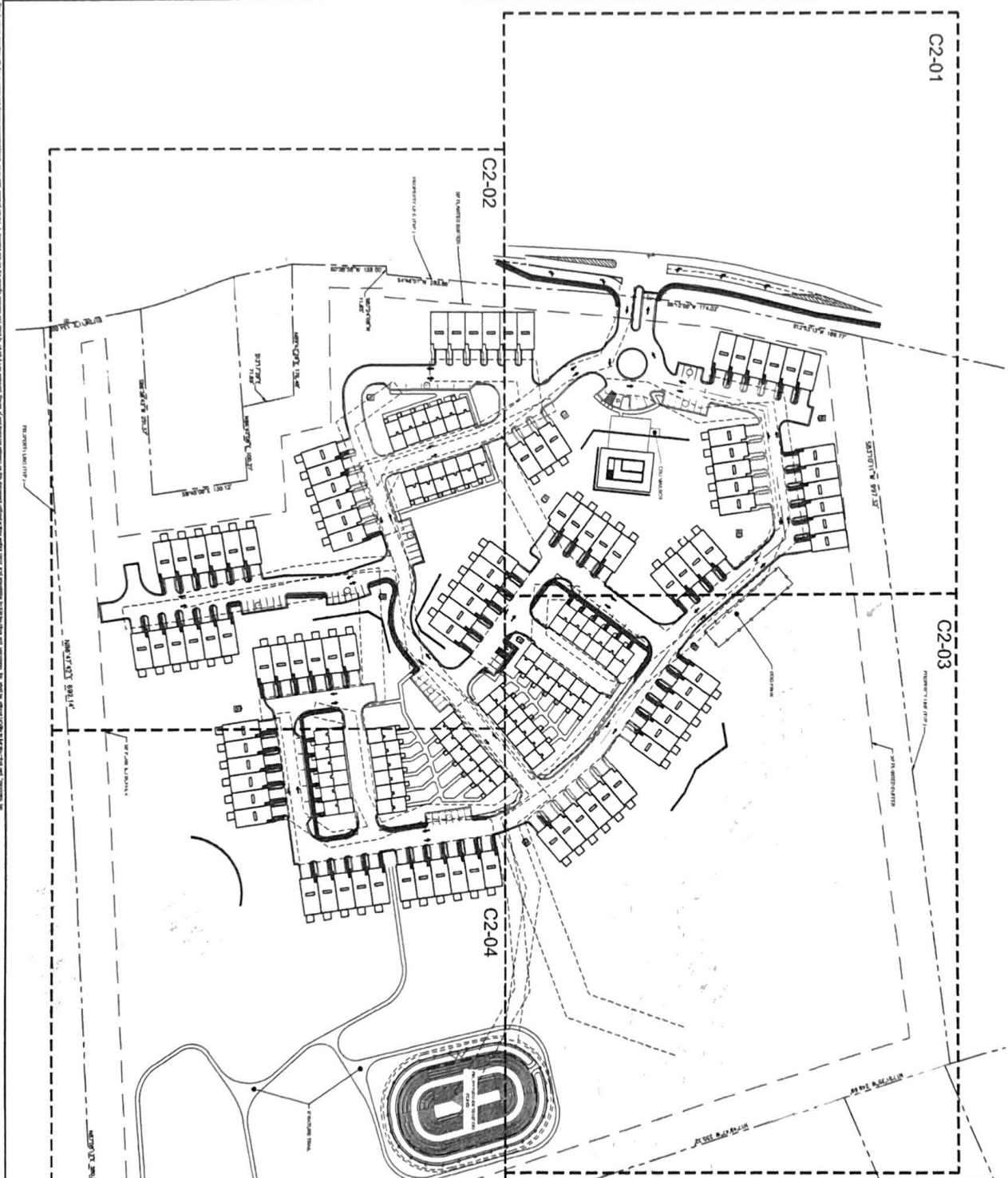


ABBREVIATIONS	DESCRIPTION
BUILDING	EXISTING BUILDING
CONCRETE	CONCRETE
DUCTILE IRON PIPE	DUCTILE IRON PIPE
ELECTRIC	ELECTRIC
END POINT LOCATED	END POINT LOCATED
EXISTING EASEMENT	EXISTING EASEMENT
EXISTING LOT	EXISTING LOT
EXISTING LOT LINE	EXISTING LOT LINE
EXISTING LOT CORNER	EXISTING LOT CORNER
EXISTING LOT AREA	EXISTING LOT AREA
EXISTING LOT DIMENSIONS	EXISTING LOT DIMENSIONS
EXISTING LOT VOLUME	EXISTING LOT VOLUME
EXISTING LOT PERIMETER	EXISTING LOT PERIMETER
EXISTING LOT CENTERLINE	EXISTING LOT CENTERLINE
EXISTING LOT SURFACE	EXISTING LOT SURFACE
EXISTING LOT ELEVATION	EXISTING LOT ELEVATION

Curve #	Length	Radius	Center	Bearing
C1	56.85	358.50	117°14'00"N	117°14'00"N
C2	36.54	228.25	36.54	117°52'27"W

Line #	Length	Area	Volume
L1	117.71	21.42	1.42
L2	102.71	12.37	1.20
L3	102.71	12.37	1.20
L4	117.71	21.42	1.42
L5	117.71	21.42	1.42
L6	102.71	12.37	1.20
L7	117.71	21.42	1.42

Legend Item	Description
1	EXISTING FOUND CONCRETE
2	EXISTING FOUND CONCRETE
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60	EXISTING FOUND CONCRETE



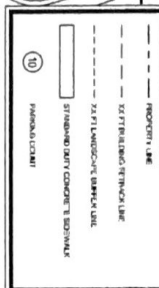
DEVELOPMENT SUMMARY:

SITE SUMMARY:	
PROJECT NAME:	CRESCENT DRIVE PRD - CIVIL PLAN - 2017 - 11/14/2017, 10:58:00 AM, User: cmwb\j...
AREA:	21.14 ACRES
APPROXIMATE AREA:	1.86 ACRES OF PAVEMENT
TOTAL PAVED AREA:	17.28 ACRES
REMAINING AREA:	19.28 ACRES
FRONT YARD:	0.11 ACRES
BACK YARD:	0.11 ACRES
PROPOSED LAND USES & DENSITIES:	120 UNITS
PROPOSED PARKING:	242 SPACES (107 PL) ON SITE / 135 SPACES (68 PL) OFF SITE

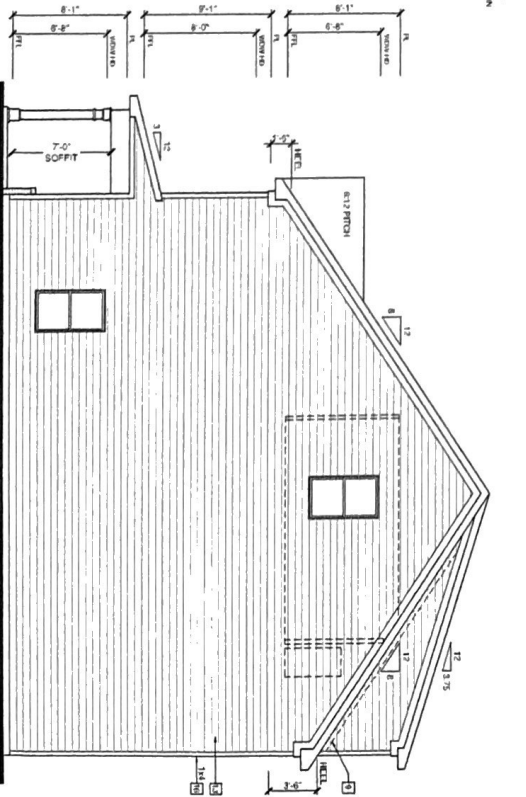
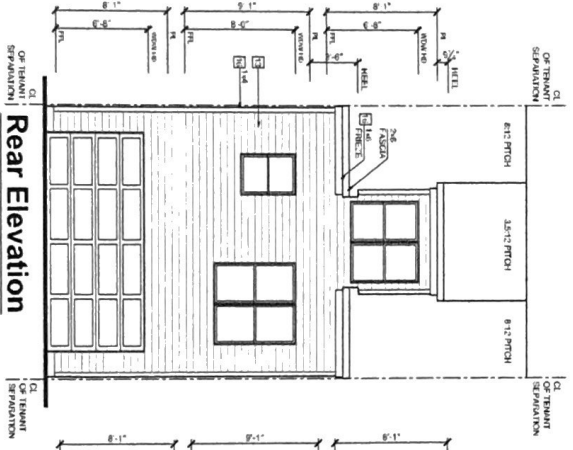
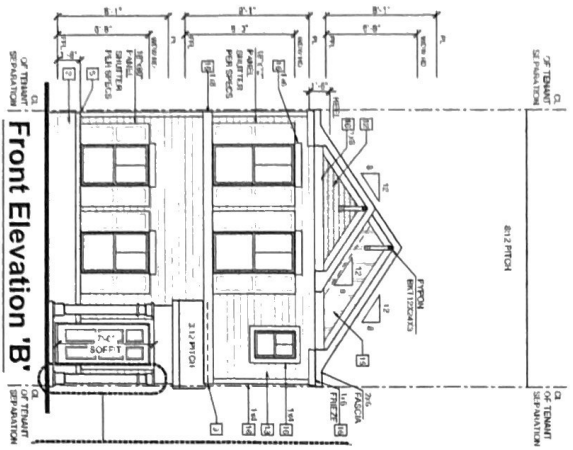
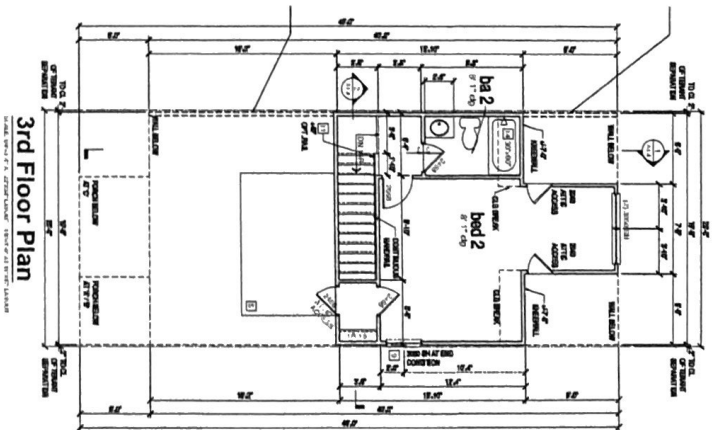
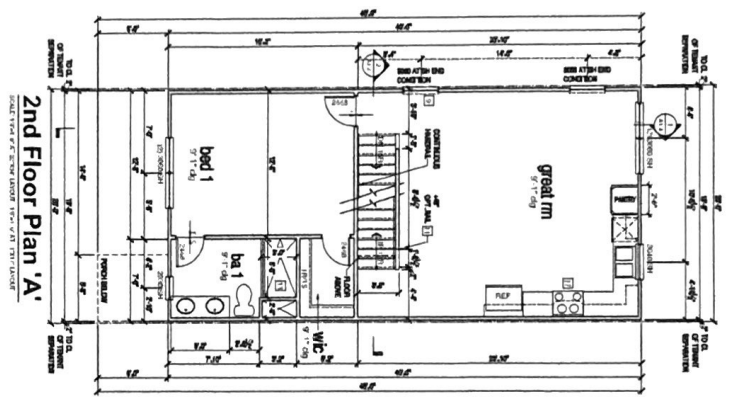
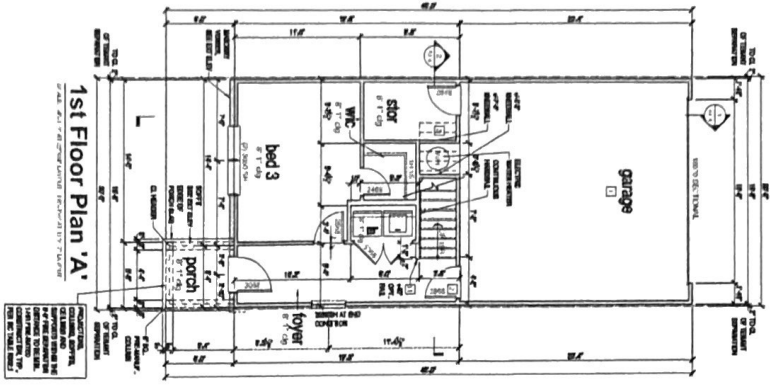
SITE NOTES:

1. THE PROPOSED RESIDENTIAL DEVELOPMENT SHALL BE CONFORMANT WITH THE CITY OF ATLANTA ZONING ORDINANCE AND ALL APPLICABLE REGULATORY CODES.
2. THE PROPOSED DEVELOPMENT SHALL BE CONFORMANT WITH THE CITY OF ATLANTA ZONING ORDINANCE AND ALL APPLICABLE REGULATORY CODES.
3. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED DEVELOPMENT.
4. THE PROPOSED DEVELOPMENT SHALL BE CONFORMANT WITH THE CITY OF ATLANTA ZONING ORDINANCE AND ALL APPLICABLE REGULATORY CODES.
5. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED DEVELOPMENT.

SITE PLAN LEGEND:



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At Interior Unit Condition

'A/B/C' At Interior Unit Condition

At Right End Unit Condition