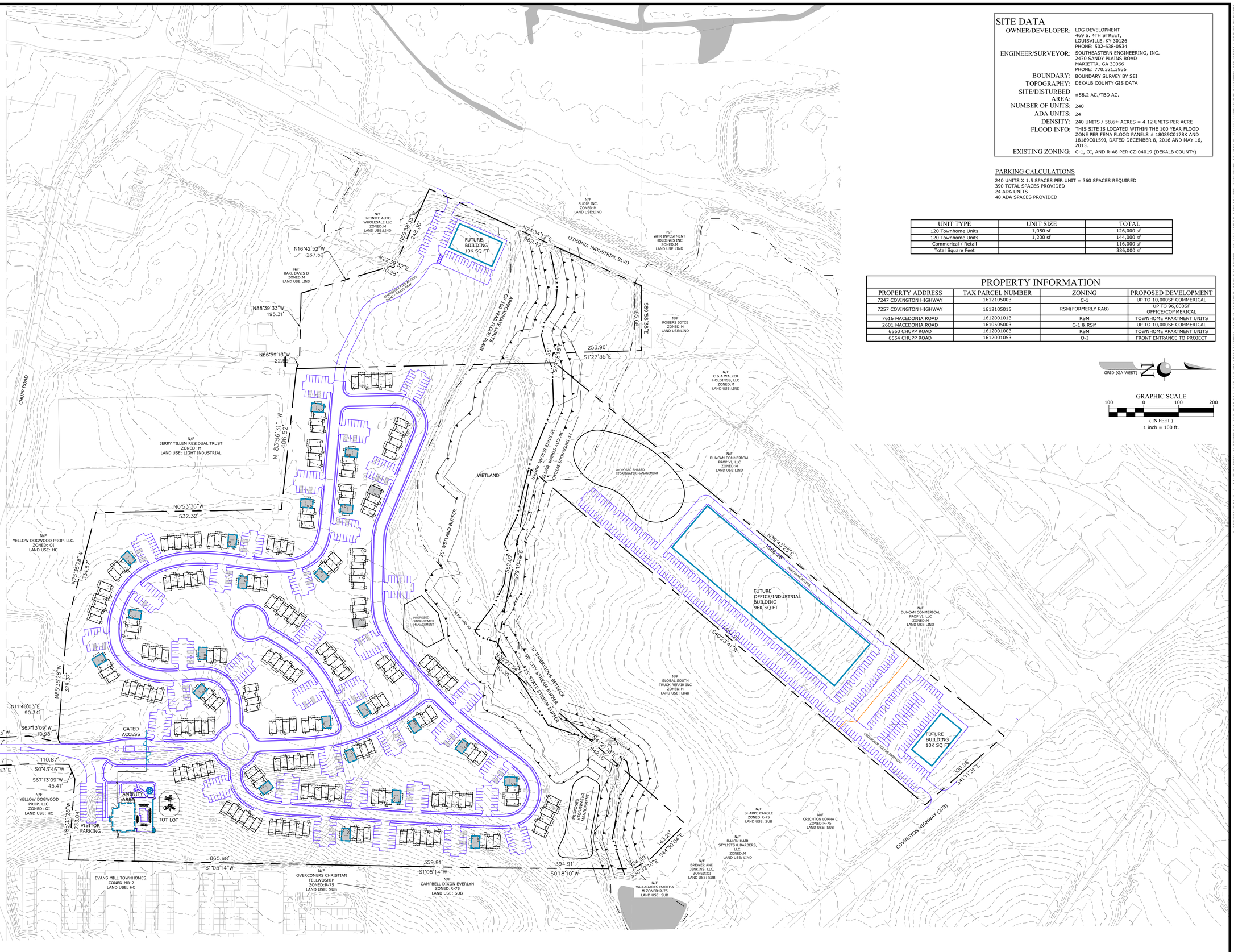

SITE DATA

OWNER/DEVELOPER:	LDG DEVELOPMENT 469 S. 4TH STREET, LOUISVILLE, KY 30126 PHONE: 502-638-0534
ENGINEER/SURVEYOR:	SOUTHEASTERN ENGINEERING, INC. 2470 SANDY PLAINS ROAD MARIETTA, GA 30066 PHONE: 770.321.3936
BOUNDARY:	BOUNDARY SURVEY BY SEI
TOPOGRAPHY:	DEKALB COUNTY GIS DATA
SITE/DISTURBED AREA:	±58.2 AC./TBD AC.
NUMBER OF UNITS:	240
ADA UNITS:	24
DENSITY:	240 UNITS / 58.6± ACRES = 4.12 UNITS PER ACRE
FLOOD INFO:	THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 18089C0178K AND 18189C0159J, DATED DECEMBER 8, 2016 AND MAY 16, 2013.
EXISTING ZONING:	C-1, OI, AND R-A8 PER CZ-04019 (DEKALB COUNTY)

PARKING CALCULATIONS

240 UNITS X 1.5 SPACES PER UNIT = 360 SPACES REQUIRED
390 TOTAL SPACES PROVIDED
24 ADA UNITS
48 ADA SPACES PROVIDED

UNIT TYPE	UNIT SIZE	TOTAL
120 Townhome Units	1,050 sf	126,000 sf
120 Townhome Units	1,200 sf	144,000 sf
Commerical / Retail		116,000 sf
Total Square Feet		386,000 sf

PROPERTY INFORMATION

PROPERTY ADDRESS	TAX PARCEL NUMBER	ZONING	PROPOSED DEVELOPMENT
7247 COVINGTON HIGHWAY	1612105003	C-1	UP TO 10,000SF COMMERICAL
7257 COVINGTON HIGHWAY	1612105015	RSM(FORMERLY RA8)	UP TO 96,000SF OFFICE/COMMERICAL
7616 MACEDONIA ROAD	1612001013	RSM	TOWNHOME APARTMENT UNITS
2601 MACEDONIA ROAD	1610505003	C-1 & RSM	UP TO 10,000SF COMMERICAL
6560 CHUPP ROAD	1612001003	RSM	TOWNHOME APARTMENT UNITS
6554 CHUPP ROAD	1612001053	O-I	FRONT ENTRANCE TO PROJECT

GRID (GA WEST)

GRAPHIC SCALE
100 0 100 200
(IN FEET)
1 inch = 100 ft.

SEI
SOUTHEASTERN ENGINEERING, INC.
2470 Sandy Plains Road Marietta, Georgia 30066
tel 770.321.3936 fax 770.321.3932
www.serengineering.com
956-18-069

THIS DRAWING AND ITS REPRODUCTION ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER

No	ISSUED DESCRIPTION	DATE

© COPYRIGHT 2018 | SOUTHEASTERN ENGINEERING, INC.

PROJECT OWNED/DEVELOPED BY:
LDG DEVELOPMENT
469 S. 4TH STREET
LOUISVILLE, KY 30126
502-638-0534 FAX
CBYRD@LDGDEVELOPMENT.COM
24 HOUR CONTACT INFORMATION
CHRIS BYRD 502-638-0534

ZONING EXHIBIT

LDG STONECREST - CHUPP ROAD

PROJECT LOCATED AT:
LL 105, 120, & 121 OF THE 16TH DISTRICT
6554 CHUPP ROAD STONECREST, GA 30058
DEKALB COUNTY

GEORGIA LICENSED No. PE032148 PROFESSIONAL ENGINEER NICK WATFORD 6/4/19

ISSUED FOR:
SUBMITTAL

Project No.:	956-18-069
Designed By:	NRA
Issue Date:	9/18/2018

ZE-1

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

FILE NAME: I:\CUSTOMERS_PROJECTS\956 LDG Development, LLC\956-18-069 Stonecrest - Chupp Rd\Eng\Construction\956-18-069 C-PLAN-FO FIX.dwg PLOT STYLE: SEI-SITE-C.ctb PLOT DATE:9/18/2018 USER:BRYAN GROVES

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. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.