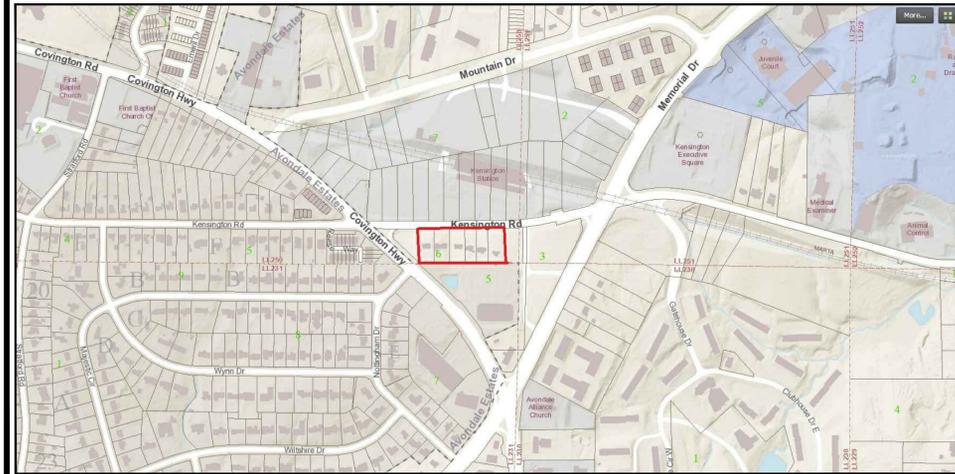
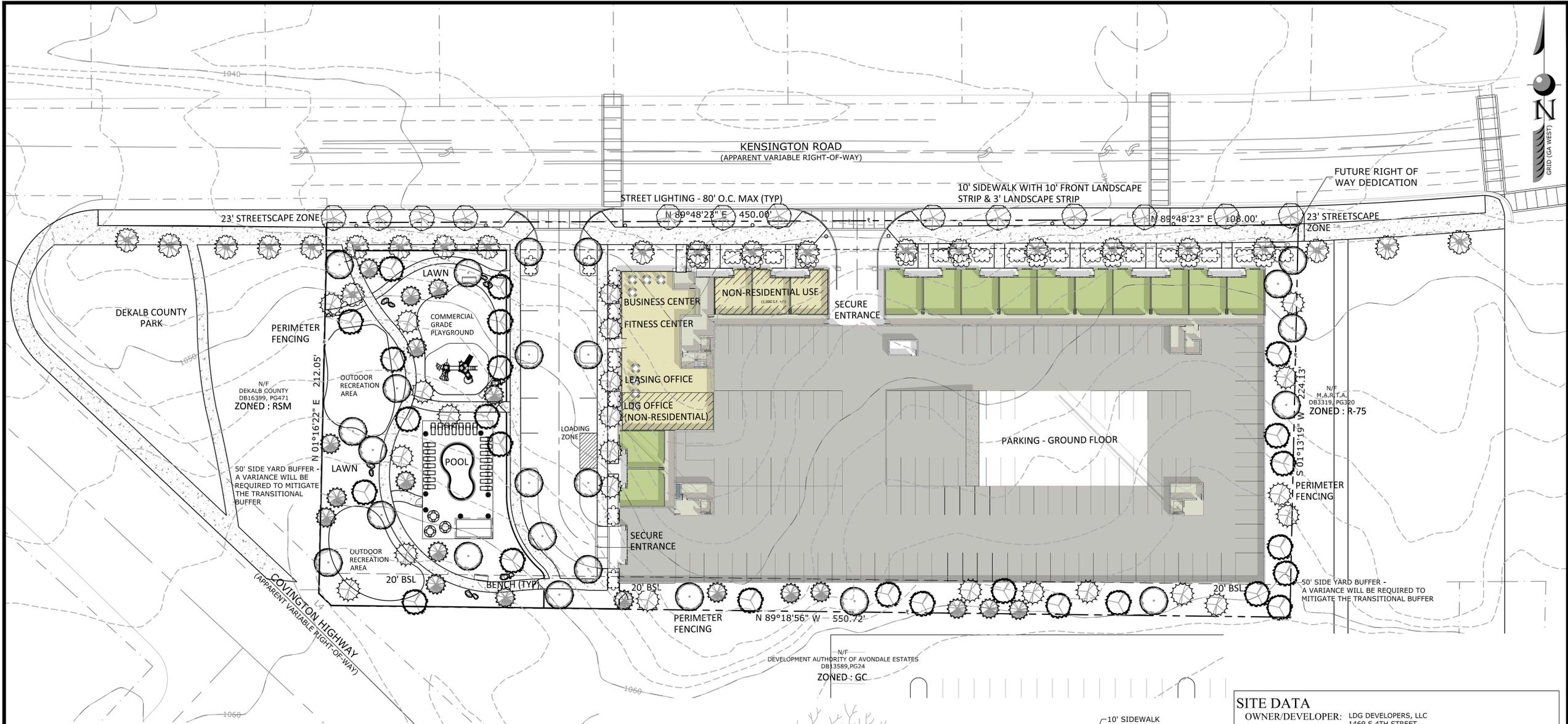
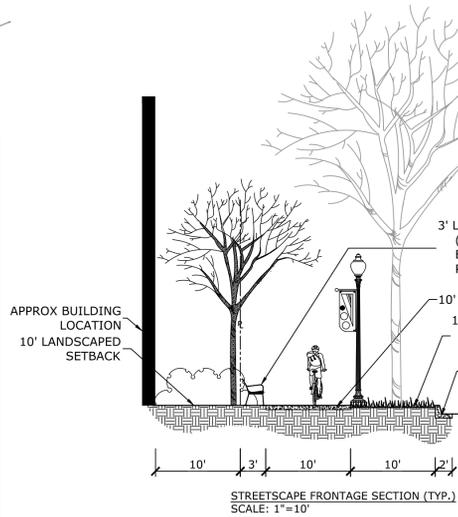


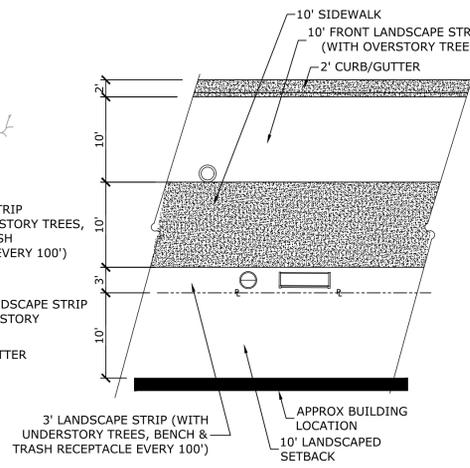
FILE NAME: I:\CUSTOMERS_PROJECTS\956_Kensington Station\Recon\956-17-233_C-BASE (non-marta w-LOU).dwg PLOT STYLE: SEI-BASE-M.cd PLOT DATE: 7/23/2018 USER: BRYAN GROVES



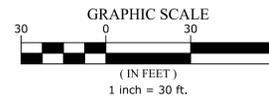
LOCATION MAP N.T.S.



STREETSCAPE FRONTAGE SECTION (TYP.)
SCALE: 1"=10'



STREETSCAPE FRONTAGE PLAN (TYP.)
SCALE: 1"=10'



SITE DATA

OWNER/DEVELOPER: LDG DEVELOPERS, LLC
1469 S 4TH STREET
LOUISVILLE, KY 40208
PHONE: 502.638.0534

ENGINEER: SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770.321.3936

BOUNDARY: BOUNDARY SURVEY BY SEI, DATED DECEMBER 4, 2017

TOPOGRAPHY: DEKALB COUNTY GIS TOPOGRAPHY ACCESSED 12.17.2016

SITE AREA: 2.83± ACRES

NUMBER OF UNITS: 244

DENSITY: 244 UNITS / 2.83 ACRES = 86 UNITS PER ACRE

OPEN SPACE REQUIREMENT: 15%

OPEN SPACE PROVIDED: OPEN SPACE: 0.82 ACRES / 2.83 ACRES = 29 %

RECREATIONAL SPACE PROVIDED: REC. SPACE: 124,153 SF (SITE) X 5% = 6,207.65 SF

FLOOD: THIS SITE IS NOT LOCATED WITH A 100 YEAR FLOOD ZONE AS PER FEMA FIRM PANEL 13089C0069J, DATED 5/16/2013

EXISTING ZONING: R-75 / OI

PROPOSED ZONING: HR-3 (REGIONAL CENTER CORRIDOR CHARACTER AREA)

PARKING: MULTI-FAMILY: 366 - 91 (WITHIN 1000' OF MARTA = 25% REDUCTION) = 275 MINIMUM PARKING SPACES

LOT COVERAGE: 1.75 ACRES / 2.83 ACRES = 62 %

BUILDING HEIGHT: APARTMENT: 7 STORY
(PER TABLE 2.15 HR-3 BUILDING HEIGHT FOR DENSITY: BASE MAX HEIGHT: 8-STORIES OR 100 FEET HEIGHT IF DENSITY BONUS ACHIEVED: NO LIMIT)

DEVELOPMENT STANDARDS: MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 75%
MIN. FRONT SETBACK: 0'
SIDE SETBACK: 0'
REAR SETBACK: 20'
MAX HEIGHT: NO LIMIT



No	REVISION DESCRIPTION	DATE
1	SITE PLAN REVISIONS	7/20/2018

LDG DEVELOPERS, LLC
1469 S 4TH STREET
LOUISVILLE, KY 40208
PHONE: 502.638.0534

ZONING SITE PLAN
KENSINGTON STATION
PROJECT LOCATED AT:
LL, 250 OF THE 15 DISTRICT
UNINCORPORATED DEKALB COUNTY
GEORGIA



ISSUED FOR:
SUBMITTAL

Project No.: 956-17-233
Designed By: NRA/BCG
Issue Date: 5/31/2018



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.

956-17-233