

SITE NOTES:

1. SITE AREA OF 0 MAYNARD ROAD: 6.31 ACRES
SITE AREA OF 0 MAYNARD ROAD AND 1528 HUGHES STREET: 14.17 ACRES
2. SITE ADDRESS: 0 MAYNARD ROAD, ATLANTA, FULTON COUNTY, GEORGIA
3. SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY MCCLUNG SURVEYING SERVICES, DATED 10-21-2025.
4. THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP 13121C0236F, DATED 9/18/2013 FOR FULTON COUNTY AND INCORPORATED AREAS.

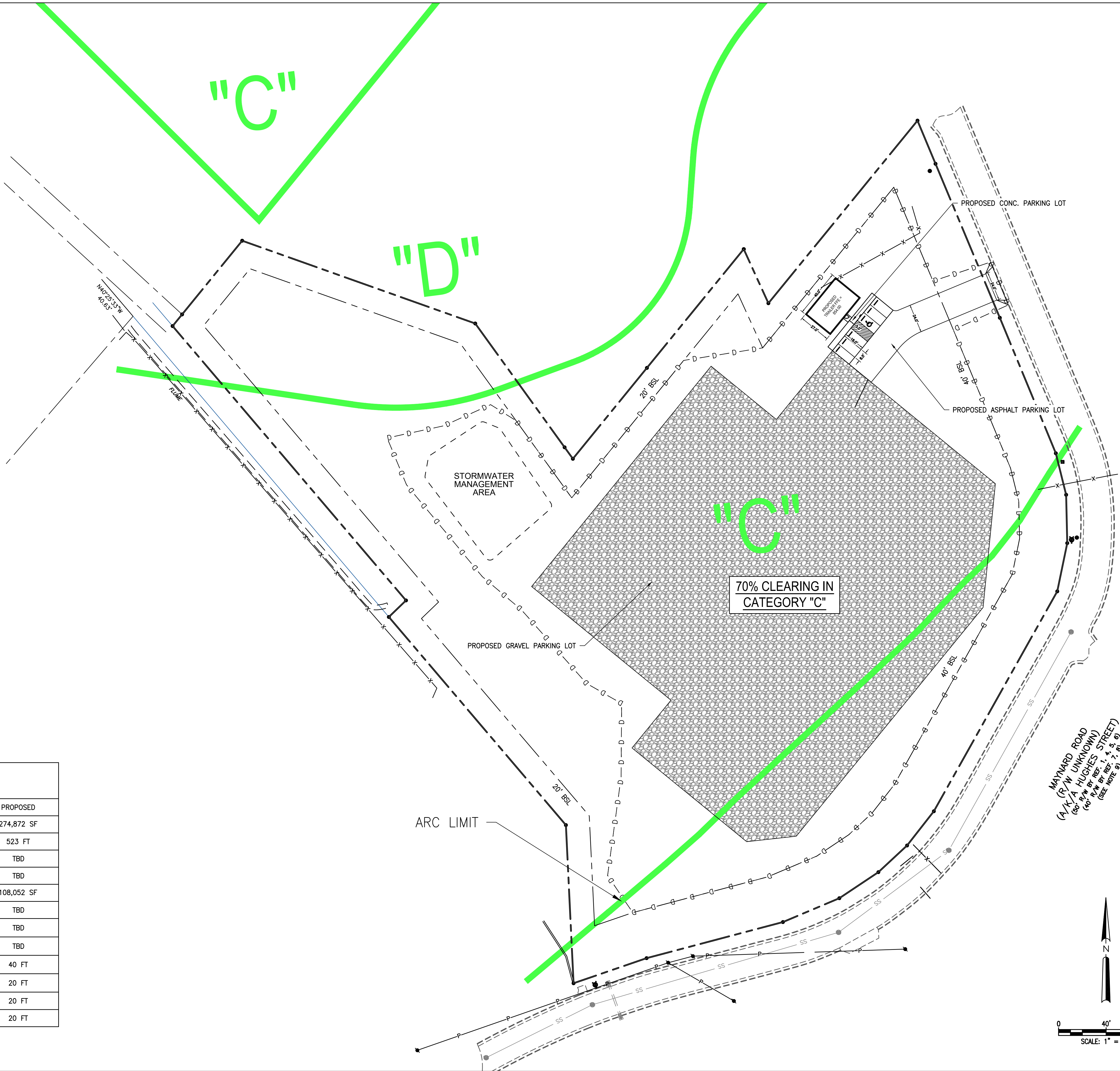
POST-CONSTRUCTION LOT COVERAGE:

Post-Construction Lot Coverage	
Location	SF
Proposed Trailer	1080
Proposed Asphalt Parking Lot	4623
Proposed Gravel Parking Lot	95515
Proposed Impervious Area	96595
Lot Coverage %	35.14%

ARC VULNERABILITY TABLE:

ARC VULNERABILITY CHART LOT A		
Total Property Area (sf)	Area Inside ARC Category C (sf)	Area Outside ARC Corridor (sf)
274,872	234,745	40,127
Category C	Cleared	Impervious
Allowed Percentage (%)	70%	45%
Allowed Area (sf)	164,322	105,635
Existing Area (sf)	0	0
Proposed Area (sf)	164,000	102,202
Remaining Area (sf)	322	3,433
Proposed Percentage (%)	70%	44%

ZONING DIALOG			
I-1 (LIGHT INDUSTRIAL)			
STANDARD		REQUIREMENT	PROPOSED
MIN. LOT AREA		NONE	274,872 SF
MIN. LOT WIDTH		NONE	523 FT
MAX. BLDG. HEIGHT		NONE	TBD
MAX. FAR		2.0	TBD
MAX. IMPERVIOUS COVERAGE		NONE	108,052 SF
MIN. LANDSCAPE AREA		NONE	TBD
SETBACK	AMENITY ZONE	5 FT	TBD
	WALK ZONE	10 FT	TBD
	FRONT	40 FT	40 FT
	SIDE	20 FT	20 FT
TRANSITIONAL (ALONG R PROPERTIES)	SIDE	20 FT	20 FT
	REAR	20 FT	20 FT



Prepared By:
**CRESCENT VIEW
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Marietta, GA 30060
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PREPARED FOR:
SOUTHERN DEMOLITION
2035 BOLTON ROAD
ATLANTA, GA 30318
AGENTGNA@HOTMAIL.COM

SITE PLAN

DATE	07-14-2026	REVISIONS	
		AS SHOWN	PG
DRAWN		PG	GHB
CHECKED			

CONSTRUCTION PLANS FOR:

0 MAYNARD ROAD
LAND LOT 8, 17th DISTRICT
ATLANTA, FULTON COUNTY, GEORGIA

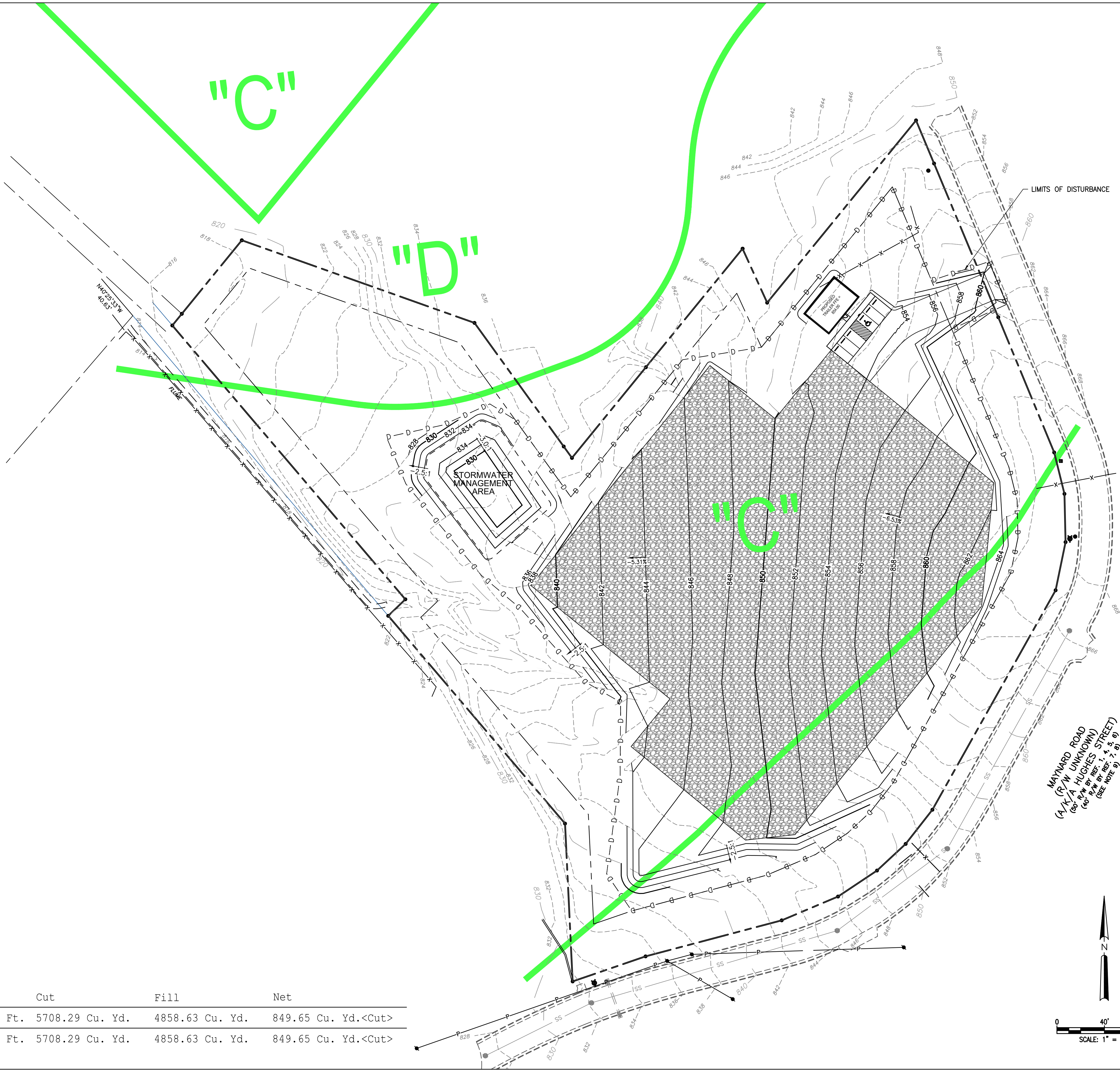
CVE PI # 25-333

SHEET NO.

C-1

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Surfacer	0.850	1.000	139037.73 Sq. Ft.	5708.29 Cu. Yd.	4858.63 Cu. Yd.	849.65 Cu. Yd.<Cut>
Totals			139037.73 Sq. Ft.	5708.29 Cu. Yd.	4858.63 Cu. Yd.	849.65 Cu. Yd.<Cut>



CONSTRUCTION PLANS FOR:
0 MAYNARD ROAD
LAND LOT 8, 17th DISTRICT
ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 25-333

SHEET NO.
C-2

GRADING PLAN

DATE	07-14-2026	REVISIONS
SCALE	AS SHOWN	
DRAWN	PG	
CHECKED	GHB	

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