



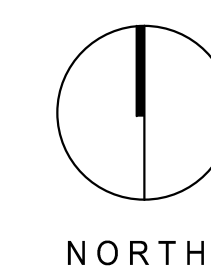
andscape Architecture, Design, and Planning



JONQUIL
2995 ATLANTA ROAD SE,
L.L. 559, 11TH DISTRICT, SMYRNA, GA, 30340
Prepared for: HALPERN ENTERPRISES, INC.

SITE DATA		REV. 8/13/15
Current Zoning:	MU-Cond	
Total Site Acreage:	12.62 AC	
Total Open Space:	2.53 AC	
Total Commercial:	65,000 SF	
Total Residential:	290 Units	
Total Parking:	839 Spaces	
<u>PARCEL 1:</u>		
Total Acres:	.091 AC	
Restaurant:	5,000 SF	
Total Parking Spaces:	51	
Parking Ratio:	10/1000 SF	
<u>PARCEL 2:</u>		
Total Acres:	4.86 AC	
Grocery Store:	45,600 SF	
Total Parking Spaces:	229	
Parking Ratio	5/1000 SF	
<u>PARCEL 3:</u>		
Total Acres:	2.15 AC (0.03 AC ROW)	
Retail "A"	9,600 SF	
Retail "B"	4,800 SF	
Total Parking Spaces:	95	
Parking Ratio:	6.5/1000 SF	
<u>PARCEL 4:</u>		
Total Acres:	4.70 AC (0.86 AC ROW)	
Luxury Rental Units:	290 Units	
6 Story Parking Garage:	464 Spaces	
Parking Ratio:	1.6/Units	
<u>SETBACKS:</u>		
Front:		
Retail:	0'	
Multi-Family	15'	
Side:		
Retail:	0'	
Multi-Family:	15'	
Rear:		
Retail:	30'	
Multi-Family:	30'	

NOTE:
BUILDING FOOTPRINTS AND ROOF LINES MAY VARY
SLIGHTLY FROM FINAL ARCHITECTURAL PLANS. SEE
ARCHITECTURAL PLANS FOR FINAL LAYOUT.



0 50 100 150 F

SCALE: 1" = 50'

Date:	Description:
07/08/15	REV 1
07/31/15	REV 2
08/05/15	REV 3
08/11/15	REV 4
08/13/15	REV 5
-	-
-	-
-	-
-	-
PROJ. NO: 15-3 Halpern	
DESIGN:	SM
DRAWN:	TW
CHECKED:	SM
DATE:	07/31/2015
SCALE:	NA

SITE PLAN

L0-01

