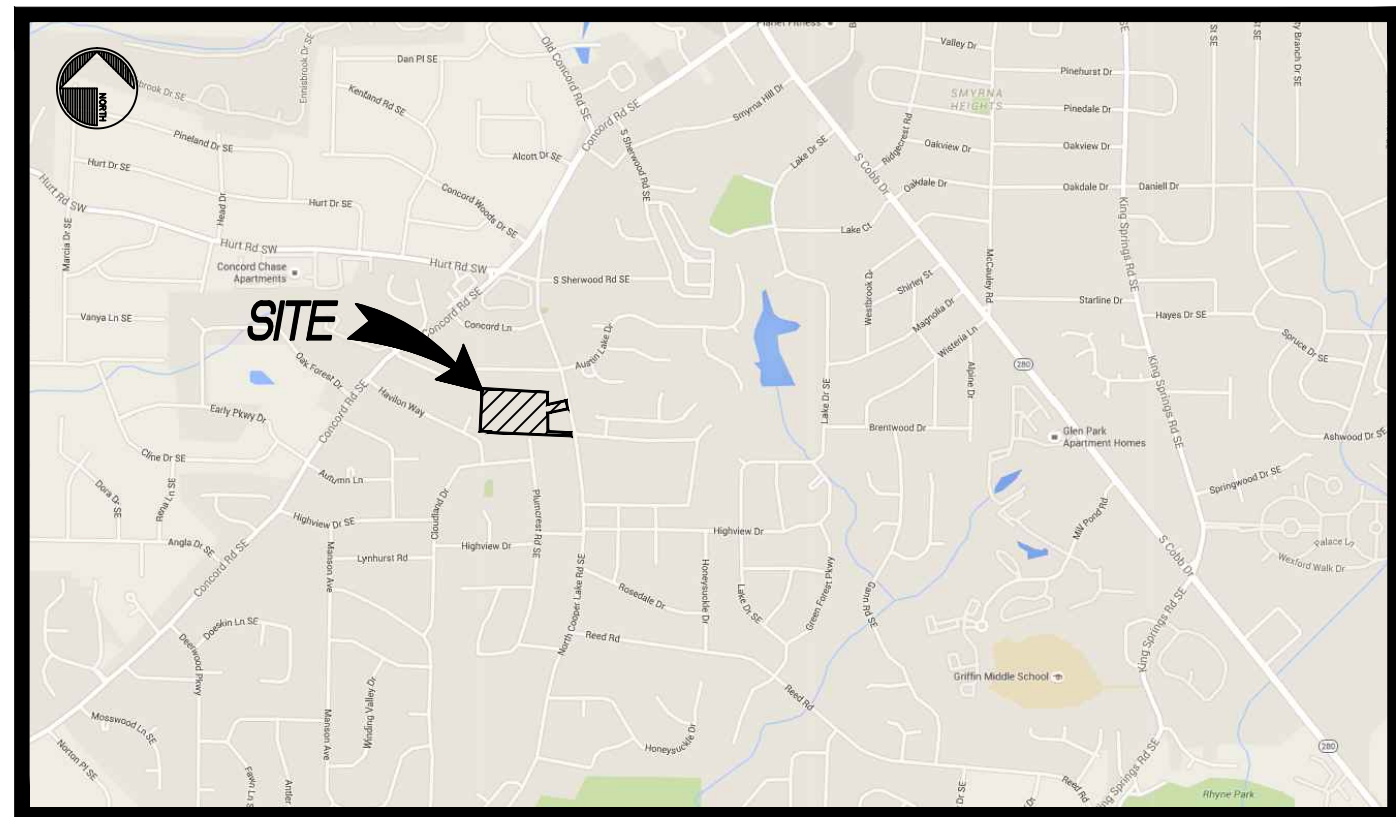


MATCHLINE

PLUMCREST ROAD (50' R/W)

HIGHVIEW DRIVE SE (50' R/W)

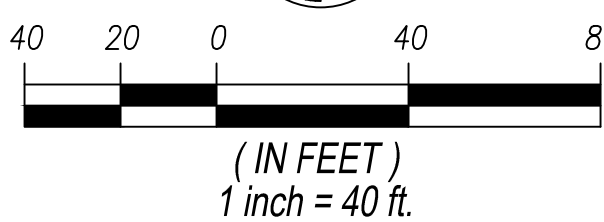
EXISTING STORM STRUCTURE



VICINITY MAP
SCALE: N.T.S.

CLOUDLAND DRIVE

MATCHLINE



24 HOUR CONTACT:
JIMMY HALLIGAN
404.558.1213



Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S 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.

DEVELOPMENT SUMMARY

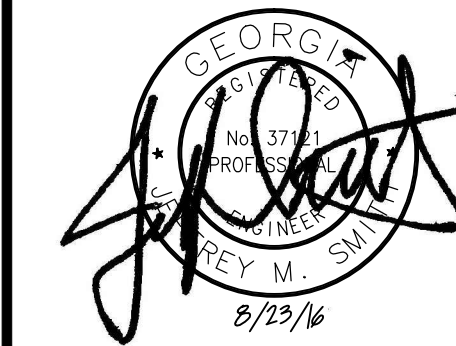
ZONING	R-20
EXISTING ZONING	RAD CONDITIONAL
PROPOSED ZONING	RAD CONDITIONAL
AREA	
SITE AREA	5.403 ACRES
COMMON SPACE	6,931 S.F.
DENSITY	
NUMBER OF UNITS	14 UNITS
PROPOSED DENSITY	2.6 UNITS/ACRE
RIGHT OF WAY	50'
MINIMUM LOT WIDTH AT SETBACK LINE	55 FEET
MINIMUM LOT DEPTH	120 FEET
MINIMUM LOT AREA	8,350 S.F.
AVERAGE LOT AREA	11,628 S.F.
MAXIMUM BUILDING HEIGHT	35 FEET
SETBACKS	
FRONT	30 FEET
SIDE (ADJACENT TO STREET)	15 FEET
SIDE (INTERIOR)	5 FEET
REAR	30 FEET
MINIMUM BUILDING SEPARATION	10 FEET
BUFFERS	
TREE PRESERVATION	10 FEET
WATER & SEWER TO BE PUBLIC AND PROVIDED BY THE CITY OF SMYRNA.	

CONSTRUCTION PLAN
MAPLE SHADE SUBDIVISION

OWNER/DEVELOPER

JIMMY HALLIGAN
PO BOX 3510
PEACHTREE CITY, GEORGIA 30269
PHONE: 404.965.3677

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 07.20.2015



REVISIONS

PRELIMINARY PLAT

C200

15030 PRELIMINARY PLAT.DWG 2016.0901

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LAND LOT 338
17th DISTRICT
CITY OF SMYRNA, GEORGIA