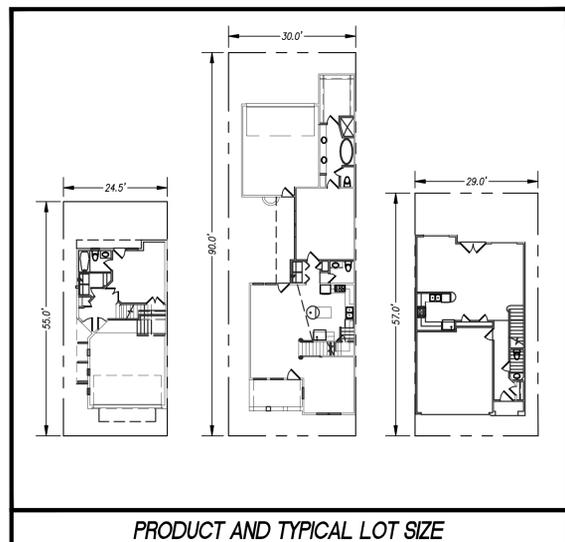


SITE ANALYSIS			
DESCRIPTION	DIMENSIONS	PRODUCT	TOTAL
SINGLE FAMILY DETACHED	24'-6" x 55' MIN.	NICHOLSON	82 UNITS
SINGLE-FAMILY DETACHED	29'-0" x 53' MIN.	NEW LYDN-A	48 UNITS
SINGLE-FAMILY DETACHED	30'-0" x 90' MIN.	NEW MDN-A	26 UNITS
TOTAL RESIDENTIAL UNITS			156 UNITS

PARKING ANALYSIS	
PARKING SPACES REQUIRED	2 SPACES PER UNIT = 156 UNITS * 2 SPACES = 312 SPACES
PARKING SPACES PROVIDED	2 SPACES PER UNIT (GARAGE) = 156 UNITS * 2 SPACES = 312 SPACES
	ON STREET PARKING SPACES = 67 SPACES
TOTAL PARKING SPACES PROVIDED	= 379 SPACES
	= 2.42 SPACES/UNIT

DEVELOPMENT SUMMARY	
ZONING	MIXED USE
EXISTING ZONING	MIXED USE
TOTAL SITE AREA	10.4± ACRES
UNITS	156
DENSITY	15.0 UNITS/ACRE
PRIVATE ROAD WIDTH	22' BC-BC
PRIVATE ROAD EASEMENT WIDTH	40'
PRIVATE ALLEY WIDTH	18' BC-BC
PRIVATE ALLEY EASEMENT WIDTH	28'
PRIVATE ROAD CURBLINE RADIUS	25'
PRIVATE ALLEY CURBLINE RADIUS	15' MIN.
MINIMUM FLOOR AREA	1,500 SF
MAXIMUM LOT COVERAGE	80%
MAXIMUM BUILDING HEIGHT	3 STORIES
MINIMUM LOT WIDTH AT SETBACK LINE	24 FEET
MINIMUM LOT AREA	1,300 SF
MINIMUM LOT DEPTH	55 FEET
LOT LINES MAY BE NON RADIAL	
SETBACKS	
FRONT	*5 FEET
SIDE	0 FEET
REAR	5 FEET
PERIMETER	10 FEET
ATLANTA ROAD	30 FEET

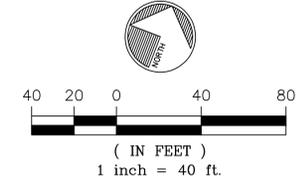
*OVERHANGS MAY ENCRUCH INTO FRONT SETBACK BY NO MORE THAN 30"
 **AMENITIES (POOL/CABANA) MAY BE RELOCATED WITHIN OPEN SPACE.



SEE TYPICAL ROAD SECTIONS ON SHEET Z.101

SEE PHASING INFORMATION ON SHEET Z.102

SEE LOT AREA CHART ON SHEET Z.102



RIDGE PLANNING AND ENGINEERING
 1785 WHITE CIRCLE, SUITE 202 - MARIETTA, GA 30066
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REZONING PLAN
 BELMONT HILLS
 PODS C AND D
 2440 ATLANTA ROAD SOUTHEAST
 SMYRNA, GEORGIA 30080

OWNER/DEVELOPER
David Weekley Homes
 4885 KIMBALL BRIDGE ROAD, SUITE 201
 ALPHARETTA, GEORGIA 30022
 PHONE: (678) 255-5384
 24 HOUR CONTACT:
 JEFF BARRETT



GSWCC CERTIFICATION NUMBER: 36629
 EXPIRATION DATE: 07.20.2015
ZONING PLAN
Z.100
 13078 Rezoning.dwg 1/8/14