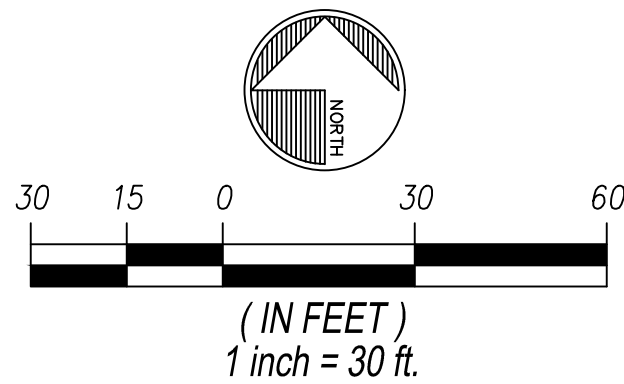


| DEVELOPMENT SUMMARY | |
|-------------------------|------------------|
| ZONING | |
| EXISTING ZONING | R-15 |
| PROPOSED ZONING | R-15 |
| AREA | |
| SITE AREA | 2.2 ACRES |
| OPEN SPACE PROVIDED | 0.45 ACRES (20%) |
| OPEN SPACE REQUIRED | 0.44 ACRES (20%) |
| MINIMUM LOT AREA | 15,000 SF |
| MAXIMUM LOT COVERAGE | 35% |
| DENSITY | |
| NUMBER OF LOTS | 5 LOTS |
| PROPOSED DENSITY | 2.3 UNITS/ACRE |
| MAXIMUM DENSITY ALLOWED | 2.7 UNITS/ACRE |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| MINIMUM LOT WIDTH | 55 FEET* |
| ACCESS EASEMENT | 20 FEET |
| SETBACKS | |
| FRONT | 35 FEET |
| SIDE | 5 FEET** |
| REAR | 30 FEET |

* LOT WIDTH VARIANCE FROM 85' TO 55'
** SIDE SETBACK VARIANCE FROM 10' TO 5'

24 HOUR CONTACT:
JEFF SMITH
404.328.6280



GEORGIA811
Utilities Protection Center, Inc.
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.

RIDGE PLANNING AND ENGINEERING
1290 KENNESTONE CIRCLE - BLDG A
SUITE 200 - MARIETTA, GA 30066
OFFICE 770.938.9000

LAND PLAN
HAYES DRIVE
LAND LOT 527
2ND. SECTION, 17TH. DISTRICT
CITY OF SMYRNA, GEORGIA

OWNER/DEVELOPER
JW HALL BUILDING COMPANY
WEST MIDTOWN
ATLANTA, GEORGIA 30318

REVISIONS

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LAND PLAN
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