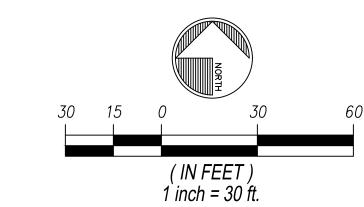


DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R−15
PROPOSED ZONING	R−15
AREA	
SITE AREA	2.2 ACRES
OPEN SPACE PROVIDED	0.45 ACRES (20%)
OPEN SPACE REQUIRED	0.44 ACRES (20%)
MINIMUM LOT AREA	15,0000 SF
MAXIMUM LOT COVERAGE	35%
DENSITY	
NUMBER OF LOTS	5 LOTS
PROPOSED DENSITY	2.3 UNITS/ACRE
MAXIMUM DENSITY 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



PRECIASI

Utilities Protection Center, Inc.

Know what's **below. Call** before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS 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

LAND LOT 527 ND. SECTION, 17TH. DISTRICT CITY OF SMYRNA, GEORGIA

LAND PLAN

V HALL BUILDING COMPANY WEST MIDTOWN ATLANTA, GEORGIA 30318

GSWCC CERTIFICATION NUMBER: 36629 EXPIRATION DATE: 08.01.2018

EVICIONS

REVISIONS

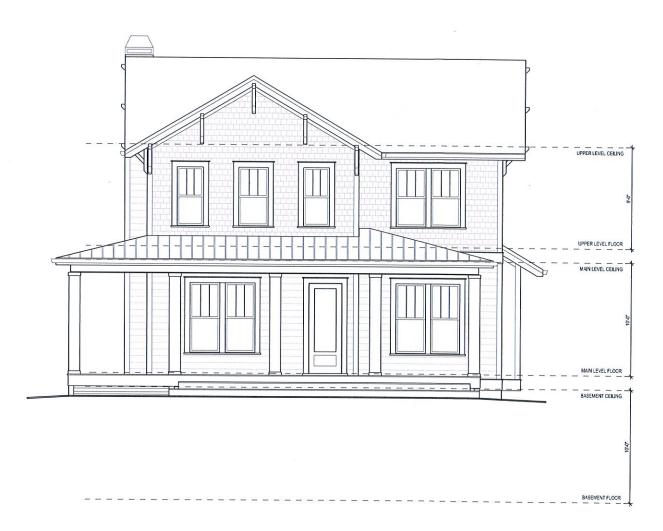
LAND PLAN

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17006 LP4.DWG

Convright @ 2017





FRONT ELEVATION

1/8 = 1'-0"

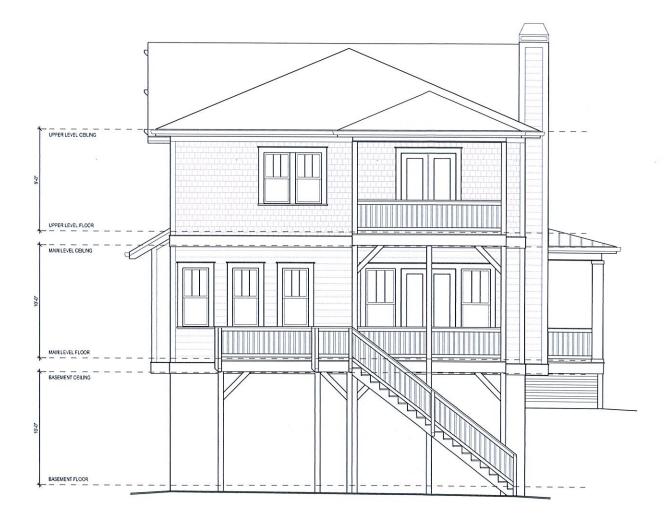
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REAR ELEVATION

1/8 = 1'-0"

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MAIN LEVEL CEILING UPPER LEVEL FLOOR UPPER LEVEL CEILING

RIGHT ELEVATION 1/8 = 1'-0"

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MAIN LEVEL CEILING UPPER LEVEL FLOOR UPPER LEVEL CEILING

LEFT ELEVATION 1/8 = 1'-0"

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Garvis Sams

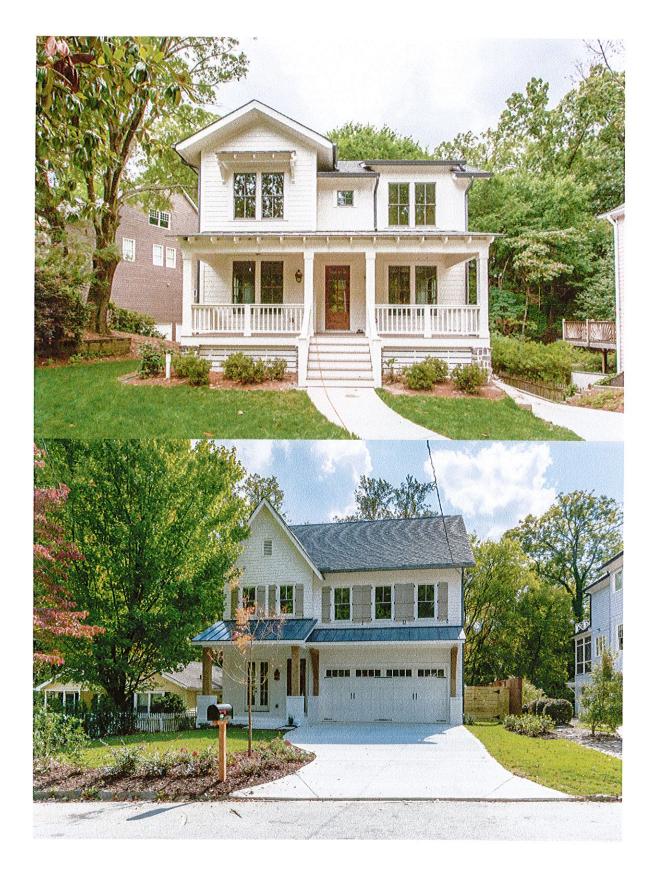
From: Sent: Josh Hall <jwhallbuild@gmail.com> Thursday, February 09, 2017 1:10 AM

To:

Garvis Sams

Subject: elevations/pics







Hall, *principal*JW Hall Building Co.
web: <u>jwhallbuild.com</u>
cell: 770-856-9279