Site Information

Current Zoning

MR3-C

Setbacks

Side Yard:	15'
Rear Yard:	15'

FAR

Net Lot Area:	11,050 sf	0.25 acres
Gross Lot Area:	13,235 sf	0.30 acres

(1/2 r/w x frontage) + (1/2 alley x frontage) + Net Lot Area

Proposed Bldg Area

Bldg Footprint	2,027 sf
# of Bldgs	4
Total Area:	8,108 sf

Proposed FAR (gla):	0.61
Bonus FAR:	0.00
Max Allowable FAR:	0.70

Residential Units

# of units:	4
# of bonus units:	0
# of bonus workplace units:	0
Total # units per acre:	16

Building Coverage

Max Permitted:	85%
Provided:	33%

Fenestration

Residential Min Req'd Local:	30%
Residential Provided Local:	36%
Residential Min Req'd Arterial:	n/a
Residential Provided Arterial:	n/a

Open Space

Public Space Req'd:	none
Total Open Space Req'd:	none

Total Open Space

Minimum Req'd:	n/a

Usable Open Space

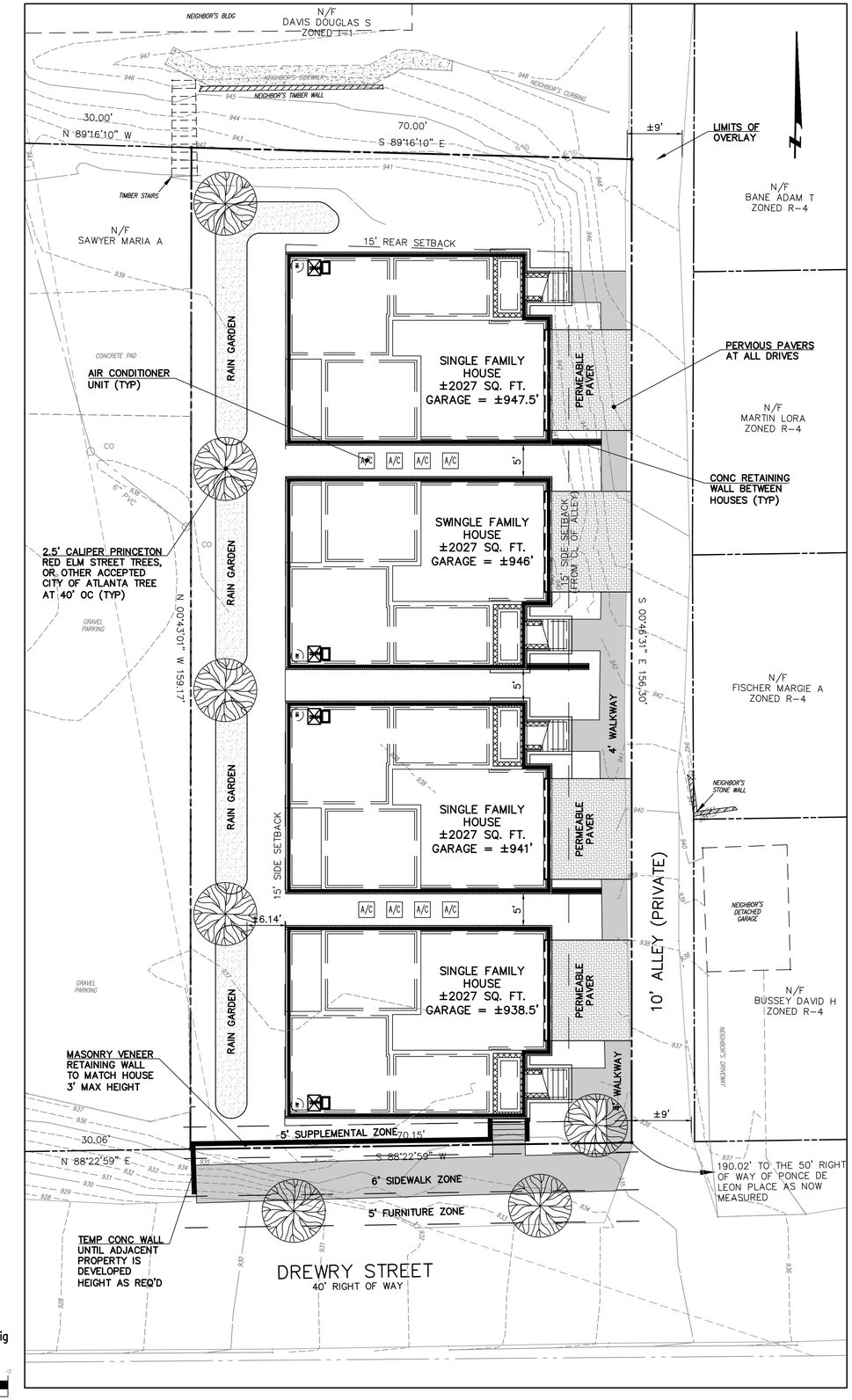
Min Req'd:	40%	5,294 sf
Provided:	50%	6,618 sf

Balconies:	295 sf
Rooftop Terraces:	0 sf
Landscaped Areas:	6018 sf
Sidewalks:	0 sf
Landscaped R/W:	354 sf

Parking

# Studios:	0
# 1 Bedroom:	0
#2 Bedroom:	0
#3 Bedroom:	4
#4 Bedroom:	0

Parking Req'd:	4
Parking Provided:	8
Loading Req'd:	0
Loading Provided:	0



811 Know what's below Call before you dig

GRAPHIC SCALE
10 0 5 10
1 inch = 10 ft.
(IN FEET)

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GEORGIA REGISTERED NO. 25218 PROFESSIONAL ENGINEER WADE HUNNICUTT
SEAL 10/15/15

SEAL

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2021 FLIGHTWAY DRIVE • CHAMBLEE, GEORGIA 30341

REVISIONS :

NO. & DATE	DESCRIPTION

DRAWING TITLE :

SAP
SITE
PLAN

DATE : 10/15/15
PROJECT : 131444
DRAWING NO. :

SAP-1

SEQ. OF
SCALE : 1" = 10'