

VICINITY MAP  
not to scale

NOTES:

1175 & 1185 SHERIDAN ROAD, NE  
ATLANTA, GA 30324

LAND LOT 108, 18TH DISTRICT  
CITY OF ATLANTA  
FULTON COUNTY, GEORGIA

EXISTING ZONING - R-4

PROPOSED ZONING - PDH

TOTAL TRACT AREA - 2.15 ACRES  
(93,940 SQUARE FEET)

EIGHT (8) PROPOSED LOTS

MINIMUM LOT WIDTH - 70'

MINIMUM LOT SIZE - 8,000 SQUARE FEET

MAXIMUM BUILDING HEIGHT - 35'

MINIMUM PRIMARY RESIDENCE SQUARE FOOTAGE -  
2,500 SQUARE FEET

PROPOSED BUILDING SETBACKS

-20' SETBACK AROUND PERIMETER OF PROPERTY,  
INCLUDING SHERIDAN ROAD RIGHT OF WAY

-20' FRONT SETBACK FROM NEW STREET RIGHT OF  
WAY, 15' AT CUL-DE-SAC FOR LOT 6

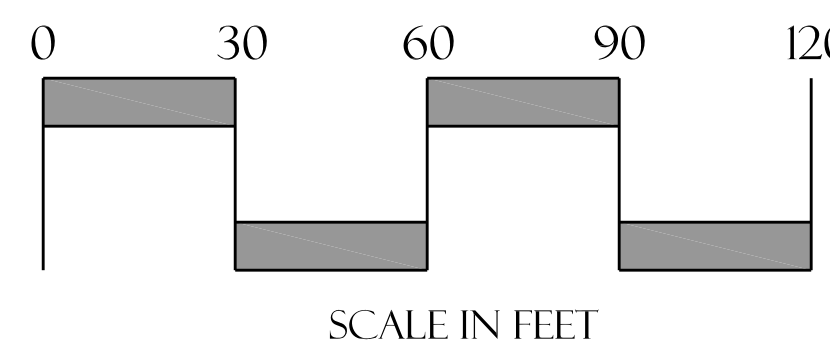
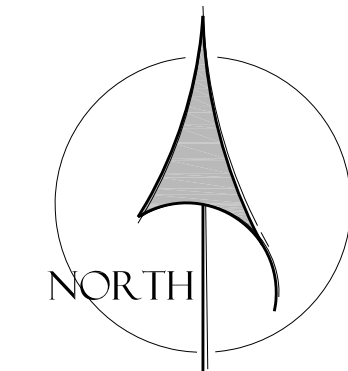
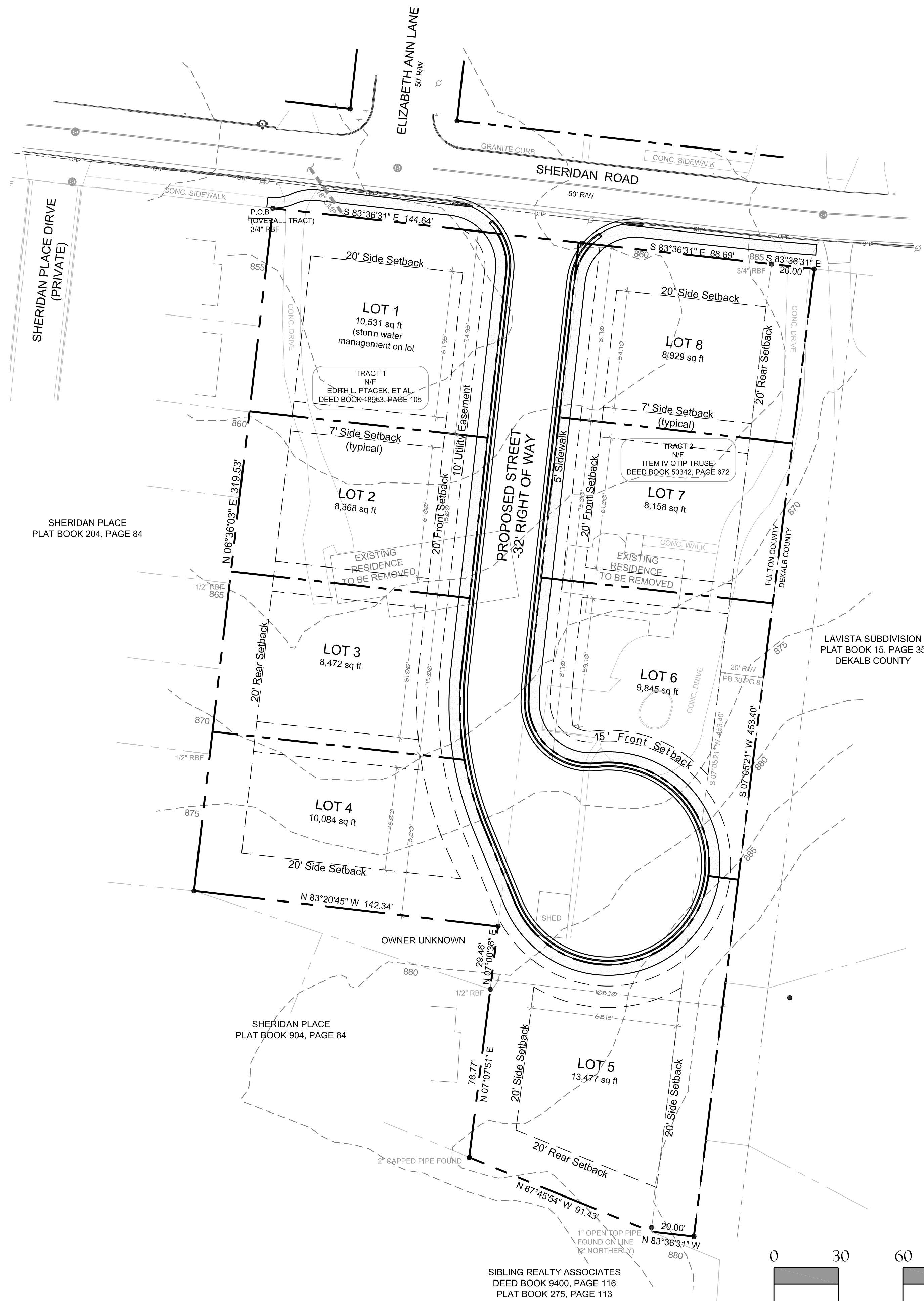
-7' SIDE SETBACK (INTERIOR LOT LINES)

LOT AREA

LOT 1	10,531 sq ft
LOT 2	8,368 sq ft
LOT 3	8,472 sq ft
LOT 4	10,084 sq ft
LOT 5	13,477 sq ft
LOT 6	8,845 sq ft
LOT 7	8,158 sq ft
LOT 8	8,929 sq ft

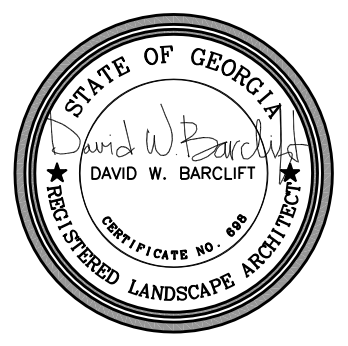
AVERAGE LOT SIZE - 9,608 square feet

BASE DATA TAKEN FROM  
"BOUNDARY SURVEY FOR SHERIDAN ROAD,  
BETANCOURT CONSTRUCTION, LLC, DATED 04/04/2013"  
AND FROM CITY OF ATLANTA TOPOGRAPHIC MAPS  
(FOR FIVE-FOOT CONTOUR INTERVALS).



NORTH

SCALE IN FEET



DAVID BARCLIFT, LLC  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
3524 SUNDERLAND WAY, NE  
ATLANTA, GA 30319  
404-375-8609

REZONING PLAN - PDH ZONING - 8 LOTS  
1175 & 1185 SHERIDAN DRIVE PROPERTY  
BETANCOURT CONSTRUCTION, LLC  
4355 COBB PARKWAY - SUITE J460 - ATLANTA, GA 30339

APRIL 9, 2013

SHEET L-01