

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 - 9,000 SQUARE FEET

MAXIMUM BUILDING HEIGHT - 35'

MINIMUM PRIMARY RESIDENCE SQUARE FOOTAGE -
2,000 SQUARE FEET

PROPOSED BUILDING SETBACKS

-20' SETBACK AROUND PERIMETER OF PROPERTY,

-35' FRONT SETBACK TO SHERIDAN ROAD

-20' FRONT SETBACK FROM SHARED DRIVE EASEMENT,
10' AT HAMMERHEAD FOR LOT 6

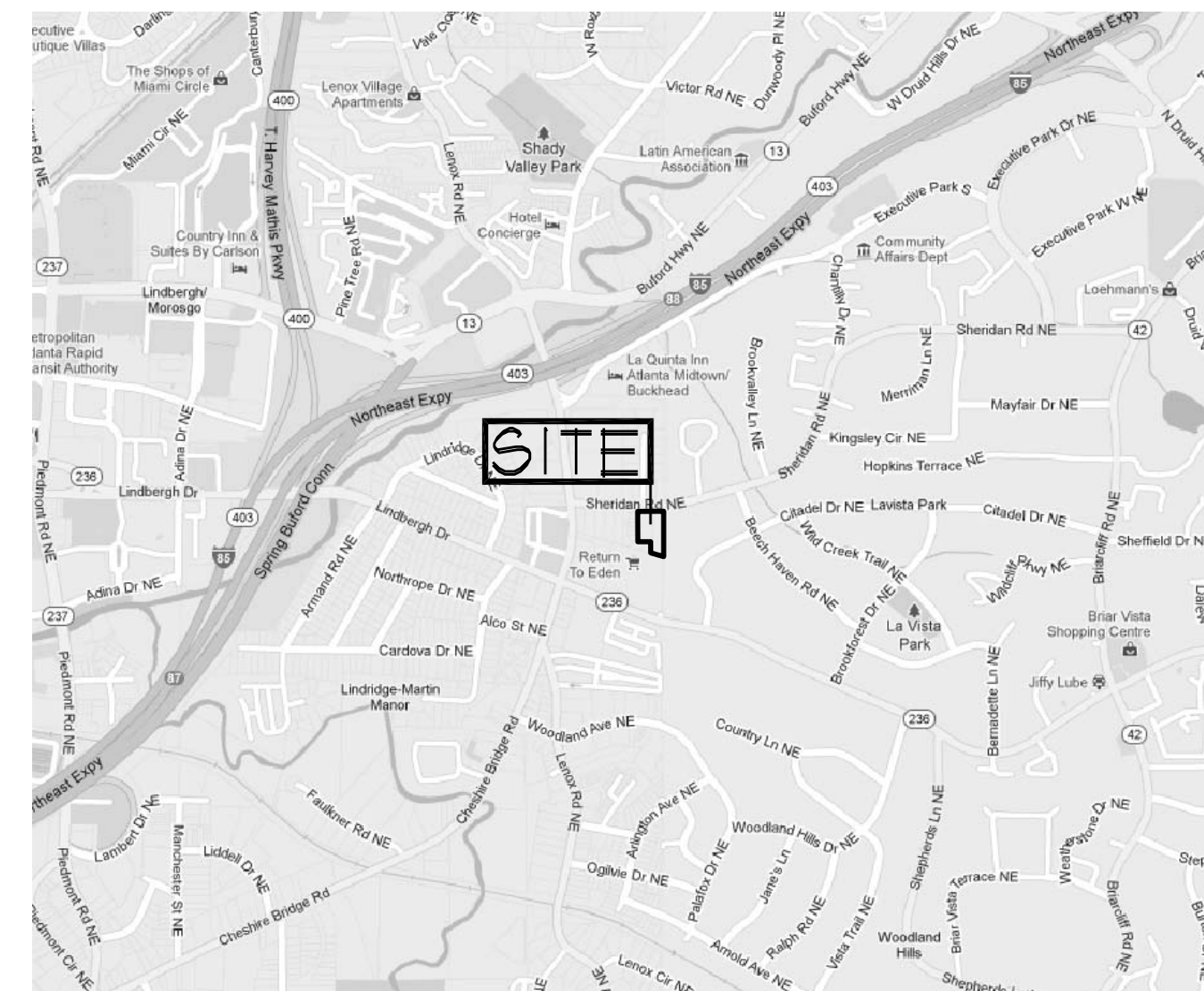
-7' SIDE SETBACK (INTERIOR LOT LINES)

-10' LANDSCAPE BUFFER, WITHIN 20' REAR SETBACK
ALONG WEST PROPERTY BOUNDARY, ADJACENT TO
SHERIDAN PLACE

LOT AREA

LOT 1	9,125 sq ft
LOT 2	9,099 sq ft
LOT 3	9,197 sq ft
LOT 4	11,638 sq ft
LOT 5	9,310 sq ft
LOT 6	9,042 sq ft
LOT 7	9,772 sq ft
LOT 8	9,259 sq ft

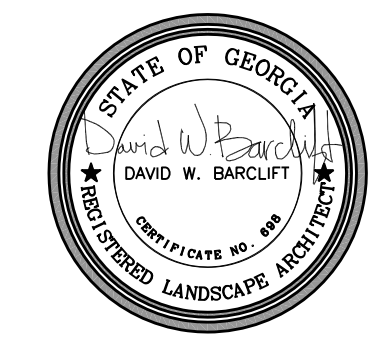
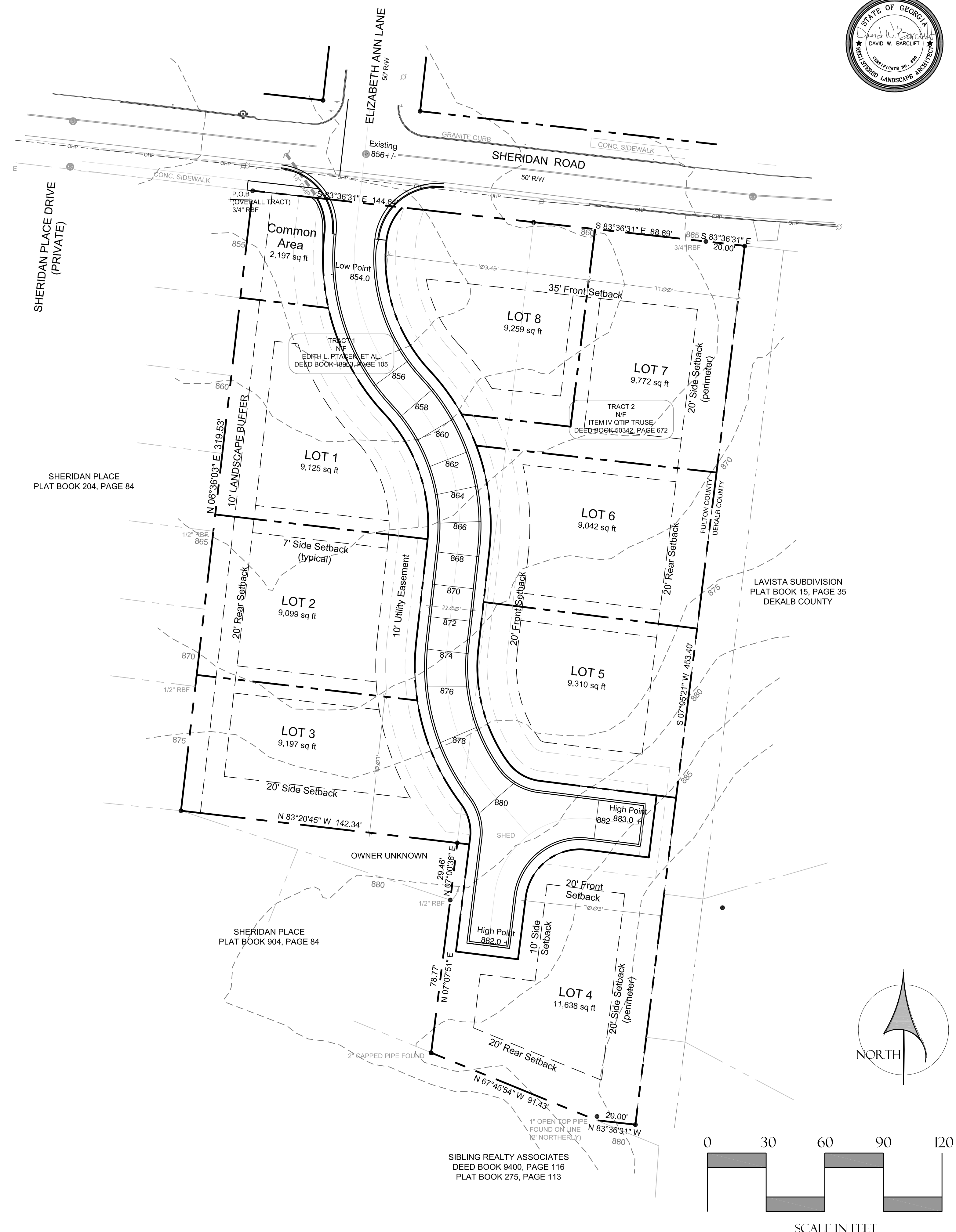
COMMON AREA - 2,197 square feet
Plus 15,290 square feet, shared drive and
sidewalks



VICINITY MAP
not to scale

	EXISTING R-4 Zoning	PROPOSED PDH Zoning
Minimum Lot Size:	9,000 sq ft	9,000 sq ft
Setbacks:	Front	35'
	Side	7'
	Rear	15'
Minimum Lot Frontage	70'	70'
Maximum Floor Area Ratio	0.50	See Land Use Intensity Ratios Below
Maximum Lot Coverage	50%	See Land Use Intensity Ratios Below
Maximum Building Height	35'	35'
Minimum Off-street Parking	One space per Dwelling	Two spaces per Dwelling
Landscape Buffer (along adjacent PDH zoning)	0	10'
Minimum Square Footage for Dwelling	1,000 sq ft	2,000 sq ft
Street / Drive Requirements	Right of Way	32' width
	Pavement width (Residential Access Street)	28'
Sidewalk (interior)	5' width	5' width
Common Area	none required	2,197 sq ft
LAND USE INTENSITY RATIOS		
PD-H RG Sector 3	Ratio	Required
Gross Land Area (Tract + 1/2 Sheridan Road R/W = 93,940 + 6,325)		Proposed
Residential Floor Area - FAR (Maximum total floor area)	0.42	42,111
Total Open Space (Minimum open space)	0.72	72,190
Useable Open Space (Minimum useable open space)	0.43	43,113

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).



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

MAY 7, 2013
SHEET L-01