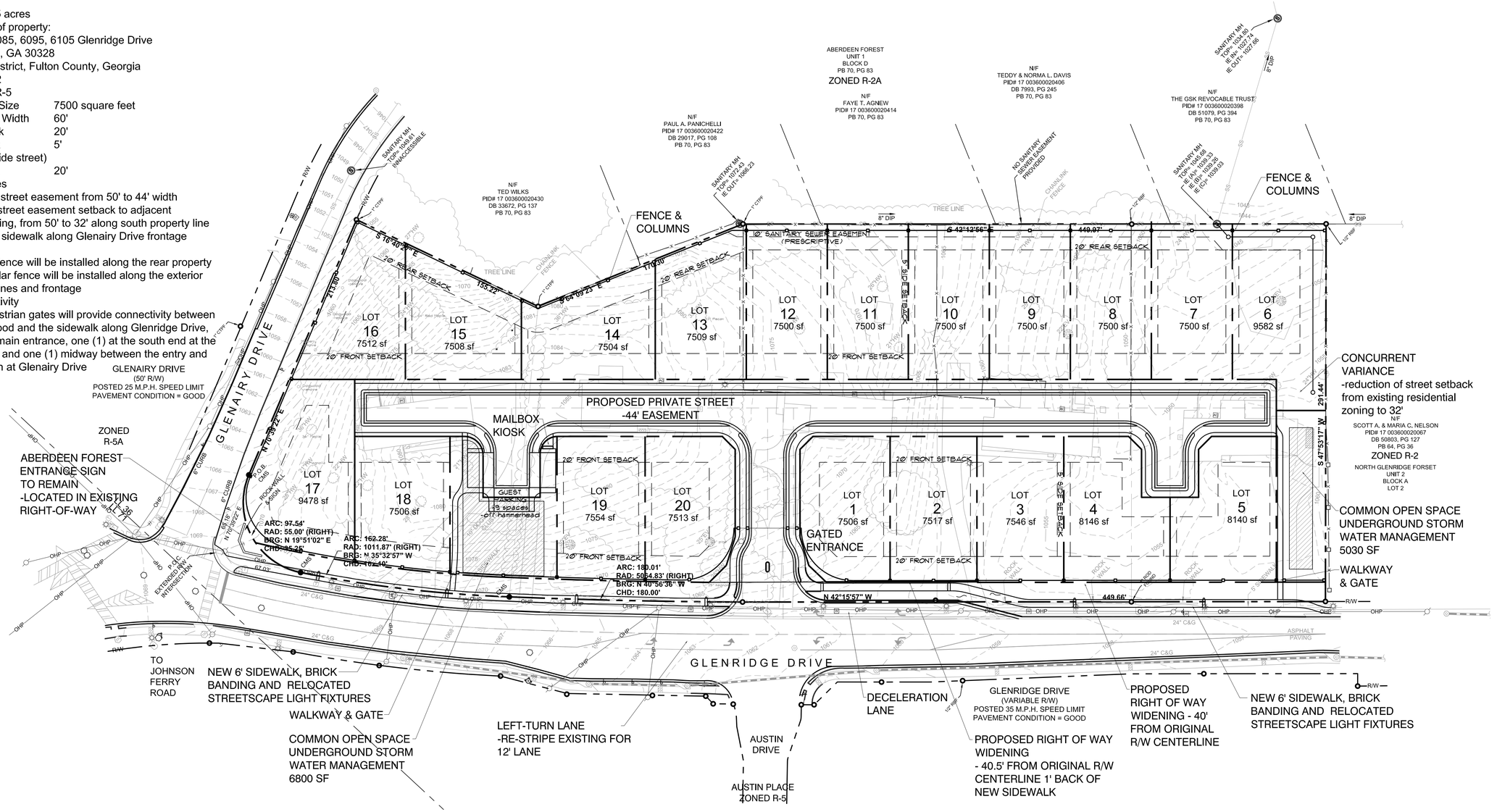
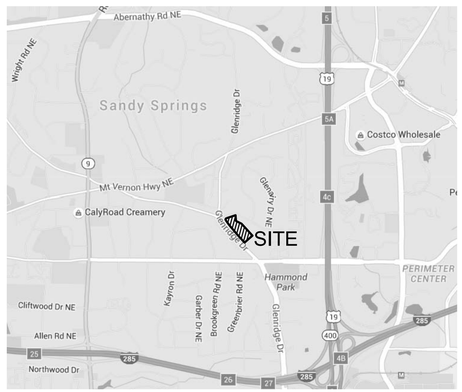
ZONING NOTES:
-Site Acreage - 5.095 acres
-Existing addresses of property:
6045, 6065, 6085, 6095, 6105 Glenridge Drive
Sandy Springs, GA 30328
-Land Lot 36, 17th District, Fulton County, Georgia
-Current Zoning - R-2
-Proposed Zoning - R-5

-Minimum Lot Size	7500 square feet
-Minimum Lot Width	60'
-Front Setback	20'
-Side Setback	5'
(15' to side street)	
-Rear Setback	20'

-Concurrent Variances
-Reduction of street easement from 50' to 44' width
-Reduction of street easement setback to adjacent residential zoning, from 50' to 32' along south property line
-Elimination of sidewalk along Glenairy Drive frontage
-Perimeter Fence
-A decorative fence will be installed along the rear property line and a similar fence will be installed along the exterior side property lines and frontage
-Community Connectivity
-Four (4) pedestrian gates will provide connectivity between the neighborhood and the sidewalk along Glenridge Drive, two (2) at the main entrance, one (1) at the south end at the common area, and one (1) midway between the entry and the intersection at Glenairy Drive





VICINITY MAP
not to scale

DEVELOPMENT STATISTICS SUMMARY CHART

TOTAL ORIGINAL TRACT	5.095 acres
ADDITIONAL RIGHT OF WAY DEDICATION	0.28 acres
TOTAL DEVELOPMENT TRACT	4.81 acres
PROPOSED LOTS	20 lots
DENSITY	4.15 lots per acre
PROPOSED BUILDING FOOTPRINTS	80,000 square feet
20 lots @4,000 sq ft	38%
PARKING SPACES PROVIDED	89
4 per lot, 2 garage & 2 driveway	% included in footprints & impervious area
9 additional common guest spaces	
TOTAL IMPERVIOUS AREA	132,000 square feet
	63%
LANDSCAPING	77,523 square feet
	37%
UNDISTURBED AREA	0 square feet
	0%
FLOODPLAIN	0 square feet
see survey	0%

ENVIRONMENTAL NOTES:
-The site is not located in a floodplain. See survey.
-There are no lakes, streams or waters on the site, and therefore no buffers.
-The proposed stormwater management facility locations are indicated.
-There will be no community wastewater facility.
-There is availability for water system and sanitary sewer system.
-There are no wetlands on the site.

RECEIVED
By Kristin.Byars at 2:17:32 PM, 9/20/2016

0 40 80 120 160
SCALE IN FEET

NORTH

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

SITE PLAN - R-5 REZONING

GLENRIDGE DRIVE TRACT
BETANCOURT CONSTRUCTION, LLC

SEPTEMBER 20, 2016