SHALLOW RIDGE ROAD NW

SHALLOW RIDGE ROAD NE

SHALLOWFORD ROAD

24' PRIVATE DRIVE

STORMWATER FACILITY

1 12,655 S.F.
2 13,745 S.F.
3 12,000 S.F.
4 12,000 S.F.
5 12,790 S.F.
6 16,553 S.F.
7 12,000 S.F.
8 12,000 S.F.
9 12,000 S.F.
10 18,472 S.F.
11 12,179 S.F.
12 12,038 S.F.
13 12,053 S.F.
14 12,039 S.F.
15 12,000 S.F.
16 12,075 S.F.
17 12,120 S.F.
18 12,616 S.F.

| DEVELOPMENT SUMMARY | |
|---|---|
| ZONING | |
| EXISTING ZONING | R-30 |
| PROPOSED ZONING | R-12 |
| SITE AREA | 6.1 +/- ACRES |
| DENSITY | |
| NUMBER OF UNITS | 18 UNITS |
| PROPOSED DENSITY | 2.95 UNITS/ACRE |
| MAXIMUM DENSITY ALLOWED | N/A |
| MINIMUM HEATED AREA | 1,800 SF |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| SETBACKS (INTERIOR) | |
| FRONT | 20 FEET |
| SIDE | 5 FEET |
| REAR | 40 FEET |
| PARKING REQUIRED PER FIRE MARSHAL | 9 SPACES |

NORTH

40 20 0 40 80

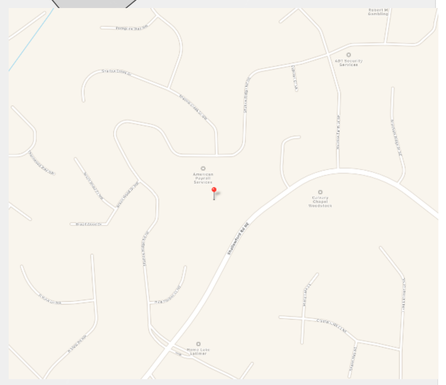
( IN FEET )
1 inch = 40 ft.


CONTACT:
JOHN LOYD
770.868.7591


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.







LOCATION (NTS)

# WEST SHALLOWFORD ROAD TRACT

## LAND LOTS 66,67 16TH DISTRICT COBB COUNTY, GEORGIA

RENDERING PREPARED ON BEHALF OF

Loyd Development Services