

VICINITY MAP
NTS



Williams & Associates

ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE

2470 Daniels Bridge Road, Suite 161
Athens, Georgia 30606
P. 706.310.0400
F. 706.310.0411

www.gaplaning.com

**DR. SEYMOUR
MIXED-USE**
COBB COUNTY, GEORGIA
1.0 ACRES - OAKDALE ROAD & FREEMAN DRIVE

DATE: 08/08/2014

REVISIONS

DATE	COMMENT
8-08-14	REZONING SUBMITTAL



ALL DRAWINGS SHALL REMAIN THE PROPERTY OF WILLIAMS & ASSOCIATES. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. WILLIAMS & ASSOCIATES SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

14003

SITE PLAN

SP

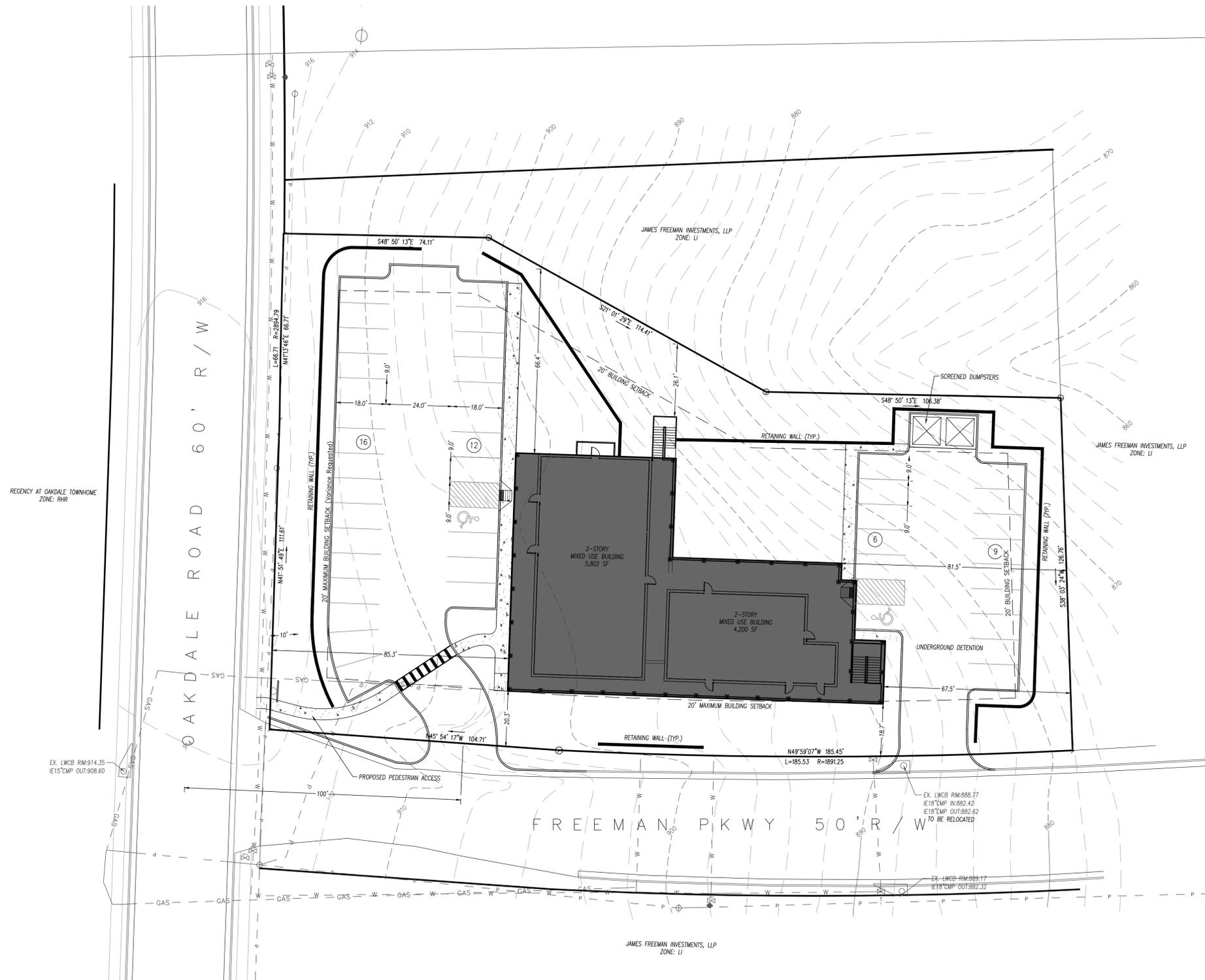
PROJECT DATA		
DEVELOPER:	DR. TERRY B. SEYMOUR III ATLANTA, GEORGIA 30325	
AUTHORIZED AGENT:	WILLIAMS & ASSOCIATES 2470 DANIELS BRIDGE RD, SUITE 161 ATHENS, GA 30606 706.310.0400	
PHYSICAL ADDRESS:	OAKDALE ROAD & FREEMAN DRIVE	
TAX PARCEL:	18005501670	
TOTAL PROJECT ACREAGE:	1.0 ACRES (43,560 SF.)	
CONTOUR INTERVAL:	2' FIELD RUN TOPO BY MARK DUNLAP, RLS DATED 01/13/2014.	
BOUNDARY SURVEY:	THIS DRAWING WAS PREPARED USING A MARK DUNLAP, RLS SURVEY FOR OAKDALE ROAD & FREEMAN DRIVE, DATED 01/13/2014.	
EXISTING ZONING:	LI	
EXISTING USE:	VACANT	
PROPOSED USE:	MIXED-USE DEVELOPMENT	
FLOOD PLAIN:	NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 130670209H DATED 03/04/2013.	
THERE ARE NO WETLANDS DELINEATED ON SITE. THIS PROPERTY DOES NOT CONTAIN ENVIRONMENTAL AREAS. WATER SUPPLY: COBB COUNTY SEWAGE DISPOSAL: COBB COUNTY SOLID WASTE: BY PRIVATE CONTRACT UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV SITE DRAINAGE: CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DRAIN SURFACE WATER TO THE PROPOSED UNDERGROUND STORM WATER MANAGEMENT FACILITY.		
MU ZONING REGULATIONS		
MIN. LOT AREA:	NONE	
MIN. FRONT YARD:	0'	
MAX. BUILDING SETBACK:	FRONT: 20' (VARIANCE REQUESTED) SIDE: 20' (VARIANCE REQUESTED) MIN. SIDE YARD: 0' MIN. REAR YARD: 20'	
MAX. RESIDENTIAL DENSITY:	25 UNITS/AC	
MIN. RESIDENTIAL FLOOR AREA:	900 SF/UNIT	
MAX. RETAIL FLOOR AREA:	47,000 SF	
MAX. GROSS FLOOR AREA FOR NONRESIDENTIAL:	50% OF TOTAL MAX BLDG HEIGHT: 66'	
BUILDING DATA		
MAXIMUM ALLOWED NONRESIDENTIAL:	5,001 OR 50% OF TOTAL BUILDING SF	
NONRESIDENTIAL PROPOSED:	9,102 SF (VARIANCE REQUESTED)	
TOTAL RESIDENTIAL SF PROPOSED:	900 SF	
	BLDG1	BLDG2
LEVEL 1	3,112	2,400
LEVEL 2	2,690	1,800
TOTAL PER BLDG:	5,802	4,200
PROPOSED BUILDING HEIGHT:	37.5'	
SITE COVERAGE DATA		
TOTAL PROJECT ACREAGE:	1.0 ACRES (43,560 SF.)	
PROPOSED BUILDING COVERAGE:	5,512 SF	
PROPOSED LOT COVERAGE:	24,453 SF (56.1% OF SITE)	
BUILDING, PAVING, SIDEWALKS:	24,453 SF	
PARKING DATA		
RESIDENTIAL:	2 SPACES / UNIT	
OFFICE:	1 SPACE / 250 SF (EXCLUSIVE OF HALLWAYS, STAIRS, STORAGE)	
PERSONAL SERVICE / RETAIL:	5.5 SPACES / 1000 SF	
RESTAURANT:	1 SPACE / 75 SF	
TOTAL PARKING REQUIRED:	56 SPACES	
TOTAL PARKING PROVIDED:	45 SPACES (VARIANCE REQUESTED)	

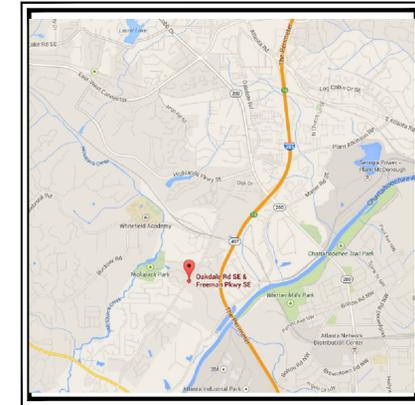


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.





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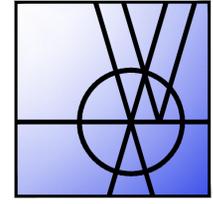
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WATER SUPPLY:	COBB COUNTY
SEWAGE DISPOSAL:	COBB COUNTY
SOLID WASTE:	BY PRIVATE CONTRACT
UTILITIES:	POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV
SITE DRAINAGE: CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DRAIN SURFACE WATER TO THE PROPOSED UNDERGROUND STORM WATER MANAGEMENT FACILITY.	
TREE STANDARDS	
MINIMUM TREE DENSITY REQUIREMENTS: 100 IN/ACRE 1.0 ACRE X 100 IN = 100' TOTAL REQUIRED NO SPECIMEN TREES FOUND ON SITE	
TREES PROVIDED: (29) TOTAL TREES 23 X 3" CAL. OVERSTORY TREES = 69" 6 X 2" CAL. UNDERSTORY TREES = 12" = 81" TOTAL *19" TO SMYRNA TREE BANK = 100" TOTAL PROVIDED	
STREET TREES	
TREES REQUIRED: OAKDALE ROAD: 1 TREE / 35' (OVERHEAD POWER PRESENT) 178 LF / 35 = 5 UNDERSTORY TREES FREEMAN PKWY: 1 TREE / 40' 290 LF / 40 = 7 TREES	
TREES PROVIDED: OAKDALE ROAD: 5 UNDERSTORY TREES FREEMAN PKWY: 7 UNDERSTORY TREES (UNDERSTORY TREE USED WHERE OVERHEAD POWER EXISTS)	
LEGEND	
	OVERSTORY TREE
	UNDERSTORY TREE
	EXISTING TREE TO BE REMOVED



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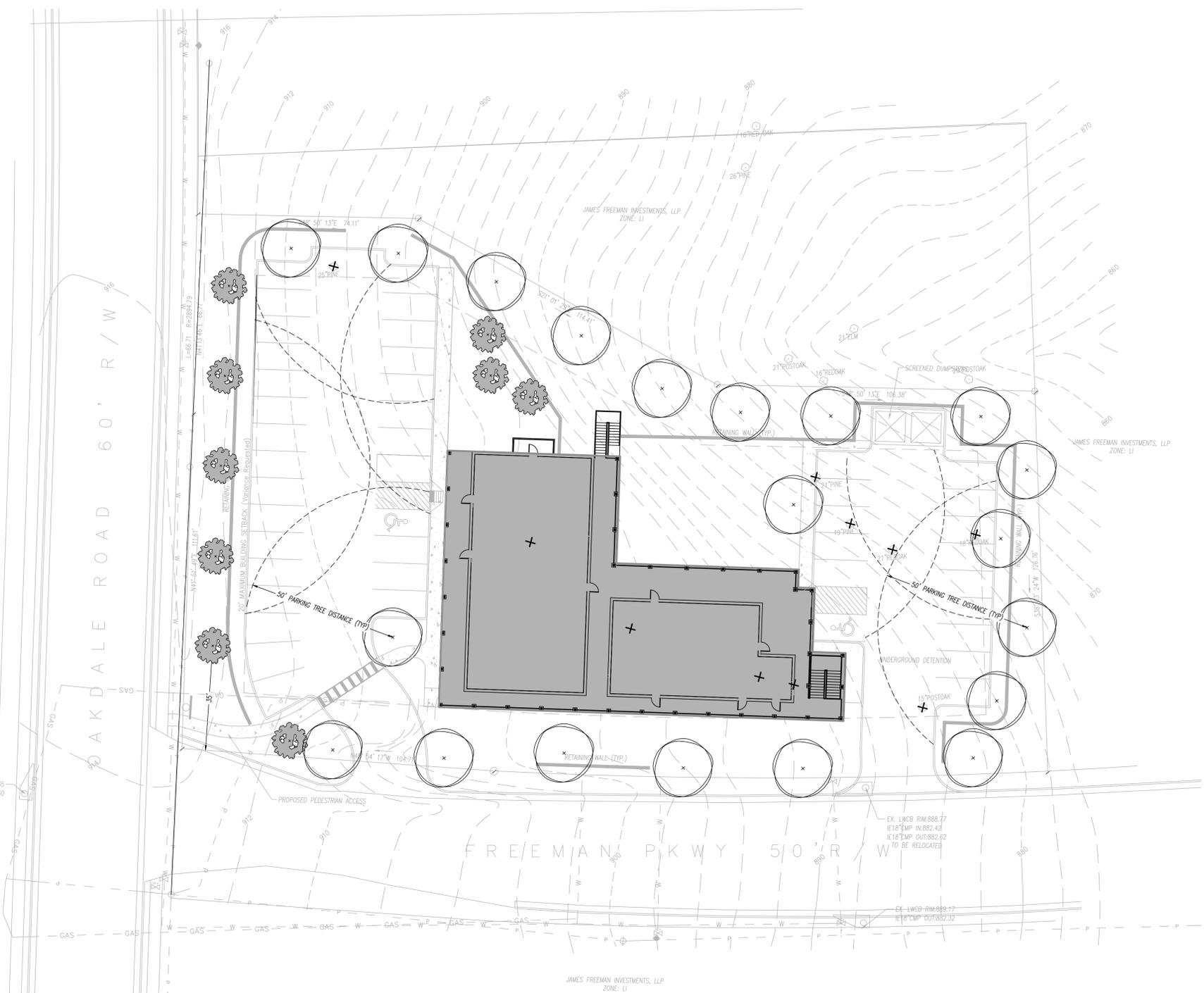


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TREE PRESERVATION PLAN

TP



REGENCY AT OAKDALE TOWNHOME
ZONE: RHR

EX. LWCB RIM 914.35
IE15' CMP OUT: 908.60

EX. LWCB RIM 888.77
IE18' CMP IN: 882.42
IE18' CMP OUT: 882.62
TO BE RELOCATED

EX. LWCB RIM 888.17
IE18' CMP OUT: 882.32

JAMES FREEMAN INVESTMENTS, LLP
ZONE: LI