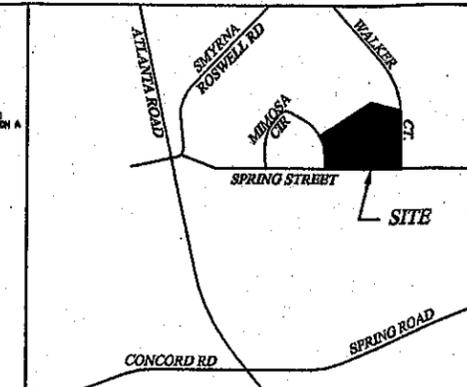


GENERAL NOTES:

1. PROPERTY ZONED: R-15
PROPOSED ZONING: RAD (CONDITIONAL)
2. STANDARD ZONING CONDITIONS # 2,3,4,8,9,10, 12, AND 17 FROM SECTION 1201 OF THE CITY ZONING CODE ARE NOT TO APPLY TO THIS SITE.
3. ALL LOTS TO BE SERVED BY CITY WATER & SEWER.
4. DETENTION & WATER QUALITY TO BE PROVIDED PER CITY CODE.(MAX COVERAGE 45%)
ALL DOWNSPOUTS TO BE DIRECTED TO THE UNDERGROUND DETENTION & W.Q. POND.
5. VARIANCE FOR SETBACKS TO BE AS SHOWN.
6. ALL BUILDING FACES TO BE A MINIMUM OF 22' FROM THE BACK OF THE SIDEWALK.
7. VARIANCE TO REDUCE LOT SIZES TO MINIMUM 9160 SF
8. PROPOSED 4 LOTS (3.64 LOTS PER ACRE)
9. VARIANCE TO REDUCE MINIMUM LOT WIDTH TO 68'
10. ALL EXISTING STRUCTURES TO BE REMOVED.
11. ALL PROPOSED SIDES OF THE HOMES FACING THE STREETS TO HAVE UPTO 25% LAP SIDING.
12. LOT 1 & 3 MUST HAVE THE FRONT OF THE HOUSE FACING SPRING STREET AS SHOWN.

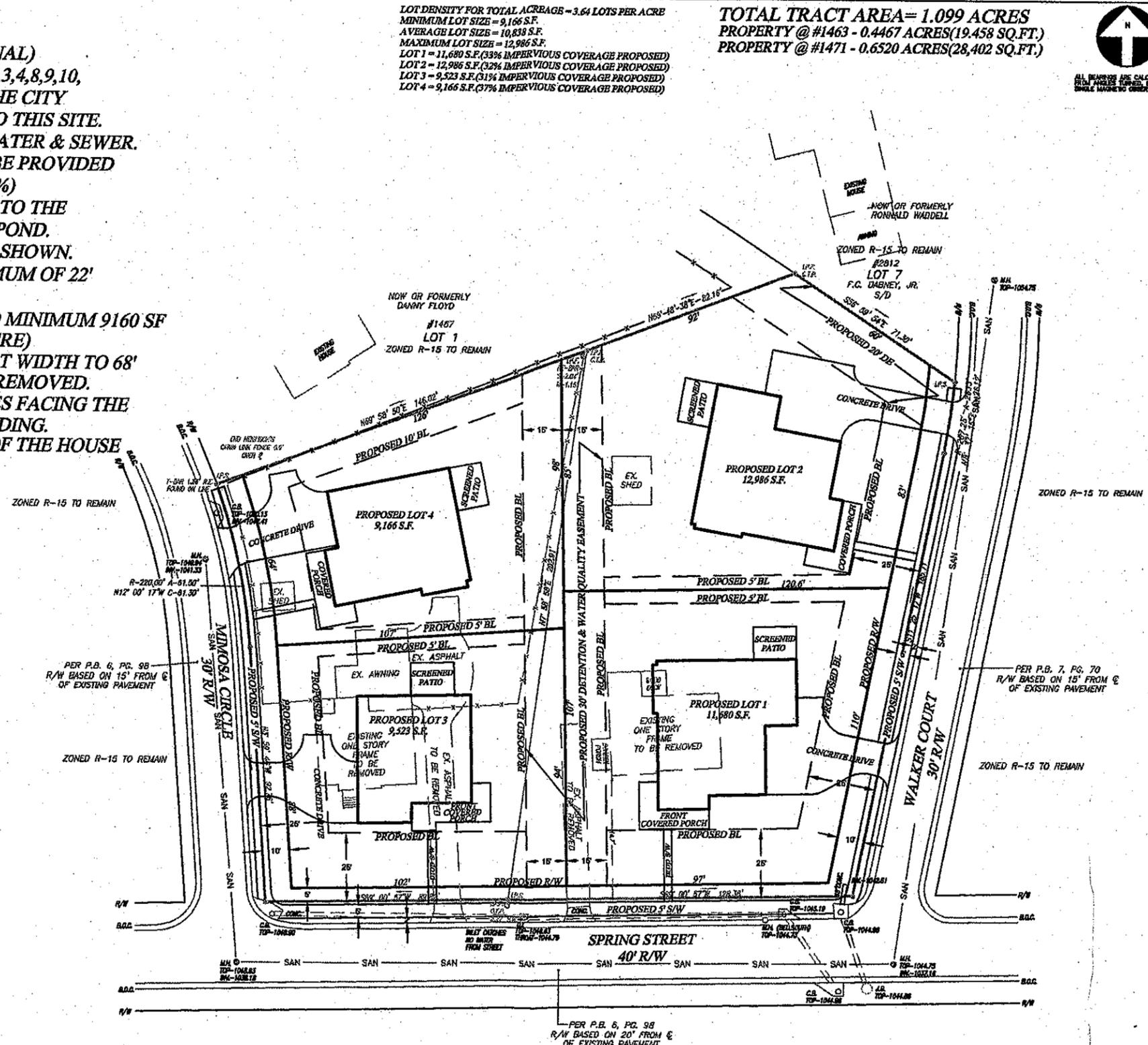
LOT DENSITY FOR TOTAL ACREAGE = 3.64 LOTS PER ACRE
 MINIMUM LOT SIZE = 9,166 S.F.
 AVERAGE LOT SIZE = 10,838 S.F.
 MAXIMUM LOT SIZE = 12,986 S.F.
 LOT 1 = 11,680 S.F.(33% IMPERVIOUS COVERAGE PROPOSED)
 LOT 2 = 12,986 S.F.(32% IMPERVIOUS COVERAGE PROPOSED)
 LOT 3 = 9,523 S.F.(31% IMPERVIOUS COVERAGE PROPOSED)
 LOT 4 = 9,166 S.F.(37% IMPERVIOUS COVERAGE PROPOSED)

TOTAL TRACT AREA = 1.099 ACRES
 PROPERTY @ #1463 - 0.4467 ACRES(19,458 SQ.FT.)
 PROPERTY @ #1471 - 0.6520 ACRES(28,402 SQ.FT.)



VICINITY MAP (NTS)

SITE ADDRESS:
 1463 & 1471 SPRING STREET
 SMYRNA, GA. 30080
 TAX ID # 17056000510 & 17056000520
 DEED BOOK 14566 PAGE 1578



- LEGEND**
- MH - MANHOLE
 - JB - JUNCTION BOX
 - CB - CATCH BASIN
 - DI - DROP INLET
 - SSE - SANITARY SEWER ESMT
 - DE - DRAINAGE EASEMENT
 - UE - UTILITY EASEMENT
 - IFP - IRON PIN FOUND
 - IPS - IRON PIN SET
 - CTP - CRIMP TOP PIPE
 - OTP - OPEN TOP PIPE
 - RB - REBAR
 - FH - FIRE HYDRANT
 - BL - BUILDING LINE
 - R/W - RIGHT OF WAY
 - PP - POWER POLE
 - CL - CENTER LINE

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMED EACH PERSON PERSONS OR ENTITY.

THIS PLAN ONLY INCLUDES THE INFORMATION SHOWN ON THE SURVEY. THE SURVEYOR HAS NO LIABILITY FOR ANY INFORMATION NOT SHOWN ON THIS PLAN. THE SURVEYOR HAS NO LIABILITY FOR ANY INFORMATION NOT SHOWN ON THIS PLAN.

NOTE: ALL SURVEY DATA TAKEN FROM PLAT OF SURVEY FOR WILSON BUILT HOMES PREPARED BY J.A. EVANS & ASSOCIATES DATED 8-4-15. NO VERIFICATION OF THIS DATA HAS BEEN PERFORMED BY TELCEA.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.



REZONING PLAN FOR WILSON BUILT HOMES, LLC
 DBA LELAND HOMES

NO.	DATE	REVISION	BY	DESIGNED	DRAWN	CHECKED

SCALE 1" = 20'

DATE 08/11/2015

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