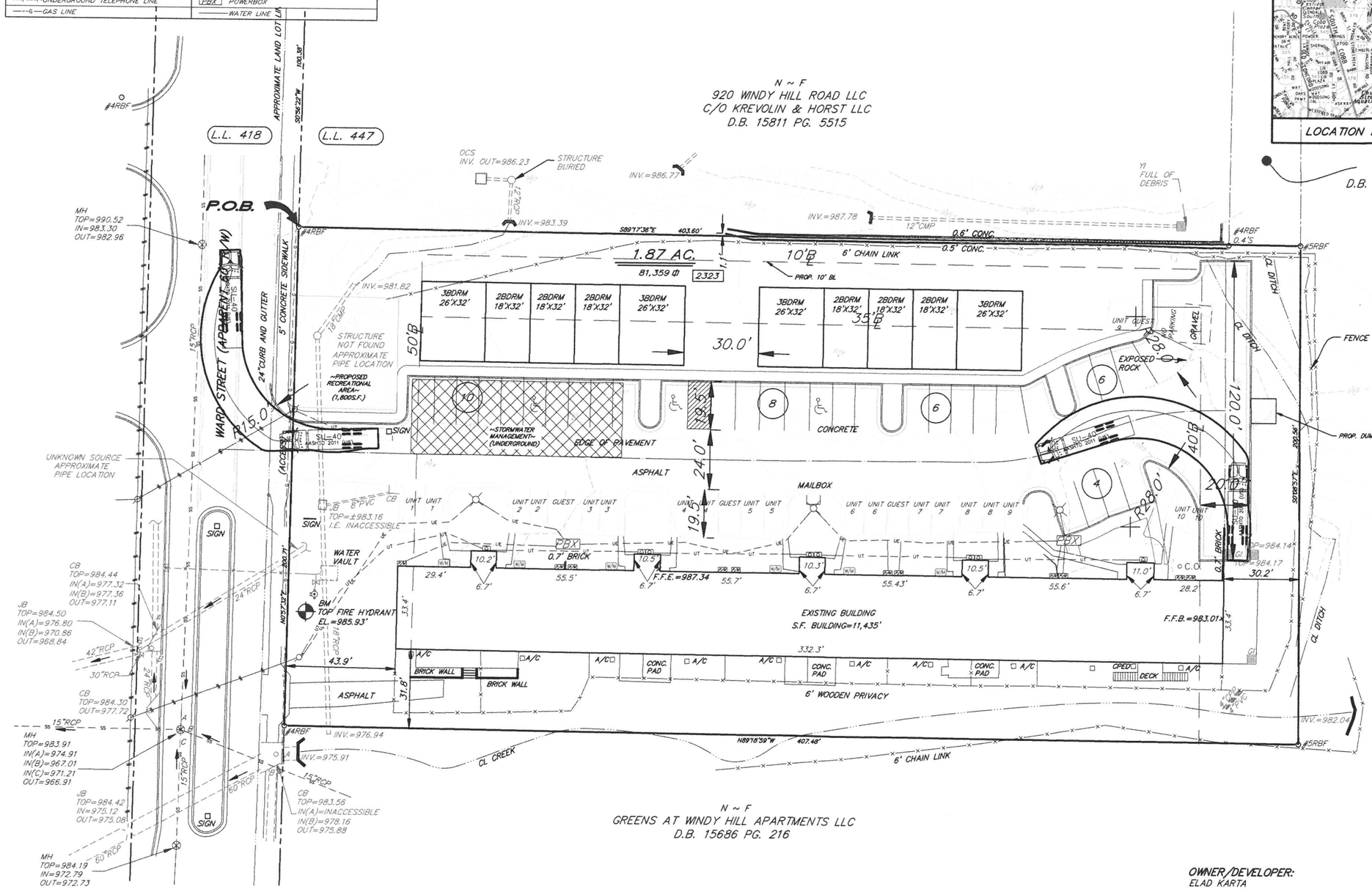
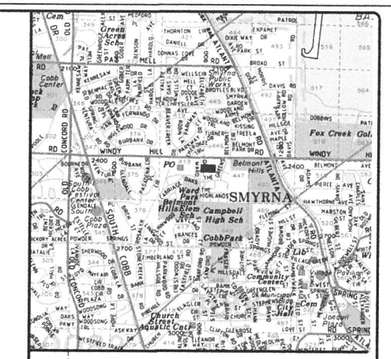
LEGEND	
P.P.– POWER POLE	C.B.– CATCH BASIN
L.P.– LIGHT POLE	R.C.P.– REINFORCED CONCRETE PIPE
F.H.– FIRE HYDRANT	C.M.P.– CORRUGATED METAL PIPE
M.H.– SANITARY SEWER MANHOLE	F.F.E.– FINISHED FLOOR ELEVATION
W.M.– WATER METER	WV – WATER VALVE
G.M.– GAS METER	TELEPHONE MANHOLE
TYPE OF FENCE	UNDERGROUND ELECTRICAL LINE
J.B.– JUNCTION BOX	OVERHEAD POWER LINES
D.I.– DROP INLET / YARD INLET	HW.–HEADWALL
UNDERGROUND TELEPHONE LINE	POWERBOX
GAS LINE	WATER LINE

SITE DATA:
TOTAL AREA – 1.87 ACRES
1. EX. ZONING – RM-12
2. SETBACKS
   2.1. FRONT – 50'
   2.2. REAR – 40'
   2.3. SIDE – 35'
3. MAXIMUM DENSITY – 12 UNITS PER ACRE
   3.1. PROPOSED DENSITY = 10.69 UNITS PER ACRE

PROPOSED VARIANCES:
1. REDUCE BUILDING SETBACK ALONG NORTHERN PROPERTY LINE FROM 35' TO 10'
2. REDUCE RECREATION AREA REQUIRED FROM 10,000 S.F. TO 1,800 S.F.
3. INCREASE MAXIMUM LOT COVERAGE FROM FROM 35% TO 60%
4. REDUCE 20' PARKING LOT VISUAL SCREENING BUFFER ALONG BOTH NORTHERN AND EASTERN PROPERTY LINES TO 0'





LOCATION MAP 1" = 2000'

OWNER/DEVELOPER:
ELAD KARTA

Know what's below. Call before you dig.

NOT ISSUED FOR CONSTRUCTION

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2323 WARD STREET
CONCEPT SITE PLAN

LAND LOTS 447, 17TH DISTRICT, 2ND SECTION,
CITY OF SMYRNA, COBB COUNTY, GEORGIA
ZONED RM-12

REVISIONS		
REV.	DATE	REVISION REFERENCE
1		
2		
3		
4		
5		
6		
7		
8		
9		

SHEET TITLE
CONCEPT SITE PLAN

SEAL
GEORGIA PROFESSIONAL ENGINEER 23346 DAVID F. MASSEY

PROJECT I.D. 2101005	FIELD BOOK
DRAWN BY ADS	CHECKED BY DFM
SCALE 1"=20'	ISSUE DATE 04/15/2021

SHEET NUMBER
01

Drawing name: F:\Jim Brown\Land Planning\Concepts\2323 WARD STREET CONCEPT 4.dwg Plotted on: May 05, 2021 - 8:15am Plotted By: cartaylor