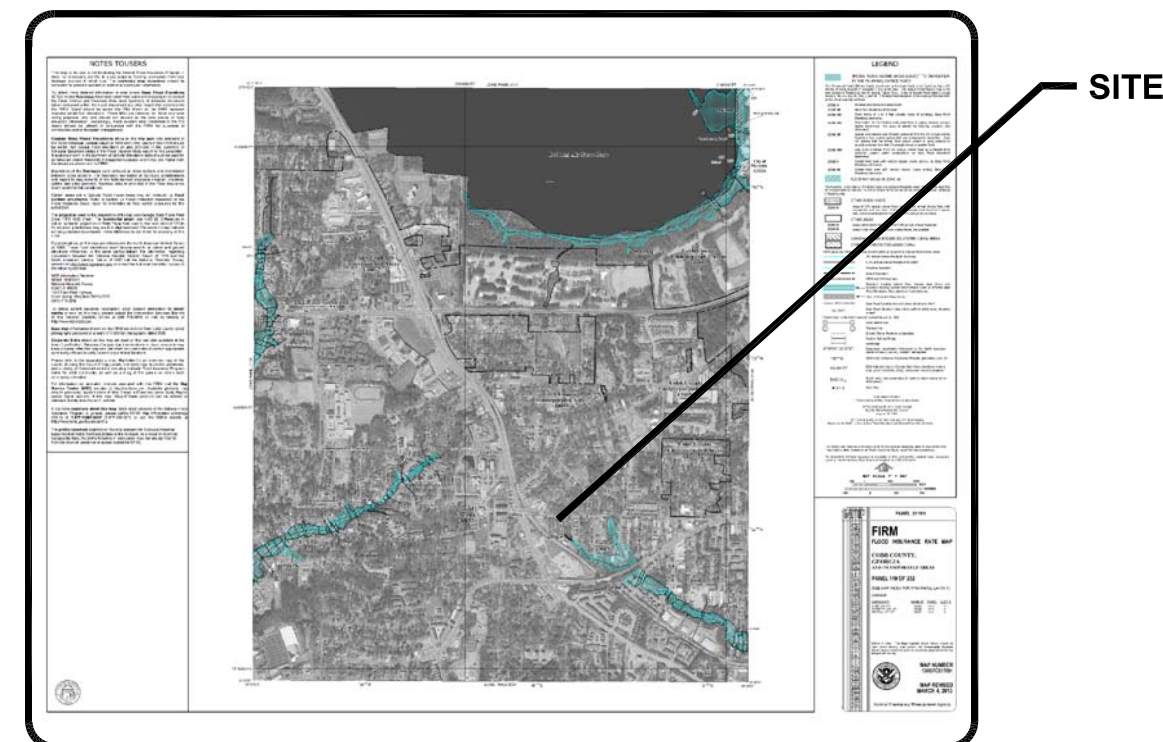


Location Map
N.T.S.



FEMA Map
N.T.S.

THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER #13067C0119 H DATED MARCH 4, 2013, FOR COBB COUNTY AND INCORPORATED AREAS.

Zoning Requirements:

CURRENT ZONING: GC GENERAL COMMERCIAL CITY OF SMYRNA
 PROPOSED ZONING: R-8 SINGLE FAMILY RESIDENTIAL
 MINIMUM LOT SIZE: 8,000 SF
 MIN LOT WIDTH AT FRONT SETBACK: 50 FT

FRONT SETBACK: MAJOR THOROUGHFARE 50 FT; MINOR THOROUGHFARE 40 FT.
 OTHER 25 FT
 SIDE SETBACK: 5 FT
 REAR SETBACK: 25 FT
 MINIMUM FLOOR AREA: 1,500 SQ FT
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM LOT COVERAGE BY BUILDINGS AND OTHER STRUCTURES INCLUDING PAVING = 45%
 PARKING REQUIREMENTS: PROHIBITED WITHIN THE REQUIRED FRONT YARD EXCEPT UPON A HARD-SURFACE DRIVEWAY WHICH SERVES A DWELLING STRUCTURE LOCATED ON THE PROPERTY.

TOTAL LOT AREA = 29,509 SF (LOTS 1 TO 3)
 RIGHT OF WAY DEDICATION ALONG ALEXANDER STREET = 2,781 SF
 NEW TOTAL LOT AREA = 26,728 SF

AVERAGE LOT AREA = 8,909 SF (LOTS 1 TO 3)

PROPOSED SUBDIVISION DENSITY = 4.89 LOTS PER ACRE

Site Notes:

THE SITE CONTAINS: 0.677 ACRES 29,509 SF (FOR THREE LOTS TOTAL)
 DISTURBED AREA: TBD ACRES
 SITE ADDRESS: 1424 SPRING STREET, SMYRNA, GA 30327
 PARCEL ID NUMBER: 17055900270

SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY BUSBEE & POSS LAND SURVEYING COMPANY, DATED 3-06-20.

NO PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13067C0119 H, DATED MARCH 4, 2013.

THERE IS NO WATER OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

THE INTENDED USE OF THE PROPERTY WILL BE RETAINING OF AN EXISTING SINGLE FAMILY HOME AND THE ADDITION OF NEW SINGLE FAMILY HOUSES.

Site Plan Specifications:

REQUIREMENTS (FOR PROPOSED ZONING R-8)	PROPOSED LOT #1	PROPOSED LOT #2	PROPOSED LOT #3
NUMBER OF DWELLING UNITS	1 SINGLE FAMILY DETACHED	1 SF DETACHED HOME	1 SF DETACHED HOME
LOT REQUIREMENT	8,000 SQ. FT (MIN)	9,193 SF	8,034 SF
STREET FRONTAGE	50' MINIMUM	90.5 FT	86.7 FT
SET BACK REQUIREMENTS			
FRONT YARD	25 FT (MIN)	25 FT	25 FT
SIDE YARD	5 FT (MIN)	5 FT (12.5 FT ON ALEXANDER STREET)	5 FT
REAR YARD	25 FT (MIN)	25 FT	25 FT
LOT COVERAGE	45% (MAX)	LESS THAN 45%	LESS THAN 45%
PARKING	2 (MIN FOR DETACHED SINGLE FAMILY)	2-CAR GARAGE	2-CAR GARAGE
BUILDING HEIGHT	35 FT (MAXIMUM)	NO MORE THAN 35 FT	NO MORE THAN 35 FT

RETAIN EXISTING HOUSE AND ASSOCIATED STRUCTURES ON LOT 1

RETAIN EXISTING GRAVEL PARKING CONVERT ONE EXTRA WIDE DRIVEWAY OFF ALEXANDER STREET TO TWO STANDARD WIDTH DRIVEWAYS

10 FOOT RIGHT OF WAY DEDICATION

N/F GS HOLDINGS GROUP LLC PLAT BOOK 273, PAGE 515

STREAM BUFFER SHOWN AS STARTING FROM CENTERLINE OF BRANCH AND IS SUBJECT TO CHANGE ONCE BETTER GEOMETRY INFORMATION OF THE STREAM CHANNEL CAN BE PROVIDED BY THE SURVEYOR.

75' CITY IMPERVIOUS STREAM BUFFER

STREAM BUFFER LIMIT PERPENDICULAR TO PIPE

50' CITY UNDISTURBED STREAM BUFFER

25' STATE UNDISTURBED STREAM BUFFER

NEW CONCRETE DRIVEWAY (TYP.)

NEW 5' CONC SIDEWALK (TYP)

NEW 2' LANDSCAPE STRIP (TYP)

NEW 24" CONC CURB & GUTTER (TYP)

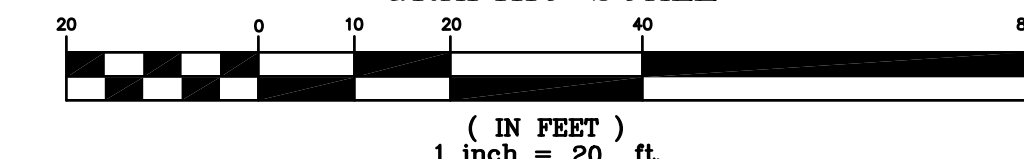
RETAIN EXIST EDGE OF PAVEMENT

STREAM BUFFER LIMIT PERPENDICULAR TO PIPE

RETAIN EXIST DRIVEWAY WAY

N/F JOEL POWELL DEED BOOK 15688, PAGE 3307

GRAPHIC SCALE

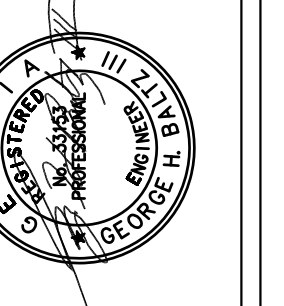


Prepared By:
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 Marietta, GA 30060
 678-324-9410
 www.crescentvieweng.com

Prepared For
Laird McKee Properties, Inc.
 2730 Morris Circle
 Smyrna, GA 30080
 Attn: Robert Harrison

Zoning Plan

DATE	SCALE	AS SHOWN	REVISIONS
5-06-20	AS SHOWN	AR	
		CH	
		GH	



Zoning Site Plan For
1424 Spring Street
 Land Lot 559 17th District 2nd Section
 Smyrna, Georgia

CVE PI # 20-138

Sheet No.
Z-1