

Location Map
N.T.S.

Zoning Requirements:

CURRENT ZONING: R-15 SINGLE FAMILY ATTACHED OR DETACHED
 PROPOSED ZONING: R-10
 MINIMUM LOT SIZE: 10,000 SF
 MIN LOT WIDTH AT FRONT SETBACK: 50 FT
 MIN PUBLIC ROAD FRONTAGE: 50 FT
 FRONT SETBACK: 25 FT
 SIDE SETBACK: 7.5 FT
 REAR SETBACK: 15 FT
 PROPERTY WITH SHORTER AMOUNT OF ROAD FRONTAGE WILL BE THE FRONT SETBACK FOR DETERMINING OTHER SETBACKS (MAJOR SIDE, SIDE, REAR).
 IF STRUCTURE FRONTS A MAJOR SIDE SETBACK, MAJOR SIDE SETBACK SHALL BE 10 FT.
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM IMPERVIOUS = 35%
 PARKING REQUIREMENTS: 2 SPACES PER DWELLING UNIT

TOTAL LOT AREA = 46,544 SF (LOTS 1 TO 4)

AVERAGE LOT AREA = 11,636 SF (LOTS 1 TO 4)

PROPOSED SUBDIVISION DENSITY = 3.74 LOTS PER ACRE

Site Notes:

THE SITE CONTAINS: 1.174 ACRES 51,139 SF (FOR FOUR LOTS AND STORM DETENTION FACILITY TOTAL)
 DISTURBED AREA: TBD ACRES
 SITE ADDRESS: 1420 & 1430 ROSWELL STREET, SMYRNA, GA 30327
 PARCEL ID NUMBER: 17056100760

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.

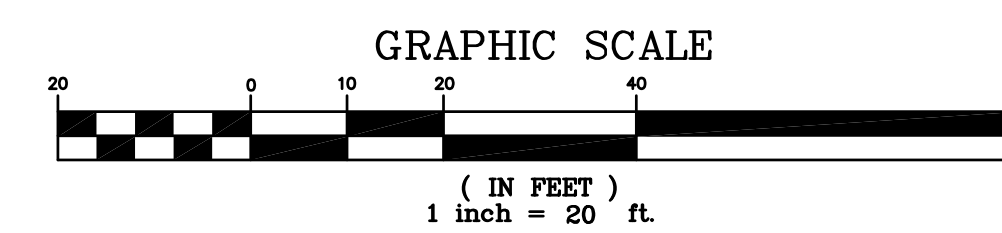
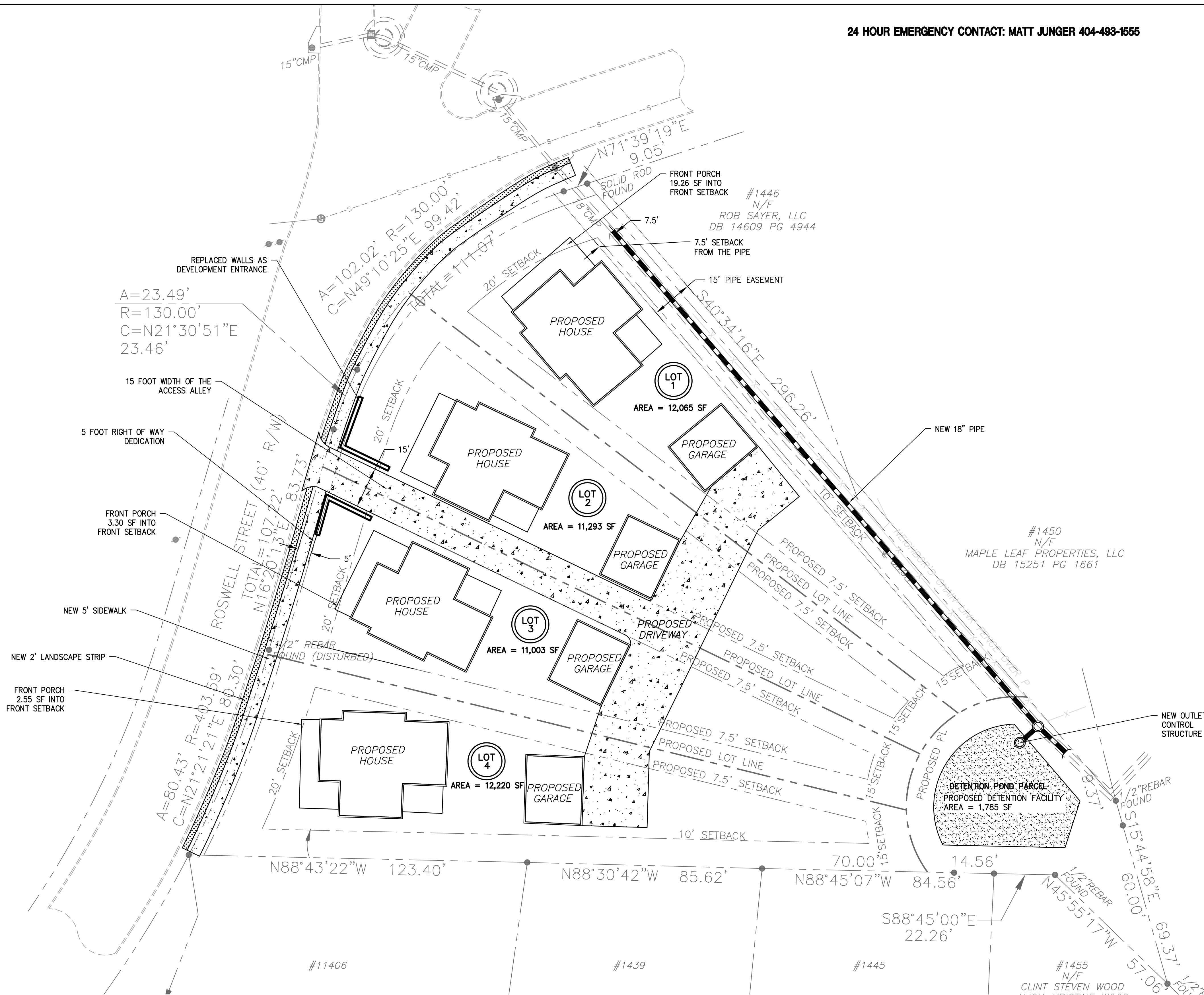
THERE IS NO WATER OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

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 FOR THE REMOVAL OF AN EXISTING SINGLE FAMILY HOME AND THE ADDITION OF NEW SINGLE FAMILY HOUSES.

Site Plan Specifications:

	REQUIREMENTS (FOR R-10)	PROPOSED LOT #1	PROPOSED LOT #2	PROPOSED LOT #3	PROPOSED LOT #4
NUMBER OF DWELLING UNITS	1 SINGLE FAMILY DETACHED	1 SF DETACHED HOME	1 SF DETACHED HOME	1 SF DETACHED HOME	1 SF DETACHED HOME
LOT REQUIREMENT	10,000 SQ. FT (MIN)	12,065 SF	11,293 SF	11,003 SF	12,220 SF
STREET FRONTAGE	50' MINIMUM	77.22 FT	71.53 FT	71.30 FT	100.40 FT
SET BACK REQUIREMENTS					
FRONT YARD	25 FT (MIN)	25 FT	25 FT	25 FT	25 FT
SIDE YARD	7.5 FT (MIN)	7.5 FT ; 10 FT MAJOR	7.5 FT ; 10 FT MAJOR	7.5 FT ; 10 FT MAJOR	7.5 FT ; 10 FT MAJOR
REAR YARD	15 FT (MIN)	15 FT	15 FT	15 FT	15 FT
LOT COVERAGE	35% (MAX)	35% (MAX)	35% (MAX)	35% (MAX)	35% (MAX)
PARKING	2 (MIN FOR DETACHED SINGLE FAMILY)	2-CAR GARAGE	2-CAR GARAGE	2-CAR GARAGE	2-CAR GARAGE
BUILDING HEIGHT	35 FT (MAXIMUM)	NO MORE THAN 35 FT	NO MORE THAN 35 FT	NO MORE THAN 35 FT	NO MORE THAN 35 FT



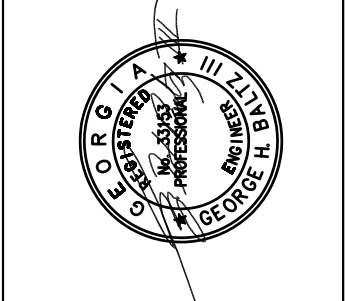
24 HOUR EMERGENCY CONTACT: MATT JUNGER 404-493-1555

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 Attn: Matt Junger

Zoning Plan

DATE	SCALE	AS SHOWN	DRAWN	AR	CHECKED	GHB
3-6-19	AS SHOWN					



Zoning/Annexation Site Plan For
1420 & 1430 Roswell Street NE
 Land Lot 561 17th District 2nd Section
 Smyrna, Georgia

CVE PI # 18-410

Sheet No.
Z-1