

Rezoning Plat and Annexation Plat - page 1 of 3

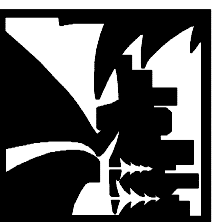
BaeBrooke Village

City of Smyrna, Georgia, Land Lot 632, 17th District

prepared for:
BaeBrooke, LLC

DGM

LAND PLANNING
CONSULTANTS



975 Cobb Place
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Site Data

Total Site Area: 1.23 AC

Present Zoning: R-20 (Cobb County) Ⓢ

R-15 (City of Smyrna)

Proposed Zoning: R-8

Density: 4.07 UN/AC

Total Units Shown: 5

30' wide x 45' deep units w/2 car garages

Proposed Building Setbacks:

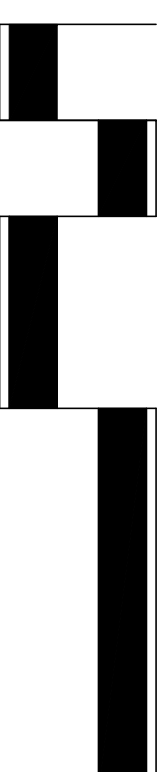
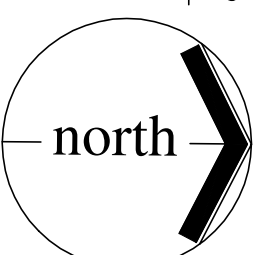
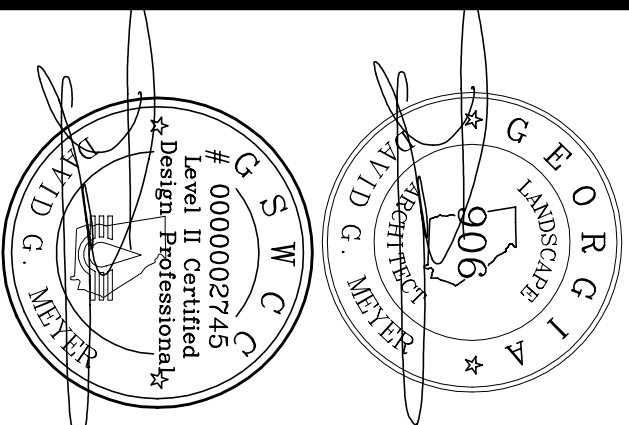
front: 20'

side: 5'

rear: 20'

General Notes:

1. Boundary survey and topography by Taso and Associates, dated 2020-10-22.
2. According to Flood Insurance Rate Map (FIRM) #13067C 03H, dated March 4, 2013, no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No wetlands are known to exist on site.
5. No state waters are known to exist on site.
6. No archaeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater and water quality structures are conceptual and will be designed further based on proposed hydrologic study.



Scale: 1" = 40'

February 1, 2021

