

Variance Plat

1639 Corn Road

City of Smyrna, Georgia Land Lots 594 and 595, 17th District, 2nd Section
Parcel ID # 17059401820

prepared for:

The Woodbery Group

1310 Seaboard Industrial Blvd. NW

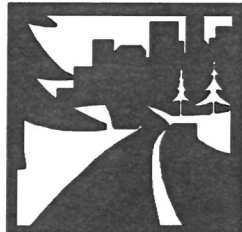
Suite 300

Atlanta, GA 30318

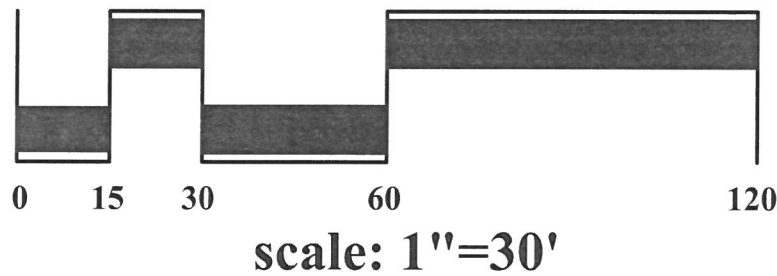
404.849.4832

December 17, 2018

DGM
LAND PLANNING
CONSULTANTS



975 COBB PLACE
BLVD, SUITE 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



Site Data

Total Site Area: .53 AC
(23,081 SF)

Present Zoning: RM-12

Proposed Zoning: RM-12

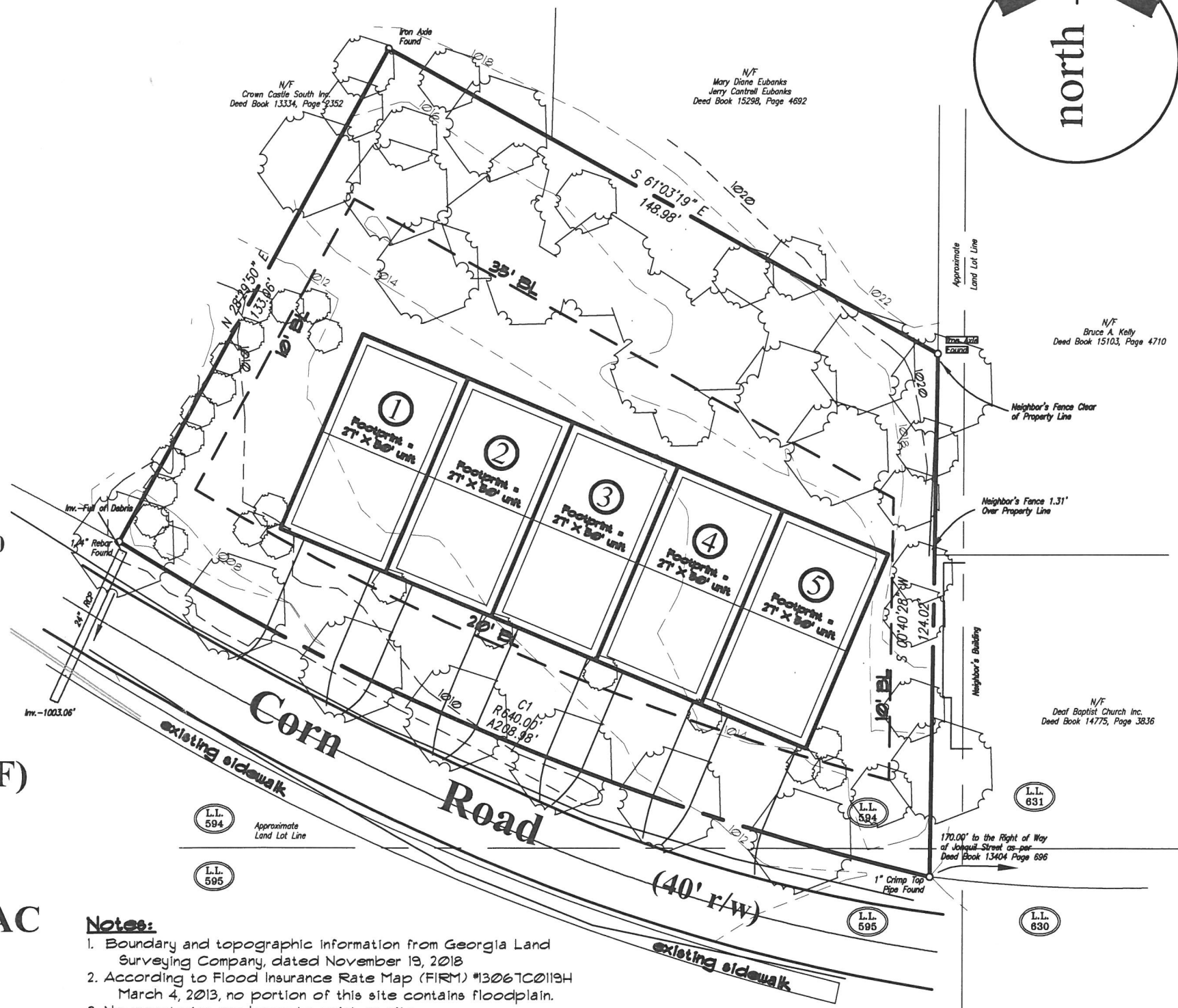
Proposed Density: 9.43 UN/AC

RM-12 Building Setbacks:

front: 50' (*20' requested)

side: 35' (*10' requested)

rear: 40' (*35' requested)



Notes:

1. Boundary and topographic information from Georgia Land Surveying Company, dated November 19, 2018
2. According to Flood Insurance Rate Map (FIRM) #13067C0119H March 4, 2013, no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No streams and/or wetlands are known to exist on site.
5. No archeological or architectural landmarks are known to exist on site.
6. No utility easements exist on site.
7. Stormwater management and water quality requirements will be determined upon completion of hydrology study.