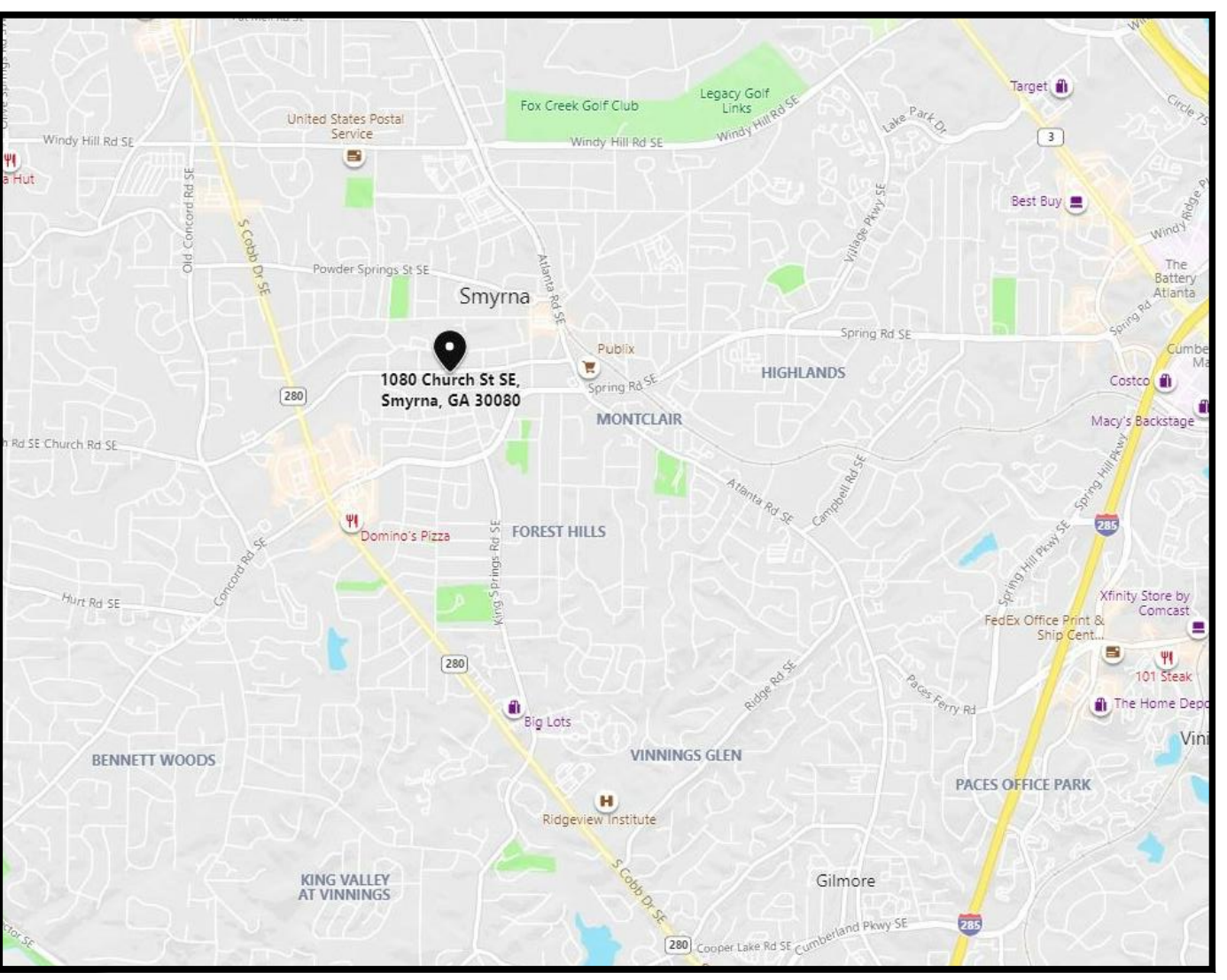
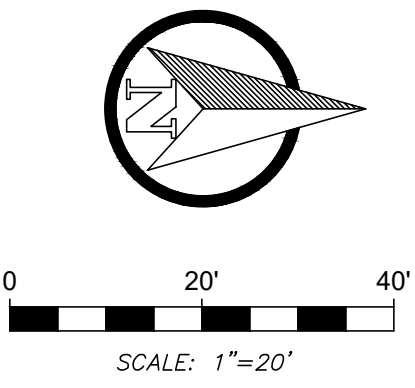
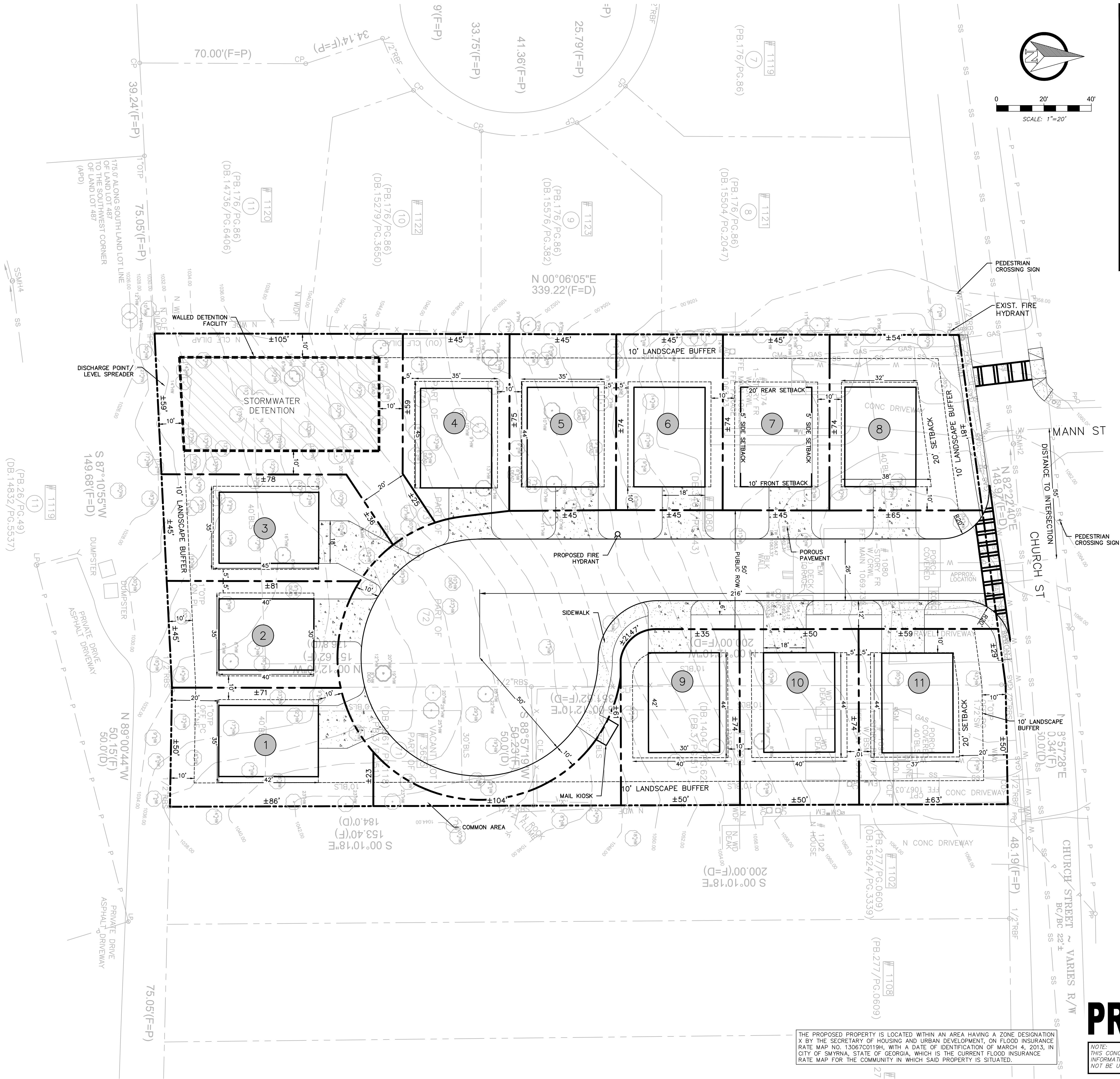




VICINITY MAP

N.T.S.

SITE LEGEND

- PROPERTY LINE
- CURB & GUTTER
- STORMWATER DETENTION AREA
- LOT COUNT

SITE DATA	
LOCAL JURISDICTION	CITY OF SMYRNA
PRIMARY PARCEL ID	17048700480 17048700590 17048700460
ZONING DESIGNATION*	RAD (DETACHED)
OVERLAY DISTRICT	N/A
TOTAL PROPERTY ACREAGE	±1.58 ACRES
TOTAL DISTURBED ACREAGE	TBD
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL
LOT DENSITY	6.96 LOTS/AC
MAX BUILDING HEIGHT	35'
DEVELOPABLE AREA (MIN)	1,368-SF
MIN. LOT AREA REQ'D**	7,260-SF
MIN. FLOOR AREA REQ'D***	1,800-SF
MIN. LOT WIDTH REQ'D****	50'
MINOR THOROUGHFARE	40'
FRONT SETBACK (OTHER)*****	25'
SIDE SETBACK	5'
REAR SETBACK*****	30'
PARKING REQUIRED	2 PER DWELLING

- ORDINANCE REDUCTIONS
- * PROPERTIES TO BE REZONED FROM R-15/RM-10 TO RAD
 - ** REQUESTING REDUCTION OF MIN. LOT AREA TO 3,163-SF
 - *** REQUESTING REDUCTION OF MIN. FLOOR AREA TO 1,200-SF
 - **** REQUESTING REDUCTION OF MIN. LOT WIDTH TO 45'
 - ***** REQUESTING REDUCTION OF FRONT SETBACKS TO 10'
 - ***** REQUESTING REDUCTION OF REAR SETBACKS TO 20'

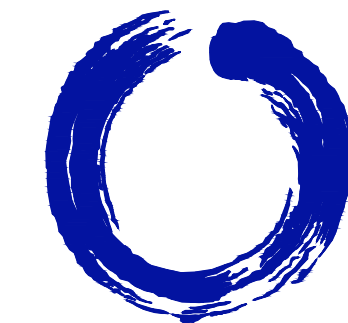
LOT AREA	
LOT NUMBER	SQUARE FOOTAGE
1	4,100
2	3,274
3	3,809
4	3,163 (MIN)
5	3,316
6	3,336
7	3,336
8	4,407
9	3,691
10	3,712
11	4,570 (MAX)

AVG LOT SIZE = 3,408 SF

PRELIMINARY CONCEPT

NOTE: THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL AND HAS ITS INACCURACIES, THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
678.601.6046
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FIRM FOUNDATION BUILDERS
P.O. BOX 813099
SMYRNA, GA 30081
CONTACT: CHRISTIAN MARTINELLO
770.434.9883

CHURCH STREET RESIDENTIAL DEVELOPMENT
ISSUED FOR: CONCEPT PLAN
JURISDICTION: CITY OF SMYRNA
LOCATION: 1080 CHURCH STREET, SMYRNA, GA 30080

#	DATE	REVISIONS

DRAWN: SBA KJH
CHECK: BHR
JOB NO: 20-102
DATE: 10/14/20

SITE CONCEPT 01
SHEET 01