

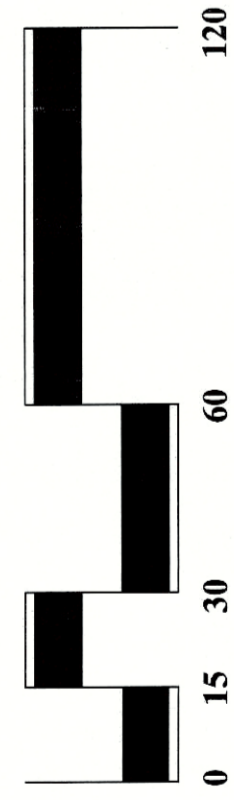
Rezoning Plan - Sheet 1 of 3

2885 Elmwood Drive

City of Smyrna, Georgia Land Lot 666, 17th District, 17th Section

property owner:

The Woodbery Group, LLC
950 Lowery Boulevard
Suite #18
Atlanta, Georgia 30318
404-233-1411



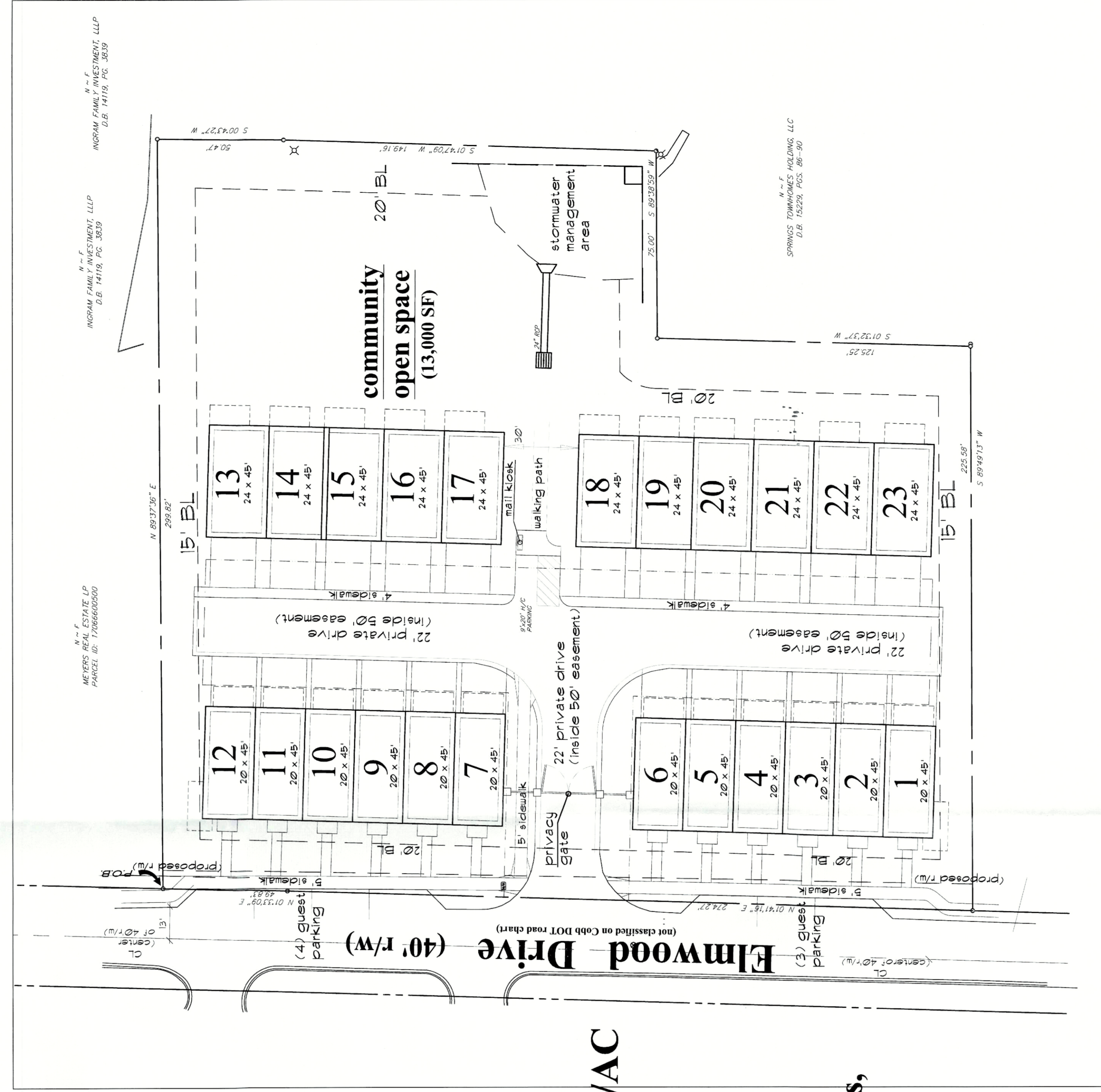
Scale: 1" = 30'
April 23, 2018



DGM
LAND PLANNING
CONSULTANTS



9775 Cobb Place
Bona Vista 212
KENNESAW
GA 30144
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Site Data

Total Site Area: 2.02 AC
Present Zoning: O&I
Proposed Zoning: RM-12
Density: 11.39 UN/AC
Total Units Shown: 23

12- 20' wide units w/2 car garages
11 - 24' wide units w/2 car garages

Proposed Building Setbacks:

front: 20' (15' for steps, stoops, and balconies)
side: 15' (10' for balconies)
rear: 20' (15' for decks)

General Notes:

1. Boundary and topographic survey by Gaskins Surveying and Engineering, dated December 20, 2017.
2. According to Flood Insurance Rate Map (FIRM) 1306 TC0138G, effective on 12/16/2008 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 archeological 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.