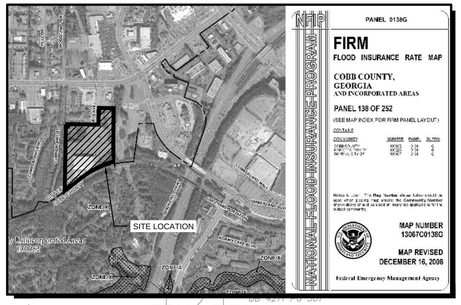
SITE LOCATION MAP
NOT TO SCALE

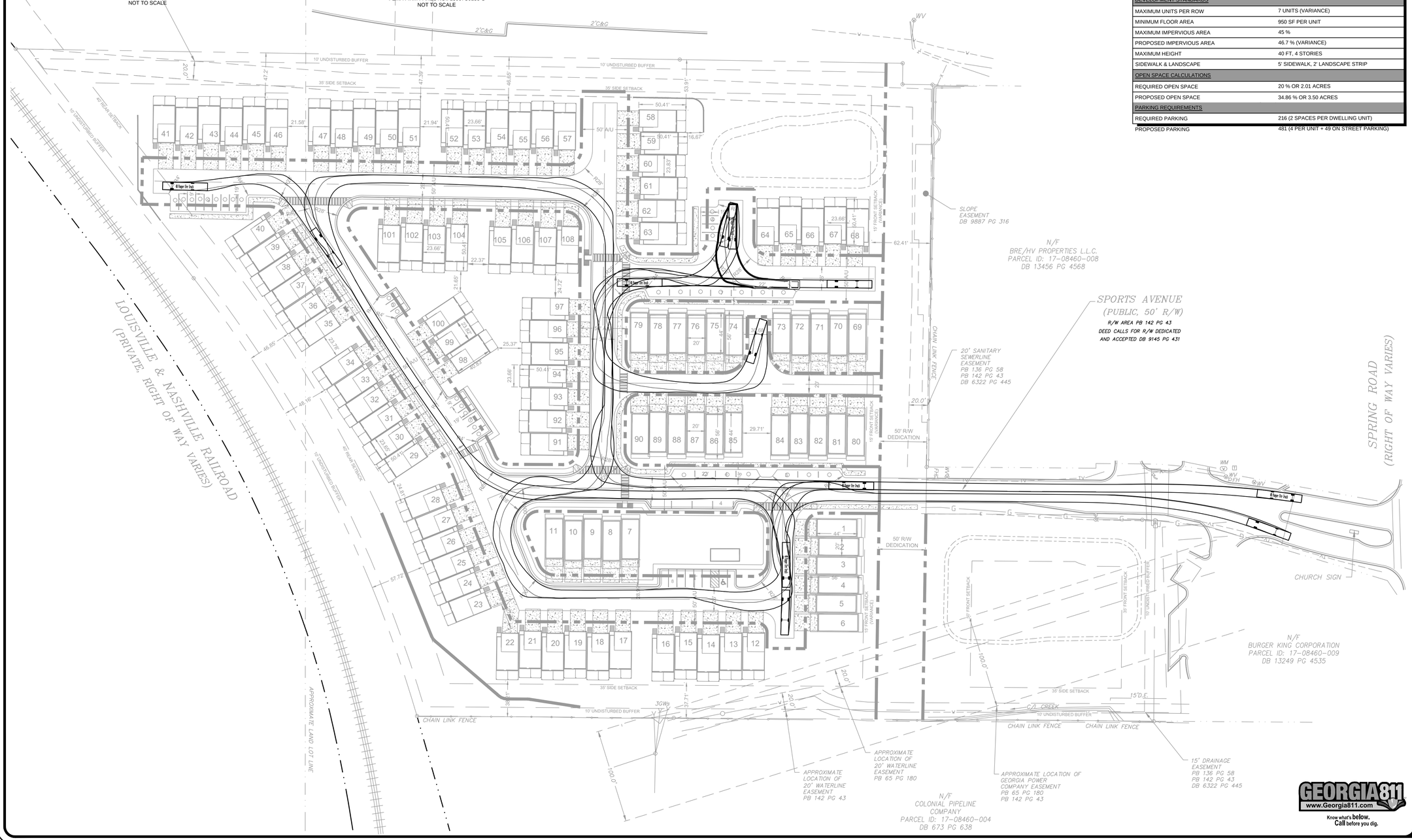


FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13067C0138 G
NOT TO SCALE

GENERAL NOTES:

1. VARIANCE REQUIRED TO REDUCE SIDE TO SIDE FROM 30' TO 20'.
2. VARIANCE REQUIRED TO INCREASE MAXIMUM IMPERVIOUS AREA TO 48%.
3. VARIANCE REQUIRED TO REDUCE THE FRONT SETBACK ALONG THE NEW DEDICATED ROAD FROM 50 FEET TO 15 FEET.
4. VARIANCE TO ALLOW FOR 7 TOWNHOMES IN SINGLE ROW.
5. VARIANCE REQUIRED TO REDUCE THE BACK TO BACK DISTANCE ON TOWNHOMES TO 30 FT.

SITE DATA:	
SITE AREA	12.495 ACRES
ZONING	
EXISTING ZONING	GC
PROPOSED ZONING	RM-12
ZONING JURISDICTION	CITY OF SMYRNA
USE CALCULATIONS	
TOTAL SITE AREA	12.495 ACRES
20' REAR LOADED TOWNHOMES	32 UNITS
24' FRONT LOADED TOWNHOMES	75 UNITS
TOTAL PROPOSED TOWNHOMES	108 UNITS
MAXIMUM DENSITY	12 UNITS PER ACRE
PROPOSED DENSITY	8.64 UNITS PER ACRE
SETBACK REQUIREMENTS	
PERIMETER FRONT SETBACK	50 FEET (NEW R/W FRONTAGE SETBACK=15')
PERIMETER SIDE SETBACK	35 FEET
PERIMETER REAR SETBACK	40 FEET
TOWNHOME REAR TO REAR	30 FEET (VARIANCE)
TOWNHOME SIDE TO SIDE	20 FT (VARIANCE)
DEVELOPMENT STANDARDS	
MAXIMUM UNITS PER ROW	7 UNITS (VARIANCE)
MINIMUM FLOOR AREA	950 SF PER UNIT
MAXIMUM IMPERVIOUS AREA	45 %
PROPOSED IMPERVIOUS AREA	46.7 % (VARIANCE)
MAXIMUM HEIGHT	40 FT, 4 STORIES
SIDEWALK & LANDSCAPE	5' SIDEWALK, 2' LANDSCAPE STRIP
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20 % OR 2.01 ACRES
PROPOSED OPEN SPACE	34.86 % OR 3.50 ACRES
PARKING REQUIREMENTS	
REQUIRED PARKING	216 (2 SPACES PER DWELLING UNIT)
PROPOSED PARKING	481 (4 PER UNIT + 49 ON STREET PARKING)



CUMBERLAND CHURCH

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
FOR
LENNAR GEORGIA, INC.
1000 HOLCOMB WOODS PKWY
BLDG 400, STE 450
ROSWELL, GA 30076
PHONE: 470.538.2250

CITY OF SMYRNA
COBB COUNTY, GEORGIA

LAND LOT 845, 846
17TH DISTRICT

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
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■ 350 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3915 ■

REVISIONS:

NO.	DATE	BY	DESCRIPTION
*1	03-22-2019	kw	Staff Comments
*2	04-03-2019	kw	Staff Comments
*3	04-19-2019	kw	Staff Comments

MUNICIPALITY PROJECT #

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FIRE TURN EXHIBIT

0 25 50 100 150

SCALE: 1" = 50'
DATE: 04/18/2019
PROJECT: 16235.00D

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

GRID NORTH
GEORGIA WEST ZONE

FT
SHEET

PM 4/22/2019 4:23 PM