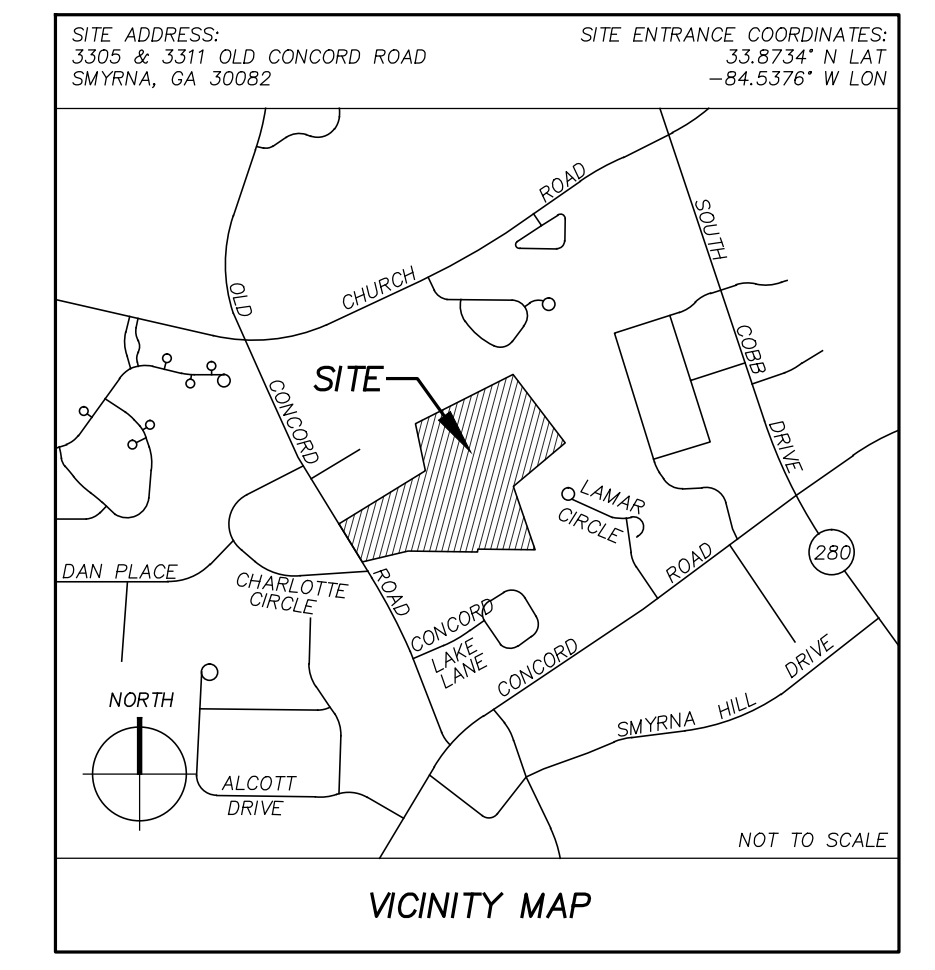


EXISTING ZONING R-20
PROPOSED ZONING RAD



PROJECT NOTES

SITE INFORMATION

- THE SUBJECT PROPERTY IS LOCATED IN LAND LOTS 340, 341 AND 380, DISTRICT 17, SECTION 2 OF COBB COUNTY, GEORGIA.
- THE TOTAL SITE AREA IS 11.32 ACRES.
- THE SITE IS CURRENTLY ZONED R-20 FOR RESIDENTIAL USE. REQUESTED ZONING IS RAD CONDITIONAL FOR RESIDENTIAL USE. TOTAL PROPOSED LOTS = 33 LOTS. DENSITY = 2.92 UNITS PER ACRE.
- THE PROPOSED SETBACKS FOR RAD ZONING ARE:
FRONT BUILDING SETBACK - 20 FEET
SIDE BUILDING SETBACK - 5 FEET
REAR BUILDING SETBACK - 15 FEET
- SURVEY INFORMATION IS PROVIDED BY APALACHEE LAND SURVEYING, INC., DATED 1/3/2018.
- THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD ZONE AS PER FIRM PANEL 1306700206H, DATED MARCH 4, 2013.
- THERE ARE NO EXISTING WETLANDS ONSITE AS PER THE FIELD SURVEY.
- THERE IS AN EXISTING STREAM ONSITE THAT IS A TRIBUTARY TO NICKAJACK CREEK. THE EFFECTIVE BUFFER RESTRICTIONS AS MEASURED FROM THE LIMITS OF WETTED VEGETATION ARE:
STATE UNDISTURBED BUFFER - 25 FEET
CITY UNDISTURBED BUFFER - 50 FEET
CITY IMPERVIOUS SETBACK - 75 FEET

UTILITY INFORMATION

- FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ONSITE AND ARE PROVIDED BY COBB COUNTY AND/OR THE CITY OF SMYRNA.
- SANITARY SEWER SERVICE IS AVAILABLE ONSITE AND IS PROVIDED BY COBB COUNTY AND/OR THE CITY OF SMYRNA.
- STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE.

PROPOSED LOT DENSITY

TOTAL SITE ACREAGE = 11.32 ACRES
TOTAL LOTS PROPOSED = 33 LOTS
GROSS DENSITY = 2.92 LOTS/ACRE
MINIMUM LOT SIZE = 4,955 SF (APPROX.)
MAXIMUM LOT SIZE = 11,514 SF (APPROX.)
AVERAGE LOT SIZE = 6,996 SF/LOT

*LOT AREAS ARE ESTIMATES ONLY AND MAY VARY. ACTUAL LOT AREAS AND DIMENSIONS SHALL BE DETERMINED BY PREPARATION AND RECORDING OF THE FINAL PLAT BY A REGISTERED LAND SURVEYOR.

LOT CHART

LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	7,251	12	6,283	23	7,826
2	5,222	13	7,512	24	8,091
3	5,228	14	5,861	25	11,514
4	5,217	15	5,250	26	6,410
5	5,133	16	5,653	27	7,942
6	5,041	17	7,419	28	8,949
7	4,955	18	10,456	29	9,430
8	6,446	19	9,176	30	5,925
9	6,107	20	6,434	31	5,875
10	8,560	21	6,763	32	5,436
11	9,111	22	7,580	33	6,822

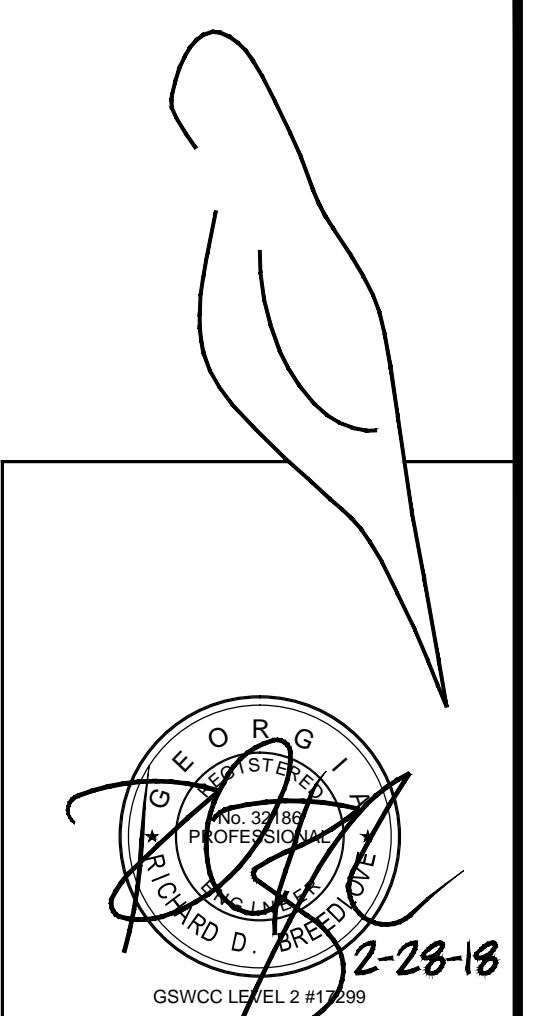
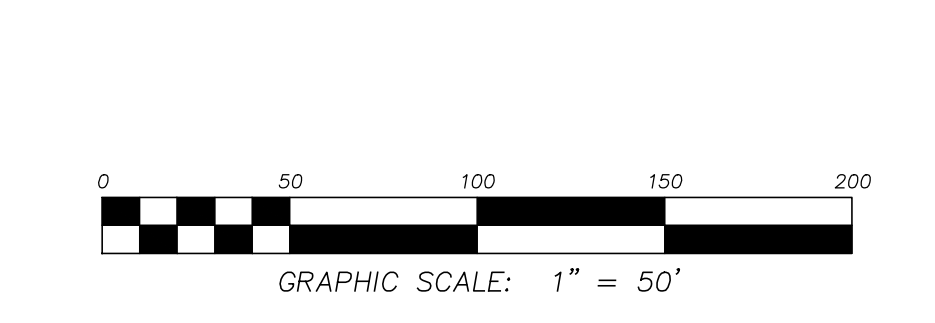
AREA FOR ALL 33 LOTS: 230,878 SF (AVG. 6,996 SF/LOT)
HOA COMMON SPACE: 184,897 SF (4.24 AC)
R/W DEDICATION ALONG OLD CONCORD RD: 2,244 SF (0.05 AC)
R/W DEDICATION ALONG NEW STREETS: 76,263 SF (1.73 AC)
TOTAL SITE AREA: 493,282 SF (11.32 AC)

*LOT AREAS ARE ESTIMATES ONLY AND MAY VARY. ACTUAL LOT AREAS AND DIMENSIONS SHALL BE DETERMINED BY PREPARATION AND RECORDING OF THE FINAL PLAT BY A REGISTERED LAND SURVEYOR.

IMPERVIOUS SETBACK MITIGATION

THE PROPOSED LAYOUT HAS APPROXIMATELY 1,941 SF OF POSSIBLE ENCROACHMENT INTO THE MANDATED 75' IMPERVIOUS SETBACKS. THE ENCROACHMENTS ARE MEASURED BY AVAILABLE BUILDING ENVELOPES OUTSIDE OF BUFFER, RIGHT-OF-WAY AND SETBACK RESTRICTIONS. THE 75' IMPERVIOUS SETBACK IS MEASURED FROM THE TOP OF STREAM BANK PER THE PROPOSED DEVELOPMENT AFTER ALL PERMITTED STREAM DISTURBANCE IS COMPLETED.

TO MITIGATE THIS POSSIBLE ENCROACHMENT, A TOTAL PRESERVATION AREA OF 6,912 SF IS PROPOSED.



3651 Mars Hill Road
Suite 1800
Watkinsville, GA 30677
Office: (678) 726-3300
Fax: (678) 804-1874
www.dovetailcivil.com

ISSUE	DATE	DESCRIPTION
1	1/09/18	REZONING/ANNEXATION SUBMITTAL TO CITY
2	2/28/18	CONCEPTUAL SITE PLAN REVISIONS, COMMENTS ADDRESSED

Logan's Walk
REZONING AND ANNEXATION

DEVELOPER INFORMATION:
CS REALTY GROUP, LLC
3020 ROSWELL ROAD, SUITE 200
MARIETTA, GEORGIA, 30062
PHONE: (404) 405-9007
CONTACT PERSON: KEITH CANNON
11.32 ACRES
24-HR CONTACT: KEITH CANNON, (404) 405-9007

PROJECT NUMBER: CSR003
DATE: 2/28/18
ISSUE NUMBER: 2
CHECKED BY: RDB
SHEET TITLE: CONCEPTUAL SITE PLAN

SHEET NUMBER: RZ1
OF 2 SHEETS