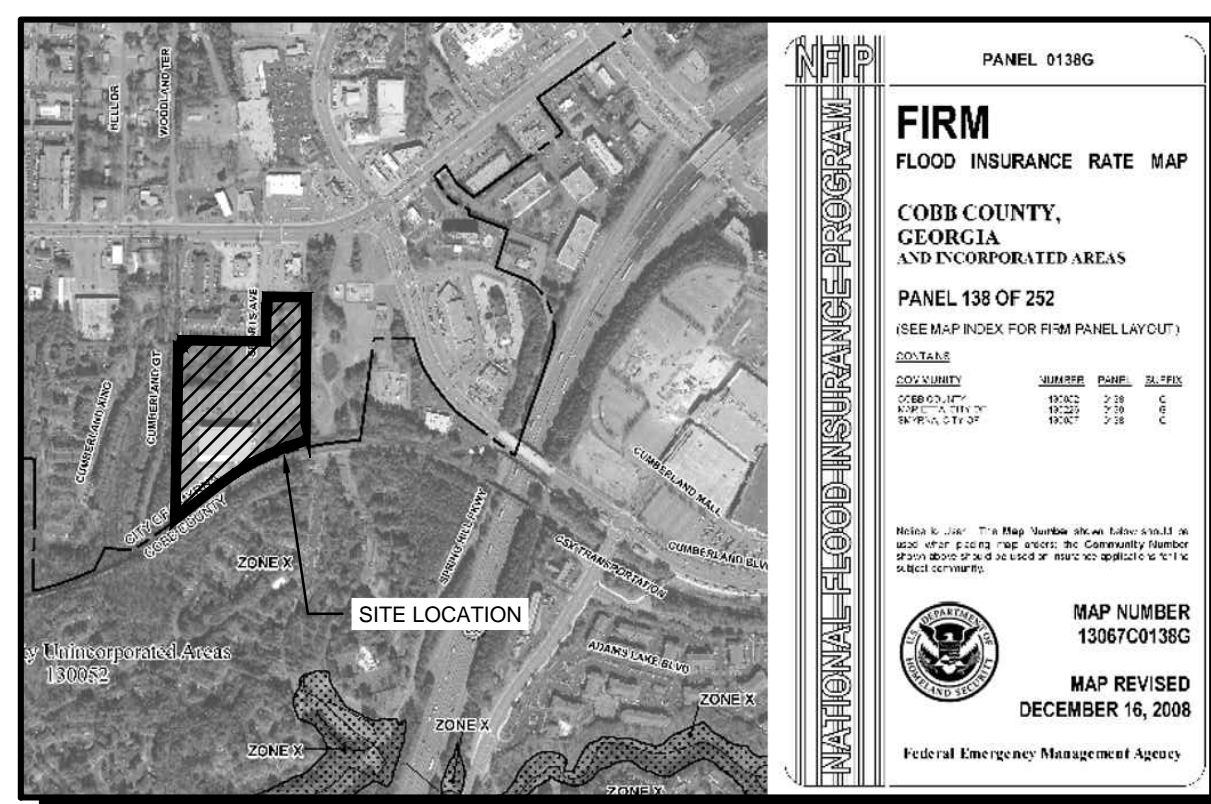
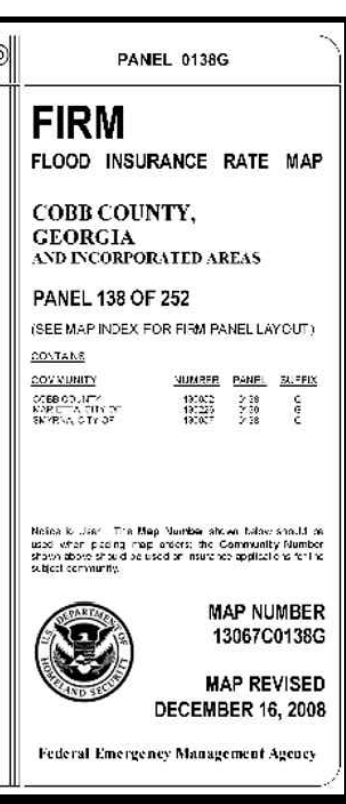


SITE LOCATION MAP
NOT TO SCALE



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



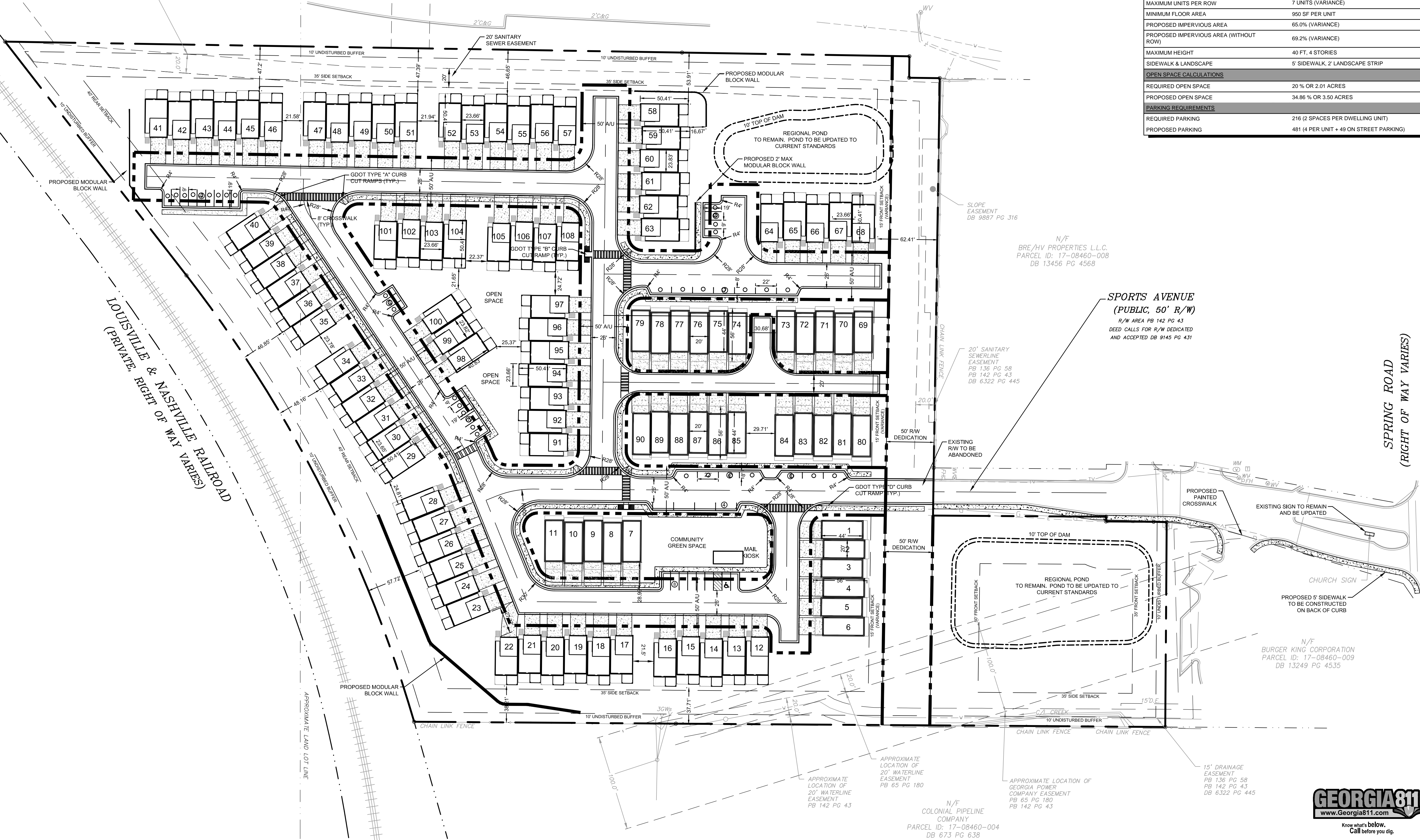
FIRM
FLOOD INSURANCE RATE MAP
COBB COUNTY, GEORGIA
AND INCORPORATED AREAS
PANEL 138 OF 252
FIRM MAP INDEX FOR FIRM PANEL LAYOUT
2023 RELEASE
DATE: 12/15/23
FIRM MAP INDEX FOR FIRM PANEL LAYOUT
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DATE: 12/15/23
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2023 RELEASE
DATE: 12/15/23

GENERAL NOTES:

- VARIANCE REQUIRED TO REDUCE SIDE TO SIDE FROM 30' TO 20'.
- VARIANCE REQUIRED TO INCREASE MAXIMUM IMPERVIOUS AREA TO 65% WITH PROPOSED ROW INCLUDED, 69.1% WITHOUT ROW AREA INCLUDED.
- VARIANCE REQUIRED TO REDUCE THE FRONT SETBACK ALONG THE NEW DEDICATED ROAD FROM 50 FEET TO 15 FEET.
- VARIANCE TO ALLOW FOR 7 TOWNHOMES IN SINGLE ROW.
- VARIANCE REQUIRED TO REDUCE THE BACK TO BACK DISTANCE ON TOWNHOMES TO 30 FT.

SITE DATA:	
SITE AREA	12.495 ACRES
ZONING	GC
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
PROPOSED IMPERVIOUS AREA	65.0% (VARIANCE)
PROPOSED IMPERVIOUS AREA (WITHOUT ROW)	69.2% (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)

N/F
JASMINE AT THE GALLERIA, LLC
PARCEL ID: 17-08100-001
DB 14331 PG 3696
TRACT III



CUMBERLAND CHURCH
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
FOR
LENNAR GEORGIA, INC.
1000 HOLCOMB WOODS PKWY
ROSWELL, GA 30076
PHONE: 470.538.2250

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (770) 451-2741 FAX (770) 451-9915

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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MASTER SITE PLAN

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

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

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