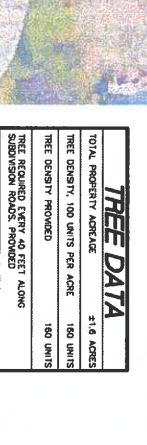


- TREE LEGEND / REMARKS:**
- 40' SPANACIAL BULB (10) QTY, CANOPY PERCENTAGE 15%
 - 40' TREE DENSITY UNITS
 - 30' TREE DENSITY UNITS
 - 25' TREE DENSITY UNITS
 - 20' TREE DENSITY UNITS
 - 15' TREE DENSITY UNITS
 - 10' TREE DENSITY UNITS
 - 5' TREE DENSITY UNITS
 - 4' LITTLE OAK (100) QTY, CANOPY PERCENTAGE 17%
 - 4' TREE DENSITY UNITS

1. This development plan submitted for this project will be submitted to the City of Smyrna for review and approval. The plan is subject to the City of Smyrna's review and approval. The location of trees to be planted/retained to maintain the character of the site, as well as the location of the sidewalk, are not final.



SITE LEGEND

- PROPERTY LINE
- CONCRETE DRIVE
- STORMWATER RETENTION AREA
- LOT GRANT

SITE DATA

LOCAL JURISDICTION	CITY OF SMYRNA
PRIMARY PARCEL ID	17048700040
ZONING DESIGNATION	R42 (RETRACTED)
OVERLAY DISTRICT	N/A
TOTAL PROPERTY ACREAGE	31.6 ACRES
LOT-COVERED ACREAGE	31.6 ACRES
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL
MIN. LOT AREA**	7,200-SF
MIN. LOT WIDTH***	50'
MIN. FRONT SETBACK (MINOR)****	25'
MIN. FRONT SETBACK (MAJOR)****	35'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	5'
PARKING REQUIRED	2 PER UNIT/LOT

TREE DATA

TOTAL PROPERTY ACREAGE	31.6 ACRES
TREE DENSITY: 100 UNITS PER ACRE	100 UNITS
TREE DENSITY PROVIDED	100 UNITS
TREE REQUIRED: 100 UNITS PER ACRE	100 UNITS
TREE DENSITY PROVIDED	100 UNITS
TREE REQUIRED: 100 UNITS PER ACRE	100 UNITS
TREE DENSITY PROVIDED	100 UNITS
TREE REQUIRED: 100 UNITS PER ACRE	100 UNITS
TREE DENSITY PROVIDED	100 UNITS

PRELIMINARY CONCEPT

THIS CONCEPT PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A CONTRACT. THE CITY OF SMYRNA RESERVES THE RIGHT TO APPROVE OR DISAPPROVE THIS CONCEPT PLAN. ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.

#	DATE	REVISIONS

CHURCH STREET RESIDENTIAL DEVELOPMENT

ISSUED FOR: CONCEPT PLAN

JURISDICTION: CITY OF SMYRNA

LOCATION: 1080 CHURCH STREET, SMYRNA, GA 30080

FIRM FOUNDATION BUILDERS

P.O. BOX 813099
SMYRNA, GA 30081

CONTACT: CHRISTIAN MARTINELLO
770.434.9883

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www.fcg-engineer.com



TREE REPLACEMENT PLAN

SHEET **LS-1**