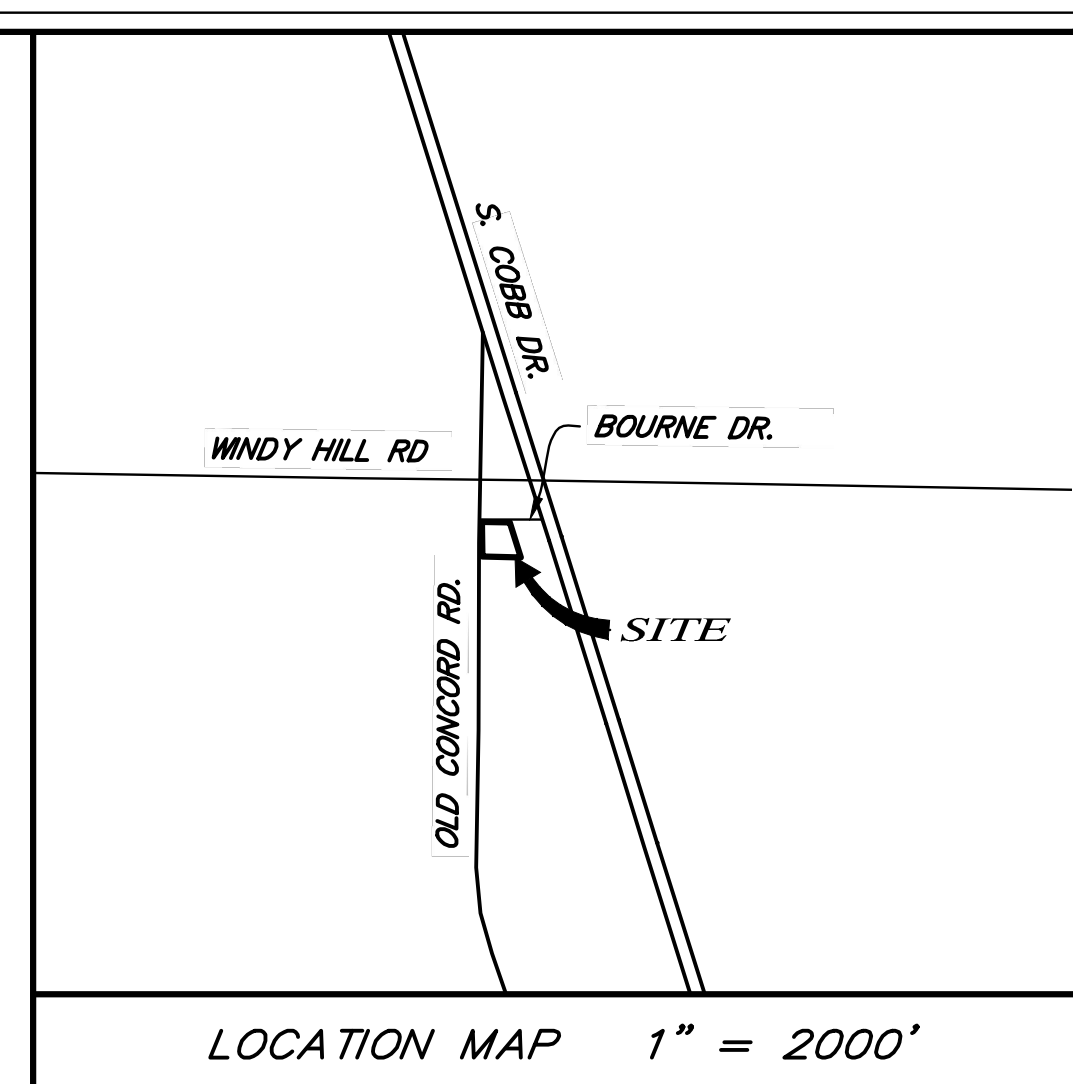
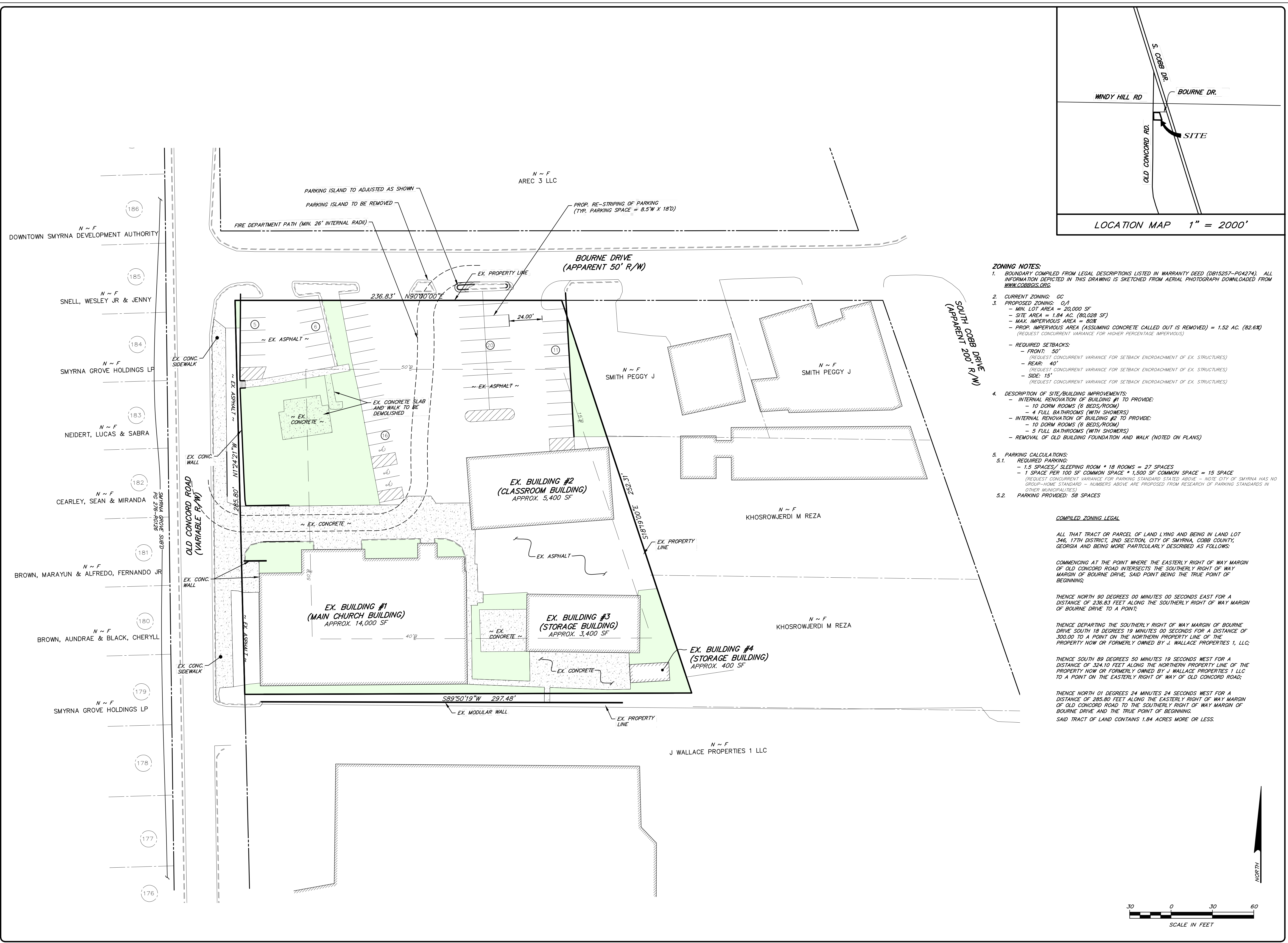


Drawing name: P:\Construction Management Associates\460 Bourne Drive\Land Planning\Zoning\460 Bourne Drive - Zoning Plan.dwg
 Plotted on: Apr 02, 2018 - 8:27am
 Printed by: Kelly Davis



- ZONING NOTES:**
- BOUNDARY COMPILED FROM LEGAL DESCRIPTIONS LISTED IN WARRANTY DEED (DB15257-PC4274). ALL INFORMATION DEPICTED IN THIS DRAWING IS SKETCHED FROM AERIAL PHOTOGRAPH DOWNLOADED FROM WWW.COBBS.ORG
 - CURRENT ZONING: GC
 - PROPOSED ZONING: O/I
 - MIN. LOT AREA = 20,000 SF
 - SITE AREA = 1.84 AC. (80,028 SF)
 - MAX. IMPERVIOUS AREA = 80%
 - PROP. IMPERVIOUS AREA (ASSUMING CONCRETE CALLED OUT IS REMOVED) = 1.52 AC. (82.6%) (REQUEST CONCURRENT VARIANCE FOR HIGHER PERCENTAGE IMPERVIOUS)
- REQUIRED SETBACKS:**
- FRONT: 50' (REQUEST CONCURRENT VARIANCE FOR SETBACK ENCROACHMENT OF EX. STRUCTURES)
 - REAR: 40' (REQUEST CONCURRENT VARIANCE FOR SETBACK ENCROACHMENT OF EX. STRUCTURES)
 - SIDE: 15' (REQUEST CONCURRENT VARIANCE FOR SETBACK ENCROACHMENT OF EX. STRUCTURES)
- DESCRIPTION OF SITE/BUILDING IMPROVEMENTS:
 - INTERNAL RENOVATION OF BUILDING #1 TO PROVIDE:
 - 10 DORM ROOMS (6 BEDS/ROOM)
 - 4 FULL BATHROOMS (WITH SHOWERS)
 - INTERNAL RENOVATION OF BUILDING #2 TO PROVIDE:
 - 10 DORM ROOMS (6 BEDS/ROOM)
 - 5 FULL BATHROOMS (WITH SHOWERS)
 - REMOVAL OF OLD BUILDING FOUNDATION AND WALK (NOTED ON PLANS)
 - PARKING CALCULATIONS:
 - REQUIRED PARKING:
 - 1.5 SPACES / SLEEPING ROOM * 18 ROOMS = 27 SPACES
 - 1 SPACE PER 100 SF COMMON SPACE * 1,500 SF COMMON SPACE = 15 SPACE
 - PARKING PROVIDED: 58 SPACES (REQUEST CONCURRENT VARIANCE FOR PARKING STANDARD STATED ABOVE - NOTE CITY OF SMYRNA HAS NO GROUP-HOME STANDARD - NUMBERS ABOVE ARE PROPOSED FROM RESEARCH OF PARKING STANDARDS IN OTHER MUNICIPALITIES)

COMPILED ZONING LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 346, 17TH DISTRICT, 2ND SECTION, CITY OF SMYRNA, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT WHERE THE EASTERLY RIGHT OF WAY MARGIN OF OLD CONCORD ROAD INTERSECTS THE SOUTHERLY RIGHT OF WAY MARGIN OF BOURNE DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

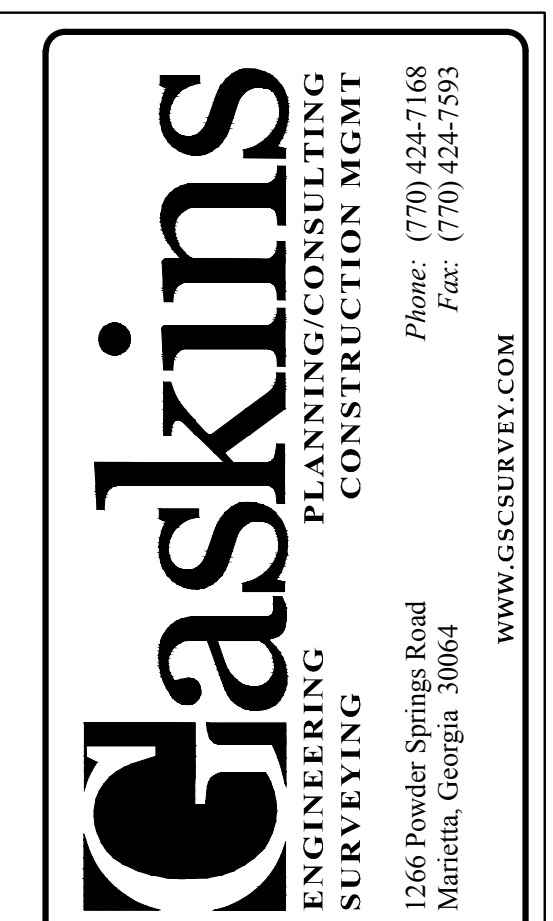
THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 236.83 FEET ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF BOURNE DRIVE TO A POINT;

THENCE DEPARTING THE SOUTHERLY RIGHT OF WAY MARGIN OF BOURNE DRIVE SOUTH 18 DEGREES 19 MINUTES 00 SECONDS FOR A DISTANCE OF 300.00 TO A POINT ON THE NORTHERN PROPERTY LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY J. WALLACE PROPERTIES 1, LLC;

THENCE SOUTH 89 DEGREES 50 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 324.10 FEET ALONG THE NORTHERN PROPERTY LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY J. WALLACE PROPERTIES 1, LLC TO A POINT ON THE EASTERLY RIGHT OF WAY OF OLD CONCORD ROAD;

THENCE NORTH 01 DEGREES 24 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 285.80 FEET ALONG THE EASTERLY RIGHT OF WAY MARGIN OF OLD CONCORD ROAD TO THE SOUTHERLY RIGHT OF WAY MARGIN OF BOURNE DRIVE AND THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.84 ACRES MORE OR LESS.

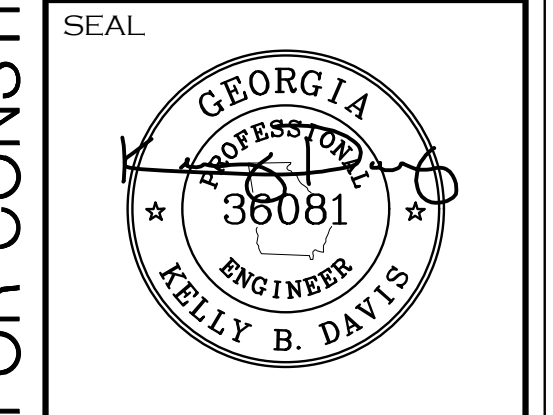


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460 BOURNE DRIVE
 LAND LOT 346, 17TH DISTRICT, 2ND SECTION,
 CITY OF SMYRNA, COBB COUNTY, GEORGIA

REVISIONS		
REV.	DATE	REVISION REFERENCE:

SHEET TITLE
ZONING PLAN



PROJECT I.D.	FIELD BOOK
--	--
DRAWN BY	CHECKED BY
--	--
SCALE	ISSUE DATE
1"=30'	4/2/18
SHEET NUMBER	
1	

NOT ISSUED FOR CONSTRUCTION

