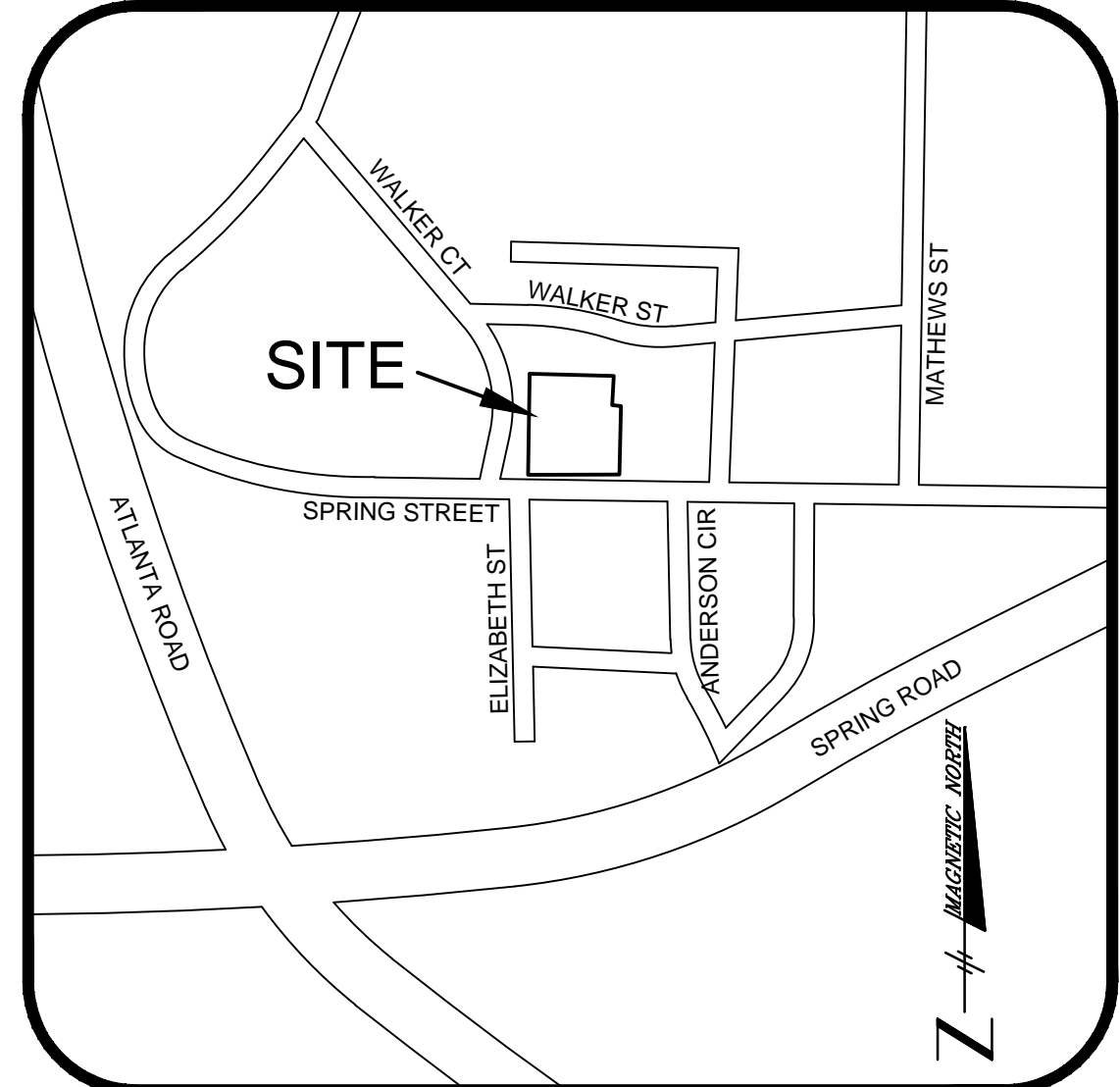
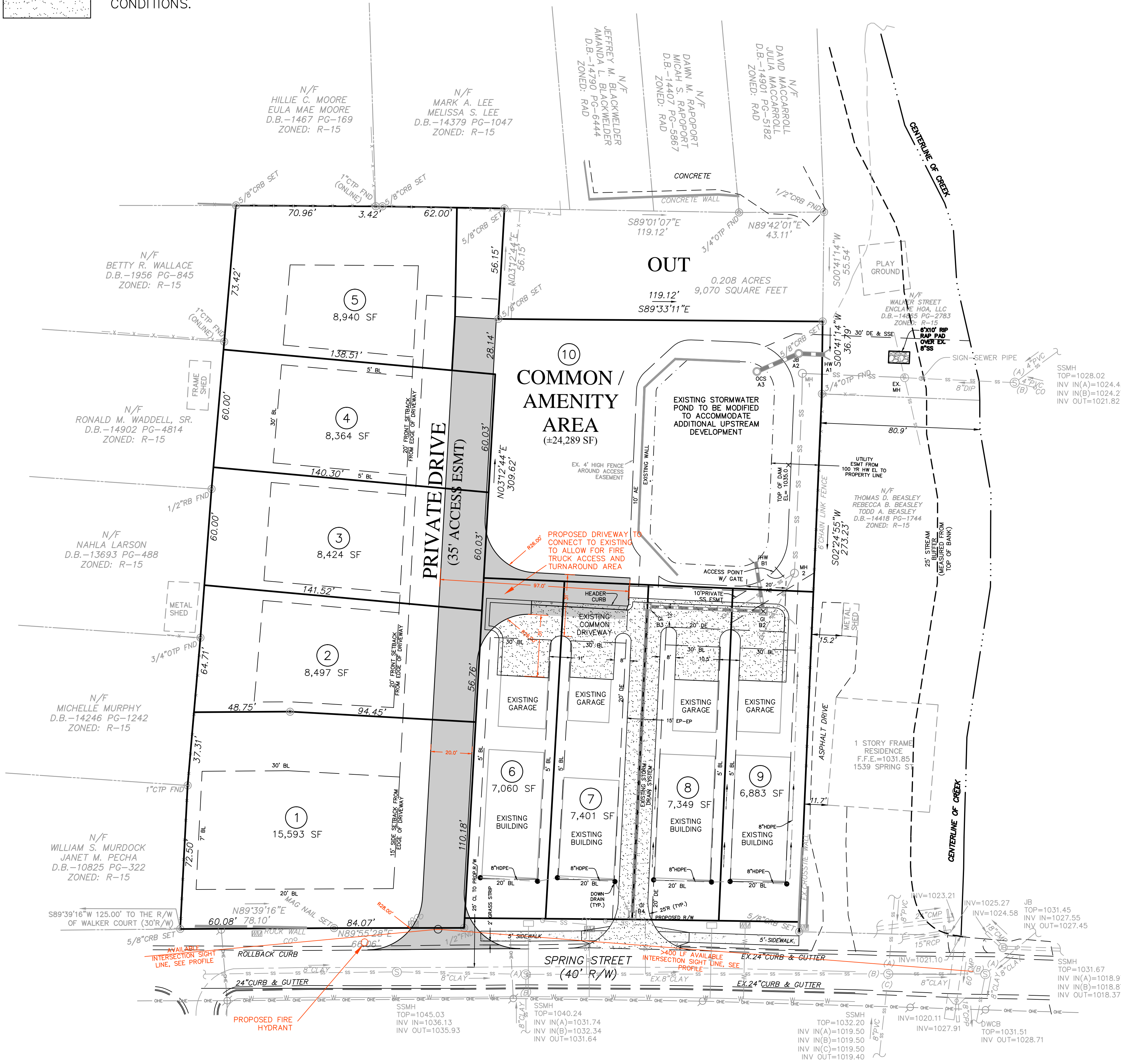


SHADED AREAS REPRESENT HARDSCAPE TO BE INSTALLED UNDER THE PROPOSED CONDITIONS. PAVEMENT TO SUPPORT HS-20 MINIMUM FOR EMERGENCY ACCESS VEHICLES

HATCHED AREAS REPRESENT HARDSCAPE TO BE INSTALLED UNDER THE PROPOSED CONDITIONS.



**CONCEPT SUBDIVISION PLAN NOTES:**

- EXISTING CONDITIONS/ASBUILT AND BOUNDARY SURVEY PROVIDED BY SURVEY DATED 4-1-13 BY LOWERY AND ASSOCIATES., PREPARED BY MITCHELL LOWERY, GEORGIA REGISTERED LAND SURVEYOR #3109.
- THIS PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY, THIS PLAN IS NOT FOR PERMIT OR CONSTRUCTION.
- NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED FLOOD PLAIN PER PANEL NUMBER 13067C0119H DATED MARCH 4TH, 2013.
- EMERGENCY ACCESS TO REMAIN CLEAR BY THE INSTALLATION OF APPROPRIATE STRIPING AND SIGNAGE. FIRE MARSHALL REVIEW AND APPROVAL REQUIRED PRIOR TO RECEIPT OF LAND DISTURBANCE PERMIT AND FINAL PLAT APPROVAL. RECORDED FINAL PLAT TO REFLECT REQUIRED STRIPING AND SIGNAGE AS WELL AS "EMERGENCY ACCESS EASEMENT" TO PREVENT MODIFICATION OR PARKING WITHIN EMERGENCY ACCESS AREAS.

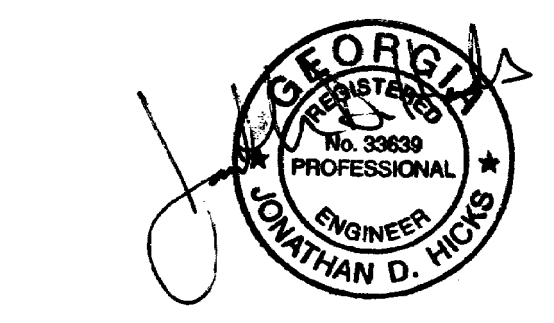
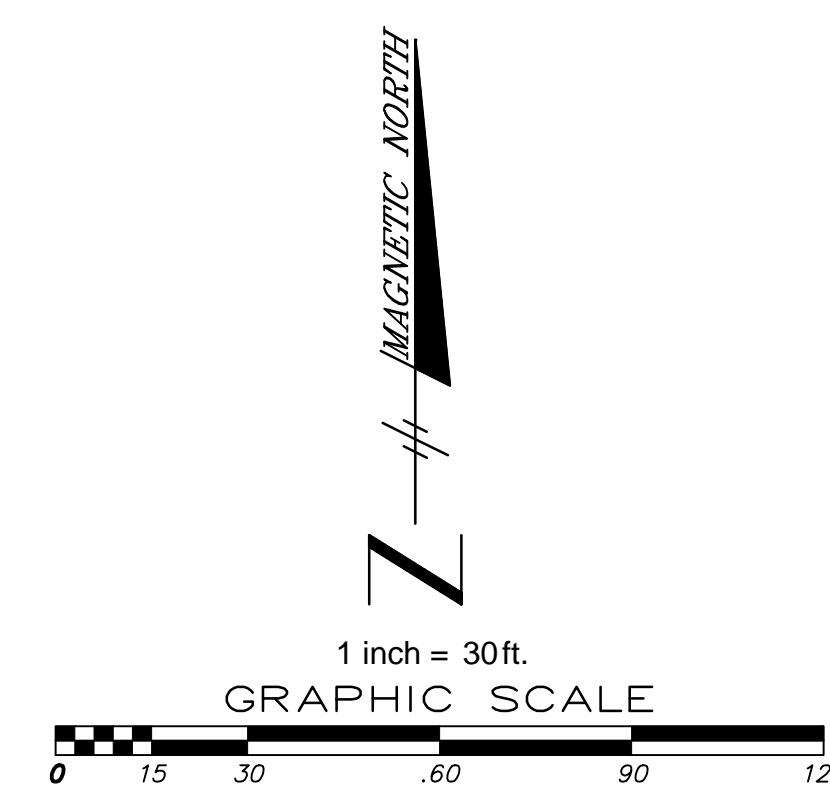
**SUBDIVISION CALCULATIONS:**

- TOTAL PROJECT AREA (INCLUDING PREVIOUSLY DEVELOPED PORTION): 2.36 ACRES
- PROPOSED LOTS (INCLUDING PREVIOUSLY DEVELOPED PORTION): 9
- PROPOSED LOT DENSITY: 9 LOTS/ 2.36 ACRES = 3.81 LOTS/ACRE
- PROPOSED MIN. LOT AREA: 6,000 SF
- MAXIMUM LOT SIZE (NOT INCLUDING PROPOSED COMMON AREA): 15,593 SF
- AVERAGE LOT AREA (NOT INCLUDING COMMON AREA): 8,723 SF

**BUILDING SETBACKS:**

- FRONT (FROM SPRING STREET R/W): 20 FT
- FRONT (FROM PROPOSED INTERNAL PRIVATE DRIVE): 20 FT
- REAR: 30 FT
- SIDE: 5 FT, 7 FT ALONG WESTERN PL, 15' FROM EDGE OF PRIVATE DRIVE

PROPOSED LOT CHART	
LOT	AREA
LOT #1	15,593 SF
LOT #2	8,497 SF
LOT #3	8,424 SF
LOT #4	8,364 SF
LOT #5	8,940 SF
LOT #6	7,060 SF
LOT #7	7,401 SF
LOT #8	7,349 SF
LOT #9	6,883 SF
LOT #10 COMMON SPACE	24,289 SF



**ENGINEER CONTACT:**  
JONATHAN HICKS, P.E.  
JVG CIVIL ENGINEERING, INC.  
1309 ARNOLD AVENUE  
ATLANTA, GA 30324  
PH: 770-402-3471  
FAX: 404-487-8982

# CONCEPT SUBDIVISION PLAN FOR 1505 & 1515 SPRING STREET LAND LOT 593, 17TH DISTRICT THE CITY OF SMYRNA, COBB COUNTY, GA

1	PRELIMINARY	7/10/15
2	REDUCE LOT COUNT	7/23/15
3	REV. PER FIRE MARSHALL COMMENT	8/63/15
No.	Revision/Issue	Date

**JVG**  
Civil Engineering  
1309 Arnold Avenue  
Atlanta, GA 30324  
770-402-3471

**DEVELOPER:**  
  
**CONTACT:**  
MIKE WADSWORTH

Project	150627	Sheet	CP
Date	6/27/2015		
Scale	1"=30'		