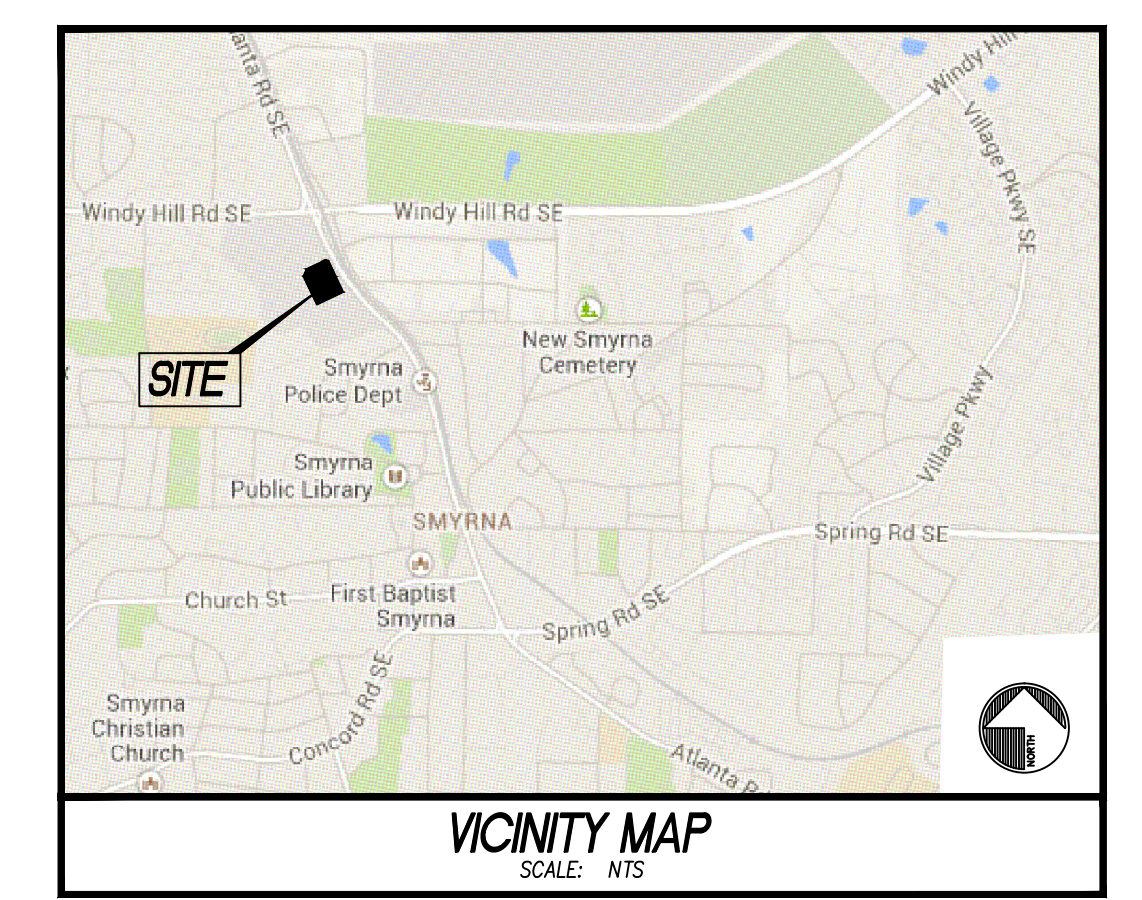


SPC Georgia
West Zone



VICINITY MAP
SCALE: NTS

SITE ANALYSIS

DESCRIPTION	DIMENSIONS	PRODUCT	TOTAL
SINGLE FAMILY DETACHED	23'-6" x 66'-3"	NEW MDN-A	30 UNITS
SINGLE FAMILY DETACHED	29'-6" x 60'-3"	NEW MDN-B	24 UNITS
SINGLE FAMILY DETACHED	23'-6" x 66'-3"	NEW MDN-C	5 UNITS
TOTAL RESIDENTIAL UNITS			59 UNITS

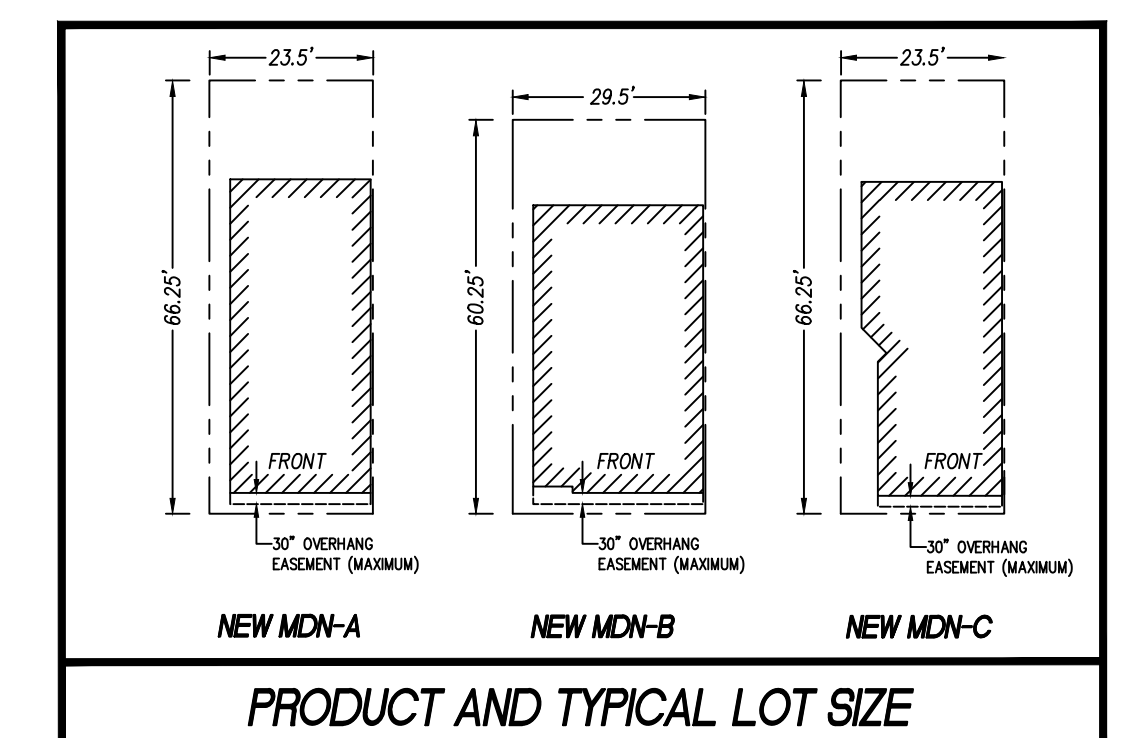
PARKING ANALYSIS

PARKING SPACES REQUIRED	
2 SPACES PER UNIT = 59 UNITS x 2 SPACES	= 118 SPACES
PARKING SPACES PROVIDED	
2 SPACES PER UNIT (GARAGE) = 59 UNITS x 2 SPACES	= 118 SPACES
ON STREET PARKING SPACES	= 14 SPACES
TOTAL PARKING SPACES PROVIDED	= 132 SPACES
	= 2.24 SPACES/UNIT

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	MIXED USE
TOTAL SITE AREA	3.3± ACRES
UNITS	59
DENSITY	17.97 UNITS/ACRE
PRIVATE ROAD WIDTH	22' BC-BC
PRIVATE ROAD EASEMENT WIDTH	32'
PRIVATE ROAD CURBLINE RADIUS	25'
MINIMUM FLOOR AREA	1,500 SF
MAXIMUM LOT COVERAGE	80%
MAXIMUM BUILDING HEIGHT	3 STORIES
	40 FEET
MINIMUM LOT WIDTH AT SETBACK LINE	24 FEET
MINIMUM LOT AREAS	1,300 SF
MINIMUM LOT DEPTH	55 FEET
LOT LINES MAY BE NON RADIAL	
SETBACKS (INTERIOR)	
FRONT	*5 FEET
SIDE	0 FEET
REAR	5 FEET
PERIMETER	10 FEET

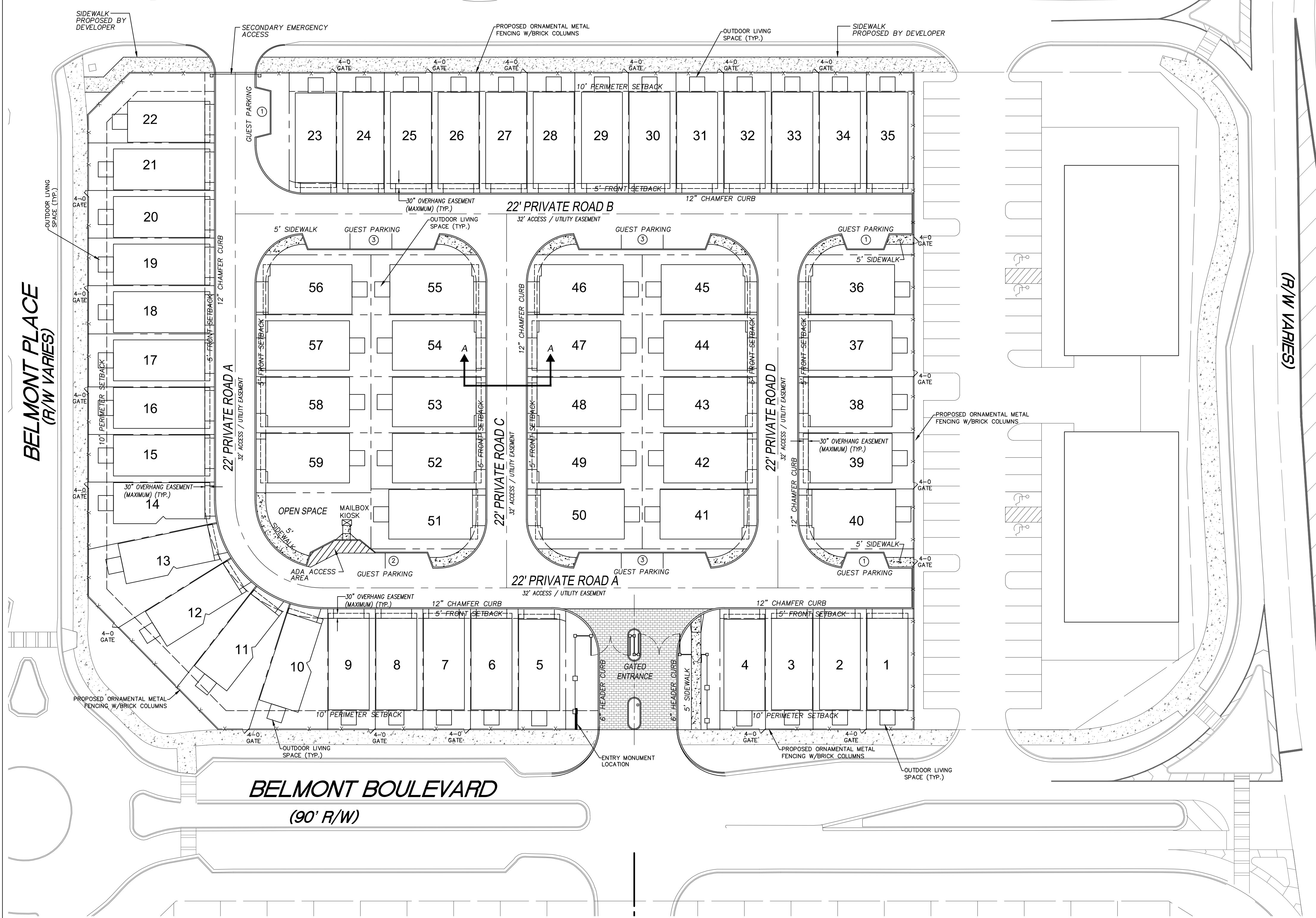
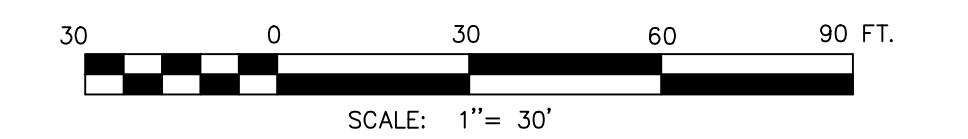
*OVERHANGS MAY ENCRUCH INTO FRONT SETBACK BY NO MORE THAN 30"



PRODUCT AND TYPICAL LOT SIZE

SEE TYPICAL ROAD SECTION ON SHEET 2/5

SEE LOT AREA CHART ON SHEET 2/5



ATLANTA ROAD SOUTHEAST
(R/W VARIES)

BELMONT PLACE
(R/W VARIES)

BELMONT BOULEVARD
(90' R/W)



DATE	: June 30, 2017	REVISIONS
SCALE	: 1" = 30 Feet	
DRAWN BY	: RD	
CHECKED BY	: RMS	

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ZONING PLAN
FOR
DAVID WEEKLEY HOMES
750 Hammond Drive, Building 6, Suite 200
Atlanta, GA 30328

LOCATED IN L.L. 490
17TH DISTRICT
CITY OF SMYRNA
COBB COUNTY, GA.
PROJECT NUMBER : 17007