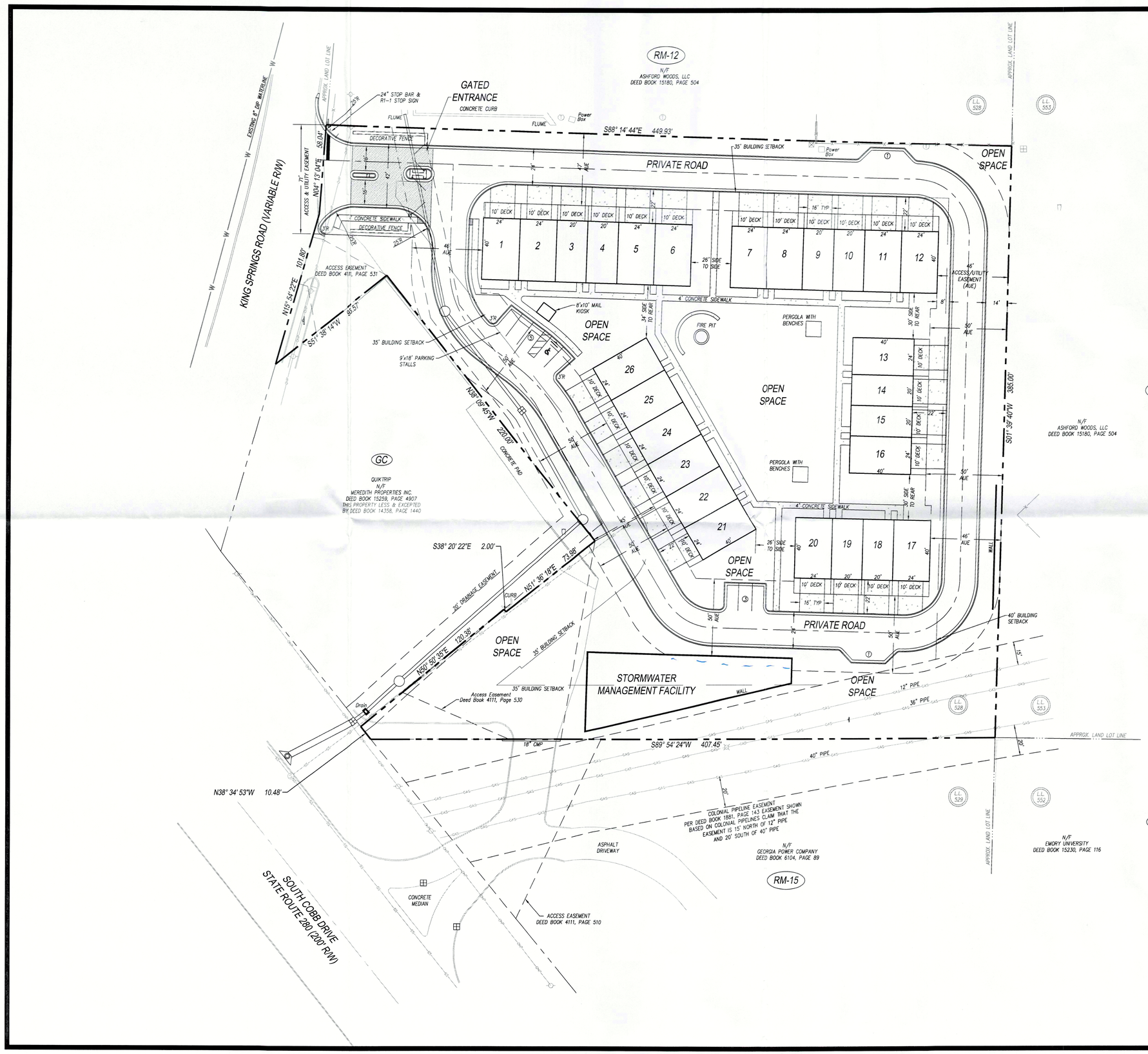

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	OI
PROPOSED ZONING	TD
AREA	
SITE AREA	3.35 ACRES
DENSITY	
TOTAL NUMBER OF UNITS	26 UNITS
NET DENSITY	7.76 UNITS/ACRE
MAXIMUM DENSITY	12.00 UNITS/ACRE
OPEN SPACE REQUIRED	0.67 ACRES (20%)
OPEN SPACE PROVIDED	1.52 ACRES (45%)
ACCESS & UTILITY EASEMENT	40'
MAXIMUM BUILDING HEIGHT	35 FEET
SETBACKS (PERIMETER)	
FRONT	50 FEET
SIDE	35 FEET
REAR	40 FEET

PARKING SUMMARY

2 SPACES PER UNIT IN GARAGE	52
2 SPACES PER UNIT IN DRIVEWAY	52
GUEST PARKING SPACES PROVIDED	10
TOTAL NUMBER OF SPACES PROVIDED	114 SPACES

VARIANCE SUMMARY

1. REDUCE SIDE TO SIDE BUILDING SEPARATION FROM 30 FEET TO 26 FEET.
2. REDUCE SIDE TO REAR BUILDING SEPARATION FROM 40 FEET TO 30 FEET.
3. REDUCE ROAD WIDTH TO 20 FEET EOP TO EOP, 24 FEET BC TO BC.

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

30 15 0 30 60
(IN FEET)
1 inch = 30 ft.

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING
1290 KENNESTONE CIRCLE - BLDG A
SUITE 200 - MARIETTA, GA 30066
OFFICE 770.938.9000

ZONING PLAN
KING SPRINGS
LAND LOT 528
2ND SECTION, 17TH DISTRICT
CITY OF SMYRNA, GEORGIA

OWNER/DEVELOPER
WATERS EDGE GROUP, INC.
EXCELLENCE IN EVERY DETAIL
0 KING SPRINGS ROAD
SMYRNA, GA 30080

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 08.01.2018

REVISIONS

ZONING PLAN
Z100

16086 ZONING PLAN.DWG 2016.0926

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