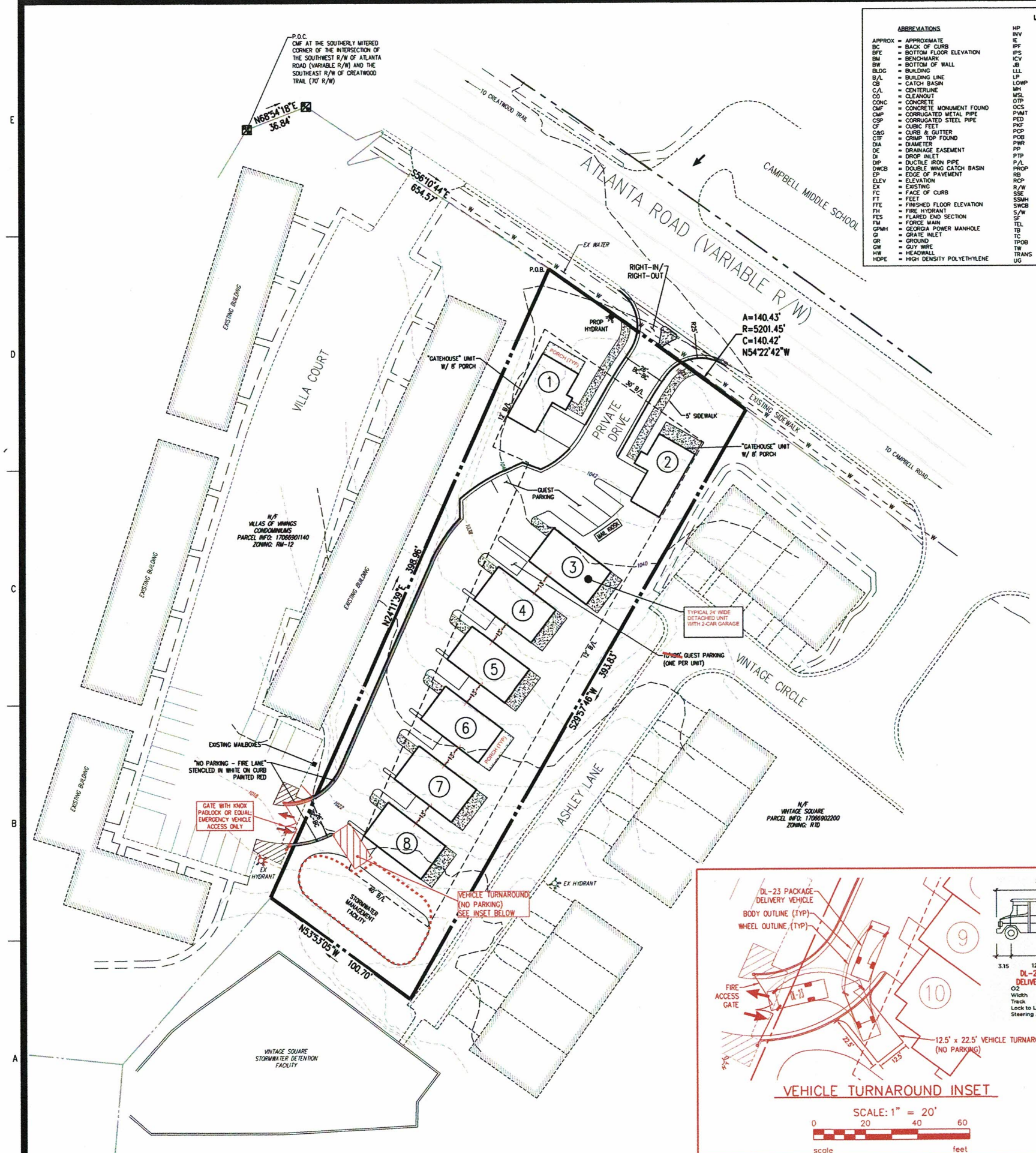
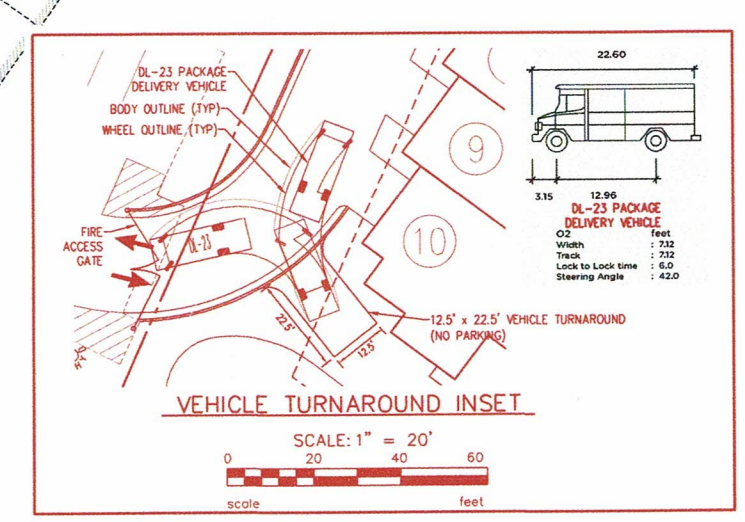




VEHICLE TURNAROUND INSET

LEGEND

ABBREVIATIONS

APPROX	= APPROXIMATE	HP	= HIGH POINT	UGTM	= UG TELEPHONE MARKER
BC	= BACK OF CURB	INV	= INVERT	WM	= WATER METER
BFE	= BOTTOM FLOOR ELEVATION	IE	= INVERT ELEVATION	WV	= WATER VALVE
BM	= BENCHMARK	IPF	= IRON PIN FOUND	YI	= YARD INLET
BW	= BOTTOM OF WALL	IPS	= IRON PIN SET - 1/2" REBAR		
BLDG	= BUILDING	ICV	= IRRIGATION CONTROL VALVE		
B/L	= BUILDING LINE	JB	= JUNCTION BOX		
CB	= CATCH BASIN	LLL	= LAND LOT LINE		
C/L	= CENTERLINE	LP	= LIGHT POLE		
CO	= CLEANOUT	LOWP	= LOW POINT		
CONC	= CONCRETE	MH	= MANHOLE		
CMF	= CONCRETE MONUMENT FOUND	MSL	= MEAN SEA LEVEL		
CMP	= CORRUGATED METAL PIPE	OTP	= OPEN TOP PIPE		
CSP	= CORRUGATED STEEL PIPE	OCS	= OUTLET CONTROL STRUCTURE		
CF	= CUBIC FEET	PVMT	= PAVEMENT		
C&G	= CURB & GUTTER	PED	= PEDESTAL		
CTP	= CRIMP TOP FOUND	PKF	= PK NAIL FOUND		
DIA	= DIAMETER	PCP	= POLYVINYL CHLORIDE PIPE		
DE	= DRAINAGE EASEMENT	POB	= POINT OF BEGINNING		
DI	= DROP INLET	PWR	= POWER		
DIP	= DUCTILE IRON PIPE	PP	= POWER POLE		
DWCB	= DOUBLE WING CATCH BASIN	PTP	= POWER/TELEPHONE POLE		
EP	= EDGE OF PAVEMENT	P/L	= PROPERTY LINE		
ELEV	= ELEVATION	PROP	= PROPOSED		
EX	= EXISTING	RB	= REBAR		
FC	= FACE OF CURB	RCP	= REINFORCED CONCRETE PIPE		
FT	= FEET	R/W	= RIGHT-OF-WAY		
FFE	= FINISHED FLOOR ELEVATION	SSE	= SANITARY SEWER EASEMENT		
FH	= FIRE HYDRANT	SSMH	= SANITARY SEWER MANHOLE		
FES	= FLARED END SECTION	SWCB	= SINGLE WING CATCH BASIN		
FM	= FORCE MAIN	S/W	= SIDEWALK		
GPMH	= GEORGIA POWER MANHOLE	SF	= SQUARE FEET		
GI	= GRATE INLET	TEL	= TELEPHONE		
GR	= GROUND	TB	= TOP OF BANK		
GW	= GUY WIRE	TC	= TOP OF CURB		
HW	= HEADWALL	TPOB	= TRUE POINT OF BEGINNING		
HDPE	= HIGH DENSITY POLYETHYLENE	TW	= TOP OF WALL		
		TRANS	= TRANSFORMER		
		UG	= UNDERGROUND		

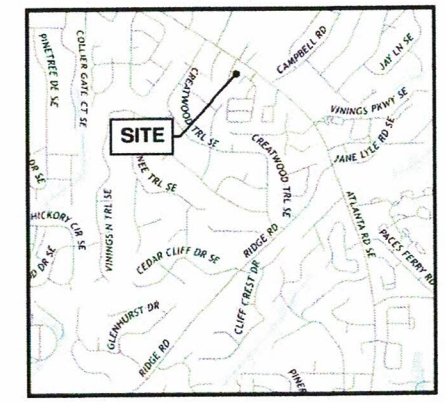
LINETYPES

BRANCH/CREEK
FENCE
GAS LINE
LAND LOT LINE
PLUGGED PIPE/STUB
POWER LINE
SANITARY SEWER LINE
STORM DRAINAGE LINE
TELEPHONE LINE
TRAVERSE LINE/POINT
WATER LINE

SYMBOLS

PROPERTY CORNER
SIGN
SSMH
STUB
HYDRANT
WATER METER
WATER VALVE
LIGHT POST
UTILITY POLE

N
W E
S



VICINITY MAP
SCALE: NTS
SOURCE: USGS

GENERAL NOTES:

1. ENGINEER: BLUE LANDWORKS LLC
   5019 WEST BROAD STREET
   SUITE M230
   SUGAR HILL, GEORGIA 30518
   TEL: 678-804-8586
   CONTACT: STUART MCCLIMANS, PE
   GA PE #16671
2. THIS PROPERTY IS SHOWN ON SMYRNA TAX MAPS AS BEING PART OF THE 17TH LAND DISTRICT, LAND LOT 669, PARCEL ID(S) 17066900040 AND CONTAINING 1.08 ACRES.
3. THIS PROPERTY IS ZONED NS. PROPOSED ZONING IS RM-10.
4. PROPOSED USE: SINGLE-FAMILY DETACHED TOWNHOMES
5. THIS SITE DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED 25' STATE WATERS BUFFER.
6. THIS SITE DOES NOT CONTAIN AREAS, STREAMS, AND/OR BODIES OF WATER DEPICTED AS WETLANDS ON THE U.S. DEPARTMENT OF INTERIOR, FISH, AND WILDLIFE SERVICE.
7. SPECIAL FLOOD HAZARDS DO NOT EXIST ON SUBJECT PROPERTY PER FIRM MAP 13067C0226G.
8. BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY PIONEER LAND SURVEYING, DATED JULY 22, 2019.
9. TOPOGRAPHIC INFORMATION IS TAKEN FROM COBB COUNTY GIS. CONTOUR INTERVAL IS TWO FEET.

SITE DATA:

AREA:	1.08 ACRES
ZONING:	
EXISTING ZONING:	NS (NEIGHBORHOOD SHOPPING)
PROPOSED ZONING:	RM-10 (MULTIFAMILY RESIDENTIAL)
JURISDICTION:	CITY OF SMYRNA
USE CALCULATIONS:	
PROPOSED USE:	SINGLE-FAMILY DETACHED (CONDOMINIUM)
NUMBER OF UNITS:	8 UNITS
MAXIMUM DENSITY:	10 UNITS PER ACRE
PROPOSED DENSITY:	7.4 UNITS PER ACRE
SETBACK REQUIREMENTS:	
FRONT SETBACK (ATLANTA ROAD):	30 FEET (VARIANCE)
SIDE YARD:	12 FEET (VARIANCE)
REAR YARD:	40 FEET
DEVELOPMENT STANDARDS:	
MAXIMUM LOT COVERAGE (BUILDINGS):	35%
PROPOSED LOT COVERAGE (BUILDINGS):	30%
PROPOSED LOT COVERAGE (IMPERVIOUS AREA):	65% (VARIANCE)

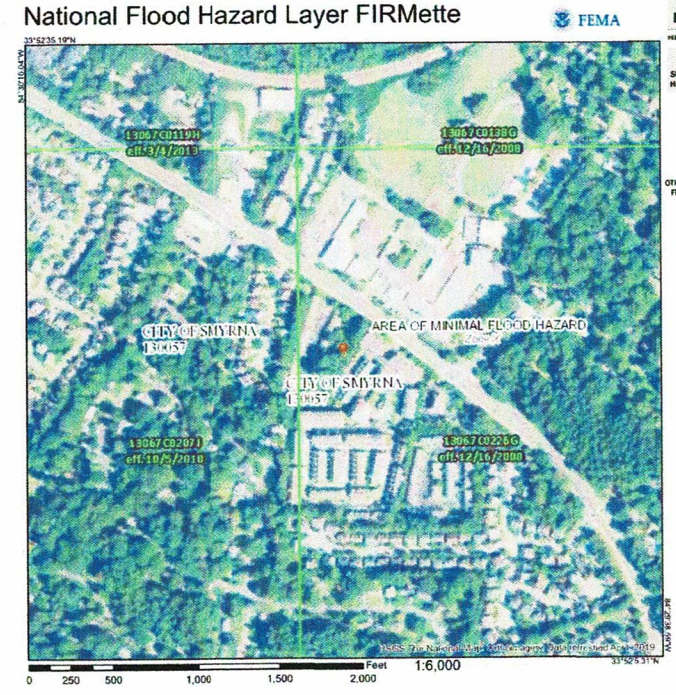
PARKING REQUIREMENTS:

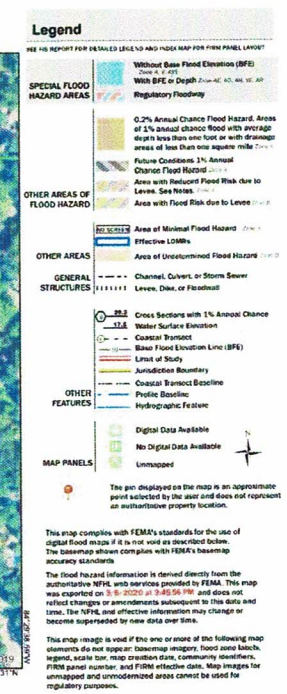
REQUIRED PARKING: Single- and two-family dwellings: Two spaces per dwelling unit [16 SPACES]. Guest parking for townhome and condominium communities: One space per 25 percent of the total units. [2 SPACES]: 18 SPACES

PROPOSED PARKING: 8 units x 2 per unit (two-car garages): 16 spaces
Guest Parking: 5 spaces
TOTAL: 21 SPACES

4/07/2021

National Flood Hazard Layer FIRMette





BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # PEF005518
LICENSE # LSF001044
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
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678-778-3754

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REVISIONS

ISSUE #	DATE	REVISIONS
1	3/31/2020	SUBMIT FOR GOVERNMENT REVIEW
2	4/31/2020	INCREASE LANE WIDTH
3	5/28/2020	ADD FIRE LANE AND ACCESSIBLE PARKING
4	7/01/2020	INCREASE LANE WIDTH
5	9/21/2020	ADD SIDEWALK
6	12/21/2020	REVISE IN RESPONSE TO REVIEW COMMENTS
7	4/6/2021	REVISE LAND PLAN TO DETACHED UNITS

SCALE: 1" = 30'
0 30 60 90 feet
scale

3302 Atlanta Road
Smyrna, Georgia 30080
17TH LAND DISTRICT LAND LOT(S) 669
PARCEL(S) 17066900040
CITY OF SMYRNA COBB COUNTY, GA.
DRAWN: EC CHECKED: SAM

REZONING PLAN FOR EDGELINE, LLC
REZONING CASE #2020-006

PROJECT# 2019.109
SHEET 1

R:\2019-109 - 3302 Atlanta Rd - Smyrna\1000 - AutoCAD\10 - Planning\2019.109_Option 4.dwg, SHEET 1 4/6/2021 2:26 PM by Matt Ewell