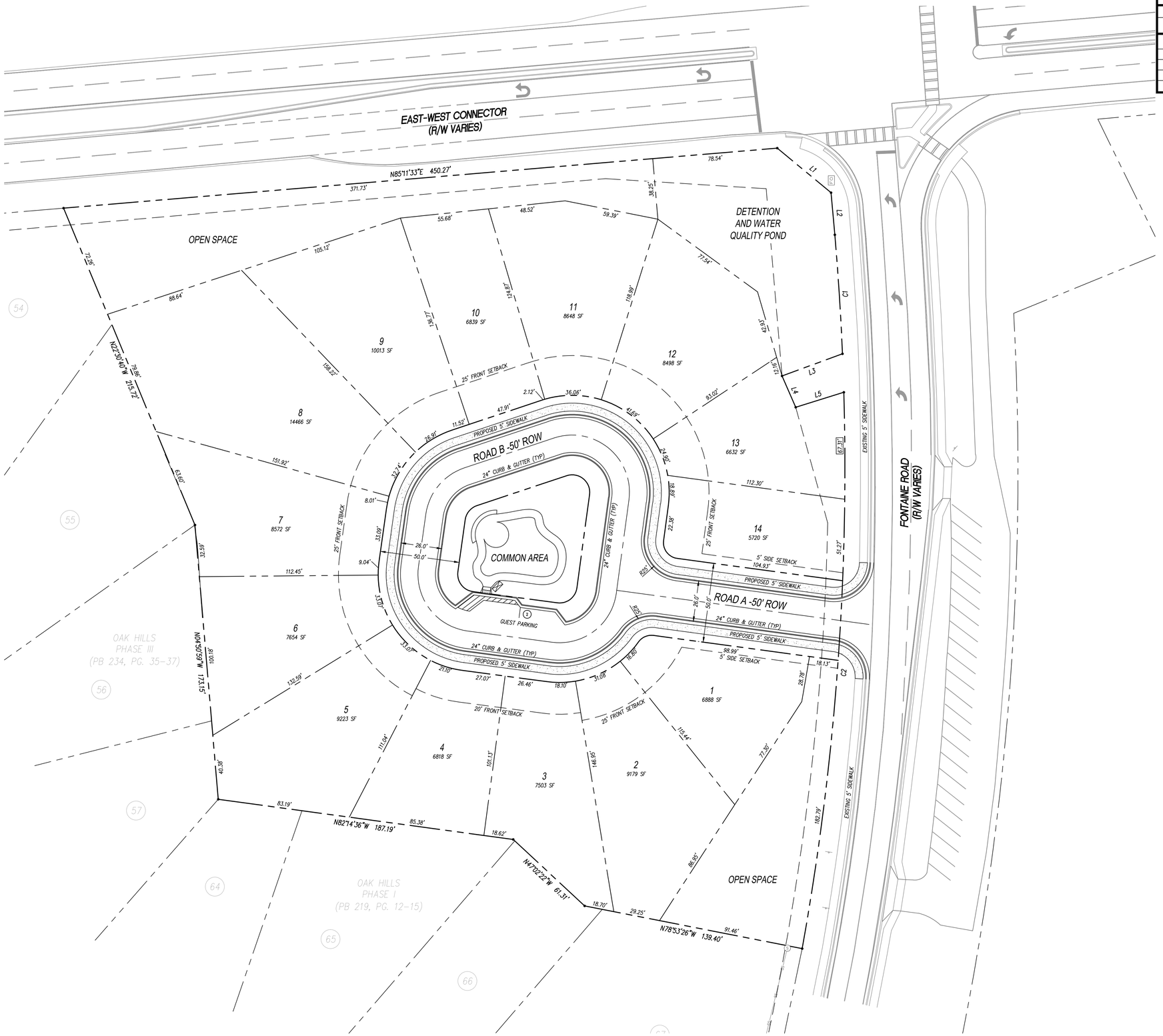

PARKING ANALYSIS

PARKING SPACES REQUIRED	
2 SPACES PER UNIT = 14 UNITS * 2 SPACES	= 28 SPACES
PARKING SPACES PROVIDED	
2 SPACES PER UNIT (GARAGE) = 14 UNITS * 2 SPACES	= 28 SPACES
ON STREET PARKING SPACES	= 2 SPACES
TOTAL PARKING SPACES PROVIDED	= 30 SPACES
	= 2.14 SPACES/UNIT

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	RAD-CONDITIONAL
ZONING CASE	Z17-172 (APPROVED 7/17/17)
TOTAL SITE AREA	4.1± ACRES
UNITS	14
DENSITY	3.41 UNITS/ACRE
PUBLIC ROAD WIDTH	26' BC-BC
PRIVATE RIGHT OF WAY WIDTH	50'
PRIVATE ROAD CURBLINE RADIUS	25'
MINIMUM FLOOR AREA	1,500 SF
MAXIMUM LOT COVERAGE	80%
MAXIMUM BUILDING HEIGHT	2 STORIES 40'
MINIMUM LOT WIDTH AT SETBACK LINE	40 FEET
MINIMUM LOT AREA	5,478 SF
LOT LINES MAY BE NON RADIAL	
SETBACKS	
FRONT	25' AND 20' FOR LOTS 3/4
SIDE	5', 10 BETWEEN BUILDINGS
REAR	20 FEET

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	75.02	1708.40	75.01	S03°40'59"E
C2	351.52	1708.40	350.90	S04°16'50"W

LINE TABLE

LINE	LENGTH	BEARING
L1	43.91	S50°23'58"E
L2	26.60	S05°36'29"E
L3	40.46	S69°51'23"W
L4	21.48	S23°31'24"E
L5	31.70	N72°42'33"E

NORTH

30 15 0 30 60

(IN FEET)
1 inch = 30 ft.

GEORGIA 811
Utilities Protection Center, Inc.

Know what's **below.**
Call before you dig.

CAUTION

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.

CRESTLINE ENGINEERING
4651 Woodstock Road
Suite 208-106 · Roswell, GA 30075
770.868.7591 | F1.866.319.0672

CONSTRUCTION DRAWINGS

WINDSOR

LL 332 & 333, 17TH DISTRICT
COBB COUNTY
CITY OF SMYRNA, GEORGIA

OWNER/DEVELOPER
David Weekley Homes
5775 GLENRIDGE DRIVE
BLDG B, SUITE 210
SANDY SPRINGS, GEORGIA 30328
PHONE: 678.471.2653
24 HOUR CONTACT:
JEFF FOSTER

GSWCC CERTIFICATION NUMBER: 80768
EXPIRATION DATE: 6.9.2020

GEORGIA REGISTERED PROFESSIONAL ENGINEER 17974 MARK D. SHELTON
10/30/2017

REVISIONS

SITE PLAN

C.200

17008c.dwg 10.30.17

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