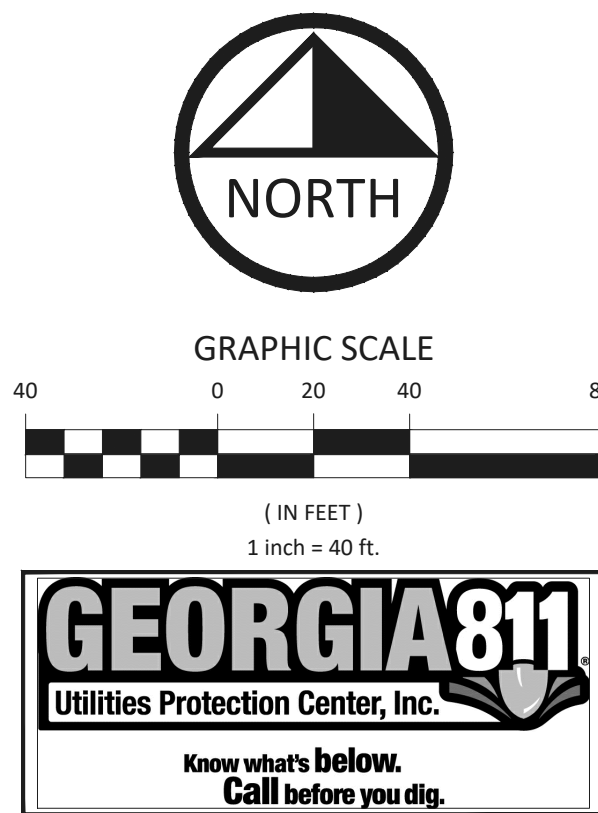


SITE DATA	
CURRENT OWNERS	INTERNATIONAL GOSPEL OUTREACH 2390 ATLANTA RD SUITE 126, SMYRNA, GA 30080
	SURROUNDING LANDSCAPES, INC. 1278 DAVIS RD SE, SMYRNA, GA 30080
	COBB COUNTY 100 CHEROKEE ST SUITE 300, MARIETTA, GA 30090
DEVELOPER:	THE WORTHING COMPANIES 10 GLENLAKE PKWY NE, SOUTH TOWER, SUITE 300 SANDY SPRINGS, GA 30328 770-522-5781
DESIGNER:	SUMMIT ENGINEERING CONSULTANTS, INC. 6250 SHILOH ROAD, SUITE 100 ALPHARETTA, GA 30005 770-667-0094
SITE ACREAGE	
EXISTING AREA:	9.878 ACRES
PROPOSED AREA:	
AFTER RIGHT-OF-WAY ACQUISITIONS & DEDICATIONS:	10.30 ACRE
DENSITY COMPUTATION	
EXISTING AREA:	295 UNITS / 9.878 ACRES = 29.86 UNITS / ACRE
PROPOSED AREA:	295 UNITS / 10.30 ACRES = 28.64 UNITS / ACRE
SETBACKS:	10 FEET FROM PROPOSED RIGHT-OF-WAYS 30 FROM RIGHT-OF-WAY OF WINDY HILL NONE
BUFFERS:	NONE
PARKING PROVIDED:	1.5 SPACES / UNIT (MINIMUM)
ZONING	
CURRENT ZONING:	PARCEL CATEGORY 17049100350 CG (GENERAL COMMERCIAL) SMYRNA 17049100560 CG (GENERAL COMMERCIAL) SMYRNA 17049100400 LI (LIGHT INDUSTRIAL) SMYRNA 17049100410 HI (HEAVY INDUSTRIAL) COBB COUNTY
PROPOSED ZONING:	MU (MIXED USE WITH CONDITIONS) SMYRNA
NOTE: NO NEW PUBLIC ROADS ARE PROPOSED. THE EXISTING PUBLIC ROADS OF HILLSIDE AVE. AND DAVIS RD. ARE TO BE IMPROVED AS SHOWN. ALL ROADS SHOWN WITHIN THE DEVELOPMENT ARE TO BE PRIVATELY OWNED AND MAINTAINED.	
THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 100 FEET OF JURISDICTIONAL WATERS. NO STREAMS AND ASSOCIATED REQUIRED BUFFERS ARE REQUIRED.	
WETLANDS DO NOT EXIST ON SITE AS SHOWN.	
FLOOD PLAIN: THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13013C 01100, EFFECTIVE ON 12/1/2022	



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.

THE WORTHING COMPANIES

1101 WINDY HILL ROAD SE
LAND LOT 491 - 17th DISTRICT
CITY OF SMYRNA, COBB COUNTY, GEORGIA

Project No.	Design By:	Drawn By:	Checked By:	Date:	Scale:
S-2404	CH	CH	CH	12/1/24	1" = 40'

ZONING SITE PLAN

Drawing No.
C2.0

S-24-004