

GRID NORTH (GA WEST)

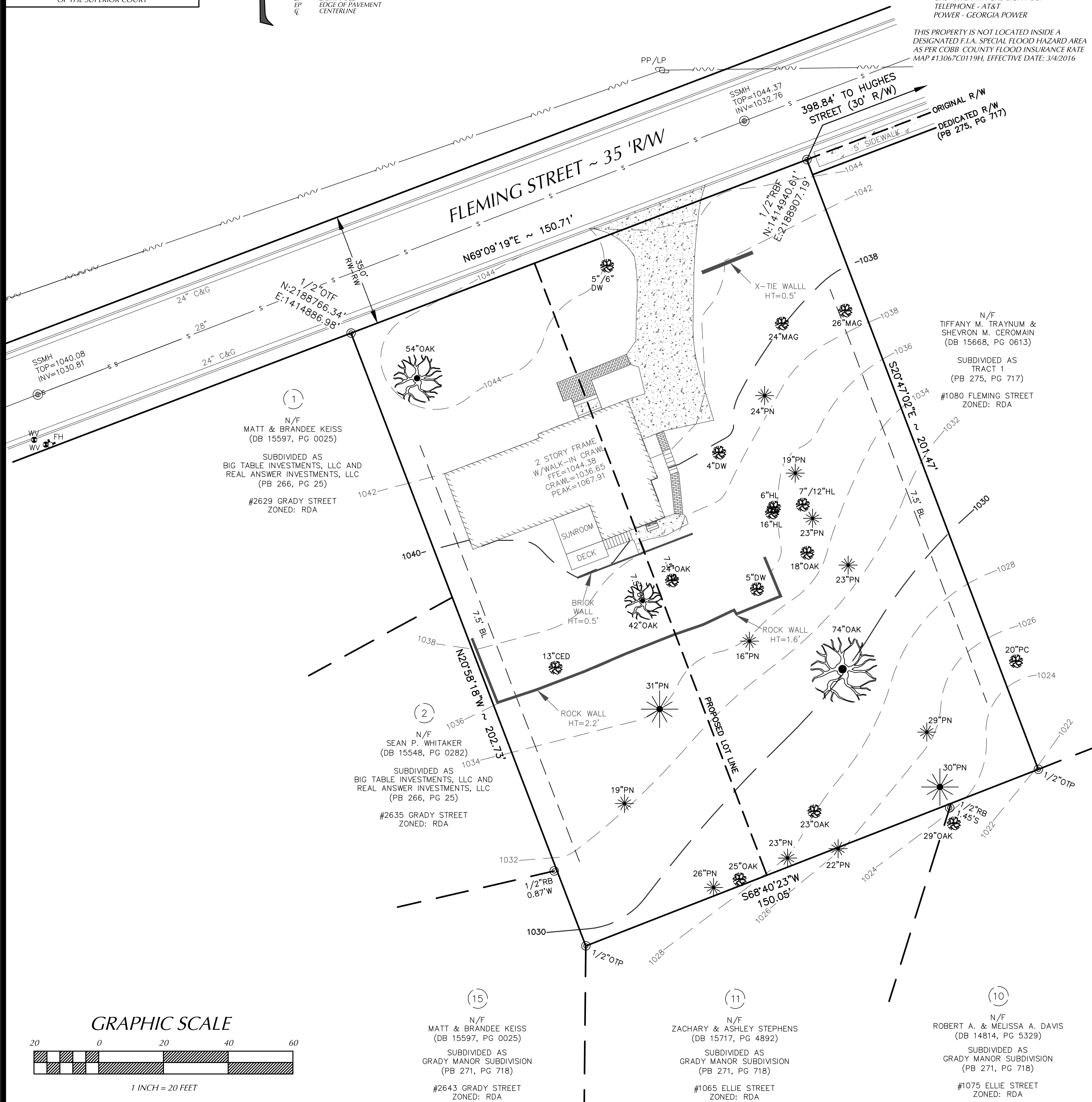
IPS	IRON PIN SET
	1/2" REBAR
RTF	REBAR FOUND
CBF	CRIMB PILE FOUND
OTF	OPEN TOP FOUND
JB	JUNCTION BOX
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
P	PROPERTY LINE
CB	CATCH BASIN
HW	HEADWALL
SSMH	SEWER MANHOLE
	FENCE
A.L.	ADJACENT LOT LINE
O.L.	ORIGINAL LOT LINE
S.E.	DRAINAGE EASMT.
S.E.	SEWER EASMT.
U.E.	UTILITY EASMT.
C.L.	CHAIN LINK
PP	POWER POLE
DI	DROP INLET
LP	LIGHT POLE
EP	EDGE OF PAVEMENT
G	CENTERLINE

1070 FLEMMING STREET  
TOTAL AREA: 0.70 ACRES

MAXIMUM FLOOR AREA RATIO: NONE  
MINIMUM FLOOR AREA: 1500 S.F.  
MAXIMUM LOT COVERAGE: 45 PERCENT  
MINIMUM PARKING: 2  
MAXIMUM BUILDING HEIGHT: 35 FEET

UTILITIES:  
GAS - ATLANTA GAS LIGHT CO.  
TELEPHONE - AT&T  
POWER - GEORGIA POWER

THIS PROPERTY IS NOT LOCATED INSIDE A  
DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA  
AS PER COBB COUNTY FLOOD INSURANCE RATE  
MAP #13067C0119H. EFFECTIVE DATE: 3/4/2016



1215 PLEASANT HILL ROAD  
LAWRENCEVILLE, GEORGIA 30044  
PHONE - (770) 931-5920  
FAX - (770) 931-5903

L.S. CERTIFICATE OF AUTHORIZATION #LS001014  
P.E. CERTIFICATE OF AUTHORIZATION #PEF005450

ZONING EXHIBIT FOR:  
**FLEMING EXCHANGE**  
RECORDED AS LOT 5, 6 & 7 ~ BLOCK "B"  
SUBDIVISION OF THE PROPERTY OF MRS. EUNICE ALEEN OWENS  
(PLAT BOOK 3, PAGE 1)  
LAND LOT 489 ~ 17TH DISTRICT  
CITY OF SMYRNA ~ COBB COUNTY, GEORGIA

PROJECT NUMBER

TKS-23-001

BY	FIELD	DRAWING
TDC	06-01-23	08-01-23