



SITE DATA	
SITE AREA TOTAL:	1.59 ACRES
#3767:	0.67 ACRES
#3777:	0.92 ACRES
TOTAL UNITS EXISTING:	2.0
TOTAL DEMO UNITS:	2.0
TOTAL NEW UNITS PROPOSED:	6.0
SITE DENSITY - 2/1.59 =	5.0 UPA
EXISTING ZONING:	R15
PROPOSED ZONING:	RDA*
	* WITH VARIANCES
PARKING SPACES:	2 MIN. PER DRIVEWAY 2 MIN. PER GARAGE
MINIMUM LOT AREA:	4436 SF
AVERAGE LOT AREA:	5036 SF
MAXIMUM LOT AREA:	6675 SF
MINIMUM FLOOR AREA:	1800
MAXIMUM LOT COVERAGE:	55%
FRONT YARD SETBACK:	20'
SIDE YARD SETBACK:	5'
REAR YARD SETBACK:	20'
MAXIMUM HEIGHT:	35'
MIN. BUILDING SEPARATION:	10'
LANDSCAPE BUFFER:	10'
POND MAINTENANCE ESMT.	10'
WATER & SEWER:	CITY OF SMYRNA
POWER PROVIDER:	GA POWER
STATE WATERS:	NO STATE WATERS
FLOOD PLAIN:	NO FEMA FLOOD PLAIN

**SJMURPHY, LLC.**  
3282 LEE STREET S.E.  
SMYRNA, GEORGIA 30080  
770.630.9205 WWW.SJMURPHY.COM

Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE EITHER UNKNOWN OR ARE APPROXIMATELY LOCATED ON THESE PLANS. IN NO CASE HAVE ANY UTILITIES BEEN FIELD VERIFIED BY SJMURPHY, LLC. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO ALL UNDERGROUND UTILITIES CAUSED BY HIS/HER PROJECT WORK.

NOTICE:  
CONSTRUCTION SITE SAFETY AND THEFT PREVENTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR THE OWNER.

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24 HOUR  
EMERGENCY CONTACT  
DAVIN HARRIS  
770-866-2360

PAULS DESIGN &  
CONSTRUCTION, INC.  
626 PIRKLEFIELD DR.  
COVINGTON, GEORGIA  
30014  
PAUL HARRIS

#3767 & 3777  
KING SPRINGS ROAD  
CITY OF SMYRNA  
LAND LOT 528, 17TH DIST. 2ND SECTION  
COBB COUNTY, GEORGIA

DATE 10/11/2024

REVISIONS  
GSWCC LEVEL II CERTIFIED  
DESIGN PROFESSIONAL  
CERTIFICATION # 0000075937

DRAWN BY: SJM  
CHECKED BY: SJM  
PROJECT MANAGER: SJM  
JOB #: 2024006  
SITE PLAN  
SHEET NO. S100

LOT DATA TABLE:	
LOT 1	5415 SF
LOT 2	4437 SF
LOT 3	4437 SF
LOT 4	4436 SF
LOT 5	6675 SF
LOT 6	5515 SF
LOT 7	4687 SF
LOT 8	4687 SF
STORM POND	7704 SF
COMMON AREA	2837 SF
ROW DEDICATION FOR ROAD	16646 SF
ROW DEDICATION KING SPRINGS	1784 SF
TOTAL AREA	69260 SF = 1.59AC