

SITE INFORMATION:

1070 FLEMING STREET
TOTAL AREA: 0.70 ACRES

ZONING: R-10 REQUIREMENTS
LOT WIDTH: 50 FEET
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM YARD ADJACENT TO PUBLIC STREET:
FRONT YARD: 40 FEET.
SIDE YARD: 7.5 FEET.
REAR YARD: 25 FEET.

MAXIMUM FLOOR AREA RATIO: NONE
MINIMUM FLOOR AREA: 1500 S.F.
MINIMUM 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

LOT COVERAGE-1070

HOUSE / GARAGE = 1740.4 S.F.
DRIVEWAY = 540.8 S.F.
WALKWAY = 75.3 S.F.
C. ENTRY = 20.0 S.F.
PATIO = 240.0 S.F.
R-WALL = 28.0 S.F.

TOTAL IMPERVIOUS = 2644.5 S.F.

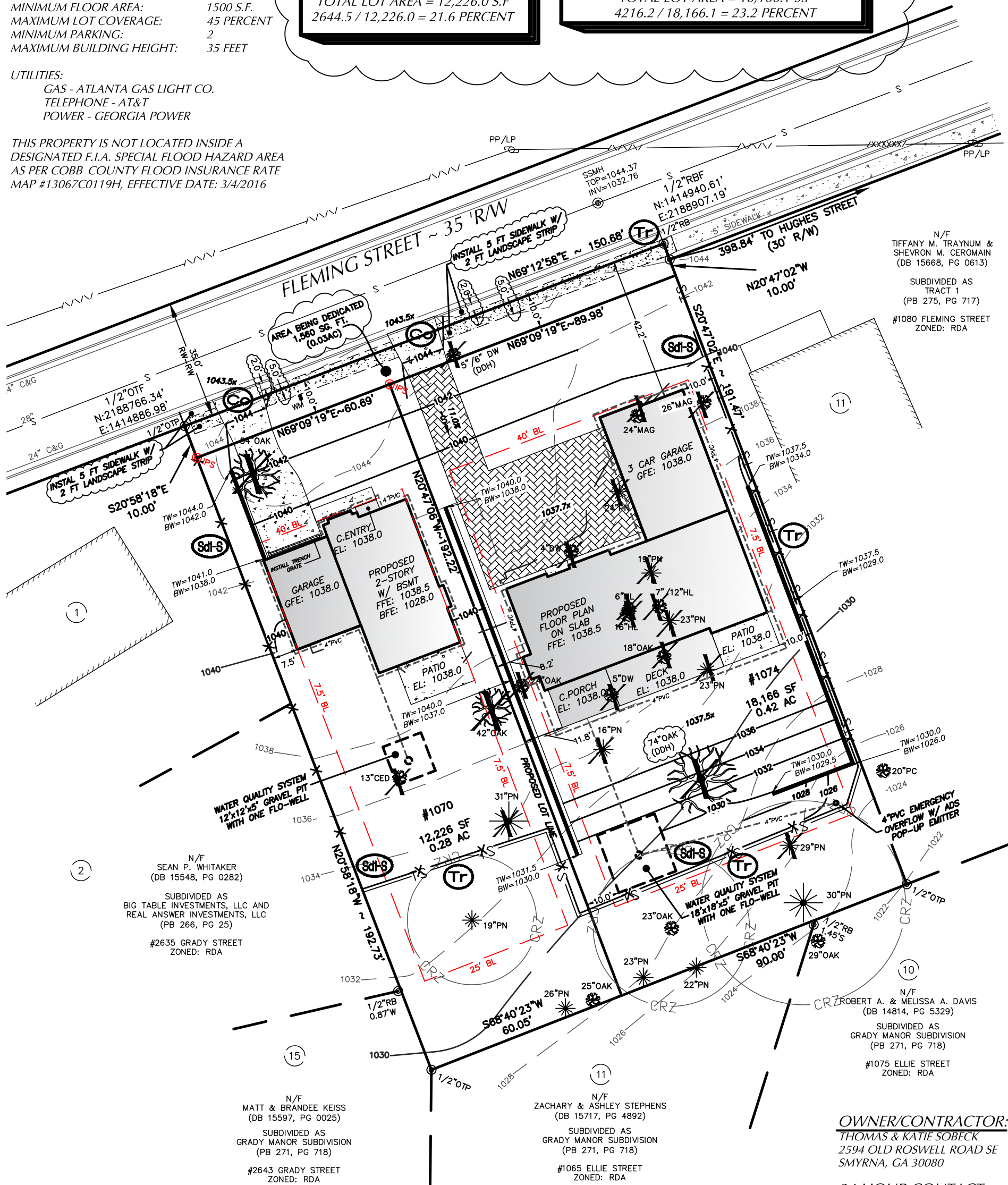
TOTAL LOT AREA = 12,226.0 S.F.
 $2644.5 / 12,226.0 = 21.6$ PERCENT

LOT COVERAGE-1074

HOUSE/GARAGE = 3186.1 S.F.
PORCH = 216.0 S.F.
DECK = 393.8 S.F.
PATIO = 180.8 S.F.
STEPS/WALKWAY = 17.5 S.F.
DRIVEWAY (PAVERS) = 1991.2 (100%) = 0.0 S.F.
R-WALL = 222.0 S.F.

TOTAL IMPERVIOUS = 4216.2 S.F.

TOTAL LOT AREA = 18,166.1 S.F.
 $4216.2 / 18,166.1 = 23.2$ PERCENT



N/F
TIFFANY M. TRAYNUM &
SHEVRON M. CEROMAIN
(DB 15668, PG 0613)

SUBDIVIDED AS
TRACT 1
(PB 275, PG 717)

#1080 FLEMING STREET
ZONED: RDA

N/F
SEAN P. WHITAKER
(DB 15548, PG 0282)

SUBDIVIDED AS
BIG TABLE INVESTMENTS, LLC AND
REAL ANSWER INVESTMENTS, LLC
(PB 266, PG 25)

#2635 GRADY STREET
ZONED: RDA

N/F
MATT & BRANDEE KEISS
(DB 15597, PG 0025)

SUBDIVIDED AS
GRADY MANOR SUBDIVISION
(PB 271, PG 718)

#2643 GRADY STREET
ZONED: RDA

N/F
ZACHARY & ASHLEY STEPHENS
(DB 15717, PG 4892)

SUBDIVIDED AS
GRADY MANOR SUBDIVISION
(PB 271, PG 718)

#1065 ELLIE STREET
ZONED: RDA

OWNER/CONTRACTOR:
THOMAS & KATIE SOBECK
2594 OLD ROSWELL ROAD SE
SMYRNA, GA 30080

24 HOUR CONTACT:
THOMAS SOBECK
(404) 884-4971

ENGINEER/SURVEYOR:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920

REVISED: 2-27-24

REZONING EXHIBIT

SCALE : 1" = 30'



**GADDY SURVEYING
& DESIGN, INC.**

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

FLEMING EXCHANGE
ORIGINALLY 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

DATE: 2/1/24
DRAWN: CJW
CHECKED: VFG

1

SHEET 1 OF 2

LISTING OF SPECIMEN SIZE TREES AT 1070 FLEMING STREET PROPOSED CONSTRUCTION SITE IN SMYRNA

Tree #	Description on Survey	Species	DBH	Description	Condition	Specimen?
1	54" OAK	White oak	54"	Large limbs pruned. Decay/cavities from wounds. Stub cuts. Unbalanced crown	Fair	No
2	5"6" DW	Dogwood	19" @ 6"	2 co-dominant stems at 1'. One stem dead. Other stem declining.	Poor	No
3	26" MAG	Water oak	27"	Topped on east side. Epicormic branching to 50'.	Fair	No
4	24" MAG	Magnolia	23" @ 2'	Does not meet size criteria.	N/A	No
5	42" OAK	Southern red oak	41"	Several small dead limbs. Otherwise, good condition.	Good	Yes
6	24" OAK	Southern red oak	23"	Does not meet size criteria.	N/A	No
7	74" OAK	Willow oak	68"	70% hollow. Large cavity (4' wide) from ground to 10'. 2 major dead branches.	Poor	No
8	29" OAK	Water oak	28"	Leaning and bending to south. Otherwise, fair condition.	Fair	Yes
9	25" OAK	Southern red oak	24"	Leaning and bending to south. Otherwise, fair condition.	Fair	Yes

Notes - DBH is diameter at breast height measured at 4.5 feet above ground. Diameter for tree with co-dominant stems that fork below 4.5 feet was measured at narrowest point below the fork.

Prepared by: Barneycastle Forestry Services, Inc.
January 9, 2024



**BARNEYCASTLE
FORESTRY SERVICES, INC.**

chris@barneycastle.net • 678.386.8623 • www.barneycastleforestry.com

ARBORCULTURE & FORESTRY CONSULTING

February 27, 2024

Ben Morris
Paramount Realty Group
2055 North Brown Road
Suite 250
Lawrenceville, GA 30043

Dear Ben:

Per your request, I have inspected and evaluated the specimen size trees denoted on the 1070 Fleming Street site plan for the proposed construction site in Smyrna.

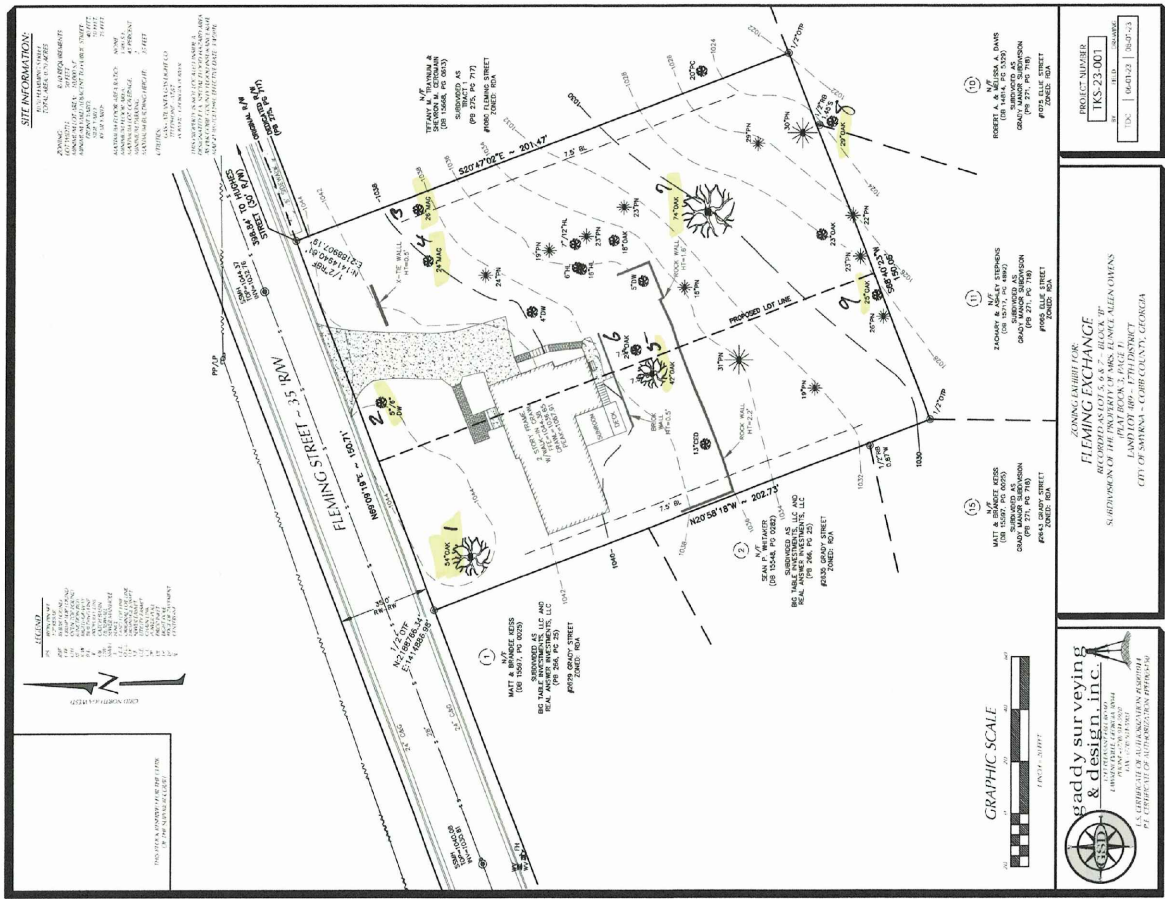
Attached is a spreadsheet listing the trees by number, description on the survey, actual species, actual diameter, description, condition rating, and specimen tree status. Also attached is a marked up copy of the tree survey with the tree numbers.

Please contact me for questions or further assistance.

Sincerely,

Chris Barneycastle
Chris Barneycastle, CA, RF

REGISTERED FORESTER (GA) #1422 • CERTIFIED ARBORIST #50-29134 • MEMBER: INTERNATIONAL SOCIETY OF ARBORCULTURE & SOCIETY OF AMERICAN FORESTERS



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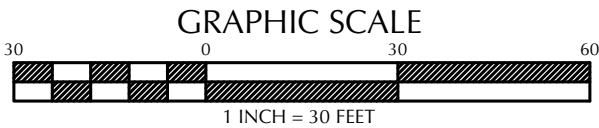
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SHEET 2 OF 2