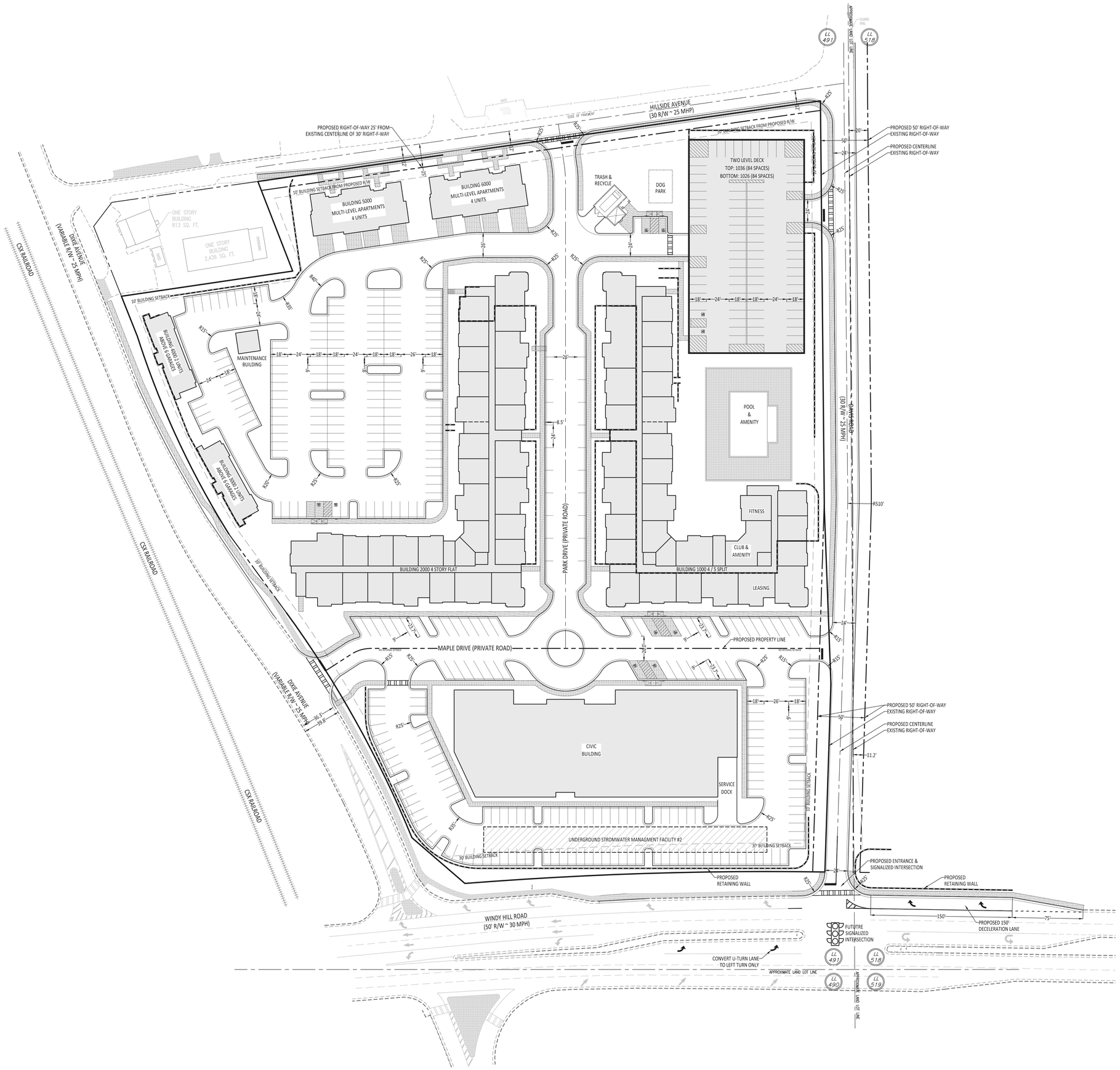

SITE DATA

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
PROPOSED MULTI-FAMILY UNITS:	295
PROPOSED CIVIC BUILDING:	± 30,000 SF

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
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 200 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 0110D, EFFECTIVE ON 12/1/2022

NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 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.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27444 CHRISTOPHER N. HARRELL
GEORGIA LEVEL II CERT. #00000 NCE
Dec. 11, 2024

summit
Engineering Consultants, Inc.
6250 Shiloh Road, Suite 100
Alpharetta, GA 30005
(p) 770-667-0094

THE WORTHING COMPANIES
10 GLENLAKE PKWY NE,
SOUTH TOWER, SUITE 300
SANDY SPRINGS, GA 30328
770-522-5781

Date	No.	Revision Schedule

Project No.	S-24-004
Design By:	CRH
Drawn By:	CNR
Checked By:	CRH
Date:	12/11/24
Scale:	1" = 40'

ZONING SITE PLAN

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

Drawing No.
C2.0

S-24-004