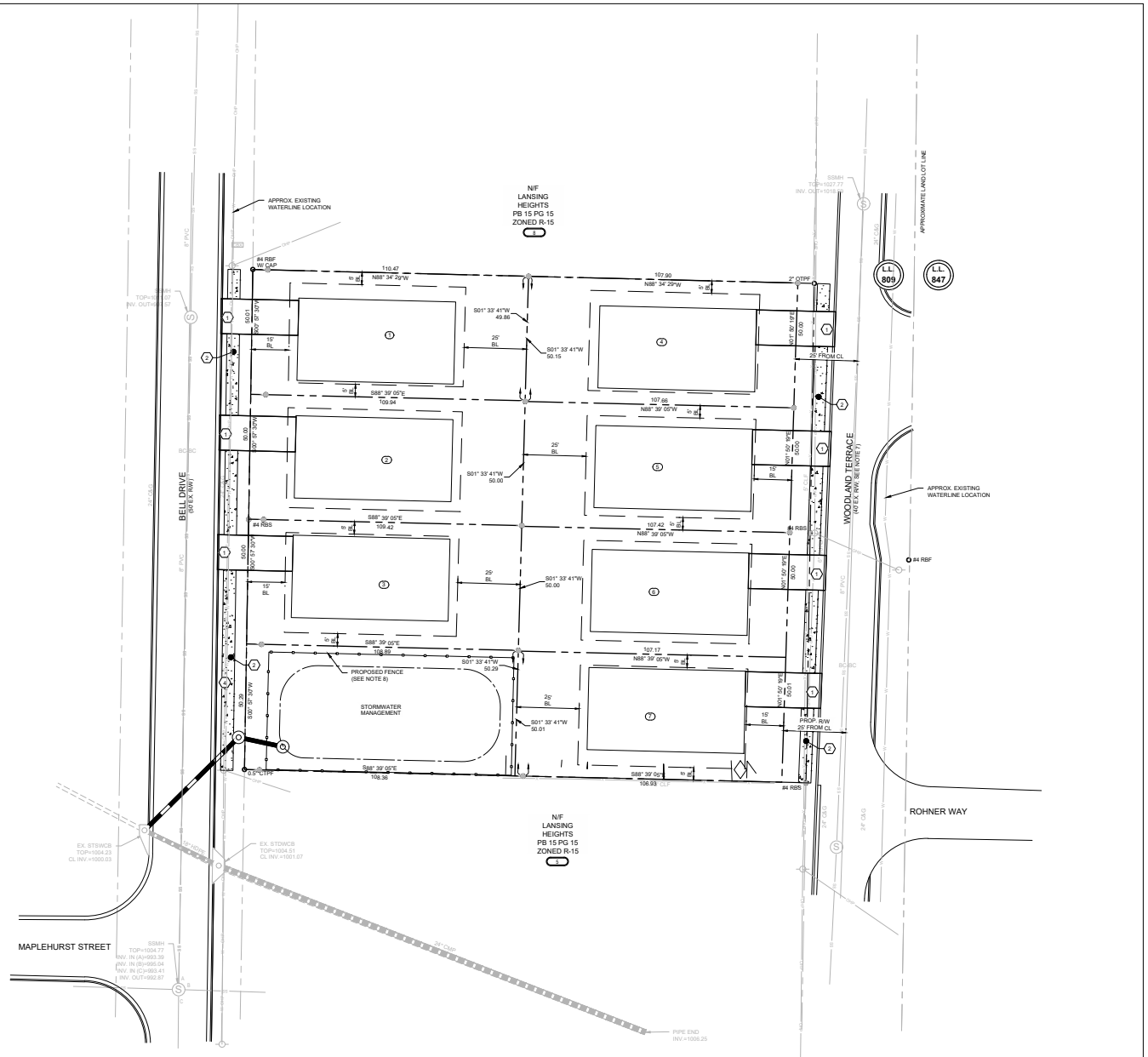

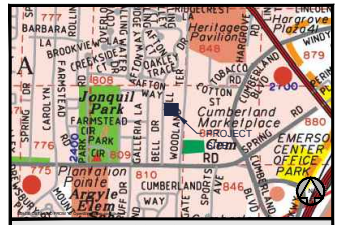

LOCATION MAP

SITE SUMMARY

SITE AREA	
SITE AREA:	1.00 ACRES (43,399 S.F.)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF SMYRNA
EX. ZONING:	R-15
PROP. ZONING:	RMC-8
MIN. LOT SIZE:	5,353 S.F.
AVERAGE LOT SIZE:	5,419 S.F.
MAXIMUM IMPERVIOUS AREA:	45%
BUILDING SETBACKS	
FRONT:	15'
SIDE:	5'
REAR:	25'
BUILDING SUMMARY	
NO. OF UNITS:	7
DENSITY SHOWN:	7.03 UNITS/ACRE

KEY NOTES

1	PROPOSED DRIVEWAY (CURB CUT)
2	5' CONCRETE SIDEWALK W/ 1.5' GRASS STRIP

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Acres)
1	5503 Sq. Ft.	0.13 AC
2	5484 Sq. Ft.	0.13 AC
3	5458 Sq. Ft.	0.13 AC
4	5397 Sq. Ft.	0.12 AC
5	5377 Sq. Ft.	0.12 AC
6	5364 Sq. Ft.	0.12 AC
7	5353 Sq. Ft.	0.12 AC

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY SURVEY BY GASKINS + LECRAW, DATED 12/05/24.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0138G, DATED 12/16/2008.

5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

7) PROPOSED RIGHT OF WAY OF WOODLAND TERRACE IS TO BE INCREASED TO 25' FROM CENTERLINE.

8) FENCE SHALL BE REQUIRED AROUND ABOVE-GROUND DETENTION SYSTEMS. IF PROPOSED POND IS LOCATED UNDERGROUND, NO FENCE SHALL BE INSTALLED AROUND THE SYSTEM.

PREPARED IN THE OFFICE OF:
GASKINS + LECRAW

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PEF008127

REVISIONS:

	DATE	DRAWN BY	CHECKED BY	REV #
	-	-	-	-

CLIENT
EIB PROPERTIES LLC

PROJECT
2731 & 2743 BELL DRIVE
LANSING HEIGHTS - LOTS 6 & 7
LOCATED IN LAND LOT 809, 17th DISTRICT, 2nd SECTION
CITY OF SMYRNA, COBB COUNTY, GEORGIA

SEAL:

PRELIMINARY

4/15/2025

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW
0' 10' 20' 40'
SCALE: 1" = 20'

DESIGN INFO:

DRAWN BY:	MDW
DESIGNED BY:	ACC
REVIEWED BY:	DLS
JOB #:	68790001
DATE:	01/23/2025

ZONING SITE PLAN

ZP-1

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