

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT

GRID NORTH (CA WEST)

#### LEGEND

IPS	IRON PIN SET
1/2" RBF	1/2" REBAR
RBF	REBAR FOUND
CTF	CRIMP TOP 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 MAINHOLE
X	FENCE
L.L.L.	LAND LOT LINE
O.L.L.	ORIGINAL LOT LINE
D.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
Q	CENTERLINE

#### SITE INFORMATION:

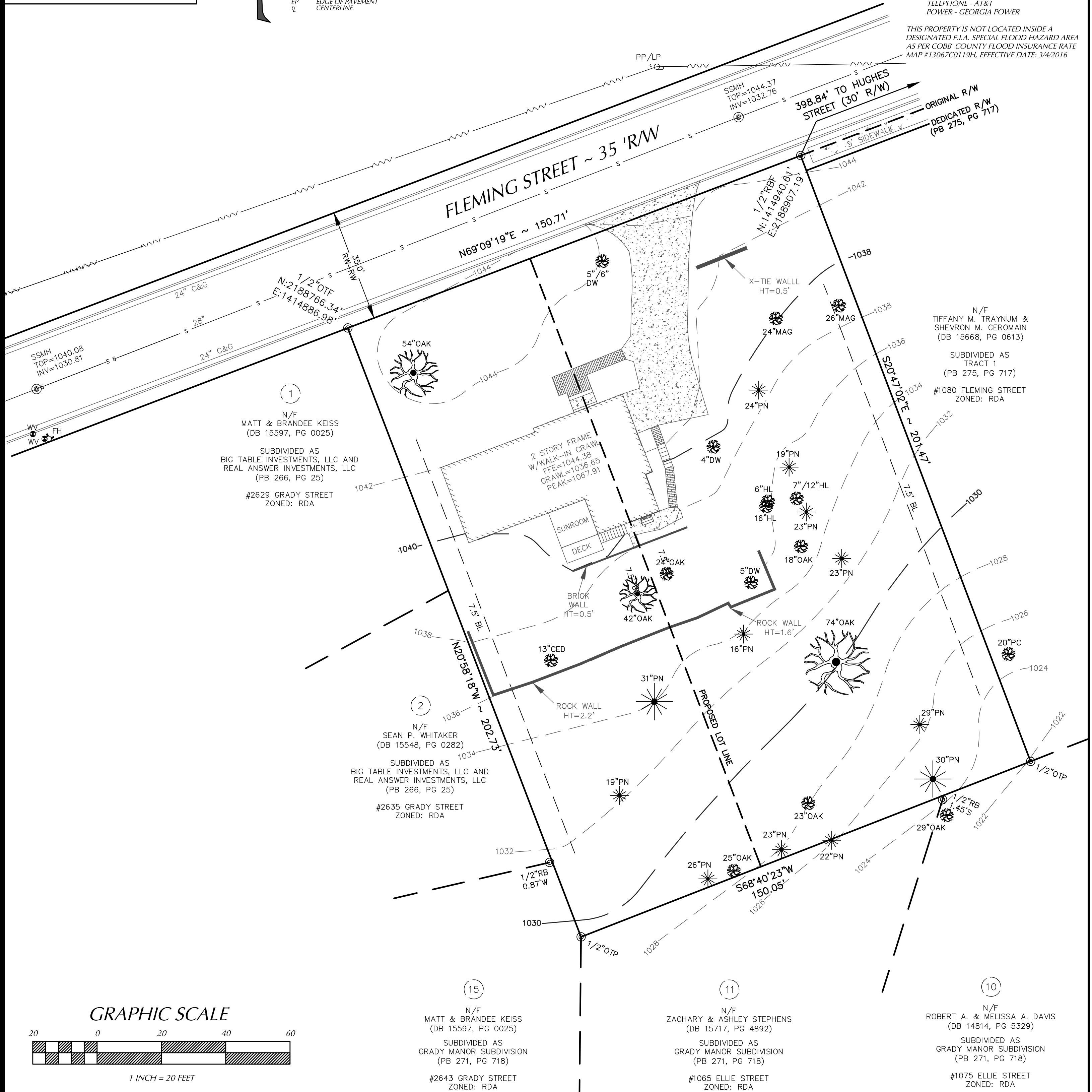
1070 FLEMING STREET  
TOTAL AREA: 0.70 ACRES

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:	10 FEET.
REAR YARD:	35 FEET.

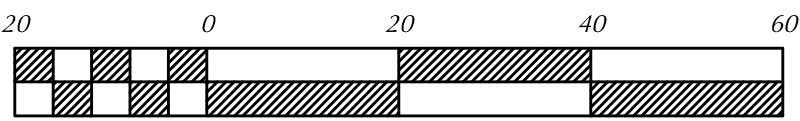
MAXIMUM FLOOR AREA RATIO:	NONE
MINIMUM FLOOR AREA:	1500 S.F.
MAXIMUM LOT COVERAGE:	45 PERCENT
MINIMUM PARKING:	2
MAXIMUM BUILDING HEIGHT:	35 FEET

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



#### GRAPHIC SCALE



1 INCH = 20 FEET



**Gaddy surveying  
& design, inc.**

1215 PLEASANT HILL ROAD  
LAWRENCEVILLE, GEORGIA 30044  
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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