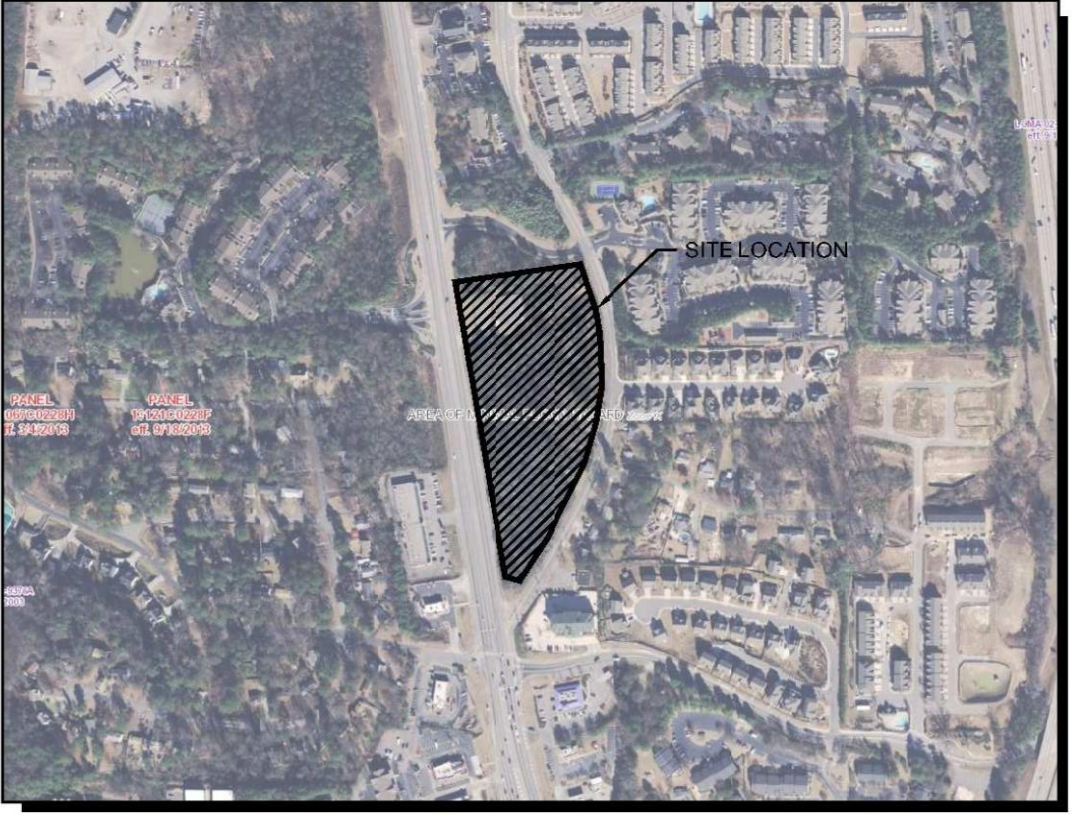


SITE LOCATION MAP  
NOT TO SCALE



FEMA FIRM MAP  
NOT TO SCALE

SITE DATA:	
SITE AREA	6.88 ACRES
<b>ZONING</b>	
EXISTING ZONING	GC & R15
PROPOSED ZONING	PD (PLANNED DEVELOPMENT - RHR)
ZONING JURISDICTION	SMYRNA, GEORGIA
<b>DENSITY CALCULATIONS</b>	
MAXIMUM DENSITY ALLOWED	66 UNITS PER ACRE
UNITS PROPOSED (8/5 SF/UNIT)	212 UNITS
DENSITY PROPOSED	30.90 UNITS PER ACRE
<b>DEVELOPMENT STANDARDS</b>	
MAJOR FRONT YARD	50 FEET
MINOR FRONT YARD	40 FEET
VISUAL SCREEN BUFFER	20 FEET
REAR YARD	N/A
<b>MINIMUM LOT SIZE</b>	
MINIMUM LOT SIZE	2 ACRES
MINIMUM BUILDING SEPARATION	60 FEET
MAXIMUM HEIGHT REQUIREMENT	12 STORY OR 145'; MUST BE MIN. 45' TALL
MAXIMUM LOT COVERAGE	80% TOTAL SITE AREA
REQUIRED PARKING (1.4 SP. PER UNIT)	294 SPACES
PARKING SPACES PROVIDED	341 SPACES
PARKING RATIO PROVIDED	1.6 SPACES PER UNIT

**OAKDALE ROAD @ SOUTH COBB DRIVE**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

**FIRST GUARANTY**  
6000 LAKE FORREST DR.  
SUITE 100  
ATLANTA, GEORGIA 30328  
PHONE: 678-553-4501

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**REVISIONS:**

NO.	DATE	BY	DESCRIPTION

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**CONCEPTUAL MASTER PLAN**



SCALE: 1" = 50'  
DATE: AUGUST 24, 2017  
PROJECT: 15248.00A

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

**PRELIMINARY**  
NOT TO BE RELEASED FOR CONSTRUCTION

24 HOUR CONTACT:  
ALBERT ASHKOUTI @ 678-553-4501



**C2**  
SHEET

FILED: 15248.00A - Conceptual Master Plan - 08/23/2017 10:58 AM