

SILT FENCE NOTE:
SILT FENCE REQUIRED
ONLY ON LOW SIDE OF
PROPERTY AS SHOWN.

GENERAL NOTES:

SITE AREA = 0.27 ACRES / 11,900 Sq.Ft.
DISTURBED AREA = 0.214 Acres/ 9,320 Sq.Ft.
 PARCEL 12016C A004
 ADDRESS = KEY STREET, JONESBORO, GA 30236
LOT 4
 REFERENCE: SUBDIVISION PLAT
 PLAT BOOK 3 PAGE 211 (RECORDED: SEPT-08-1952)
ZONING = R-4
 MINIMUM LOT AREA = 10,000 SQ.FT. (GRANDFATHERED LOT)
 MIN. FRONT YARD = 25' MIN.
 MIN. REAR YARD = 25 MIN.
 MIN. SIDE YARD = 12' MIN.
 MINIMUM FLOOR AREA FOR 1 STORY = 1,600 SQ.FT. (VARIANCE REQUIRED)
 MINIMUM LOT WIDTH = 60' (GRANDFATHERED LOT)

SEWER PER CITY OF JONESBORO SANITARY SEWER
WATER AS PER CLAYTON COUNTY
NOTE : THIS A SITE PLAN ONLY, THEREFORE NOT FOR RECORDING

FLOOD NOTE:

AS PER OFFICIAL FLOOD INSURANCE MAP BY THE F.E.M.A.,
MAP 13063C0088F, (JUNE 7TH, 2017), THIS PROPERTY IS NOT
LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA

LEGEND

PROPOSED BUILDING: 

PROPOSED CONCRETE - - 

EXISTING STRUCTURE: 

CONSTRUCTION EXIT: 

SURFACE FLOW DIRECTION: — S — 

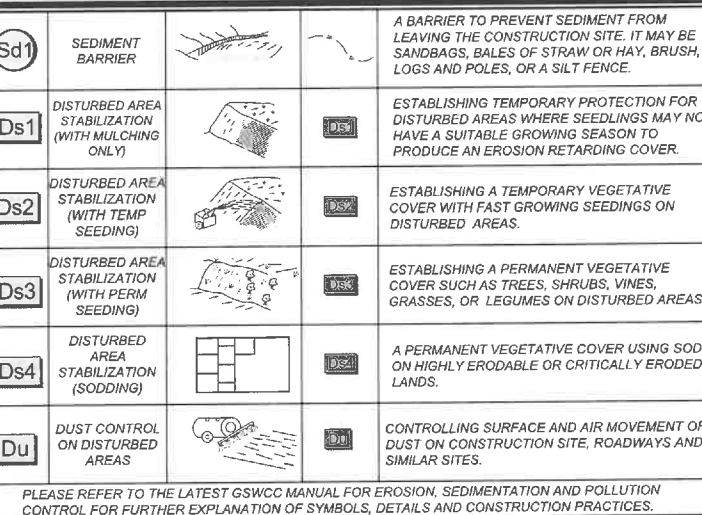
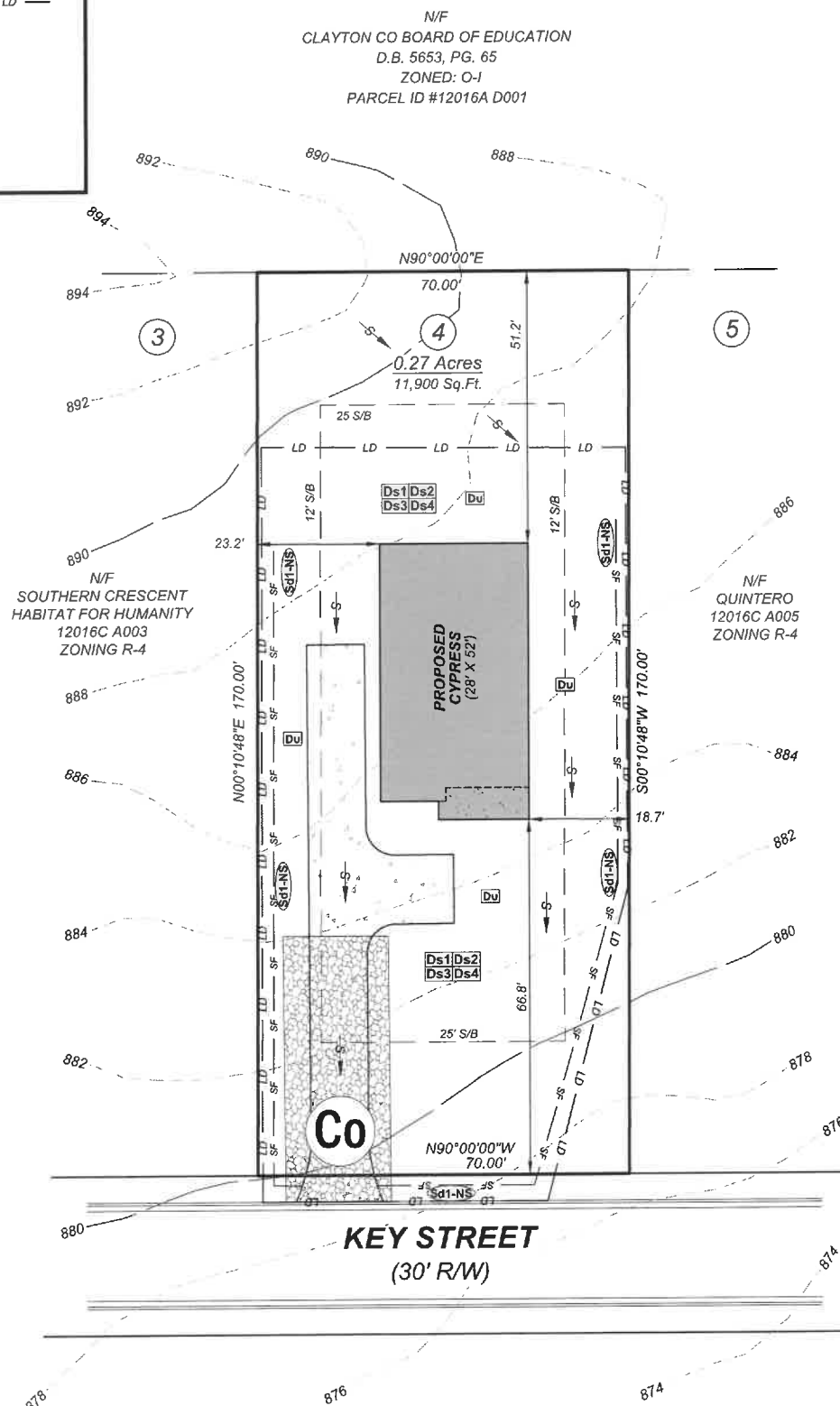
SILT FENCE: — SF — — SF — —

LIMITS OF DISTURBANCE
— LD — — LD — — LD — —

DB = DEED BOOK
EX = EXISTING
LD = LAND DISTURBANCE
PB = PLAT BOOK
PG = PAGE
R/W = RIGHT-OF-WAY
SF = SILT FENCE

IMPERVIOUS COVERAGE AREA PERCENTAGE

<u>2,749 S.F.</u>	=	PROPOSED IMPERVIOUS SURFACES
<u>11,900 S.F.</u>	=	LOT AREA
23 %	=	TOTAL IMPERVIOUS PERCENTAGE



VICINITY MAP



SIBLEY-MILLER
SURVEYING & PLANNING INC.

***CIVIL ENGINEERING**
***TOPOGRAPHICAL SURVEYS**
***LAND DEVELOPMENT DESIGN**
***CONSTRUCTION LAYOUT**
***LAND PLANNING**
***LAND SURVEYING**

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McDONOUGH, GA. 30253
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SITE PLAN

**SOUTHERN CRESCENT
HABITAT FOR HUMANITY**

0.27 ACRES - LOT 4, KEY STREET
LAND LOT 16, 12th. DISTRICT
CITY OF JONESBORO
CLAYTON COUNTY, GEORGIA



PROJECT #:	L26102
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SITE PLAN

DRAWN BY	JWS
SCALE	1" = 20'
DATE	07/21/2026
REVIEWED BY	KM
SHEET SIZE	18" X 24"