

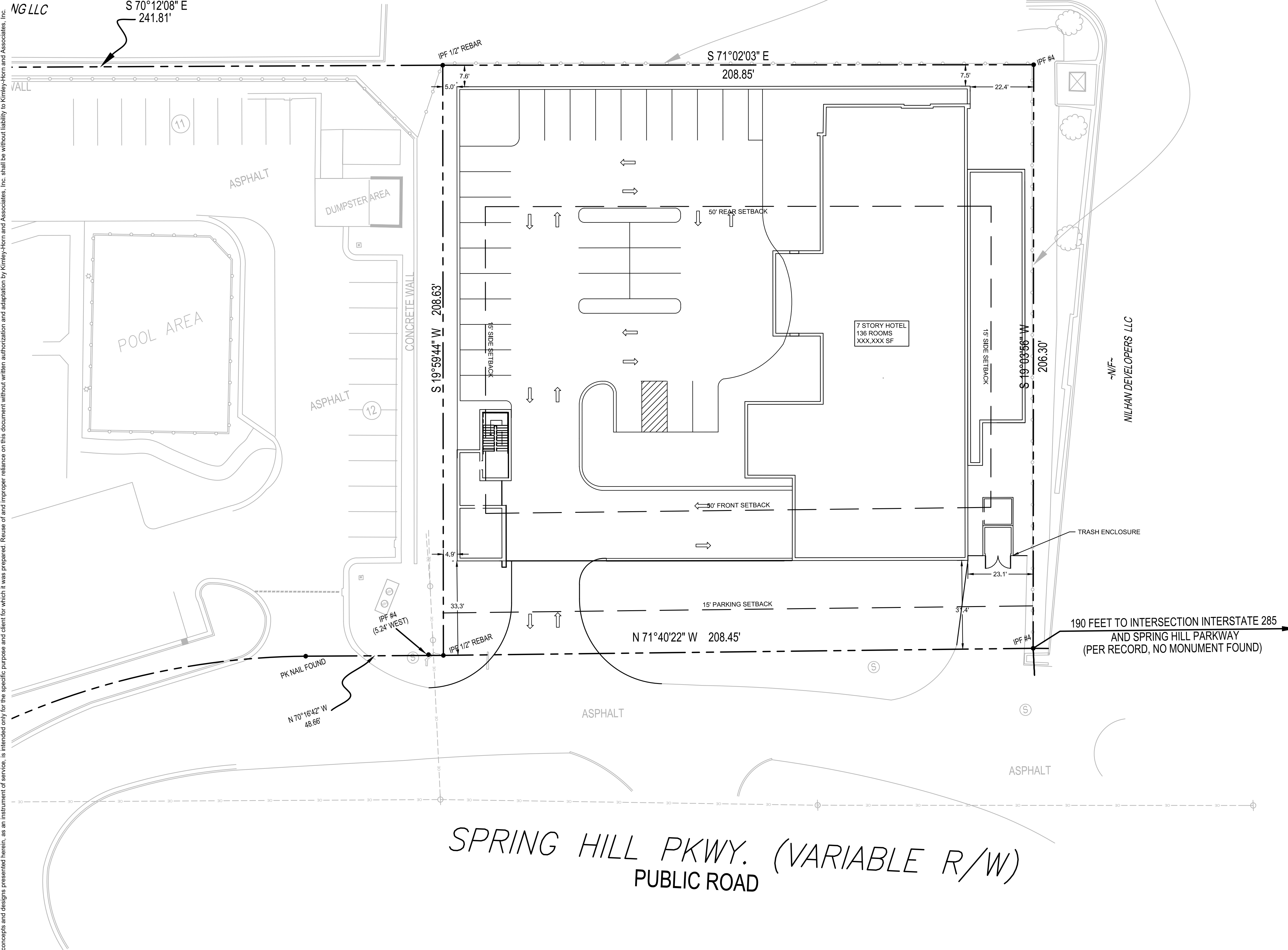
Drawing name: \\kimley-horn.com\USE\_AMT2\amt\_civil\013077000\_2875 spring hill parkway\CAD\Plans\Sheets\C0-10 - ZONING SITE PLAN.dwg C0-10 ZONING SITE PLAN - GROUND Nov 05, 2018 3:27pm by: jason.noble  
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NG LLC

S 70°12'08" E  
241.81'

SUBJECT PARCEL AREA:  
0.99 ACRES  
43,286 SQ. FT.

FENCELINE EXIST UPON THE  
TOP OF A LARGE SLOPED  
CONCRETE/EARTHEN WALL



SPRING HILL PKWY. (VARIABLE R/W)  
PUBLIC ROAD

**SITE ZONING NOTES:**

**SITE DATA**  
 PARCEL ADDRESS: 2875 SPRING HILL PARKWAY  
 PARCEL PIN: 17088100030  
 CURRENT ZONING: OI  
 PROPOSED ZONING: TS  
 OVERLAY DISTRICT: SPRING ROAD CORRIDOR

**HOTEL BUILDING DATA**  
 7 STORY HOTEL (136 ROOMS)  
 TOTAL BUILDING AREA: 103,685 SF  
 FAR: 2.40

**PARKING DATA**  
 HOTEL: 136 ROOMS X 0.74/ROOM: 101 SPACES

**TS ZONING DATA**

|                  | REQUIRED / PROVIDED  |
|------------------|--|
| BUILDING HEIGHT* | 55' MAX / 78'  |
| SETBACKS         |  |
| FRONT*           | 50' MIN / 31'  |
| SIDE*            | 15' MIN / 5'   |
| REAR*            | 50' MIN / 7'   |
| PARKING          | 15' MIN / 31'  |
| LOT COVERAGE     | 100% MAX / 70% APPROX  |
| PARKING*         | 136 ROOMS X 1.25/ROOM = 170 SPACES /<br>136 ROOMS X 0.74/ROOM = 101 SPACES |

\*VARIANCE REQUIRED

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| 7   |           |      |    |
| 6   |           |      |    |
| 5   |           |      |    |
| 4   |           |      |    |
| 3   |           |      |    |
| 2   |           |      |    |
| 1   |           |      |    |
|     |           |      |    |

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 WWW.KIMLEY-HORN.COM



| SCALE        | AS SHOWN |
|--------------|----------|
| DRAWN BY:    | JRN      |
| DESIGNED BY: | MLL      |
| CHECKED BY:  | KRT      |

CLIENT: **BUCKHEAD AMERICA  
HOSPITALITY**  
 2875 SPRING HILL PARKWAY  
 SMYRNA, GA 30080

PROJECT: 2875 SPRING HILL PARKWAY,  
 SMYRNA, GA 30080  
 TITLE: ZONING SITE PLAN -  
 GROUND

|              |           |
|--------------|-----------|
| DATE         | 03/14/18  |
| PROJECT NO.  | 013077000 |
| SHEET NUMBER | C0-10     |

**GEORGIA811.**  
 Utilities Protection Center, Inc.  
 Know what's below.  
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