



SITE DATA:
 TOTAL SITE AREA 23.954 ACRES
 EXISTING ZONING JURISDICTION COBB COUNTY
 PROPOSED ANNEXATION JURISDICTION CITY OF SMYRNA
 EXISTING ZONING NRC & O&I
 PROPOSED ZONING PD - Planned Development

DATA SUMMARY

FRONT LOADED TOWNHOMES (24' x 44')	67 UNITS
REAR LOADED TOWNHOMES (20' x 44' & 22' x 44')	77 UNITS
DETACHED SINGLE FAMILY	10 UNITS
TOTAL TOWNHOME UNITS	144 UNITS
TOTAL SITE DENSITY	6.01 UNITS/AC.

SETBACK SUMMARY (AS SHOWN)

PROPERTY FRONT SETBACK	50 FEET
FUTURE CITY ROAD R/W FRONT SETBACK	10 FEET
SIDE SETBACK	35 FEET
SIDE SETBACK (Against Fuel Station NW)	0 FEET
REAR SETBACK	40 FEET
SINGLE FAMILY DETACHED SETBACKS	
PROPERTY FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET

BUILDING SEPERATIONS & LANDSCAPE BUFFERS

SIDE TO SIDE	20 FEET
SIDE TO BACK	25 FEET
BACK TO BACK	30 FEET
FRONT TO SIDE	30 FEET
FRONT TO BACK	40 FEET
FRONT TO FRONT	40 FEET
LANDSCAPE BUFFER AGAINST RESIDENTIAL EAST	10 FEET
LANDSCAPE BUFFER AGAINST RESIDENTIAL WEST	10 FEET
LANDSCAPE BUFFER AGAINST COMMERCIAL & SCHOOL	10 FEET
LANDSCAPE BUFFER AGAINST FUEL STATION NORTHWEST	0 FEET

DEVELOPMENT STANDARDS

MAX. UNITS PER ROW TOWNHOMES	6 UNITS
AVERAGE MINIMUM HEATED FAR FOR ALL UNITS	.825 SF
MAX BLDG HT.	45 FEET (3 STORIES)
MAX IMPERVIOUS AREA (Total Site)	.65.0%

PARKING SUMMARY

MIN. 2 SPACES PER DWELLING UNIT REQ.	288 SPACES
GUEST PARKING (2 GARAGE SP. & 2 DRIVEWAY SP.)	54 SPACES (4 SP/UNIT)
PARKING PROVIDED	630 SPACES

OPEN SPACE & COVERAGE SUMMARY

OPEN SPACE REQUIRED	20.0% OPEN
OPEN SPACE PROPOSED (Includes Pond)	10.06 ACRES
PROPOSED % OF OPEN SPACE	42.0% OPEN

- GENERAL NOTES:**
- VARIANCE TO ALLOW 20 FEET SIDE TO SIDE ON TOWNHOMES, EXCEPT THOSE ABUTTING THE SINGLE FAMILY TO WEST.
 - BUFFER AVERAGING IS ALLOWED TO BE USED SO LONG AS THERE IS AT A MINIMUM OF 1:1 SQUARE FEET ADDED IN OTHER LOCATIONS ALONG STREAM SEGMENT.
 - DRIVEWAYS ARE 22" FROM CURB OR 20" FROM SIDEWALK, 18" MIN. FOR ALLEYS.
 - STREETS ARE PRIVATE WITH 26" ROADS AND 46" ACCESS & UTILITY EASEMENT UNLESS ALLEYS.
 - CONNECTION TO WOODRUFF DRIVE ONLY BY PATH.
 - ALL STORMWATER WILL MEET CODE FOR CITY OF SMYRNA.

Campbell Road at Spring Road

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

FOR
 INLINE COMMUNITIES
 BRYAN MUSOLF
 48 ATLANTA STREET
 MARIETTA, GEORGIA 30060

UNINCORPORATED
 COBB COUNTY
 GEORGIA

LAND LOT 775
 17TH DISTRICT

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING | LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND SURVEYING
 350 RESEARCH COURT | PEACHTREE CORNERS, GEORGIA 30092 | (770) 451-2741 | FAX (770) 451-3915

REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	12/4/2019	PEC	CLIENT COMMENTS
-2	1/7/2020	PEC	REVISED AMENITY
-3	1/24/2020	PEC	SITE REVISIONS-STAFF & COMMUNITY
-4	2/12/2020	PEC	GRADING, POND, WALLS
-5	2/28/2020	PEC	TRAFFIC UPDATES
-6	4/8/2020	PEC	CITY COMMENTS
-7	5/12/2020	PEC	TRAFFIC COORD.
-8	8/12/2020	PEC	REDUCE DENSITY
-9	9/4/2020	PEC	REDUCE DENSITY
-10	10/12/2020	PEC	Remove Woodruff Access
-11	10/22/2020	PEC	REDUCE DENSITY-TOWNS
-12	11/4/2020	PEC	Revision to Planned Development
-13	11/10/2020	PEC	Staff Comments
-14	12/15/2020	PEC	Per Staff-Added Median
-15	1/18/2021	PEC	Reduce Density, Add Open Add Detached Lots

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REZONING MASTER PLAN

0 50 100 200 300

SCALE: 1" = 100'
 DATE: FEBRUARY 12, 2020
 PROJECT: 17170.00E

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

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2021

24 HOUR CONTACT: BRYAN MUSOLF

Z1
SHEET



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Z1
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