



SITE DATA:	
TOTAL SITE AREA	+/- 5.487 ACRES
ZONING	
ZONING JURISDICTION	CITY OF SMYRNA
EXISTING ZONING	R-15 & LC
PROPOSED ZONING	TD MULTIFAMILY RESIDENTIAL
DATA SUMMARY	
22' BAINBRIDGE REAR-LOAD (3,125 SF)	18 UNITS
24' BRIDGEPORT FRONT-LOAD (3,775 SF)	25 UNITS
TOTAL RESIDENTIAL UNITS	43 UNITS
TOTAL DENSITY	7.83 UNITS/AC.
SETBACK SUMMARY	
MIN. HEATED FAR	1,800 SF
PROPERTY FRONT MAIN	*25 FEET (Var.) (*Variance from 50 Ft.)
SIDE SETBACK	35' / *20 FEET (Var.) (*Variance from 20 Ft.)
REAR SETBACK	40 FEET
MAX BLDG HT.	*50 FEET (Var.) (*Variance from 35 Ft.)
PARKING SUMMARY	
MIN. 2 SPACES PER DWELLING UNIT	86 SPACES
SPACES PROPOSED PER DWELLING UNIT (2 GARAGE SPACES / 2 DRIVEWAY SPACES)	172 SPACES
GUEST PARKING	24 SPACES
TOTAL PARKING	196 SPACES

PROJECT VARIANCES	
REDUCTION TO FRONT SETBACK OFF OF ATLANTA ROAD FROM 50 FEET TO 25 FEET	
REDUCTION IN SIDE YARD SETBACK FROM 35 FEET TO 20 FEET, AS SHOWN ON PLAN	
INCREASE THE MAXIMUM BUILDING HT FROM 50 FEET TO 35 FEET	
REDUCTION IN DISTANCE BETWEEN BUILDINGS, SIDE-TO-REAR, FROM 30 FEET TO 20 FEET	
ALLOW ENCROACHMENT OF STRUCTURAL OPTIONS, ON END OF TOWNHOMES UP TO 10 FEET INTO REQUIRED SETBACK	

3050 ATLANTA ROAD
A SINGLE FAMILY RESIDENTIAL TOWNHOME COMMUNITY

FOR
PULTE HOMES
2472 NORTHWINDS PARKWAY
SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: 770-451-5374

CITY OF SMYRNA
COMM. GEORGIA

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING
350 RESEARCH COURT • NOKROSS, GEORGIA 30092 • (770)451-5741 • FAX (770)451-5395 • WWW.PECCATL.COM

"WE PROVIDE SOLUTIONS"

REVISIONS:			
NO.	DATE	BY	DESCRIPTION

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

RECEIVED
5/17/17

SHEET TITLE
REZONING SITE PLAN

0 25 50 100 150

SCALE: 1" = 50'
DATE: MAY 04, 2017
PROJECT: 15018.00B

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER
KENNETH J. WOOD
5/5/17

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018

Z1
SHEET

