

SITE DATA:

TOTAL SITE AREA 23.954 ACRES

ZONING

EXISTING ZONING JURISDICTION COBB COUNTY
 PROPOSED ANNEXATION JURISDICTION CITY OF SMYRNA
 EXISTING ZONING NRC & O&I
 PROPOSED ZONING MU-C

DATA SUMMARY

SENIOR INDEPENDENT LIVING 180 UNITS
 FRONT LOADED TOWNHOMES (24' x 44') 54 UNITS
 REAR LOADED TOWNHOMES (20' x 44') 63 UNITS
 TOTAL TOWNHOME UNITS 117 UNITS
 TOTAL RESIDENTIAL UNITS 297 UNITS
 TOTAL SITE DENSITY 12.40 UNITS/AC.

SETBACK SUMMARY

PROPERTY FRONT SETBACK 20 FEET
 MAJOR SIDE YARD SETBACK 20 FEET
 SIDE SETBACK 15 FEET
 SIDE SETBACK (WESTERN SIDE SENIOR TRACT) 0 FEET
 REAR SETBACK 40 FEET

BUILDING SEPARATIONS

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 35 FEET
 LANDSCAPE BUFFER AGAINST RESIDENTIAL 10 FEET

DEVELOPMENT STANDARDS

MAX. UNITS PER ROW TOWNHOMES (6 UNITS MAX) 8 UNITS
 AVERAGE MINIMUM HEATED FAR FOR ALL UNITS825 SF
 MAX BLDG HT. 55 FEET (4 STORIES)

MAX IMPERVIOUS AREA (Total Site)65.0%

PARKING SUMMARY

INDEPENDENT/ SENIOR LIVING PARKING 90 SPACES
 MIN. 0.5 SPACES PER DWELLING UNIT REQ. 211 SPACES
 PARKING PROVIDED (1.1 SP/UNIT)

TOWNHOME PARKING

MIN. 2 SPACES PER DWELLING UNIT REQ. 234 SPACES
 GUEST PARKING 30 SPACES (2 GARAGE SP. & 2 DRIVEWAY SP.)
 PARKING PROVIDED 468 SPACES (4 SP/ UNIT)

OPEN SPACE & COVERAGE SUMMARY

OPEN SPACE PROPOSED 6.48 ACRES
 PROPOSED % OF OPEN SPACE ONSITE 27.4% OPEN

- GENERAL NOTES:**
- VARIANCE TO ALLOW FOR 8 TOWNHOMES IN SINGLE ROW.
 - VARIANCE TO ALLOW 20 FEET SIDE TO SIDE ON TOWNHOMES
 - 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.
 - VARIANCE TO ALLOW 18' LONG DRIVEWAYS ON REAR LOADED UNITS

Campbell Road at Spring Road
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT

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

"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

UNINCORPORATED
 COBB COUNTY
 GEORGIA

LAND LOT 775
 17TH DISTRICT

REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	12/4/2019	PEC	CLIENT COMMENTS
-2	1/7/2020	PEC	REVISED AMENITY

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REZONING MASTER PLAN

0 50 100 200 300

SCALE: 1" = 100'
 DATE: JANUARY 2, 2020
 PROJECT: 17170.00E

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

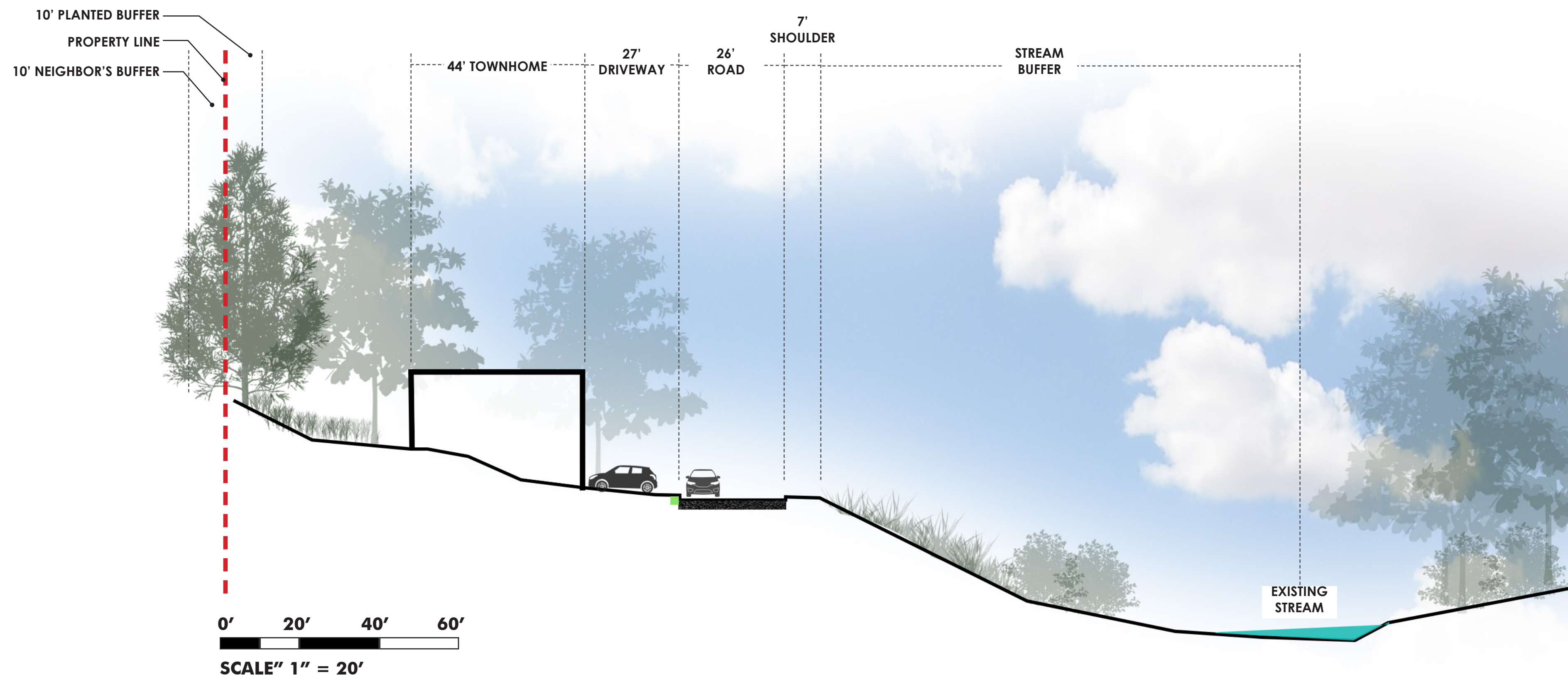
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2021

GEORGIA811
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 Know what's below. Call before you dig.

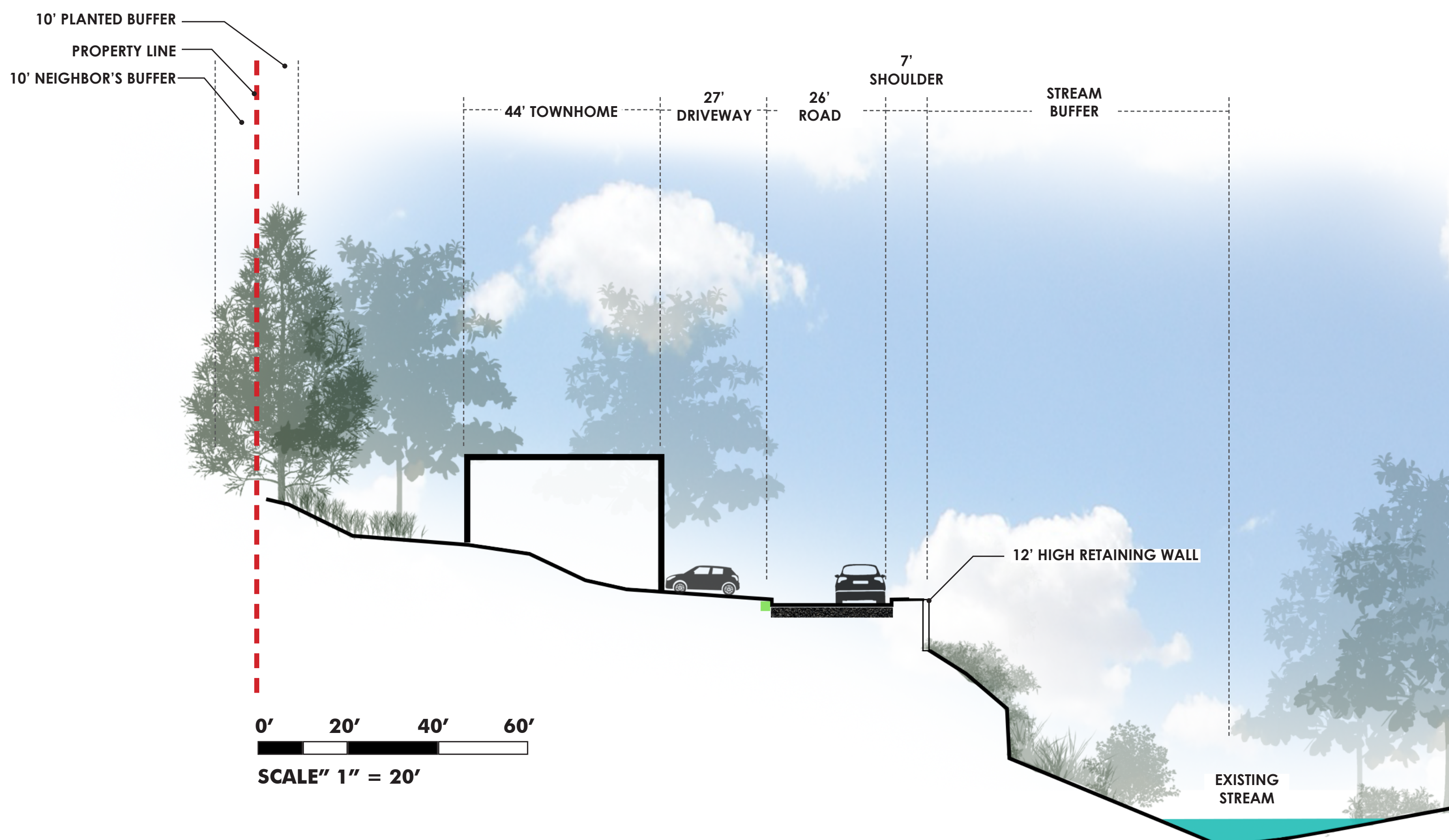
24 HOUR CONTACT:
 BRYAN MUSOLF

Z1
 SHEET





SECTION A



SECTION B



10' LANDSCAPE BUFFER EXHIBIT



Japanese cedar
Cryptomeria japonica



Eastern red cedar
Juniperus virginiana



Southern magnolia
Magnolia Grandiflora

