SITE DATA:	
SITE AREA	61.864 ACRES
ZONING	
EXISTING ZONING	CONDITIONAL MU
PROPOSED ZONING	CONDITIONAL MU
ZONING JURISDICTION	CITY SMYRNA, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	61.864 ACRES
POD A1- A2 & B- 16.129 ACRES	36 TOTAL UNITS
18' TOWNHOMES (REAR LOADED)	24 UNITS
36' TOWNHOMES (REAR LOADED)	12 UNITS
POD A2	47 TOTAL UNITS
18' TOWNHOMES (REAR LOADED)	38 UNITS
36' TOWNHOMES (REAR LOADED)	9 UNITS
POD B	40 TOTAL UNITS
18' TOWNHOMES (REAR LOADED)	31 UNITS
36' TOWNHOMES (REAR LOADED)	6 UNITS
24' TOWNHOMES (FRONT LOADED)	3 UNITS
POD C1 & C2- 29.797	63 TOTAL UNITS
45' DETACHED LOTS (REAR LOADED)	19 UNITS
45' DETACHED LOTS (FRONT LOADED)	44 UNITS
POD C2	34 TOTAL UNITS
14' TOWNHOMES (REAR LOADED)	34 UNITS
POD D - 6.047 ACRES	79 TOTAL UNITS
14' TOWNHOMES (REAR LOADED)	65 UNITS
18' TOWNHOMES (REAR LOADED)	8 UNITS
36' TOWNHOMES (REAR LOADED)	6 UNITS
POD E - 9.891 ACRES	69 TOTAL UNITS
22' TOWNHOMES (FRONT LOADED)	69 UNITS
TOTAL RESIDENTIAL UNITS PROPOSED	368 UNITS
TOTAL DENSITY PROPOSED	5.95 UNITS/ACRE
SETBACK REQUIREMENTS	
SINGLE FAMILY DETACHED LOT SETBACKS	
FRONT YARD	15 FEET
SIDE YARD	5 FEET
REAR YARD	15 FEET
SINGLE FAMILY ATTACHED SETBACKS	0 FEET
MINIMUM BUILDING SEPARATION	10 FEET

SITE NOTES:

1. ROADS TO BE PUBLIC AND ARE 24'/26' WIDE WITH 50' ACCESS AND UTILITY EASEMENT (SEE DETAIL BELOW)
2. ALLEYS TO BE PRIVATE AND ARE 16'/20' WIDE WITH 30'/34' ACCESS AND UTILITY EASEMENT (SEE DETAIL BELOW)
3. SIDEWALK TO BE PROVIDED ON MINIMUM OF ONE SIDE OF THE ROADS

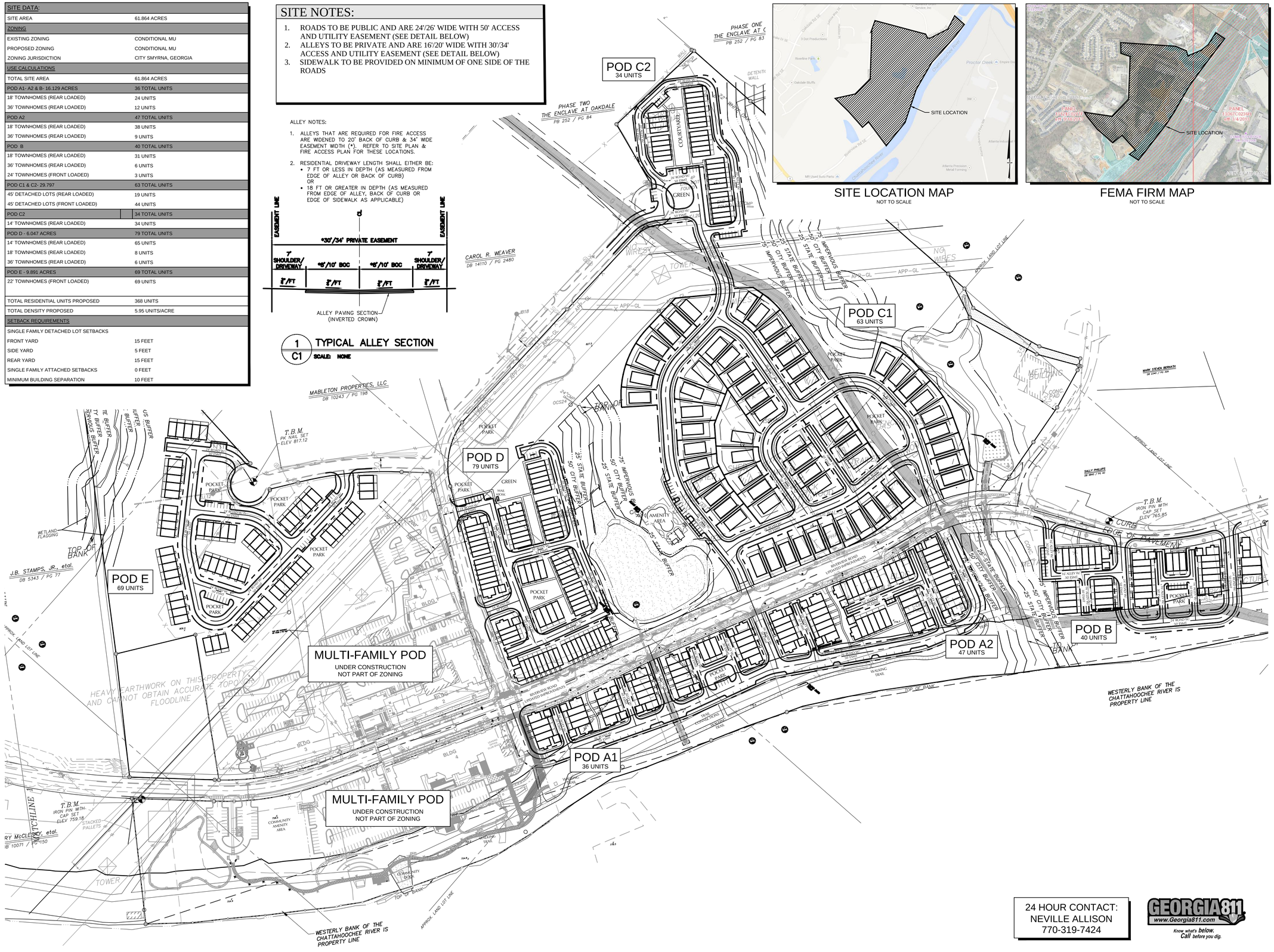
ALLEY NOTES:

1. ALLEYS THAT ARE REQUIRED FOR FIRE ACCESS ARE WIDENED TO 20' BACK OF CURB & 34' WIDE EASEMENT WIDTH (*). REFER TO SITE PLAN & FIRE ACCESS PLAN FOR THESE LOCATIONS.
2. RESIDENTIAL DRIVEWAY LENGTH SHALL EITHER BE:
   - 7 FT OR LESS IN DEPTH (AS MEASURED FROM EDGE OF ALLEY OR BACK OF CURB) OR
   - 18 FT OR GREATER IN DEPTH (AS MEASURED FROM EDGE OF ALLEY, BACK OF CURB OR EDGE OF SIDEWALK AS APPLICABLE)

1 / C1 TYPICAL ALLEY SECTION
SCALE: NONE

SITE LOCATION MAP
NOT TO SCALE

FEMA FIRM MAP
NOT TO SCALE



24 HOUR CONTACT:
NEVILLE ALLISON
770-319-7424

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A MASTER PLANNED RESIDENTIAL DEVELOPMENT AT CHATTAHOOCHEE RIVER
FOR
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ATLANTA, GEORGIA 30339
SUITE 350
2100 POWERS FERRY ROAD
PHONE: 770-319-7424

LAND LOT 61,171,172,174,175 & 284
18TH DISTRICT
CITY OF SMYRNA
COBB COUNTY
GEORGIA

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
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@ 350 RESEARCH COURT @ PEACHTREE CORNERS, GEORGIA 30092 @ (770) 451-2741 @ FAX (770) 451-3915 @

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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REZONING SITE PLAN

0 60 120 240 360

SCALE: 1" = 120'
DATE: APRIL 10, 2018
PROJECT: 08031.00C

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

GEORGIA REGISTERED No. 24392 PROFESSIONAL ENGINEER KENNETH J WORST

5/11/2018

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

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

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