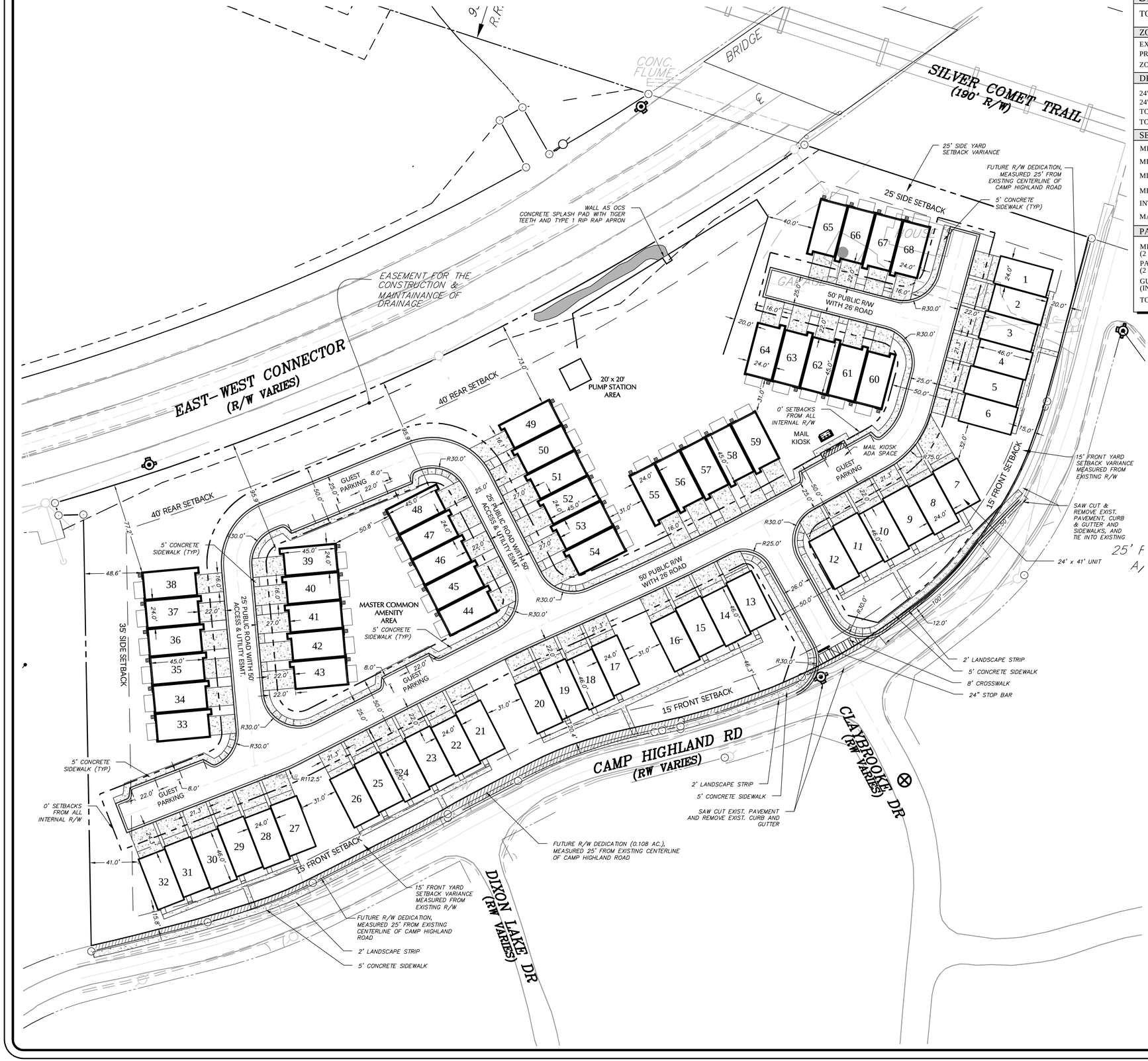
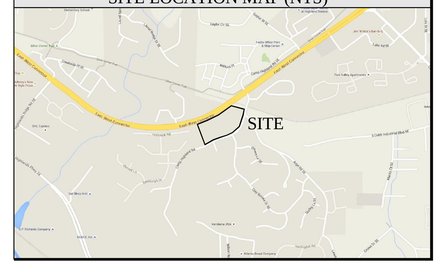


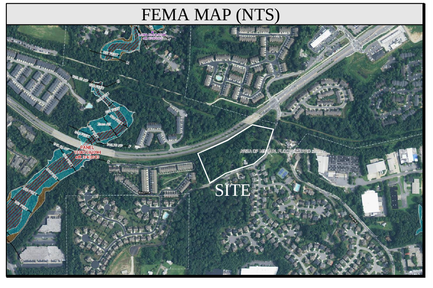
SITE DATA:

TOTAL SITE AREA	7.25+/- ACRES
ZONING	
EXISTING ZONING	GC GENERAL COMMERCIAL
PROPOSED ZONING	TD MULTIFAMILY RESIDENTIAL
ZONING JURISDICTION	CITY OF SMYRNA
DEVELOPMENT SUMMARY	
24' FRONT LOADED UNITS	36 UNITS
24' REAR LOADED UNITS	32 UNITS
TOTAL RESIDENTIAL UNITS	68 UNITS
TOTAL SITE DENSITY	9.37 LOTS/ACRE
SETBACK SUMMARY:	
MINIMUM HEATED FLOOR AREA	1,800 SF
MINIMUM FRONT YARD SETBACK	*50 FEET (VARIANCE TO 15 FEET ALONG CAMP HIGHLAND ROAD)
MINIMUM SIDE YARD SETBACK	*35 FEET (VARIANCE TO 25 FEET ALONG SILVER COMET TRAIL)
MINIMUM REAR YARD SETBACK	40 FEET
INTERNAL STREET SETBACKS FROM R/W	0 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
PARKING CALCULATION SUMMARY:	
MINIMUM PARKING REQUIRED PER DWELLING UNIT (2 SPACES PER UNIT)	136 SPACES
PARKING PROVIDED PER DWELLING UNIT (2 GARAGE SPACES/ 2 DRIVEWAY SPACES)	272 SPACES
GUEST PARKING (INCLUDES 1 ADA ACCESSIBLE SPACE)	13 SPACES
TOTAL PARKING	285 SPACES

SITE LOCATION MAP (NTS)



FEMA MAP (NTS)



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24 HOUR CONTACT:
MARTY ORR @ 770-945-3241

CAMP HIGHLAND ROAD

A MASTER PLANNED TOWNHOME DEVELOPMENT
FOR:
PRIME INTEREST
4235 SOUTH LEE STREET
BUFORD, GEORGIA 30518
PHONE: 770-945-5241

LAND LOT(S) 606
17th DISTRICT, 2nd SECTION

CITY OF SMYRNA,
COBB COUNTY,
GEORGIA

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PLANNERS AND ENGINEERS COLLABORATIVE
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350 RESEARCH COURT ▪ PEACHTREE CORNERS, GEORGIA 30092 ▪ (770)451-2741 ▪ FAX (770)451-3915 ▪ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	3/3/2016	JH	CITY COMMENTS
-2	9/27/2016	EL	PLAN COMMENTS

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SHEET TITLE
ZONING SITE PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: NOV. 13, 2015
PROJECT: 15227.00

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

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

N

Z1
SHEET