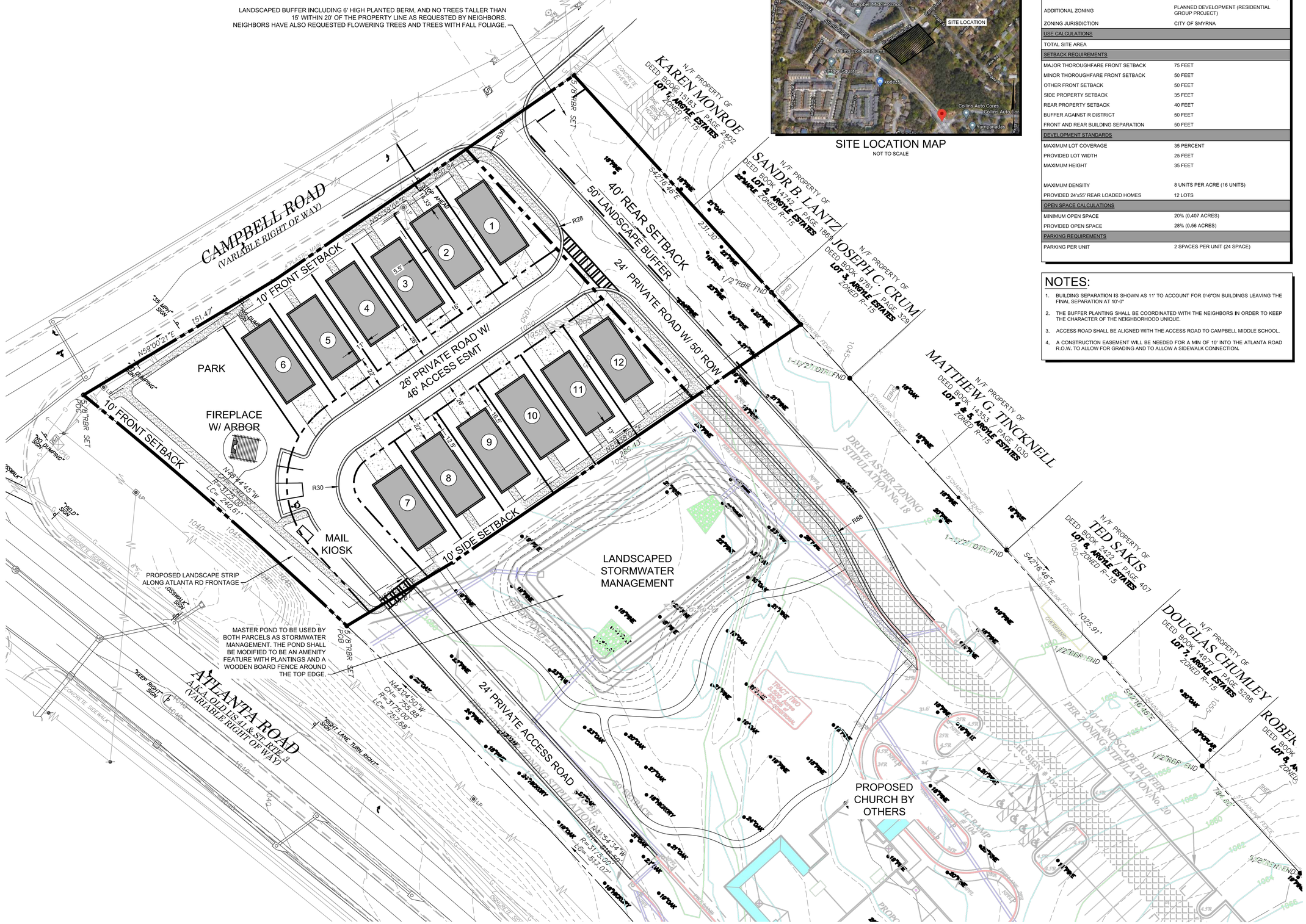

SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	± 2.034 ACRES
ZONING	
EXISTING ZONING	NS (NEIGHBORHOOD SHOPPING)
PROPOSED ZONING	RM-12 (MULTIFAMILY RESIDENTIAL, 12 UPA)
ADDITIONAL ZONING	PLANNED DEVELOPMENT (RESIDENTIAL GROUP PROJECT)
ZONING JURISDICTION	CITY OF SMYRNA
USE CALCULATIONS	
TOTAL SITE AREA	
SETBACK REQUIREMENTS	
MAJOR THOROUGHFARE FRONT SETBACK	75 FEET
MINOR THOROUGHFARE FRONT SETBACK	50 FEET
OTHER FRONT SETBACK	50 FEET
SIDE PROPERTY SETBACK	35 FEET
REAR PROPERTY SETBACK	40 FEET
BUFFER AGAINST R DISTRICT	50 FEET
FRONT AND REAR BUILDING SEPARATION	50 FEET
DEVELOPMENT STANDARDS	
MAXIMUM LOT COVERAGE	35 PERCENT
PROVIDED LOT WIDTH	25 FEET
MAXIMUM HEIGHT	35 FEET
MAXIMUM DENSITY	8 UNITS PER ACRE (16 UNITS)
PROVIDED 24'x55' REAR LOADED HOMES	12 LOTS
OPEN SPACE CALCULATIONS	
MINIMUM OPEN SPACE	20% (0.407 ACRES)
PROVIDED OPEN SPACE	28% (0.56 ACRES)
PARKING REQUIREMENTS	
PARKING PER UNIT	2 SPACES PER UNIT (24 SPACE)

NOTES:

1. BUILDING SEPARATION IS SHOWN AS 11' TO ACCOUNT FOR 0'-6"ON BUILDINGS LEAVING THE FINAL SEPARATION AT 10'-0"
2. THE BUFFER PLANTING SHALL BE COORDINATED WITH THE NEIGHBORS IN ORDER TO KEEP THE CHARACTER OF THE NEIGHBORHOOD UNIQUE.
3. ACCESS ROAD SHALL BE ALIGNED WITH THE ACCESS ROAD TO CAMPBELL MIDDLE SCHOOL.
4. A CONSTRUCTION EASEMENT WILL BE NEEDED FOR A MIN OF 10' INTO THE ATLANTA ROAD R.O.W. TO ALLOW FOR GRADING AND TO ALLOW A SIDEWALK CONNECTION.

CAMPBELL RD SE@ ATLANTA RD SE

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
FOR
GEORGE S. MORGAN DEVELOPMENT COMPANY, INC.
2802 PACES FERRY RD
SUITE 100
ATLANTA, GA 30339
PHONE: 404-786-0469

CITY OF SMYRNA
COBB COUNTY
GEORGIA

LAND LOT 700
1 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	10/19/2021	MLK	STAFF COMMENTS

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

ZONING MASTER PLAN

0 15 30 60 90

SCALE: 1" = 30'
DATE: SEPTEMBER 22, 2021
PROJECT: 12082.01

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

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

J:\2012\12082\01\Concepts & Exhibits\Design\12082.01 - Site - Zone & Dwg - MKgo - 10/19/2021 1:27 PM