

A map showing the location of the 'SITE' (indicated by a large black outline) in the Chittabogue River area. The river flows from the top left towards the bottom right. The site is situated on the north bank of the river, between Revere Rd SE and Revere Rd NE. Other roads shown include Chittabogue Rd SE, Chittabogue Rd NE, and Revere Rd SE. Landmarks include the Chittabogue River, Revere Park, and various industrial areas like 'Paper Industries' and 'Metal Forming'. The map also shows surrounding areas like 'Mills Creek' and 'Mills Creek'.

TOTAL SITE AREA		81.888 ACRES
ZONING		
ZONING JURISDICTION	CITY OF SNYRANA	
EXISTING ZONING	Conditional MU	
PROPOSED ZONING	Conditional MU	
FOR 5-ALE DENSITY CALCULATIONS		
DETACHED SINGLE FAMILY LOTS	65 LOTS	
24 TRACT 1 TOWNHOMES	74 UNITS	
24 TRACT 2 TOWNHOMES	54 UNITS	
24 TRACT 3 TOWNHOMES	54 UNITS	
34 TRACT 4 TOWNHOMES	55 UNITS	
TOTAL TOWNHOMES	233 UNITS	
TOTAL RESIDENTIAL UNITS	298 UNITS	
MULTI-FAMILY CALCULATIONS		
TOTAL MULTI-FAMILY UNITS	310 UNITS	
TOTAL MULTI-FAMILY PARKING REQUIRED (1.5 PER UNIT)	465 SPACES	
NORTH TRACT PARKING PROVIDED	322 SPACES	
SOUTH TRACT PARKING PROVIDED	183 SPACES	
PARKING ON RIVERVIEW ROAD	22 SPACES	
TOTAL MULTI-FAMILY PARKING PROVIDED	527 SPACES	
SINGLE FAMILY SETBACK REQUIREMENTS:		
FRONT YARD	LENGTH:	
SIDE YARD	15 FEET	
REAR YARD	5 FEET	
	15 FEET	

[illegible]

SCALE: 1" = 120'
DATE: January 6, 2017
PROJECT: 080301.00C



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



75
SHEET

FOR
ARDENT COMPANIES, LLC
2100 POWERS FERRY ROAD
SUITE 350
ATLANTA, GEORGIA 30339
Phone: 770-319-7424

CITY OF SMYRNA
COBB COUNTY
GEORGIA

"WE PROVIDE SOLUTIONS"



PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3915 ■ WWW.PECATL.COM