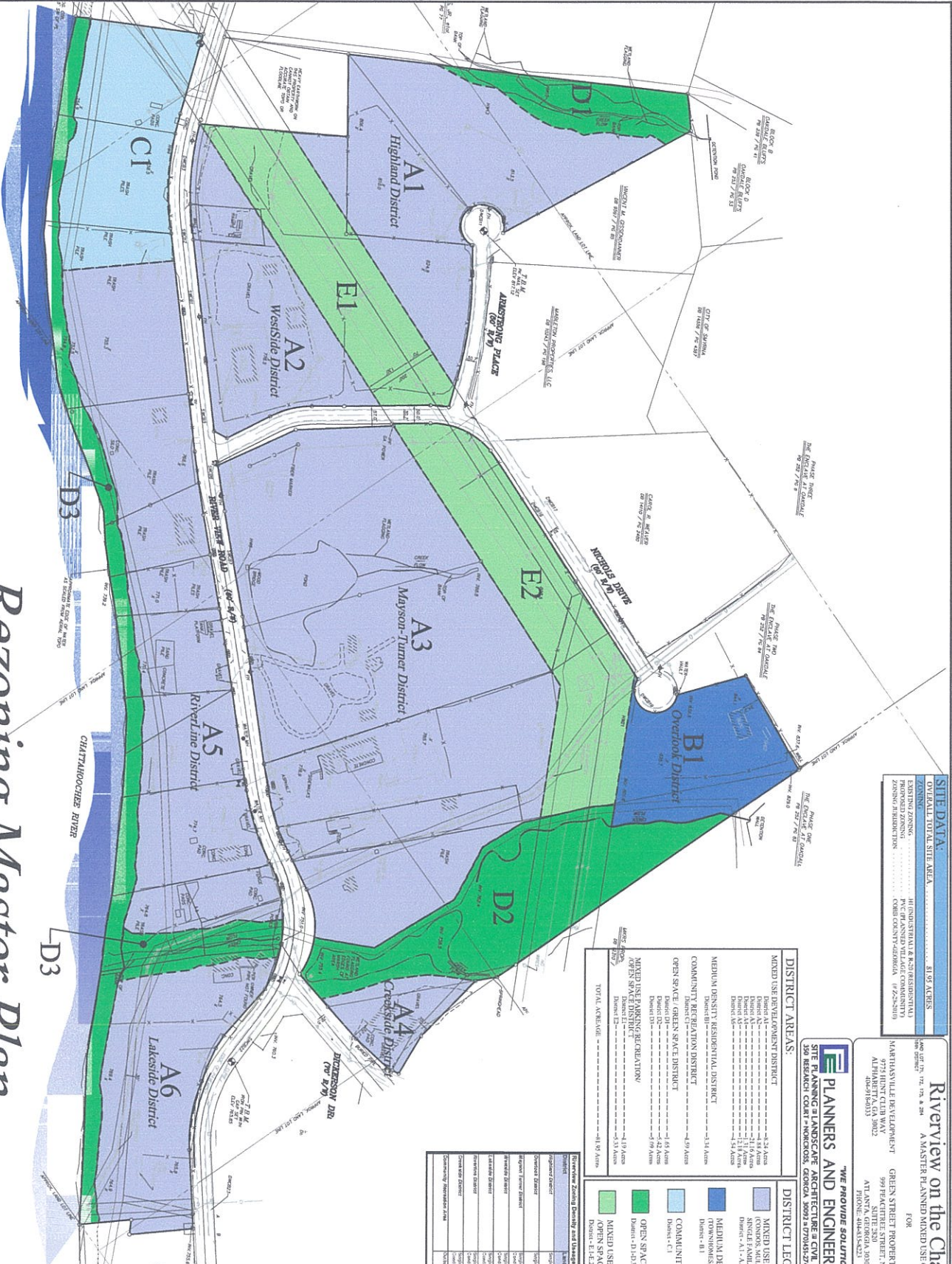


Riverview on the Chattahoochee

Rezoning Master Plan



SITE DATA:

OVERALL TOTAL SITE AREA 81.95 ACRES

ZONING UNDEVELOPED RESIDENTIAL

EXISTING ZONING UNDEVELOPED RESIDENTIAL

EXISTING DISTRICTS DISTRICT A1, A2, A3, A4, A5, A6, B1, D1, D2, D3, E1, E2

ZONING REBUDGET COMMUNITY-ADDITIONAL (C-22-2019)

DISTRICT AREAS:

MIXED USE DEVELOPMENT DISTRICT	District A1	24 Acres
	District A2	16 Acres
	District A3	14 Acres
	District A4	11 Acres
	District A5	11 Acres
	District A6	11 Acres
	District B1	11 Acres
	District D1	11 Acres
	District D2	11 Acres
	District D3	11 Acres
	District E1	11 Acres
	District E2	11 Acres
	TOTAL ACRES:	81.95 Acres

DISTRICT LEGEND:

MIXED USE DEVELOPMENT DISTRICT	District A1-A6
MEDIUM DENSITY RESIDENTIAL DISTRICT	District B1
COMMUNITY RECREATION DISTRICT	District D1-D3
OPEN SPACE / GREEN SPACE DISTRICT	District E1-E2

Revenue Zoning Density and Change by District

District	Original Density	Proposed Density	Change
District A1	10	15	50%
District A2	10	15	50%
District A3	10	15	50%
District A4	10	15	50%
District A5	10	15	50%
District A6	10	15	50%
District B1	10	15	50%
District D1	10	15	50%
District D2	10	15	50%
District D3	10	15	50%
District E1	10	15	50%
District E2	10	15	50%

Riverview on the Chattahoochee

A MASTER PLANNED MIXED USE COMMUNITY

FOR

MARTINSVILLE DEVELOPMENT
 9713 BENT CLUB WAY
 ALPHARETTA, GA 30022
 (404) 485-1800

GREEN STREET PROPERTIES
 999 PEACHTREE STREET, NE
 ATLANTA, GA 30309
 PHONE: (404) 533-2221

JANISTOWN
 ONE OVERTON PARK, 1241 LOR
 4522 CUMBERLAND BLVD
 ALPHARETTA, GA 30009
 PHONE: (770) 861-1000

PLANNERS AND ENGINEERS COLLABORATIVE

326 MEDICAL COURT • MONROE, GEORGIA 30601 (770) 538-5241 FAX (770) 538-5245 WWW.PECCOL.COM

SCALE: 1" = 100'

0 50 100 200 300

PROJECT: 08031.00

DATE: 12/28/2010