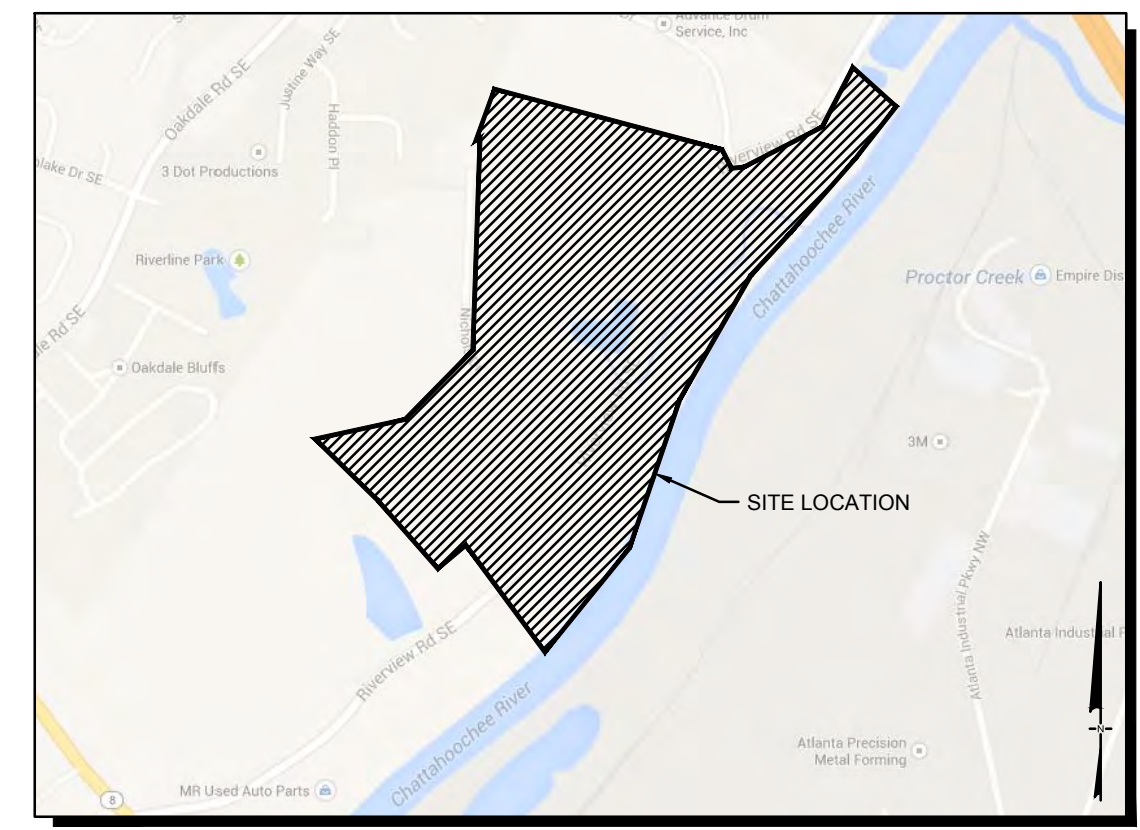
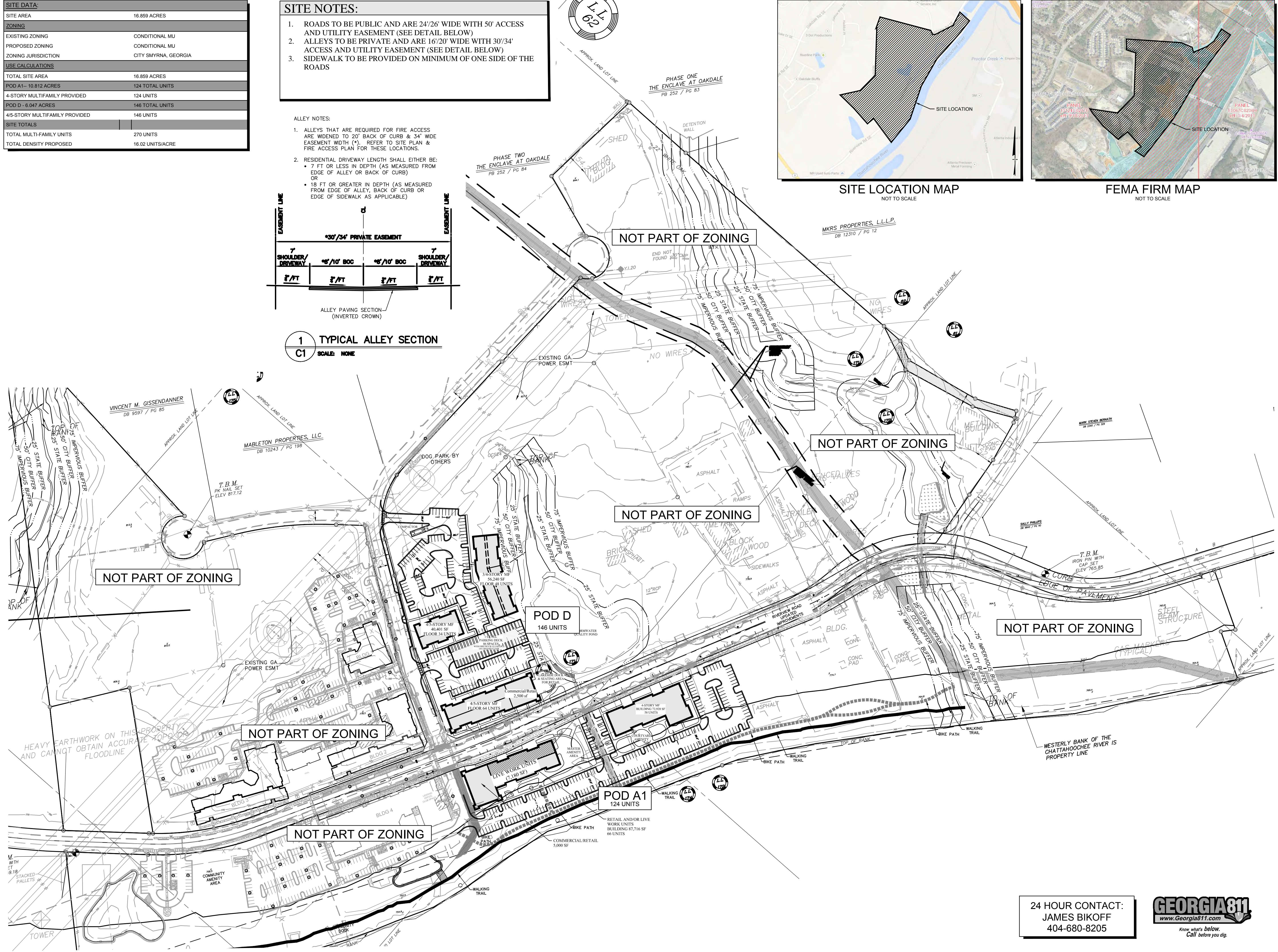
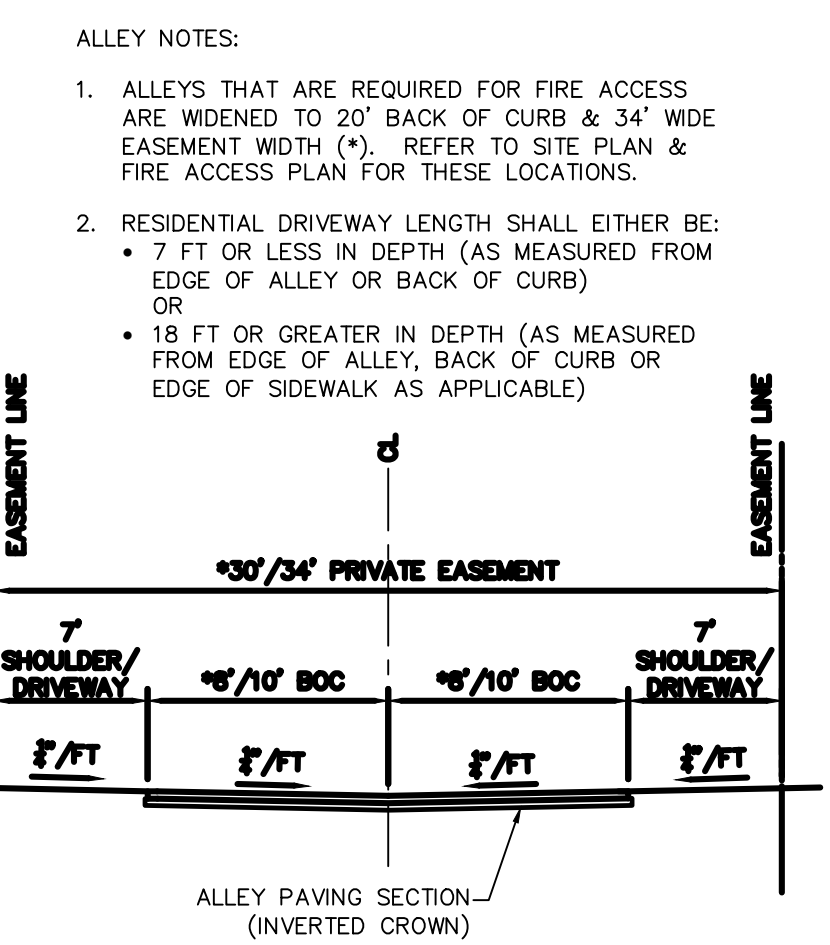


SITE DATA:	
SITE AREA	16.859 ACRES
ZONING	
EXISTING ZONING	CONDITIONAL MU
PROPOSED ZONING	CONDITIONAL MU
ZONING JURISDICTION	CITY SMYRNA, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	16.859 ACRES
POD A1 - 10.812 ACRES	124 TOTAL UNITS
4-STORY MULTIFAMILY PROVIDED	124 UNITS
POD D - 6.047 ACRES	146 TOTAL UNITS
4/5-STORY MULTIFAMILY PROVIDED	146 UNITS
SITE TOTALS	
TOTAL MULTI-FAMILY UNITS	270 UNITS
TOTAL DENSITY PROPOSED	16.02 UNITS/ACRE

SITE NOTES:

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



RIVERVIEW LANDING
A MASTER PLANNED RESIDENTIAL DEVELOPMENT AT CHATTAHOOCHEE RIVER

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

CITY OF SMYRNA
COBB COUNTY
GEORGIA

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350 RESEARCH COURT | PEACHTREE CORNERS, GEORGIA 30092 | (770) 451-2741 | FAX (770) 451-9515

REVISIONS:

NO.	DATE	BY	DESCRIPTION
*1	03/6/2019	kw	CITY COMMENTS

REZONING SITE PLAN

SCALE: 1" = 120'
DATE: JANUARY 24, 2019
PROJECT: 08031.00C

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CERTIFICATION # 0000059389 EXP. 10/28/2021

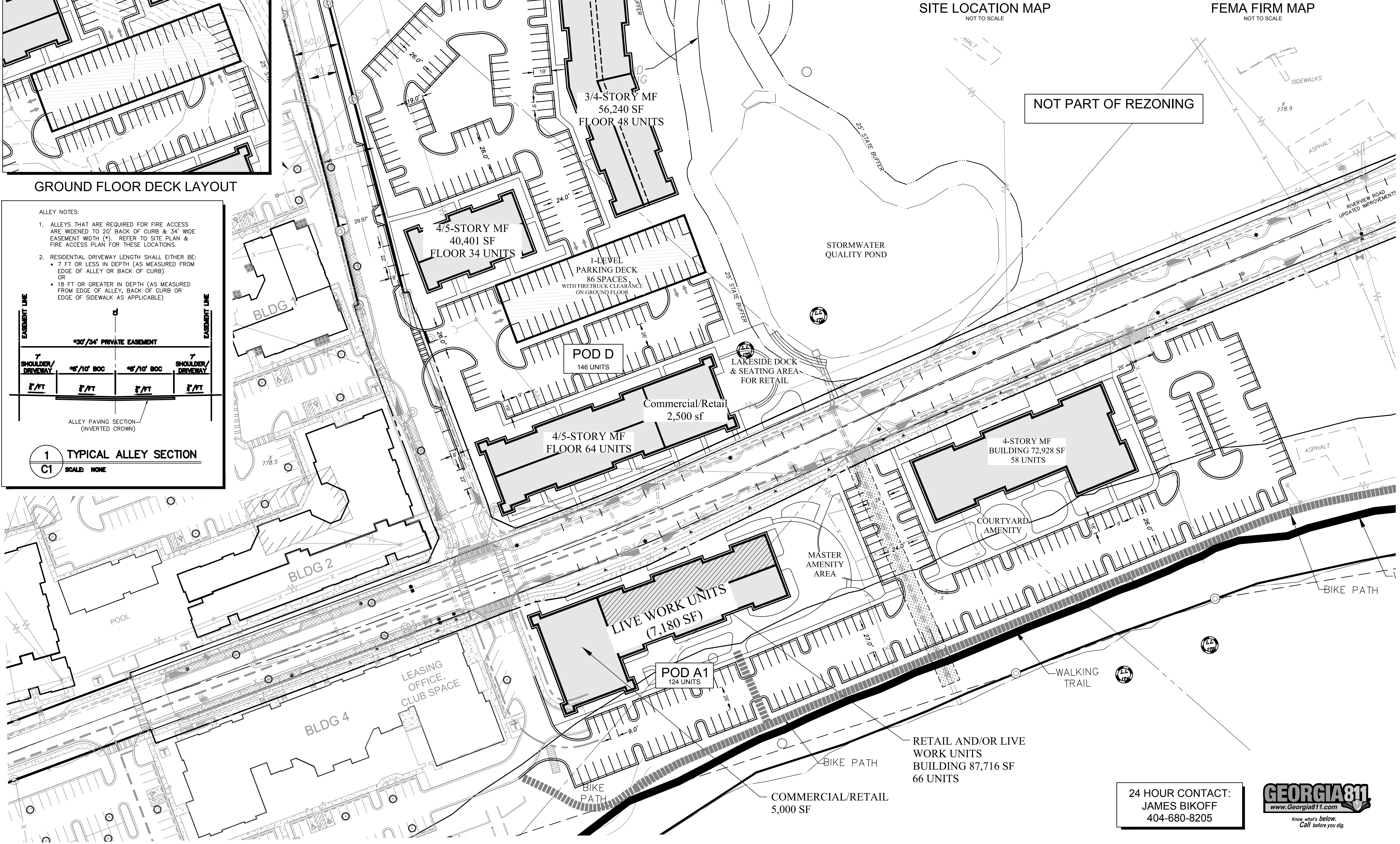
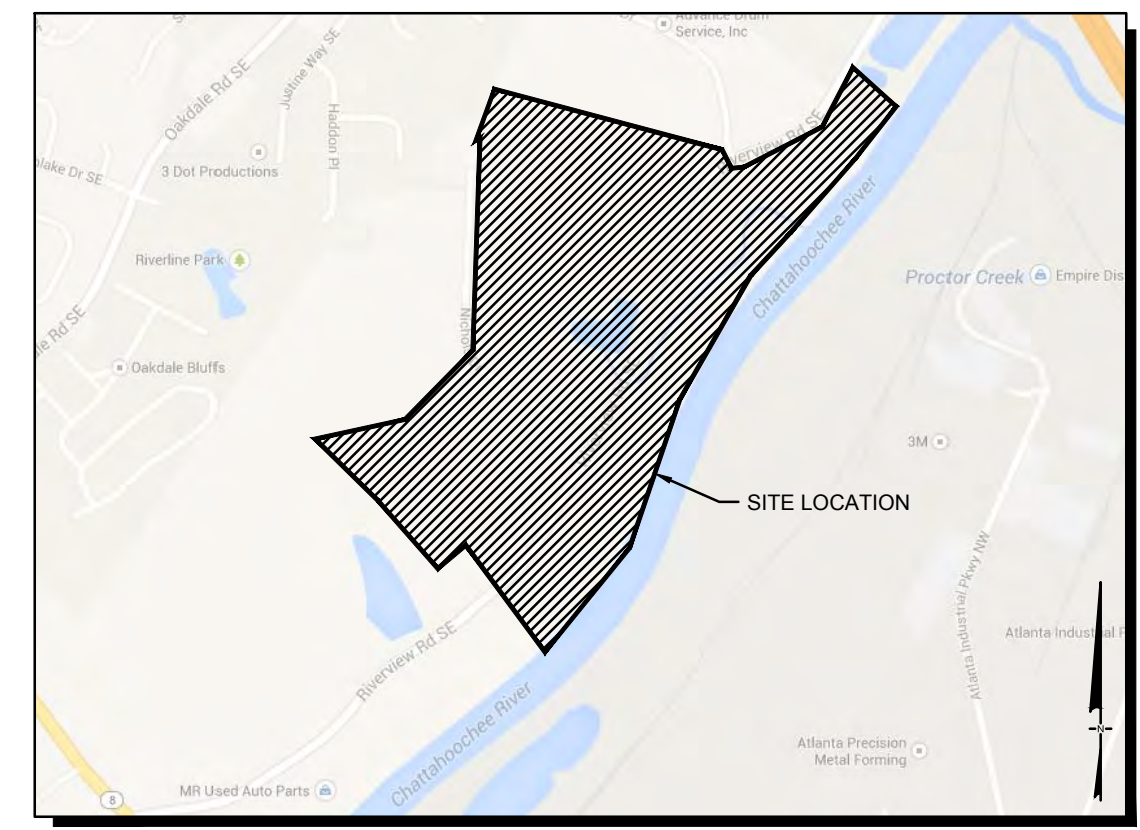
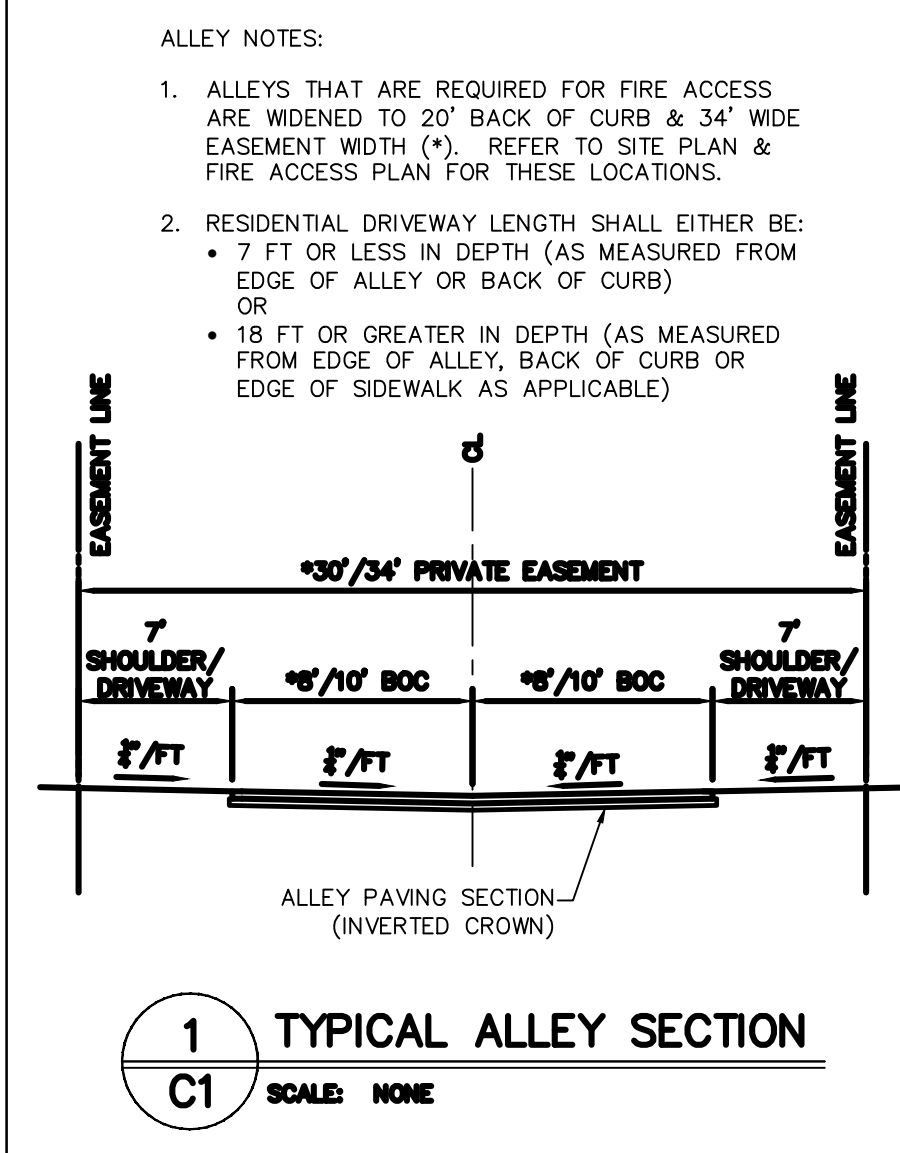
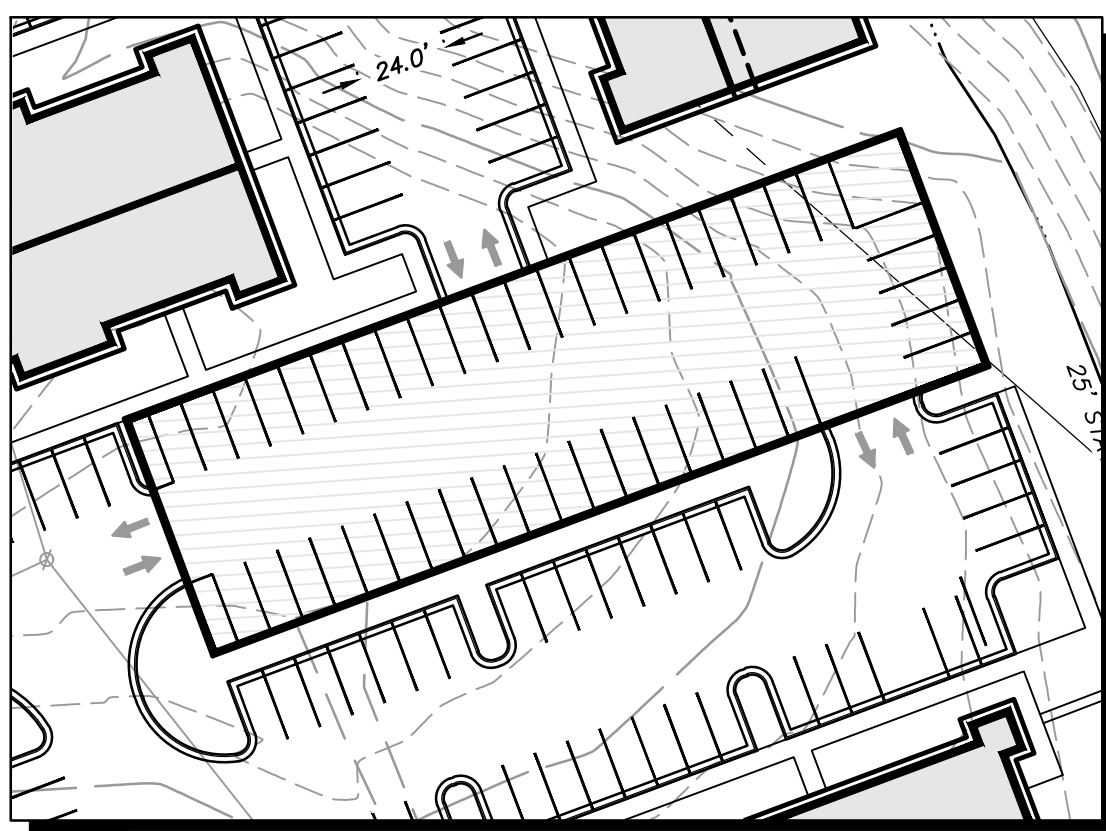
24 HOUR CONTACT:
JAMES BIKOFF
404-680-8205

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C46.1
SHEET

SITE DATA:	
SITE AREA	16.859 ACRES
ZONING	
EXISTING ZONING	CONDITIONAL MU
PROPOSED ZONING	CONDITIONAL MU
ZONING JURISDICTION	CITY SMYRNA, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	16.859 ACRES
POD A1 - 10.812 ACRES	124 TOTAL UNITS
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POD D - 6.047 ACRES	146 TOTAL UNITS
4/5-STORY MULTIFAMILY PROVIDED	146 UNITS
SITE TOTALS	
TOTAL MULTI-FAMILY UNITS	270 UNITS
TOTAL DENSITY PROPOSED	16.02 UNITS/ACRE

- SITE NOTES:**
- ROADS TO BE PUBLIC AND ARE 24'/26" WIDE WITH 50' ACCESS AND UTILITY EASEMENT (SEE DETAIL BELOW)
 - ALLEYS TO BE PRIVATE AND ARE 16'/20" WIDE WITH 30'/34" ACCESS AND UTILITY EASEMENT (SEE DETAIL BELOW)
 - SIDEWALK TO BE PROVIDED ON MINIMUM OF ONE SIDE OF THE ROADS



RIVERVIEW LANDING
FOR
A MASTER PLANNED RESIDENTIAL DEVELOPMENT AT CHATTAHOOCHEE RIVER

ARDENT COMPANIES, LLC
ATLANTA, GEORGIA 30339
2100 POWERS FERRY ROAD
18TH DISTRICT
PHONE: 770-319-7424

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REVISIONS:

NO.	DATE	BY	DESCRIPTION
*1	03/06/2019	kw	CITY COMMENTS

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SITE PLAN
50-SCALE

SCALE: 1" = 50'
DATE: JANUARY 24, 2019
PROJECT: 08031.00C

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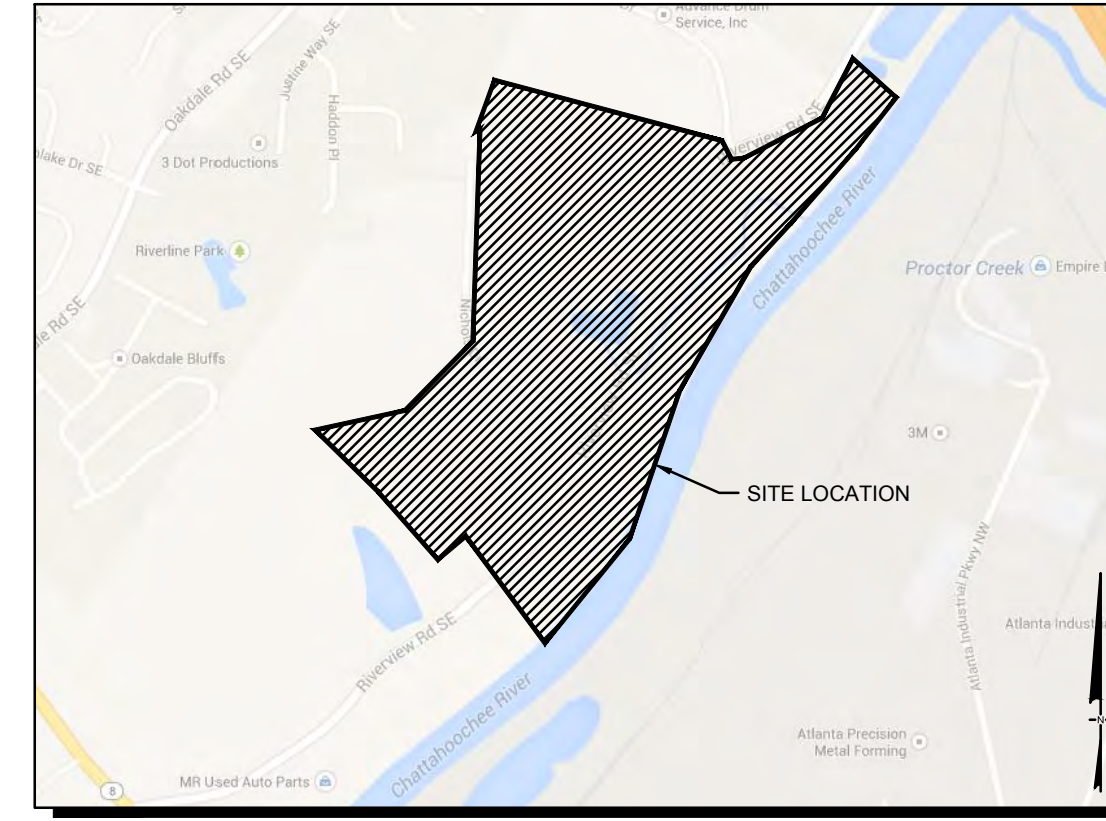


CONCEPTUAL SITE PLAN

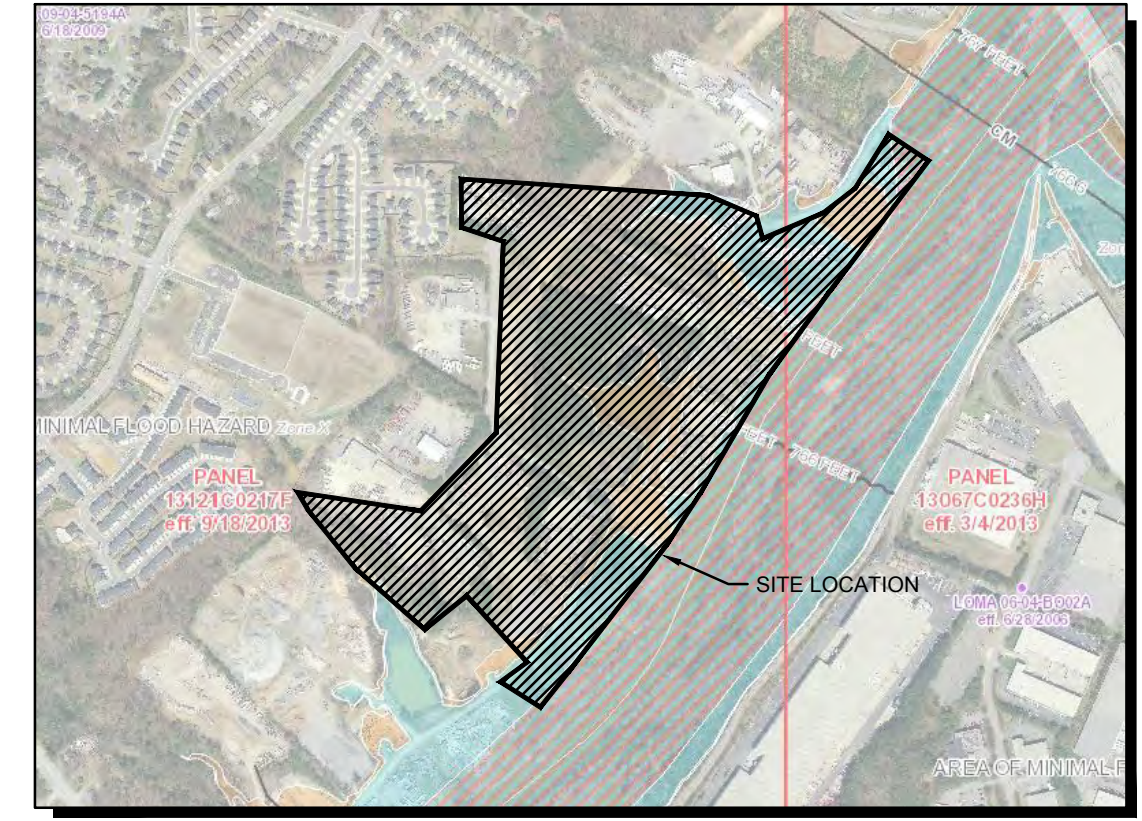
A MASTER PLANNED MIXED USE COMMUNITY
RIVERVIEW LANDING



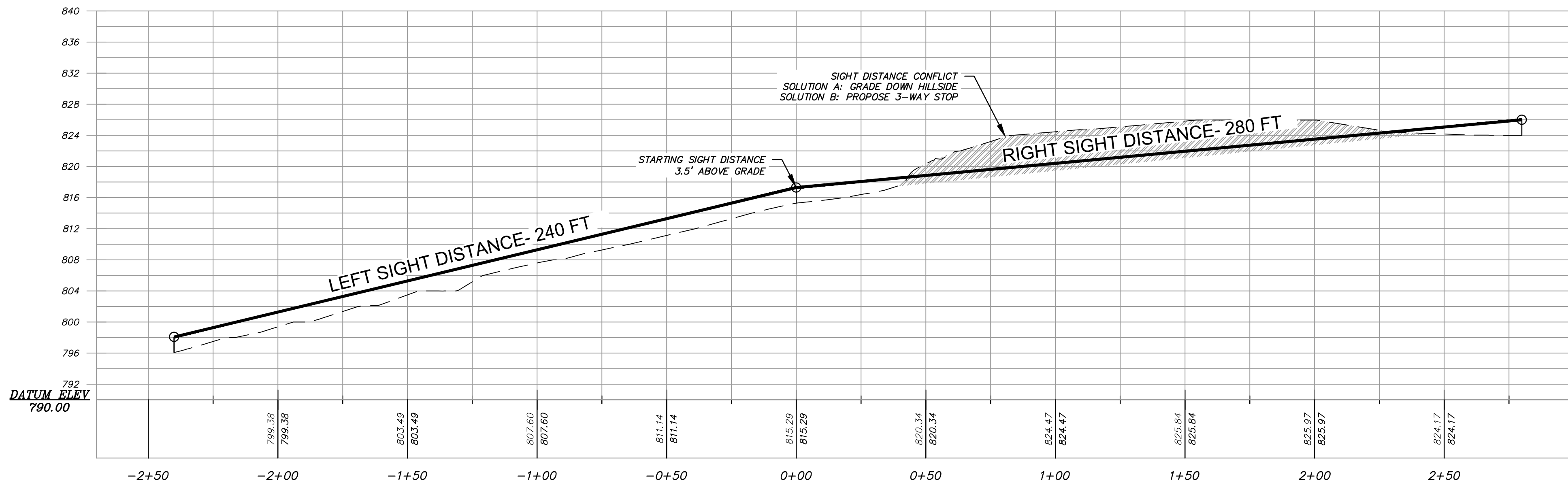
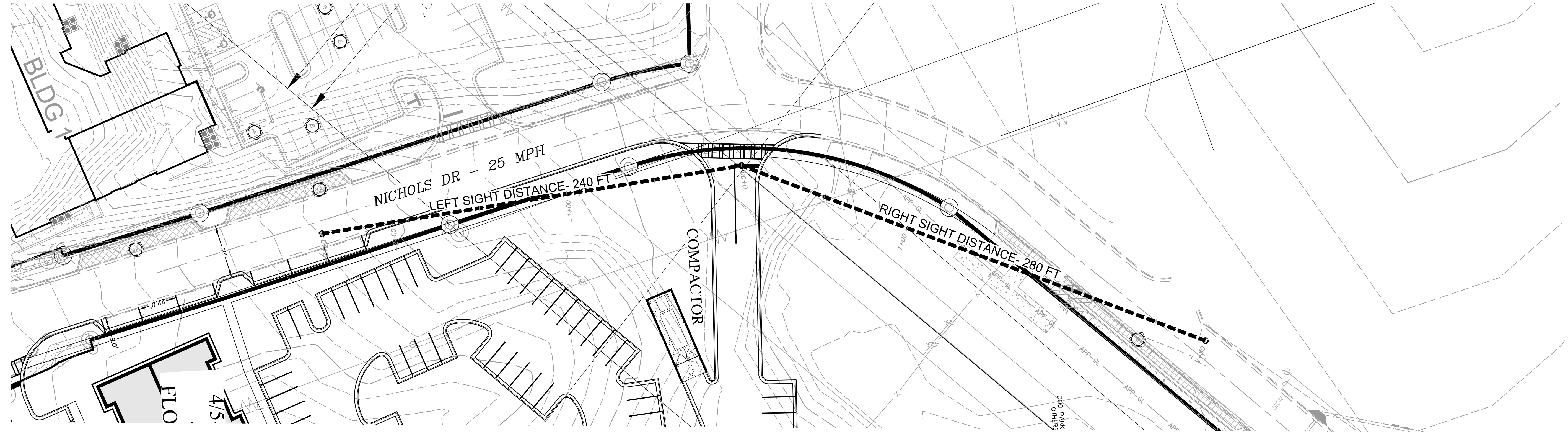
SITE DATA:	
SITE AREA	16.859 ACRES
ZONING	
EXISTING ZONING	CONDITIONAL MU
PROPOSED ZONING	CONDITIONAL MU
ZONING JURISDICTION	CITY SMYRNA, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	16.859 ACRES
POD A1 - 10.812 ACRES	124 TOTAL UNITS
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4/5-STORY MULTIFAMILY PROVIDED	146 UNITS
SITE TOTALS	
TOTAL MULTI-FAMILY UNITS	270 UNITS
TOTAL DENSITY PROPOSED	16.02 UNITS/ACRE



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE



Sight Distance Profile1
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'

RIVERVIEW LANDING

A MASTER PLANNED RESIDENTIAL DEVELOPMENT AT CHATTAHOOCHEE RIVER FOR
ARDENT COMPANIES, LLC
ATLANTA, GEORGIA 30339
2100 POWERS FERRY ROAD
18TH DISTRICT
PHONE: 770-319-7424

LAND LOT 6: 171,172,174,175 & 284
18TH DISTRICT

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REVISIONS:

NO	DATE	BY	DESCRIPTION
*1	07/10/2018	kw	Updated SF Layout

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SIGHT DISTANCE PROFILE

SCALE: 1" = 50'
DATE: JANUARY 24, 2019
PROJECT: 08031.00C

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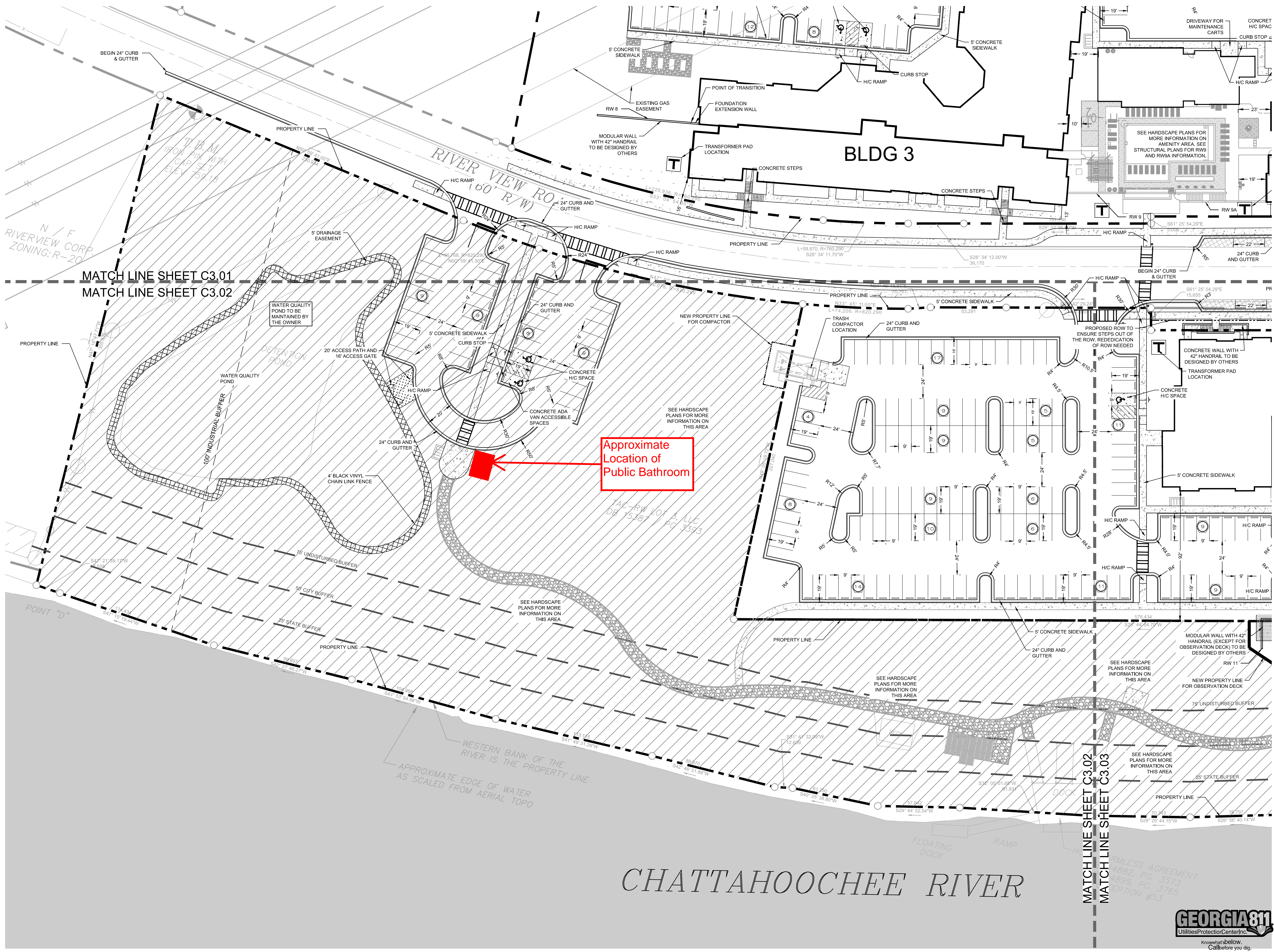


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24 HOUR CONTACT:
JAMES BIKOFF
404-680-8205



SD
SHEET



Approximate
Location of
Public Bathroom

RIVERVIEW RD AT NICHOLS DR
A MASTER PLANNED MIXED USE DEVELOPMENT

FOR
PRESTWICK COMPANIES
3715 NORTHSIDE PKWY NW
BLDG 200, SUITE 175
ATLANTA, GA 30327
PHONE: 404-949-3875

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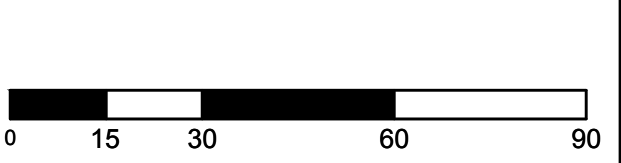
CITY OF SAVANNA
COBB COUNTY
GEORGIA
LAND LOT 171, 175, 284
18TH DISTRICT

REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	12/14/17	PEC	CITY COMMENTS

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SITE PLAN 30 SCALE



SCALE: 1" = 30'
DATE: NOVEMBER 20, 2017
PROJECT: 08031.09

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Riverview Landing Residential Land Use and Density Comparison

Residential Density Summary - Jamestown	
Use	# of Units
Condominiums	165
Apartments	850
Senior Housing	200
Townhomes	332
Single Family	155
TOTAL	1,702

Residential Density Summary - Ardent 2017	
Use	# of Units
Apartments - Phase 1	310
Townhomes	233
Single Family	65
TOTAL	608

Residential Density Summary - Ardent 2019	
Use	# of Units
Apartments - Phase 1	310
Apartments - Phase 2	270
Townhomes	188
Single Family	48
TOTAL	816



RIVERVIEW LANDING

DESIGN CONCEPT
RENDERING





RIVERVIEW LANDING

VIEW OF COMMUNITY PARK FROM
ROOFTOP TERRACE

