



SITE DATA:	
SITE AREA	61.864 ACRES
ZONING	
EXISTING ZONING	CONDITIONAL MU
PROPOSED ZONING	CONDITIONAL MU
ZONING JURISDICTION	CITY SMYRNA, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	61.864 ACRES
POD A1-A2 & B- 16.129 ACRES	36 TOTAL UNITS
18' TOWNHOMES (REAR LOADED)	24 UNITS
36' TOWNHOMES (REAR LOADED)	12 UNITS
POD A2	47 TOTAL UNITS
18' TOWNHOMES (REAR LOADED)	38 UNITS
36' TOWNHOMES (REAR LOADED)	9 UNITS
POD B	40 TOTAL UNITS
18' TOWNHOMES (REAR LOADED)	31 UNITS
36' TOWNHOMES (REAR LOADED)	6 UNITS
24' TOWNHOMES (FRONT LOADED)	3 UNITS
POD C1 & C2- 29.797	63 TOTAL UNITS
45' DETACHED LOTS (REAR LOADED)	19 UNITS
45' DETACHED LOTS (FRONT LOADED)	44 UNITS
POD C2	34 TOTAL UNITS
14' TOWNHOMES (REAR LOADED)	34 UNITS
POD D - 6.047 ACRES	79 TOTAL UNITS
14' TOWNHOMES (REAR LOADED)	65 UNITS
18' TOWNHOMES (REAR LOADED)	8 UNITS
36' TOWNHOMES (REAR LOADED)	6 UNITS
POD E - 9.891 ACRES	69 TOTAL UNITS
22' TOWNHOMES (FRONT LOADED)	69 UNITS
TOTAL RESIDENTIAL UNITS PROPOSED	368 UNITS
TOTAL DENSITY PROPOSED	5.95 UNITS/ACRE
SETBACK REQUIREMENTS	
SINGLE FAMILY DETACHED LOT SETBACKS	
FRONT YARD	15 FEET
SIDE YARD	5 FEET
REAR YARD	15 FEET
SINGLE FAMILY ATTACHED SETBACKS	0 FEET
MINIMUM BUILDING SEPARATION	10 FEET

**TOTAL BUFFER TO BUILDINGS:
PROPOSED: 215,552 SF
(PREVIOUS BUFFER AREA: 225,302 SF)**

**TOTAL BUFFER TO BUILDINGS:
PROPOSED: 192,364 SF
(PREVIOUS BUFFER AREA: 182,194 SF)**

**TOTAL BUFFER TO BUILDINGS:
PROPOSED: 373,975 SF
(PREVIOUS BUFFER AREA: 347,200 SF)**

**BUFFER COMPARISON:
TOTAL NEW BUFFER PLAN = 814,238 SF
PREVIOUSLY APPROVED PLAN = 788,153 SF**

**Buffer Over 100 Feet
791,183 SF (18.16 ac.)**

**Buffer Under 100 Feet
23,055 SF (0.53 ac.)**

Riverview Landing

A Master Planned Mixed Use Community at Chattahoochee River
ARDENT COMPANIES
2100 POWERS FERRY ROAD
SUITE 350
ATLANTA, GEORGIA 30639
Phone: 770-319-1424

"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	2-1-2015	MEK	SITE PLAN REV.

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

SHEET TITLE
INDUSTRIAL BUFFER PLAN
SCALE: 1" = 120'
DATE: JUNE 21, 2016
PROJECT: 08031.00C

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



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

