

HALPERN
ENTERPRISES, INC.



JONQUIL - Zoning Plan

Smyrna, Georgia

SITE DATA:	
Current Zoning:	MU-Cond
Total Site Acreage:	12.62 AC
PARCEL 1:	
Total Acres:	0.91 AC
Restaurant:	5,000 SF
Total Parking Spaces:	51
Parking Ratio:	10/1000 SF
PARCEL 2:	
Total Acres:	4.86 AC
Grocery Store:	45,600 SF
Total Parking Spaces:	229
Parking Ratio:	5/1000 SF
PARCEL 3:	
Total Acres:	2.15 AC (0.03 AC ROW)
Retail "A":	9,600 SF
Retail "B":	4,800 SF
Total Parking Spaces:	95
Parking Ratio:	6.5/1000 SF
PARCEL 4:	
Total Acres:	4.70 AC (0.86 AC ROW)
Luxury Rental Units:	290 Units
6 Story Parking Garage:	464 Spaces
Parking Ratio:	1.6/Unit