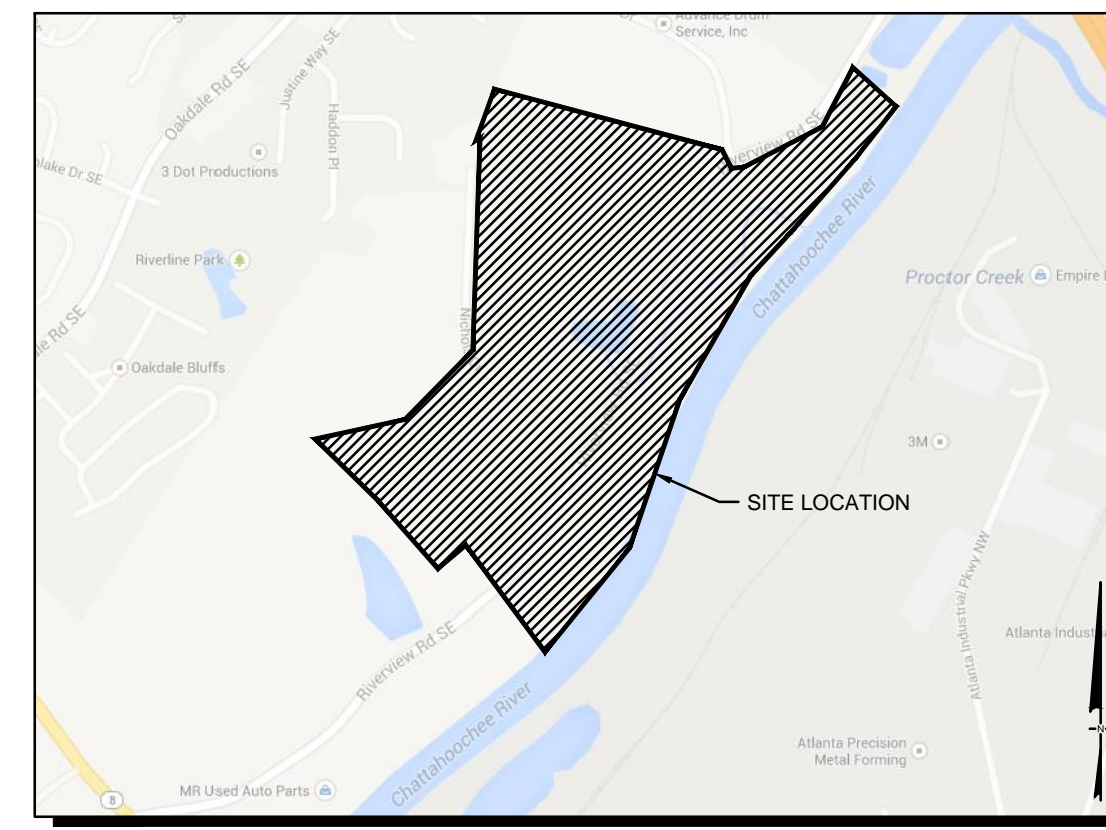
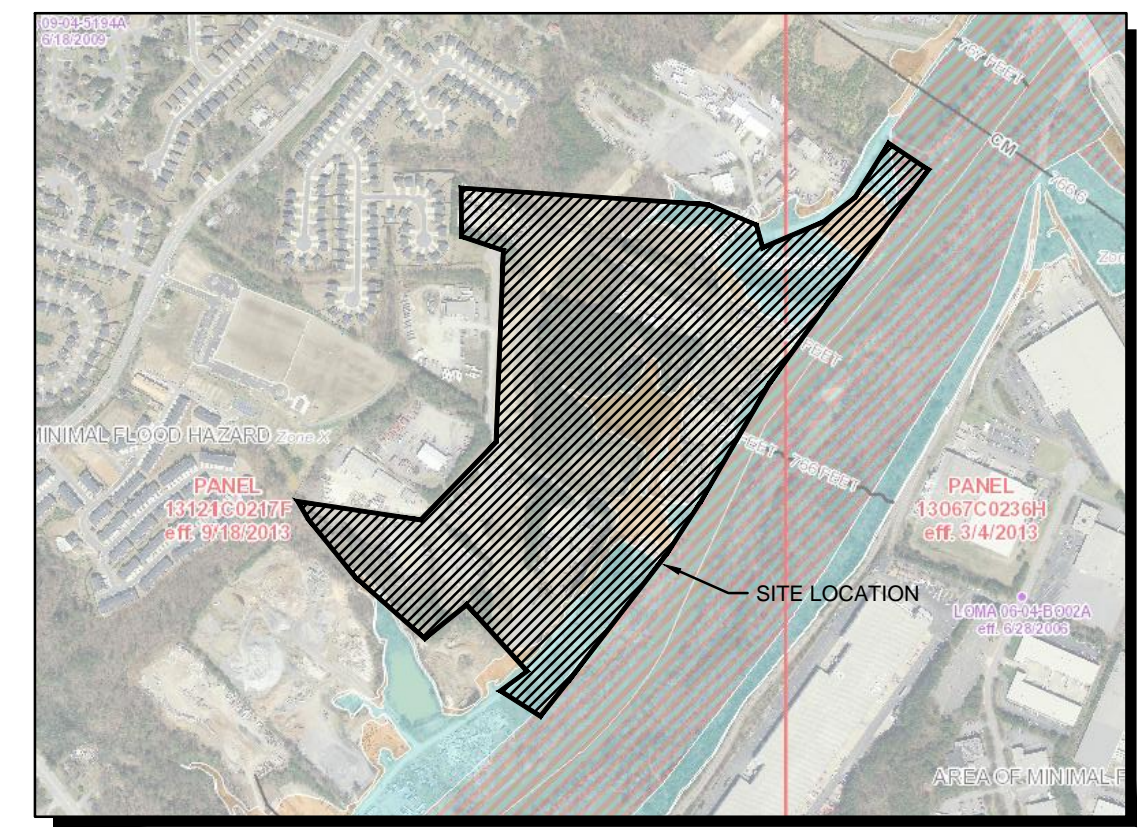


SITE DATA:	
SITE AREA	16.859 ACRES
ZONING	
EXISTING ZONING	CONDITIONAL MU
PROPOSED ZONING	CONDITIONAL MU
ZONING JURISDICTION	CITY SMYRNA, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	16.859 ACRES
POD A1- 10.812 ACRES	124 TOTAL UNITS
4-STORY MULTIFAMILY PROVIDED	124 UNITS
POD D - 6.047 ACRES	146 TOTAL UNITS
4/5-STORY MULTIFAMILY PROVIDED	146 UNITS
SITE TOTALS	
TOTAL MULTI-FAMILY UNITS	270 UNITS
TOTAL DENSITY PROPOSED	16.02 UNITS/ACRE
PARKING CALCULATIONS	
NORTHWEST PARCEL PARKING PROVIDED	248 SPACES
EASTERN PARCEL PARKING PROVIDED	205 SPACES
ON-STREET PARKING PROVIDED (NICHOLS & RIVERVIEW)	78 SPACES
TOTAL PARKING PROVIDED	531 SPACES

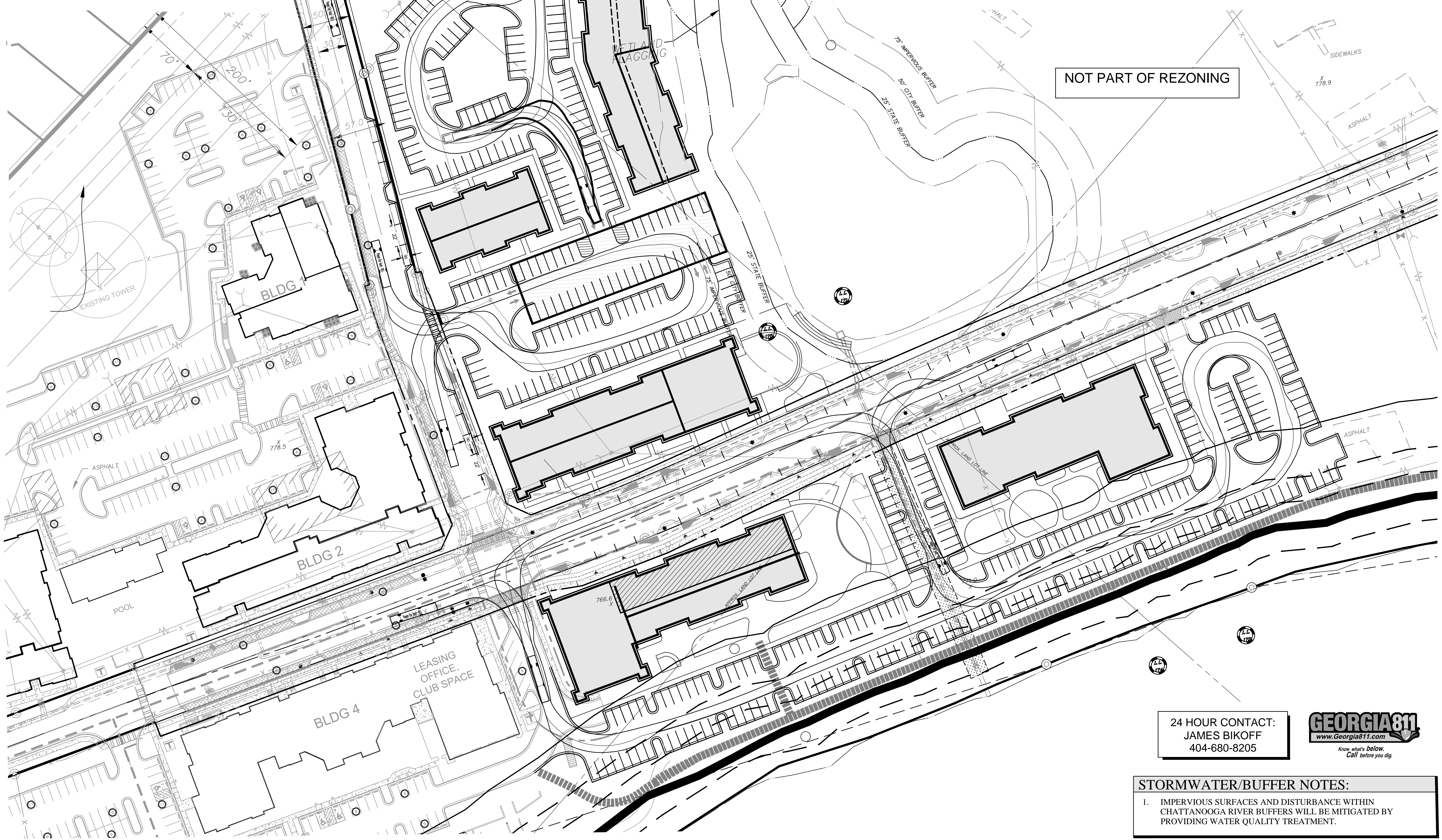
- SITE NOTES:**
- ROADS TO BE PUBLIC AND ARE 24'/26' WIDE WITH 50' ACCESS AND UTILITY EASEMENT (SEE DETAIL BELOW)
 - ALLEYS TO BE PRIVATE AND ARE 16'/20' WIDE WITH 30'/34' ACCESS AND UTILITY EASEMENT (SEE DETAIL BELOW)
 - SIDEWALK TO BE PROVIDED ON MINIMUM OF ONE SIDE OF THE ROADS



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE



RIVERVIEW LANDING

A MASTER PLANNED RESIDENTIAL DEVELOPMENT AT CHATTAHOOCHEE RIVER

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

LAND LOT 6: 171.172, 174, 175 & 284
 18TH DISTRICT

"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) 451-9515

REVISIONS:

NO.	DATE	BY	DESCRIPTION
*1	03/6/2019	kw	CITY COMMENTS
*2	03/20/2019	kw	CITY COMMENTS

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TRUCK TURN EXHIBIT

SCALE: 1" = 50'
 DATE: MARCH 22, 2019
 PROJECT: 08031.00C

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



GSWCC LEVEL II DESIGN PROFESSIONAL
 CERTIFICATION # 000059389 EXP. 10/28/2021

24 HOUR CONTACT:
 JAMES BIKOFF
 404-680-8205



STORMWATER/BUFFER NOTES:

- IMPERVIOUS SURFACES AND DISTURBANCE WITHIN CHATTAHOOCHEE RIVER BUFFERS WILL BE MITIGATED BY PROVIDING WATER QUALITY TREATMENT.



C46.2

SHEET