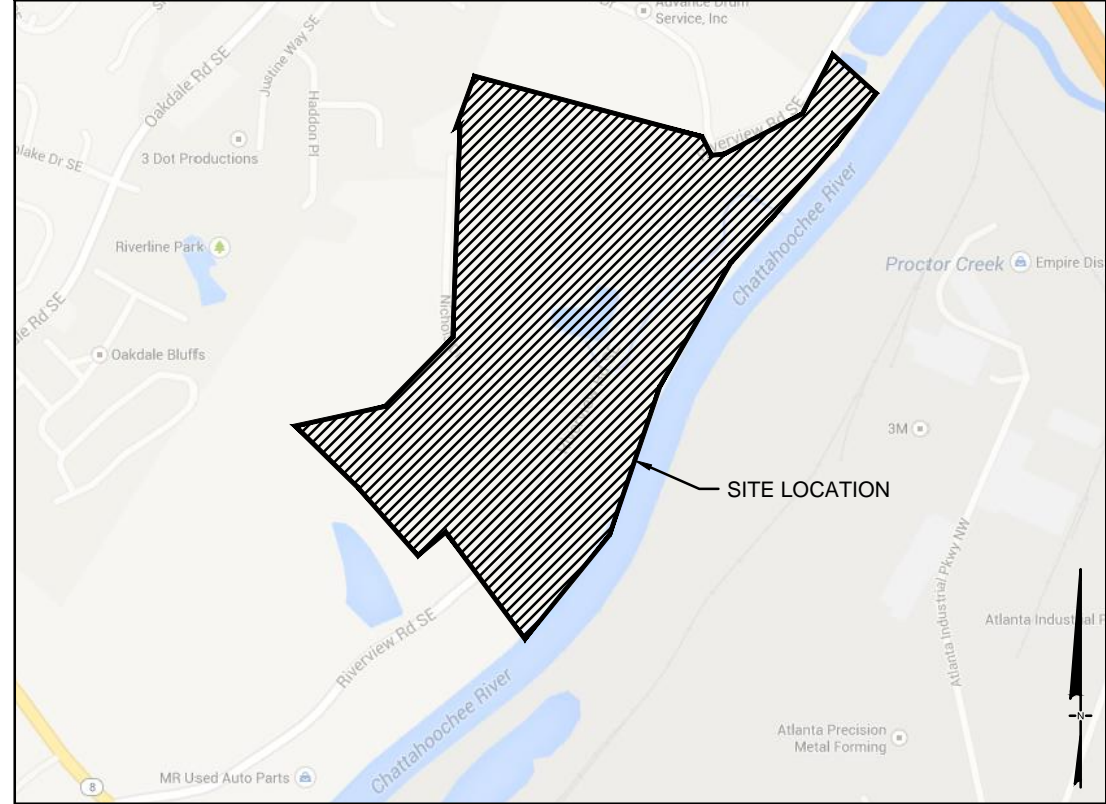
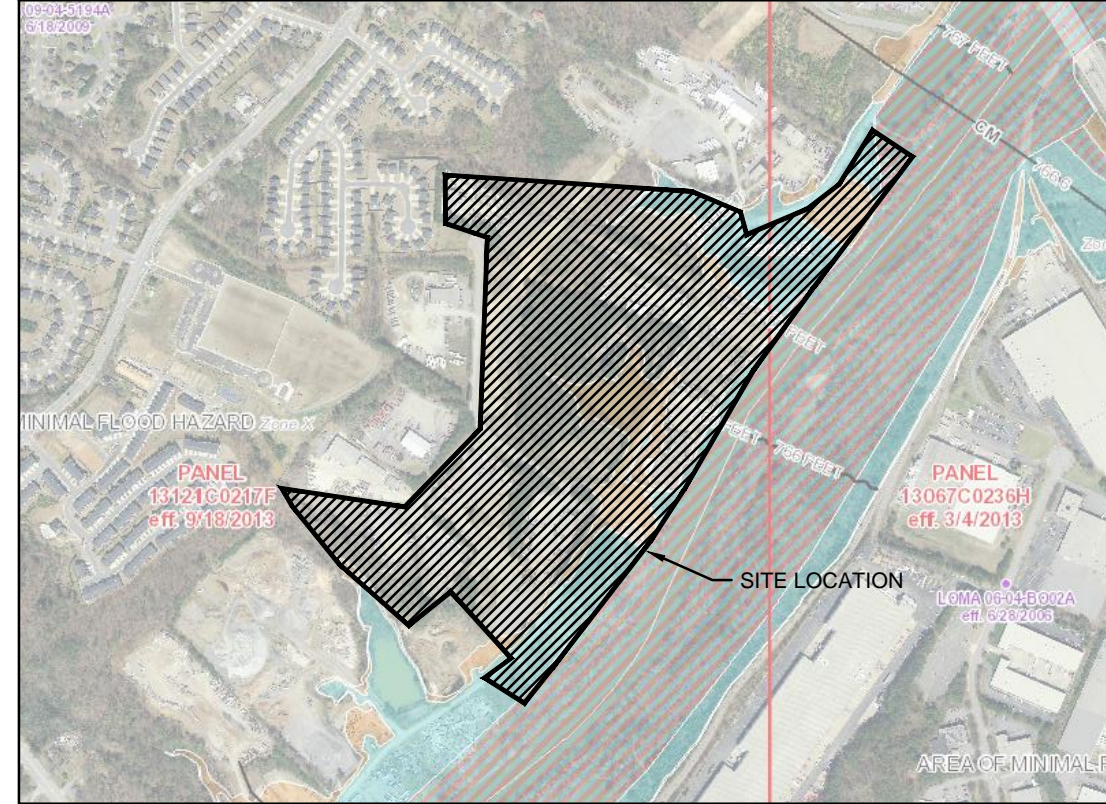


SITE DATA:	
SITE AREA	16.859 ACRES
<b>ZONING</b>	
EXISTING ZONING	CONDITIONAL MU
PROPOSED ZONING	CONDITIONAL MU
ZONING JURISDICTION	CITY SMYRNA, GEORGIA
<b>USE CALCULATIONS</b>	
TOTAL SITE AREA	16.859 ACRES
POD A1 - 10.812 ACRES	124 TOTAL UNITS
4-STORY MULTIFAMILY PROVIDED	124 UNITS
POD D - 6.047 ACRES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

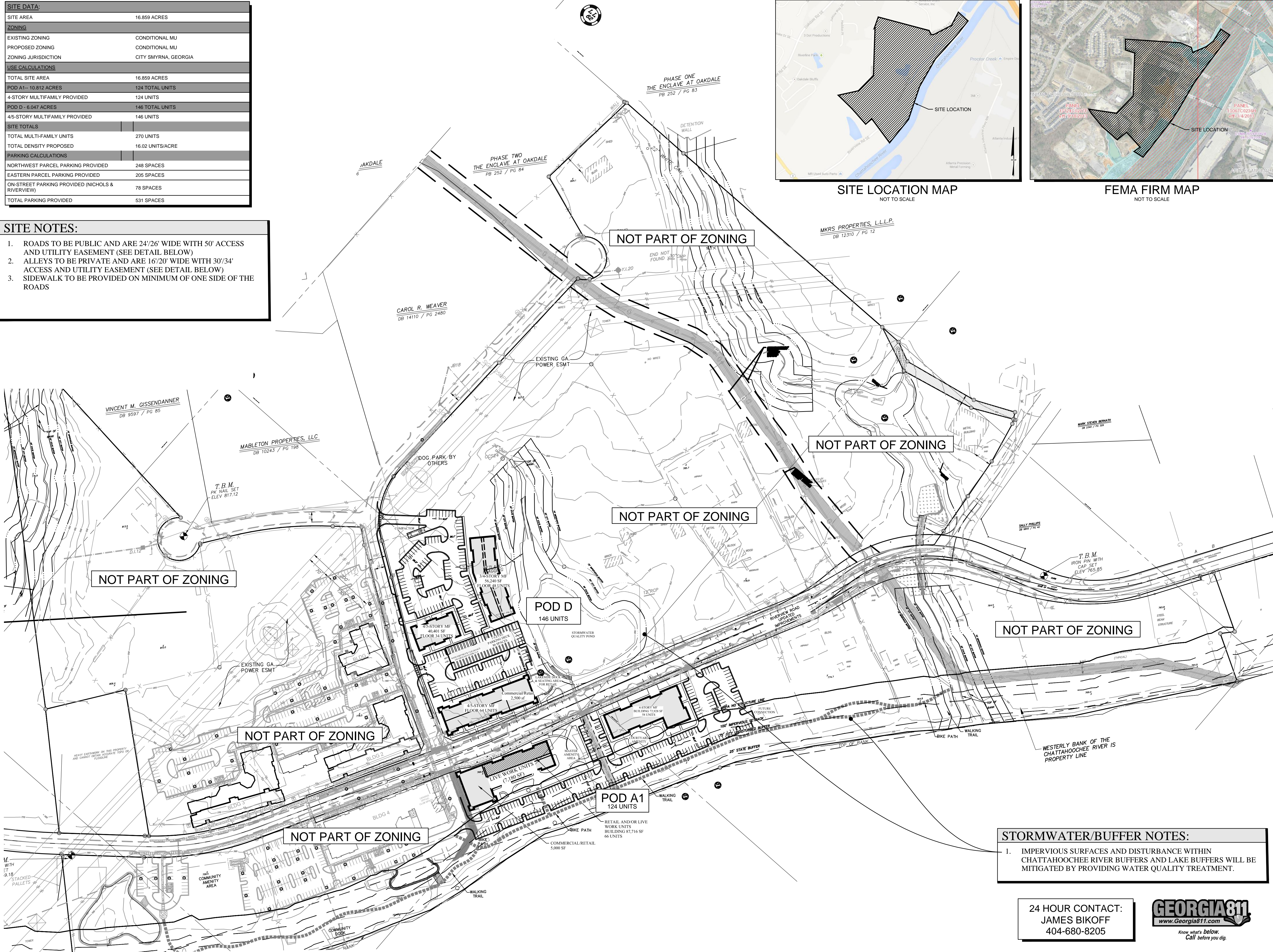
- SITE NOTES:**
- ROADS TO BE PUBLIC AND ARE 24'/26' WIDE WITH 50' ACCESS AND UTILITY EASEMENT (SEE DETAIL BELOW)
  - ALLEYS TO BE PRIVATE AND ARE 16'/20' WIDE WITH 30'/34' ACCESS AND UTILITY EASEMENT (SEE DETAIL BELOW)
  - SIDEWALK TO BE PROVIDED ON MINIMUM OF ONE SIDE OF THE ROADS



**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  
SUITE 350  
2100 POWERS FERRY ROAD  
PHONE: 770-319-7424

**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

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**REZONING SITE PLAN**

SCALE: 1" = 120'  
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

- STORMWATER/BUFFER NOTES:**
- IMPERVIOUS SURFACES AND DISTURBANCE WITHIN CHATTAHOOCHEE RIVER BUFFERS AND LAKE BUFFERS WILL BE MITIGATED BY PROVIDING WATER QUALITY TREATMENT.

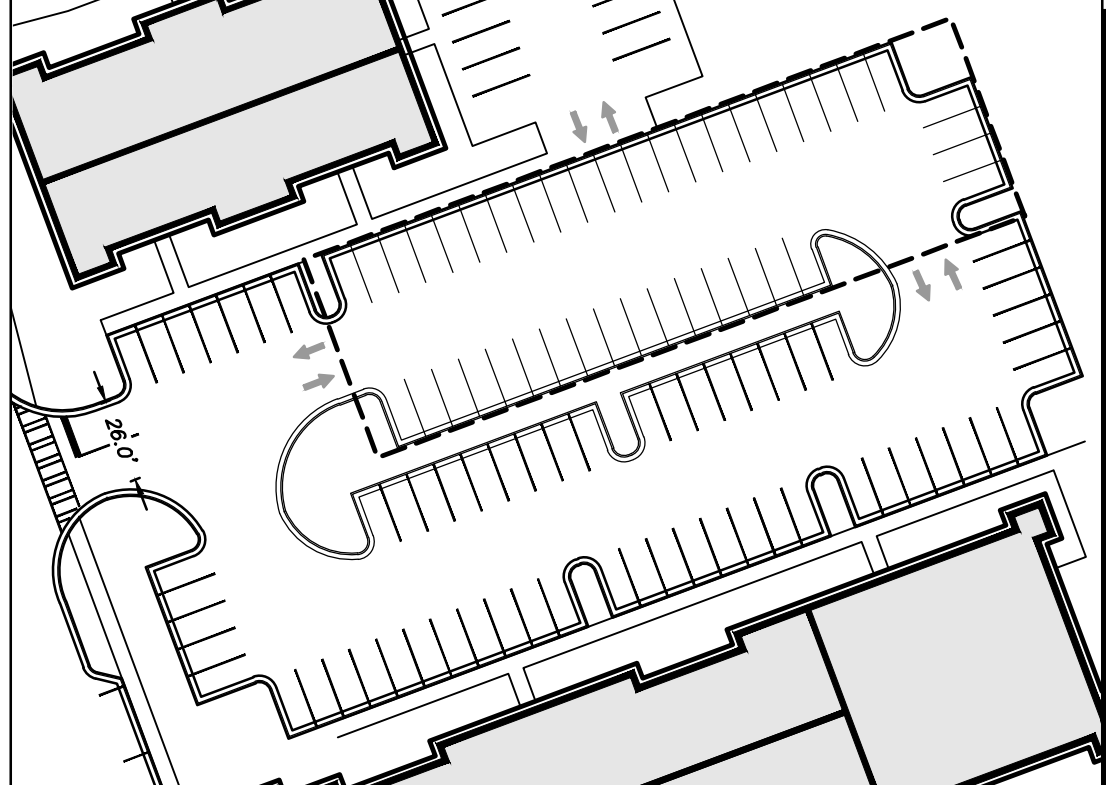
24 HOUR CONTACT:  
JAMES BIKOFF  
404-680-8205



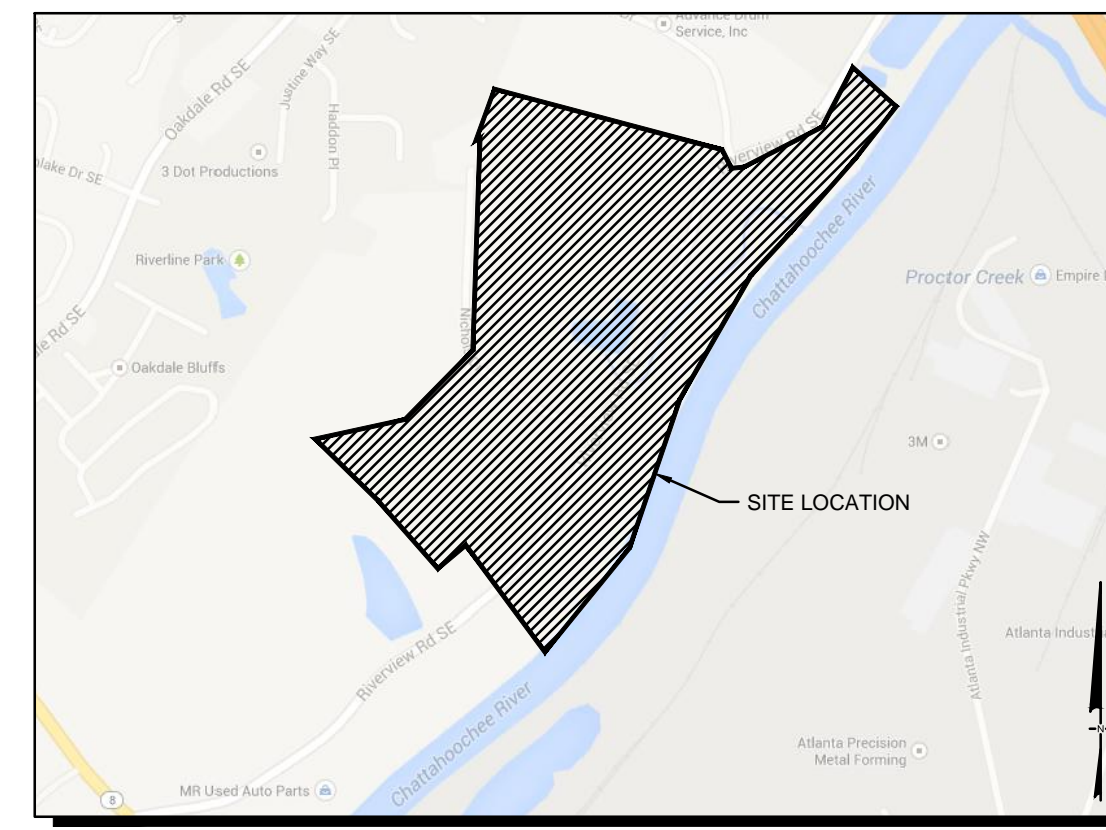
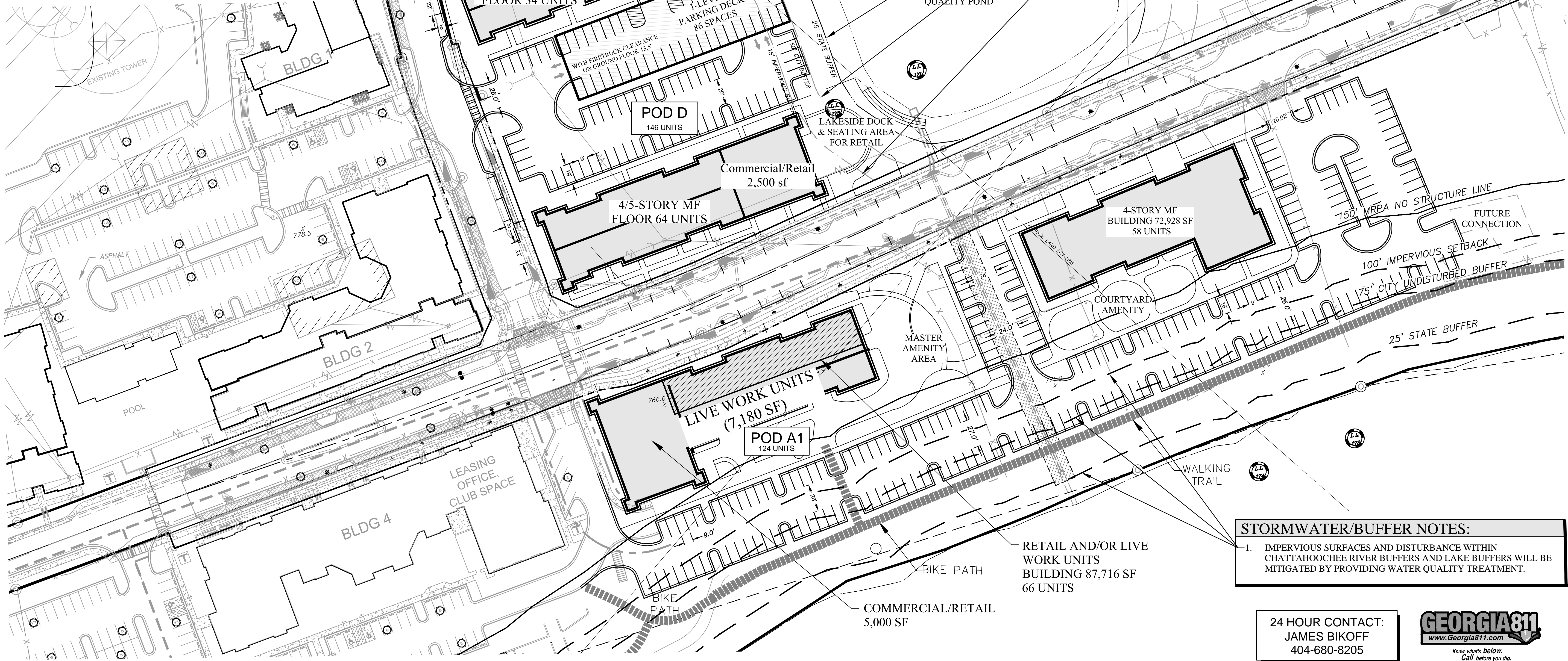
**C46.1**  
SHEET

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
4-STORY MULTIFAMILY PROVIDED	124 UNITS
POD D - 6.047 ACRES	146 TOTAL UNITS
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SITE TOTALS	
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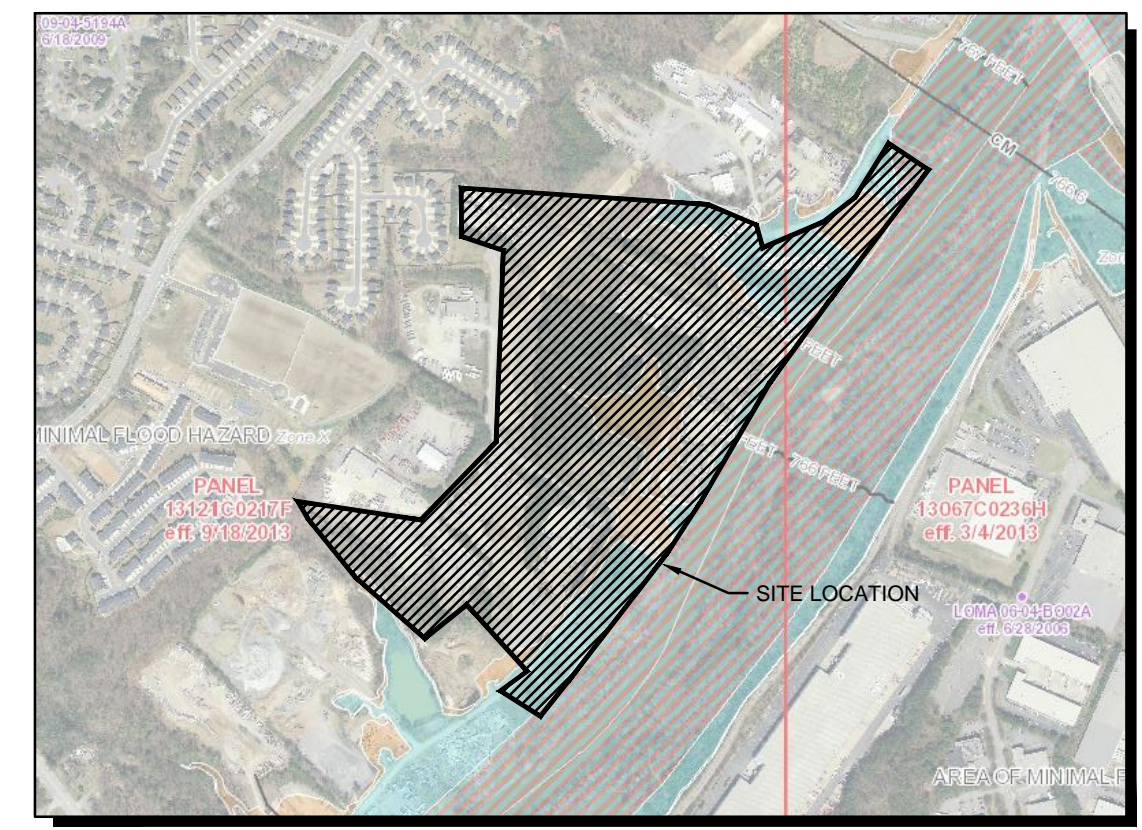
- SITE NOTES:**
- ROADS TO BE PUBLIC AND ARE 24'/26' WIDE WITH 50' ACCESS AND UTILITY EASEMENT (SEE DETAIL BELOW)
  - ALLEYS TO BE PRIVATE AND ARE 16'/20' WIDE WITH 30'/34' ACCESS AND UTILITY EASEMENT (SEE DETAIL BELOW)
  - SIDEWALK TO BE PROVIDED ON MINIMUM OF ONE SIDE OF THE ROADS



GROUND FLOOR DECK LAYOUT



SITE LOCATION MAP  
NOT TO SCALE



FEMA FIRM MAP  
NOT TO SCALE

- STORMWATER/BUFFER NOTES:**
- IMPERVIOUS SURFACES AND DISTURBANCE WITHIN CHATTAHOOCHEE RIVER BUFFERS AND LAKE BUFFERS WILL BE MITIGATED BY PROVIDING WATER QUALITY TREATMENT.

NOT PART OF REZONING

**REVISIONS:**

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

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**SITE PLAN  
50-SCALE**



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

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GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2021

- STORMWATER/BUFFER NOTES:**
- IMPERVIOUS SURFACES AND DISTURBANCE WITHIN CHATTAHOOCHEE RIVER BUFFERS AND LAKE BUFFERS WILL BE MITIGATED BY PROVIDING WATER QUALITY TREATMENT.

24 HOUR CONTACT:  
JAMES BIKOFF  
404-680-8205



**C46.2**  
SHEET

**RIVERVIEW LANDING**  
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**ARDENT COMPANIES, LLC**  
ATLANTA, GEORGIA 30339  
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350 RESEARCH COURT | PEACHTREE CORNERS, GEORGIA 30092 | (770) 451-2741 | FAX (770) 451-9515

LAND LOT 6: 171,172,174,175 & 284  
18TH DISTRICT  
CITY OF SMYRNA  
COBB COUNTY  
GEORGIA