

# Site Concept - Zoning Plan

Cumberland - Smyrna, Georgia

## DEVELOPMENT DATA

Total Units: 325 Units  
 Total Beds: 446 Beds  
 Bldgs 300, 400, 700 and 600 = 3 Stories  
 Bldgs 100, 200, and 500 = 3/4 Splits  
 Total Retail: 3,040 sf  
 Total Live/Work: 6,960 sf\*  
 Total Ret./Comm: 10,000 sf  
 \*total area is commercial sf only

## OPEN SPACE CALCULATIONS:

Total Gross Lot Area: 500,908.86 sf  
 Total Open Space Area: 183,616.37 sf  
 Percentage of Open Space: 36.66%  
 Note: Open space includes buffers, landscape areas, easements, and outdoor amenity spaces. The existing detention pond and protective corridor ROW is removed from all calculations

## PARKING

421 Surface Spaces  
 (10 Handicap, 2 Van Accessible)  
 25 Tandem Spaces  
 40 Integrated Garages (1 Van Accessible)  
 Total Parking: 486 Spaces  
 (1.50 Spaces/Unit)  
 (1.09 Spaces/Bed)

## UNIT MIX

UNIT TYPE	AVERAGE SF	UNITS	% OF UNITS
1 Bedroom	780 sf	214	66%
2 Bedroom	1,245 sf	92	28%
3 Bedroom	1,367 sf	13	4%
Live/Work	2,521 sf*	6	2%

\*area is commercial and residential combined



### STREAM BUFFER PRESERVATION AND ENCROACHMENT

50' STREAM BUFFER  
 TOTAL BUFFER AREA: 15,460.45 SF  
 AREA PRESERVED: 14,233.59 SF  
 AREA IMPACTED: 1,226.86 SF  
 % IMPACTED: 7.9%

25' IMPERVIOUS BUFFER  
 TOTAL BUFFER AREA: 7,245.31 SF  
 AREA PRESERVED: 4,729.06 SF  
 AREA IMPACTED: 2,516.25 SF  
 % IMPACTED: 34.7%

- 25' IMPERVIOUS BUFFER (PRESERVED)
- 25' IMPERVIOUS BUFFER (IMPACTED)
- 50' STREAM BUFFER (PRESERVED)
- 50' STREAM BUFFER (IMPACTED)