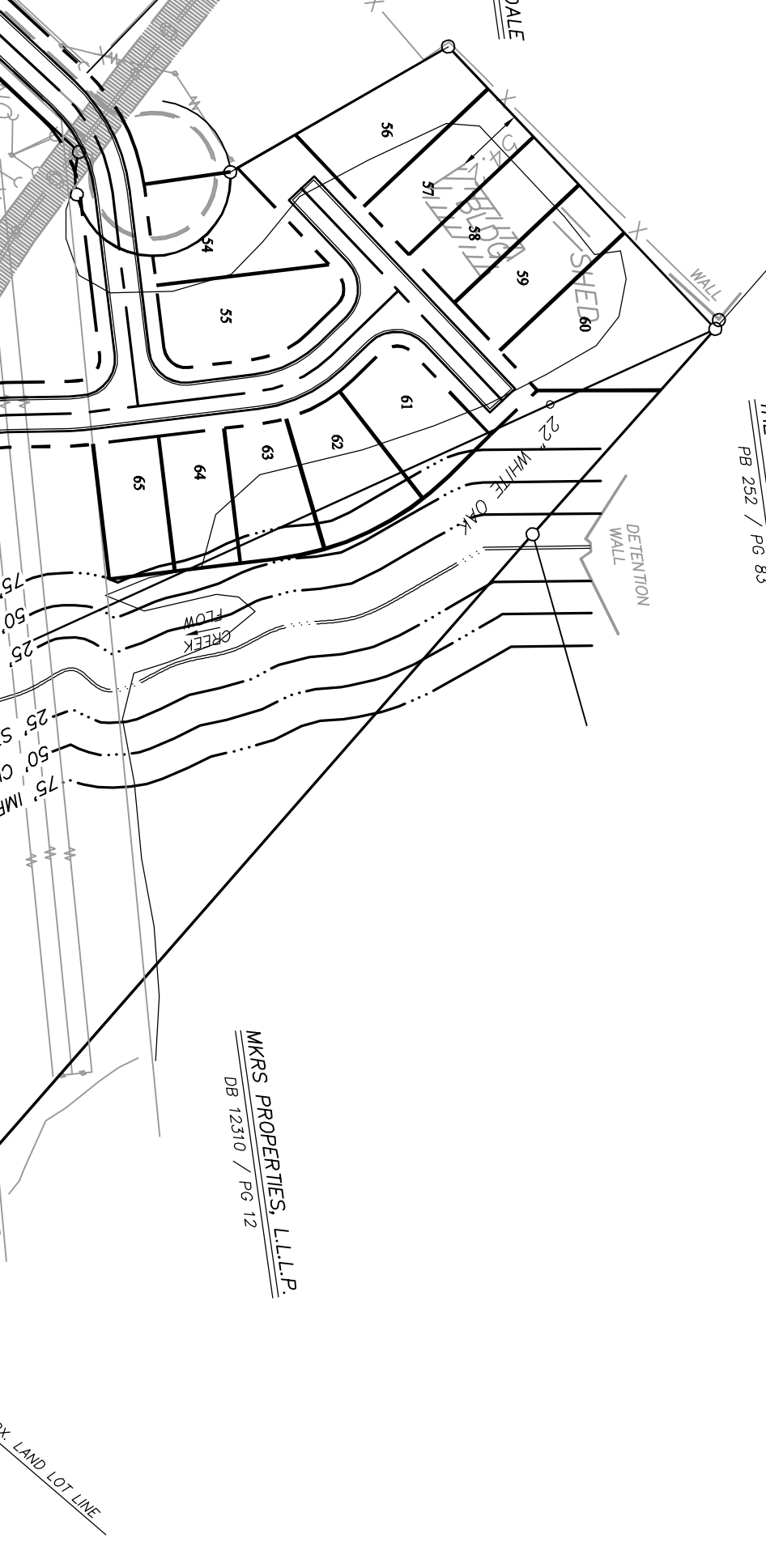
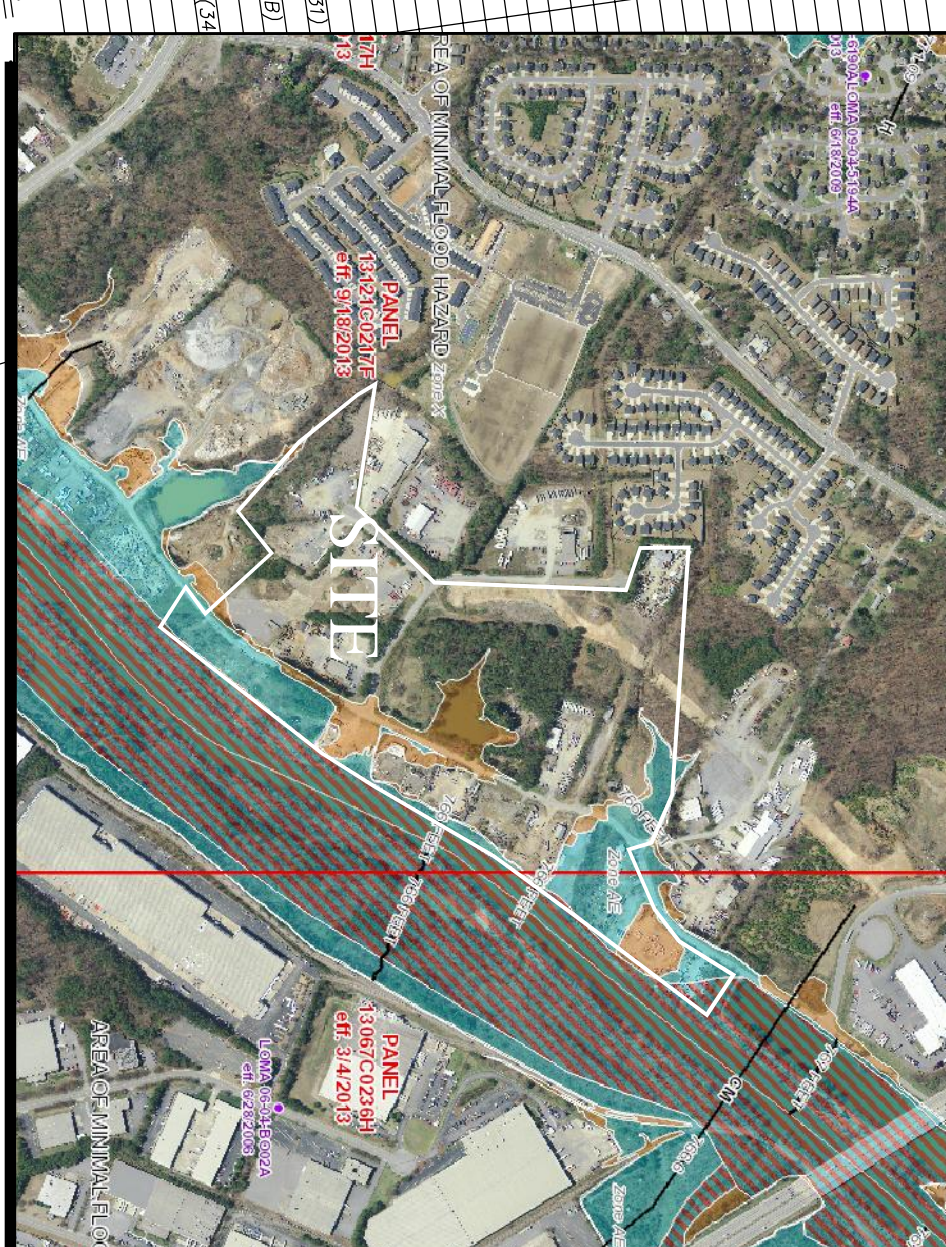


**SITE LOCATION MAP (NTS)**



**FEMA MAP NTS**



**SITE DATA:**

TOTAL SITE AREA	81.888 ACRES
ZONING	CITY OF SMYRNA
EXISTING ZONING	Conditional MU
PROPOSED ZONING	Conditional MU
<b>FOR-SALE DENSITY CALCULATIONS</b>	
DETACHED SINGLE-FAMILY LOTS	65 LOTS
TRACT 1 TOWNHOMES	74 UNITS
TRACT 2 TOWNHOMES	54 UNITS
TRACT 3 TOWNHOMES	55 UNITS
TRACT 4 TOWNHOMES	55 UNITS
TOTAL TOWNHOMES	233 UNITS
TOTAL RESIDENTIAL UNITS	298 UNITS
<b>MULTI-FAMILY CALCULATIONS</b>	
TOTAL MULTI-FAMILY UNITS	310 UNITS
TOTAL MULTI-FAMILY PARKING REQUIRED (1.5 PER UNIT)	465 SPACES
NORTH TRACT PARKING PROVIDED	572 SPACES
SOUTH TRACT PARKING PROVIDED	183 SPACES
PARKING ON RIVERVIEW ROAD	22 SPACES
TOTAL MULTI-FAMILY PARKING PROVIDED	527 SPACES
<b>SINGLE-FAMILY SETBACK REQUIREMENTS:</b>	
FRONT YARD	15 FEET
SIDE YARD	5 FEET
REAR YARD	15 FEET

**Riverview Landing**  
A Master Planned Community at Chattahoochee River

FOR  
**ARDENT COMPANIES, LLC**  
2100 POWERS FERRY ROAD  
SUITE 350  
ATLANTA, GEORGIA 30339  
Phone: 770-319-7424

LAND LOT 61, 171, 172, 174, 175, & 284  
18th DISTRICT

CITY OF SMYRNA  
COBB COUNTY  
GEORGIA

"WE PROVIDE SOLUTIONS"

**PLANNERS AND ENGINEERS COLLABORATIVE**  
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**REVISIONS:**

NO.	DATE	BY	DESCRIPTION
*1	03/14/2017	kw	Nicholas ChumpeParkine

**CONCEPT SITE PLAN**

SHEET TITLE

SCALE: 1" = 120'

DATE: January 6, 2017

PROJECT: 08031.00C

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

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
KENNETH J. DOMM  
No. 34393

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

**811**  
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**75**  
SHEET



WESTERLY BANK OF THE CHATTAHOOCHEE RIVER IS PROPERTY LINE