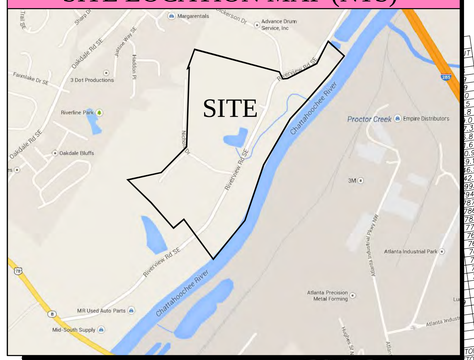
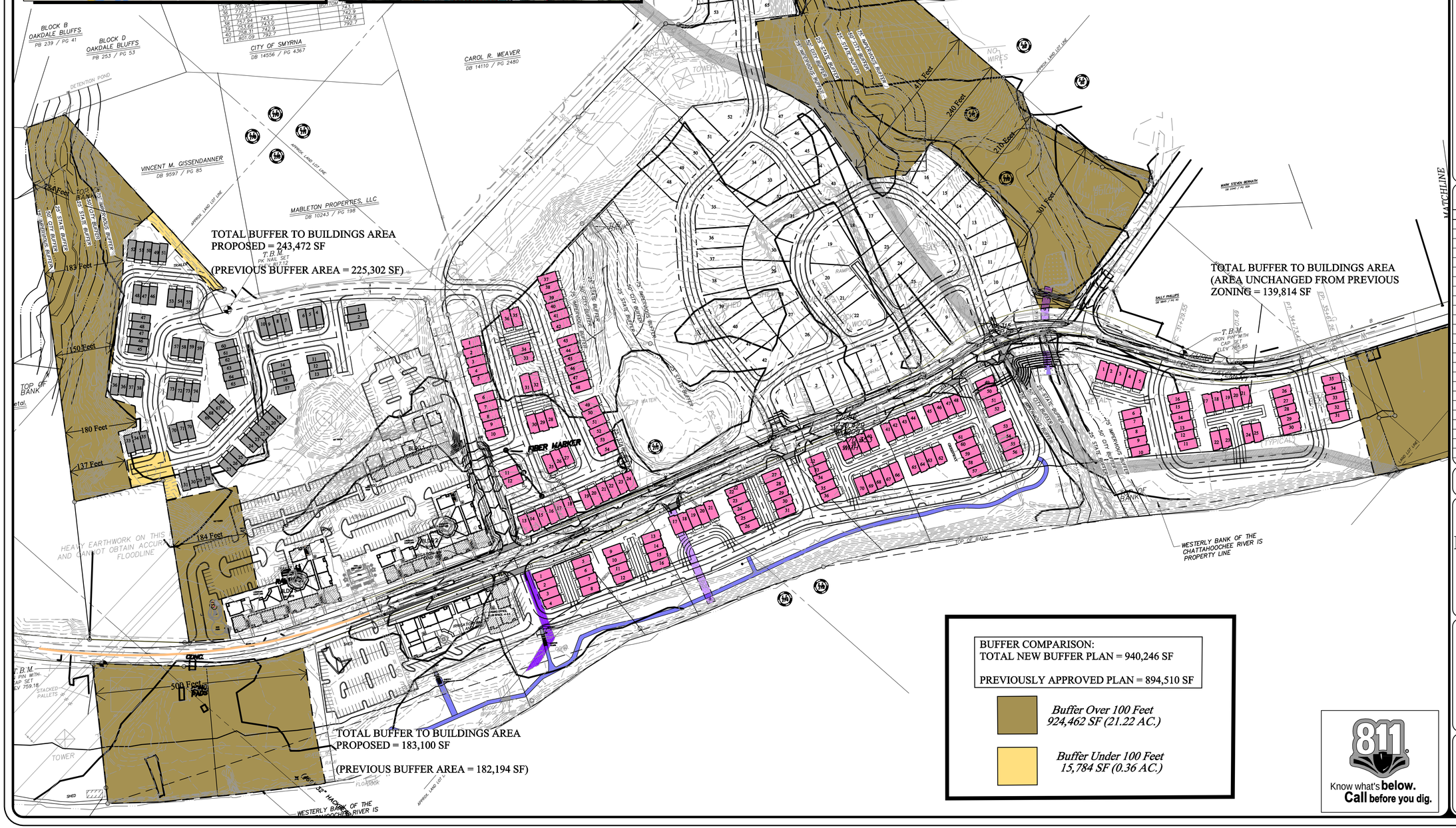
SITE LOCATION MAP (NTS)



FEMA MAP NTS

SITE DATA:

TOTAL SITE AREA	81.888 ACRES
ZONING	
ZONING JURISDICTION	CITY OF SMYRNA
EXISTING ZONING	Conditional MU
PROPOSED ZONING	Conditional MU
FOR-SALE DENSITY CALCULATIONS	
DETACHED SINGLE FAMILY LOTS	65 LOTS
24' TRACT 1 TOWNHOMES	74 UNITS
24' TRACT 2 TOWNHOMES	54 UNITS
24' TRACT 3 TOWNHOMES	70 UNITS
24' TRACT 4 TOWNHOMES	35 UNITS
TOTAL TOWNHOMES	233 UNITS
TOTAL RESIDENTIAL UNITS	298 UNITS
MULTI-FAMILY CALCULATIONS	
TOTAL MULTI-FAMILY UNITS	310 UNITS
TOTAL MULTI-FAMILY PARKING REQUIRED (1.5 PER UNIT)	465 SPACES
TOTAL MULTI-FAMILY PARKING PROVIDED	499 SPACES
SINGLE FAMILY SETBACK REQUIREMENTS:	**LENGTH:**
FRONT YARD	15 FEET
SIDE YARD	5 FEET
REAR YARD	15 FEET


PHASE ONE THE ENCLAVE AT OAKDALE PB 252 / PG 83
MKRS PROPERTIES, L.L.L.P. DB 12310 / PG 12
BLOCK B OAKDALE BLUFFS PB 239 / PG 41
BLOCK D OAKDALE BLUFFS PB 253 / PG 53
CITY OF SMYRNA DB 14556 / PG 4367
CAROL R. WEAVER DB 14110 / PG 2480
VINCENT M. GISSENDANNER DB 9597 / PG 85
MABLETON PROPERTIES, LLC DB 10243 / PG 198
MARK STEVEN BERNATH
SALLY PHILLIPS
TOTAL BUFFER TO BUILDINGS AREA PROPOSED = 373,860 SF
(PREVIOUS BUFFER AREA = 347,200 SF)
TOTAL BUFFER TO BUILDINGS AREA PROPOSED = 243,472 SF
(PREVIOUS BUFFER AREA = 225,302 SF)
TOTAL BUFFER TO BUILDINGS AREA (AREA UNCHANGED FROM PREVIOUS ZONING = 139,814 SF
TOTAL BUFFER TO BUILDINGS AREA PROPOSED = 183,100 SF
(PREVIOUS BUFFER AREA = 182,194 SF)
WESTERLY BANK OF THE CHATTAHOOCHEE RIVER IS PROPERTY LINE
HEAVY EARTHWORK ON THIS AND CANNOT OBTAIN ACCURATE FLOODLINE
FIBER MARKER
TOP OF BANK
DETENTION POND
DETENTION WALL
APPROX. LAND LOT LINE
MATCHLINE
183 Feet
150 Feet
180 Feet
137 Feet
184 Feet
500 Feet
301 Feet
240 Feet
210 Feet
213 Feet
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 11
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 15
BUILDING 16
BUILDING 17
BUILDING 18
BUILDING 19
BUILDING 20
BUILDING