

**SITE PLAN SUBMITTED
FOR APPROVAL BY COBB COUNTY
BOARD OF COMMISSIONERS PURSUANT
TO APPLICATION FOR “OTHER BUSINESS”
– NOVEMBER 19, 2024**



KEYNOTE

1. TOWN CENTER
 2. PAVILION
 3. RIVER PLAZA
 4. WOODLAND WALK
 5. MONUMENT SIGN
 6. AMENITY DECK
 7. CLUB HOUSE/ROOFTOP LOUNGE/CO-WORKING
 8. STATUE
 9. PEDESTRIAN BRIDGE
 10. FUTURE TRAILS
 11. HOTEL AND/OR RESIDENTIAL OVER RETAIL
 12. GATHERING STAIR
 13. GROCCER BELOW AMENITY DECK
- A. ENTRANCE FOR SERVICE
 - B. ENTRANCE FOR GROCER/RETAIL
 - C. ENTRANCE FOR RESIDENTIAL
 - D. ENTRANCE FOR RETAIL
 - E. ENTRANCE FOR HOTEL/RETAIL/RESIDENTIAL

BUILDING USE	TOTAL SF
RETAIL	110,000 SF
RESIDENTIAL	290 UNITS
HOTEL	130 KEYS

PARKING COUNT	PARKING SPACES
RETAIL	719
RESIDENTIAL	508
HOTEL	163
TOTAL	1390



RIVERVIEW VILLAGE

- GROCER
- RETAIL
- RESIDENTIAL
- HOTEL/RESIDENTIAL
- CIRCULATION
- LOBBY

SITE PLAN

**RIVERVIEW VILLAGE MASTERPLAN
PACKAGE SUBMITTED WITH
APPLICATION FOR “OTHER BUSINESS” –
NOVEMBER 19, 2024**



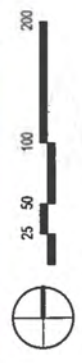


KEYNOTE

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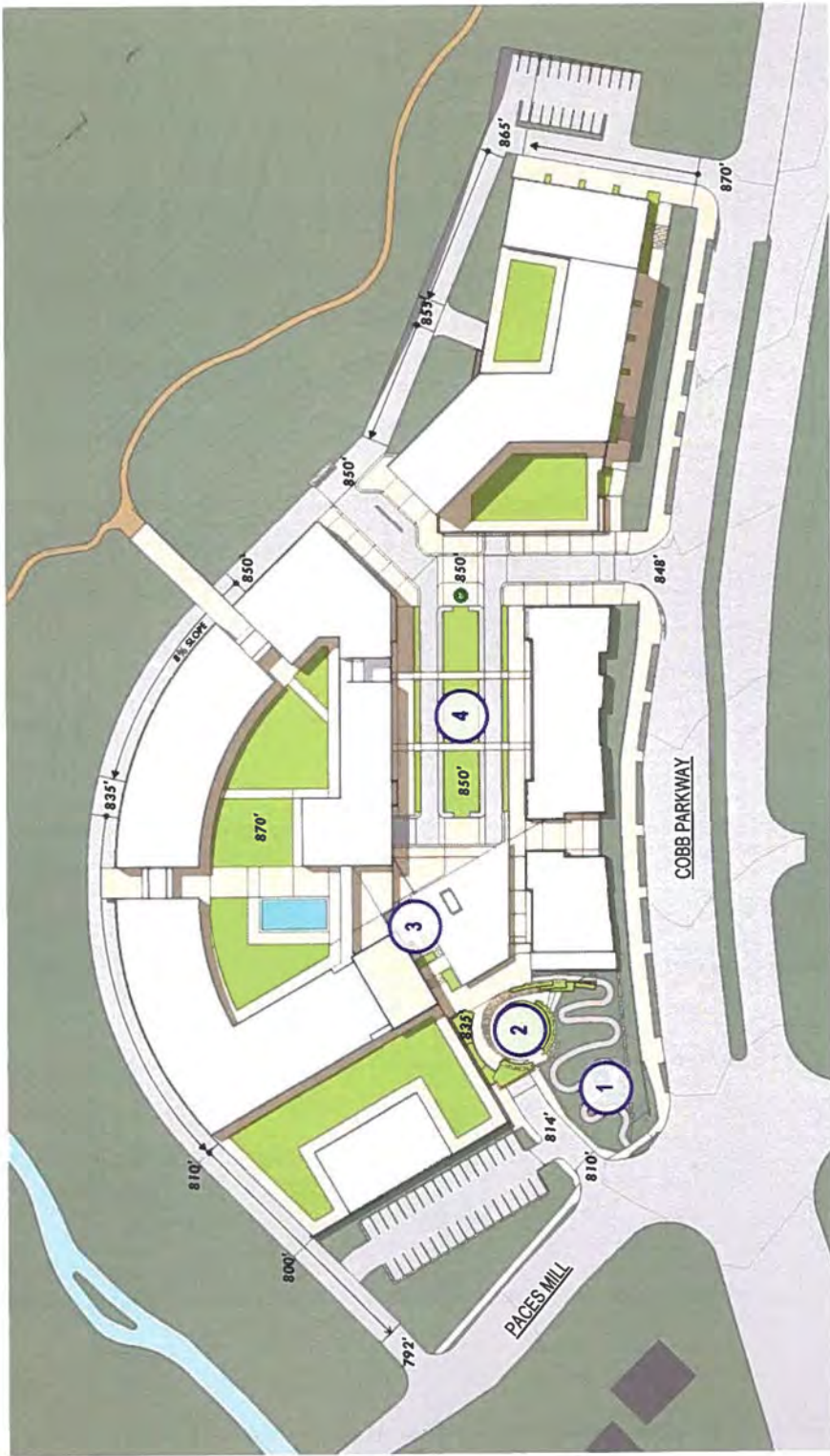
SITE PLAN

RIVERVIEW VILLAGE

- GROCER
- RETAIL
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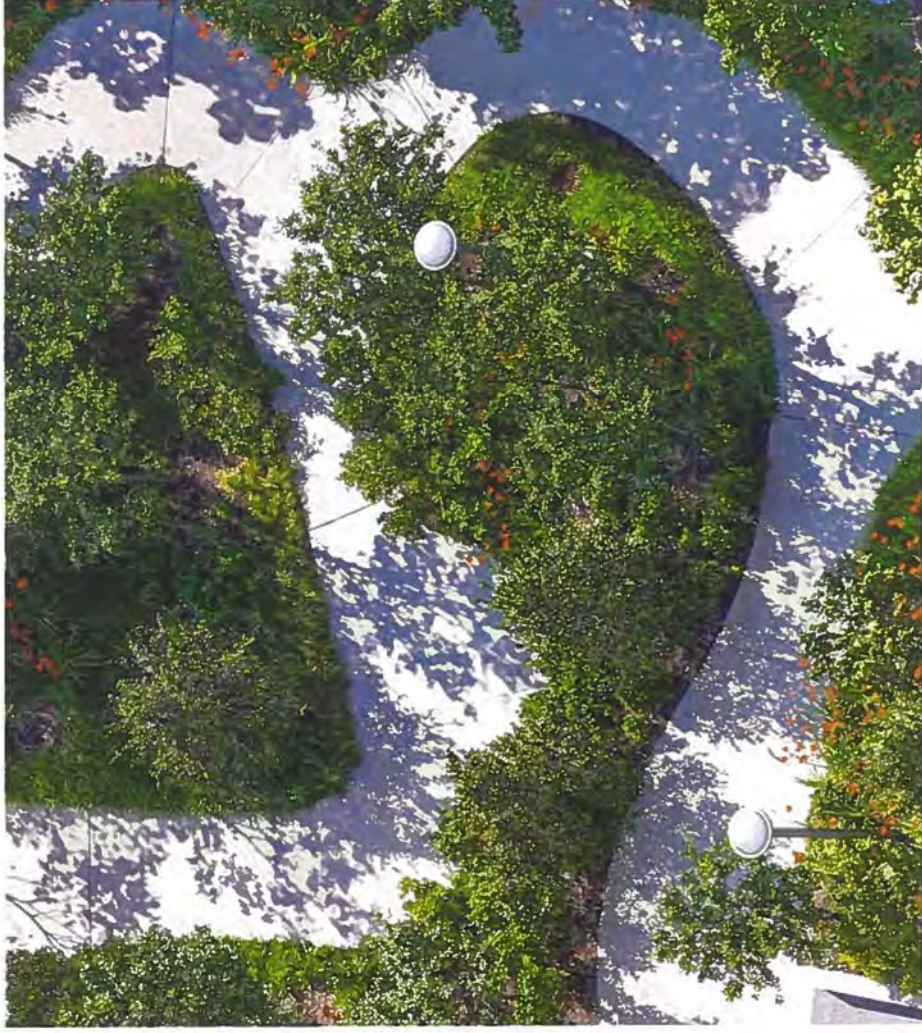
LEGEND

1. WOODLAND WALK
2. RIVER PLAZA
3. GATHERING STAIR
4. TOWN CENTER



WOODLAND WALK

A winding, woodland path that represents a cultivated version of the forested hillside at the rear of the property. The Woodland Walk leads visitors through native understory plantings and presents a dynamic planted slope - prominent and visible from the intersection of Cobb Parkway and Paces Mill Road.

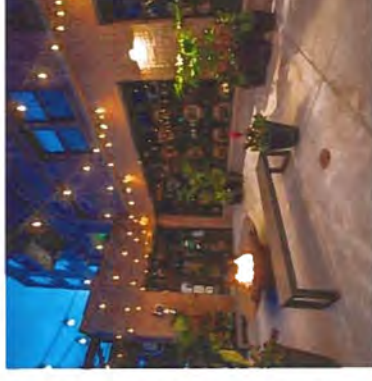


RIVERVIEW VILLAGE

LANDSCAPE CONCEPTS

RIVER PLAZA

The River Plaza provides a destination for the completion of the Woodland Walk and a distinctive overlook opportunity — serving as the foreground for the pavilion and creating multiple seating and gathering options for year-round programming and open space for the adjacent retail shops.



RIVERVIEW VILLAGE

LANDSCAPE CONCEPTS

GATHERING STAIR

This stair connects the River Plaza to the Town Center lawn and provides access to the adjacent retailers (co-working space, coffee shop, etc.). The stair creates gathering places along the ascent for guests to meet friends for a chat or find a quiet space to have coffee or lunch.

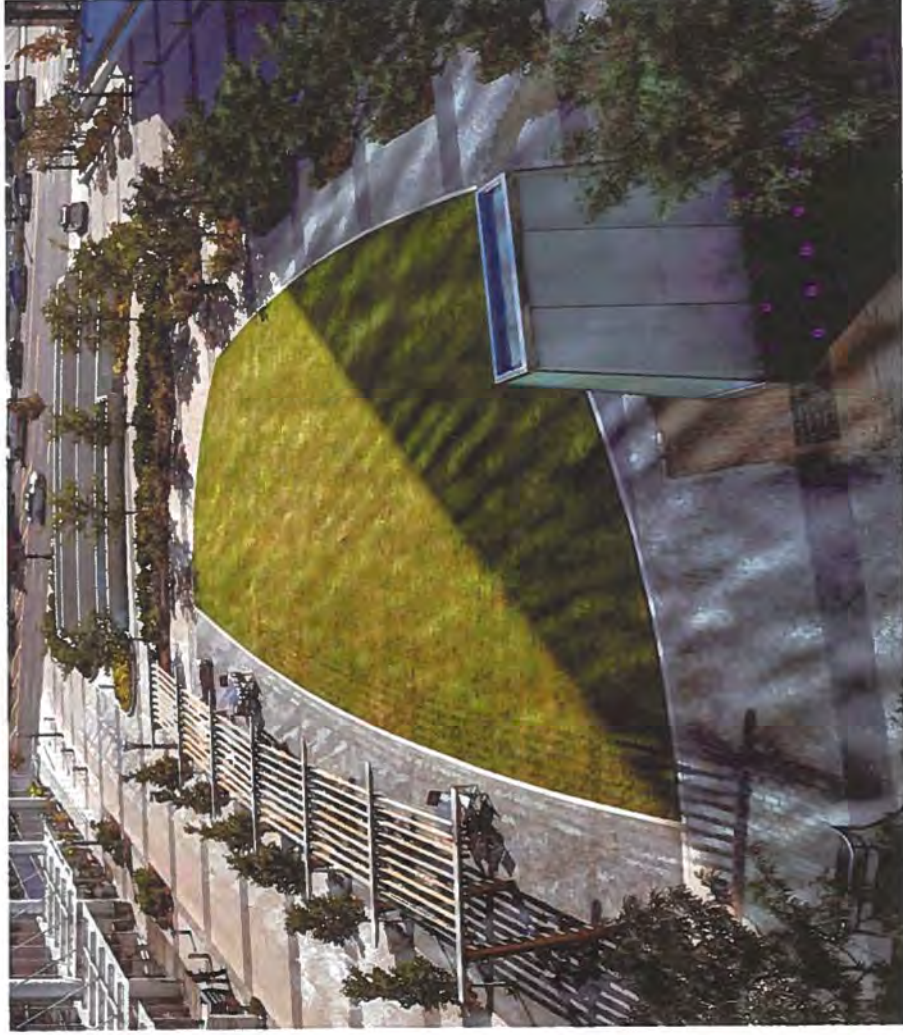


RIVERVIEW VILLAGE

LANDSCAPE CONCEPTS

TOWN CENTER

A central lawn that connects the memorial plaza to the pavilion and provides cross paths that connect the retail locations. The Town Center lawn is lined by planters with seating and provides a protected open space for programming of large events such as artists markets or Saturday afternoon play for kids.



RIVERVIEW VILLAGE

LANDSCAPE CONCEPTS



RIVERVIEW VILLAGE

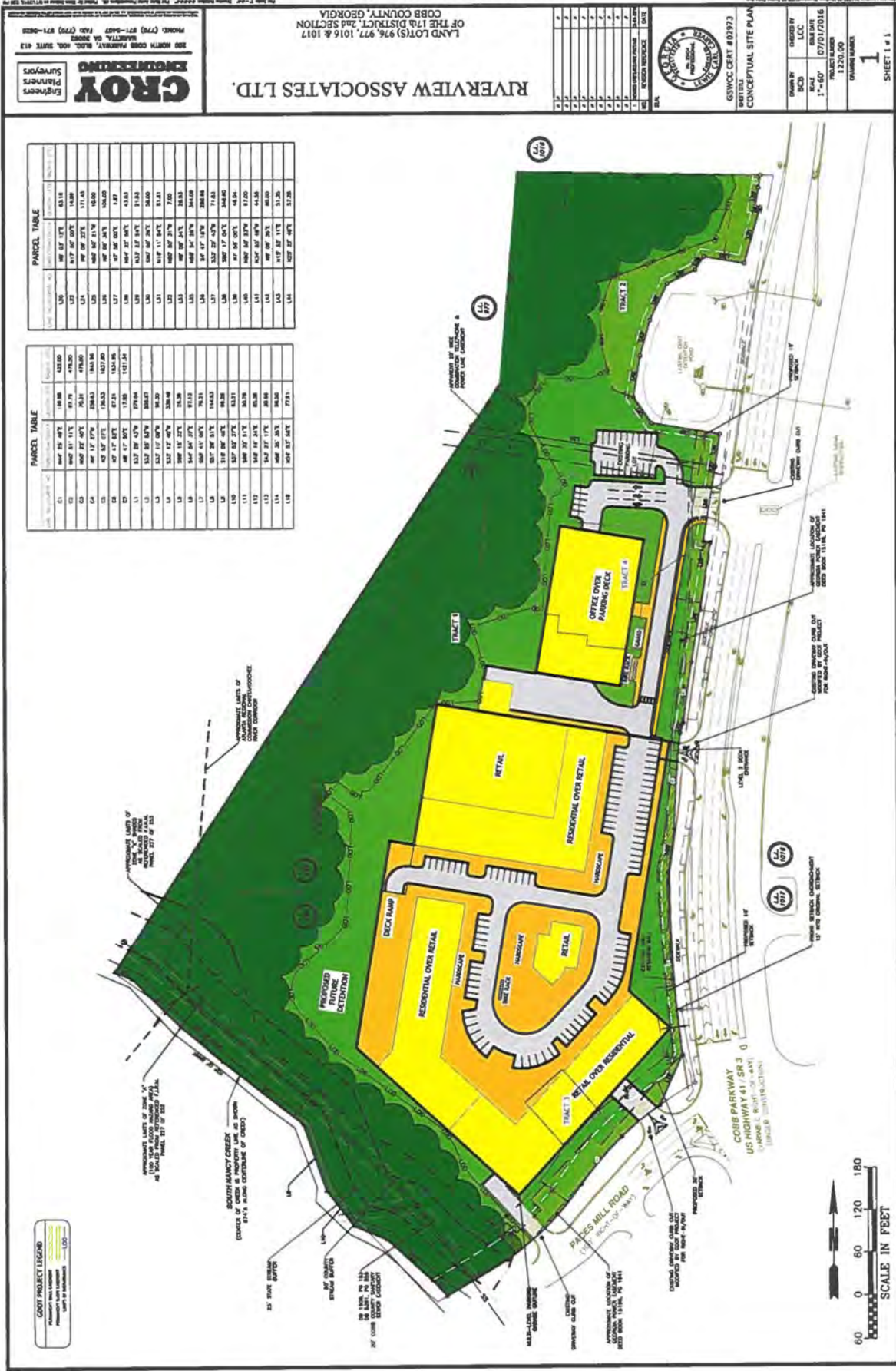
VIEW 1



RIVERVIEW VILLAGE

VIEW 2

Previously Approved Plan from August 2016



NOT ISSUED FOR CONSTRUCTION

RIVERVIEW ASSOCIATES LTD.
 LAND LOTS (S) 976, 977, 1016 & 1017
 OF THE 17th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA

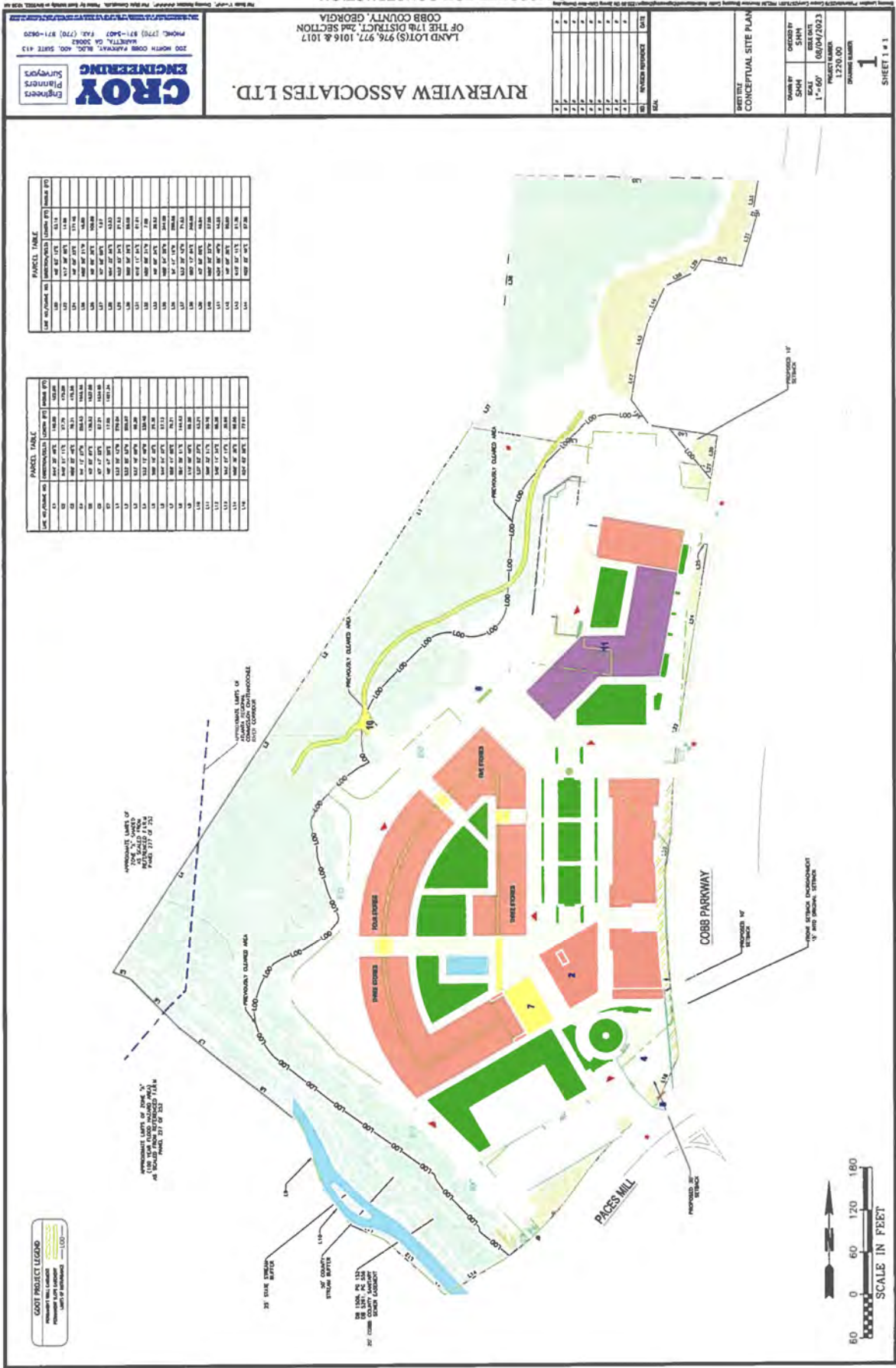
ENGINEERS
PLANNERS
SURVEYORS
ENGINEERING

200 NORTH COMB PARKWAY, SUITE 200, SUITE 210
 MARIETTA, GA 30067 (770) 971-8487 FAX (770) 971-8023

DATE: 07/01/2016
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 PROJECT NUMBER: 1220.00
 SHEET NUMBER: 1
 SHEET 1 of 1

GSWCC CERT # 02973
 CONCEPTUAL SITE PLAN

New Plan Overlaid Over the Previously Approved Plan



RIVERVIEW ASSOCIATES LTD.
 LAND LOTS(S) 976, 977, 1016 & 1017
 OF THE DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA

ENGINEERS
CRUY
 Surveyors

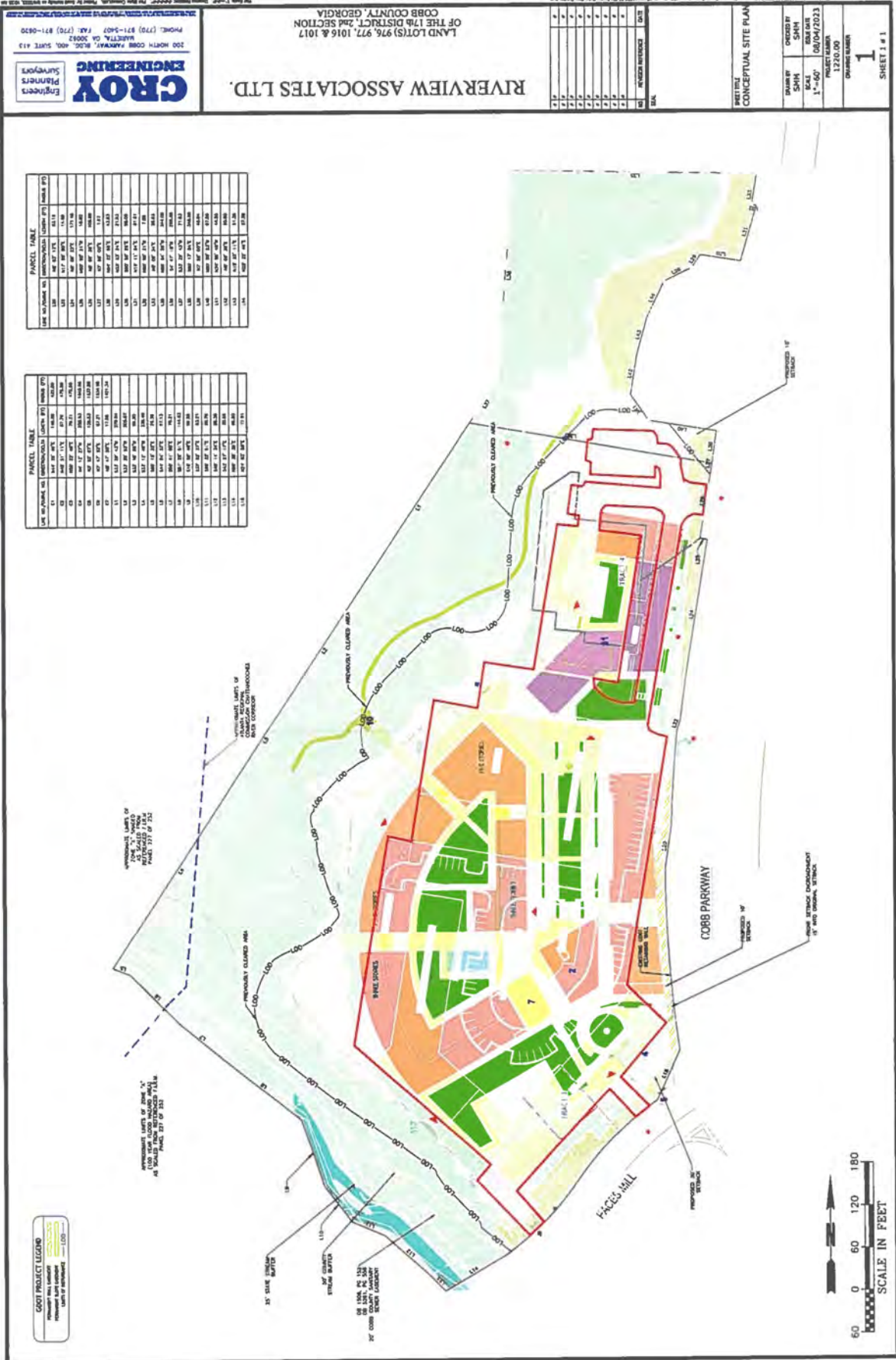
200 NORTH COBB PARKWAY, S.W. COB, GA 30281
 PHONE: (770) 871-5407 FAX: (770) 871-0520

NOT ISSUED FOR CONSTRUCTION

CONCEPTUAL SITE PLAN

DATE: 08/04/2023
 SCALE: 1" = 60'
 PROJECT NO: 1234567
 SHEET NO: 1
 SHEET 1 OF 1

Previously Approved Plan as Ghost Image & Outlined Perimeter in Red Over New Plan



PARCEL NUMBER (AS SHOWN ON SITE)	APPROXIMATE AREA (SQ FT)	OWNER (AS SHOWN ON SITE)
101	101,111	...
102	102,111	...
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PARCEL NUMBER (AS SHOWN ON SITE)	APPROXIMATE AREA (SQ FT)	OWNER (AS SHOWN ON SITE)
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CROY ENGINEERS
Engineers
Planners
Surveyors

200 NORTH COBB PARKWAY, SUITE 400, SMYTH 413
SMYTH, GA 30082
PHONE: (770) 871-5407 FAX: (770) 871-6870

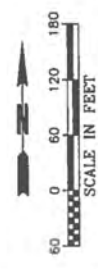
RIVERVIEW ASSOCIATES LTD.

LAND LOTS 176, 976, 977, 1016 & 1017
OF THE 17th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

NOT ISSUED FOR CONSTRUCTION

PRIET TITLE CONCEPTUAL SITE PLAN

OWNER:	DRIVER NUMBER:
DATE:	1220.00
SCALE:	1"=60'
PROJECT NUMBER:	08/04/2023
DESIGNED BY:	SJH
DRAWN BY:	SMH



EXIST PROJECT LEGEND

(Symbol)	EXIST PROJECT PERIMETER
(Symbol)	EXIST PROJECT FOOTPRINT
(Symbol)	EXIST PROJECT DRIVEWAY
(Symbol)	EXIST PROJECT SIDEWALK
(Symbol)	EXIST PROJECT LANDSCAPE
(Symbol)	EXIST PROJECT UTILITIES
(Symbol)	EXIST PROJECT DRAINAGE
(Symbol)	EXIST PROJECT STRUCTURES
(Symbol)	EXIST PROJECT FENCES
(Symbol)	EXIST PROJECT WALLS
(Symbol)	EXIST PROJECT SIGNAGE
(Symbol)	EXIST PROJECT LIGHTING
(Symbol)	EXIST PROJECT TREES
(Symbol)	EXIST PROJECT BUSHES
(Symbol)	EXIST PROJECT GRASS
(Symbol)	EXIST PROJECT SOIL
(Symbol)	EXIST PROJECT WATER
(Symbol)	EXIST PROJECT AIR
(Symbol)	EXIST PROJECT GROUND
(Symbol)	EXIST PROJECT CEILING
(Symbol)	EXIST PROJECT FLOOR
(Symbol)	EXIST PROJECT ROOF
(Symbol)	EXIST PROJECT FOUNDATION
(Symbol)	EXIST PROJECT STRUCTURE
(Symbol)	EXIST PROJECT INFRASTRUCTURE
(Symbol)	EXIST PROJECT UTILITIES
(Symbol)	EXIST PROJECT DRAINAGE

APPROXIMATE LOTS OF ZONE "K"
AS SHOWN ON THE 17TH DISTRICT
2ND SECTION, COBB COUNTY, GEORGIA
PARTS 217 OF 252

PREVIOUSLY CLEARED AREA

PREVIOUSLY EXISTING AREA

PROPOSED 30' SIDEWALK

PROPOSED 10' DRIVEWAY

PROPOSED 6" SIDEWALK

PROPOSED 8' DRIVEWAY

PROPOSED 10' DRIVEWAY

PROPOSED 12' DRIVEWAY

PROPOSED 15' DRIVEWAY