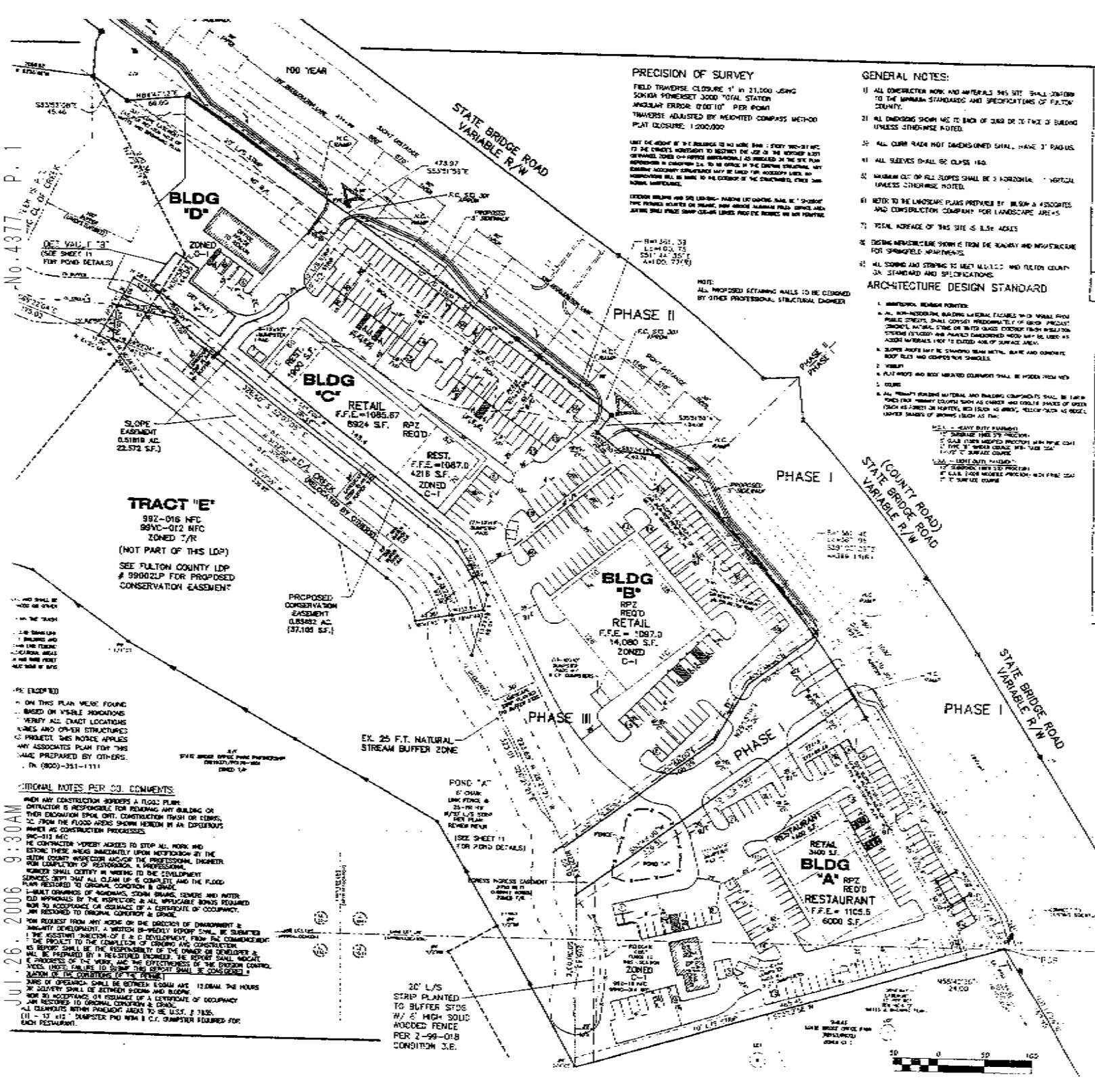


PRECISION OF SURVEY

FIELD TRAVERSE CLOSURE 1' in 21,000 USING SONIA POWERSET 3000 TOTAL STATION
ANGULAR ERROR: 0°00'10" PER POINT
TRAVERSE ADJUSTED BY WEIGHTED COMPASS METHOD
PLAT CLOSURE: 1:200,000

NOTE:
ALL PROPOSED RETAINING WALLS TO BE DESIGNED BY OTHER PROFESSIONAL STRUCTURAL ENGINEER

GENERAL NOTES:

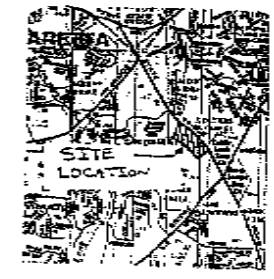
1) ALL CONSTRUCTION WORK AND MATERIALS THIS SITE SHALL CONFORM TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF FULTON COUNTY.
2) ALL DIMENSIONS SHOWN ARE TO BACK OF CURB OR TO FACE OF BUILDING UNLESS OTHERWISE NOTED.
3) ALL CURB RADII NOT DIMENSIONED SHALL HAVE 3' RADIUS.
4) ALL SLEEVES SHALL BE CLASS 160.
5) MAXIMUM CUT OR FILL SLOPES SHALL BE 3 HORIZONTAL 1 VERTICAL UNLESS OTHERWISE NOTED.
6) REFER TO THE LANDSCAPE PLANS PREPARED BY BLSON & ASSOCIATES AND CONSTRUCTION COMPANY FOR LANDSCAPE AREAS.
7) TOTAL ACREAGE OF THIS SITE IS 8.5± ACRES
8) EXISTING INFRASTRUCTURE SHOWN IS FROM THE ROADWAY AND INFRASTRUCTURE FOR SPRINGFIELD APARTMENTS.
9) ALL SIGNING AND STRIPING TO MEET M.U.T.C.D. AND FULTON COUNTY GA. STANDARD AND SPECIFICATIONS.

ARCHITECTURE DESIGN STANDARD

1. MINIMUM REQUIRED POINTED:
   a. ALL NON-RESIDENTIAL BUILDING MATERIAL FACADES WHEN VISIBLE FROM PUBLIC STREETS, SHALL CONSIST PREDOMINATELY OF BRICK, PRECAST CONCRETE, NATURAL STONE OR WHITE GLASS EXCEPT FRESH INSULATION SYSTEMS (STUCCO) AND PAINTED DIMENSIONED WOOD MAY BE USED AS ACCENT MATERIALS NOT TO EXCEED 40% OF SURFACE AREA.
   b. SLOPED ROOFS MAY BE STANDING SEAM METAL, BLUE AND CONCRETE ROOF TILES AND COMPOSITION SHINGLES.
2. VISIBILITY
   a. FLAT ROOFS AND ROOF MOUNTED EQUIPMENT SHALL BE HIDDEN FROM VIEW
3. COLORS
   a. ALL PRIMARY BUILDING MATERIAL AND BUILDING COMPONENTS SHALL BE FAIRLY FORESTED PRIMARY COLORS SUCH AS CHERRY AND COOLER SHADES OF GREEN (SUCH AS FOREST OR HUNTER), RED (SUCH AS BRICK), YELLOW (SUCH AS BEIGE), LIGHTER SHADES OF BROWNS (SUCH AS TAN).

H.S.A. – HEAVY DUTY PAVEMENT
12" SUBGRADE FINE STD PROCTOR
5" GAB (SIGN MODIFIED PROCTOR) WITH FINE COAT
2" TYPE "B" WINDER COURSE WITH "AGE COAT"
1-1/2" "C" SURFACE COURSE

L.S.A. – LIGHT DUTY PAVEMENT
12" SUBGRADE FINE STD PROCTOR
6" GAB (SIGN MODIFIED PROCTOR) WITH FINE COAT
2" "C" SURFACE COURSE



LOCATION MAP

SITE DEVELOPMENT DATA

EXISTING ZONING C-1 AND C1
ACREAGE 9.3 AC.
PARKING PER ZONING
C & I : 3 SPACES PER 1000 S.F. UP TO 250000 S.F.
RETAIL: 5 SPACES PER 1000 SF
RESTAURANT: 10 SPACES PER 1000 SF.

BUILDING "A" – RETAIL-C1 ZONED
PROPOSED BUILDING AREA =10800 S.F.
TOTAL RETAIL= 3400 S.F.
TOTAL RESTAURANT= 7400 S.F.
EXISTING BUILDING AREA = 1420 S.F.
TOTAL BUILDING AREA = 12,220 S.F.
PARKING REQUIREMENT
7400 S.F. RESTAURANT @ 10sp/1000 S.F. = 74 SPACES
3400 S.F. RETAIL @ 5sp/1000S.F. = 17 SPACES
1400 S.F. OFFICE @ 3 SP/100 SF = 5 SPACES
PARKING REQUIRED = 96 SPACES
PARKING PROVIDED = 112 SPACES

BUILDING "B" – RETAIL-C1 ZONED
PROPOSED BUILDING AREA=14080 S.F.
TOTAL RETAIL= 14,080 S.F.
PARKING REQUIREMENT
14,080 S.F. RETAIL @ 5/1000S.F. = 71 SPACES
PARKING REQUIRED = 71 SPACES
PARKING PROVIDED = 71 SPACES

BUILDING "C" – RETAIL-C1
PROPOSED BUILDING AREA=15,040 S.F.
TOTAL RESTAURANT = 8115 S.F.
TOTAL RETAIL = 8924 S.F.
PARKING REQUIREMENT
8115 S.F. RESTAURANT @ 10sp/1000S.F. = 52 SPACES
8924 S.F. RETAIL @ 5sp/1000S.F. = 45 SPACES
PARKING REQUIRED = 107 SPACES
PARKING PROVIDED = 107 SPACES

BUILDING "D" – OFFICE – C & I
PROPOSED BUILDING AREA=1600 S.F.
PARKING PROVIDED = 5 SPACES
PARKING REQUIRED = 5 SPACES
4 STD SP
1 H/C SP

* NOTE: MAX HEIGHT OF BUILDING IS ONE STORY PER 99-0017-NFC LC.

FLOOD HAZARD NOTE:
A PORTION THIS PROPERTY LIES WITHIN THE YEAR FLOOD
FLOOD PLAIN IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP OF FULTON COUNTY
COMMUNITY PANEL NUMBER 13121-C-0465 DATED MAY 22, 1996

REFERENCE MATERIAL
CONSTRUCTION PLANS FOR SPRINGFIELD APARTMENTS PREPARED BY WATTS & BROWNING, INC.

AREA THIS TRACT:
9.3± ACRES

BOUNDARY & TOPOGRAPHIC
INFORMATION SUPPLIED BY WATTS AND BROWNING ENGINEERS.

* 40' FRONT B.L. ACROSS FRONTAGE PER FULTON CO. RESOLUTION 4.13.D.

SITE PLAN FOR
PENN HODGE L.L.C.
LAND LOTS 153 AND 154
1st DISTRICT, 1st SECTION

B.C. ENGINEERING, INC.
101 WOODLAND DRIVE

1	2/15/00	F.C. REDLINES	
2	2/23/00	F.C. REDLINES	
3	6/13/00	PERMIT REVISION #1	
4	7/26/00	F.C. COMMENTS	
5	8/24/00	PER CLIENT	

DRAWN BY	M.E.A.
CHECKED BY	DWC
DATE	12/21/99
SCALE	1"=50'
LAND LOT	153 & 154
DISTRICT	1st

2B
19
99200D

No. 4377 P. 1
Jul. 26. 2006 9:30AM