

- LEGEND**
- DEST. POWER POLE
 - DEST. POWER POLE W/OUT WIRE
 - DEST. LIGHT STRINGS
 - DEST. ELECTRIC BOX or TRANSFORMER
 - DEST. WATER METER
 - DEST. WATER VALVE
 - DEST. UNKNOWN UTILITY STRUCTURE
 - DEST. TELEPHONE MONUMENT
 - DEST. TELEPHONE BOX
 - DEST. GAS METER
 - DEST. GAS VALVE
 - DEST. SANITARY SEWER MANHOLE
 - DEST. CLEAN OUT
 - DEST. JUNCTION BOX/STORM SEWER MANHOLE
 - DEST. CATCH BASIN
 - DEST. STORM INLET
 - DEST. STORM SEWER LINE
 - DEST. FLARED END SECTION
 - DEST. YARD INLET
 - DEST. SANITARY SEWER LINE
 - DEST. OVERHEAD POWER LINE
 - DEST. OVERHEAD TELEPHONE LINE
 - APPROX. LOCATION UNDERGROUND POWER LINE
 - APPROX. LOCATION UNDERGROUND TELEPHONE LINE
 - APPROX. LOCATION UNDERGROUND GAS LINE
 - APPROX. LOCATION UNDERGROUND WATER LINE
 - APPROX. LOCATION CHILLED WATER LINE
 - APPROX. LOCATION STEAM WATER LINE
 - DEST. FENCE LINE (AS NOTED)
 - DEST. SIGN (AS NOTED)
 - DEST. TREE (AS NOTED)
 - TEMPORARY BENCHMARK (TBM)
 - CONCRETE MONUMENT FOUND
 - PROPERTY CORNER
 - FIELD LOCATED TBM (AS NOTED)
 - DEST. SPOT ELEVATION
 - DEST. CONTOUR ELEVATION
 - IRON PIN SET (1/2" REBAR)
 - P.O.B.
 - P.W.
 - N/F
 - B.S.L.
 - D.B.
 - PAGE
 - TC
 - BC
 - ROP
 - CMP
 - PVC
 - DP
 - HDP
 - INV.
 - TH.T.
 - CONC.
 - C&G
 - BSL
 - NEW CHILLED WATER LINE
 - NEW STEAM WATER LINE
 - NEW FIRE LINE
 - NEW WATER LINE
 - NEW GAS LINE
 - NEW STORM SEWER
 - NEW SATE VALVE
 - NEW FIRE HYDRANT
 - NEW DROP INLET
 - NEW HEADWALL
 - NEW CATCH BASIN
 - NEW MANHOLE
 - NEW CLEANOUT
 - NEW SPOT ELEVATION
 - NEW CONTOUR
 - NEW NUMBER OF PARKING SPACES
 - STORM STRUCTURE IDENTIFICATION
 - SANITARY STRUCTURE IDENTIFICATION
 - NEW ASPHALT PAVEMENT
 - NEW CONCRETE SIDEWALK
 - NEW CONCRETE PAVEMENT
 - EXISTING PAVEMENT/CONCRETE S/W
 - STRUCTURES/TREES TO BE REMOVED
 - TRAFFIC DIRECTION ARROWS (SEE SECTION 407)
 - NEW HANDICAP SYMBOL
 - STANDING TREE SAVE FENCE
 - REMOVED TREE SAVE FENCE AT SPECIMEN TREES
 - SUPPLEMENTAL PROBING CONTROL
 - DEST. TREE TO BE REMOVED

ROSWELL ARCHITECTURAL OVERLAY RIVERBANKS CAMPUS DISTRICT

CRITERIA #1 - SHIELD PARKED VEHICLES FROM VIEW
Evergreen shrubs will be planted along the right-of-way line adjacent to the parking lot to shield the parked vehicles from view.

CRITERIA #2 - SHIELD PARKING SURFACE FROM VIEW
The new parking surface will be approximately 2 to 3 feet below the surface of Holcomb Bridge Road. The parking surface will be screened from view with evergreen shrubs.

CRITERIA #3 - SAFE SIDEWALKS
There are existing sidewalks currently constructed along Holcomb Bridge Road and Old Alabama Road. There is a 2-foot wide grass strip between the back of curb and the edge of the concrete sidewalk. The concrete sidewalk is 5-feet wide.

CRITERIA #4 - TREATMENT OF LARGE FLAT WALL AREAS
There are no large flat wall areas on the building. They only area available for screening is needed for a bio-retention water quality area.

CRITERIA #5 - SIGNAGE
The existing common pizza ground sign is to remain and the bank proposed to occupy a placard. Minimal building signage with subtle designer type signage is proposed on all four sides of the building.

CRITERIA #6 - SCULPTURES (Vegetation)
All landscape areas will be planted with grass, trees and shrubs. Three bio-retention areas will be required that will be planted with the required vegetation of the bio-retention ponds.

CRITERIA #7 - VISUAL PATTERNS ON BUILDING FACADES
Our building provides interesting facade details with ordered proportions and material variety. Articulation occurs on all building sides and all sides are fully developed.

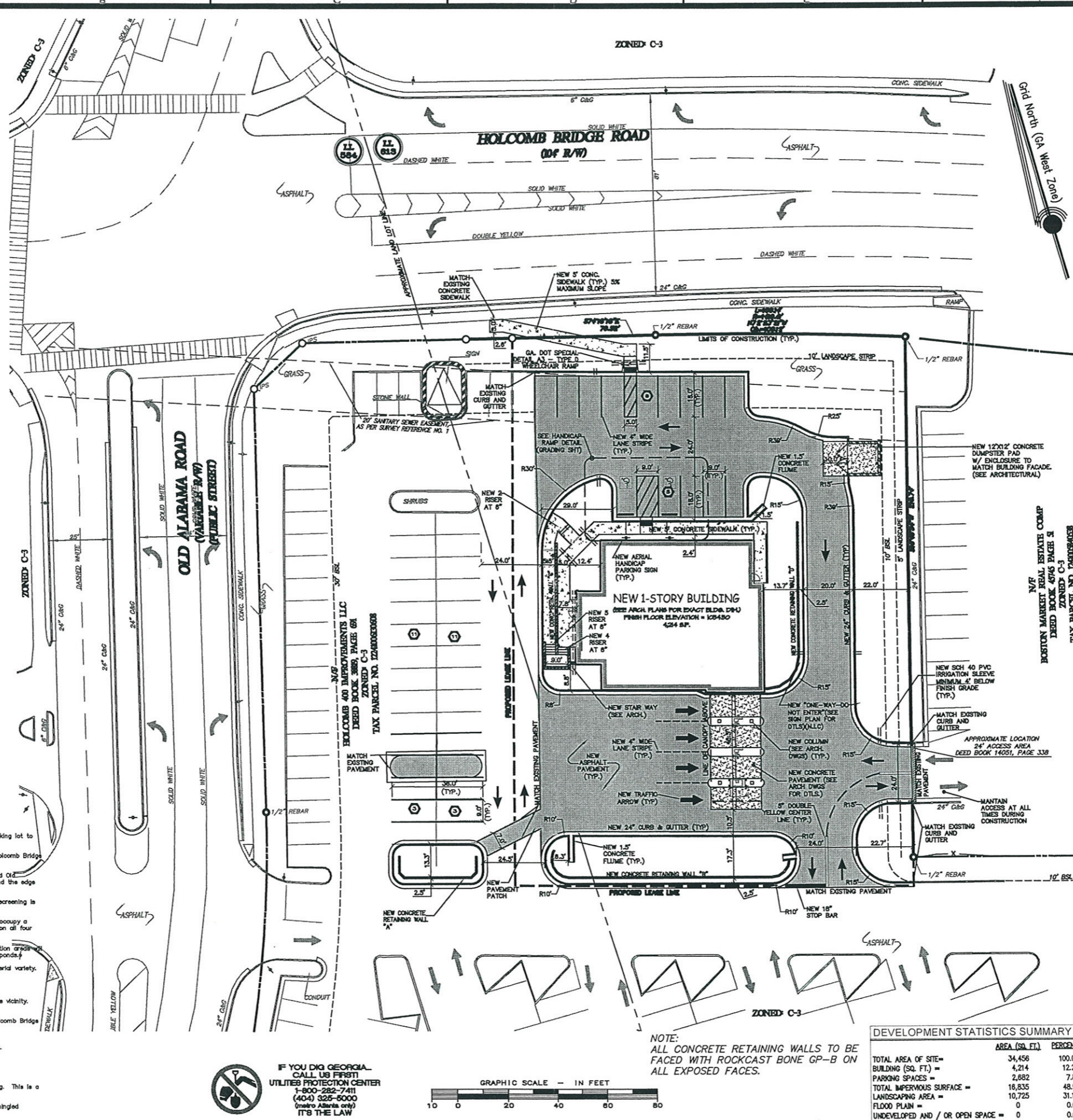
CRITERIA #8 - SITE LIGHTING
Existing plaza standard to be maintained as required by the covenants.

CRITERIA #9 - CONTEXTUAL APPEARANCE
Scale and proportions are similar to other out parcel structures in the immediate vicinity. Material palette and colors are representative of other facilities in the district.

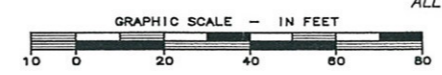
CRITERIA #10 - VISIBLE UTILITY LINES
All new utilities will be underground. The existing overhead utility lines along Holcomb Bridge Road will remain. All utilities along Old Alabama Road are underground.

SIGNATURE PLANT LIST FOR DISTRICT
Please refer to the landscape plan for the landscaping for this development.
FLOWER COLOR
The District flower color will be used for the seasonal plantings.

COHERENT BUILDING MATERIALS, FINISHES AND TEXTURES
BRICK - Red Sunset brick will be used on all four sides of the building.
STUCCO - Rockcast Bone GP-B will be used along the foundation of the building. This is a sandstone brick veneer finish.
WOOD - No wood will be used for the exterior of the building.
ROOFING - Standing seam metal panels will be used for the roof parapet. A shingled "tower" will be installed at the front door.



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NOTE:
ALL CONCRETE RETAINING WALLS TO BE FACED WITH ROCKCAST BONE GP-B ON ALL EXPOSED FACES.

DEVELOPMENT STATISTICS SUMMARY CHART

	AREA (SQ. FT.)	PERCENTAGE
TOTAL AREA OF SITE =	34,456	100.0%
BUILDING (SQ. FT.) =	4,214	12.2%
PARKING SPACES =	2,682	7.8%
TOTAL IMPERVIOUS SURFACE =	16,835	48.9%
LANDSCAPING AREA =	10,725	31.1%
FLOOD PLAIN =	0	0.0%
UNDEVELOPED AND / OR OPEN SPACE =	0	0.0%



OWNER
HOLCOMB 400 IMPROVEMENTS, LLC
% DLC MANAGEMENT CORP.
580 WHITE PLAINS ROAD
TARRYTOWN, NY 10591
IN YOUR EMERGENCY CONTACT
MR. ADAM IFSHIN
(914) 631-8533

DEVELOPER
CHASE
240 E PALMETTO PARK ROAD
BOCA RATON, FL 33432
(561) 544-3280
LOCAL 24 HOUR EMERGENCY CONTACT
MR. STEVE FISCHER
(770) 910-5498

TAX PARCEL ID: 12-241 06 130608

SITE ADDRESS:
1475-B HOLCOMB BRIDGE ROAD
CITY OF ROSWELL, FULTON COUNTY, GA.

SITE AREA:
0.8140 ACRES
34,456 SQUARE FEET

IMPERVIOUS AREA:
23,731 SQUARE FEET

LANDSCAPING AREA:
10,725 SQUARE FEET

DISTURBED AREA:
± 0.80 ACRES

SITE ZONING: C-3

BUILDING SETBACK LINES:
FRONT YARD : 30 FEET
SIDE YARD : 10 FEET
REAR YARD : 10 FEET

BUILDING SUMMARY:
1-STORY
BUILDING 4,214 SQUARE FEET
BUILDING HEIGHT: 25' - 8 3/4"

PARKING SUMMARY:

	MINIMUM*	MAXIMUM*	PROVIDED
REGULAR PARKING:	13	20	13
HANDICAP PARKING:	1	1	2
TOTAL PARKING SPACES:	14	21	15

*ONE SPACE PER 300 S.F. OF GROSS FLOOR AREA (MIN).
*ONE SPACE PER 200 S.F. OF GROSS FLOOR AREA (MAX).

PLAN PREPARED: TIMOTHY P. MULLEN
GSWCC LEVEL II CERTIFICATION NO.: 0000015137

THERE ARE NO STATE WATERS WITHIN 300 FEET OF THE SITE.
THERE ARE NO WETLANDS ON THE SITE.

FLOOD HAZARD NOTE
This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Study of the DeKalb County, Georgia Community Panel Number 1318100064E dated 8-23-1999.

Information regarding the proposed project, site, character and location of existing underground utilities and structures is shown herein. There is no warranty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and emergence of underground utilities and structures shown herein may be hazardous and dangerous to persons and property. The contractor shall be responsible for the correctness or sufficiency of this information.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED AND MARKED BY ALL EMPLOYEES OR ADDITIONAL UTILITIES EMPLOYEES.

NOTE: ALL CURB RADI ARE "E", UNLESS OTHERWISE NOTED.

NOTE: ALL OVERSIGHTS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: ALL PIPE LENGTHS ARE BULLED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.

bdg ARCHITECTS
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REVISIONS

NO.	DATE	DESCRIPTION	TPM	BY

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Norcross, Georgia 30095
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispratt.com
Contact Person: ANDREW BLAKEY



IP MORGAN CHASE BANK
Holcomb Bridge & Old Alabama
LAND LOTS 584 & 613, 1st DISTRICT, 2nd SECTION, FULTON COUNTY, CITY OF ROSWELL, GEORGIA



For The Firm
Travis Pratt & Associates, Inc.
DATE: 02-02-10
SCALE: 1" = 20'
CN: 090330PN
LB: SITE
JN: 1-09-0330
FN: 153-0-146
Sheet No. C3.2

