LEGEND

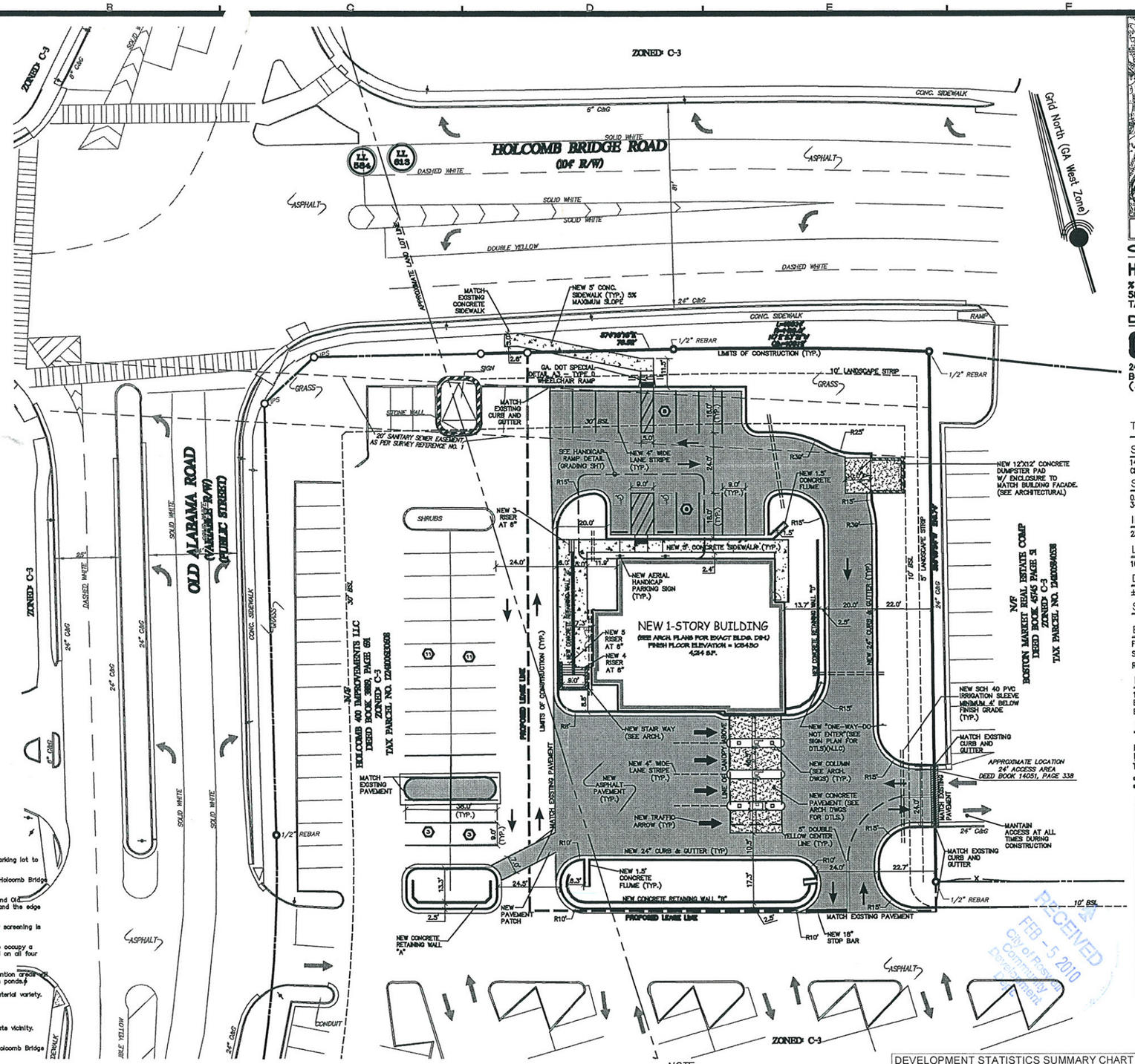
- EXIST. POWER POLE
- EXIST. POWER POLE W/GUY WIRE
- EXIST. LIGHT STANDARD
- EXIST. ELECTRIC BOX or TRANSFORMER
- EXIST. WATER METER
- EXIST. WATER VALVE
- EXIST. UNKNOWN UTILITY STRUCTURE
- EXIST. TELEPHONE MONUMENT
- EXIST. TELEPHONE BOX
- EXIST. GAS METER
- EXIST. GAS VALVE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. CLEAN OUT
- EXIST. JUNCTION BOX/STORM SEWER MANHOLE
- EXIST. CATCH BASIN
- EXIST. DROP INLET
- EXIST. STORM SEWER LINE
- EXIST. FLARED END SECTION
- EXIST. YARD INLET
- EXIST. SANITARY SEWER LINE
- EXIST. OVERHEAD POWER LINE
- EXIST. 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
- EXIST. FENCE LINE (AS NOTED)
- EXIST. SIGN (AS NOTED)
- EXIST. TREE (AS NOTED)
- TEMPORARY BENCHMARK (TBM)
- CONCRETE MONUMENT FOUND
- PROPERTY CORNER
- FIELD LOCATED PIN (AS NOTED)
- x838.25 EXIST. SPOT ELEVATION
- 838 EXIST. CONTOUR ELEVATION
- IPS IRON PIN SET (1/2" REBAR)
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- N/F NOW OR FORMERLY
- BSL BUILDING SETBACK LINE
- D.B. DEED BOOK
- PG. PAGE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- DIP DUCTILE IRON PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- INV. INVERT
- THT. THROAT
- CONC. CONCRETE
- C&G CURB & GUTTER
- BSL BUILDING SETBACK LINE
- NEW SANITARY SEWER LINE
- NEW CHILLED WATER LINE
- NEW STEAM WATER LINE
- NEW FIRE LINE
- NEW WATER LINE
- NEW GAS LINE
- NEW STORM SEWER
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW DROP INLET
- NEW HEADWALL
- NEW CATCH BASIN
- NEW MANHOLE
- NEW CLEANOUT
- x 818.00 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
- XXXXX STRUCTURES/ITEMS TO BE REMOVED
- TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)
- NEW HANDICAP SYMBOL
- STANDARD TREE SAVE FENCE
- REINFORCED TREE SAVE FENCE AT SPECIMEN TREES
- SUPPLEMENTAL EROSION CONTROL SILT FENCE FOR TREE PROTECTION
- X EXISTING 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 approximate 2 to 5 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 construcuted along Holcomb Bridge Road and Old Alabama Road. There is a 2-feet 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 bioretention water quality area.
CRITERIA #5 – SIGNAGE
The existing common plaza 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 – SOFTSCAPES (Vegetation)
All landscape areas will be planted with grass, trees and shrubs. Three bioretention areas are required that will be planted with the required vegetation of the bioretention ponds.
CRITERIA #7 – VISUAL PATTERNS ON BUILDING FACADES
Our building provides interesting façade 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 palate 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.

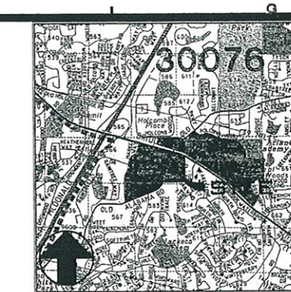
COHERENT BUILDING MATERIALS, FINISHES AND TEXTURES
BRICK – Red Sunset brick will be used on all four sides of the building.
STUCCO – Rockcast Bone GP–B will be used along the foundation of the building. This is a sandstone brick veneer finish.
WOOD – No wood will be used for the exterior of the building.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



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

IF YOU DIG GEORGIA... CALL US FIRST!
UTILITIES PROTECTION CENTER
1-800-282-7411
(404) 525-5000
(metro Atlanta only)
IT'S THE LAW

GRAPHIC SCALE – IN FEET
10 0 20 40 60 80



LOCATION MAP
not to scale / ref. aero atlas

OWNER
HOLCOMB 400 IMPROVEMENTS, LLC
% DLC MANAGEMENT CORP.
580 WHITE PLAINS ROAD
TARRYTOWN, NY 10591
24 HOUR EMERGENCY CONTACT
MR. ADAM IFSHIN
(914) 631-6533

DEVELOPER
CHASE
240 E PALMETTO PARK ROAD
BOCA RATON, FL 33432
(561) 544-3280
24 HOUR EMERGENCY CONTACT
MR. ANDY FELDBERG
(561) 544-3280
LOCAL 24 HOUR EMERGENCY CONTACT
MR. STEVE FISCHER
(770) 910-5495

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
34,458 SQUARE FEET

IMPERVIOUS AREA:
23,731 SQUARE FEET

LANDSCAPING AREA:
10,725 SQUARE FEET

DISTURBED AREA:
± 0.98 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 PREPARER: TIMOTHY P. MULLEN
GSWCC LEVEL II CERTIFICATION No.: 0000015137

THERE ARE NO STATE WATERS WITHIN 200 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 area as defined by the F.E.M.A. Flood Insurance Rate Map of Fulton County/County Community Panel Number 13121C0058 4E dated 8-23-1996.

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The locations of underground utilities and underground utilities and structures shown hereon may be inexacts and utilities and structures not shown may be encountered. The Engineer and Surveyor assume no liability for such omissions and hereby advise that the surveyor is not responsible for the correctness or sufficiency of this information.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

NOTE: ALL CURB RADII ARE "R" UNLESS OTHERWISE NOTED.

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

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

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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%

bdg
ARCHITECTS
1211 N. Franklin Street
Tampa, FL 33602
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F: 813 - 323 - 9238
W: www.bdgsai.com

NO.	DATE	DESCRIPTION	BY
6			
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REVISIONS

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com
Contact Person: ANDREW BLAKEY
Travis Pruitt & Associates, Inc.

SITE PLAN
JP MORGAN CHASE BANK
Holcomb Bridge & Old Alabama
LAND LOTS 584 & 613, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, CITY OF ROSWELL, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 0987 TIMOTHY P. MULLEN
For The Firm
Travis Pruitt & Associates, Inc.

DATE: 12-16-09
SCALE: 1" = 20'
CN:090330PN
LBV: 090330PN - SIT
JN: 1-09-0330
FN: 153-D-146

Sheet No. C3.2

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