

NOW OR FORMERLY
 CONVEY PROPERTY, INC.
 ZONED (Z 90-62) OFFICE AND INSTITUTIONAL (O-1)
 (FULTON COUNTY ZONING)

TS-BOX @
 TS-POLE

G.I.S. NOTE:
 THE MAGNETIC BEARING BETWEEN GIS MONUMENTS
 F-015 AND F-215 FOR THIS SURVEY IS
 N25°30'24"W WITH A RECORDED FIELD DISTANCE
 OF 1089.73'. MONUMENT F-015 IS REPORTED AS BEING
 DESTROYED, COORDINATES WERE OBTAINED PRIOR
 TO BEING DESTROYED.

(R/W 60' OFF CL AND VARIES)
(PVM T VARIES AS SHOWN)

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ALL PROPOSED PAVEMENT SECTIONS SHALL BE APPROVED IN WRITING BY THE PROJECT SOILS ENGINEER PRIOR TO OR AT THE TIME OF CONSTRUCTION. MODIFICATION OF PAVEMENT SECTIONS BY THE SOILS ENGINEER WILL BE IN WRITING. COPIES OF MODIFICATIONS SHALL BE PROVIDED TO THE OWNER/DEVELOPER AND THIS FIRM PRIOR TO CONSTRUCTION.

PARKING LOT PAVEMENT SECTION: (LIGHT DUTY)

48,210.98 SQ. FT.
1.1068 ACRES

DUMPSTER SCREENING NOTE:

THE PROPOSED DUMPSTER SHALL BE SCREENED WITH A SIMILAR MATERIAL TO THE FACIA OF THE PROPOSED BUILDING. THE PROPOSED SCREENS SHALL BE OF ADEQUATE HEIGHT TO TO TOTALLY SCREEN THE DUMPSTER.

ZONING PLAT AND BOUNDARY SURVEY FOR:
CRABAPPLE NURSERY, INC., J.H. CHATHAM,
CHATHAM HOMES, INC., CHATHAM LAND
DEVELOPMENT CO.,INC. PREPARED BY
BATES - LONG & ASSOCIATES, DATED
DEC. 8, 1989.

ZONING EXHIBIT FOR: ECKERD CORPORATION,
PREPARED BY DAVID BURRE ENGINEERS &
SURVEYORS, INC., DATED 10-02-97.

CONSTRUCTION PLANS FOR THE CITY OF
ROSWELL DEPARTMENT OF TRANSPORTATION,
PREPARED BY R.K. SHAH & ASSOC., DATED
10-11-02.

BILL KOLBRENER
ORCHARD VILLAGE L.L.C.
11130 STATE BRIDGE ROAD
SUITE D-201
ALPHARETTA, GEORGIA 30022
PHONE: (678) 297-0909
CELL: (678) 409-7525
FAX: (678) 297-7522

THERE ARE NO RESTAURANTS PROPOSED THIS SITE. ONE 8 C.Y. DUMPSTER REQUIRED WITH PICKUP TWICE A WEEK MINIMUM.

CERTAIN UNDERGROUND UTILITIES THIS TRACT
(i.e. WATER, NATURAL GAS, ELECTRICITY, PHONE,
ETC.) AND/OR THEIR APPURTENANCES ARE NOT
SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A FIELD CLOSURE OF ONE FOOT IN 19,468 FEET AND
AN ANGULAR ERROR OF 2.25 SECONDS PER ANGLE POINT
AND WAS ADJUSTED USING CRANDALL'S RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 192,261
FEET.

FIELD ANGLES AND LINEAR DISTANCES MEASURED USING
A TOPCON GTS-303 TOTAL STATION.

INTERSECTION OF SOUTHWEST R/W OF HOUSE ROAD
A.K.A. GA. HWY 140 (R/W 70' OFF C.L.) WITH SOUTH
R/W OF RUCKER ROAD (RIGHT-OF-WAY VARIES).

CERTAIN INTERIOR IMPROVEMENTS NOT SHOWN HEREON.

MATTERS OF RECORD THIS SITE ARE EXCEPTED.

ALL PROPOSED BUILDING CONSTRUCTION AND SITE WORK SHALL CONFORM TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF ROSWELL, GEORGIA ZONING ORDINANCE.

THIS PROPERTY TO BE SERVED BY PUBLIC WATER AND
SANITARY SEWER.

THE EXISTING DRIVE ADJACENT SOUTH PROPERTY LINE WILL BE MAINTAINED BY OWNER/DEVELOPER AT OWNER/DEVELOPER'S SOLE EXPENSE FROM THE WESTERNMOST POINT OF DRIVEWAY TIE-IN TO THE WESTERN EDGE OF HOUEZ ROAD.

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**DAVID A. BURRE
ENGINEERS & SURVEYORS, INC.**
11660 ALPHARETTA HWY. SUITE 100
ROSSELL, GEORGIA 30076 (770)442-0500

SITE DEVELOPMENT PLAN FOR ORCHARD VILLAGE

[illegible]

SHEET
1 OF 12
PROJECT NUMBER
02-2802