

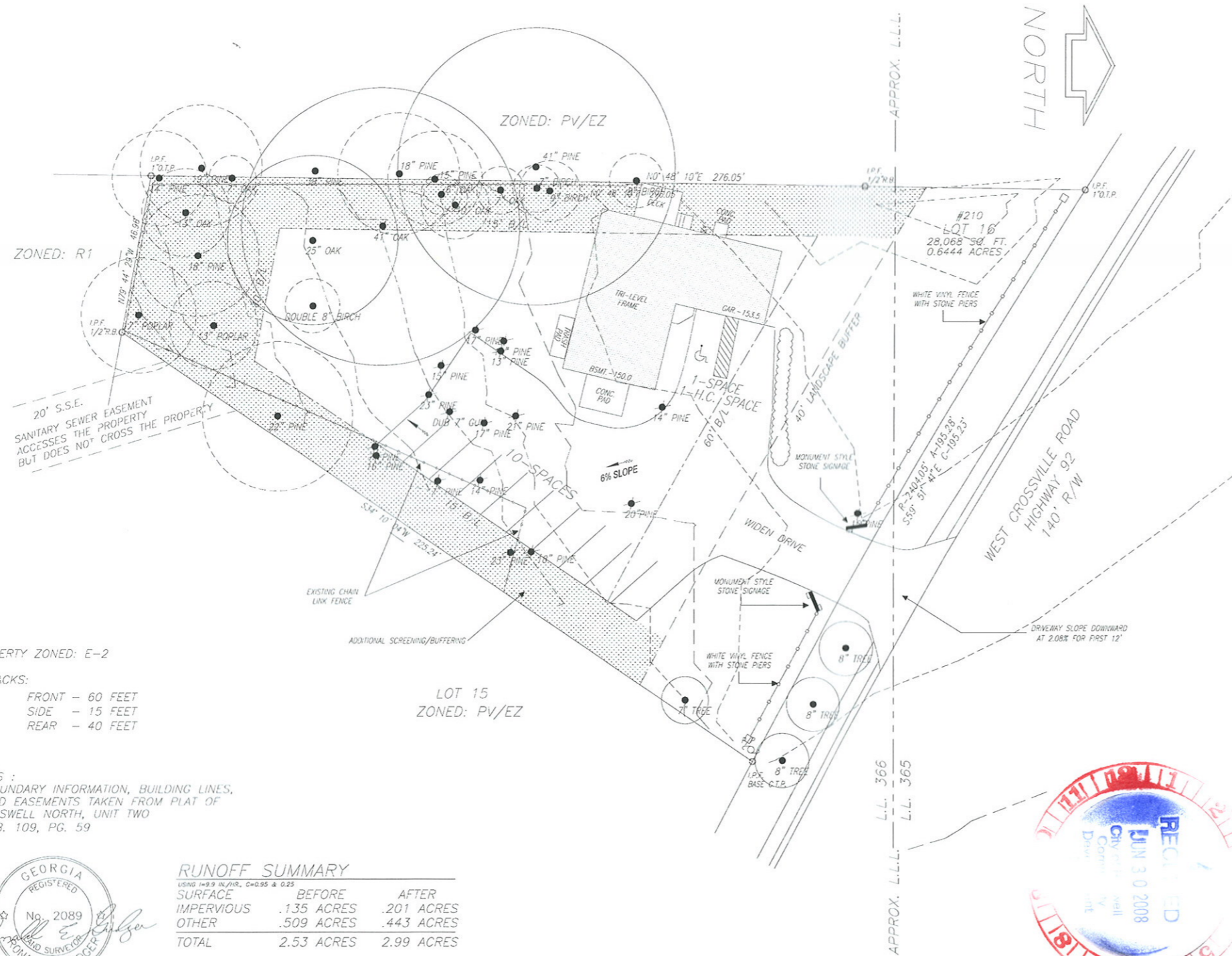
# SITE PLAN

## DEVELOPMENT STATISTICS:

TOTAL AREA OF SITE	.69 ACRES
BUILDING FOOTPRINT	1998 SQ FT OR 6.65%
PARKING SPACES	12 OR 6.4%
TOTAL IMPERVIOUS SPACE	8754 SQ FT OR 29.12%
LANDSCAPING	17381 SQ FT OR 57.83%
FLOOD PLAIN	0 SQ FT OR 0%
UNDEVELOPED	0 SQ FT OR 0%

## LEGEND

- J.B. - JUNCTION BOX
- C.B. - CATCH BASIN
- D.I. - DROP INLET
- S.S.E. - SANITARY SEWER ESMT
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- I.P.F. - IRON PIN FOUND
- I.P.S. - IRON PIN SET
- B/L - BUILDING LINE
- R/W - RIGHT OF WAY
- P/P - POWER POLE
- ⊙ - CENTER LINE
- - - - - NON SPECIMAN TREE
- — — — — SPECIMAN TREE



PROPERTY ZONED: E-2

SETBACKS:  
 FRONT - 60 FEET  
 SIDE - 15 FEET  
 REAR - 40 FEET

NOTES:  
 1. BOUNDARY INFORMATION, BUILDING LINES,  
 AND EASEMENTS TAKEN FROM PLAT OF  
 ROSWELL NORTH, UNIT TWO  
 P.B. 109, PG. 59

### RUNOFF SUMMARY

USING 1=0.9 IN./IN., C=0.95 & 0.25

SURFACE	BEFORE	AFTER
IMPERVIOUS	.135 ACRES	.201 ACRES
OTHER	.509 ACRES	.443 ACRES
TOTAL	2.53 ACRES	2.99 ACRES

INCREASE = 0.46 CFS  
 = < 1.0 CFS

### FLOOD STATEMENT

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13121C0061 E LAST REVISED ON JUNE 22, 1998.



SCALE: 3/32" = 1'-0"

SURVEYED _____	<b>GUDGER SURVEYING INC.</b> LAND & ENGINEERING SURVEYS 7000 PEACHTREE-DUNWOODY ROAD BUILDING 6, SUITE 250 ATLANTA, GEORGIA 30328 PH. (770)396-6011 FAX (770)396-2379	SITE PLAN FOR 210 WEST CROSSVILLE ROAD LOT 16, UNIT TWO ROSWELL NORTH L.L. 365 & 366, DISTRICT 1, SECTION 2 FULTON COUNTY, GEORGIA	PROPERTY OWNER ANDREW FINANCIAL GROUP, INC. HOWARD BRUMMEL 12195 HIGHWAY 92 WOODSTOCK, GA 30188 770.591.5979	PROPERTY DEVELOPMENT MASTERWORKS ATLANTA, LLC BERNIE SMITH 1005 MANSELL RD. ROSWELL, GA 30076 770.642.8000	6		FILE NAME
CALCULATED _____					5		
DRAWN _____					4		
DATE _____					3		
	2						
	1						
	NO.	DATE	REVISION	DWG. NAME			