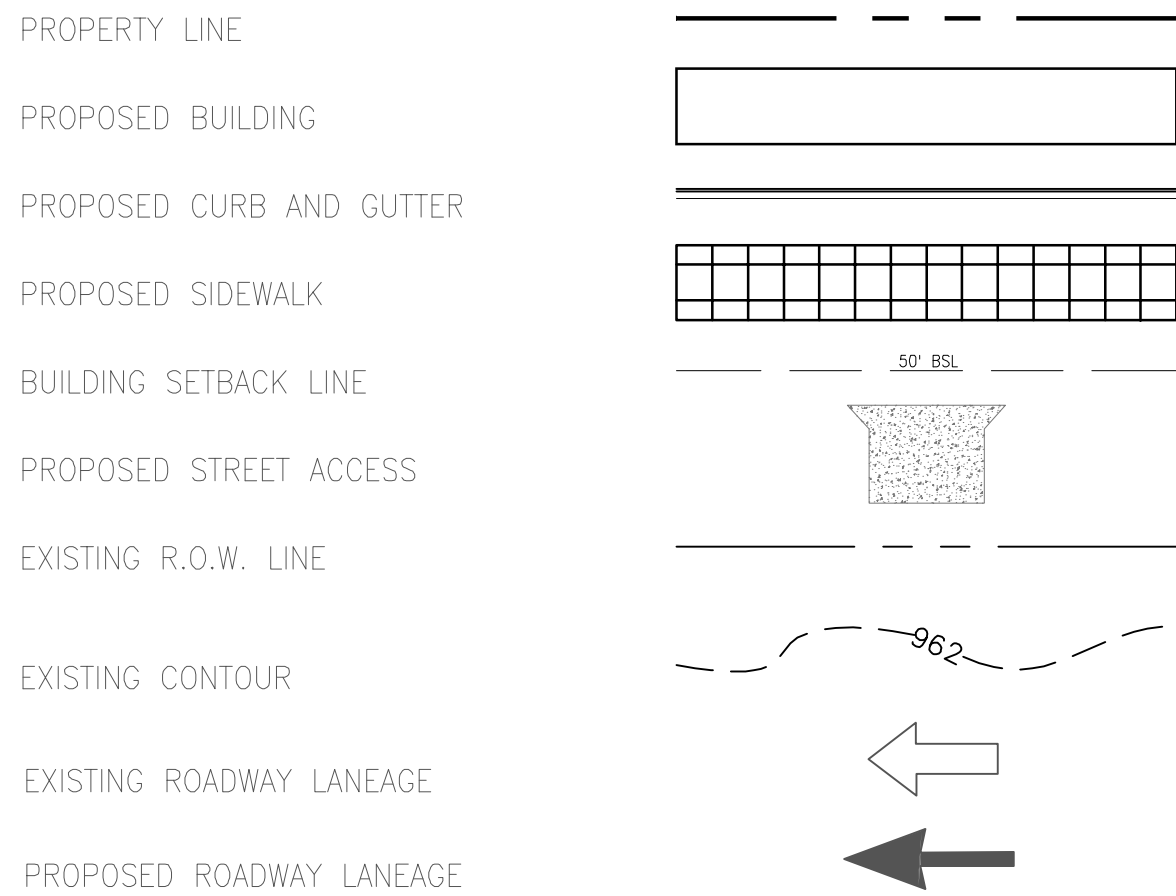
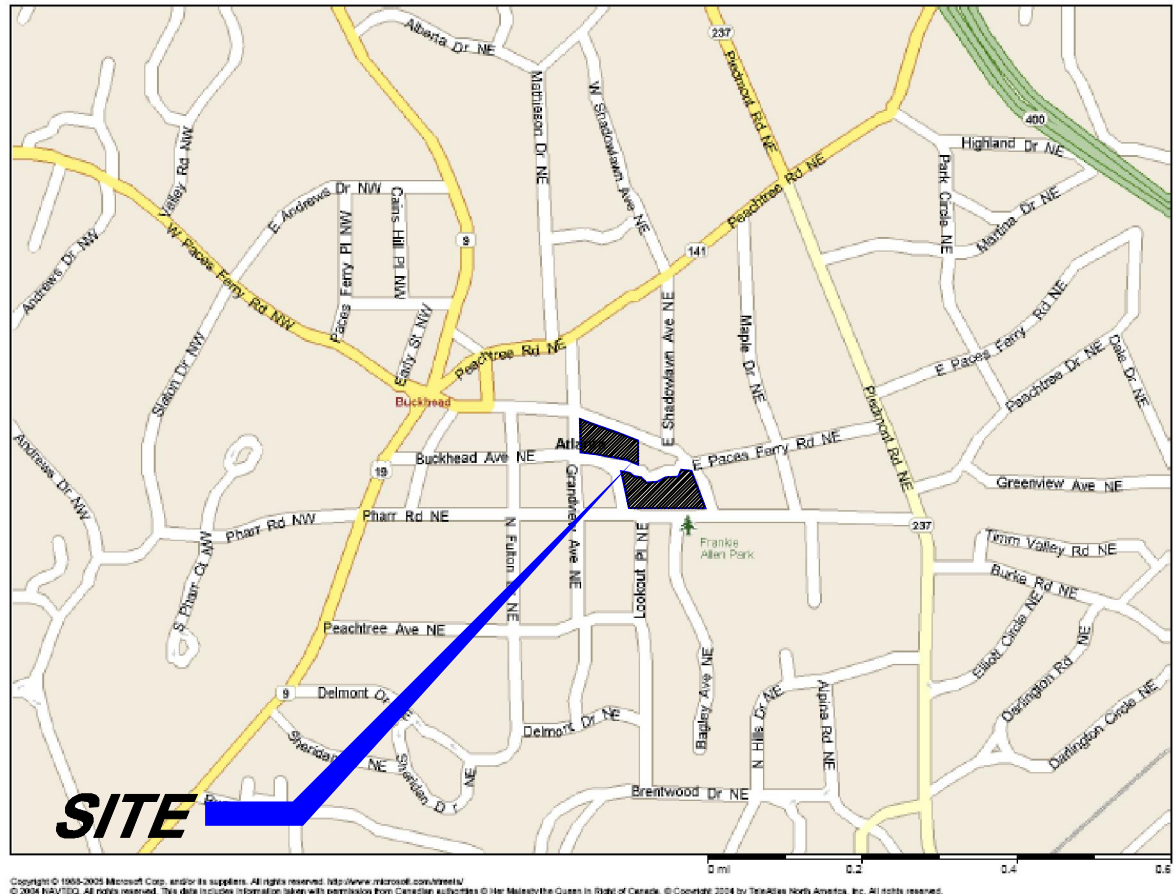


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PLAN KEY



LOCATION MAP
SCALE AS SHOWN



GENERAL NOTES

APPLICANT: CANNON EQUITIES
990 HAMMOND DRIVE
SUITE 350
ATLANTA, GA 30328
CONTACT: DWIGHT BELL/ALEXANDER BRENNAN
PHONE: 770-261-4000

TRAFFIC ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
THE BILTMORE
817 W. PEACHTREE STREET, NW, SUITE 601
ATLANTA, GA 30308
CONTACT: KELLY ROSENBERGER
PHONE: 404-419-8700
FAX: 404-419-8701

SUMMARY TABLE

SITE ACREAGE
NET LOT AREA (NLA): 6.15 TOTAL ACRES (267,925 SF)
GROSS LAND AREA (GLA): 7.74 TOTAL ACRES (336,979 SF)
PARCEL C: 1.56 AC (68,153 SF) NET, 1.97 AC (85,703 SF) GROSS
PARCEL D: 3.63 AC (158,119 SF) NET, 4.45 AC (194,007 SF) GROSS
PARCEL E: 0.96 AC (41,653 SF) NET, 1.31 AC (57,269 SF) GROSS

PROPOSED DEVELOPMENT:

- RESIDENTIAL – 187 RESIDENTIAL UNITS
- OFFICE – 560,000 SF
- RETAIL – 95,000 SF

DENSITY:
PARCEL D: 36.36 RESIDENTIAL UNITS PER ACRE
PARCEL E: 57.29 RESIDENTIAL UNITS PER ACRE

IMPERVIOUS AREA:
PARCEL C: 100% IMPERVIOUS AREA
PARCEL D: 83% IMPERVIOUS AREA
PARCEL E: 100% IMPERVIOUS AREA

FLOOR AREA RATIO:
NON-RESIDENTIAL: PARCEL C: 2.45 (GLA)
PARCEL D: 1.68 (GLA)
PARCEL E: 2.10 (GLA)
RESIDENTIAL: PARCEL D: 1.36 (GLA)
PARCEL E: 1.75 (GLA)

PARKING:
2.5 SP/1,000 SF OFFICE; 0.8 SP/RESIDENTIAL D.U.; 1 SP/600 SF RETAIL

REQUIRED: 1,709 PARKING SPACES
PARCEL C: 500 TOTAL
PARCEL D: 881 TOTAL
PARCEL E: 328 TOTAL

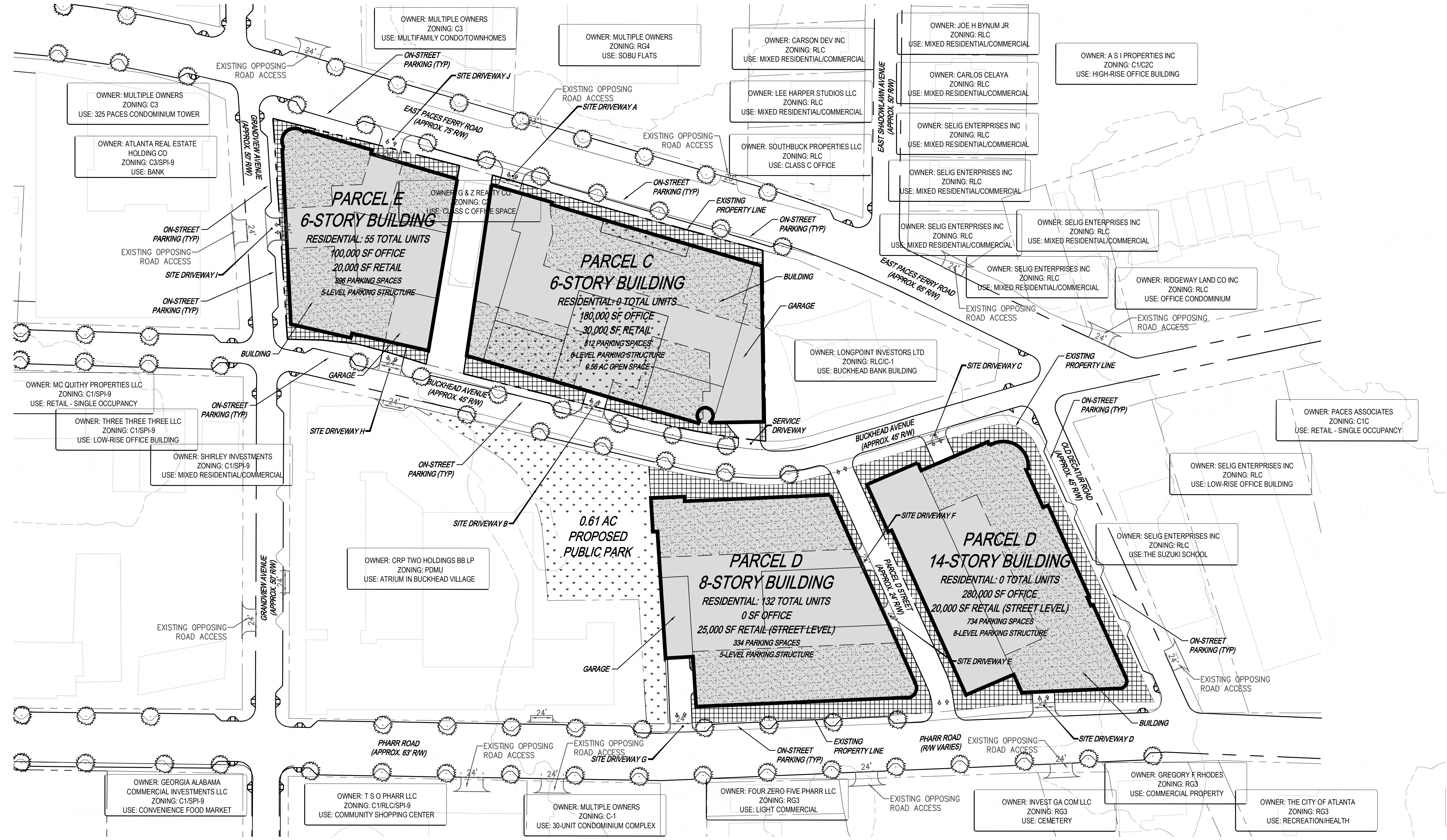
PROPOSED: 1,976 TOTAL SPACES
PARCEL C: 512 TOTAL
PARCEL D: 1,034 TOTAL
PARCEL E: 396 TOTAL

OPEN SPACE:

- 0.61 AC (PROPOSED PUBLIC PARK) + 0.56 AC (OPEN SPACE) = 1.17 AC (19.02%)
- TOSR: PARCEL D: 131,925 SF (0.68xGLA); PARCEL E: 39,516 SF (0.69xGLA)
- UOSR: PARCEL D: 81,483 SF (0.42xGLA); PARCEL E: 26,344 SF (0.46xGLA)

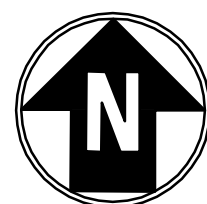
NOTES

- NO JURISDICTIONAL WATERS ON-SITE.
- CONTOURS APPROXIMATED USING FULTON COUNTY GIS.
- SIDEWALKS WILL BE PROVIDED AT ALL SITES AND WILL ADHERE TO SPI-9 REQUIREMENTS ALONG ALL STREET FRONTAGES, EXCEPT CURB CUTS.
- NO PROPOSED BIKE LANES, PATHS OR TRAILS.
- EXISTING BUILDING STRUCTURES TO BE DEMOLISHED (EXISTING 162-UNIT APARTMENT BUILDING ON PARCEL D; APPROX. 32,000 SF EXISTING OFFICE BUILDING ON PARCEL E)
- TWO-PHASE DEVELOPMENT WITH AN OVERALL BUILDOUT YEAR OF 2012. THE PROJECT CONSISTS OF 3 SEPARATE PARCELS: C, D AND E. PARCEL C AND THE RIGHT PORTION OF PARCEL D ARE TO BE CONSTRUCTED IN PHASE 1. THE LEFT PORTION OF PARCEL D AND PARCEL E WILL BE DEVELOPED IN PHASE 2.
- ALL OFF-SITE PROPERTY LINES AND RIGHT-OF-WAY WIDTHS OBTAINED FROM ARCHITECT'S MASTER PLAN.
- PROPOSED INTERNAL ROAD TO BE PRIVATE ROAD.



REV. No.	DATE	DRAWN BY	CHECKED BY

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0 60 120
SCALE IN FEET

PREPARED BY:



Kimley-Horn
and Associates, Inc.

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Tel: (404) 419- 8700 Fax: (404) 419- 8701

PREPARED FOR:

CANNON EQUITIES
990 HAMMOND DRIVE, SUITE 350, ATLANTA, GA 30328

PROJECT ARCHITECT:

RULE JOY TRAMMELL + RUBIO
ARCHITECTURE + INTERIOR DESIGN
WWW.RJTPLUSR.COM

DRAWN BY:

ANF

DESIGNED BY:

ANF

CHECKED BY:

KR

VILLAGE CAPITAL DRI #1898

Atlanta, Georgia

GRTA DRI SITE PLAN

PROJECT NO: 019782000 SCALE: 1" = 60' DATE: 08-19-08 SHEET NO: 1 OF 1