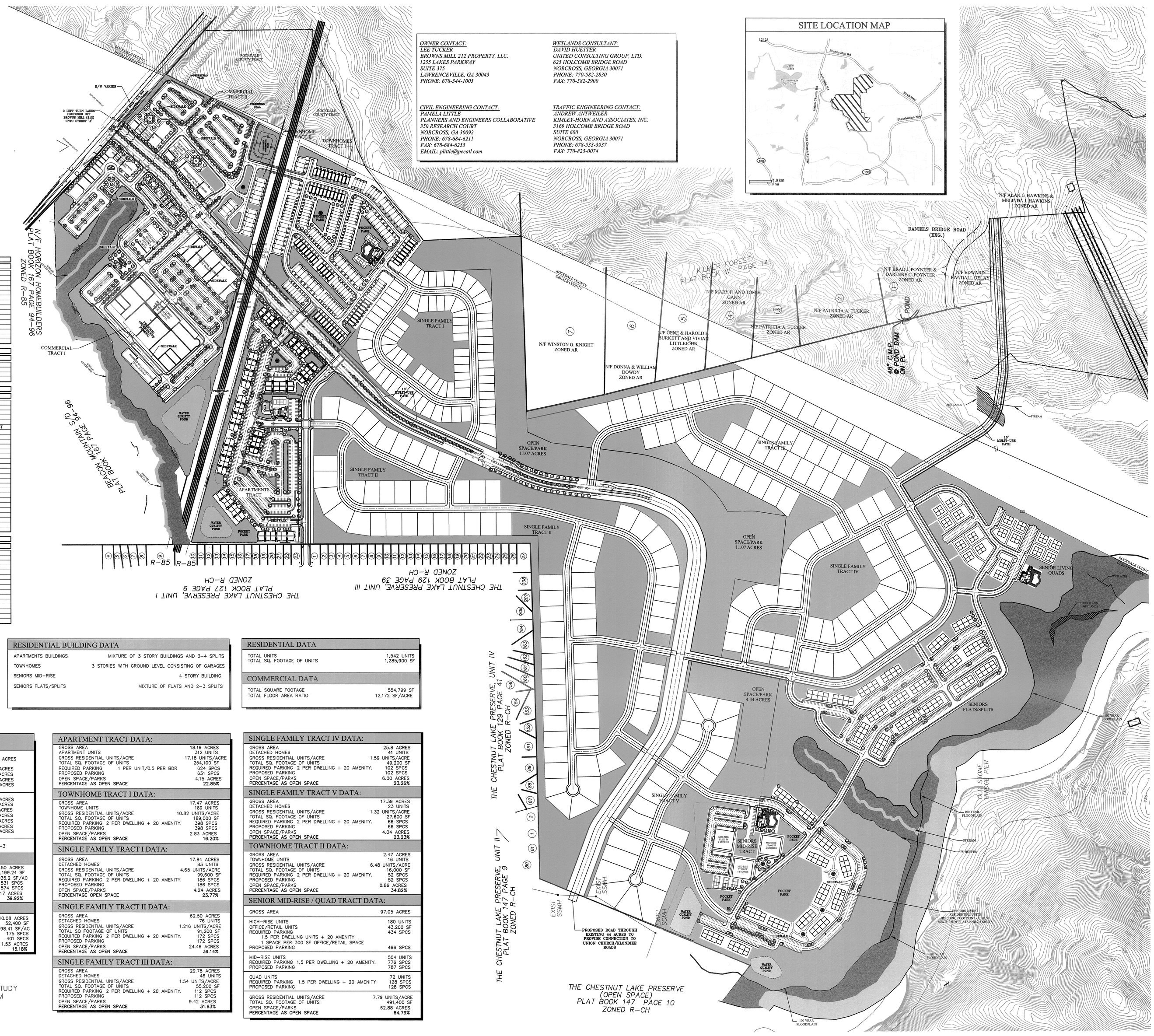

OWNER CONTACT:	WETLANDS CONSULTANT:
LEE TUCKER	DAVID HUETTER
BROWNS MILL 212 PROPERTY, LLC.	UNITED CONSULTING GROUP, LTD.
1255 LAKES PARKWAY	625 HOLCOMB BRIDGE ROAD
SUITE 375	NORCROSS, GEORGIA 30071
LAWRENCEVILLE, GA 30043	PHONE: 770-582-2830
PHONE: 678-344-1005	FAX: 770-582-2900
CIVIL ENGINEERING CONTACT:	**TRAFFIC ENGINEERING CONTACT:**
PAMELA LITTLE	ANDREW ANTWEILER
PLANNERS AND ENGINEERS COLLABORATIVE	KIMLEY-HORN AND ASSOCIATES, INC.
350 RESEARCH COURT	3169 HOLCOMB BRIDGE ROAD
NORCROSS, GA 30092	SUITE 600
PHONE: 678-684-6211	NORCROSS, GEORGIA 30071
FAX: 678-684-6255	PHONE: 678-533-3937
EMAIL: plittle@pecatl.com	FAX: 770-825-0074

SITE LOCATION MAP

CHESTNUT LAKE PRESERVE, UNIT I		
LOT NO.	ZONING	OWNER (N/F)
9	R-85	TORRE WILLIAMS/ANNETTE HARRIS
10	R-85	SAMUEL LEE/JANET KELLY
11	R-CH	JP MORGAN CHASE BANK
12	R-CH	KECIA MCPHERSON
13	R-CH	CAROL S FINNEY
14	R-CH	INGA MODESIR
15	R-CH	SAMUEL B OTOO
16	R-CH	TRACY-ANNE LYN
17	R-CH	TAMMIE M PORTER
18	R-CH	US BANK
19	R-CH	ALUA A ARTHUR
20	R-CH	KAREN LEE/MARIO BROWN
21	R-CH	TERRY R WASHINGTON
22	R-CH	REGINA WILLIAMS/MELVIN WILLIAMS
23	R-CH	ALVA CAIN

CHESTNUT LAKE PRESERVE, UNIT II		
LOT NO.	ZONING	OWNER (N/F)
1	R-CH	URMIA LAYNE
2	R-CH	WILLIAM H SALTER JR.
80	R-CH	BEULAH M WHITE
81	R-CH	IVEY R BELTON

CHESTNUT LAKE PRESERVE, UNIT III		
LOT NO.	ZONING	OWNER (N/F)
1	R-CH	US HOUSING AND URBAN DEVELOPMENT
2	R-CH	VENITA PEACE
3	R-CH	NATASHA A HAWTHORNE
4	R-CH	ROLAN N RICHARDS/MARVA B DAVIS
5	R-CH	KATRINA YASHEKA HODGE
6	R-CH	ES NURSE AS TRUSTEE OF BROWNS MILL FERRY 4860 TRUST
7	R-CH	DENISE M CORSON
8	R-CH	COURTNEY WILLIAMS
9	R-CH	US HOUSING AND URBAN DEVELOPMENT
10	R-CH	BAHJI VARNER
11	R-CH	RISHIA JAMES/LEAL SMITH JR.
12	R-CH	ANNIA THOMPSON
13	R-CH	ETHEL HOWELL
14	R-CH	CHRISTOPHER GARRELL
15	R-CH	MADELYN WARD
16	R-CH	VIOLA MCRAE
17	R-CH	WENDY L SMITH
18	R-CH	SAMUEL POOLE JR/LAURIE POOLE
19	R-CH	YOLANDER WILLIAMS
20	R-CH	SHEILA D SMITH
21	R-CH	STEPHANIE A BRAMMER
22	R-CH	HAJARA NZINGA AJABU
23	R-CH	TAMMIE RICHARDSON
24	R-CH	US HOUSING AND URBAN DEVELOPMENT
25	R-CH	RONALD HOWARD/MARY HOWARD
26	R-CH	RONALD HOWARD/MARY HOWARD
27	R-CH	SYNTHERIA L PARKER

CHESTNUT LAKE PRESERVE, UNIT IV		
LOT NO.	ZONING	OWNER (N/F)
87	R-CH	GLENN RILEY/MICHELLE A RILEY
88	R-CH	RAMONA YOUNG
89	R-CH	OCTAVIA M SUMMEROUR
151	R-CH	FLOYD A WEBSTER
152	R-CH	INEIS LAWRENCE
153	R-CH	EMILIENNE JANVIER/CHEDELINE NOEL
154	R-CH	OLLIESTINE D WALDON
159	R-CH	LATOYA CARMICHAEL
160	R-CH	PHEOMA JONES
161	R-CH	LAURENCE J HURLING
162	R-CH	LEORA JAMES
163	R-CH	PATRICIA A JACKSON
164	R-CH	MELVIN BETHEL
206	R-CH	CHARLES FELDER JR
207	R-CH	MORGAN C MILLS/CAROL R MILLS

OPEN SPACE CALCULATIONS

TOTAL SITE AREA.....	396.55 ACRES
TOTAL OPEN SPACE.....	167.55 ACRES
PERCENTAGE OPEN SPACE (167.55 ACRES/396.55 ACRES)....	**42.25%**

RESIDENTIAL BUILDING DATA

APARTMENTS BUILDINGS	MIXTURE OF 3 STORY BUILDINGS AND 3-4 SPLITS
TOWNHOMES	3 STORIES WITH GROUND LEVEL CONSISTING OF GARAGES
SENIORS MID-RISE	4 STORY BUILDING
SENIORS FLATS/SPLITS	MIXTURE OF FLATS AND 2-3 SPLITS

RESIDENTIAL DATA

TOTAL UNITS	1,542 UNITS
TOTAL SQ. FOOTAGE OF UNITS	1,285,900 SF

COMMERCIAL DATA

TOTAL SQUARE FOOTAGE	554,799 SF
TOTAL FLOOR AREA RATIO	12,172 SF/ACRE

SITE DATA:

GROSS TRACT AREA	657.66 ACRES
GROSS AREA IN ROCKDALE COUNTY	261.11 ACRES
GAS EASEMENT AREA (OUTSIDE BUFFERS)	1.75 ACRES
STREET 'C' (R/W 60')	4.94 ACRES
NET AREA IN ROCKDALE COUNTY	254.42 ACRES
GROSS AREA IN DEKALB COUNTY	396.55 ACRES
STREAM BUFFER AREA	18.39 ACRES
100-YEAR FLOODPLAIN (OUTSIDE BUFFERS)	15.18 ACRES
POWER EASEMENT AREA (OUTSIDE BUFFERS)	6.91 ACRES
STREET 'A' (R/W 120')	16.95 ACRES
STREET 'B' (R/W 60')	1.5 ACRES
NET AREA IN DEKALB COUNTY	337.62 ACRES
PROPOSED ZONING	PC-3

COMMERCIAL TRACT I DATA:

GROSS AREA	35.50 ACRES
COMMERCIAL BUILDINGS AREA	459,199.24 SF
GROSS FLOOR AREA RATIO	12,935.2 SF/AC
REQUIRED PARKING 1 PER 300 SF OF BLDG.	1531 SPCS
PROPOSED PARKING	1574 SPCS
OPEN SPACE/PARKS	14.17 ACRES
PERCENTAGE AS OPEN SPACE	**39.92%**

COMMERCIAL TRACT II DATA:

GROSS AREA	10.08 ACRES
COMMERCIAL BUILDINGS AREA	52,400 SF
GROSS FLOOR AREA RATIO	5,198.41 SF/AC
REQUIRED PARKING 1 PER 300 SF OF BLDG.	175 SPCS
PROPOSED PARKING	401 SPCS
OPEN SPACE/PARKS	1.53 ACRES
PERCENTAGE AS OPEN SPACE	**15.18%**

NOTE:
WETLAND AND STREAM VERIFICATION STUDY NOT FINALIZED. WETLAND AND STREAM LOCATION ARE APPROXIMATE.

APARTMENT TRACT DATA:

GROSS AREA	18.16 ACRES
APARTMENT UNITS	312 UNITS
GROSS RESIDENTIAL UNITS/ACRE	17.18 UNITS/ACRE
TOTAL SQ. FOOTAGE OF UNITS	254,100 SF
REQUIRED PARKING 1 PER UNIT/0.5 PER BDR	624 SPCS
PROPOSED PARKING	631 SPCS
OPEN SPACE/PARKS	4.15 ACRES
PERCENTAGE AS OPEN SPACE	**22.85%**

TOWNHOME TRACT I DATA:

GROSS AREA	17.47 ACRES
TOWNHOME UNITS	189 UNITS
GROSS RESIDENTIAL UNITS/ACRE	10.82 UNITS/ACRE
TOTAL SQ. FOOTAGE OF UNITS	189,000 SF
REQUIRED PARKING 2 PER DWELLING + 20 AMENITY.	398 SPCS
PROPOSED PARKING	398 SPCS
OPEN SPACE/PARKS	2.83 ACRES
PERCENTAGE AS OPEN SPACE	**16.20%**

SINGLE FAMILY TRACT I DATA:

GROSS AREA	17.84 ACRES
DETACHED HOMES	83 UNITS
GROSS RESIDENTIAL UNITS/ACRE	4.65 UNITS/ACRE
TOTAL SQ. FOOTAGE OF UNITS	99,600 SF
REQUIRED PARKING 2 PER DWELLING + 20 AMENITY.	186 SPCS
PROPOSED PARKING	186 SPCS
OPEN SPACE/PARKS	4.24 ACRES
PERCENTAGE OPEN SPACE	**23.77%**

SINGLE FAMILY TRACT II DATA:

GROSS AREA	62.50 ACRES
DETACHED HOMES	76 UNITS
GROSS RESIDENTIAL UNITS/ACRE	1.216 UNITS/ACRE
TOTAL SQ FOOTAGE OF UNITS	91,200 SF
REQUIRED PARKING 2 PER DWELLING + 20 AMENITY.	172 SPCS
PROPOSED PARKING	172 SPCS
OPEN SPACE/PARKS	24.46 ACRES
PERCENTAGE AS OPEN SPACE	**39.14%**

SINGLE FAMILY TRACT III DATA:

GROSS AREA	29.78 ACRES
DETACHED HOMES	46 UNITS
GROSS RESIDENTIAL UNITS/ACRE	1.54 UNITS/ACRE
TOTAL SQ. FOOTAGE OF UNITS	55,200 SF
REQUIRED PARKING 2 PER DWELLING + 20 AMENITY.	112 SPCS
PROPOSED PARKING	112 SPCS
OPEN SPACE/PARKS	9.42 ACRES
PERCENTAGE AS OPEN SPACE	**31.63%**

SINGLE FAMILY TRACT IV DATA:

GROSS AREA	25.8 ACRES
DETACHED HOMES	41 UNITS
GROSS RESIDENTIAL UNITS/ACRE	1.59 UNITS/ACRE
TOTAL SQ. FOOTAGE OF UNITS	49,200 SF
REQUIRED PARKING 2 PER DWELLING + 20 AMENITY.	102 SPCS
PROPOSED PARKING	102 SPCS
OPEN SPACE/PARKS	6.00 ACRES
PERCENTAGE AS OPEN SPACE	**23.26%**

SINGLE FAMILY TRACT V DATA:

GROSS AREA	17.39 ACRES
DETACHED HOMES	23 UNITS
GROSS RESIDENTIAL UNITS/ACRE	1.32 UNITS/ACRE
TOTAL SQ. FOOTAGE OF UNITS	27,600 SF
REQUIRED PARKING 2 PER DWELLING + 20 AMENITY.	66 SPCS
PROPOSED PARKING	66 SPCS
OPEN SPACE/PARKS	4.04 ACRES
PERCENTAGE AS OPEN SPACE	**23.23%**

TOWNHOME TRACT II DATA:

GROSS AREA	2.47 ACRES
TOWNHOME UNITS	16 UNITS
GROSS RESIDENTIAL UNITS/ACRE	6.48 UNITS/ACRE
TOTAL SQ. FOOTAGE OF UNITS	16,000 SF
REQUIRED PARKING 2 PER DWELLING + 20 AMENITY.	52 SPCS
PROPOSED PARKING	52 SPCS
OPEN SPACE/PARKS	0.86 ACRES
PERCENTAGE AS OPEN SPACE	**34.82%**

SENIOR MID-RISE / QUAD TRACT DATA:

GROSS AREA	97.05 ACRES
HIGH-RISE UNITS	180 UNITS
OFFICE/RETAIL UNITS	43,200 SF
REQUIRED PARKING	434 SPCS
1.5 PER DWELLING UNITS + 20 AMENITY	
1 SPACE PER 300 SF OFFICE/RETAIL SPACE	
PROPOSED PARKING	466 SPCS
MID-RISE UNITS	504 UNITS
REQUIRED PARKING 1.5 PER DWELLING + 20 AMENITY.	776 SPCS
PROPOSED PARKING	787 SPCS
QUAD UNITS	72 UNITS
REQUIRED PARKING 1.5 PER DWELLING + 20 AMENITY	128 SPCS
PROPOSED PARKING	128 SPCS
GROSS RESIDENTIAL UNITS/ACRE	7.79 UNITS/ACRE
TOTAL SQ. FOOTAGE OF UNITS	491,400 SF
OPEN SPACE/PARKS	62.88 ACRES
PERCENTAGE AS OPEN SPACE	**64.79%**

THE PRESERVE @ ELIJAH MOUNTAIN

A MASTER PLANNED MULTI-USE DEVELOPMENT

FOR

BROWNS MILL 212 PROPERTY, LLC.
1255 LAKES PARKWAY
SUITE 375
LAWRENCEVILLE, GEORGIA 30043
PHONE: 678-344-1005

LAND LOT: 011,012,013,014
1st DISTRICT

DEKALB/ROCKDALE COUNTY GEORGIA

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT NORCROSS, GEORGIA 30092 (770)453-2741 ■ FAX: (770)453-3915 ■ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

SHEET TITLE

COMPILED MASTER PLAN #9

0 100 200 400 600

SCALE: 1" = 200'
DATE: SEPT. 20, 2006
PROJECT: 05148.00A

1
SHEET