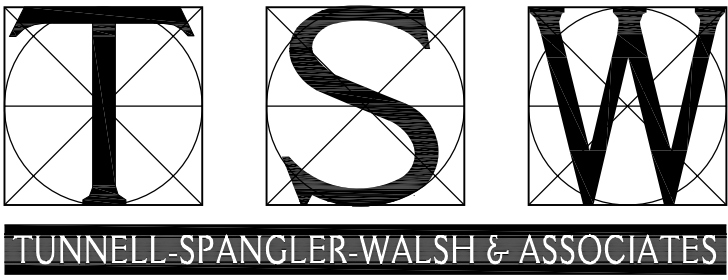
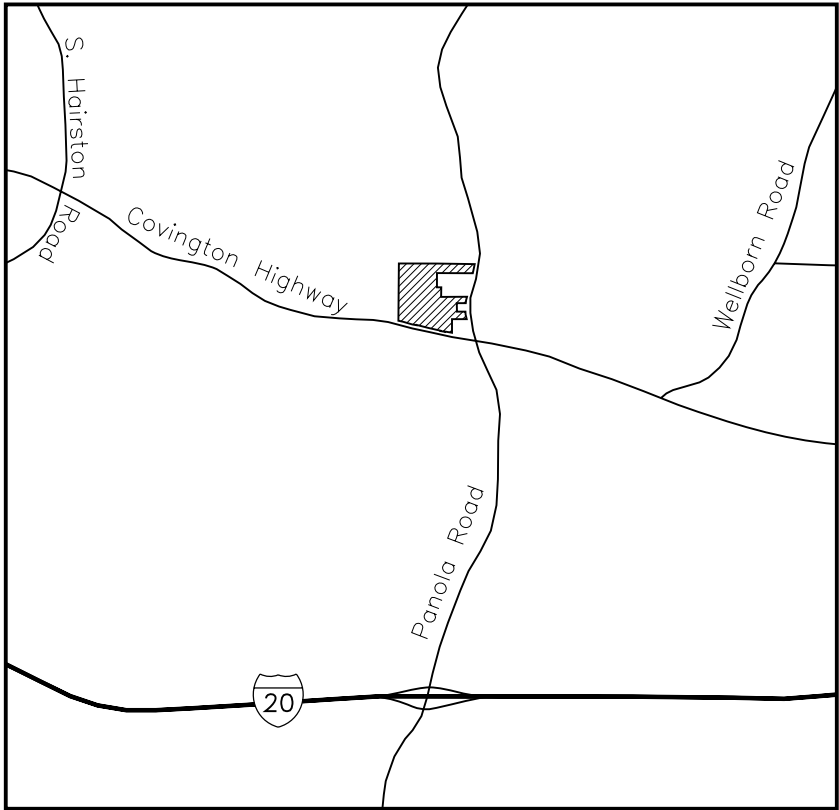


CLIENT:  
PANOLA COVINGTON INVESTMENTS, LLC  
LAWRENCE C. KASMEN  
404.841.8910 x 700  
3384 PEACHTREE ROAD, NE, SUITE 275  
ATLANTA, GA 30326



Community Design and Architecture  
1389 Peachtree Street, NE Suite 200  
Atlanta, Georgia 30309  
PH 404.873.6730 FX 404.874.6471  
www.tunspan.com



VICINITY MAP

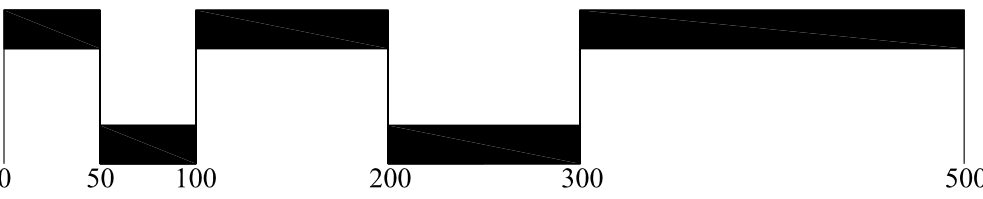
GRTA SITE PLAN NOTES:

- 1. Total site acreage is 35.89 acres.
- 2. The project is located entirely in DeKalb County and does not cross any jurisdictional boundaries.
- 3. All proposed roads are 2 through lanes with turning lanes at intersections I-2 and I-16.
- 4. There are no recorded water features on the site.
- 5. There are no bike lanes or trails on the site.
- 6. There is no proposed phasing for this project.
- 7. The current zoning is C-1 and R-100.
- 8. The proposed zoning is PC-2 Conditional.

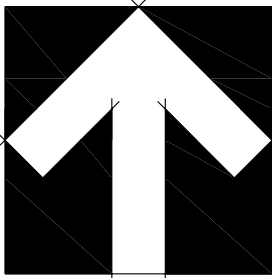
MASTER PLAN for:

PANOLA ROAD  
DEKALB COUNTY, GA

SCALE: 1" = 100'-0"



19 JULY 2007



NORTH



LAND USE SUMMARY

<b>Building A</b> 2 stories 1 story office/ service commercial 14,300 s.f. office 43 spaces @ 3/1,000 s.f. 8,000 s.f. service commercial 32 spaces @ 4/1,000 s.f. 1 story residential (workforce housing) 23,400 s.f. residential 19 units @ 1,200 s.f./unit 33 spaces @ 1.75/ unit	<b>Building C</b> 2 stories retail commercial 5,600 s.f. retail commercial 22 spaces @ 4/1000 s.f.	<b>Building F</b> 3 stories residential 46,200 s.f. residential 36 units @1,200 s.f./unit 63 spaces @ 1.75/ unit
<b>Building B</b> 2 stories 1 story retail commercial 26,900 s.f. retail commercial 107 spaces @ 4/1,000 s.f. 1 story residential (workforce housing) 28,000 s.f. residential 23 units @1,200 s.f./unit 40 spaces @ 1.75/ unit	<b>Building D</b> 3 stories 1 story retail commercial 23,600 s.f. retail commercial 94 spaces @ 4/1,000 s.f. 2 stories residential 51,800 s.f. residential 42 units @1,200 s.f./unit 73 spaces @ 1.75/ unit	<b>Building G</b> 3 stories residential 46,200 s.f. residential 36 units @1,200 s.f./unit 63 spaces @ 1.75/ unit
	<b>Building E</b> 1 story retail commercial 4,800 s.f. retail commercial 19 spaces @ 4/1,000 s.f.	<b>Building H</b> 2 story amenity 3,000 s.f. amenity 21 spaces

TOTALS

	Units	Sq. Feet	Parking Required	Parking Proposed
Commercial	NA	68,900	4 Spaces/1,000 s.f.	274 Spaces @ 4 Spaces/1,000 s.f.
Office	NA	14,300	3 Spaces/1,000 s.f.	43 Spaces @ 3 Spaces/1,000 s.f.
Residential Condominiums	156	195,600	1.75 Spaces/Units	272 Spaces @ 1.75 Spaces/Unit
Condominium (townhouse style)	90	NA	NA	NA
Single-family Homes	84	NA	NA	NA
Amenity	NA	3,000	NA	21 Spaces
Total	330			610 Spaces (688 provided)

OPEN SPACE TOTALS

	Required	Proposed
Min. required open space - 10% of parcel	156,755 s.f. (3.5 acres)	628,450 s.f. (14.4 acres)
Min. required common green space - 80% of req. open space	125,404 s.f. (2.8 acres)	153,400 s.f. (3.5 acres)

Housing Density  
330 Units/ 35.89 Acres = 9.19 Units per Acre

PARKING SUMMARY

<b>Parking Lot 1</b> 132 Spaces	<b>Parking Under Bldg. D</b> 76 Spaces
<b>Parking Lot 2</b> 98 Spaces	<b>Parking Under Bldg. F</b> 40 Spaces
<b>Parking Lot 3</b> 157 Spaces	<b>Parking Under Bldg. G</b> 40 Spaces
<b>Parking Lot 4</b> 22 Spaces	<b>TOTAL PARKING</b> 688 Spaces
<b>On Street Parking</b> 123 Spaces	

FAR

Bldg Total Floor Acreage / Land Acreage
<b>Building C</b> .12/.13 = .92
<b>Building E</b> .11/.68 = .16
<b>Building H</b> .06/.90 = .06

BUILDING HEIGHTS

	Proposed	Required
<b>Building A</b> 2 Stories	34'	60' max
<b>Building B</b> 2 Stories	34'	60' max
<b>Building C</b> 2 Stories	34'	26' min, 60' max
<b>Building D</b> 3 Stories	50'	60' max
<b>Building E</b> 1 Stories	26'	26' min, 60' max
<b>Building F</b> 3 Stories	45'	60' max
<b>Building G</b> 3 Stories	45'	60' max
<b>Building H</b> 2 Stories	32'	26' min, 60' max
<b>Townhouse Style Condo</b> 3 Stories	35'	35' max
<b>Single Family Homes</b> 2-3 Stories	35'	35' max

ROAD SUMMARY

<b>ST-90-60</b> - 90' R.O.W. w/60' Paved Road (F.O.C) (2 12' Driving Lanes, 18' Parking On Each Side)
<b>ST-83-60</b> - 83' R.O.W. w/60' Paved Road (F.O.C)
<b>ST-52-28</b> - 52' R.O.W. w/28' Paved Road (F.O.C) (2 10' Driving Lanes, 8' Parallel Parking on One Side)
<b>ST-46-24</b> - 46' R.O.W. w/24' Paved Road (F.O.C) (2 12' Driving Lanes)
<b>ST-39-24</b> - 39' R.O.W. w/24' Paved Road (F.O.C) (2 12' Driving Lanes)
<b>AL-12-12</b> - 12' R.O.W. w/12' Paved Surface

LEGEND

	<b>Garage</b>
	<b>Garbage/ Recycling Center</b>
	<b>Covered Parking</b>
	<b>Intersection Labels</b>
	<b>Right-of-Way/ Street Width Labels</b>
	<b>Single Family Lot Numbers</b>
	<b>Townhouse-Style Condominium Unit Numbers</b>