

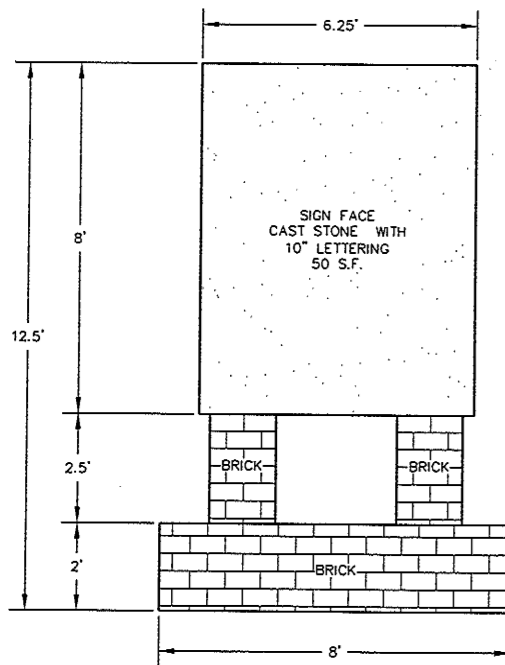
LOCATION MAP
APPROXIMATE SCALE: 1" = 1000'

GENERAL NOTES:

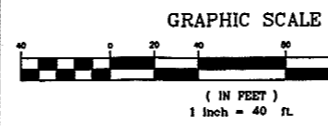
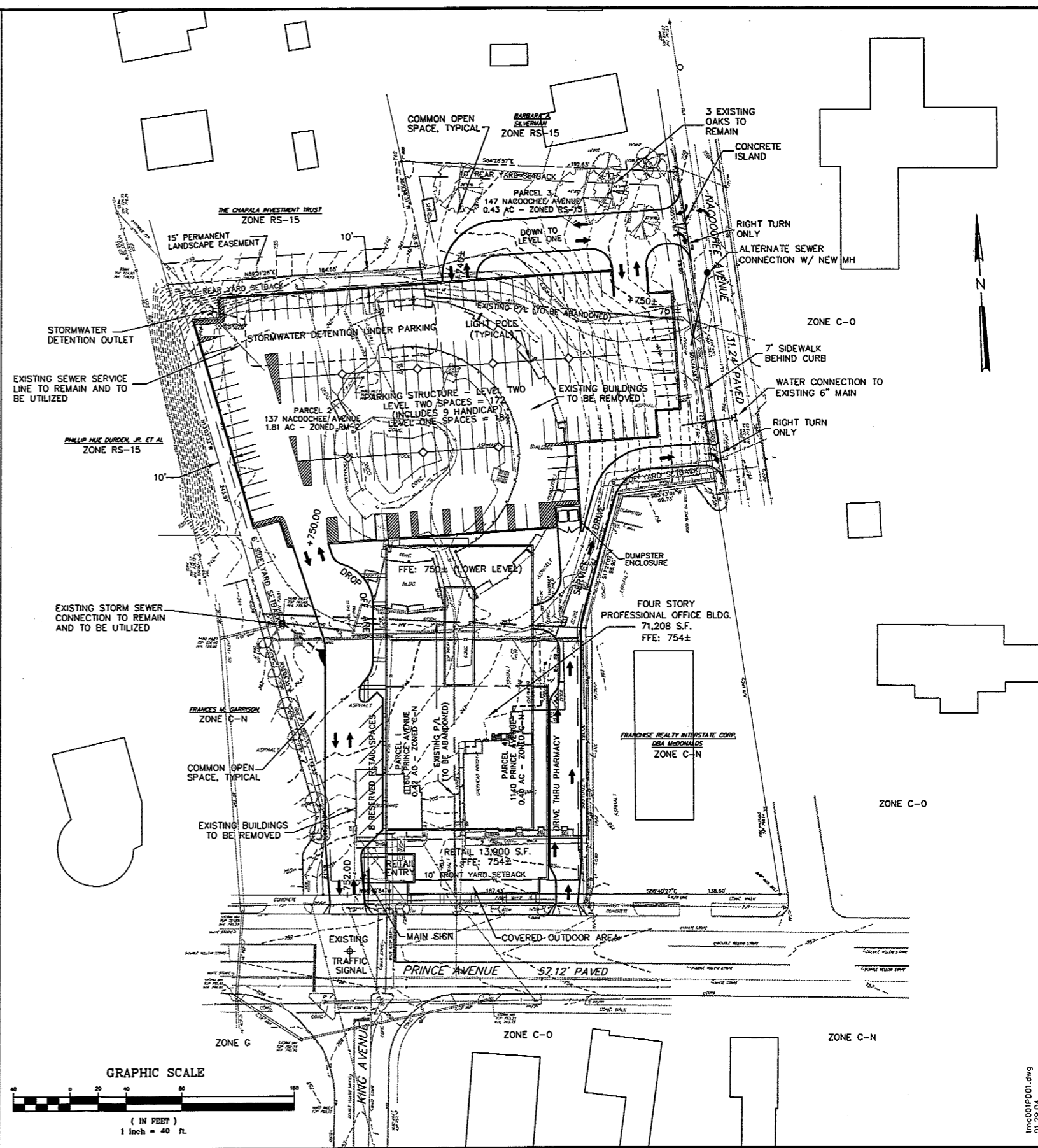
- ENGINEER:
ABE ABOUHAMDIAN, P.E.
JORDAN JONES AND GOULDING, INC.
745 S. MILLEDGE AVENUE
ATHENS, GEORGIA 30605
PH: 706-353-2868
- OWNER(S):
PARCEL 1 - 0.42 ACRES - 1160 PRINCE AVENUE - TAX ID 11-4-D3-C038
PRINCE NACOOCHEE, LLC
611 IRIS LANE
WINDER, GEORGIA 30680
PH: 706-227-2976
PARCEL 2 - 1.81 ACRES - 137 NACOOCHEE AVENUE - TAX ID 11-4-D3-C012
PRINCE NACOOCHEE, LLC, WAYMAN B. GRIFFETH, JAMES A. GRIFFITH
611 IRIS LANE
WINDER, GEORGIA 30680
PH: 706-227-2976
PARCEL 3 - 0.43 ACRES - 147 NACOOCHEE AVENUE - TAX ID 11-4-D3-C044
PRINCE NACOOCHEE, LLC, WAYMAN B. GRIFFETH, JAMES A. GRIFFITH
611 IRIS LANE
WINDER, GEORGIA 30680
PH: 706-227-2976
PARCEL 4 - 0.40 ACRES - 1140 PRINCE AVENUE - TAX ID 11-4-D3-C039
PRINCE NACOOCHEE, LLC
611 IRIS LANE
WINDER, GEORGIA 30680
PH: 706-227-2976

NOTE: ALL LOTS TO BE COMBINED INTO ONE LOT.

- TOTAL PROJECT ACREAGE: 3.12 ACRES - 3.06 ACRES ON SITE PLUS 0.06 ACRES IN PERMANENT LANDSCAPE EASEMENT.
- PROPOSED USE: PROFESSIONAL OFFICE (71,208 S.F.), AND RETAIL (13,900 S.F.). TOTAL = 85,108 S.F.
- GROUND COVERAGE: (IMPERVIOUS SURFACE): 78.0% (2.43 ACRES).
- THE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN; REFERENCE FIRM 130040-0022 C, DATED MAY 4, 1992.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY FOR TAYLOR-MATHIS, BY BEN MCLEROY AND ASSOCIATES, ATHENS, GEORGIA, DATED JANUARY 8, 2004.
- EXISTING INTERIOR LOT LINES TAKEN FROM SURVEY FOR A. B. GRIFFETH, BY BEN MCLEROY AND ASSOCIATES, ATHENS, GEORGIA, DATED 12/17/1968, LAST REVISED 9/14/1982.
- THERE ARE NO PROPOSED PUBLIC USES ON THE SITE.
- THERE ARE NO EXISTING OR ABANDONED LANDFILLS ON THIS SITE.
- THE LOTS WILL BE SERVED BY EXISTING ATHENS-CLARKE COUNTY WATER MAINS LOCATED ON NACOOCHEE AVENUE.
- THE LOTS WILL BE SERVED BY EXISTING SANITARY SEWER SERVICE LINES OR NEW SERVICE LOCATED ON NACOOCHEE AVENUE.
- MAXIMUM BUILDING HEIGHT IS 65'.
- ALL SITE LIGHTING TO BE FULLY SHIELDED PER ACC ORDINANCES.
- STORMWATER MANAGEMENT AND SOIL EROSION CONTROL WILL BE IN ACCORDANCE WITH ACC ORDINANCES AND REGULATIONS. BMP'S AND UNDERGROUND DETENTION FACILITY, AND PERMANENT VEGETATION WILL BE UTILIZED TO CONTROL EROSION AND STABILIZE THE SITE.
- METHOD OF STORM DRAINAGE: SHEET FLOW LEADING TO PIPING THAT DISCHARGES INTO THE STORMWATER FACILITY.
- SEE PRELIMINARY LANDSCAPE PLAN FOR PLANTINGS, STREET TREES, AND TREE CANOPY CALCULATIONS.
- TOTAL PARKING PROVIDED IS 364 SPACES INCLUDING HANDICAP ACCESSIBLE AND COMPACT CAR SPACES.



MAIN SIGN DETAIL
NTS



THIS LINE IS ONE INCH LONG WHEN PLOTTED FULL SCALE

PARCO

NO.	DATE	DESCRIPTION OF REVISION
1	01-28-04	REVISED PER ACC REVIEW COMMENTS
0	11-26-03	ISSUED TO ACC

JORDAN JONES & GOULDING
745 SOUTH MILLEDGE AVENUE
ATHENS, GEORGIA 30605
PH: 706-353-2868

**PRINCE NACOOCHEE, LLC,
WAYMAN B. GRIFFETH
AND JAMES A. GRIFFITH**
611 IRIS LANE
WINDER, GA 30680
PH: 706-227-2976



1140 PRINCE AVENUE
PRELIMINARY DEVELOPMENT PLAN - CN-PD

DESIGNED: AMA	CHECKED:	DATE: NOV. 26, 2003	1	1
DRAWN: PSA	JOB NO. 6141.001	SCALE: AS SHOWN	SHEET	REV

tmc000p001.dwg
01.29.04

PLANT SCHEDULE – TYPICAL GROUNDCOVER AND SHRUBS:

BOTANICAL NAME COMMON NAME	SIZE
HEMEROCALLIS SP. DAYLILLY	1 GALLON
LIRIOPE SPICATA LIRIOPE	4" POTS
ABELIA X GRANDIFLORA ABELIA	5 TO 7 GAL.
BERBERIS THUNBERGI BARBERRY	5 TO 7 GAL.
CLEYERA JAPONICA CLEYERA	5 TO 7 GAL.
FORSYTHIA INTERMEDIA FORSYTHIA	5 TO 7 GAL.
ILEX HOLLY (JAPANESE, CHINESE, HYB.)	5 TO 7 GAL.
ILICUM PARVIFLORUM SMALL ANISE-TREE	5 TO 7 GAL.
LOROPETALUM CHINENSE RUBRUM LOROPETALUM	5 TO 7 GAL.
MYRICA CERIFERA WAXMYRTLE	5 TO 7 GAL.
NANDINA DOMESTICA NANDINA	5 TO 7 GAL.
OSMANTHUS HETEROPHYLLUS OSMANTHUS	5 TO 7 GAL.
PIERIS JAPONICA PIERIS	5 TO 7 GAL.
RAPHIOLEPIS INDICA INDIAN HAWTHORNE	5 TO 7 GAL.
RHODODENDRON SP. AZALEAS	5 TO 7 GAL.

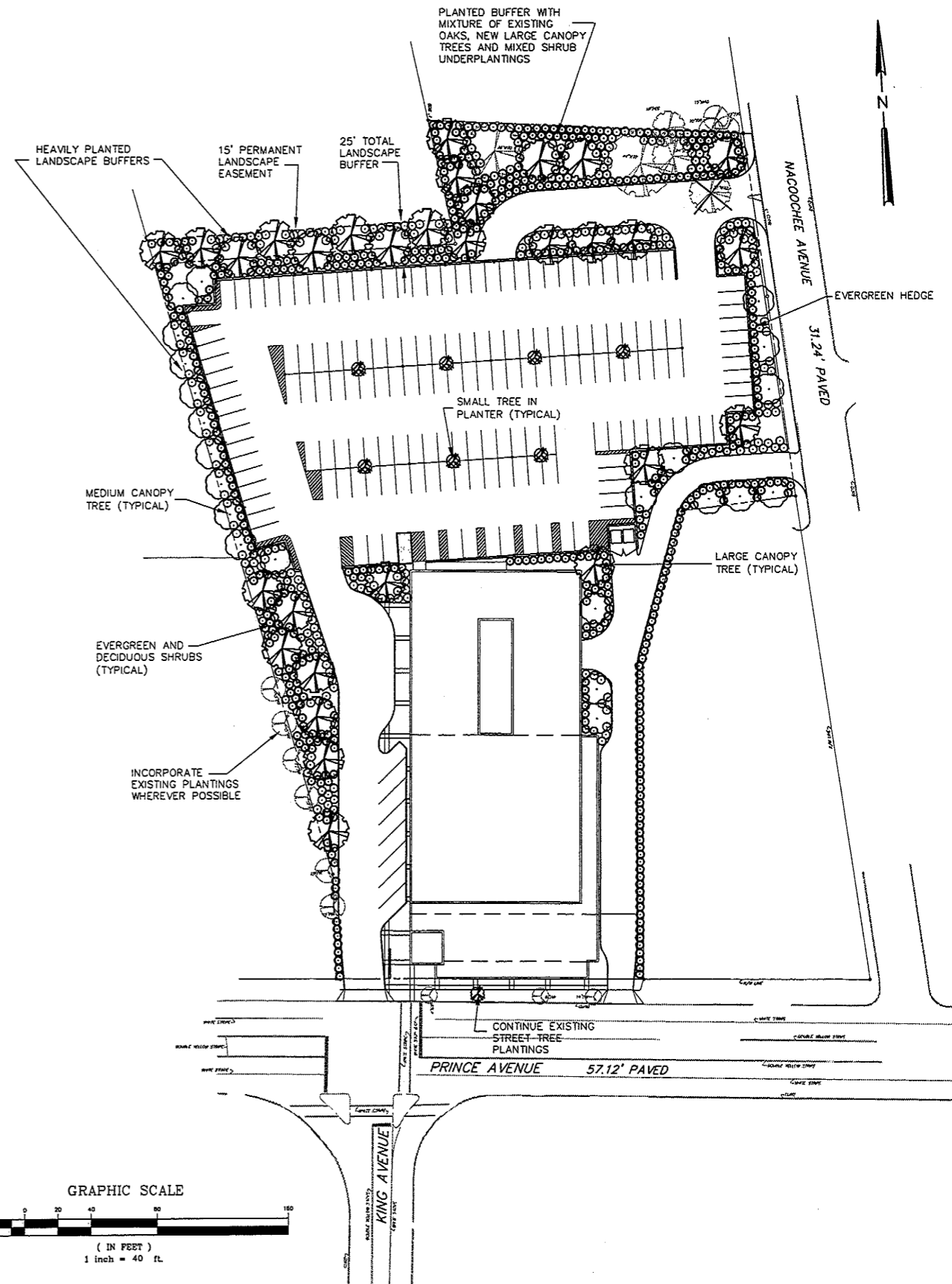
PLANT SCHEDULE – TYPICAL TREES:

BOTANICAL NAME COMMON NAME	SIZE	CANOPY SIZE (SQUARE FEET)
ACER RUBRUM RED MAPLE	2.5"-3" CAL. 10' - 12' HT.	900
ACER BUERGERIANUM TRIDENT MAPLE	1.5"-2" CAL. 6' - 10' HT.	400
CERCIS CANADENSIS REDBUD	1.5"-2" CAL. 6' - 10' HT.	400
CORNUS FLORIDA DOGWOOD	1.5"-2" CAL. 6' - 10' HT.	400
GINKGO BILOBA GINKGO	3.5"-4" CAL. 10' - 12' HT.	1600
ILEX X 'ATTENUATA' "FOSTERS #2" FOSTER HOLLY	1.5"-2" CAL. 10' - 12' HT.	150
LAGERSTROMIA INDICA CRAPEMYRTLE	1.5"-2" CAL. 6' - 10' HT.	150
MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	3.5"-4" CAL. 10' - 12' HT.	1600
MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	1.5"-2" CAL. 6' - 10' HT.	150
QUERCUS NUTTALLII NUTTALL OAK	3.5"-4" CAL. 10' - 12' HT.	1600
QUERCUS PHellos WILLOW OAK	3.5"-4" CAL. 10' - 12' HT.	1600
TAXODIUM DISSECTUM BALDYPRESS	2.5"-3" CAL. 6' - 10' HT.	900
ULMUS PARVIFLORA CHINESE ELM	2.5"-3" CAL. 6' - 10' HT.	900

TREE CANOPY CALCULATIONS:

TOTAL AREA = 3.06 ACRES
 TREE CANOPY REQUIRED:
 (35% OF TOTAL SITE AREA) 46,653 S.F.
 TREE CANOPY PROVIDED: 75,800 S.F.

TREE CANOPY	QUANTITY	TOTAL S.F. OF CANOPY	
SMALL	400	8	3,200
MEDIUM	900	22	19,800
LARGE	1,600	33	52,800
TOTAL TREE CANOPY			75,800



NOTE: THIS PLAN IS FOR REZONING PURPOSES ONLY, AND IS NOT TO BE USED FOR CONSTRUCTION

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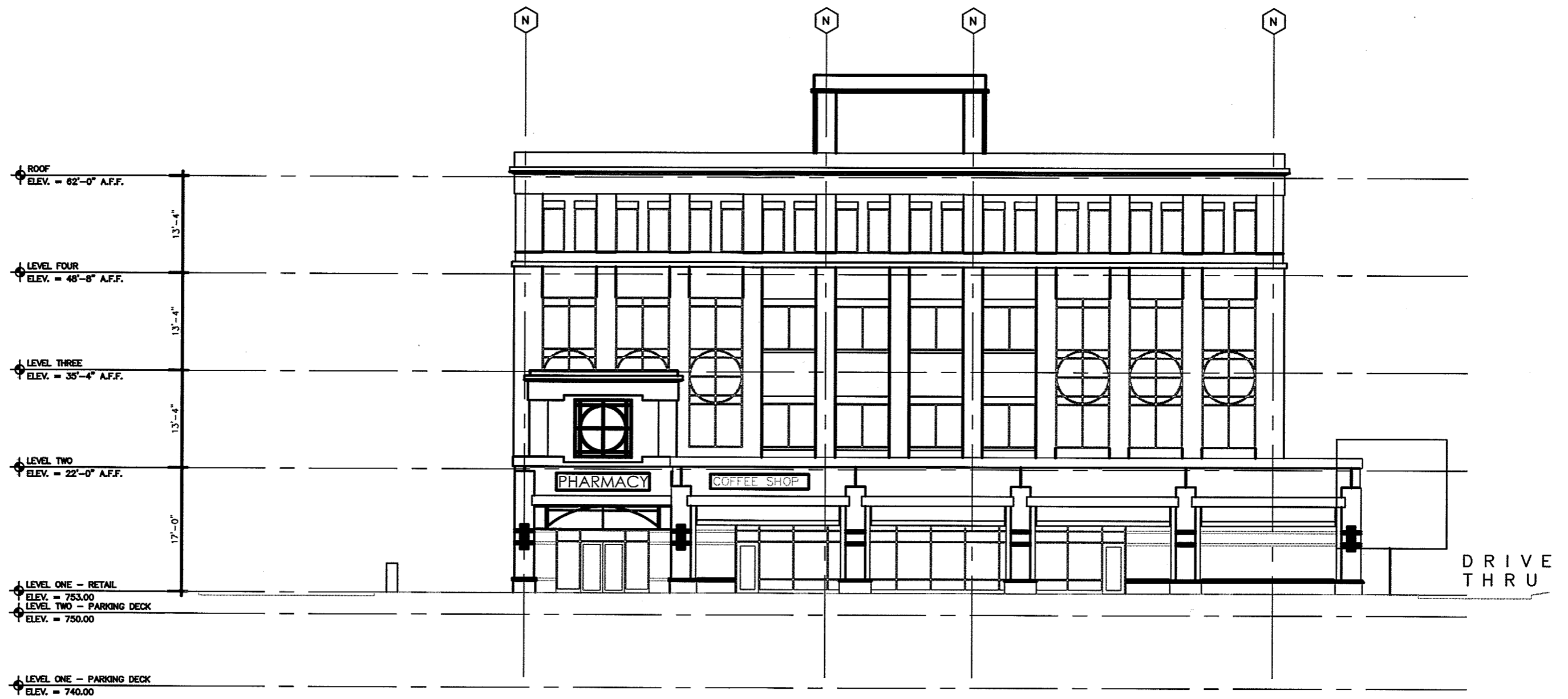


1140 PRINCE AVENUE

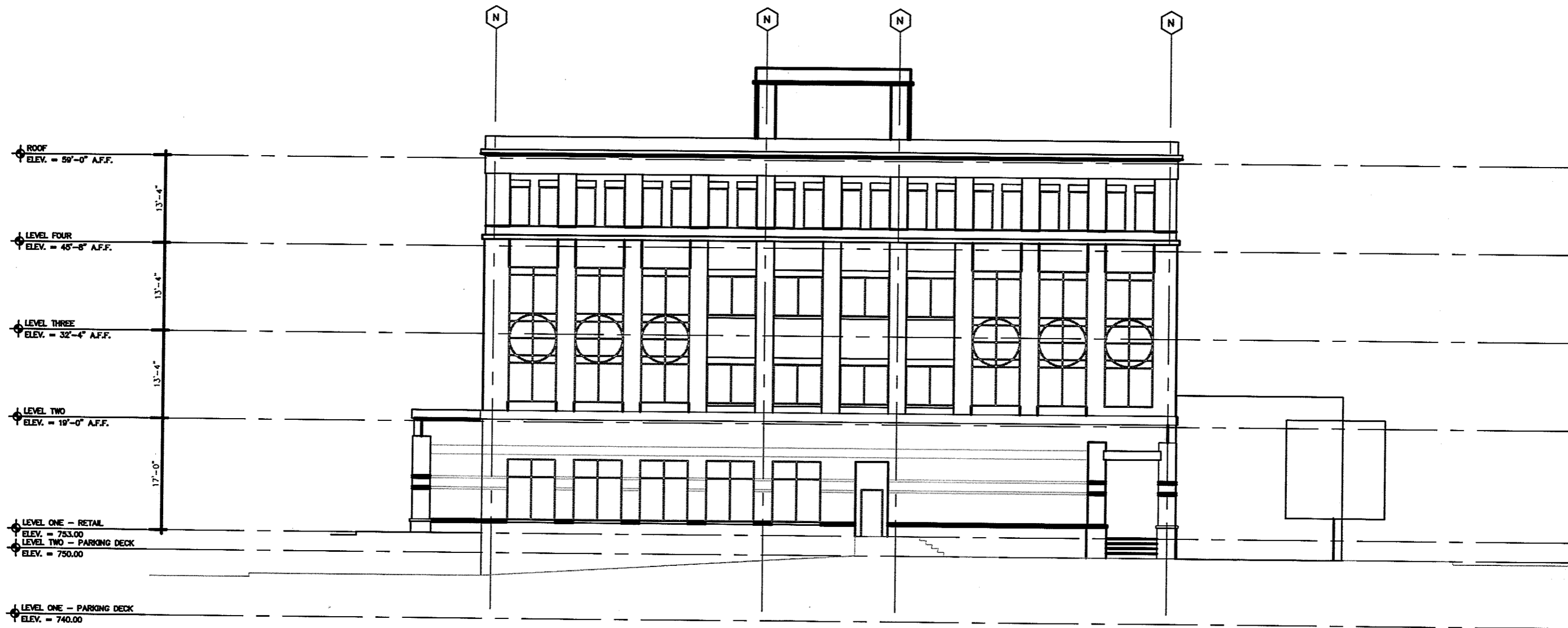
PRELIMINARY LANDSCAPE PLAN

DESIGNED: PSA	CHECKED:	DATE: NOV. 26, 2003	2	1
DRAWN: PSA	JOB NO. 6141.001	SCALE: 1" = 40'	SHEET	REV

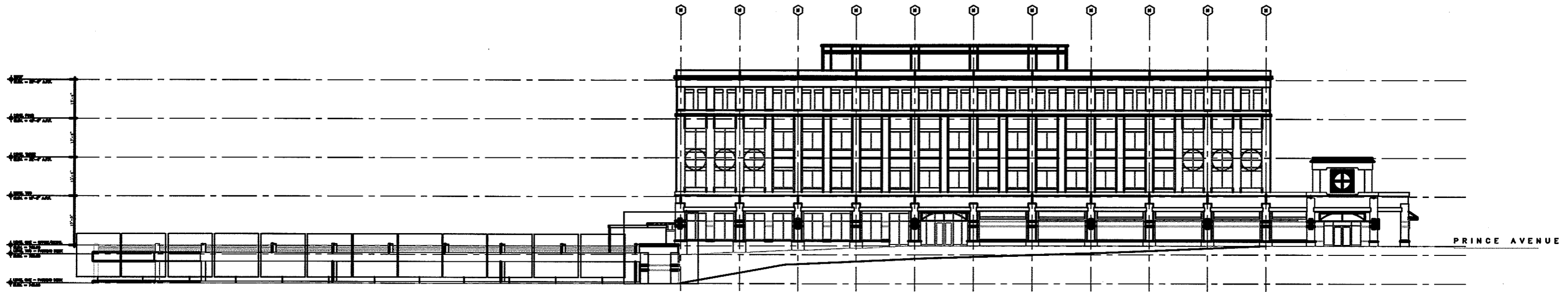
THIS LINE IS ONE INCH LONG WHEN PLOTTED FULL SCALE



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



NORTH PARKING STRUCTURE ELEVATION

0 8 16 32
JANUARY 30, 2004