

DEVELOPMENT SUMMARY

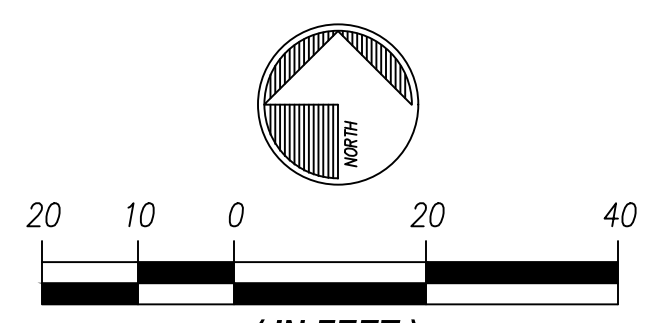
ZONING	EXISTING ZONING	DT-CBD
SITE AREA		2.521 ACRES
EX. BUILDING 1B AREA (1 STORY)		2,500 SF
BUILDING 1C AREA (1 STORY)		3,900 SF
EX. BUILDING 2		4,500 SF
SETBACKS:		
SUPPLEMENTAL ZONE (ARNOLD MILL)		5-6 FEET
SUPPLEMENTAL ZONE (BENTLEY PKWY)		77-112 FEET
REAR		5 FEET
SIDE		5 FEET

- NOTES:**
- ROADS ARE NOT ALLOWED TO BE OPEN CUT OR EXCAVATED ONCE THE BASE COAT OF ASPHALT HAS GONE DOWN. THOSE AREAS REQUIRING EXCAVATION REQUIRE APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE. AN ASPHALT REPAIR PLAN WILL BE REQUIRED TO BE SUBMITTED ALONG WITH THE REQUEST TO EXCAVATE.
 - A CITY OF WOODSTOCK SITE INSPECTOR MUST BE PRESENT FOR ALL PROOF ROLLS OF ROADS.
 - ALL STRIPING WITHIN CITY RIGHT-OF-WAY TO BE THERMOPLASTIC.
 - OPEN SPACE AREAS TO BE LANDSCAPED. LANDSCAPE PLAN TO BE PREPARED AFTER LDP.
 - A SEPARATE BUILDING PERMIT AND PLAN SUBMITTAL WILL BE REQUIRED FOR ALL RETAINING WALLS THAT EXCEED 4 FT IN HEIGHT.
 - A SEPARATE BUILDING PERMIT AND PLAN SUBMITTAL WILL BE REQUIRED FOR ALL FLAG POLE STRUCTURES.
 - BUILDINGS 1B AND 1C SHALL ALL BE CONNECTED.
 - NO PROPOSED/EXISTING GROUND MECHANICALS SHALL BE VISIBLE TO STREET VIEWS.

PARKING CALCULATIONS

PARKING REQUIRED		
PROFESSIONAL OFFICE - 3 SPACES PER 1,000 SQFT GFA (GROSS FLOOR AREA)		
EXISTING BUILDING 1B	2,500 SF - PROFESSIONAL OFFICE (2,500/1,000*3 = 7.5)	8 SPACES
BUILDING 1C	3,900 SF - PROFESSIONAL OFFICE (3,900/1,000*3 = 3.0)	12 SPACES
EXISTING BUILDING 2	4,500 SF - PROFESSIONAL OFFICE (4,500/1,000*3 = 13.5)	14 SPACES
TOTAL PARKING REQUIRED:		34 SPACES
TOTAL PARKING PROVIDED:		71 SPACES

24 HOUR CONTACT:
TIM WILLIAMSON
678.314.6100



Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

N/F
 KOSHING CONSULTING, LLC
 DEED BOOK 12725 / PAGE 70
 ZONED "DT-CBD"

N/F
 RICHARD & KATHRYN RYAN
 DEED BOOK 12575 / PAGE 162
 PLAT BOOK 98 / PAGE 33
 ZONED "DT-MR-A"

N/F
 KEVIN L. SMITH
 DEED BOOK 9324 / PAGE 282
 PLAT BOOK 29 / PAGE 131
 PLAT BOOK 38 / PAGE 175

N/F
 ROBERT & EMILY MURAI
 DEED BOOK 9595 / PAGE 98
 PLAT BOOK 29 / PAGE 131
 ZONED "DT-MR-A"

BENCHMARK
 600 NAIL
 N: 1,491,722.15
 E: 2,191,074.76
 ELEV: 913.40

BENTLEY PARKWAY
 (60' R/W)

ARNOLD MILL ROAD
 (50' R/W)

HAMMOND DRIVE
 (36' R/W)