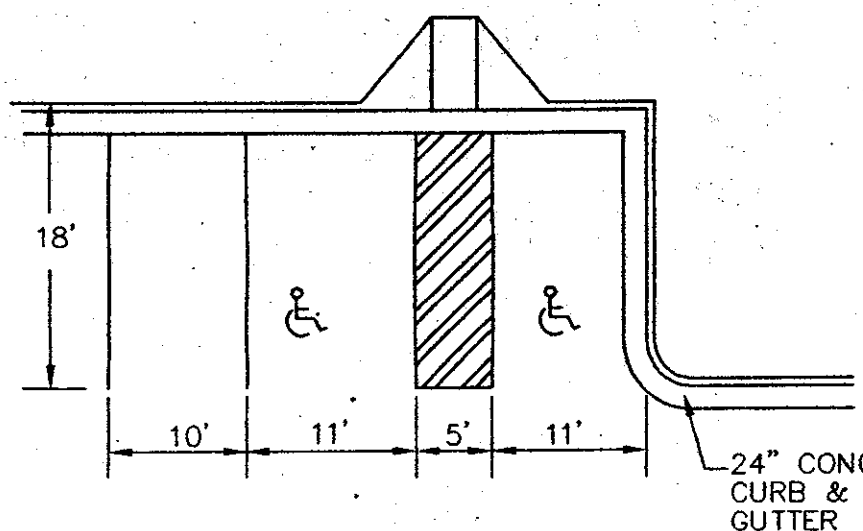


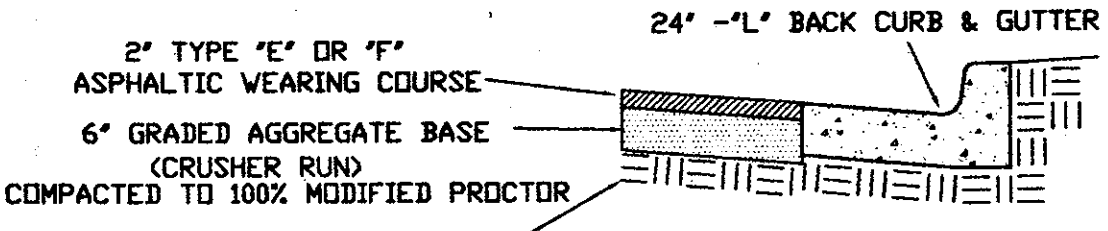
THIS DRAWING IS THE PROPERTY OF DAVID A. BURRE ENGINEERS & SURVEYORS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED FOR REPRODUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF DAVID A. BURRE ENGINEERS & SURVEYORS, INC. AND IS TO BE RETURNED UPON REQUEST.



TYPICAL PARKING DETAIL
NOT TO SCALE

PAVEMENT DESIGN NOTE:

ALL PROPOSED PAVEMENT SECTIONS SHALL BE APPROVED IN WRITING BY THE PROJECT SOILS ENGINEER PRIOR TO OR AT THE TIME OF CONSTRUCTION. MODIFICATION OF PAVEMENT SECTIONS BY THE SOILS ENGINEER WILL BE IN WRITING. COPIES OF MODIFICATIONS SHALL BE PROVIDED TO THE OWNER/DEVELOPER AND THIS FIRM PRIOR TO CONSTRUCTION.



PARKING LOT PAVEMENT SECTION: (LIGHT DUTY)

STREAM TRIBUTARY NOTE:

▲ (ORANGE FLAGGING) - INDICATES NORTHERNMOST POINT OF INTERMITTENT STREAM. FINAL DETERMINATION AND TREATMENT OF THIS TRIBUTARY WILL BE ADDRESSED AS PART OF CITY OF ROSWELL LAND DISTURBANCE PERMIT.

DUMPSTER NOTE:

ENCLOSURES AROUND DUMPSTERS TO BE 3-SIDED BRICK TO MATCH BUILDINGS AND SHALL BE ONE FOOT TALLER THAN DUMPSTERS.

RETAINING WALL DESIGN NOTE:

THE PROPOSED RETAINING WALL TO BE DESIGNED BY A STRUCTURAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF GEORGIA. SAID DESIGN TO BE REVIEWED BY THE CITY OF ROSWELL PRIOR TO CONSTRUCTION OF THE RETAINING WALL.

CONSTRUCTION NOTE:

ALL PROPOSED BUILDING CONSTRUCTION AND SITE WORK SHALL CONFORM TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF ROSWELL, GEORGIA ZONING ORDINANCE.

UTILITY NOTE:

THIS PROPERTY TO BE SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.

LIGHTING NOTE:

ALL LIGHTING FOR THE ABOVE PROJECT SHALL BE HIGH PRESSURE SODIUM AND SHALL BE INSTALLED TO PREVENT THE ILLUMINATION OF ADJACENT PROPERTIES. LIGHTING PLAN TO BE DESIGNED BY OTHERS PRIOR TO CONSTRUCTION. THE FINAL LIGHTING DESIGN TO BE PREPARED BY GEORGIA POWER AND APPROVED BY THE CITY OF ROSWELL.

GENERAL NOTES:

- ALL WORK AND MATERIALS WITHIN THE RIGHT OF WAYS SHALL CONFORM TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF ROSWELL TRANSPORTATION DEPARTMENT.
- THE EXISTENCE AND LOCATION OF ANY AND ALL UTILITIES SHOWN AS PER SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE EXACT LOCATION OF ANY AND ALL UTILITIES (PRIOR TO THE START OF ANY CONSTRUCTION) WITHIN THE SCOPE OF WORK AREA THIS SITE.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR THE REPAIR AND/OR REPLACEMENT OF ANY AND ALL UTILITIES AND UTILITY SERVICES. (SHOWN OR NOT SHOWN HEREIN THESE PLANS) DISTURBED, DISRUPTED AND/OR DESTROYED DURING THE CONSTRUCTION PROCESS THIS SITE.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SIGNS, LABOR AND EQUIPMENT SO AS TO MAINTAIN THE SAFE AND ADEQUATE FLOW OF TRAFFIC ALONG AND ADJACENT TO THE WOODSTOCK ROAD WORK AREA THIS SITE.
- ANY WORK WITHIN THE GA. D.O.T. AND OR CITY OF ROSWELL RIGHT OF WAY, REQUIRES A UTILITY PERMIT FROM THE TRANSPORTATION DEPARTMENT.



STORM DRAINAGE/DETENTION MAINTENANCE NOTE:

THE PROPOSED STORM DRAINAGE SYSTEM AND DETENTION FACILITIES SHALL BE PLACED UNDER A COMMON DRAINAGE EASEMENT WITH RECIPROCAL USE AGREEMENTS. THE CONSTRUCTION AND MAINTENANCE COSTS OF SAME SHALL BE AT THE EXPENSE OF THE OWNER.

RECIPROCAL EASEMENT NOTE:

A RECIPROCAL ACCESS EASEMENT HAS BEEN RECORDED IN DEED BOOK 29944, PAGE 699 FOR THIS PROJECT.

FLOOD HAZARD NOTE:

THIS PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF THE CITY OF ROSWELL, FULTON COUNTY, GA. (COMMUNITY MAP NO. 13121C0042 E) MOST RECENTLY REVISED JUNE 22, 1998.

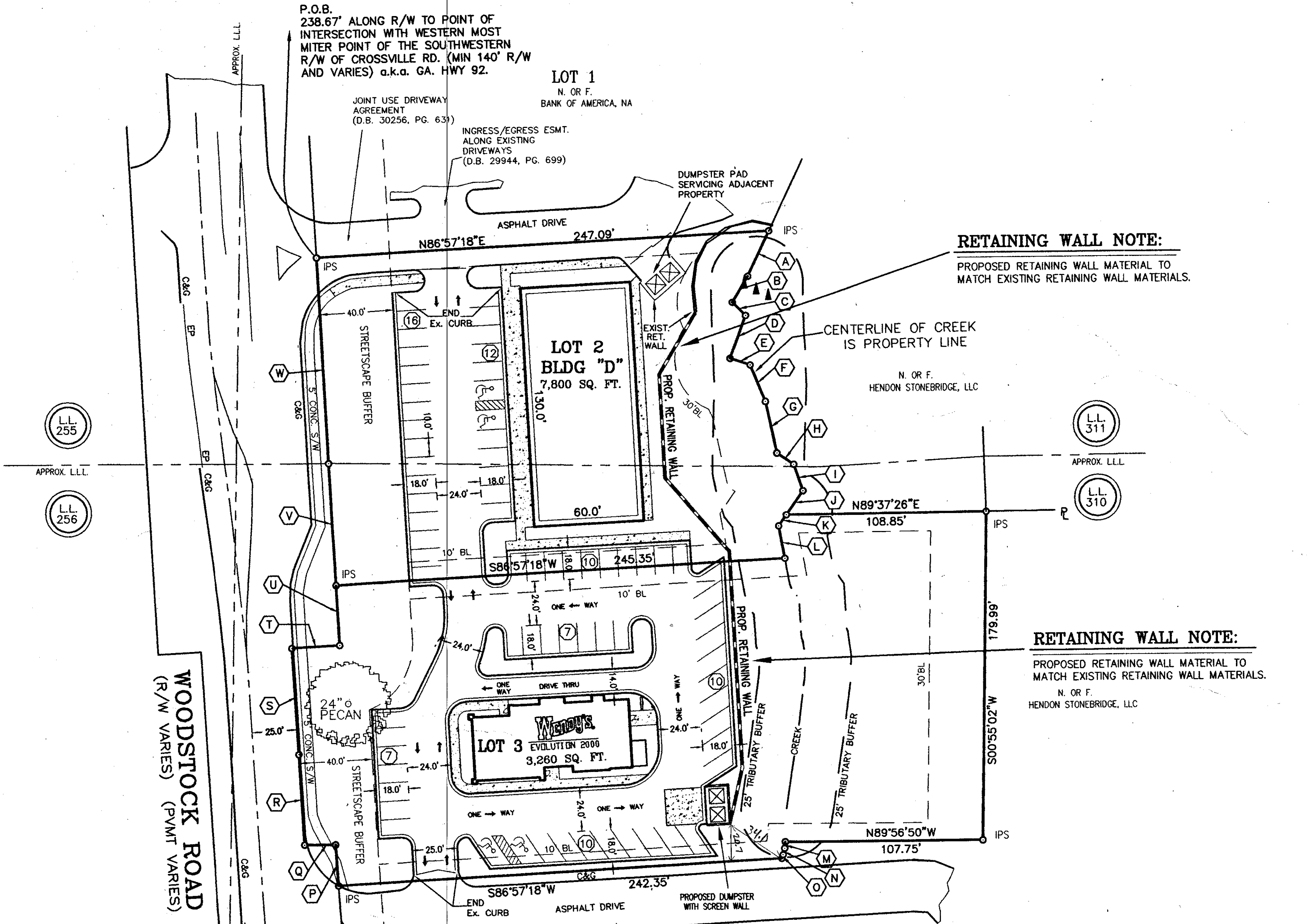
PRECISION OF SURVEY:

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 18,067 FEET AND AN ANGULAR ERROR OF 2.35 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 168,221 FEET.

FIELD ANGLES AND LINEAR DISTANCES MEASURED USING A TOPCON GTS-303 TOTAL STATION.

P.O.B. 238.67' ALONG R/W TO POINT OF INTERSECTION WITH WESTERN MOST MITER POINT OF THE SOUTHWESTERN R/W OF CROSSVILLE RD. (MIN 140' R/W AND VARIES) a.k.a. GA. HWY 92.



RETAINING WALL NOTE:

PROPOSED RETAINING WALL MATERIAL TO MATCH EXISTING RETAINING WALL MATERIALS.

RETAINING WALL NOTE:

PROPOSED RETAINING WALL MATERIAL TO MATCH EXISTING RETAINING WALL MATERIALS.

NOTE:
CERTAIN INTERIOR IMPROVEMENTS NOT SHOWN HEREON.
MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.

UNDERGROUND UTILITY NOTE:

CERTAIN UNDERGROUND UTILITIES THIS TRACT (I.E. WATER, NATURAL GAS, ELECTRICITY, PHONE, ETC.) AND/OR THEIR APPURTENANCES ARE NOT SHOWN HEREON.

DETENTION NOTE:

THIS PROJECT HAS BEEN APPROVED FOR OFFSITE DETENTION ON PROPERTIES OF STONEBRIDGE SQUARE PER RECIPROCAL DRAINAGE AGREEMENT AND AS PER PREVIOUSLY APPROVED CITY OF ROSWELL L.D.P. #06071.

LINE/CURVE	BEARING	CHORD	ARC	RADIUS
A	S24°58'15\"	27.62		
B	S31°06'06\"	16.40		
C	S45°08'02\"	10.18		
D	S20°01'27\"	24.89		
E	S71°39'23\"	11.47		
F	S22°28'23\"	21.50		
G	S12°16'35\"	28.89		
H	S56°28'42\"	10.97		
I	S18°40'10\"	15.44		
J	S35°06'32\"	15.78		
K	S35°06'32\"	7.44		
L	S10°18'46\"	18.17		
M	S05°41'02\"	3.47		
N	S13°39'55\"	3.68		
O	S17°49'49\"	2.26		
P	N03°46'22\"	22.33	22.33	4240.95'
Q	N89°56'50\"	17.03		
R	N03°16'25\"	49.57	49.57	4257.95'
S	N03°21'19\"	58.18		
T	N86°57'18\"	26.20		
U	N03°02'42\"	33.00		
V	N03°02'42\"	66.72		
W	N03°02'42\"	112.35		

AREA THESE TRACTS:

- LOT 2 42,939± S.F. 0.99± ACRES
- LOT 3 62,017± S.F. 1.42± ACRES

OWNER/DEVELOPER

HOOPER FOODS INC.
4030 JOHNS CREEK PKWY
SUWANEE GA. 30024
CONTACT CARL HOOVER
OFF. 770-448-0300
CEL. 404-312-3004

REFERENCE MATERIAL:

- MASTER SITE PLAN FROM THE CITY OF ROSWELL DESIGN REVIEW BOARD SUBMITTED FOR STONEBRIDGE SQUARE. PREPARED BY ALEX MUNOZ & ASSOC., INC., DATED JULY 19, 1999, AND MOST RECENTLY REVISED JUNE 23, 2000.
- DRIVEWAY CURB CUT EXHIBIT FOR HOLTON & STONEBRIDGE SQUARE SHOPPING CENTER PREPARED BY DAVID A. BURRE ENGINEERS & SURVEYORS, INC. DATED 08-18-2000. RED LINE COMMENTS BY GEORGIA D.O.T. DATED 09-06-2000.
- MASTER SITE PLAN FOR: HOLTON TRACT AND STONEBRIDGE SQUARE. BEING EXHIBITS "A" THRU "H" DATED 10-17-2000 AND MOST RECENTLY REVISED 11-01-2000, AND EXHIBITS "A-1" THRU "H-1" DATED 10-17-2000 AND MOST RECENTLY REVISED 11-02-2000.
- DESIGN REVIEW BOARD EXHIBIT FOR: HOLTON & ASSOCIATES, INC. PREPARED BY DAVID A. BURRE ENGINEERS & SURVEYORS, INC. DATED 01-22-2001 AND MOST RECENTLY REVISED 01-24-2001.
- EXCEPTION PLAT FOR: HOLTON & ASSOCIATES OUT PARCELS, PREPARED BY DAVID A. BURRE ENGINEERS & SURVEYORS, INC., DATED 08-03-01. REVISED 12-18-2001, PLAT RECORDED IN PLAT BOOK 234, PG. 81.
- BOUNDARY SURVEY FOR: BANK OF AMERICA, N.A. ET AL., PREPARED BY DAVID A. BURRE ENGINEERS & SURVEYORS, INC., DATED 08-13-02. REVISED 10-30-02.
- BOUNDARY SURVEY FOR: HOLTON & ASSOCIATES, INC. PREPARED BY DAVID A. BURRE ENG. & SURVEYORS, INC. DATED 12-11-2000. (1.89± AC.)
- BOUNDARY SURVEY FOR: D & D INVESTMENT LLP PREPARED BY DAVID A. BURRE ENG. & SURVEYORS, INC. DATED 11-07-2003. (2.41± AC.)

STREETSCAPE NOTE:

SUBSEQUENT TO DESIGN REVIEW BOARD APPROVAL AND ISSUANCE OF A LAND DISTURBANCE PERMIT FOR STONEBRIDGE, THE CITY OF ROSWELL TRANSPORTATION DEPARTMENT REQUESTED ADDITIONAL RIGHT-OF-WAY ALONG WOODSTOCK ROAD. THE DEVELOPER/OWNER AGREED TO DEDICATE THE ADDITIONAL RIGHT-OF-WAY ALONG THE FRONTAGE OF LOT 4 AND A PORTION OF LOT 3 WITH THE CONDITION THAT THE EASTERN-MOST LIMITS OF THE 40' STREETSCAPE NOT BE AFFECTED AS SHOWN HEREON.

STREET ADDRESS NOTE:

LOT 2 ADDRESS IS 11255 WOODSTOCK ROAD
LOT 3 ADDRESS IS 11245 WOODSTOCK ROAD

GEORGIA D.O.T. NOTE:

THE DESIGN OF THE DRIVEWAYS FOR THIS PROJECT WERE APPROVED AND PERMITTED BY THE GA DEPARTMENT OF TRANSPORTATION ON APRIL 23, 2001, PERMIT NO. 04-2001-023-121.

PERMIT NOTE:

THIS PROJECT PREVIOUSLY PERMITTED IN BOTH FULTON COUNTY AND THE CITY OF ROSWELL. CITY OF ROSWELL PROJECT # 06071
FULTON COUNTY PROJECT # 00007SSR1
GA. D.O.T. PROJECT # 04-2001-023-121

PROPOSED SITE DEVELOPMENT DATA

NO.	DESCRIPTION	DATE	BY	APPR.
1	REVISION AS PER CITY OF ROSWELL REDLINE	12-30-03		
AREA THIS TRACT: 104,956± SQ.FT. 2.41± ACRES ZONING DISTRICT PARKWAY VILLAGE (E-2)				
	PROPOSED GROSS S.F. OF BUILDING			11,060 S.F.
	PROPOSED BUILDING "D" (RETAIL)			7,800 S.F.
	PROPOSED BUILDING "E" (WENDY'S)			3,260 S.F.
	PROP. LOT COVERAGE OF BUILDING			11,060 S.F.
	PROP. % LOT COVERAGE OF BLDG.			10.54 %
	PROPOSED STREETSCAPE			14,027 S.F.
	PROPOSED % STREETSCAPE			13.36 %
	PROPOSED LANDSCAPE AREA			38,130 S.F.
	PROPOSED % LANDSCAPE AREA			36.33 %
	PROPOSED HEIGHT OF STRUCTURE			40 FT.
	PROPOSED PARKING/DRIVE/SIDEWALK AREA			41,737 S.F.
	PROPOSED % PARKING/DRIVE/SIDEWALK AREA			39.77 %
	PROPOSED HANDICAPPED SPACES			4 EA.
	PROPOSED STANDARD SPACES			68 EA.
	PROPOSED TOTAL PARKING SPACES			72 EA.
	PARKING SPACES/M.S.F. OF BLDG.			6.51/M.S.F.
	PROPOSED DENSITY OF PROJECT			4,589.2 S.F./AC.

DAVID A. BURRE ENGINEERS & SURVEYORS, INC.
 11660 ALPHARETTA HWY. SUITE 100
 ROSWELL, GEORGIA 30076 (770)442-0500

SITE DEVELOPMENT PLAN FOR
 OUT PARCELS FOR STONEBRIDGE SQUARE
WENDY'S & RETAIL BUILDING



NO.	DESCRIPTION	DATE	BY	APPR.
1	REVISION AS PER CITY OF ROSWELL REDLINE	12-30-03		
DRAWN: BAK DATE: 11-21-2003 SCALE: HORIZ. 1" = 40' VERT. 1" = 4' LAND LOT(S): 310 AND 311 DISTRICT: FIRST SECTION: SECOND CITY OF: ROSWELL COUNTY: FULTON CO., GEORGIA				

SHEET 1 OF 12
 PROJECT NUMBER
03-2894