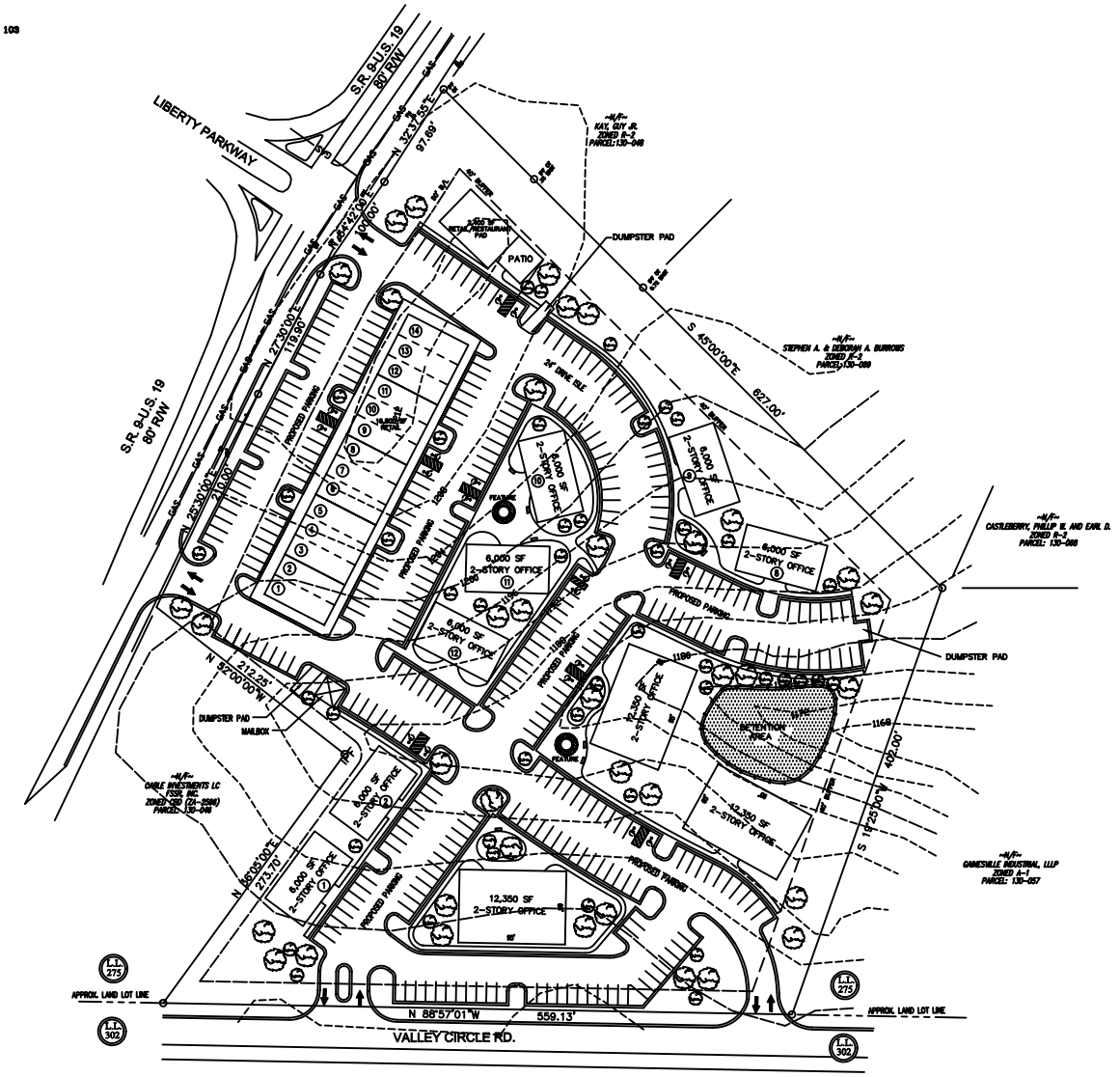
Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FEMA FLOOD ZONE ACCORDING TO FORSYTH COUNTY F.I.R.M. PANEL 0095 C COMMUNITY #130312 DATED: JULY 4, 1989.

DEVELOPER/OWNER:
NEXGEN PROPERTIES
5450 McGINNIS FERRY PLACE, SUITE 103
ALPHARETTA , GA 30005
(770) 346-7535

24 HR. CONTACT NO:
B.D. SHARMA
(678) 614-5845



GENERAL NOTES:

PROPOSED USE: OFFICES & RETAIL
TAX PARCEL – 130-047
PROPERTY ADDRESS – 1208 & 1212 ATLANTA HWY
CURRENT ZONING – CBD
TOTAL AREA – 8.35 ACRES

TOTAL OFFICE UNITS – 12
OFFICES AREA – 78,050 SF
PARKING REQUIRED – 284 SPACES

TOTAL RETAIL UNITS – 16
RETAIL AREA – 19,200 SF
PARKING REQUIRED – 77 SPACES

PROPOSED PARKING REQUIRED – 341 SPACES
PROPOSED PARKING PROVIDED – 344 SPACES

IF STATE WATERS ARE DISCOVERED TO EXIST. ON THIS SITE A 25' BUFFER MEASURED FROM THE TOP OF BANK SHALL REMAIN UNDISTURBED AND SUBJECT TO ALL THE REGULATIONS GOVERNING STATE WATERS.

NO CEMETARIES HAVE BEEN FOUND TO BE LOCATED ON THIS SITE.

IF ANY WETLANDS EXIST ON SITE, NONE SHALL BE DISTURBED WITHOUT CORPS OF ENGINEERS APPROVAL.

NO ARCHITECTURAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS SITE.

NO ARCHEOLOGICAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS SITE.

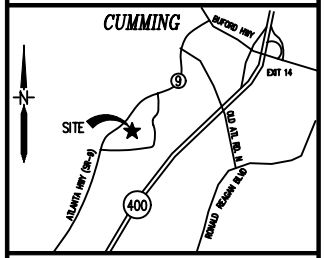
ALL PROPOSED DEVELOPMENT TO BE BUILT IN ACCORDANCE WITH FORSYTH COUNTY STANDARD SPECIFICATIONS AND REQUIREMENTS.

THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED CONFIGURATION FOR THIS SITE. SPECIFIC DESIGN CRITERIA IS THE RESPONSIBILITY OF THE DEVELOPER AND SUBJECT TO THE FORSYTH COUNTY STANDARD REVIEW AND APPROVAL PROCEDURES.

ENVIRONMENTAL CONDITIONS SUMMARY:
NO STREAMS, WETLANDS, WATERSHED PROTECTION DISTRICTS, FLOOD HAZARD AREAS OR RIVER CORRIDOR BOUNDARIES EXIST ON THIS PROPERTY.

INFRASTRUCTURE SUMMARY:
PUBLIC WATER IS AVAILABLE WITHIN THE RIGHT-OF-WAYOF S.R. 9 DIRECTLY IN FRONT OUR SITE. PUBLIC SANITARY SEWER IS AVAILABLE ACROSS S.R.9 TO THE WEST

SKETCH PLAT FOR:
NEXGEN PROPERTIES



LOCATION MAP SCALE – 1"=2000'

PROPERTY IS LOCATED IN LAND LOT 275
OF THE 2ND DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

DRAWN BY:	D	DATE:	05/13/07
CHECKED BY:	KT	JOB NO.:	SKETCH

NO.	DATE	REVISION DESCRIPTION	BY