

PROJECT CONTACT: CHUCK GLENN (404) 944-0064

SITE DATA CHART:

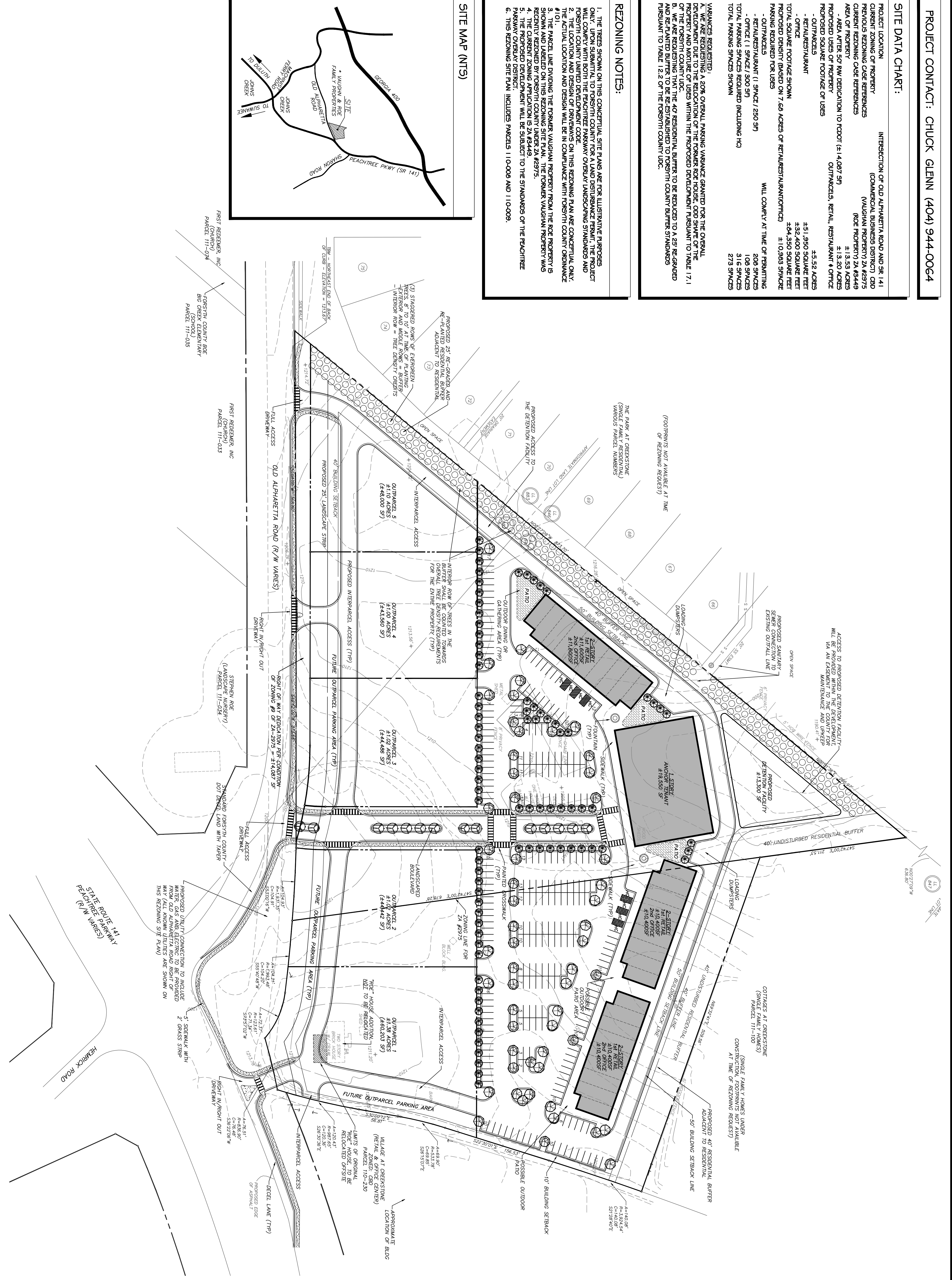
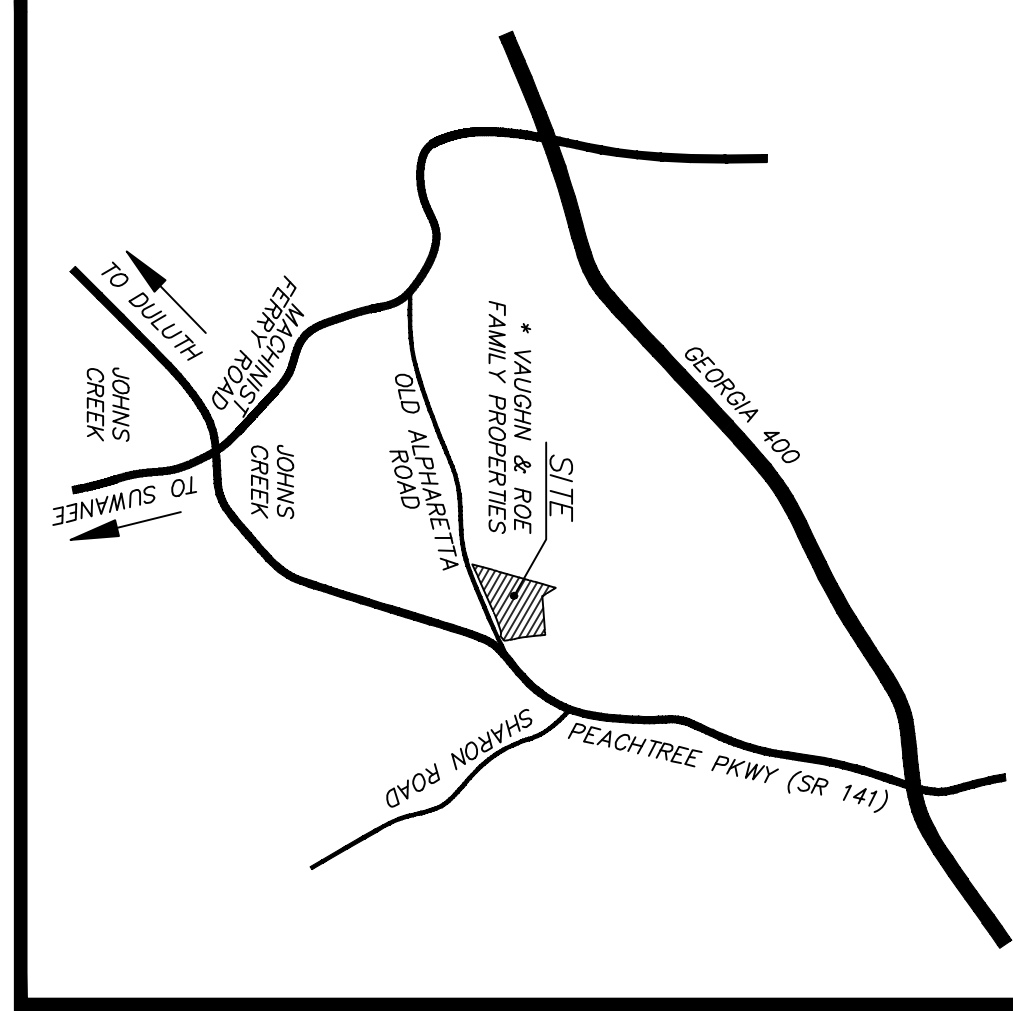
PROJECT LOCATION	INTERSECTION OF OLD ALPHARETTA ROAD AND SR 141
PROJECT ZONING OF PROPERTY	(COMMERCIAL BUSINESS DISTRICT) C20
CURRENT ZONING CASE REFERENCES	VAUGHAN PROPERTY ZA #2975
CURRENT ZONING CASE REFERENCES	ROE PROPERTY ZA #3449
AREA OF PROPERTY	± 19.20 ACRES
- AREA AFTER 50' RW DEDICATION TO FOOT (± 14,087 SF)	± 13.20 ACRES
PROPOSED SQUARE FOOTAGE OF USES	OUTPARCELS, RETAIL, RESTAURANT & OFFICE
- OUTPARCELS	± 5.52 ACRES
- RETAUR/RESTAURANT	± 51,950 SQUARE FEET
- OFFICE	± 32,400 SQUARE FEET
TOTAL SQUARE FOOTAGE SHOWN	± 84,350 SQUARE FEET
PROPOSED DENSITY (BASED ON 7.68 ACRES OF RETAUR/RESTAURANT/OFFICE)	± 10,963 SPACES
PARKING REQUIRED FOR USES	WILL COMPLY AT TIME OF PERMITTING
- OUTPARCELS	108 SPACES
- RETAUR/RESTAURANT (1 SPACE / 250 SF)	208 SPACES
- OFFICE (1 SPACE / 300 SF)	316 SPACES
TOTAL PARKING SPACES REQUIRED (INCLUDING HD)	273 SPACES
TOTAL PARKING SPACES SHOWN	

VARIANCES REQUESTED:
 A. WE ARE REQUESTING A 20% OVERALL PARKING VARIANCE GRANTED FOR THE OVERALL DEVELOPMENT.
 B. WE ARE REQUESTING THAT THE 40' RESIDENTIAL BUFFER TO BE REDUCED TO A 25' RE-GRADED AND RE-PLANTED BUFFER TO BE RE-ESTABLISHED TO FORTHY COUNTY BUFFER STANDARDS PURSUANT TO TABLE 1.2.2 OF THE FORTHY COUNTY UDC.
 C. WE ARE REQUESTING THAT THE 40' RESIDENTIAL BUFFER TO BE REDUCED TO A 25' RE-GRADED AND RE-PLANTED BUFFER TO BE RE-ESTABLISHED TO FORTHY COUNTY BUFFER STANDARDS PURSUANT TO TABLE 1.2.2 OF THE FORTHY COUNTY UDC.

REZONING NOTES:

1. THE TREES SHOWN ON THIS CONCEPTUAL SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY. UPON SUBMITTAL TO FORTHY COUNTY FOR A LAND DISTURBANCE PERMIT, THE PROJECT WILL COMPLY WITH BOTH THE FORTHY COUNTY LANDSCAPE OVERLAY LANDSCAPING STANDARDS AND THE FORTHY COUNTY LANDSCAPE OVERLAY LANDSCAPING STANDARDS AND
2. THE LOCATION AND DESIGN OF DRIVEWAYS ON THIS REZONING PLAN ARE CONCEPTUAL ONLY. THE ACTUAL LOCATION AND DESIGN WILL BE IN COMPLIANCE WITH FORTHY COUNTY ORDINANCE #101.
3. THE PARCEL LINE DIVIDING THE FORMER VAUGHAN PROPERTY FROM THE ROE PROPERTY IS SHOWN AND LABELED ON THIS REZONING SITE PLAN. THE FORMER VAUGHAN PROPERTY WAS RECENTLY REZONED BY FORTHY COUNTY UNDER ZA #2975.
4. THE CURRENT ZONING APPLICATION IS ZA #3449.
5. THE PROPOSED DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THE PEACHTREE PARKS OVERLAY DISTRICT. INCLUDES PARCELS 110-006 AND 110-009.
6. THIS REZONING SITE PLAN INCLUDES PARCELS 110-006 AND 110-009.

SITE MAP (NTS)



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GENC LEVEL 11 | CERTIFICATION 40000001389
 TAX PARCELS) 110-006 & 110-009

FORUM AT CREEKSTONE
 A MIXED-USE DEVELOPMENT
 SOUTHEASTERN VENTURE CAPITAL PARTNERS, LLC
 11180 STATE BRIDGE ROAD
 SUITE 102
 ALPHARETTA, GA 30022
 (404) 944-0064 phone
 (770) 667-3334 fax

REVISIONS:

N/M	DATE	REVISION
-1	08/22/07	- ZONING SUBMITTAL TO FC
-2	10/10/07	- ADDRESS CORRECTIVE ZONING
3	11/09/07	- REVIEW COMMENTS, RESUBMIT REZONING BUFFER ON NORTHERN

SHEET TITLE:
 REZONING
 SITE PLAN 3

SCALE: 1" = 60'
 DATE: AUGUST 16, 2007
 PROJECT: 07101.00

SHEET NUMBER: 1