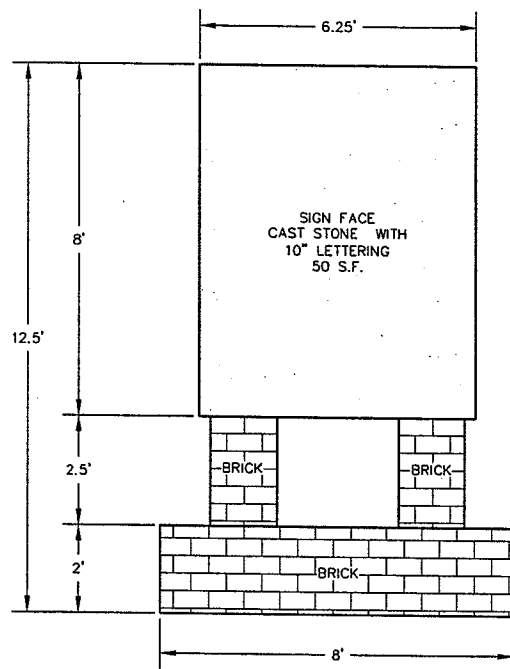


LOCATION MAP
APPROXIMATE SCALE: 1" = 1000'

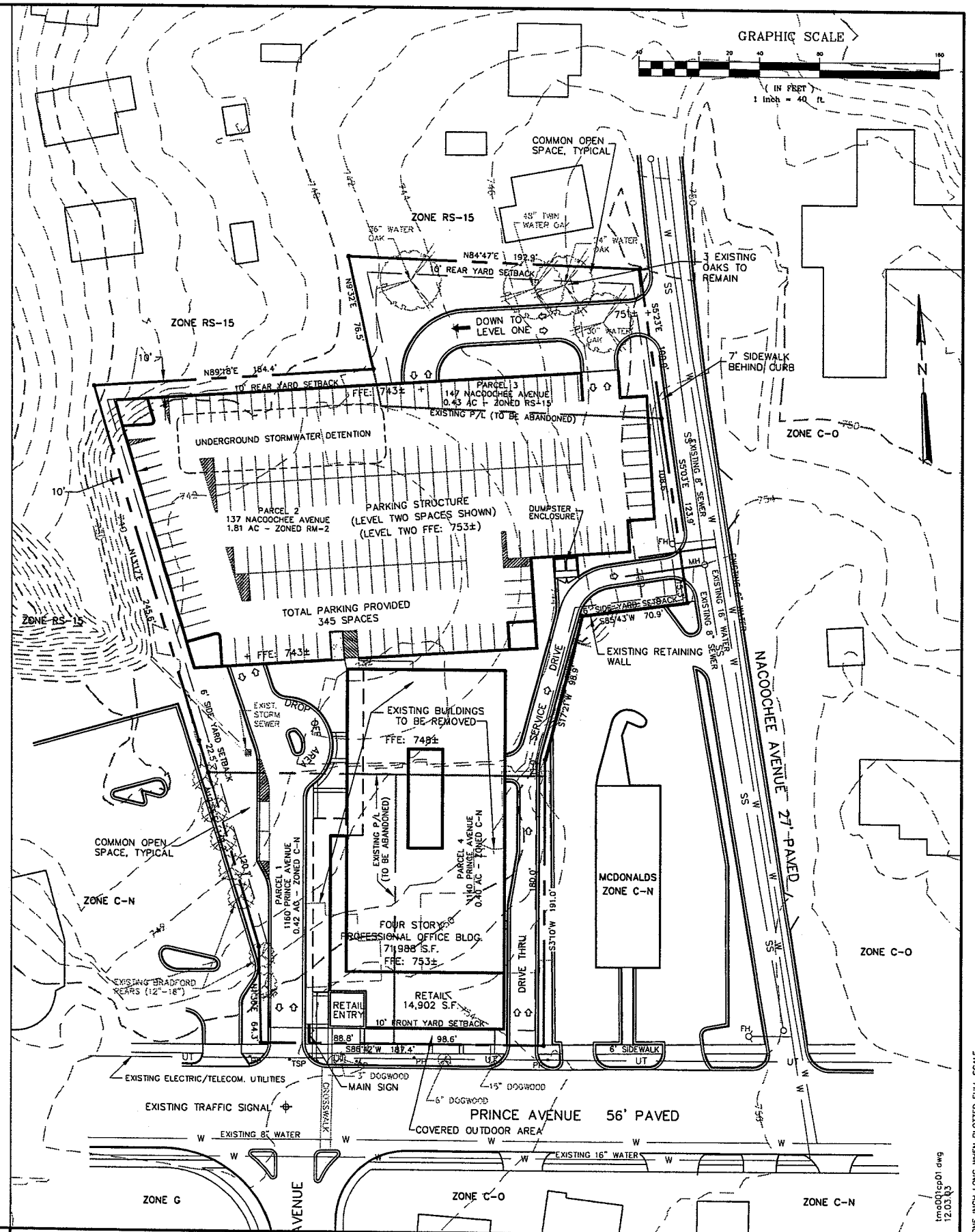


MAIN SIGN DETAIL
NTS

GENERAL NOTES:

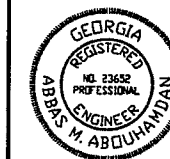
- ENGINEER:
ABE ABOUHAMMAN, P.E.
JORDAN JONES AND GOULDING, INC.
745 S. MILLEDGE AVENUE
ATHENS, GEORGIA 30605
PH: 706-353-2868
- OWNER(S):
PARCEL 1 - 0.42 ACRES - 1160 PRINCE AVENUE - TAX ID 11-4-D3-C038
PRINCE NACOOCHEE, LLC
611 IRIS LANE
WINDER, GEORGIA 30680
PH: 706-227-2976
PARCEL 2 - 1.81 ACRES - 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 PROPERTY ACREAGE: 3.06 ACRES.
 - PROPOSED USE: PROFESSIONAL OFFICE (71,988 S.F.), AND RETAIL (14,902 S.F.).
 - GROUND COVERAGE: (IMPERVIOUS SURFACE): 80.0% (2.45 ACRES).
 - THE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN: REFERENCE FIRM 130040-0022 C, DATED MAY 4, 1992.
 - TOPOGRAPHIC INFORMATION TAKEN FROM ATHENS-CLARKE COUNTY TOPOGRAPHIC MAPS.
 - BOUNDARY AND 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 LINES 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.



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	0
DRAWN: PSA	JOB NO. 6141.001	SCALE: AS SHOWN	SHEET	REV

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.
RHOODENDRON SP. AZALEAS	5 TO 7 GAL.

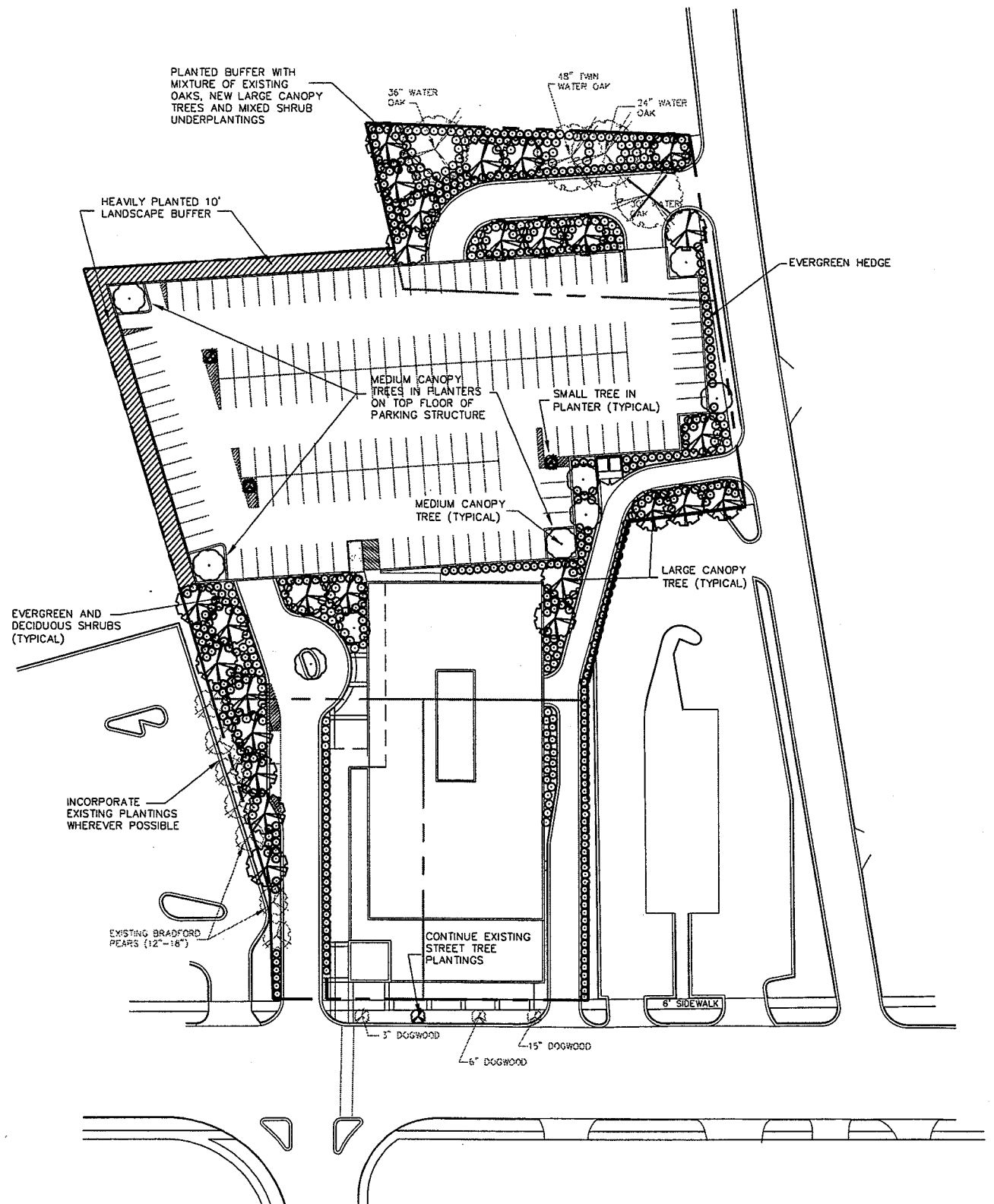
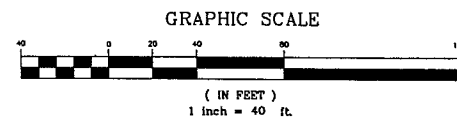
PLANT SCHEDULE - TYPICAL TREES:

BOTANICAL NAME COMMON NAME	SIZE	CANOPY SIZE (SQUARE FEET)
ACER RUBRUM RED MAPLE	2.5"-3" CAL. 10' - 12' HT.	900
ACER RUBERGERANUM 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 BALD CYPRESS	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: 57,700 S.F.

TREE CANOPY	QUANTITY	TOTAL S.F. OF CANOPY
SMALL	400	4
MEDIUM	900	9
LARGE	1,600	30
TOTAL TREE CANOPY		57,700



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

NO.	DATE	DESCRIPTION OF REVISION
0	11-26-03	ISSUED TO ACC

JORDAN JONES & GOULDING
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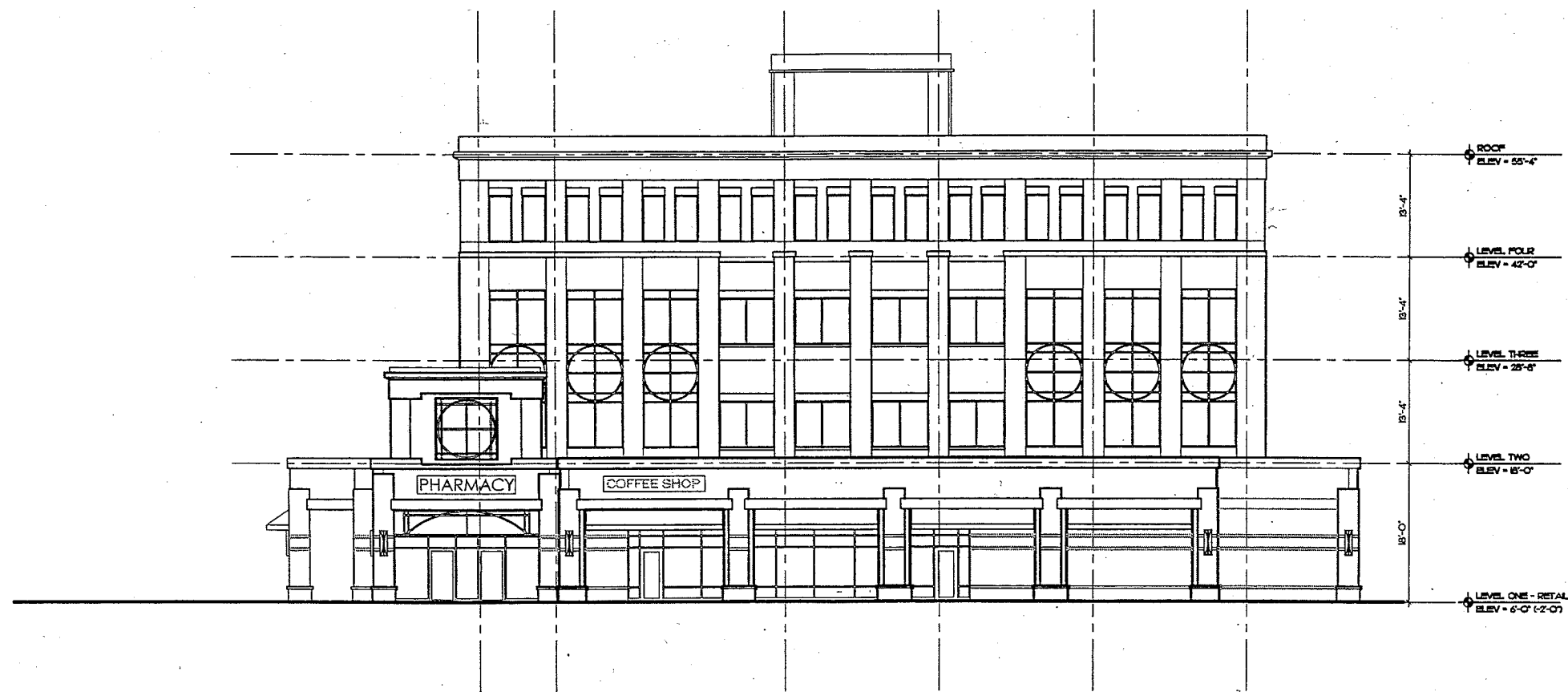


1140 PRINCE AVENUE

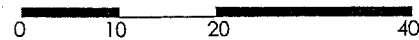
PRELIMINARY LANDSCAPE PLAN

DESIGNED: PSA	CHECKED:	DATE: NOV. 26, 2003	2	0
DRAWN: PSA	JOB NO. 6141.001	SCALE: 1" = 40'	SHEET	REV

THIS LINE IS ONE INCH LONG WHEN PLOTTED FULL SCALE



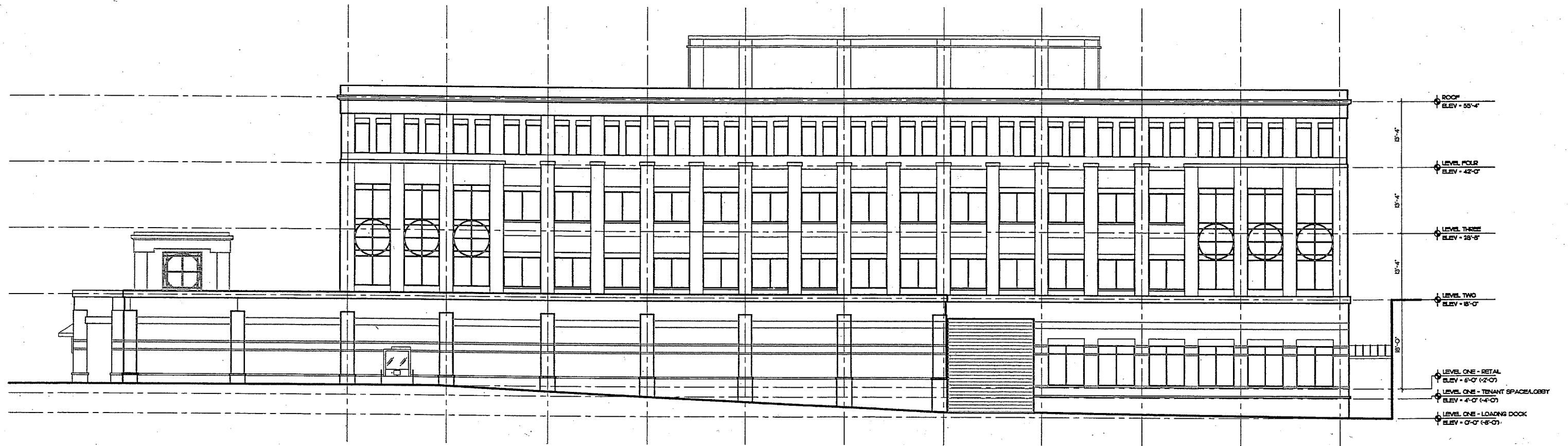
SOUTH ELEVATION



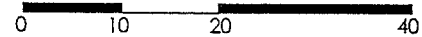
MSTSD

NOVEMBER 21, 2003

ATHENS MEDICAL OFFICE BUILDING
TAYLOR&MATHIS

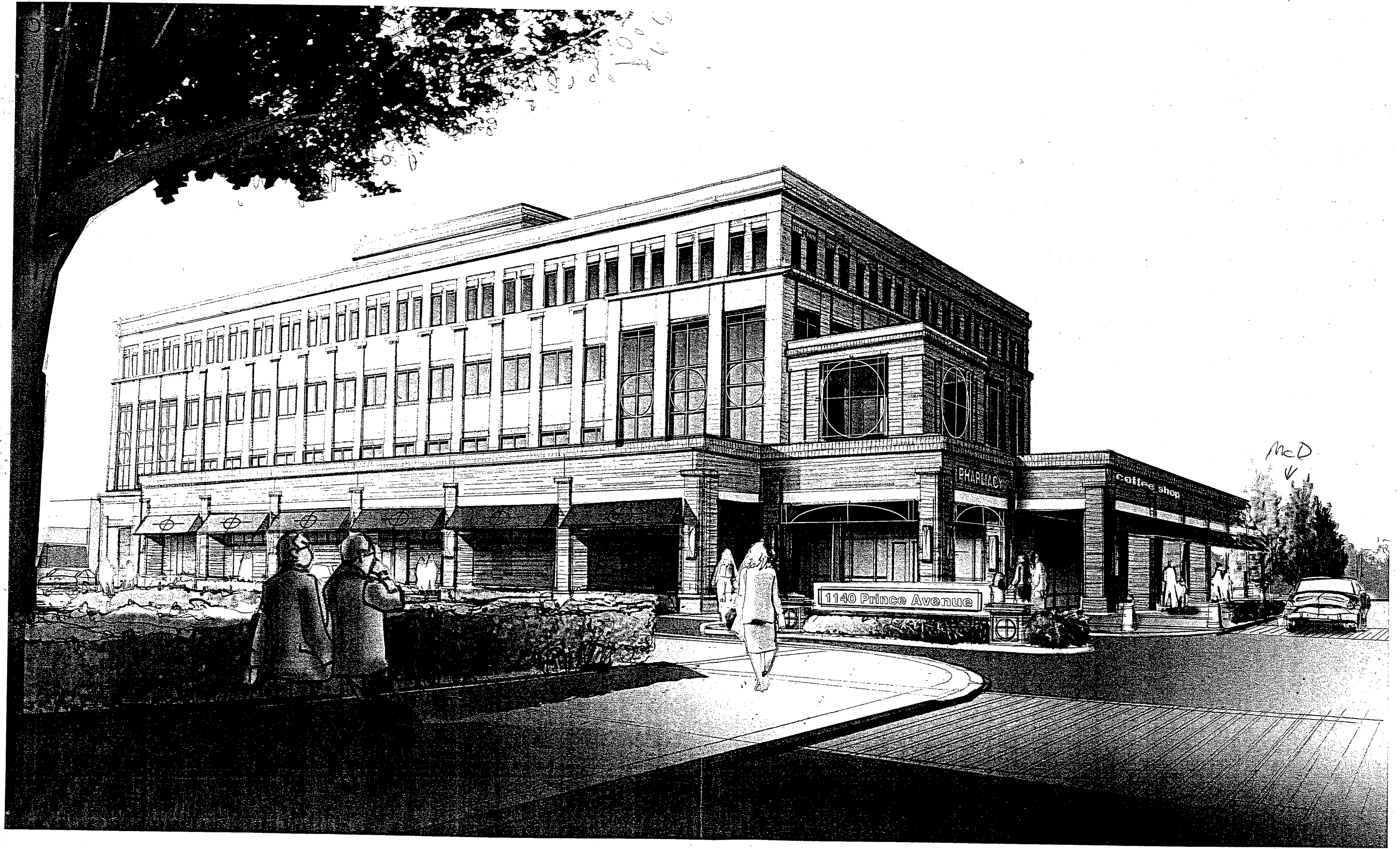


EAST ELEVATION



NOVEMBER 21, 2003

ATHENS MEDICAL OFFICE BUILDING
TAYLOR&MATHIS



507
508
509

McD
↓

1140 Prince Avenue

PHARMACY

coffee shop