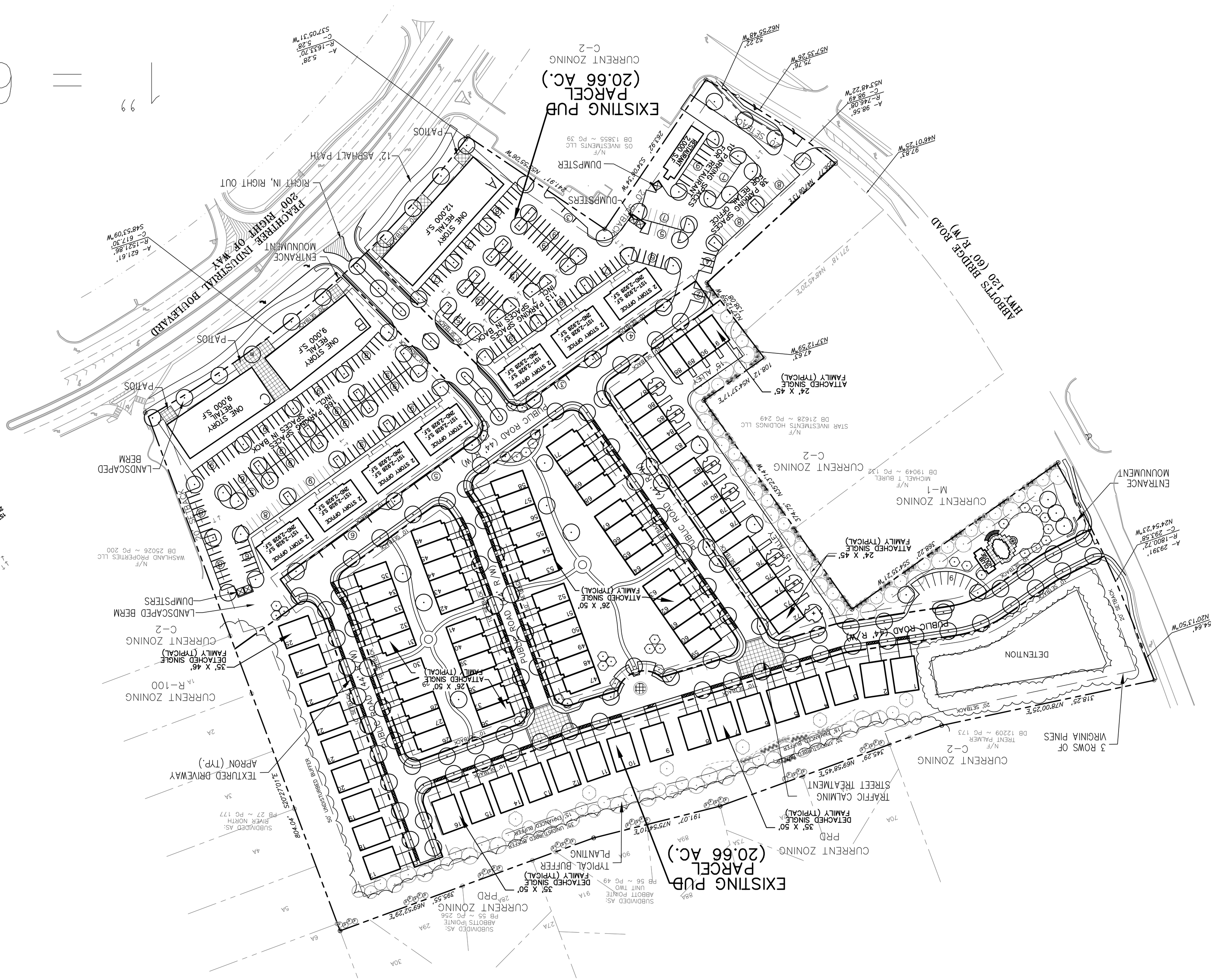
1" = 60'
EXISTING PUD PARCEL (20.66 AC.)
CURRENT ZONING C-2
ABBOTTS BRIDGE ROAD HWY 120 (60' R/W)
PEACHTREE INDUSTRIAL BOULEVARD 200' RIGHT OF WAY
PUBLIC ROAD (44' R/W)
CURRENT ZONING PRD
CURRENT ZONING M-1
CURRENT ZONING R-100
DETENTION
3 ROWS OF VIRGINIA PINES
TRAFFIC CALMING STREET TREATMENT
TEXTURED DRIVEWAY APRON (TYP.)
ATTACHED SINGLE FAMILY (TYPICAL)
DETACHED SINGLE FAMILY (TYPICAL)
TYPICAL BUFFER PLANTING
LANDSCAPED BERM
DUMPSTERS
ONE STORY RETAIL 12,000 S.F
ONE STORY RETAIL 9,000 S.F
2 STORY OFFICE 1ST-2,928 S.F. 2ND-2,928 S.F.
PATIOS
12' ASPHALT PATH
ENTRANCE MONUMENT
RIGHT IN, RIGHT OUT
20' SETBACK
10' SETBACK
35' UNDISTURBED BUFFER
15' ENHANCED BUFFER
50' UNDISTURBED BUFFER
SUBDIVIDED AS: ABBOTTS POINTE PB 55 ~ PG 256
SUBDIVIDED AS: ABBOTT POINTE UNIT TWO PB 56 ~ PG 49
SUBDIVIDED AS: RIVER NORTH PB 27 ~ PG 177
N/F OS INVESTMENTS LLC DB 13855 ~ PG 39
N/F STAR INVESTMENTS HOLDINGS LLC DB 21628 ~ PG 249
N/F WASHLAND PROPERTIES LLC DB 25026 ~ PG 200
N/F MICHAEL T BUREL DB 19049 ~ PG 132
N/F TRENT PALMER DB 12209 ~ PG 173