

ALL WATER AND SEWER DETAILS AND SPECIFICATIONS TO BE PER NEWNAN UTILITIES

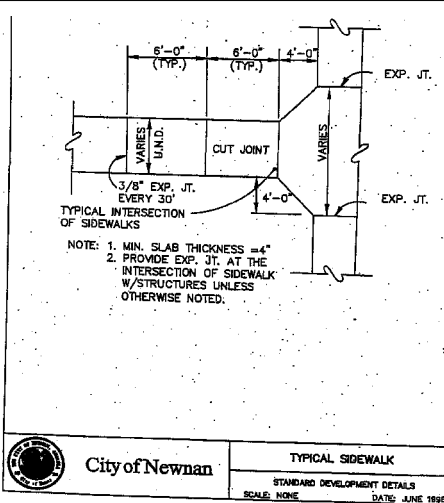
UTILITY NOTES:

1. IF ANY TENANT REQUIRES A GREASE TRAP IT SHALL BE AN OUTSIDE GREASE TRAP.
2. INSTALL CLEAN-OUT AT END OF 6" LATERALS AS PER PLAN.
3. INSTALL CLEAN-OUTS PER PLUMBING CODE AND NEWNAN UTILITIES DETAILS AND SPECS.
4. INSTALL CLEAN-OUTS FOR EACH TAP AT BUILDING AND AT CONNECTION TO 6" LATERAL SYSTEM AS REQUIRED BY CITY OF NEWNAN.
5. ANY SANITARY SEWER MAIN WITH COVER LESS THAN 4 FEET OR GREATER THAN 15 FEET SHALL BE D.I.P. PROTECTO 401 LINED.

STATE WATERS/WETLANDS:

A JURISDICTIONAL WETLANDS INSPECTION WAS PERFORMED BY ROYAL FOREST MANAGEMENT ON SEPTEMBER 28, 2006. NO JURISDICTIONAL WETLANDS WERE IDENTIFIED ON THE SITE.

STATE WATERS DO EXIST ON SITE. ONE PERENNIAL STREAM IS THE WESTERN PROPERTY LINE AND CONVERGES WITH A SECOND PERENNIAL STREAM ALONG THE SOUTHERN PROPERTY LINE.



GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND ANY RECOMMENDATIONS BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER.
4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
5. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
6. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
7. THIS PROPERTY IS ZONED CCS & CHV (SEE ZONING LINE)
8. SITE AREA = 13.13 ACRES (4.75 AC. CCS & 8.38 AC. CHV)
9. BOUNDARY & TOPOGRAPHIC INFORMATION WAS TAKEN FROM FIELD INFO PREPARED BY MCCLAIN SURVEYING, INC. DATED 11/20/06
10. SOURCE OF DATUM IS MEAN SEA LEVEL
11. THE PROPOSED USE OF THE PROPERTY IS OFFICE BUILDINGS & STORAGE UNITS.
12. PARKING REQUIRED = 156 SPACES

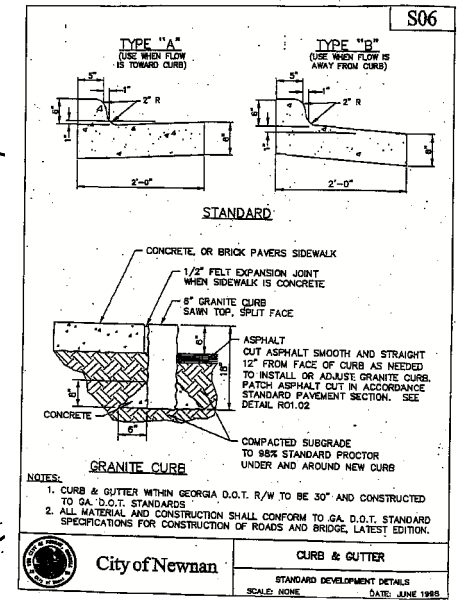
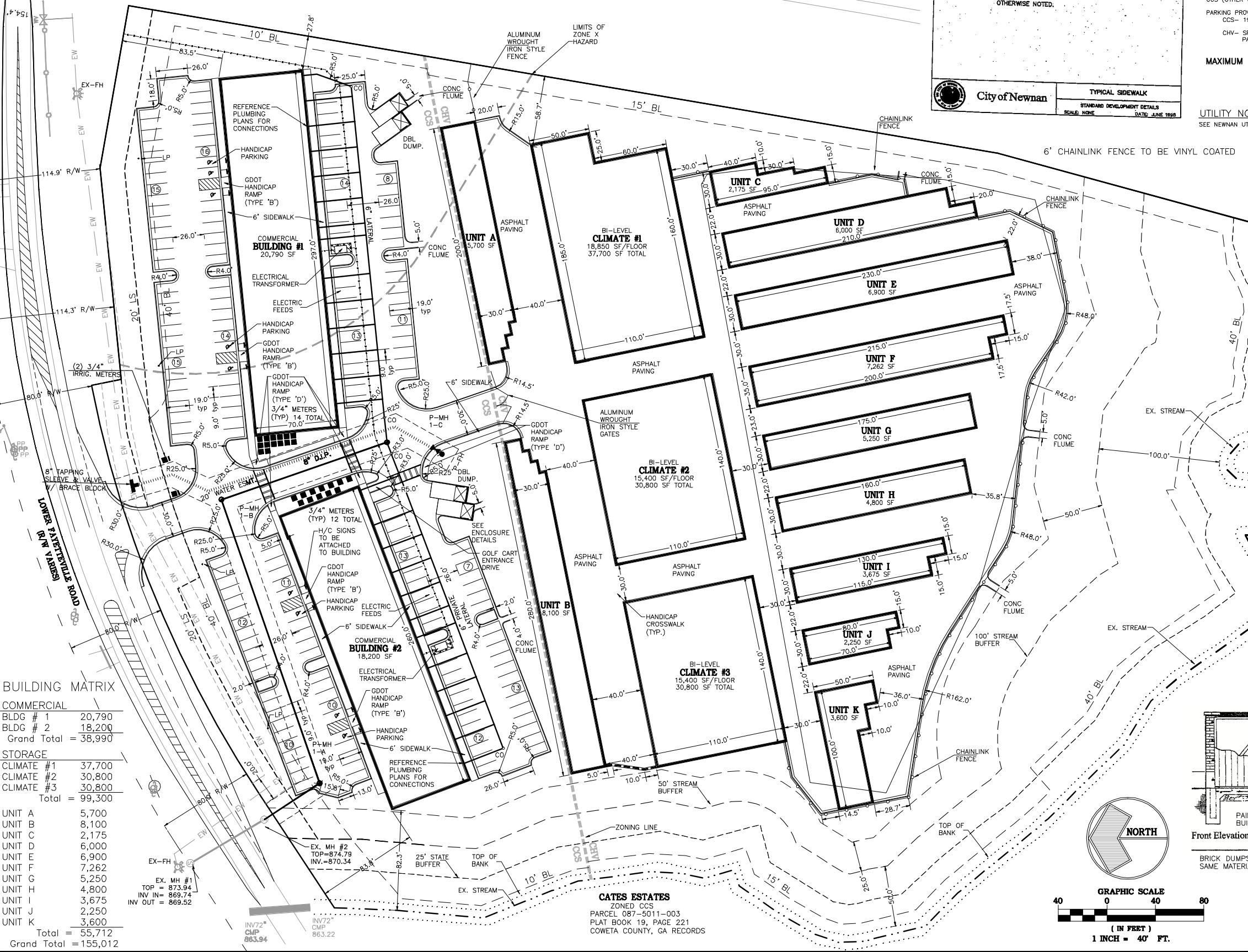
CCS (OTHER COMMERCIAL) - 1 SPACE PER 250 S.F. OF GROSS FLOOR AREA - (38,990/250 = 156)
PARKING PROVIDED = CCS - 194 (INCLUDING 9 HANDICAP / 8 VAN ACCESSIBLE)

CHV - SPACES FOR THE CLIMATE CONTROL BUILDINGS ARE LOCATED IN THE CCS & ARE SHARED. PARKING FOR ALL OTHER STORAGE UNITS IS PROVIDED IN FRONT OF EACH ASSOCIATED BAY.

MAXIMUM NUMBER OF SPACES ALLOWED FOR THIS DEVELOPMENT = 194

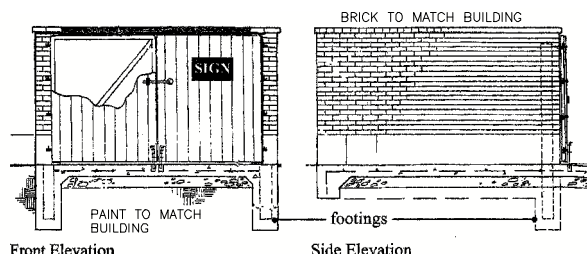
UTILITY NOTES:

SEE NEWNAN UTILITY SHEETS FOR NOTES AND DETAILS



CATES ESTATES
ZONED CCS
PARCEL 087-5011-003
PLAT BOOK 19, PAGE 221
COWETA COUNTY, GA RECORDS

SIGN & STRIPING NOTES:
ALL SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND CITY OF NEWNAN FOR COLOR, SIZE, REFLECTIVITY, HEIGHT AND PLACEMENT.
STRIPING (WHITE AND YELLOW) AND ARROW MARKING SHALL BE APPLIED USING CITY OF NEWNAN OR GEORGIA DOT STANDARD THERMOPLASTIC.
ALL SIGNS MUST BE INSTALLED CONCURRENTLY WITH THE PERFORMANCE OF THE STRIPING WORK.

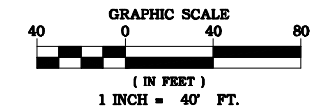


BRICK DUMPSTER ENCLOSURE WITH WOOD GATES. TO BE CONSTRUCTED OF THE SAME MATERIALS USED FOR THE PRIMARY STRUCTURE ACCORDING TO THE ORDINANCE

BUILDING MATRIX

COMMERCIAL	
BLDG # 1	20,790
BLDG # 2	18,200
Grand Total	38,990
STORAGE	
CLIMATE #1	37,700
CLIMATE #2	30,800
CLIMATE #3	30,800
Total	99,300
UNIT A	5,700
UNIT B	8,100
UNIT C	2,175
UNIT D	6,000
UNIT E	6,900
UNIT F	7,262
UNIT G	5,250
UNIT H	4,800
UNIT I	3,675
UNIT J	2,250
UNIT K	3,600
Total	55,712
Grand Total	155,012

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING

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DAY DESIGN GROUP, Inc.

Prime Ventures Corporation
Property Management & Professional
127 Lakeside Trail, Buford, GA 30515
Phone: 770-819-2962 Fax: 770-819-4217

PRIME VENTURES CORPORATION
SITE & UTILITY PLAN FOR
NEW COMMERCIAL PARK AND STORAGE FACILITY

LOCATED IN DISTRICT
LAND LOT 11, 5TH GEORGIA
CITY OF NEWNAN, GA

NO.	DATE	DESCRIPTION	REVISIONS
3.	05/31/07	REVISIONS PER CITY REVIEW COMMENTS:	
2.	05/09/07	REVISIONS PER CITY REVIEW COMMENTS:	
1.	04/20/07	REVISIONS PER CITY REVIEW COMMENTS:	

DATE: 1/30/07
DRAWN BY: BHD/JAM
JOB NO.: 06-140

SHEET 3 OF 17