Building "B" = 15,208 s.f. / 5.40 ac. = 2,982.63 s.f./ac.
Building "C" = 12,888 s.f. / 5.40 ac. = 1,988.61 s.f./ac.
Total = 42,149 s.f. / 5.40 ac. = 8,740.00 s.f./ac.

WATER TEST INFORMATION SHEET

WATER JURISDICTION: FULTON CO.

TEST REPORT: Date: 10/31/2007
From: TIM ROBERTS AT GREEN CEDAR

TEST PROVIDED BY: Date: 11/2/2007
by: CARLOS GERMANY AND CHRIS BURGESS
CEDAR GREEN

TEST LOCATION:
Street: 11035 MEDLOCK BRIDGE ROAD
Subdivision: N/A Lot and subdivision:
City: ROSWELL County: FULTON Zone: 5A

TEST RESULTS:
Static: 75 PSI Complies
Residual: 65 PSI Complies
Static: 75 PSI Complies
Flow: 75.000 Gallons Gallons/Minute
Flow: 75.000 Gallons Gallons/Minute
Fire Conditions:

PROPOSED LAND USE

Retail Sales = 30119 s.f. (.1)
Restaurant = seats (300)

exterior front and rear/side service areas, at a maximum density of "3,195.6 gross square feet per store stored or a total of "62,300 square feet, whichever is less, but excluding convenience stores with gas pumps, freestanding fast food restaurants, commercial amusements, entities that exclusively provide manicure services, entities that exclusively sell mattresses, deep-discount merchandise stores (i.e. Dollar Stores or 99 cent stores), cell phone and/or pager retailers, Party City Stores, dance/ arts studios, entities that exclusively provide dry cleaning services, gas stations, auto service, auto supply, tire stores, adult entertainment stores, pawn shops, entities that exclusively provide check cashing, laundries, consignment shops and grocery stores whose square footage is 40,000 square feet or greater.

2. Allow outdoor sales for area vendors.
3. Height of office buildings shall not exceed three stories or 55 feet, whichever is less.
4. Drive-through facilities will be permitted in the office buildings.
5. No more than two (2) ingress/egress on Medlock Bridge Road. One curb cut must align with Bell Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.
6. Landscape strips adjacent to Abbotts Bridge and Medlock Bridge shall be planted with trees and shrubs so as to meet the specification as set forth in the Fulton County Tree Preservation Ordinance. Plantings and specification shall be subject to the approval of the Fulton County Arborist as well as the following: 1) A tree colonnade of hardwoods shall be placed at intervals not to exceed 40-feet. Trees shall be no less than 4" caliper.
7. All businesses and residents of the Commonwealth shall be subject to the Commonwealth's Master Protective Covenants and the Commonwealth Master By-Laws whose purpose is to ensure the proper use and appropriate development and improvement of all real property that constitutes the Commonwealth; so as to provide a harmonious development that will promote the general welfare of the Owners, Occupants and Merchants thereof and will protect the present and future value of the Commonwealth and all parts thereof; to prevent the erection in or on Commonwealth of any improvements built of improper or unsuitable design and/or materials; to prevent any haphazard and interchangeable improvement; to protect Owners against such improper use of surrounding environments; to provide for the orderly and effective maintenance of the Commonwealth; to provide for the construction, installation and maintenance of the Common Facilities; and in general to preserve the architectural integrity, aesthetic appearance, and social interaction of the residents and the merchants of the Commonwealth.

DEPARTMENT OF PUBLIC WORKS
1 Joan Davis Government Center
141 Pryor Street, S.W., Suite 6100
Atlanta, Georgia 30303
Telephone/Fax: Contact-404-730-7497

FULTON COUNTY

DEDICATED FIRE LINES

OBJECTIVES

To provide safe, reliable fire protection service to the customers of the North Fulton Water System at equitable charges for those services.

All applicants desiring exclusive fire protection water service may apply for a connection to the North Fulton Water System. The applicant shall agree to install such devices to prevent contamination of the public water as specified herein or as amended by the Fulton County Department of Public Works Standard for Construction.

Upon mailing a receipt of such sum must be sent to Fulton County Department of Public Works. Any usage of a fire service line for any purpose other than the extinguishing of an accidental fire or an approved testing of fire service by a licensed fire alarm system company on the premises shall be a misdemeanor violation of this code and subject to a fine of not less than $1,000.00 or the estimated consumption of water whichever is greater.

Following a fire requiring use of the fire service line, the owner shall notify the Department of Public Works which shall confirm the occurrence through the Fire Department. Any such usage shall not be charged.

Where circumstances require the planned usage of the fire service line, the user shall obtain a fire hydrant meter from the Department of Public Works or install a meter and notify the Department of Public Works in writing of the time of usage and provide opportunities for inspection of the meter in place and its removal.

Fulton County does not assume the responsibility of making taps to the fire line. This responsibility will be that of the contractor under the supervision of Fulton County. Fulton County doesn't assume responsibility for the maintenance of fire lines.

Restaurant	13,000 s.f. x 1 space / 100	130	spaces
Retail	30,119 s.f. x 1 space/ 200	151	spaces
TOTAL PARKING REQUIRED		281	spaces
PROPOSED:			
Regular	(9' x 19')	390	spaces
HC Spaces	(8' x 19')	8	spaces
TOTAL PARKING PROVIDED		398	spaces

24-HOUR EMERGENCY CONTACT:
STEPHEN MAXEY
(678) 585-9200

"ANY RESTAURANT, FOOD SERVICE OR CAR MAINTENANCE FACILITY THAT IS PROPOSED FOR THIS SITE AFTER A LAND DISTURBANCE IS ISSUED, MUST INSTALL A PRETREATMENT SYSTEM(S) ACCORDING TO FULTON COUNTY SEWER USE ORDINANCE. THE PRETREATMENT SYSTEM (GREASE TRAP, SAND TRAP OR OIL/WATER SEPARATOR) REQUIRED WILL BE DETERMINED BASED ON THE USE OF THE TENANT AND WOULD INCLUDE INGROUND EXTERIOR SYSTEMS AS WELL AS INTERIOR. ANY PRETREATMENT SYSTEMS CURRENTLY SHOWN ON THE SITE UTILITY PLANS ARE DESIGN ACCORDING TO INFORMATION SUPPLIED BY THE DEVELOPER/CONTRACTOR OF TENANT OCCUPANT(S) AT THE TIME OF LAND DISTURBANCE PERMIT REVIEW. NO OTHER TENANT SPACES HAVE BEEN APPROVED"
CONTACT: PAUL GALBREATH (770) 641-6700 x224-DEPARTMENT OF PUBLIC WORKS

NOTE: EXISTING S.S. SHALL REMAIN ACTIVE UNTIL RELOCATED S.S. LINE IS IN PLACE AND APPROVED BY FULTON COUNTY INSPECTOR.

Project Name:	THE WALK AT JOHN'S CREEK
Project Number:	MBP003
Fulton County LDP No.	

Land Use	Quantity	Basis Units		Flowrate (GPD/unit)	Total Flowrate (GPD)
Office		s.f.	x	0.1	
Church		seats	x	5.0	
Retail Sales	30,119	s.f.	x	0.1	3,119
Hospital		beds	x	200.0	
Apartments (1-2 bdrms)		units	x	200.0	
Nursing Homes		beds	x	100.0	
Single Family		lots	x	270.0	
Elderly Housing		units	x	100.0	
Industrial		employees	x	20.0	
Laundry		machines	x	250.0	
Restaurant	300	seats	x	50.0	15,000
Schools		persons	x	20.0	
Fast Foods		seats	x	30.0	
Hotel/Motel		rooms	x	100.0	
Warehouse		s.f.	x	0.05	
Other:		base unit	x	0.0	
			Basin Total		18,119 GPD

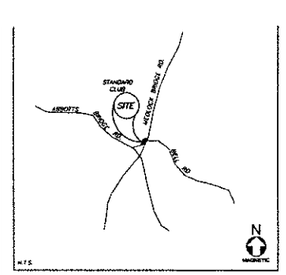
NOTE: IN CASE THAT A DEVELOPMENT DUE TO A ROAD WIDENING OR EXTENSION OF SERVICE NECESSITATES THE REPLACEMENT OR RELOCATION OF OVERHEAD UTILITIES, SUCH UTILITIES MUST BE REPLACED OR RELOCATED AS AN UNDERGROUND SERVICE.

No improvements to Hwy 141 are proposed for this project, were approved under the Reserve at Johns Creek for Atlantic Realty Partners.

OWNER/DEVELOPER:
MB Properties, LLC
802 Mary Drive
Roswell, Georgia 30076
PHONE: (678) 585-9000
CONTACT: Stephen R. Maxey

ENGINEER:
Brock Design Group, Inc.
762 Old Peachtree Road, Suite 100
Suwanee, Georgia 30024
PHONE: (770) 962-4125
CONTACT: Hayden Hoge
E-MAIL ADDRESS: wayfarer@bdgpc.net

1. Property located in L.L. 358, Fulton County, Georgia.
2. Proposed use is retail & restaurant space.
3. Total tract contains 6.4 acres(subdivided area=6.4 acres ±).
4. Boundary information obtained from survey by Brock Design Group, Inc.
5. Topographical information obtained from survey by Brock Design Group, Inc.
6. Vertical datum for topography is mean sea level.
7. Contour interval is two (2) feet. This property is shown on F.I.R.M. panel number 13121C 0061 E, dated June 22, 1998 lies in a zone "X" area, and is determined to be outside the 500 year flood zone.
8. Utilities:
Water - Fulton County
Sanitary Sewer - Fulton County
9. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown herein. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
10. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
11. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
12. Limit the height of the buildings to no more than 2 stories.
13. Retail and service commercial and/or office uses and accessory uses at no more than 3195.6 square feet per store toward for a total floor area of 62,300 square feet, but excluding fast food restaurants, service stations, commercial amusements and billboards.



LOCATION MAP

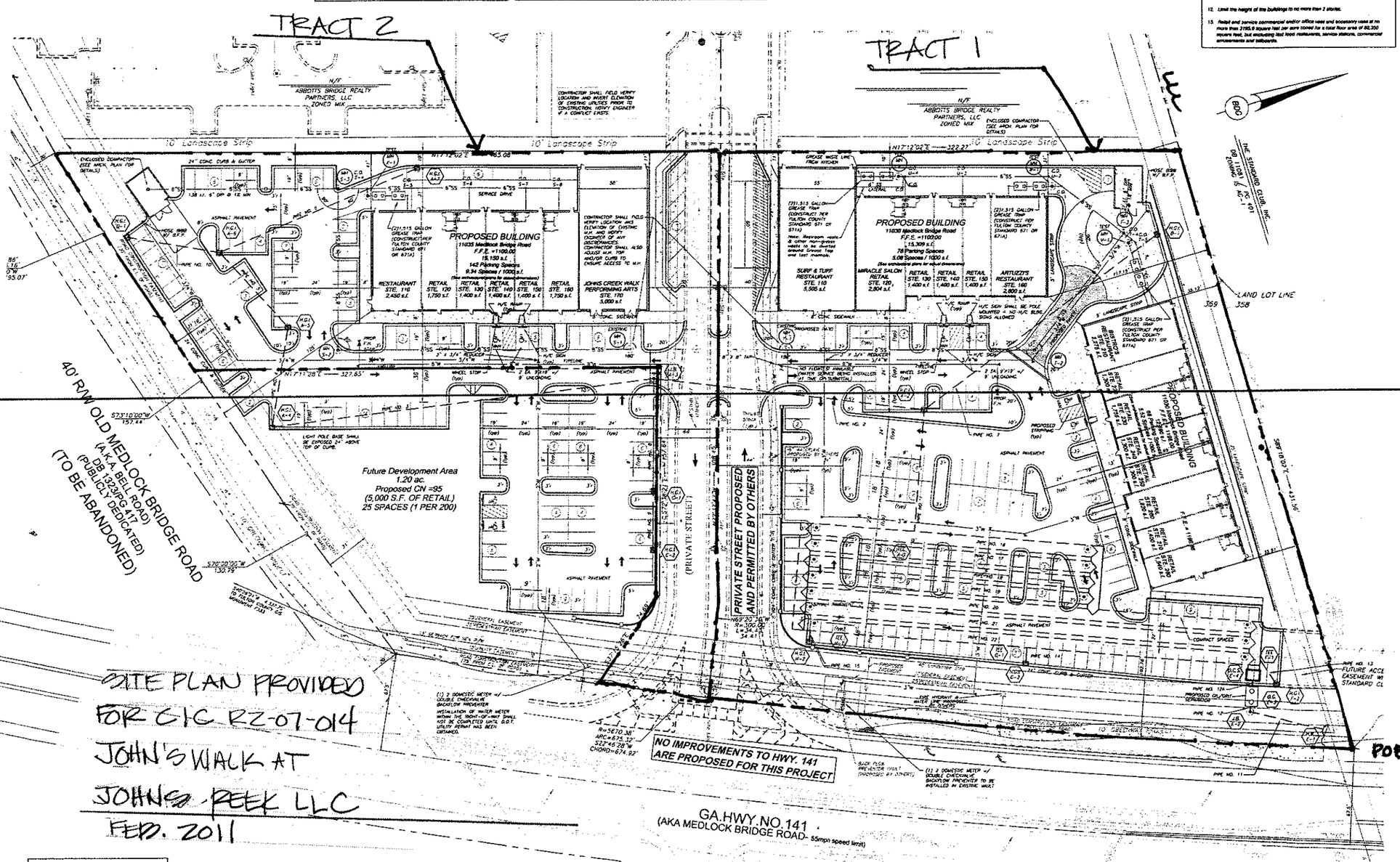
FULTON COUNTY GENERAL NOTES:

1. All construction shall conform to Fulton County Standards and Specifications, whether or not review comments were made.
2. Notify Fulton County Inspector 24 hours before beginning of every phase of construction.
3. As-Built drawings of roadways, storm drains/ sewers and water, field approved by the inspector; and all applicable bonds required prior to acceptance or issuance of a certificate of occupancy.
4. The property shall be referenced to an existing Fulton County G.I.S. Monument prior to the recording of the final plat. Course and distance on the monument, from a point on the property, shall be shown on the final plat. For developments of twenty five (25) acres or greater, developer must pay fee to Fulton County, for the installation of one (1) new pair of G.I.S. monuments to be set to Fulton County Specifications. This fee shall be paid prior to the issuance of a land disturbance permit.
5. Water service to be provided by Fulton County.
6. Prior to acceptance and approval of any asphaltic concrete binder and or topping which is installed for the purposes of Fulton County maintenance, a representative of this department may require one or all of the following tests: 1) coring, 2) extraction, 3) compaction, 4) density. The frequency and location of these tests will be left to the discretion of the inspector.
7. Signing and striping to be provided by the developer according to Fulton County Specifications.
8. Off-street parking shall be provided and maintained throughout construction.
9. All fill areas must be compacted to minimum 95% standard proctor. A report from a geo-technical engineer may be required by the construction inspector for all fill areas within the right-of-way.
10. A 35-foot undisturbed vegetated buffer adjacent to all state waters will be left and maintained.
11. No debris will be buried on the site but will be hauled from the site by a licensed carrier.
12. Undisturbed buffers shall be replanted to buffer standards, where sparsely vegetated or where disturbed at approved utility crossings. Replantings are subject to county arborist approval.
13. Any exterior illumination on the site shall not exceed 1.2 foot-candles on any property line adjacent to a residential use or zoning district, nor will the light source be directly visible from adjoining residential properties.
14. The exterior of all concrete blocks shall be coated with an architectural treatment (e.g., epoxy, stucco, brick veneer, etc.) or an alternate solution as may be approved by the Director of Environment and Economic Development.
15. No roof signs are permitted.
16. Flat roofs, roof mounted equipment and other accessories shall be screened from view from the public rights-of-way, residential uses or any residential or AG-1 zoning category by a parapet, gable roof, roof screen, an architectural feature. Roof equipment and roof screens shall be finished to match the roof or parapet wall. When the relationship between building roofs and adjoining public streets and/or residential developments make screening of roof equipment impossible (e.g. roof higher than roof), a parapet of no less than four feet in height shall be erected.
17. Refuse areas and receptacles shall be placed in the least visible location from public streets and shall be enclosed on 4 sides with opaque walls. The walls shall be made out of exterior building materials allowed in section 12E.4.D.1. The 4th side shall be an opaque gate. Opaque walls shall be a minimum of 12 inches higher than the receptacle. Refuse receptacles shall not be placed within 50 feet of an existing residential or AG-1 (Agricultural) zoning district.
18. Loading area shall be screened from the public rights-of-way, any residential use, or any residential or AG-1 zoning category by placement behind the main building, and with vegetation and or vegetation and earthen berms that are no [illegible]

Exterior Lighting:

1. All exterior lighting fixtures (luminaires) shall be either "full cutoff" or "cutoff" type as defined in this article.
2. Light trespass (spill light) at a residential or nature preserve property line shall no Exceed 0.1 fc vertical at 3 feet above grade. Light trespass at other property line Shall not exceed 0.5 fc vertical at 3 feet above grade.3. The max. mounting height for parking lot luminaries shall be 35 feet from finished grade.
3. Light levels in all areas may not exceed the recommended levels or values established by the IESNA Handbook, 8th edition.
4. Externally illuminated signs must be illuminated from the top, not exceeding 50 fc.
5. Up lighting of flags, statutes, monuments and buildings must use narrow beam, shielded luminaries not to exceed 10 fc.
6. Exposed neon and fluorescent lighting is not permitted except for open and closed messages.
7. For drive-under canopies and pump islands, the average horizontal luminance on the pavement shall not exceed 10 fc under the canopy. The luminaire shall be recessed into the canopy ceiling so that the bottom of the luminaire does not extend below the ceiling.
8. Full cutoff luminaries only shall be used for all service and security lighting.

NOTE: ALL WORK SHOWN "BY OTHERS" WAS PERMITTED UNDER PROJECT NAMED "THE RESERVE" LDP#



SITE PLAN PROVIDED FOR GIC RZ-07-014 JOHN'S WALK AT JOHNS CREEK LLC FEB. 2011

IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411

30' 20' 10' 0 30' 60' 90'

BDG
BROCK DESIGN GROUP
762 OLD PEACHTREE RD
SUITE 100
SUWANEE, GA 30024
T: 770.962.4125
F: 770.962.4126

GEORGIA REGISTERED PROFESSIONAL ENGINEER HAYDEN T. HOGE 19179 10-29-08

THE WALK AT JOHN'S CREEK
for
M. B. PROPERTIES, LLC
Land Lots 359, 1st District, 1st Section, Fulton County, Ga.

DATE	REVISION DESCRIPTION
09/07/05	FULTON COUNTY SUBMITTAL
10/11/05	ADDRESS FULTON COUNTY COMMENTS

PROJECT NAME:
THE WALK AT JOHN'S CREEK
Land Lots 359, 1st District, 1st Section
Fulton County, Ga.

SHEET TITLE:
SITE PLAN

PROJECT NO. | SHEET NO.