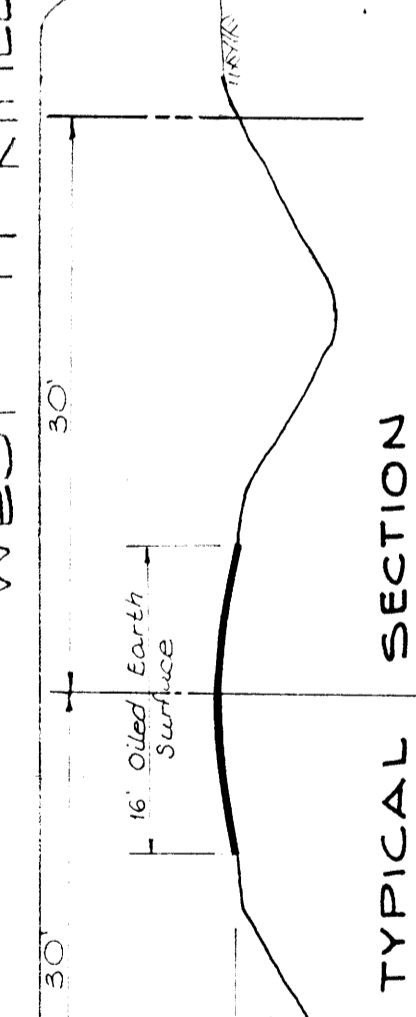


SPRINGCREEK RESIDENCE DEVELOPMENT PLAN
 MINIMUM LOT AREA FOR DWELLINGS PER SECTION XVIII
 182 TOTAL UNITS @ 2800 SF MIN. LAND AREA REQUIRED / UNIT = 453,000 SF
 ACTUAL GROSS LAND AREA USED FOR RDP (6.77 ACRES) = 791,489.71 SF
 LESS ROADS (24' WIDE MIN.) = 12,400.00 SF
 ACTUAL NET LAND AREA = 14.07 ACRES = 699,089.71 SF
 DENSITY = 182 UNITS ON 14.07 ACRES = 2.4 UNITS PER ACRE MAX DENSITY
 PARKING REQUIRED (TYPICAL SPACE 71x20) = 18 SPACES @ 1:1 = 18 SPACES
 ONE BEDROOM UNITS = 80 UNITS @ 1:1 = 80 SPACES
 TWO BEDROOM UNITS = 70 UNITS @ 1.5:1 = 105 SPACES
 THREE BEDROOM UNITS = 14 UNITS @ 1.5:1 = 21 SPACES
 TOTAL UNITS = 182 - TOTAL PARKING PROVIDED = 249 SPACES

FINISH FLOOR ELEVATION OF THE LOWEST GROUND FLOOR UNIT SHALL NOT BE LOWER THAN EL. 092.0'.

- NOTES:
1. ALL BUILDINGS SHALL BE SERVED WITH SANITARY SEWER AND WATER SERVICE.
 2. GRADES SHOWN ARE PRELIMINARY AND WILL BE ADJUSTED ON THE SITE PLAN.
 3. WATERMANS SHALL BE 6 INCH C.I.P. SANITARY SHALL BE 8 INCH WITH 6 INCH SERVICES.
 4. DRIVE AND PARKING LOTS SHALL BE 6 INCH STONE BASE WITH 2 INCH ASPHALT SURFACE BOUNDED ON ALL SIDES BY 18" C.F. OR 6 INCH CURB, ALL IN ACCORDANCE WITH CITY OF DECATUR STANDARDS. FINAL DESIGN SHALL BE INCLUDED ON THE SITE PLAN.



SEE ENTRANCE DETAIL

TYPICAL SECTION MCKINLEY AVE.

EXHIBIT "A"

SPRINGCREEK RESIDENTIAL DEVELOPMENT PLAN