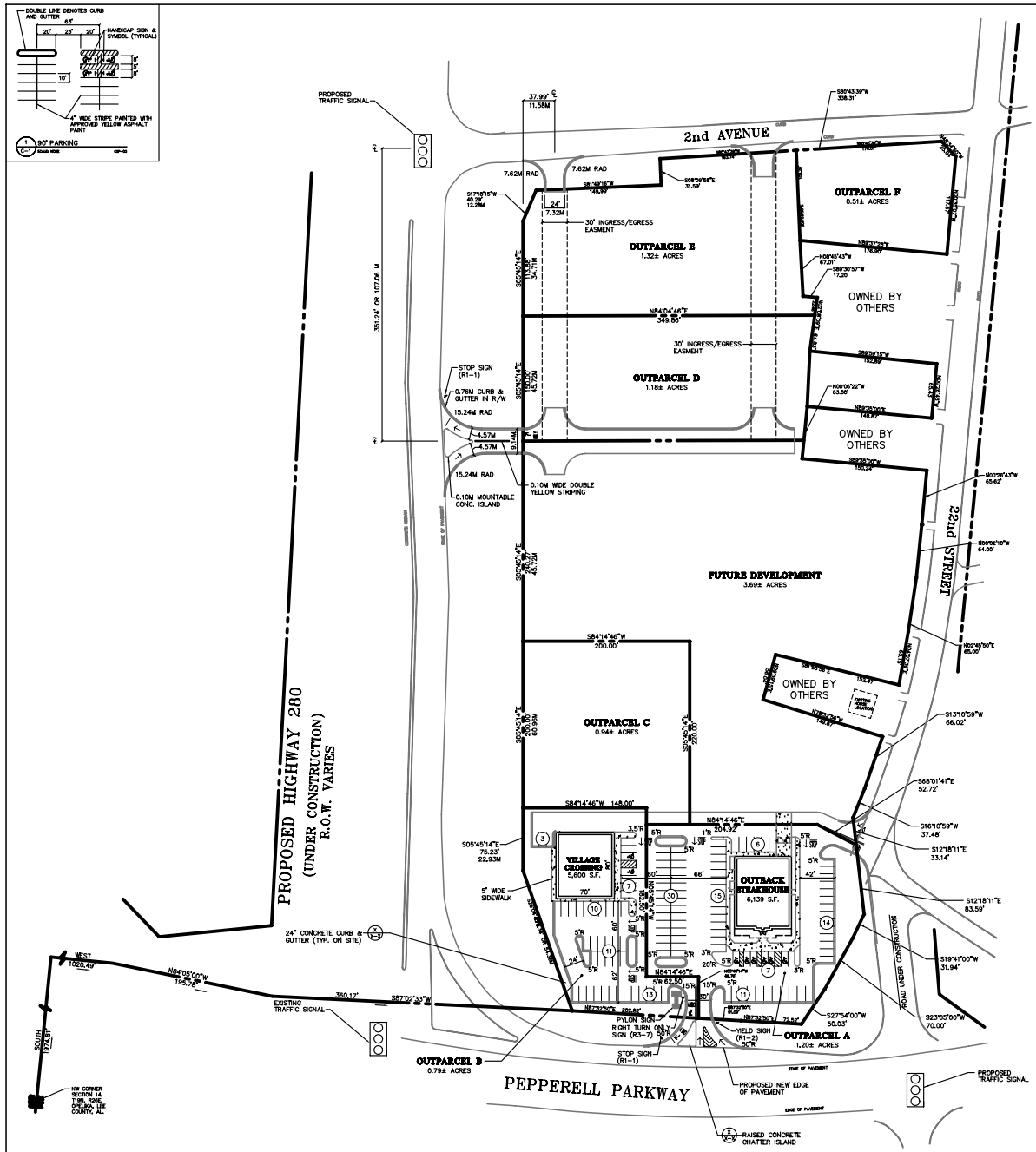

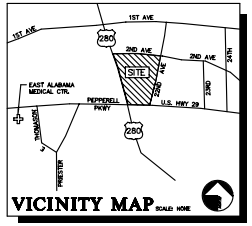

LEGEND

R.O.W. = RIGHT OF WAY
• (PF) = IRON PIN FOUND
O.I.P.S. = IRON PIN SET
⊗ = PLASTIC CAP IN TOP OF PIN, BEARING T. RICHARD FULLER'S LAND SURVEYING REGISTRY No. 7384
OT = OPENED TOP
CT = CRIMPED TOP
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
R = RADIUS OF CURVE
L = LENGTH OF CURVE
■ CM = CONCRETE MONUMENT
CONC. = CONCRETE
Δ = DELTA

WATER LINE
SDMH = STORM DRAIN MANHOLE
SSMH = SANITARY SEWER MANHOLE
SANITARY SEWER MANHOLE
DRAINAGE MANHOLE
LIGHT POLE
GAS VALVE
TREE
POWER POLE WITH GUY WIRES
OVERHEAD POWER LINE
BURIED GAS LINE
UGT UNDER GROUND TELEPHONE LINE
WV WATER VALVE

SITE ANALYSIS

OUTPARCEL A	1.20± ACRES
OUTBACK STEAKHOUSE	6,139 S.F.
PARKING	83 SPACES
PARKING RATIO	13.5 SP/M.S.F.
OUTPARCEL B	0.79± ACRES
VILLAGE CROSSING	5,600 S.F.
PARKING	44 SPACES
PARKING RATIO	7.9 SP/M.S.F.
OUTPARCEL C	0.94± ACRES
OUTPARCEL D	1.18± ACRES
OUTPARCEL E	1.32± ACRES
OUTPARCEL F	0.51± ACRES
FUTURE DEVELOPMENT	3.69± ACRES
TOTAL SITE AREA	9.86± ACRES

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF OPELIKA, AL REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY T. RICHARD FULLER LAND SURVEYING, INC. DATED DEC. 5, 1996.
3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
5. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS SEE ARCHITECTURAL PLANS.
6. TOTAL LAND AREA IS 9.86 ACRES.
7. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
8. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF THE BUILDING.

SITE PLAN

SCALE: 1" = 50'

50 0 50 100 200 FEET

ROBERTSON/LOIA/ROOF
5780 PEACHTREE DUNWOODY RD.
SUITE 195
ATLANTA, GEORGIA 30342
(404) 257-9790

ROBERTSON
LOIA
ROOF
ATLANTA, GEORGIA

ARCHITECTS & ENGINEERS

REVISIONS

PROJECT
PEPPERELL VILLAGE
OPELIKA, ALABAMA

FOR:

REDD REALTY SERVICES
ATLANTA, GEORGIA

SHEET TITLE
SITE PLAN

DATE 11-24-97
JOB NUMBER 94-259

SHEET NUMBER
C·1
OF