

**BOLDFLEX
BUSINESS
PARK**

ALPHARETTA
GA 30004



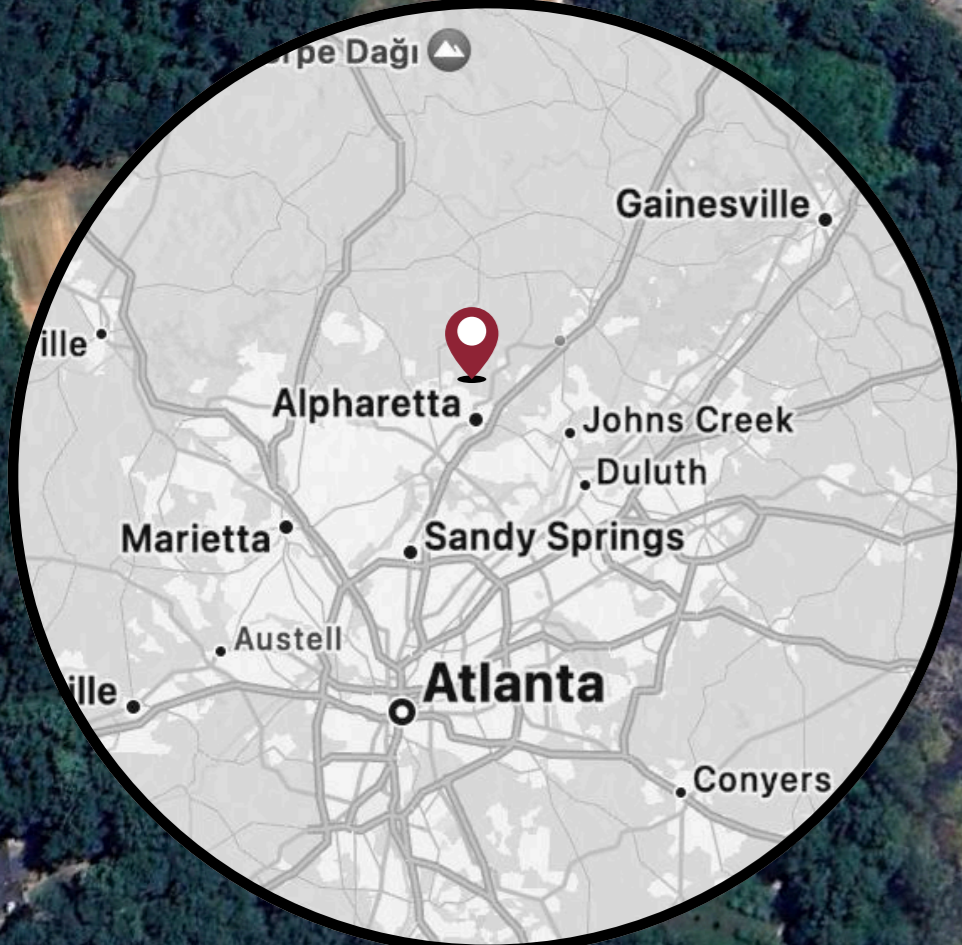
BOLD
WEALTH
MANAGEMENT



260,000 sq ft
Distribution
Warehouse
under construction

**PROJECT
AREA**

3420 Francis Rd



Francis Rd

ATLANTA HWY

PROJECT AREA

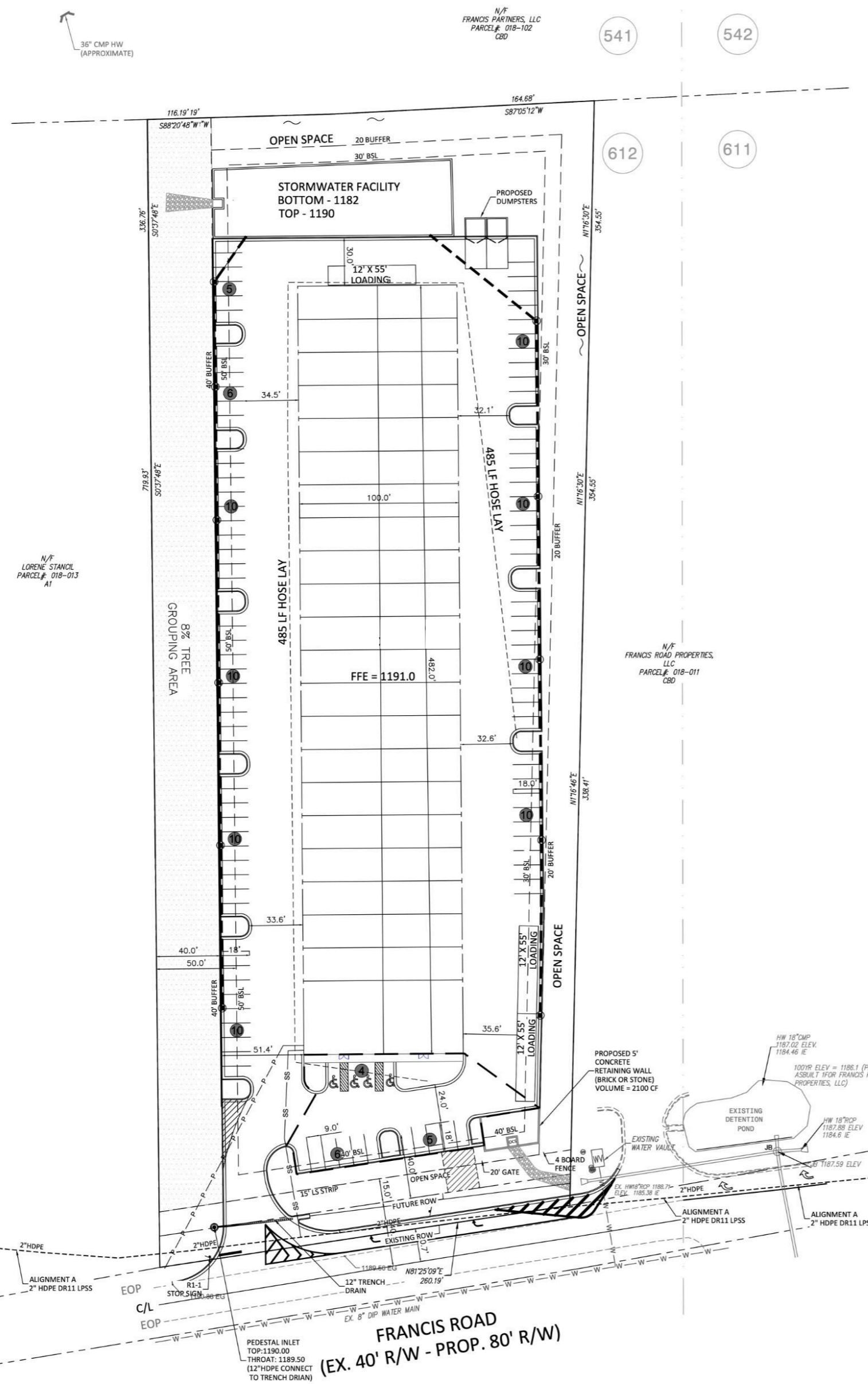
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- GENERAL NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND EXISTENCE OF ALL UTILITIES SHOWN AND NOT SHOWN PRIOR TO THE START OF ANY WORK.
 - ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES. CONTRACTOR SHALL VERIFY CONFORMANCE.
 - THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SUPERVISION OR INSPECTION OF THE PROPOSED IMPROVEMENTS.
 - FILL MATERIAL SHALL BE FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL AND HAVE A MINIMUM DENSITY OF 100 PCF.
 - FILL MATERIAL SHALL BE PLACED IN 6" LIFTS (LOOSE) AND COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
 - FILL OPERATIONS SHOULD BE OBSERVED BY A SOILS ENGINEER AND IN-PLACE DENSITY TESTS SHOULD BE PERFORMED BY THE SOILS ENGINEER TO CHECK COMPACTION.
 - AREAS TO RECEIVE FILL SHALL BE CLEARED OF TOPSOIL, TREES, VEGETATION, AND ANY ORGANIC OR DELETERIOUS MATERIAL PRIOR TO FILLING OPERATIONS.
 - SUBGRADE CONDITIONS SHOULD BE INVESTIGATED BY A SOILS ENGINEER PRIOR TO CONSTRUCTION.
 - ROOF DRAINS FROM BUILDING TO BE CONNECTED DIRECTLY TO STORM SEWER SYSTEM.
 - THE PROPERTY IS CURRENTLY UNDEVELOPED.
 - THIS PLAN TO COMPLY WITH ALL ZONING CONDITIONS.
 - ALL PAVEMENT MARKINGS, STRIPING & SIGNAGE TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF FORTSOUTH COUNTY AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL HANDICAP PARKING SPACES REQUIRE HANDICAP PARKING SIGNS.
 - SIGHT LIGHTING TO BE PREPARED BY OTHERS.
 - ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR-FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE (UDC SEC. 19-10.3). 16. ALL CURBS DESIGNATING FIRE LANES SHALL BE PAINTED RED IN COLOR WITH THE WORDING OF "FIRE LANE - NO PARKING" PAINTED WITH CONTRASTING WHITE LETTERS FOUR TO SIX INCHES IN HEIGHT ON THE CURB FACING AT INTERVALS NOT EXCEEDING TWENTY FEET. CURBS SHALL BE PAINTED ON BOTH THE TOP AND FACING. THE CURB SHALL BE PAINTED FOR THE ENTIRE WIDTH OF THE DESIGNATED FIRE LANE. NO PARKING SIGNS SHALL BE INSTALLED AT EACH END AND ALONG THE FULL LENGTH OF DESIGNATED FIRE LANES AT INTERVALS NOT EXCEEDING FIFTY FEET AND LOCATED A MAXIMUM OF FOUR FEET FROM THE EDGE OF THE CURB OR PAVEMENT. SIGNS SHALL BE OF A WHITE REFLECTIVE BACKGROUND WITH A MINIMUM THREE EIGHTHS OF AN INCH RED OUTLINE CONTAINING THE WORDS "NO PARKING FIRE LANE" IN A MINIMUM OF TWO INCH RED LETTERS. NO PARKING SIGNS SHALL BE A MINIMUM OF TWELVE INCHES BY EIGHTEEN INCHES AND SHALL BE VISIBLE FROM ALL APPROACHING DIRECTIONS OF TRAVEL. SIGNS SHALL BE PERMANENTLY MOUNTED ON POSTS, STRUCTURES, OR OTHER APPROVED MATERIALS. SIGNS SHALL BE MOUNTED SO THAT THE BOTTOM OF THE SIGN IS NOT LESS THAN SEVENTY-TWO INCHES ABOVE THE SURFACE OF THE ROADWAY.
 - CONTACT STORM WATER TECHNICIAN ROBERT MARQUIS 404-577-7393, AT BEGINNING OF SITE CONSTRUCTION TO DO AN INSPECTION OF THE EXISTING DETENTION POND. ANY REQUIRED POND MAINTENANCE SHALL BE DONE DURING SITE CONSTRUCTION AND SHALL BE VERIFIED PRIOR TO SITE RELEASE FOR CERTIFICATE OF OCCUPANCY.
 - PROPOSED A/C LINES TO BE LOCATED ON THE ROOF.
 - IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UN-PERMITTED RIGHT-OF-WAY ENCROACHMENTS.
 - NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY FORTSOUTH COUNTY DEPARTMENT OF ENGINEERING.
 - APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY FORTSOUTH COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
 - ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE VIEW FROM THE PUBLIC RIGHT-OF-WAY AND ADJACENT STREETS BY A PARAPET, GABLE ROOF, ROOF SCREEN OR OTHER ARCHITECTURAL FEATURE. ROOF EQUIPMENT AND ROOF SCREENS SHALL BE FINISHED TO MATCH THE ROOF OR PARAPET WALL.
 - GROUND MOUNTED EQUIPMENT SUCH AS POWER TRANSFORMERS AND AIR-CONDITIONING UNITS SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY BY FENCING OR LANDSCAPING AS PROPOSED INCORPORATE INTO THE LANDSCAPE PLAN.
 - ALL WATER TOWERS, COOLING TOWERS, STORAGE TANKS, AND OTHER STRUCTURES OR EQUIPMENT INCIDENTAL TO THE PRIMARY USE OF A BUILDING OR SITE SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRINCIPAL BUILDING OR EFFECTIVELY SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY.
 - DUMPSTER WALL CONSTRUCTION, DECORATIVE ENTRANCE WALLS AND RETAINING WALLS REQUIRE A SEPARATE PERMIT.
 - ALL GARBAGE DUMPSTERS AND OTHER AREAS DEVOTED TO THE STORAGE OF WASTE MATERIALS SHALL BE SCREENED ON THREE (3) SIDES OF WALL CONSTRUCTION OF PRIMARY MATERIALS OF THE BUILDING ON SITE THAT COMPLES WITH THE ARCHITECTURAL REQUIREMENTS OF THESE REGULATIONS. IN ADDITION, SAID DUMPSTER AREAS SHALL BE GATED ON THE FOURTH SIDE, AND THE GATE SHALL BE ARCHITECTURALLY FINISHED.

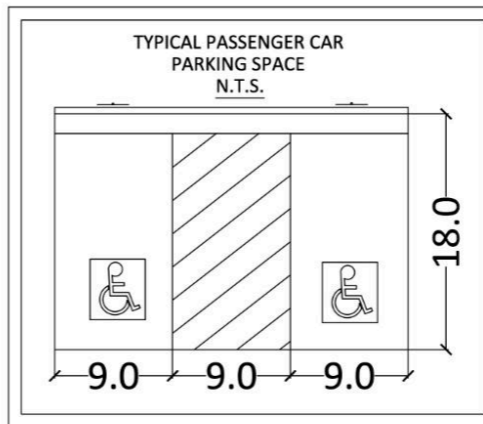


CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



Building Area	52.500 SF
Number Of Units	42
Unit Size	50' x 25'
Height	21'
Unit Area	1250 SF

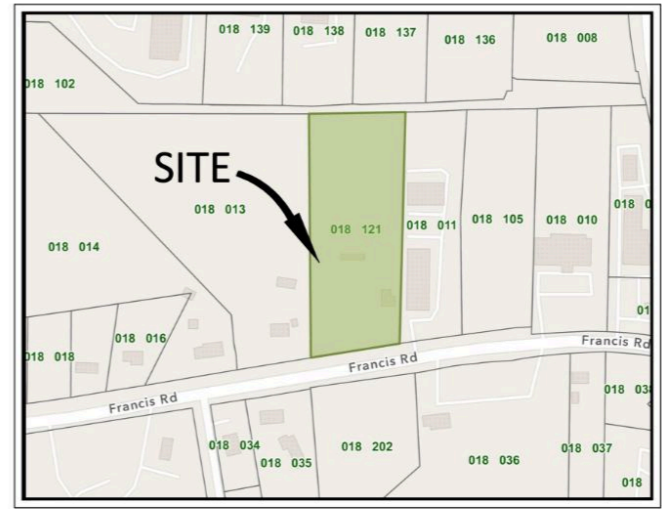
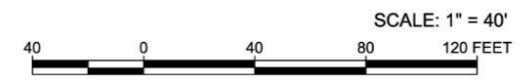


LEGEND

P.O.B.	POINT OF BEGINNING	EXISTING EX.
P.O.R.	POINT OF RESIGNMENT	PROPOSED PR.
O.T.P.	OPEN TOP PIPE	TR. FIRE HYDRANT
I.P.F.	IRON PIN FOUND	EX. FIRE HYDRANT
I.P.S.	IRON PIN SET	EX. WATER VALVE
P.V.	PROPERTY LINE	EX. WATER VALVE
C.M.F.	CONCRETE MEASUREMENT FOUND	ELECTRIC BOX
L.L.L.	LAND LOT LINE	FLANGED END SECTION
B.O.C.	BACK OF CURB	SANITARY SEWER LINE
E.O.P.	EDGE OF PAVEMENT	WATER LINE
T.W.	TOP OF WALL	SIGN
B.W.	BOTTOM OF WALL	SA
D.E.	DRAINAGE EASEMENT	SANITARY SEWER MANHOLE - SA
J.C.B.	JUNCTION BOX (JB)	JUNCTION BOX (JB)
D.W.C.B.	DOUBLE WING CATCH BASIN (DWCB)	DOUBLE WING CATCH BASIN (DWCB)
S.W.C.B.	SINGLE WING CATCH BASIN (SWCB)	SINGLE WING CATCH BASIN (SWCB)
D.I.P.	DRAINAGE INLET (DI)	HEAVY DUTY ASPHALT
L.P.P.	LIGHT POLE (LP)	
P.P.	POWER POLE (PP)	

NOTES:

- THE DUMPSTER ENCLOSURE WILL REQUIRE A SEPARATE PERMIT
- THE RETAINING WALL SHALL BE BRICK OR STONE PER OVERLAY DISTRICT REQUIREMENTS.



VICINITY MAP

PROPERTY OWNER:
(PER FORSYTH COUNTY TAX RECORDS)
3430 FRANCIS ROAD LLC

SITE ADDRESS:
3430 FRANCIS ROAD

PROJECT DESCRIPTION:

PROPERTY OWNER:
3430 FRANCIS ROAD LLC

PROPERTY INFORMATION:
PARCEL ID: 018-121
PARCEL ID: 018-340
ZONED: HB

WATER AND SEWER:

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA. 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

THE PLAN
3430 FRANCIS ROAD
LOT 611, 612
DISTRICT 1ST SECTION
COUNTY, GEORGIA

DATE	REVISION	DESC
09/15/2024	BC	

DRAWN BY: NBO	CHECKED BY: BC
DATE: 09/15/2024	SCALE: AS NOTED
LAND LOTS: 611, 612	DISTRICT: 2ND
SECTION: 1ST	

SHEET NO. 4	OF 24
JOB NO. 2024-061	

SITE PLAN



**PROJECT
IMAGES**



RETAIL

RETAIL

PROJECT
IMAGES



**PROJECT
IMAGES**



\$120,999

**MEDIAN HOUSE
INCOME**



\$512,000

**MEDIAN HOME
SOLD PRICE**



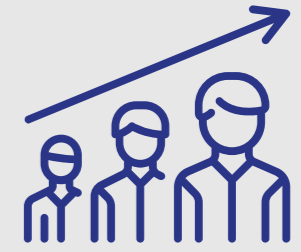
2.8 %

**UNEMPLOYMENT
RATE**



251,283

POPULATION

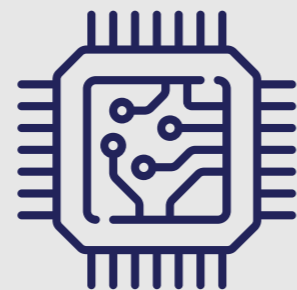


495,488

**PROJECTED
POPULATION
FOR 2040**



**MOST AFFLUENT
COUNTY in GA**
(#8 in US)



**HIGH
CONCENTRATION
OF TECH TALENT**



**FASTEST
GROWING
COUNTY in GA**



**LOWEST TAXES IN
METRO ATLANTA**



**#3 COMMUNITY FOR
INCOMING INVESTMENT**
(#3 in US)

**FORSYTH
COUNTY**

Located in one of the fastest-growing and affluent U.S. counties, Forsyth County is a top destination for living and working. Strong leadership, competitive taxes, low millage rates, and excellent education contribute to its thriving economy.



B O L D
W E A L T H
M A N A G E M E N T

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