

NOTE: SITE IS LOCATED IN THE WALL OF GEORGIA
 DOW CENTER CENTREVILLE / HIGHWAY 124 GRAYSON / HIGHWAY 20
 U.S. HIGHWAY 78 PEACHTREE CORNERS) ACTIVITY CENTER CORRIDOR
 OVERLAY DISTRICT AND SHALL MEET OVERLAY REQUIREMENTS.

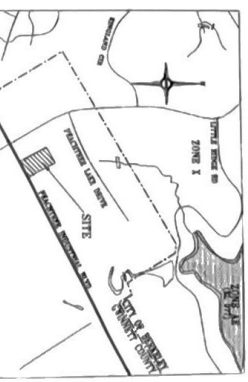
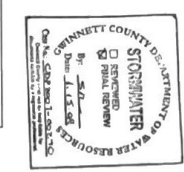
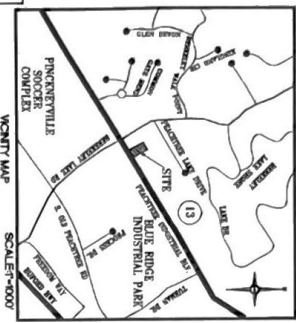
ALL EROSION AND SEDIMENT CONTROL DEVICES & TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING

SITE DEVELOPMENT DRAWINGS FOR FIRST PLAZA

GWINNETT COUNTY, GEORGIA
 LOCATED IN PBI COMMERCIAL SUBDIVISION, BLOCK "A", PART 2
 PARCEL NO. 6-269-079, LAND LOT 269 OF THE 6TH LAND DISTRICT
 ZONED C-2

INDEX OF DRAWINGS

- C-1 EXISTING CONDITION PLAN
- C-2 SITE PLAN
- C-3 GRADING AND DRAINAGE PLAN
- C-4 SITE UTILITY PLAN
- C-5 EROSION CONTROL PLAN INITIAL PHASE
- C-6 EROSION CONTROL PLAN INTERMEDIATE PHASE
- C-7 EROSION CONTROL PLAN FINAL PHASE
- C-8 LANDSCAPING AND TREE PROTECTION PLAN
- C-9 UTILITY PROFILES AND DETAIL
- C-10 EROSION, SEDIMENTATION, POLLUTION CONTROL AND MONITORING PLAN
- C-11 EROSION, SEDIMENTATION, POLLUTION CONTROL AND MONITORING PLAN
- C-12 CONSTRUCTION DETAIL
- C-13 CONSTRUCTION DETAIL



FINAL PANEL
 PANEL 68 OF 155
 MAP NUMBER 131550068.F
 DATED SEPTEMBER 29, 2006



COMMERCIAL DEV PERMIT DATA

DEV TYPE	COMMERCIAL RETAIL AND OFFICE		
ZONING	COMMERCIAL - C2		
PROJECT DATA			
ADJ. AREA (ACRES)	1.13		
ADJ. DIST. (FEET)	1.0		
PARKING SPACES			
EXISTING 0	NEW SPACES 34	TOTAL 34	MAX 51
REMOVED PARKING SPACES 34 (INCL. 21 N/2) SPACES			

BUILDING DATA

BLDG ID	FRT FLOOR AREA (SQ FT)	ADJCD FLOOR AREA (SQ FT)	TOTAL FLOOR AREA (SQ FT)
1	0	5100	5100
2	0	11900	11900
TOTAL FLOOR AREA 17000			

TYPE USE	TREES	
NON BUFFER TREES	NON BUFFER TREES REMOVED	
TYPE	BUFFER	
WIDTH	35	
EXISTING SERVICE	VEGETATION	YES
SPECIFIC NO.		

PRIOR TO FINAL INSPECTION OF SITE LIGHTING, THE SITE LIGHTING SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE CITY ENGINEER SHALL REVIEW THE LIGHTING PLAN FOR THIS PROJECT IN ORDER TO DETERMINE IF THE LIGHTING IS CONSISTENT WITH THE APPROVED SITE LIGHTING PLANS.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.

UTILITY OWNERS

UTILITY	OWNERS	PHONE
WATER	GWINNETT COUNTY	(770) 822-7150
SEWER	GWINNETT COUNTY	(770) 822-7771
ELECTRIC	GEORGIA POWER	(404) 526-4436
TELEPHONE	BELLSOUTH	(770) 483-9711
NATURAL GAS	ATLANTA GAS LIGHT CO.	(770) 483-2260

PARKING SUMMARY
 PARKING SPACES TO BE CONSTRUCTED: 34
 REMOVED PARKING SPACES: 34
 TOTAL PARKING SPACES: 0

CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS AND THE CITY ENGINEER'S APPROVAL. THE CITY ENGINEER SHALL REVIEW THE LIGHTING PLAN FOR THIS PROJECT IN ORDER TO DETERMINE IF THE LIGHTING IS CONSISTENT WITH THE APPROVED SITE LIGHTING PLANS.

WETLAND DETERMINATION
 THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THAT THE DESIGNING OF THE NATURAL WETLANDS AND WETLANDS HAS BEEN COMPLETED AND THAT THE DESIGNING OF THE NATURAL WETLANDS AND WETLANDS IS IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS AND THE CITY ENGINEER'S APPROVAL.

FLOOD STRATAGEM
 THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DETERMINED BY THE F.L.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA, DATED SEPTEMBER 29, 2006.

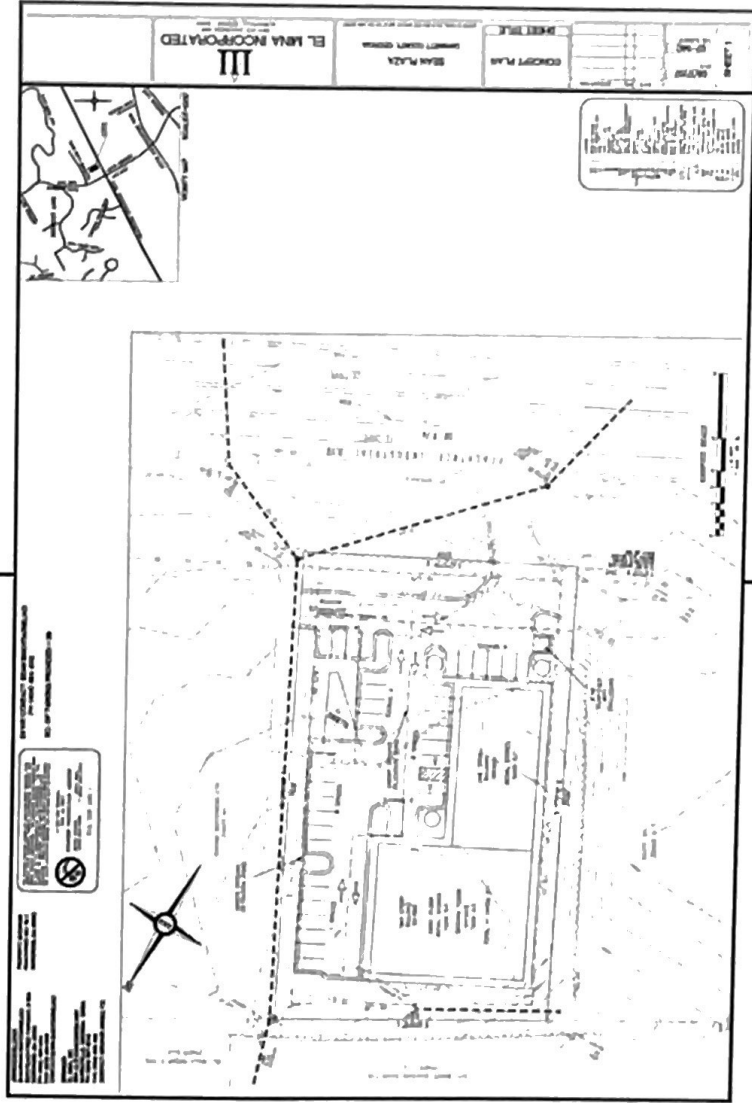
NO.	DATE	BY	REVISION
1	12/21/07	EL	ISSUE FOR PERMIT
2	12/29/07	EL	ISSUE FOR PERMIT

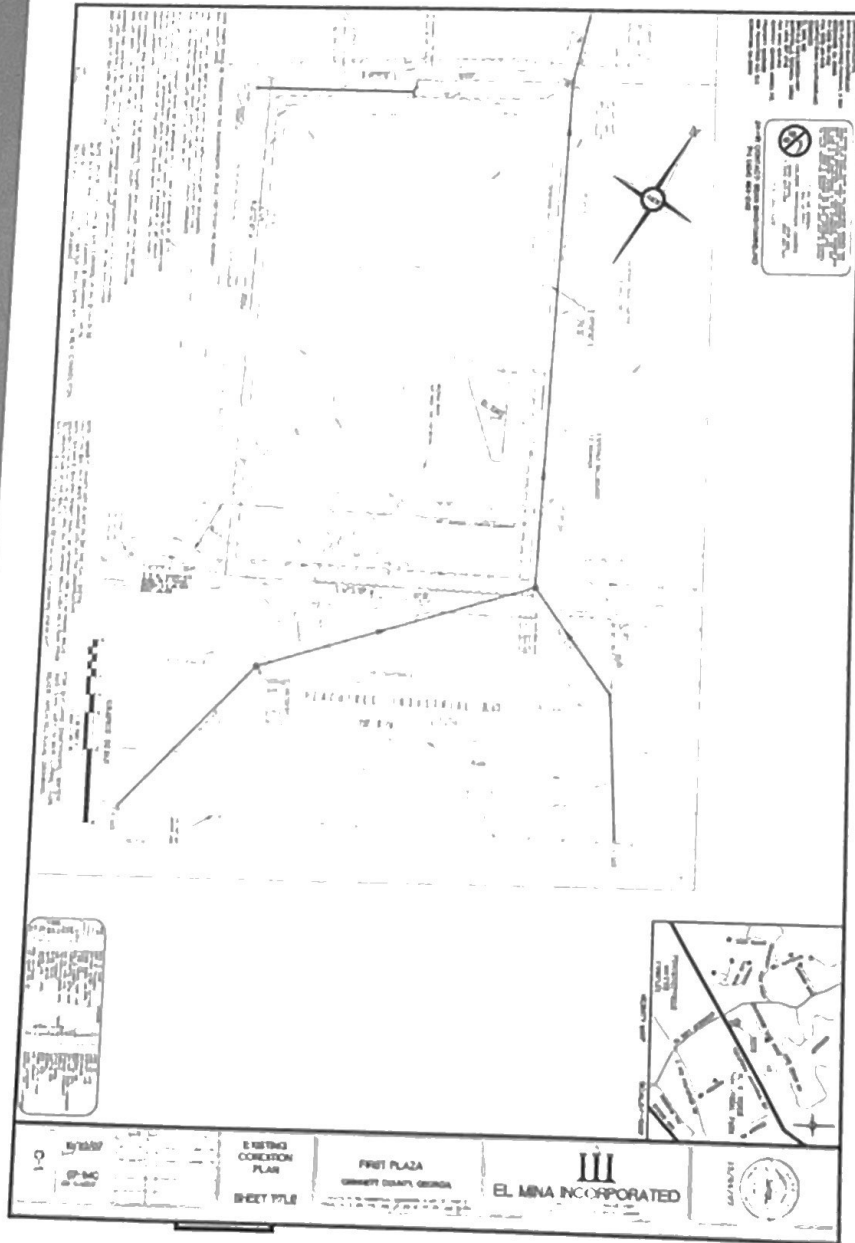
LAND DETAILS

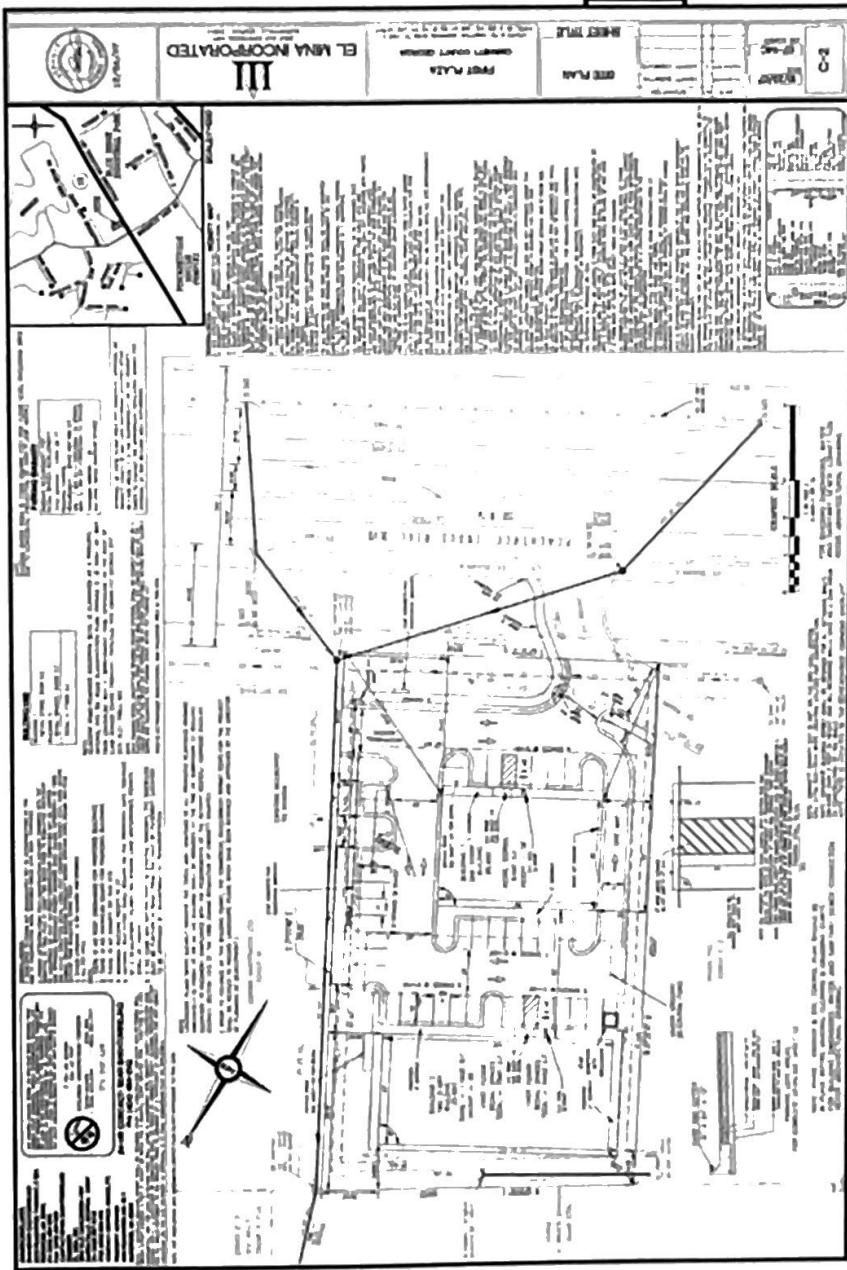
Address: 4581 Peachtree Blvd.

Norcross GA 30092
Gwinnett County

Total Site: 1.120 Acres

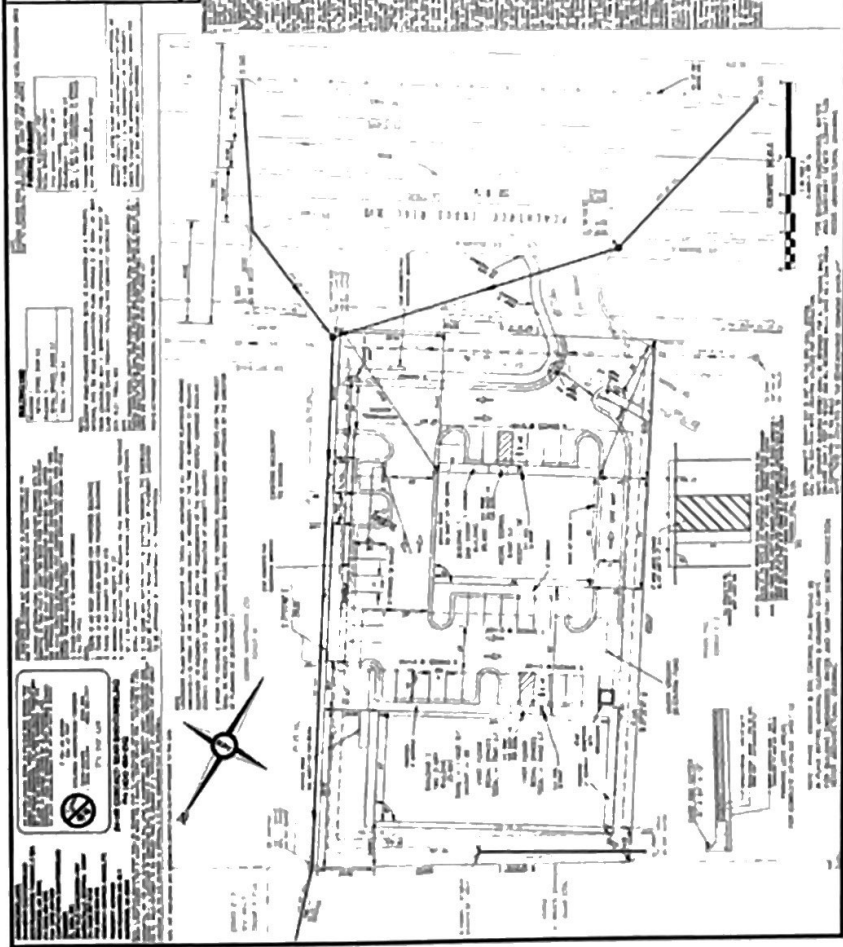


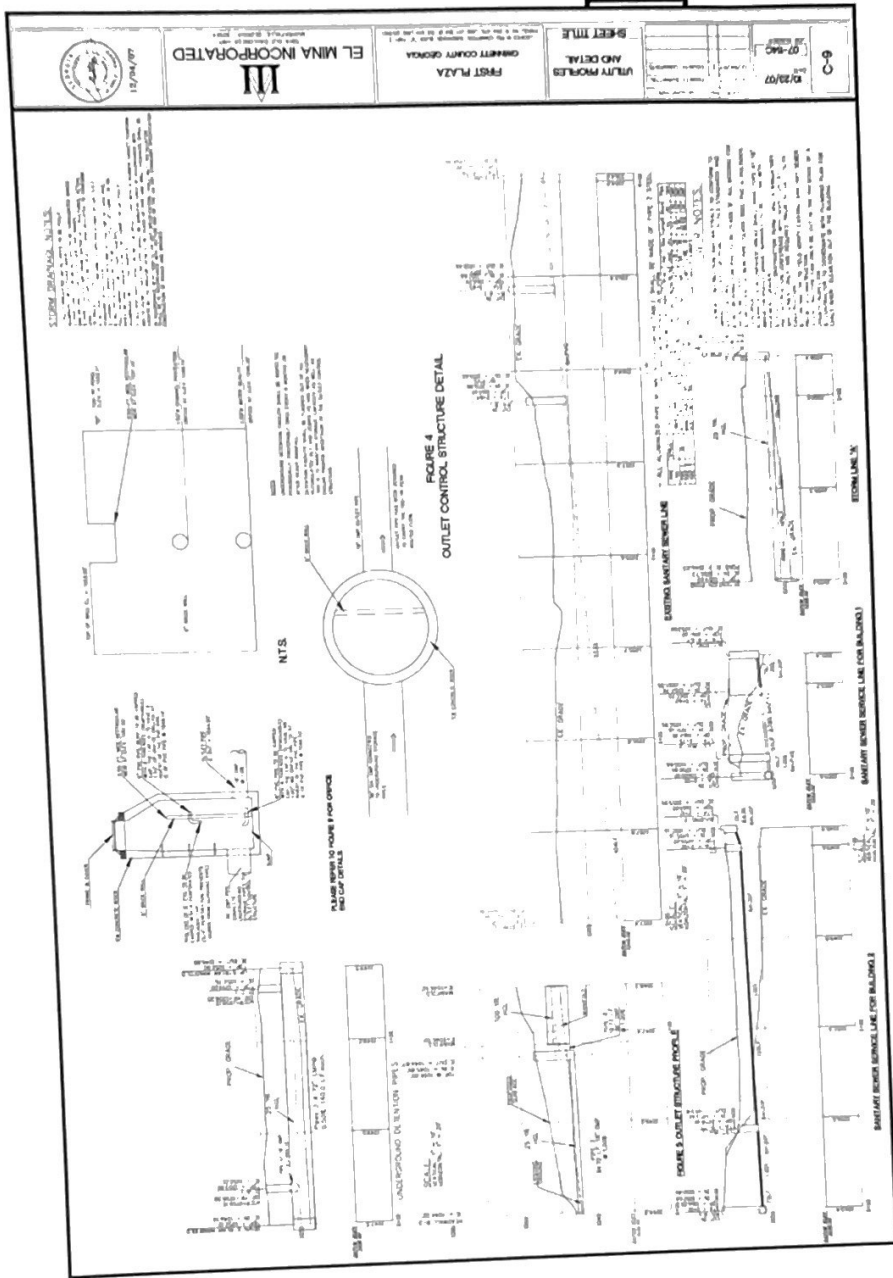




EL MNA INCORPORATED
 III
 ARCHITECTS
 1000 W. 10th St.
 ST. LOUIS, MO. 63102
 PREPARED BY: EL MNA INCORPORATED
 DATE: 10/15/68
 SHEET TITLE: SITE PLAN
 SHEET NO.: 02

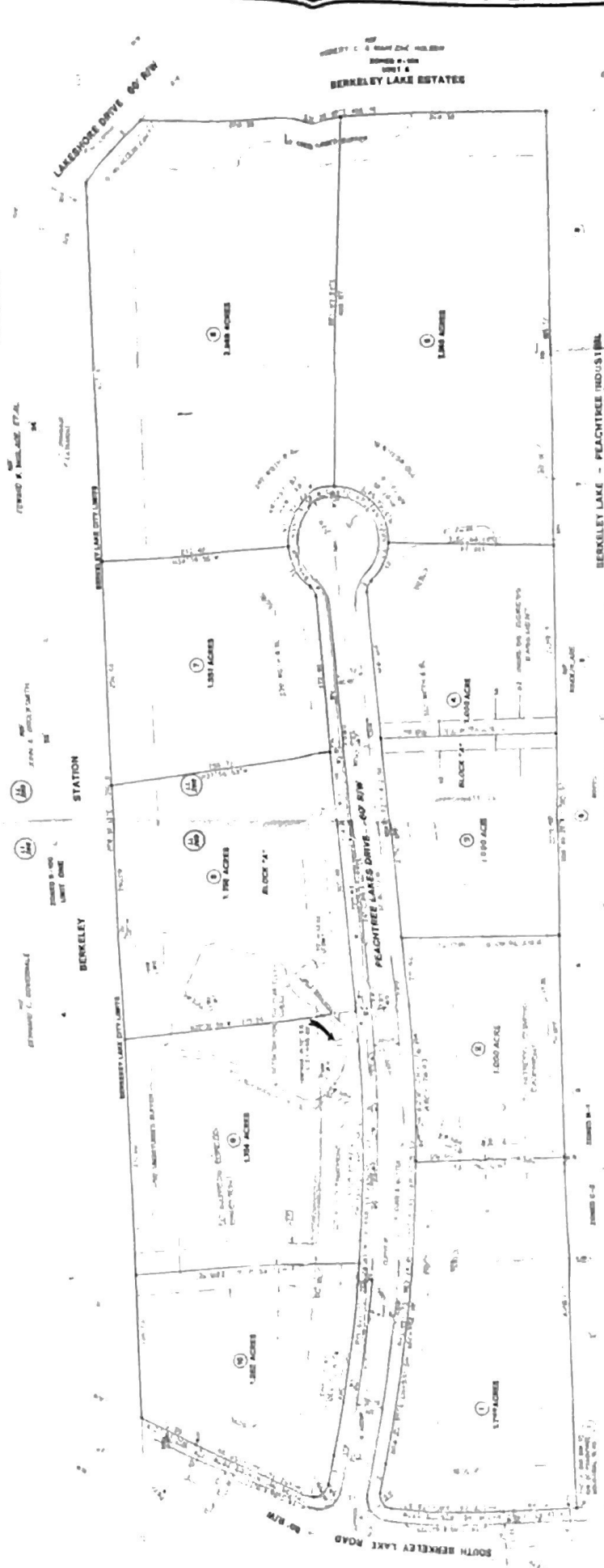
This site plan shows the layout of the proposed building and parking area. The building is located on the east side of W. 10th St. and is bounded by E. 10th St. to the south. The parking area is located to the east of the building and is bounded by W. 10th St. to the north and E. 10th St. to the south. The plan shows the location of the building, parking spaces, and the proposed driveway. The drawing also shows the location of the existing streets and the proposed improvements to the site.







LINE & CORNER	BEARING	DISTANCE	AREA	ACRES
1	N 89° 00' 00" W	100.00	100.00	2.28
2	S 89° 00' 00" E	100.00	100.00	2.28
3	N 01° 00' 00" E	100.00	100.00	2.28
4	S 01° 00' 00" W	100.00	100.00	2.28
5	N 89° 00' 00" W	100.00	100.00	2.28
6	S 89° 00' 00" E	100.00	100.00	2.28
7	N 01° 00' 00" E	100.00	100.00	2.28
8	S 01° 00' 00" W	100.00	100.00	2.28
9	N 89° 00' 00" W	100.00	100.00	2.28
10	S 89° 00' 00" E	100.00	100.00	2.28
11	N 01° 00' 00" E	100.00	100.00	2.28
12	S 01° 00' 00" W	100.00	100.00	2.28
13	N 89° 00' 00" W	100.00	100.00	2.28
14	S 89° 00' 00" E	100.00	100.00	2.28
15	N 01° 00' 00" E	100.00	100.00	2.28
16	S 01° 00' 00" W	100.00	100.00	2.28
17	N 89° 00' 00" W	100.00	100.00	2.28
18	S 89° 00' 00" E	100.00	100.00	2.28
19	N 01° 00' 00" E	100.00	100.00	2.28
20	S 01° 00' 00" W	100.00	100.00	2.28
21	N 89° 00' 00" W	100.00	100.00	2.28
22	S 89° 00' 00" E	100.00	100.00	2.28
23	N 01° 00' 00" E	100.00	100.00	2.28
24	S 01° 00' 00" W	100.00	100.00	2.28
25	N 89° 00' 00" W	100.00	100.00	2.28
26	S 89° 00' 00" E	100.00	100.00	2.28
27	N 01° 00' 00" E	100.00	100.00	2.28
28	S 01° 00' 00" W	100.00	100.00	2.28
29	N 89° 00' 00" W	100.00	100.00	2.28
30	S 89° 00' 00" E	100.00	100.00	2.28
31	N 01° 00' 00" E	100.00	100.00	2.28
32	S 01° 00' 00" W	100.00	100.00	2.28
33	N 89° 00' 00" W	100.00	100.00	2.28
34	S 89° 00' 00" E	100.00	100.00	2.28
35	N 01° 00' 00" E	100.00	100.00	2.28
36	S 01° 00' 00" W	100.00	100.00	2.28
37	N 89° 00' 00" W	100.00	100.00	2.28
38	S 89° 00' 00" E	100.00	100.00	2.28
39	N 01° 00' 00" E	100.00	100.00	2.28
40	S 01° 00' 00" W	100.00	100.00	2.28
41	N 89° 00' 00" W	100.00	100.00	2.28
42	S 89° 00' 00" E	100.00	100.00	2.28
43	N 01° 00' 00" E	100.00	100.00	2.28
44	S 01° 00' 00" W	100.00	100.00	2.28
45	N 89° 00' 00" W	100.00	100.00	2.28
46	S 89° 00' 00" E	100.00	100.00	2.28
47	N 01° 00' 00" E	100.00	100.00	2.28
48	S 01° 00' 00" W	100.00	100.00	2.28
49	N 89° 00' 00" W	100.00	100.00	2.28
50	S 89° 00' 00" E	100.00	100.00	2.28
51	N 01° 00' 00" E	100.00	100.00	2.28
52	S 01° 00' 00" W	100.00	100.00	2.28
53	N 89° 00' 00" W	100.00	100.00	2.28
54	S 89° 00' 00" E	100.00	100.00	2.28
55	N 01° 00' 00" E	100.00	100.00	2.28
56	S 01° 00' 00" W	100.00	100.00	2.28
57	N 89° 00' 00" W	100.00	100.00	2.28
58	S 89° 00' 00" E	100.00	100.00	2.28
59	N 01° 00' 00" E	100.00	100.00	2.28
60	S 01° 00' 00" W	100.00	100.00	2.28
61	N 89° 00' 00" W	100.00	100.00	2.28
62	S 89° 00' 00" E	100.00	100.00	2.28
63	N 01° 00' 00" E	100.00	100.00	2.28
64	S 01° 00' 00" W	100.00	100.00	2.28
65	N 89° 00' 00" W	100.00	100.00	2.28
66	S 89° 00' 00" E	100.00	100.00	2.28
67	N 01° 00' 00" E	100.00	100.00	2.28
68	S 01° 00' 00" W	100.00	100.00	2.28
69	N 89° 00' 00" W	100.00	100.00	2.28
70	S 89° 00' 00" E	100.00	100.00	2.28
71	N 01° 00' 00" E	100.00	100.00	2.28
72	S 01° 00' 00" W	100.00	100.00	2.28
73	N 89° 00' 00" W	100.00	100.00	2.28
74	S 89° 00' 00" E	100.00	100.00	2.28
75	N 01° 00' 00" E	100.00	100.00	2.28
76	S 01° 00' 00" W	100.00	100.00	2.28
77	N 89° 00' 00" W	100.00	100.00	2.28
78	S 89° 00' 00" E	100.00	100.00	2.28
79	N 01° 00' 00" E	100.00	100.00	2.28
80	S 01° 00' 00" W	100.00	100.00	2.28
81	N 89° 00' 00" W	100.00	100.00	2.28
82	S 89° 00' 00" E	100.00	100.00	2.28
83	N 01° 00' 00" E	100.00	100.00	2.28
84	S 01° 00' 00" W	100.00	100.00	2.28
85	N 89° 00' 00" W	100.00	100.00	2.28
86	S 89° 00' 00" E	100.00	100.00	2.28
87	N 01° 00' 00" E	100.00	100.00	2.28
88	S 01° 00' 00" W	100.00	100.00	2.28
89	N 89° 00' 00" W	100.00	100.00	2.28
90	S 89° 00' 00" E	100.00	100.00	2.28
91	N 01° 00' 00" E	100.00	100.00	2.28
92	S 01° 00' 00" W	100.00	100.00	2.28
93	N 89° 00' 00" W	100.00	100.00	2.28
94	S 89° 00' 00" E	100.00	100.00	2.28
95	N 01° 00' 00" E	100.00	100.00	2.28
96	S 01° 00' 00" W	100.00	100.00	2.28
97	N 89° 00' 00" W	100.00	100.00	2.28
98	S 89° 00' 00" E	100.00	100.00	2.28
99	N 01° 00' 00" E	100.00	100.00	2.28
100	S 01° 00' 00" W	100.00	100.00	2.28



BERKELEY LAKE - PEACHTREE INDUSTRIAL COMMERCIAL SUBDIVISION

PROPERTY OF: [Name]

PREPARED BY: [Name]

DATE: [Date]

SCALE: [Scale]

LEGAL DESCRIPTION: [Detailed description of the property boundaries and areas]

PLANNING COMMISSION: [Name]

APPROVED: [Signature]

DATE: [Date]

COMMISSIONER: [Name]

DATE: [Date]

PLANNING DEPARTMENT: [Name]

DATE: [Date]

PLANNING COMMISSION: [Name]

APPROVED: [Signature]

DATE: [Date]

COMMISSIONER: [Name]

DATE: [Date]

PLANNING DEPARTMENT: [Name]

DATE: [Date]

TOTAL LOTS - 10 LOTS
 BLOCK 'A' - 10 LOTS
 DENSITY - 6.58 LOTS / ACRE
 LOT AREA - 1,476 ACRES
 ROAD AREA - 1,752 ACRES
 TOTAL AREA - 1,810 ACRES

PLANNING COMMISSION: [Name]

APPROVED: [Signature]

DATE: [Date]

COMMISSIONER: [Name]

DATE: [Date]

PLANNING DEPARTMENT: [Name]

DATE: [Date]

