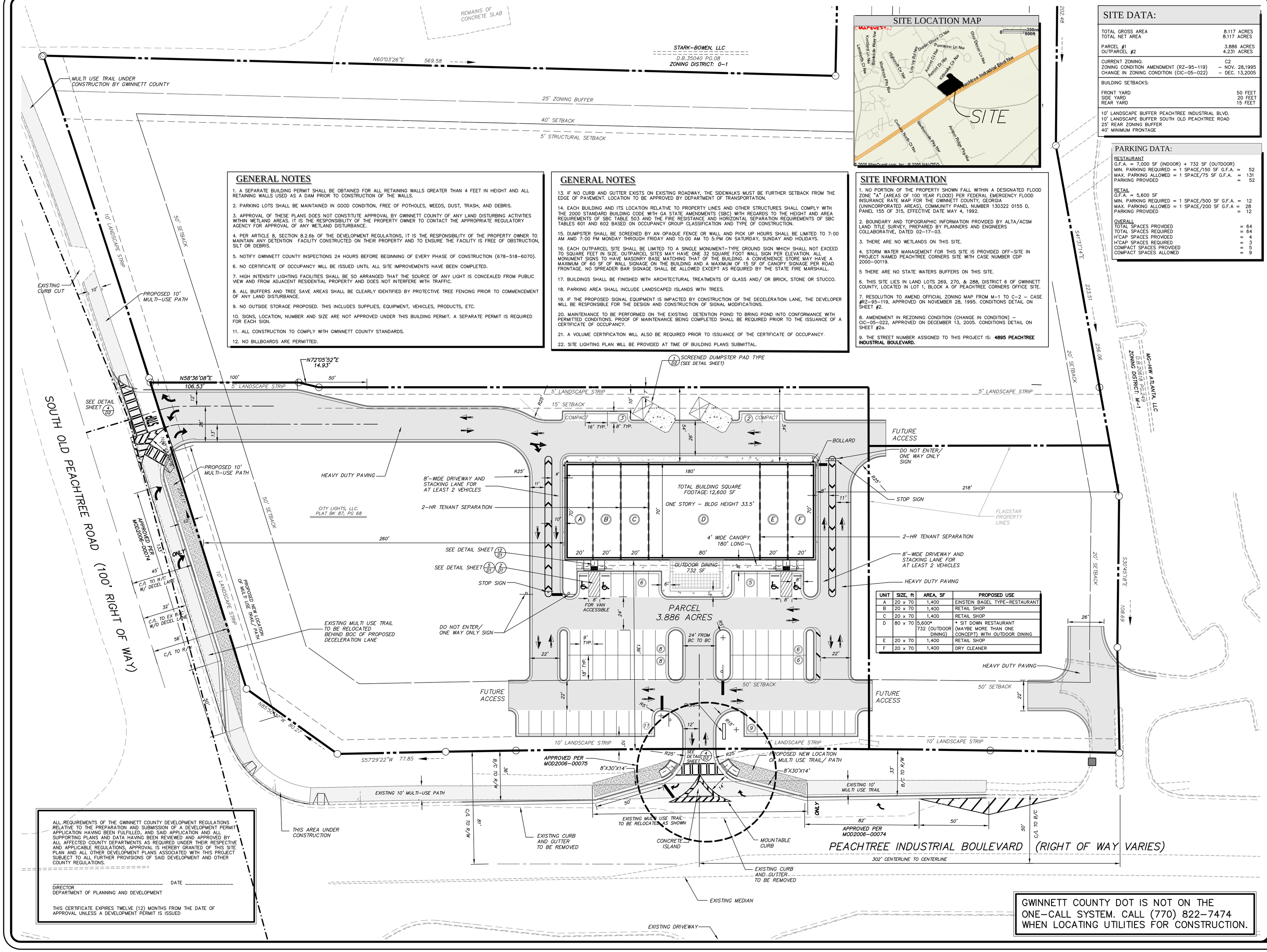

SITE LOCATION MAP

GENERAL NOTES

1. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.
2. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH, AND DEBRIS.
3. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT 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 DISTURBANCE.
4. PER ARTICLE 8, SECTION 8.2.6b OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT OR DEBRIS.
5. NOTIFY GWINNETT COUNTY INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (678-518-6070).
6. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
7. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
8. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY PROTECTIVE TREE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
9. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
10. SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
11. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
12. NO BILLBOARDS ARE PERMITTED.

GENERAL NOTES

13. IF NO CURB AND GUTTER EXISTS ON EXISTING ROADWAY, THE SIDEWALKS MUST BE FURTHER SETBACK FROM THE EDGE OF PAVEMENT. LOCATION TO BE APPROVED BY DEPARTMENT OF TRANSPORTATION.
14. EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2000 STANDARD BUILDING CODE WITH GA STATE AMENDMENTS (SBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF SBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF SBC TABLES 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.
15. DUMPSTER SHALL BE SCREENED BY AN OPAQUE FENCE OR WALL AND PICK UP HOURS SHALL BE LIMITED TO 7:00 AM AMD 7:00 PM MONDAY THROUGH FRIDAY AND 10:00 AM TO 5:PM ON SATURDAY, SUNDAY AND HOLIDAYS.
16. EACH OUTPARCEL SITE SHALL BE LIMITED TO A SINGLE MONUMENT-TYPE GROUND SIGN WHICH SHALL NOT EXCEED 70 SQUARE FEET IN SIZE. OUTPARCEL SITES MAY HAVE ONE 32 SQUARE FOOT WALL SIGN PER ELEVATION. ALL MONUMENT SIGNS TO HAVE MASONRY BASE MATCHING THAT OF THE BUILDING. A CONVENIENCE STORE MAY HAVE A MAXIMUM OF 60 SF OF WALL SIGNAGE ON THE BUILDING AND A MAXIMUM OF 15 SF OF CANOPY SIGNAGE PER ROAD FRONTAGE. NO SPREADER BAR SIGNAGE SHALL BE ALLOWED EXCEPT AS REQUIRED BY THE STATE FIRE MARSHALL.
17. BUILDINGS SHALL BE FINISHED WITH ARCHITECTURAL TREATMENTS OF GLASS AND/ OR BRICK, STONE OR STUCCO.
18. PARKING AREA SHALL INCLUDE LANDSCAPED ISLANDS WITH TREES.
19. IF THE PROPOSED SIGNAL EQUIPMENT IS IMPACTED BY CONSTRUCTION OF THE DECELERATION LANE, THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF SIGNAL MODIFICATIONS.
20. MAINTENANCE TO BE PERFORMED ON THE EXISTING DETENTION POND TO BRING POND INTO CONFORMANCE WITH PERMITTED CONDITIONS. PROOF OF MAINTENANCE BEING COMPLETED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. A VOLUME CERTIFICATION WILL ALSO BE REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
22. SITE LIGHTING PLAN WILL BE PROVIDED AT TIME OF BUILDING PLANS SUBMITTAL.

SITE INFORMATION

1. NO PORTION OF THE PROPERTY SHOWN FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD) PER FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP FOR THE GWINNETT COUNTY, GEORGIA (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 130322 0155 D, PANEL 155 OF 315, EFFECTIVE DATE MAY 4, 1992.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ALTA/ACSM LAND TITLE SURVEY, PREPARED BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED 02-17-03.
3. THERE ARE NO WETLANDS ON THIS SITE.
4. STORM WATER MANAGEMENT FOR THIS SITE IS PROVIDED OFF-SITE IN PROJECT NAMED PEACHTREE CORNERS SITE WITH CASE NUMBER CDP 2000-00119.
5. THERE ARE NO STATE WATERS BUFFERS ON THIS SITE.
6. THIS SITE LIES IN LAND LOTS 269, 270, & 288, DISTRICT 6 OF GWINNETT COUNTY, LOCATED IN LOT 1, BLOCK A OF PEACHTREE CORNERS OFFICE SITE.
7. RESOLUTION TO AMEND OFFICIAL ZONING MAP FROM M-1 TO C-2 - CASE #RZ-95-119, APPROVED ON NOVEMBER 28, 1995. CONDITIONS DETAIL ON SHEET #2.
8. AMENDMENT IN REZONING CONDITION (CHANGE IN CONDITION) - CIC-05-022, APPROVED ON DECEMBER 13, 2005. CONDITIONS DETAIL ON SHEET #2a.
9. THE STREET NUMBER ASSIGNED TO THIS PROJECT IS: **4895 PEACHTREE INDUSTRIAL BOULEVARD.**

SITE DATA:

TOTAL GROSS AREA	8.117 ACRES
TOTAL NET AREA	8.117 ACRES
PARCEL #1	3.886 ACRES
OUTPARCEL #2	4.231 ACRES
CURRENT ZONING:	C2
ZONING CONDITION AMENDMENT (RZ-95-119)	- NOV. 28,1995
CHANGE IN ZONING CONDITION (CIC-05-022)	- DEC. 13,2005
BUILDING SETBACKS:	
FRONT YARD	50 FEET
SIDE YARD	20 FEET
REAR YARD	15 FEET
10' LANDSCAPE BUFFER PEACHTREE INDUSTRIAL BLVD.	
10' LANDSCAPE BUFFER SOUTH OLD PEACHTREE ROAD	
25' REAR ZONING BUFFER	
40' MINIMUM FRONTAGE	

PARKING DATA:

RESTAURANT	
G.F.A. = 7,000 SF (INDOOR) + 732 SF (OUTDOOR)	
MIN. PARKING REQUIRED = 1 SPACE/150 SF G.F.A.	= 52
MAX. PARKING ALLOWED = 1 SPACE/75 SF G.F.A.	= 131
PARKING PROVIDED	= 52
RETAIL	
G.F.A. = 5,600 SF	
MIN. PARKING REQUIRED = 1 SPACE/500 SF G.F.A.	= 12
MAX. PARKING ALLOWED = 1 SPACE/200 SF G.F.A.	= 28
PARKING PROVIDED	= 12
OVERALL	
TOTAL SPACES PROVIDED	= 64
TOTAL SPACES REQUIRED	= 64
H'CAP SPACES PROVIDED	= 4
H'CAP SPACES REQUIRED	= 3
COMPACT SPACES PROVIDED	= 5
COMPACT SPACES ALLOWED	9

UNIT	SIZE, ft	AREA, SF	PROPOSED USE
A	20 x 70	1,400	EINSTEIN BAGEL TYPE-RESTAURANT
B	20 x 70	1,400	RETAIL SHOP
C	20 x 70	1,400	RETAIL SHOP
D	80 x 70	5,600* 732 (OUTDOOR DINING)	* SIT DOWN RESTAURANT (MAYBE MORE THAN ONE CONCEPT) WITH OUTDOOR DINING
E	20 x 70	1,400	RETAIL SHOP
F	20 x 70	1,400	DRY CLEANER

ALL REQUIREMENTS OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED COUNTY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL IS HEREBY GRANTED OF THIS SITE PLAN AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER COUNTY REGULATIONS.

_____ DATE _____
DIRECTOR
DEPARTMENT OF PLANNING AND DEVELOPMENT

THIS CERTIFICATE EXPIRES TWELVE (12) MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED

GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL SYSTEM. CALL (770) 822-7474 WHEN LOCATING UTILITIES FOR CONSTRUCTION.

CITY LIGHTS @ PEACHTREE CORNERS

COMMERCIAL PROJECT

FOR

CITY LIGHTS, LLC.
JAMES M. SUDDES
7902 STRATFORD LANE
ATLANTA, GA 30350
PHONE: 404-219-5600 FAX: 770-671-9807

TAX PARCEL #282
LAND LOT #270
6th DISTRICT

GWINNETT COUNTY GEORGIA

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3915 ■ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	2-17-2006	AA	OUTPARCEL #1
-2	4-10-2006	AA	ADDRESS GWINNETT
			COUNTY COMMENTS
			REVISED PROP. LINE
-3	5-11-2006	AA	FOR BID SET ONLY
-4	5-15-2006	AA	ADDRESS GWINNETT
			COUNTY COMMENTS
-5	6-26-2006	MA	ADDRESS GWINNETT
			COUNTY COMMENTS

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SHEET TITLE

SITE PLAN

0 15 30 60 90

SCALE: 1" = 30'
DATE: DECEMBER 1, 2005
PROJECT: 05048.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 29605 PROFESSIONAL ENGINEER PAMELA LITTLE

SHEET 4

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