

NOTES:
 SITE IS NOT WITHIN THE 100 YR FLOOD HAZARD AREA PER FIRM PANEL NO. 1303220310B, DATED 6/15/81.
 SITE AREA IS 22.4 AC±
 DISTURBED AREA = 12.5 AC±
 ALL BUFFERS AND TREE SAE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 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 AREA DISTURBANCE.
 NOTIFY GWINNETT COUNTY INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (770) 822-7640
 NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED
 NO DRIVE UP WINDOWS ARE TO BE INSTALLED
 NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC
 SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN
 ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS
 NO BILLBOARDS ARE PERMITTED
 EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2000 STANDARD BUILDING CODE WITH 2002 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
 EACH BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN 15 FEET OFF THE CURB OR EDGE OF THE STREET. ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4 INCHES HIGH ON CONTRASTING BACKGROUND FOR 24 HOUR VISIBILITY.
 SIDEWALKS SHALL BE INSTALLED ON ABUTTING STREETS (ABUTTING SIDE) PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (DR 6.13.1.C)
 NATURAL VEGETATION TO REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT
 PICK UP TIME OF DUMPSTERS IS LIMITED TO BETWEEN 7 AM AND 9 PM
 THERE ARE NO EXISTING STRUCTURES ON SITE.

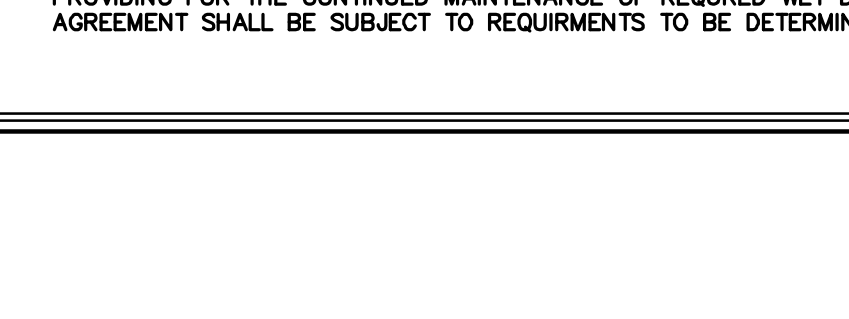
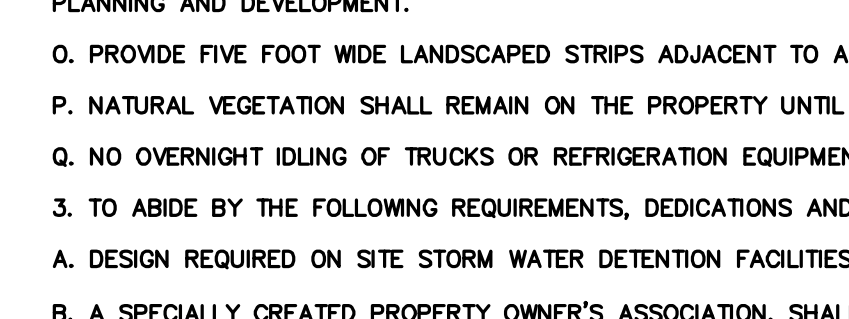
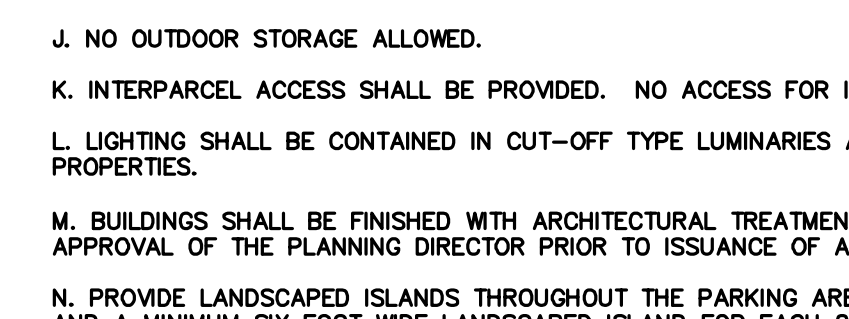
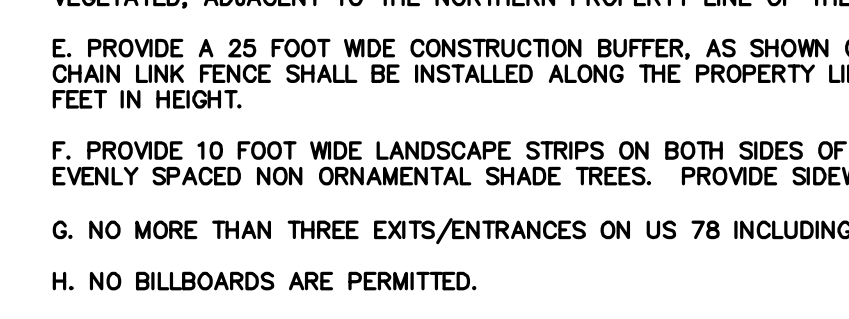
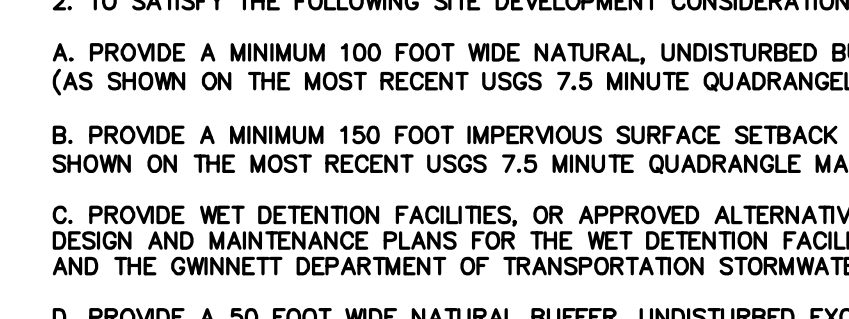
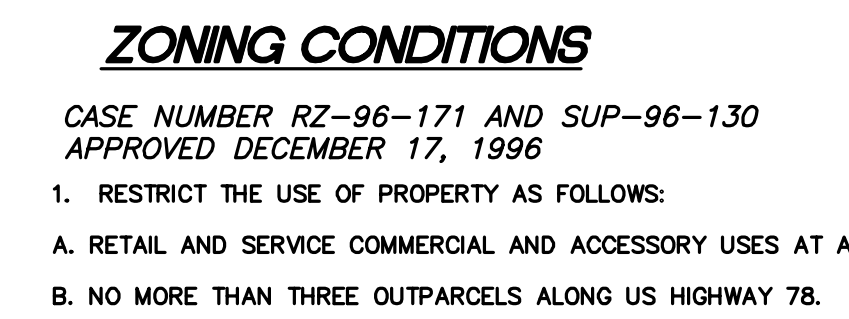
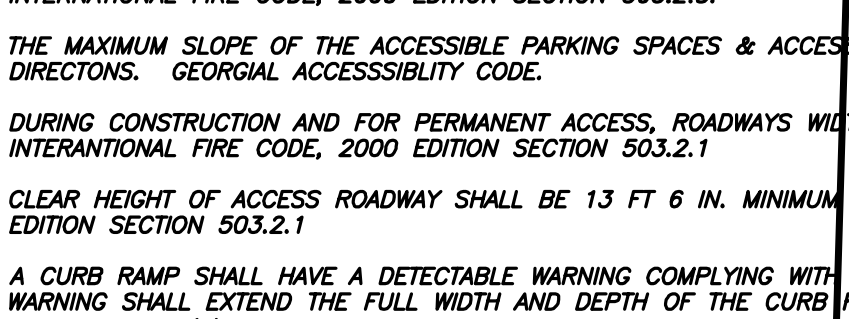
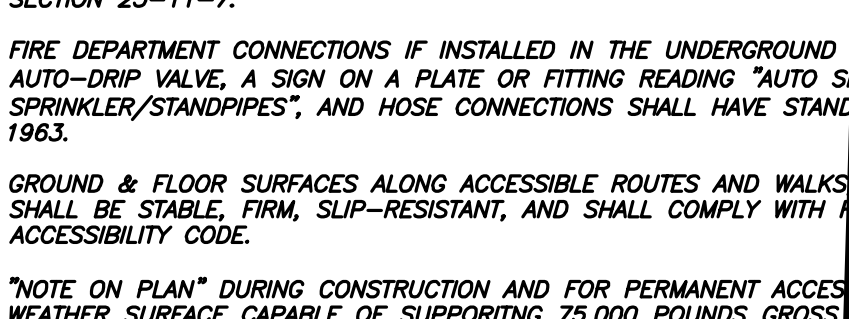
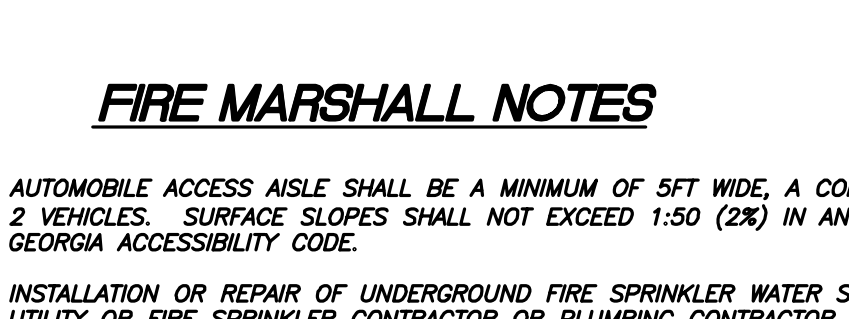
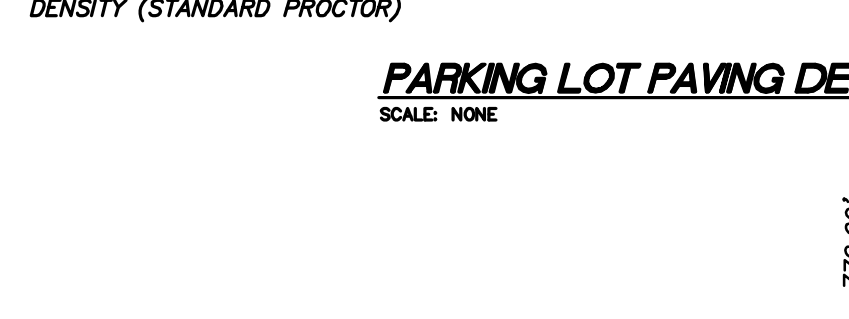
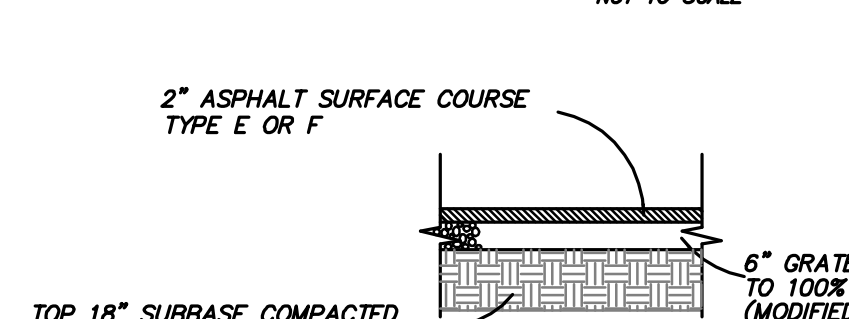
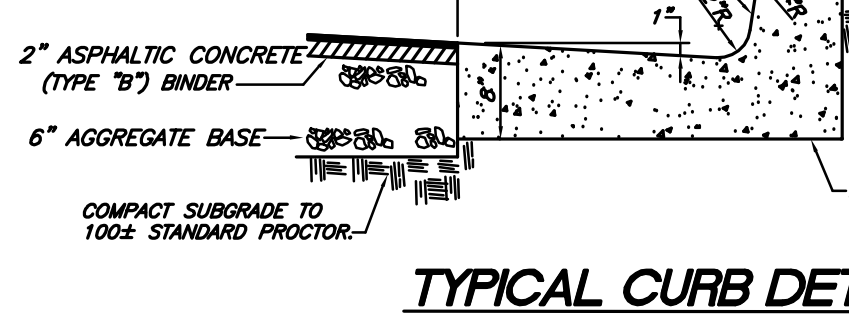
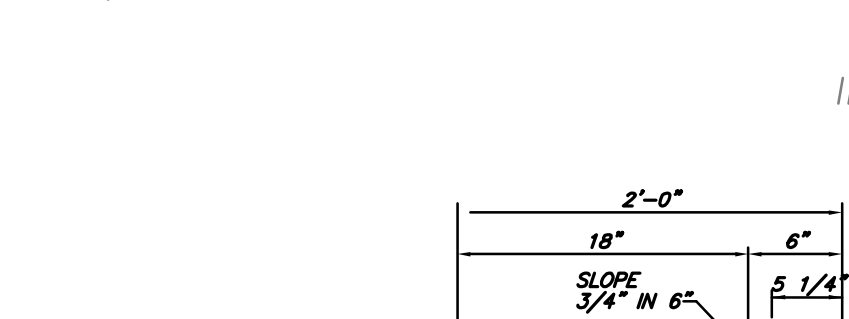
SITE ANALYSIS

ZONING:	RZ 96-170 C-2
FRONT YARD:	50' FROM R/W
SIDE YARD:	20'
REAR YARD:	40'
ANCHOR (RETAIL)	42,540 S.F.
SHOPS (RETAIL)	7,000 S.F.
TOTAL BUILDING AREA	49,540 S.F.
ANCHOR HEIGHT	1 STORY 35'
SHOPS HEIGHT	1 STORY 20'
PARKING REQUIRED (49540/200)=	248 SPACES
PARKING PROVIDED	274 SPACES
AREA	15.29 ACRES
OUTLOT 1 (RETAIL)	5,000 S.F.
BLDG HEIGHT	1 STORY 20'
PARKING REQUIRED (5000/200)=	25 SPACES
PARKING PROVIDED	25 SPACES
AREA	1.28 AC
OUTLOT 2 (RETAIL)	4,200 S.F.
BLDG HEIGHT	1 STORY 20'
PARKING REQUIRED (4200/200)=	21 SPACES
PARKING PROVIDED	28 SPACES
AREA	0.62 AC
OUTLOT 3 (RETAIL)	4,900 S.F.
BLDG HEIGHT	1 STORY 20'
PARKING REQUIRED (4900/200)=	25 SPACES
PARKING PROVIDED	25 SPACES
AREA	0.66 AC
TOTAL SITE BLDG AREA	63,640 S.F.
DENSITY	3,657 SF/AC
TOTAL PARKING REQUIRED	319 SPACES
TOTAL PARKING PROVIDED	355 SPACES
TOTAL SITE AREA	17.4 ACRES

WETLANDS CERTIFICATION
 THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND CERTIFICATION BY MAPS HAVE BEEN CONSULTED, AND 2) THE APPROPRIATE PLAN SHEET DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.
SIGHT DISTANCE CERTIFICATION
 HWY 78 POSTED SPEED LIMIT IS 55 MPH. REQUIRED SIGHT DISTANCE IS 450'. SURVEY DETERMINED SIGHT DISTANCE TO EAST AND WEST TO BE 450± FOR DRIVE CUTS 1 AND 2.
 ENGINEER: DATE:

OWNER
 BRAMBLETT SHOALS LTD.
 PO BOX 669
 LILBURN, GEORGIA 30048
 (770) 921-3207
 CONTACT - RODDY STURDIWANT

ENGINEER
 SCI DEVELOPMENT SERVICES
 3675 HEWATT COURT - SUITE B
 SNELLVILLE, GEORGIA 30039
 (770) 736-7666
 CONTACT - BYRON J. ARCEAUX



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	8/22/02		RELOCATE DET. POND

SCI Development Services
 ENGINEERS - SURVEYORS - LAND PLANNERS
 2350 HEWATT RD - SNELLVILLE, GEORGIA 30039
 (770) 736-7666
 MAIL@SCIENGINEERS.COM

HWY 78 RETAIL CENTER
 aka ATHENS HIGHWAY RETAIL CENTER
 585 ATHENS HIGHWAY
 LAND LOTS 126
 5TH DISTRICT
 GWINNETT COUNTY, GEORGIA

SITE PLAN

DATE: 10/13/04
 DRAWN: DP/JH
 CHECKED: JS
 SCALE: 1"=50'
 SHEET TITLE: C-1

PROJECT NUMBER: 30503
 DRAWING NUMBER: C-1