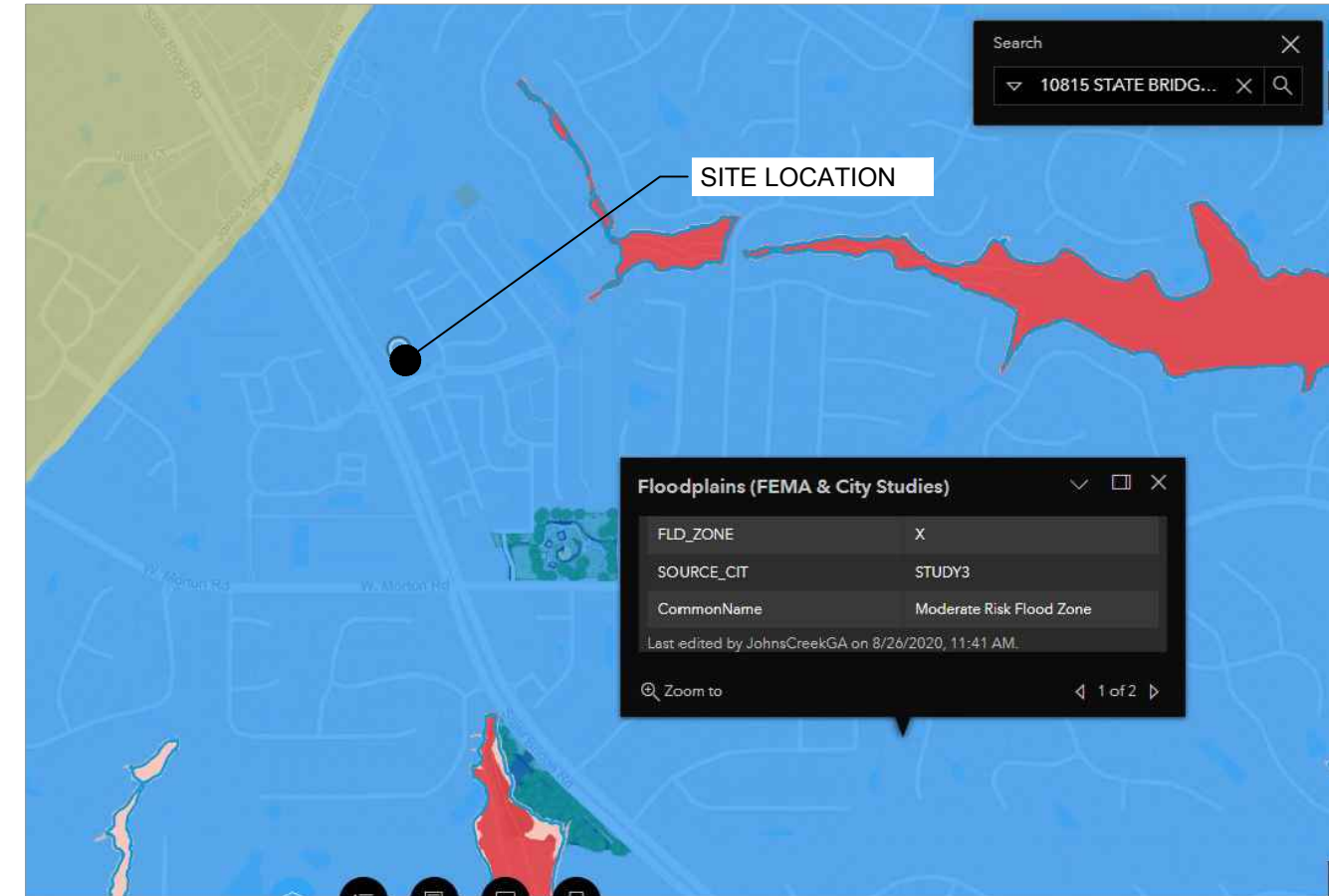
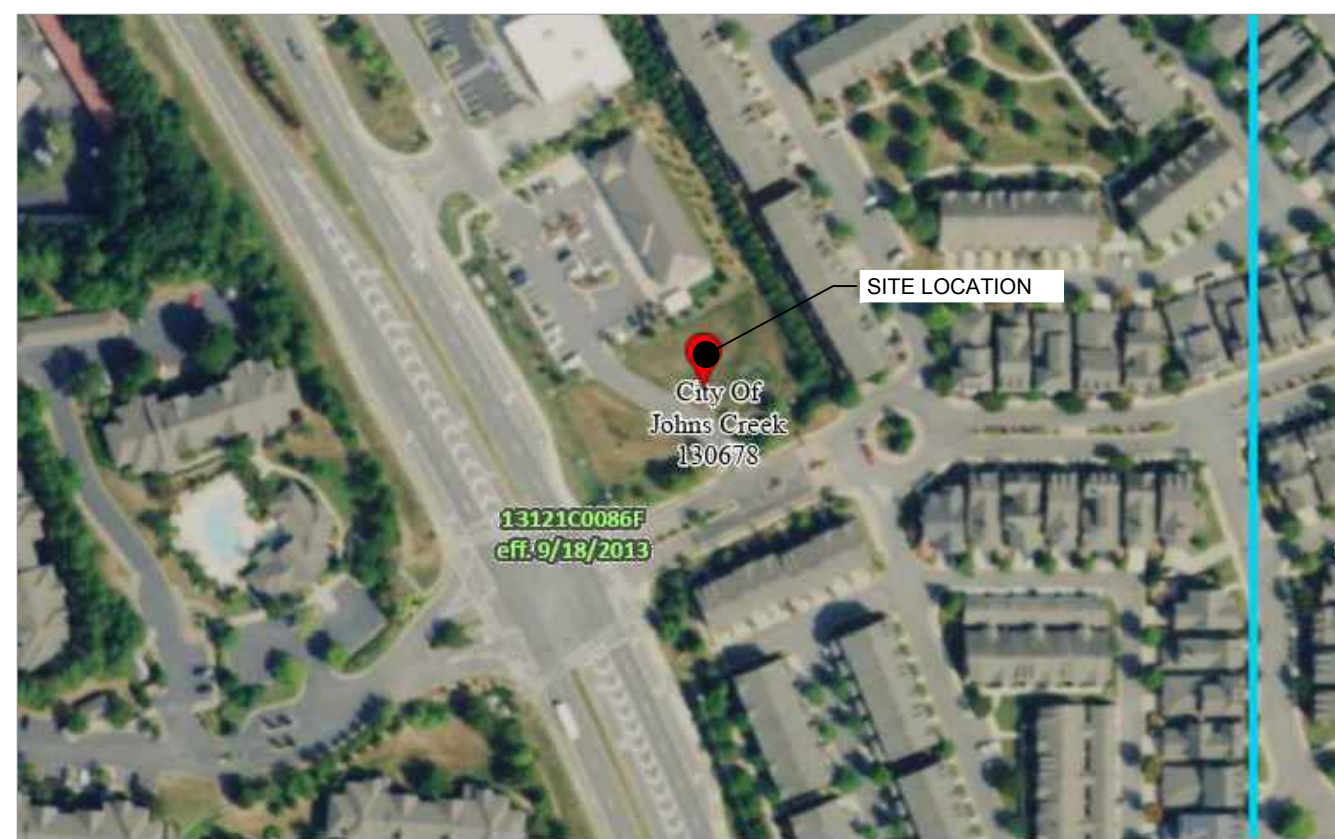


--VICINITY MAP-- NTS



-- JOHN'S CREEK FLOOD MAP--



--FEMA FIRM MAP-- NTS

**STORMWATER AGREEMENT**  
 ACCORDING TO THE REPORT TITLED, "STORMWATER MANAGEMENT REPORT FOR NORTH BRIDGES SHOPPING CENTER (POND#2)", LAST REVISED SEPTEMBER 9, 2014 AND THE ADDENDUM TO SAID REPORT TITLED, "POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT FOR NORTH BRIDGES SHOPPING CENTER (POND#2)", LAST REVISED NOVEMBER 20, 2014, PREPARED BY BLUE LANDWORKS, STORMWATER MANAGEMENT MEASURES INCLUDING DETENTION AND WATER QUALITY, ARE PROVIDED FOR THIS TRACT BY A POND.

**SANITARY SEWER NOTE:**  
 SANITARY SEWER SYSTEM FOR THE DEVELOPMENT SHALL BE PUBLIC

**WATER NOTE:**  
 WATER SYSTEM FOR THE DEVELOPMENT SHALL BE PUBLIC

**ZONING:**  
 CURRENT ZONING: ZONING: C-1 COMMUNITY BUSINESS DISTRICT (RZ-15-006)  
 PROPOSED ZONING: ZONING: C-1 COMMUNITY BUSINESS DISTRICT  
 ADJOINING PROPERTY ZONING: 10905 JONES BRIDGE RD (C-1); 4899 HUDSON SQUARE (MIXED USE)

**ACREAGE:**  
 TOTAL: 0.84 ACRES  
 BUILDABLE: 0.45 ACRES (54% OF TOTAL ACREAGE)  
 UNBUILDABLE: 0.39 ACRES (46% OF TOTAL ACREAGE)

**POSTED SPEED LIMITS:**  
 STATE BRIDGE ROAD: 45 MPH  
 ABBERLEY LANE: 15 MPH

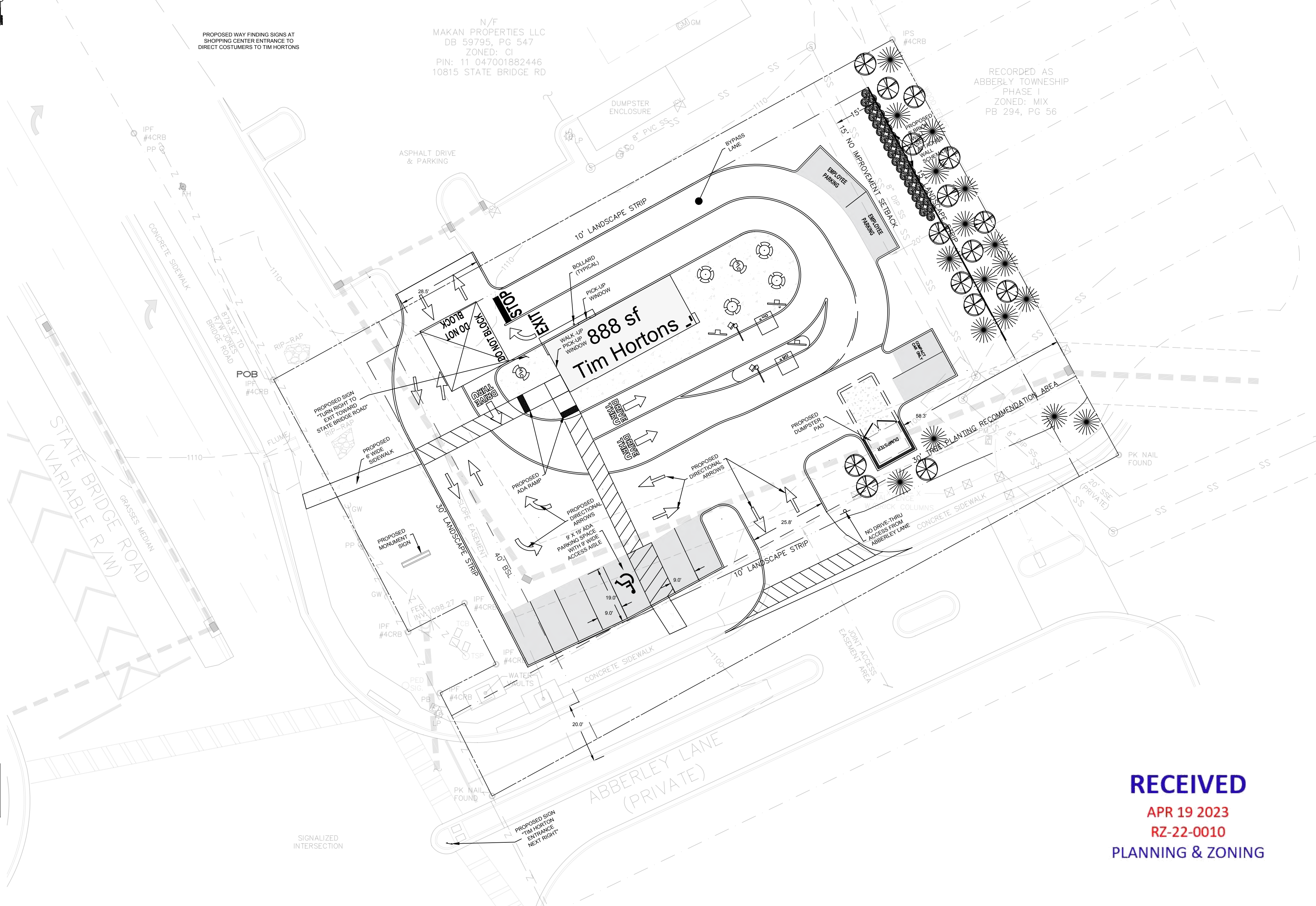
**SETBACKS:**  
 FRONT: 40 FEET  
 SIDE: NONE  
 REAR: NONE

**LANDSCAPE STRIP/BUFFER:**  
 FRONT: 30 FEET  
 SIDE: 10 FEET  
 REAR: 15 FEET LANDSCAPE STRIP PLUS 15 FEET NO IMPROVEMENT SETBACK (CRZ-15-006 CONDITION 3)

**PARKING CALCULATIONS:**  
 RESTAURANT MINIMUM PARKING REQUIRED EQUALS 1 SPACE PER 100 SQ FT = 9  
 REQUIRED PARKING: 9 SPACES  
 PARKING PROVIDED: 11 SPACES

**STATE WATER NOTE:**  
 THERE ARE NO STATE WATERS LOCATED ON-SITE.

**WETLANDS NOTE:**  
 BASED UPON FIELD INSPECTION AND OBSERVATIONS OF THE PROPERTY, AND SUPPORTED BY THE NATIONAL WETLANDS INVENTORY MAPPING, PRODUCED BY THE U.S. DEPARTMENT OF THE INTERIOR/ FISH AND WILDLIFE SERVICE, THERE ARE NOT WETLANDS CONTAINED WITHIN THE PROJECT LIMITS OF THIS SITE.

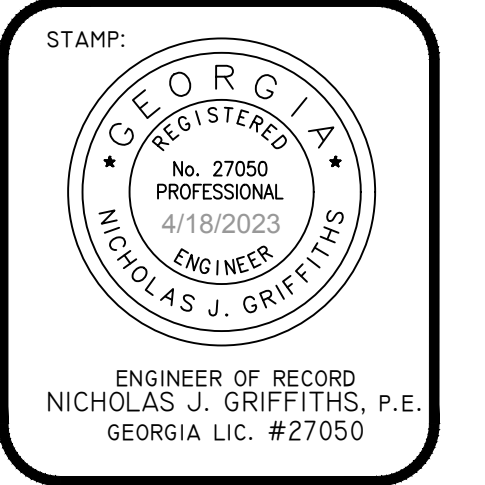


**EXISTING LEGEND:**

|      |                        |        |                          |
|------|------------------------|--------|--------------------------|
| IPB  | IRON PIN SET           | HC     | BUILDING SETBACK LINE    |
| IPF  | IRON PIN FOUND         | CMF    | HAND-CAP                 |
| OT   | OPEN TOP PIN           | CMF    | BOLLARD                  |
| CT   | CRIMP TOP PIN          | CMF    | CONCRETE MONUMENT FOUND  |
| RB   | REINFORCING BAR        | MHT    | OVERHEAD UTILITY LINE(S) |
| CRB  | CAPPED RE-BAR          | SSMH   | SANITARY SEWER MAN HOLE  |
| CL   | CENTERLINE             | JB     | MAN HOLE TELEPHONE       |
| R/W  | RIGHT-OF-WAY           | DWCB   | CATCH BASIN              |
| LLL  | LAND LOT LINE          | JB     | JUNCTION BOX             |
| L    | LINE                   | DI     | DROP INLET               |
| R    | RADIUS                 | HW     | HEAD WALL                |
| CONC | CONCRETE               | CMP    | CORRUGATED METAL PIPE    |
| C    | CURVE                  | CPP    | CORRUGATED PLASTIC PIPE  |
| PP   | POWER POLE             | RCP    | REINFORCED CONCRETE PIPE |
| GV   | GAS VALVE              | SSE    | SANITARY SEWER EASEMENT  |
| GM   | GAS METER              | FH     | FIRE HYDRANT             |
| LP   | LAMP POLE              | DE     | DRAINAGE EASEMENT        |
| SS   | SANITARY SEWER         | WV     | WATER VALVE              |
| FC   | FENCE CORNER           | WM     | WATER METER              |
| AE   | ACCESS EASEMENT        | CO C/O | SANITARY SEWER CLEANOUT  |
| PROP | PROPOSED               | POB    | POINT OF BEGINNING       |
| AC   | AIR-CONDITIONER        | POC    | POINT OF COMMENCEMENT    |
| GA   | GA POWER MANHOLE       | NTS    | NOT TO SCALE             |
| PB   | POWER BOX              | SWCB   | SINGLE WING CATCH BASIN  |
| CATV | CABLE TELEVISION       | UE     | UTILITY EASEMENT         |
| TB   | TELEPHONE JUNCTION BOX | PM     | POWER METER              |
| APP  | ABANDONED POWER POLE   | CLF    | CHAIN-LINK FENCE         |
| SGN  | SIGN                   | CTW    | CROSS-TIE WALL           |
|      |                        | HCS    | HAND-CAP SIGN            |
|      |                        | OP     | TRAFFIC LIGHT STRAIN     |

**LINE TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 21.00  | N62°50'22"E |
| L2   | 23.00  | N27°14'47"W |
| L3   | 21.00  | S62°55'22"W |



| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |
|     |                |      |

Project Number: Issue Date: 4/18/2023  
 Drawn By: Checked By: NJG

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 EMAIL: abidk@sirestaurantgroup.com

Sheet Name  
**SITE PLAN**  
 Sheet Number **1-3**

**RECEIVED**  
 APR 19 2023  
 RZ-22-0010  
 PLANNING & ZONING

**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.

