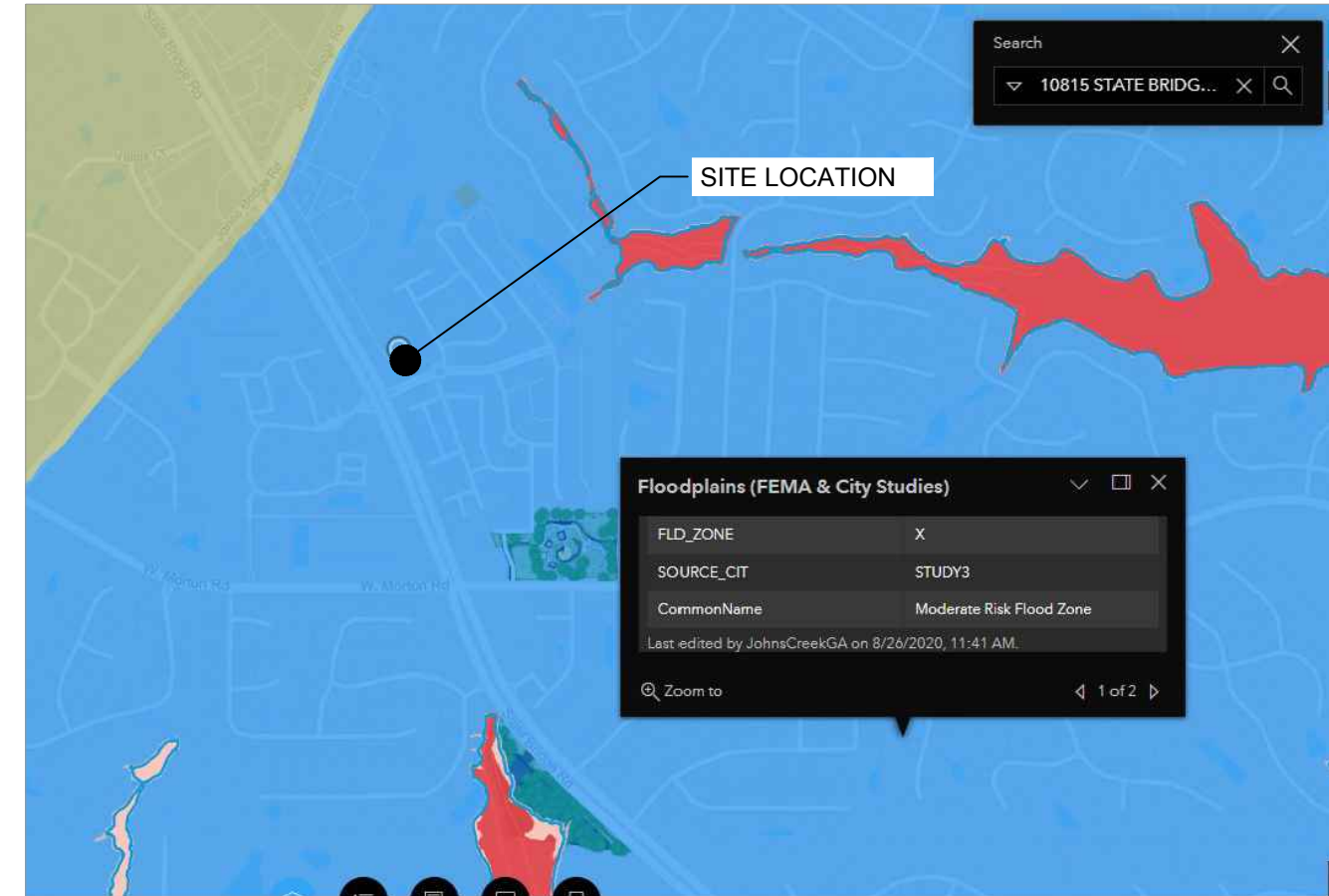
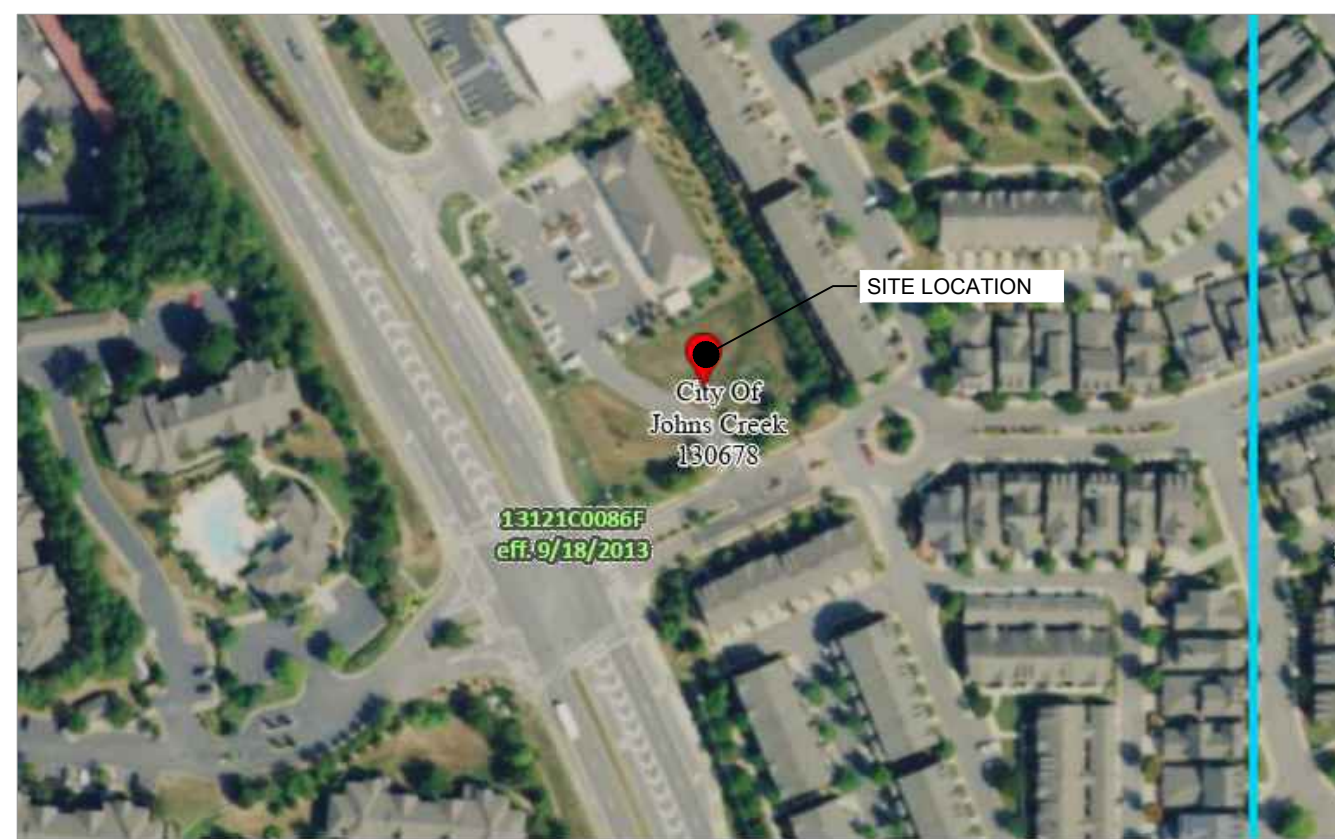


--VICINITY MAP-- NTS



-- 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

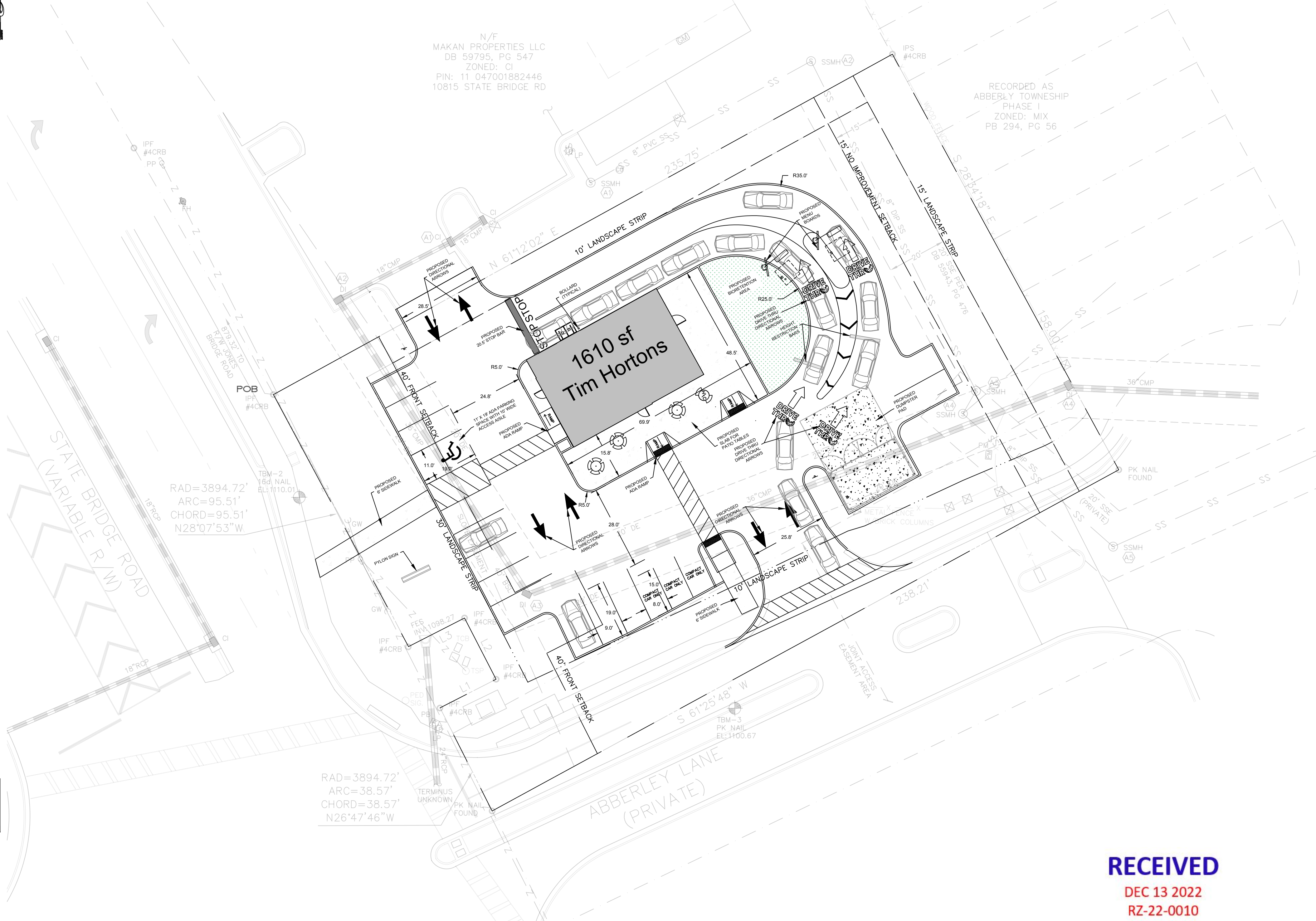
**SETBACKS:**  
 FRONT: 40 FEET  
 SIDE: NONE  
 REAR: NONE

**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 = 17  
 REQUIRED PARKING: 17 SPACES  
 PARKING PROVIDED: 17 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	SS	BOLLARD
CT	CRIMP TOP PIN	SSM	CONCRETE MONUMENT FOUND
RB	REINFORCING BAR	MHT	OVERHEAD UTILITY LINE(S)
CRB	CAPPED RE-BAR	JWB	SANITARY SEWER MAN HOLE
CL	CENTERLINE	DI	MAN HOLE TELEPHONE
R/W	RIGHT-OF-WAY	DI	CATCH BASIN
LLL	LAND LOT LINE	DI	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
PB	POWER BOX	NTS	NOT TO SCALE
CATV	CABLE TELEVISION	SWCB	SINGLE WING CATCH BASIN
TB	TELEPHONE JUNCTION BOX	UE	UTILITY EASEMENT
APP	ABANDONED POWER POLE	PM	POWER METER
SGN	SIGN	CLF	CHAIN-LINK FENCE
		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: 12/05/2022  
 Drawn By: Checked By: NJG

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Sheet Name  
**SITE PLAN**  
 Sheet Number **1-2**

**RECEIVED**  
 DEC 13 2022  
 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.

