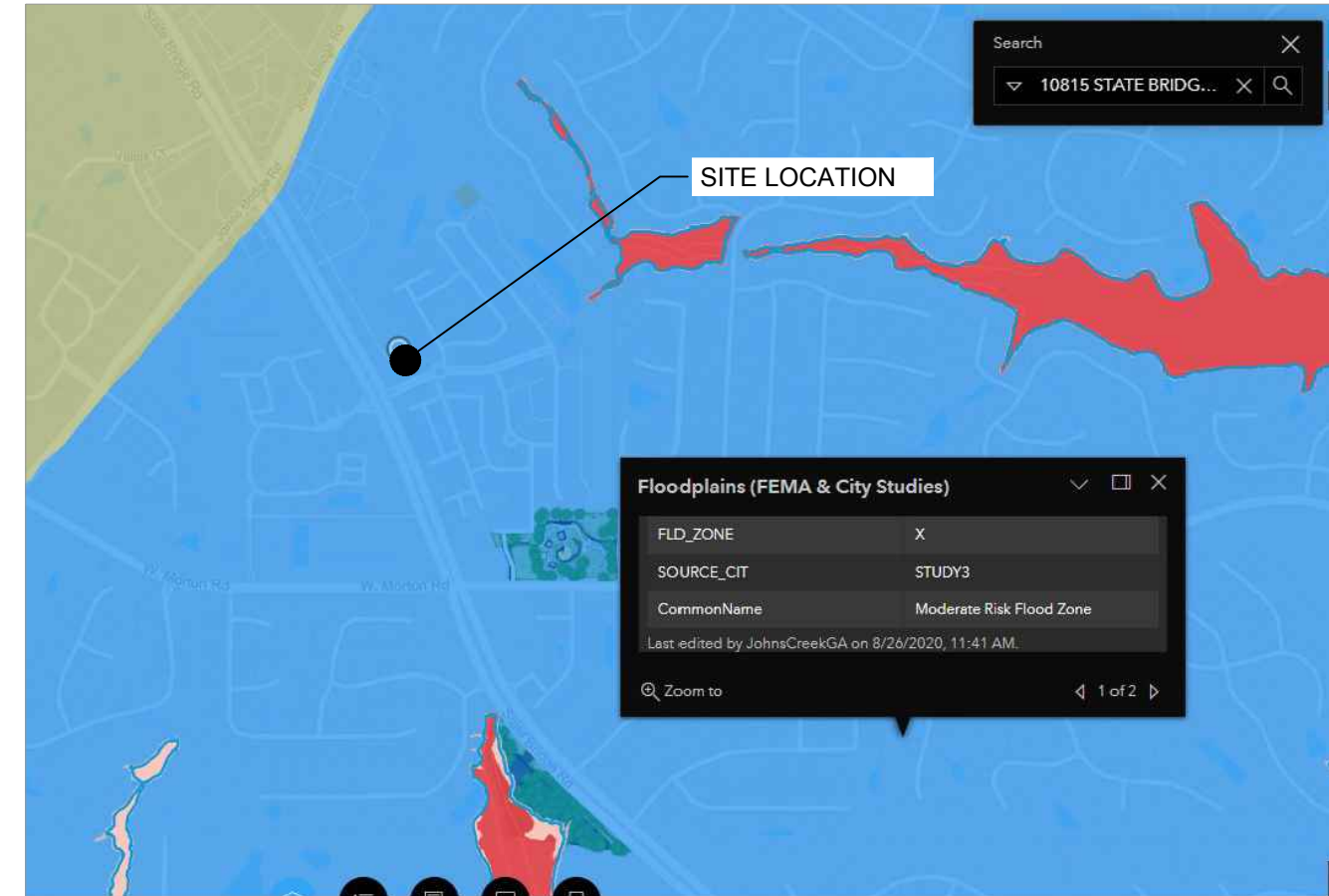
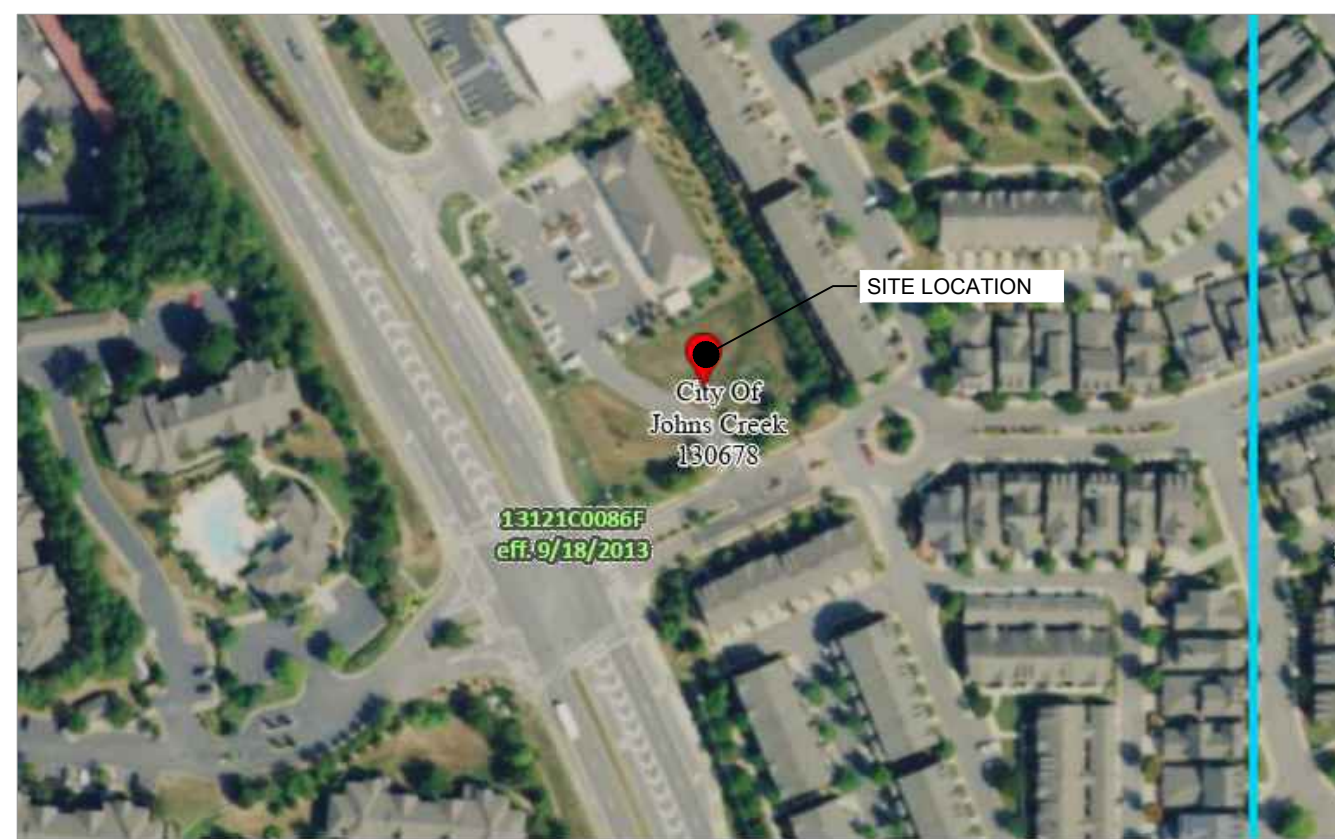


--VICINITY MAP-- NTS



-- 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

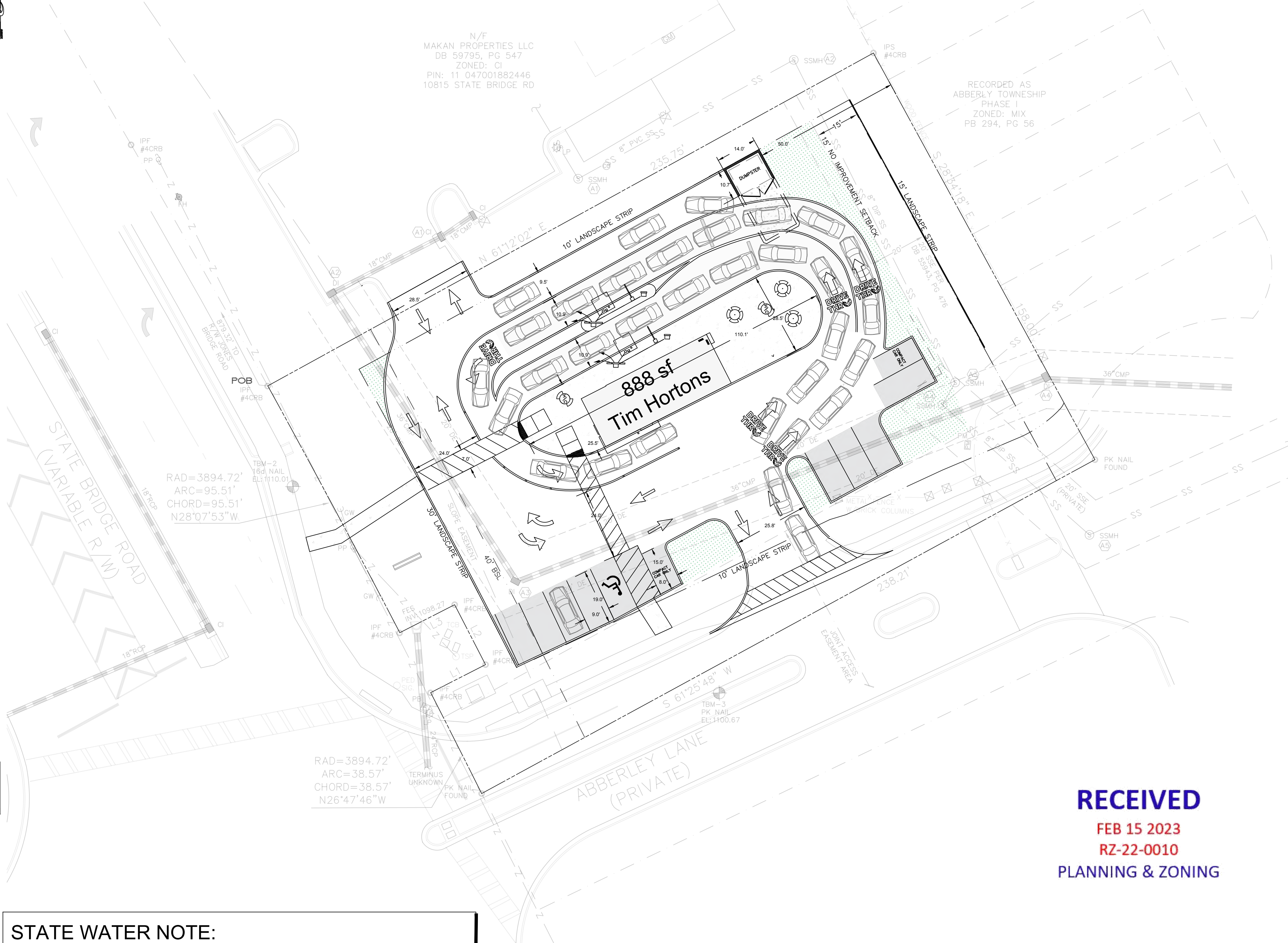
SETBACKS:
 FRONT: 40 FEET
 SIDE: NONE
 REAR: NONE

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.

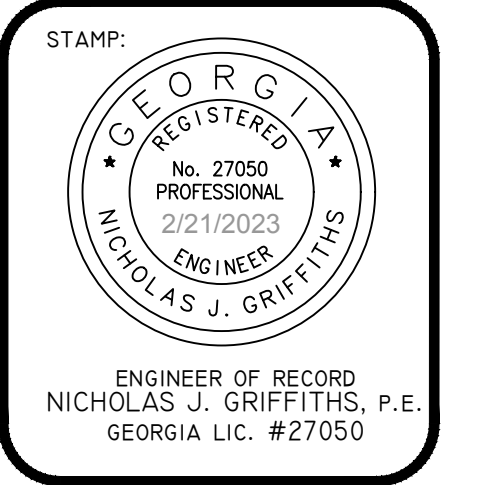


EXISTING LEGEND:

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

LINE TABLE

LINE	LENGTH	BEARING
L1	21.00	N62°50'22"E
L2	23.00	N27°44'17"W
L3	21.00	S62°55'22"W



No.	Revision/Issue	Date

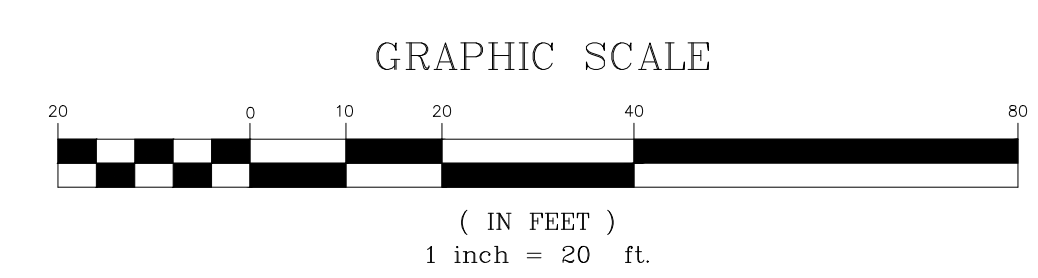
Project Number: Issue Date: 2/1/2023
 Drawn By: Checked By: NJG

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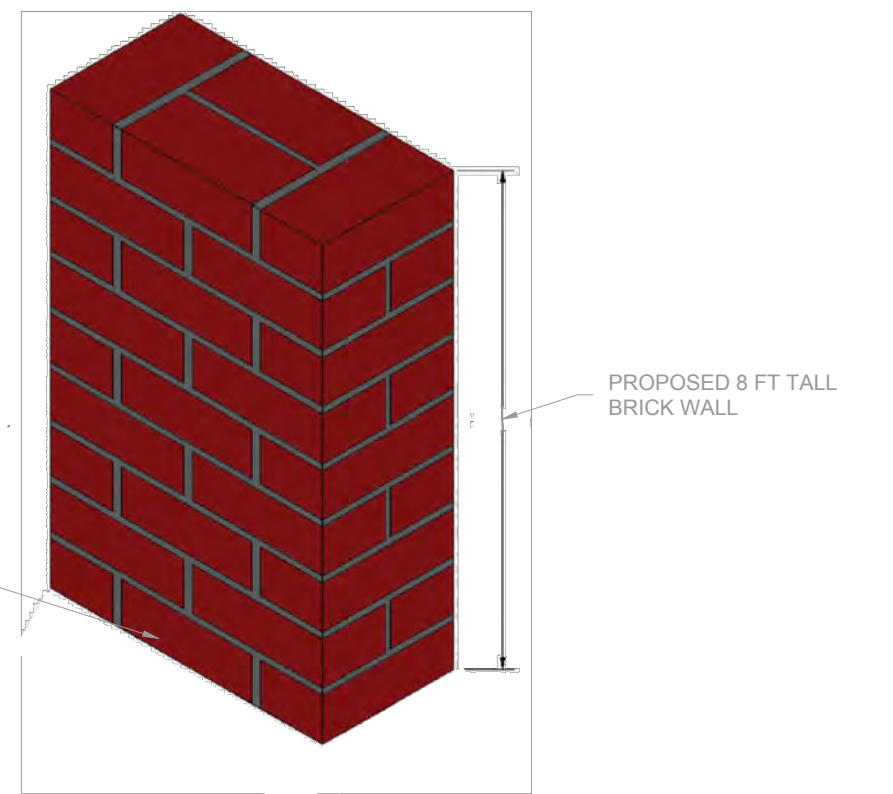
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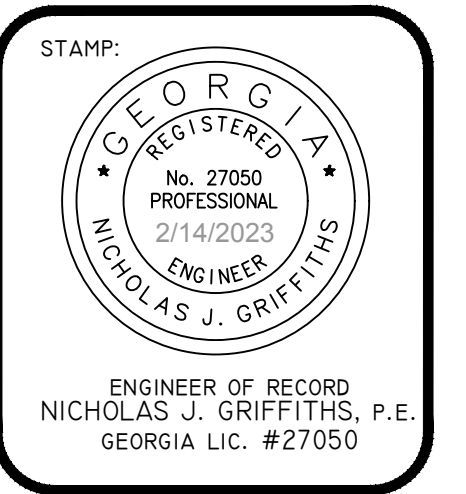
ZONED: CI
PIN: 11 047001882446
10815 STATE BRIDGE RD

RECORDED AS
ABBERLY TOWNSHIP
PHASE I
ZONED: MIX
PB 294, PG 56



WALL SCHEMATIC
NOT TO SCALE
FINAL WALL DESIGN HAS NOT BEEN COMPLETED
AND WALL SCHEMATIC IS SUBJECT TO CHANGE.

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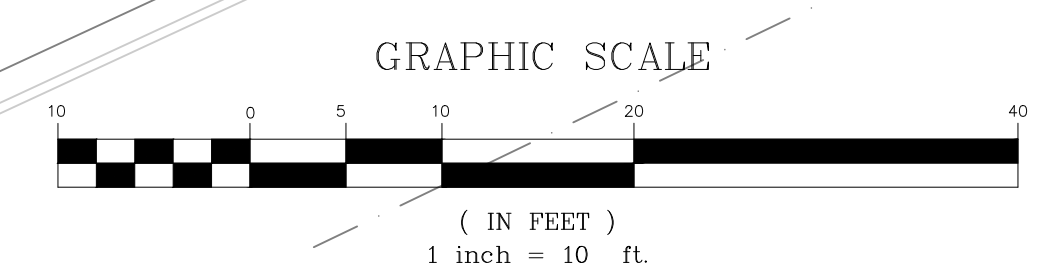
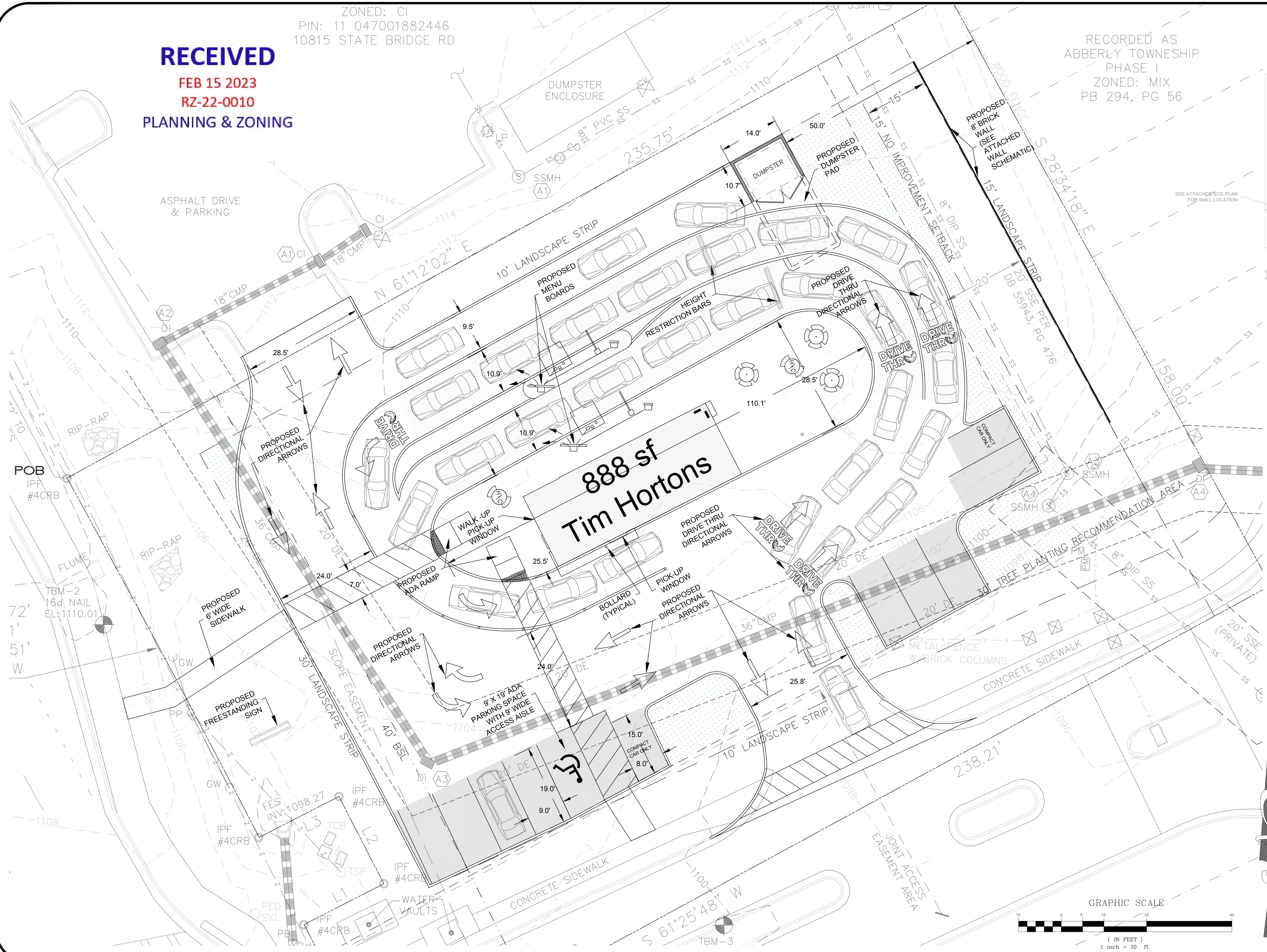
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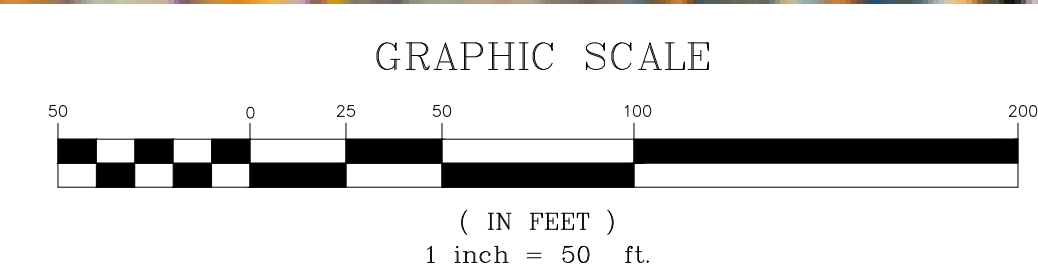
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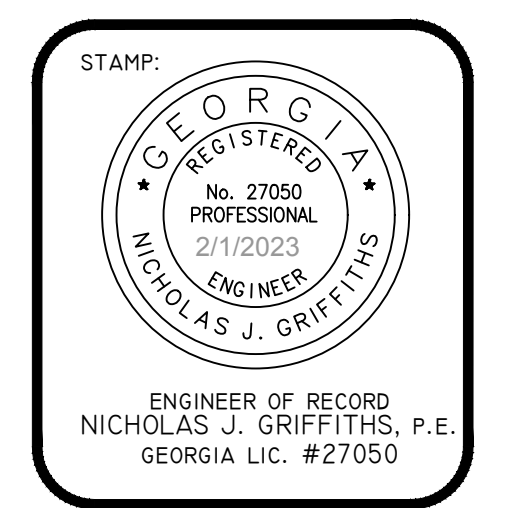




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