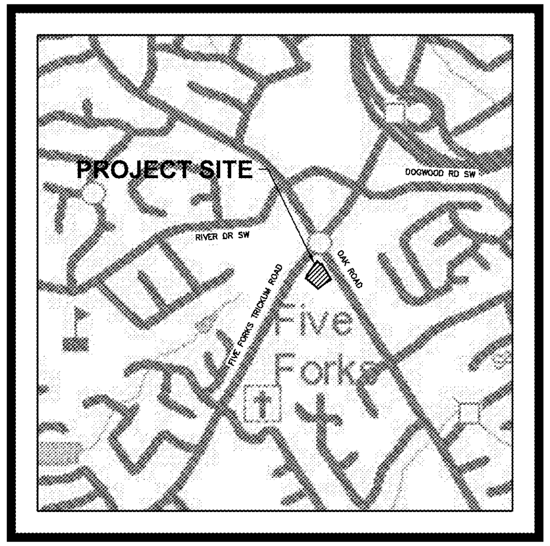
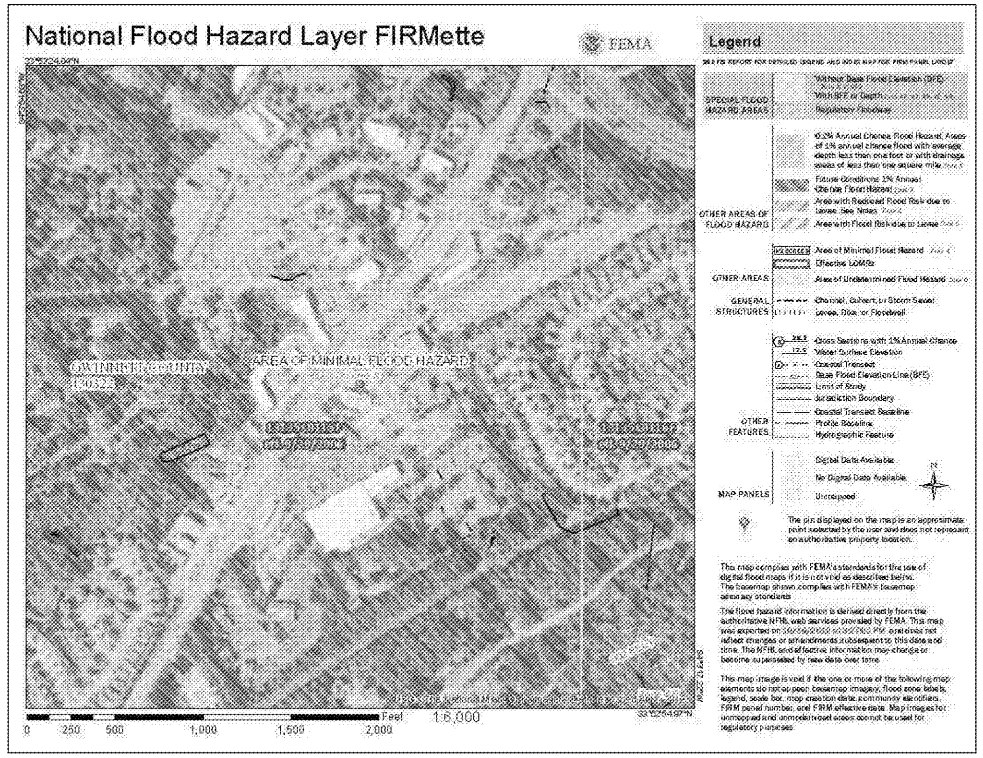


SITE LOCATION MAP
GWINNETT COUNTY, GEORGIA
GPS LOCATION: 33.8860° N, -84.0606° W
SCALE: 1"=1000'



KEEP ON JOB SITE
APPROVED PLAN SET MUST BE AVAILABLE FOR GWINNETT COUNTY INSPECTIONS AT ALL TIMES
NO PLANS
NO INSPECTIONS

SHEET INDEX

BOUNDARY SURVEY
C-1.0 EXISTING CONDITIONS MAP
C-1.1 DEMOLITION PLAN
C-1.2 SITE PLAN
C-2.0 GRADING PLAN
C-2.1 STORM DRAINAGE PLAN
C-2.2 STORM SEWER PROFILES
C-3.0 EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
C-4.0 UTILITY PLAN
C-4.1 SANITARY SEWER PROFILES
C-4.2 SANITARY SEWER PROFILES
C-5.0 LANDSCAPE PLAN

CD-1.0 SITE DETAILS
CD-1.1 SITE DETAILS
CD-2.0 STORM DRAINAGE DETAILS
CD-2.1 STORM DRAINAGE DETAILS
CD-3.0 EROSION CONTROL DETAILS
CD-4.0 UTILITY DETAILS

3020 FIVE FORKS TRICKUM ROAD

CASE # CDP2019-00130

Order Plans @ WWW.LDILine.com

Commercial Development Permit Data				
Please Provide the following data on your plan in the listed format:				
General				
Development Type	COMMERCIAL			
Zoning	C2			
Project Data				
Total Area (Acres)	1.1			
Limits of Disturbed Area (Acres)	0.55			
Parking Spaces				
Existing 19	New 6	Total 25		
Pavement Surface Type CONCRETE/ ASPHALT	Required Parking Spaces→	Minimum 21	Maximum	
Provided Parking Spaces 26				
Building Data				
Bldg ID EXISTING	Exiting Floor Area (Sq ft) 3,250	New Floor Area (Sq ft)	Added Floor Area (sq ft)	Total Floor Area (sq ft) 3,250
Bldg ID PROPOSED	Exiting Floor Area (Sq ft)	New Floor Area (Sq ft) 2,000	Added Floor Area (sq ft)	Total Floor Area (sq ft) 2,000
Bldg ID	Exiting Floor Area (Sq ft)	New Floor Area (Sq ft)	Added Floor Area (sq ft)	Total Floor Area (sq ft)
Existing Bldg (No)	New Bldg (No)	Stories (No)	Density (No)	

Related Cases			
Type Case #	RZC2018-00007		
Approval Date	MAY 22, 2018		
Trees			
Non Buffer Trees Preserved 12	Non Buffer Trees Replaced 18		
Buffer			
Type	Width		
Type	Width		
Type	Width		
Buffer Trees Planted			
Sanitary Service→	Sewer YES	Septic	

CASE NUMBER RZC2018-00007

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: MAY 22, 2018

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-1 to C-2 by MANGAL REAL ESTATE HOLDINGS, LLC for the proposed use as RETAIL & RESTAURANT WITH DRIVE THRU on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 22, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners that the aforesaid application to amend the Official Zoning Map from C-1 to C-2 is hereby APPROVED with the following enumerated conditions:

1. To restrict the use of the property as follows:

[illegible]

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash, Chairman

Date: 6/12/18

ATTEST:

County Clerk/Deputy County Clerk

GEORGIA811 Utilities Protection Center, Inc.

Know what's below. Call before you dig.

NOTE: UTILITIES SHALL BE LOCATED UNDERGROUND

PARKING DATA		
CONVENIENCE STORE PARKING REQUIRED		= 1 SPACE/500 S.F. = 3200 S.F./500 S.F = 7 SPACES
FREE-STANDING RESTAURANT PARKING REQUIRED		= 1 SPACE/150 S.F. = 1995 S.F./150 S.F. = 14 SPACES
TOTAL PARKING REQUIRED	= 21 SPACES	
TOTAL PARKING PROVIDED	= 25 SPACES	
HANDICAP PARKING REQUIRED =	0 (REG) 2 (VAN) 2 (TOTAL)	
HANDICAP PARKING PROVIDED =	0 (REG) 2 (VAN) 2 (TOTAL)	

GWINNETT COUNTY NOTES

1. CONTRACTOR SHALL CALL DEVELOPMENT INSPECTIONS TO SCHEDULE A PRE- CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION 678.518.6000
2. NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION 678.518.6000
3. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED
4. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC
5. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN
6. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS
7. NO OVERSIZED SIGNS ARE PERMITTED
8. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED

ALL REQUIREMENTS OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) 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 OF THIS SITE PLAN IS HEREBY GRANTED AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO ALL FURTHER PROVISIONS OF SAID UDO.

6-2-2020

DIRECTOR — DATE
DEPARTMENT OF PLANNING AND DEVELOPMENT

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

THE SOUTHEAST CIVIL GROUP
ENGINEERING • CONSULTING
8665 BALDWIN PARKWAY
DOUGLASVILLE, GEORGIA 30134
PHONE: 678-909-6996
EMAIL: DESK.SECGROUP@GMAIL.COM

REV.	DATE	DESCRIPTION
4	03/30/2020	REVISED PLANS PER WATER & SEWER COMMENTS
3	02/05/2020	REVISED PLANS PER GWINNETT COUNTY COMMENTS
2	12/13/2019	REVISED PLANS PER GWINNETT COUNTY COMMENTS
1	10/16/2019	REVISED PLANS PER GWINNETT COUNTY COMMENTS

GENERAL SITE DATA:

1. SITE AREA: 1.1 +/- ACRES
2. PARCEL: 6087 002
3. SITE ADDRESS:
   3020 FIVE FORKS TRICKUM ROAD
   LILBURN, GEORGIA 30047
4. ZONING: C2 (GENERAL BUSINESS DISTRICT)
5. SETBACKS:
   FRONT = 15'
   SIDE = 10'
   REAR = 30'
6. DISTURBED AREA: 0.55 AC
7. PRE-DEVELOPED IMPERVIOUS AREA: 40,075 S.F.
8. POST-DEVELOPED IMPERVIOUS AREA: 40,510 S.F.
9. WATER AVAILABILITY: PUBLIC
10. SEWER AVAILABILITY: PUBLIC
11. PROPOSED BUILDING HEIGHT: 17'-9"

GWINNETT COUNTY
Department of Planning and Development
These project documents have been reviewed by applicable County Departments and have been found to be in substantial compliance with the applicable codes and regulations.
Jun 02, 2020
AUTHORIZED

CDP2019-00130

3020 FIVE FORKS TRICKUM ROAD

JOB #: 181101