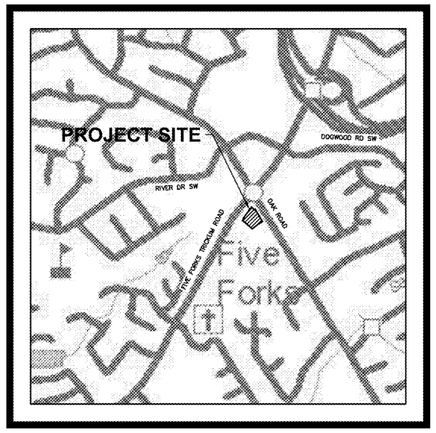
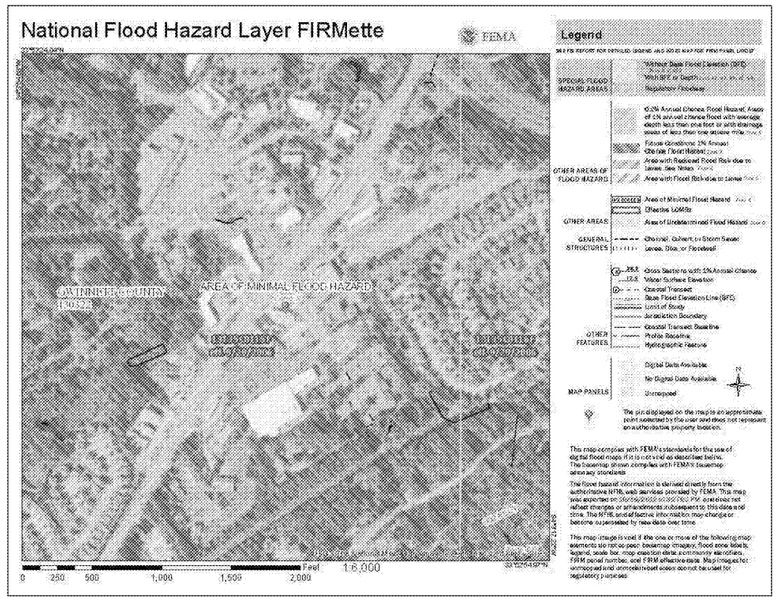


SITE LOCATION MAP
GWINNETT COUNTY, GEORGIA
GPS LOCATION: 33.8860° N, -84.0606° W
SCALE: 1"=1000'



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

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 25				
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
CDP2018-00127

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 held a duly advertised public hearing and has held a formal recommendation with the Gwinnett Board of Commissioners upon its Application to Amend the Official Zoning Plan 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 afterwards were filed.

CASE NUMBER RZC2018-00007
CDP2018-00127

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 conditions:

1. To restrict the use of the property as follows:
   A. Retail, restaurant with drive-thru and accessory uses. The following uses shall be prohibited:
      - Adult entertainment establishment
      - Bail bond business
      - Check cashing or payday loan establishment
      - Massage parlor
      - Pawn shop
      - Tattoo parlor
      - Tobacco/vape shop
      - Used merchandise store
      - Vehicle sales/leasing facilities
      - Vehicle title pawn facilities
      - Vehicle repair facilities
      - Vehicle body/paint shop
      - Warehouse-type wholesale facilities
      - Wireless telecommunications facilities
      - Any residential uses or accessory residential uses, including but not limited to dwellings, multi-family dwellings, apartments, condominiums, townhouses, lofts, live-work units, and dormitories
      - Hotels, motels, extended stay hotels or suites
      - Assisted-living facilities
      - Nursing homes
      - Hospitals
      - Medical clinics
      - Urgent care facilities
      - Overnight stays
      - Vehicle/equipment sales/leasing facilities
      - Vehicle body/paint shop facilities
      - Vehicle repair facilities
      - Vehicle storage facilities
      - Vehicle impound facilities
      - Vehicle boat/recreational vehicle sales/leasing facilities
      - Vehicle truck sales/leasing facilities
      - Vehicle trailer sales/leasing facilities
      - Vehicle wash facilities
      - Vehicle fueling facilities
      - Vehicle parts/accessories sales facilities
      - Vehicle tire sales facilities
      - Vehicle window tinting facilities
      - Vehicle upholstery facilities
      - Vehicle auction facilities
      - Vehicle dismantling or salvage facilities
      - Vehicle body shops
      - Vehicle paint shops
      - Vehicle detailing facilities
      - Vehicle inspection facilities
      - Vehicle emissions testing facilities
      - Vehicle driving schools
      - Vehicle rental facilities
      - Vehicle driver training facilities
      - Vehicle driving schools
      - Vehicle driving ranges
      - Vehicle driving simulators
      - Vehicle driving tracks
      - Vehicle driving courses
      - Vehicle driving lessons
      - Vehicle driving instruction
      - Vehicle driving education
      - Vehicle driving training
      - Vehicle driving testing
      - Vehicle driving licensing
      - Vehicle driving permits
      - Vehicle driving records
      - Vehicle driving history
      - Vehicle driving violations
      - Vehicle driving accidents
      - Vehicle driving insurance
      - Vehicle driving claims
      - Vehicle driving litigation
      - Vehicle driving settlements
      - Vehicle driving judgments
      - Vehicle driving liens
      - Vehicle driving bankruptcies
      - Vehicle driving foreclosures
      - Vehicle driving repossessions
      - Vehicle driving evictions
      - Vehicle driving collections
      - Vehicle driving debt
      - Vehicle driving credit
      - Vehicle driving loans
      - Vehicle driving mortgages
      - Vehicle driving refinancing
      - Vehicle driving equity
      - Vehicle driving appraisals
      - Vehicle driving inspections
      - Vehicle driving surveys
      - Vehicle driving environmental assessments
      - Vehicle driving phase I environmental site assessments
      - Vehicle driving phase II environmental site assessments
      - Vehicle driving remediation
      - Vehicle driving cleanup
      - Vehicle driving monitoring
      - Vehicle driving reporting
      - Vehicle driving compliance
      - Vehicle driving regulations
      - Vehicle driving laws
      - Vehicle driving ordinances
      - Vehicle driving codes
      - Vehicle driving standards
      - Vehicle driving guidelines
      - Vehicle driving best practices
      - Vehicle driving recommendations
      - Vehicle driving suggestions
      - Vehicle driving advice
      - Vehicle driving consulting
      - Vehicle driving services
      - Vehicle driving products
      - Vehicle driving equipment
      - Vehicle driving supplies
      - Vehicle driving materials
      - Vehicle driving tools
      - Vehicle driving machinery
      - Vehicle driving vehicles
      - Vehicle driving trucks
      - Vehicle driving trailers
      - Vehicle driving boats
      - Vehicle driving recreational vehicles
      - Vehicle driving motorcycles
      - Vehicle driving bicycles
      - Vehicle driving scooters
      - Vehicle driving skateboards
      - Vehicle driving roller skates
      - Vehicle driving inline skates
      - Vehicle driving ice skates
      - Vehicle driving snowboards
      - Vehicle driving skis
      - Vehicle driving sleds
      - Vehicle driving toboggans
      - Vehicle driving snowmobiles
      - Vehicle driving ATVs
      - Vehicle driving UTVs
      - Vehicle driving golf carts
      - Vehicle driving segways
      - Vehicle driving hoverboards
      - Vehicle driving drones
      - Vehicle driving unmanned aerial vehicles
      - Vehicle driving remote control vehicles
      - Vehicle driving model vehicles
      - Vehicle driving toy vehicles
      - Vehicle driving collectible vehicles
      - Vehicle driving antique vehicles
      - Vehicle driving classic vehicles
      - Vehicle driving vintage vehicles
      - Vehicle driving custom vehicles
      - Vehicle driving modified vehicles
      - Vehicle driving performance vehicles
      - Vehicle driving racing vehicles
      - Vehicle driving off-road vehicles
      - Vehicle driving all-terrain vehicles
      - Vehicle driving utility vehicles
      - Vehicle driving sport utility vehicles
      - Vehicle driving crossover vehicles
      - Vehicle driving minivans
      - Vehicle driving vans
      - Vehicle driving pickup trucks
      - Vehicle driving flatbed trucks
      - Vehicle driving dump trucks
      - Vehicle driving tow trucks
      - Vehicle driving wrecker trucks
      - Vehicle driving recovery trucks
      - Vehicle driving roadside assistance trucks
      - Vehicle driving emergency vehicles
      - Vehicle driving fire trucks
      - Vehicle driving ambulances
      - Vehicle driving police cars
      - Vehicle driving law enforcement vehicles
      - Vehicle driving military vehicles
      - Vehicle driving armored vehicles
      - Vehicle driving bulletproof vehicles
      - Vehicle driving tactical vehicles
      - Vehicle driving special operations vehicles
      - Vehicle driving reconnaissance vehicles
      - Vehicle driving surveillance vehicles
      - Vehicle driving intelligence vehicles
      - Vehicle driving communications vehicles
      - Vehicle driving command vehicles
      - Vehicle driving control vehicles
      - Vehicle driving mobile command vehicles
      - Vehicle driving mobile control vehicles
      - Vehicle driving mobile communications vehicles
      - Vehicle driving mobile surveillance vehicles
      - Vehicle driving mobile intelligence vehicles
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      - Vehicle driving mobile vans
      - Vehicle driving mobile pickup trucks
      - Vehicle driving mobile flatbed trucks
      - Vehicle driving mobile dump trucks
   B. New buildings shall include brick, stacked stone and/or stucco on all sides, with a pitched roof with architectural asphalt shingles. Final building elevations shall be submitted for review by the Director of Planning and Development.
2. To satisfy the following site development considerations:
   A. All existing landscaping shall be upgraded to meet the Unified Development Ordinance. Developer shall provide a 50-foot wide landscape strip adjacent to commercially zoned properties. Existing trees on the perimeters of the property may be removed, landscaping shall be reviewed and approved by the Director of Planning and Development. The property shall be developed substantially similar to the submitted site plan for Mangal Enterprises dated 12/26/2018.
   B. All new ground signage shall be located on a monument-type footing and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a maximum two-foot brick or stacked stone base, complementing the building's architectural treatments. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully screened and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
   C. All new and existing wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-yellow earth tone) background colors for the sign cabinet.
   D. Any new or existing window signage shall be displayed on the interior or exterior of the business storefront mentioned shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Painting or coloring signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or on/near window fixtures shall be prohibited.
   E. No roofs, canopies, temporary banners, streamers or roping decorated with flags, bows or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or helium balloons shall be displayed on the site. Portable/A-frame signs, sign-walkers and sign-twirlers shall be prohibited.
   F. Billboards or oversized signs shall be prohibited.
   G. All new or existing outdoor lighting shall be consistent in cut-off type luminaries and shall be directed in a manner that property so as not to reflect into adjacent properties or rights-of-way.
3. To abide by the following requirements, dedications and improvements:
   A. Sidewalk shall be installed along all frontages per the Unified Development Ordinance.
   B. Coordinate with Gwinnett County DOT regarding project Project SR-316-01.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: _____
Chairman / Vice Chairman

Date: 6/19/18

ATTEST:
County Clerk/Deputy County Clerk

CASE NUMBER RZC2018-00007
CDP2018-00127

of the sign cabinet, and the sign cabinet shall be fully screened and surrounded by the same materials. Ground signage shall not exceed eight feet in height.

C. All new and existing wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-yellow earth tone) background colors for the sign cabinet.

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E. No roofs, canopies, temporary banners, streamers or roping decorated with flags, bows or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or helium balloons shall be displayed on the site. Portable/A-frame signs, sign-walkers and sign-twirlers shall be prohibited.

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GWINNETT COUNTY BOARD OF COMMISSIONERS

By: _____
Chairman / Vice Chairman

Date: 6/19/18

ATTEST:
County Clerk/Deputy County Clerk

3020 FIVE FORKS TRICKUM ROAD

CASE # CDP2019-00130

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

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)	

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

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

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

Order Plans @ WWW.LDILine.com

3020 FIVE FORKS TRICKUM ROAD

JOB #: 181101