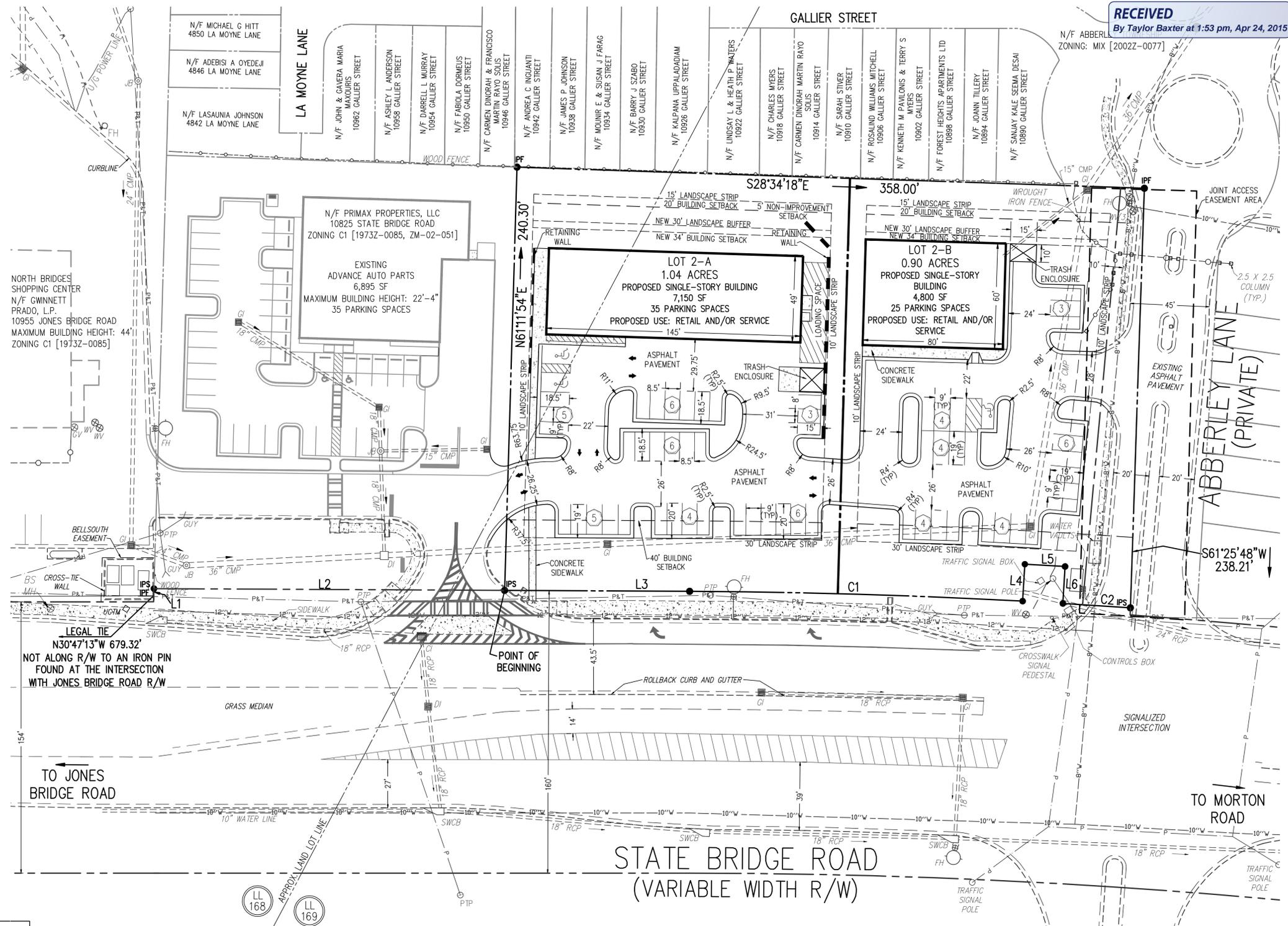


**GENERAL NOTES:**

- This property is located in Land Lots 168 and 169, 1st Section, 1st Land District of Fulton County, Georgia (City of Johns Creek).  
Total area: 1.94 acres  
Tax parcel ID: 11 047001881364  
Current site address: 10815 State Bridge Road, Johns Creek, Georgia 30022
- Owner of record: **GWINNETT PRADO, LP**  
P.O. Box 988  
Duluth, GA 30096  
Telephone: (770) 813-8111
- Zoning: C-1 Community Business District (1973Z-0085, ZM-02-051)
- Development Standards:
  - Height Regulations: No structure shall exceed the higher of 4 stories or sixty feet in height
  - Minimum Front Yard: 40 feet
  - Minimum Side Yard: None for non-residential buildings  
40 feet for all buildings adjacent to streets
  - Minimum Rear Yard: None for non-residential buildings
  - Minimum Lot Area:  
Multi-family Dwellings including a unit above or behind a commercial use: 2,500 square feet  
Single-family: 18,000 square feet  
Two-family: 18,000 square feet  
All other buildings: no minimum
  - Minimum Heated Floor Area Per Unit:  
Single-family: 1,100 square feet  
Two-family: 800 square feet  
Multi-family: 700 square feet  
Efficiency: 450 square feet
  - Minimum Lot Frontage: 35 feet adjoining a street
  - Minimum Accessory Structure Requirements:  
Single-Family and Two-Family Uses: Accessory structures may be located in the rear yard only but shall not be located within a minimum yard.
- Bearing basis is NAD83, State Plane Coordinate System, Georgia West Zone.
- This plat has been calculated for closure and is found to be accurate within one foot in 181,710 feet.
- The field data upon which this map or plat is based has a closure precision of one foot in 26,237 feet, an angular error of 0.05 seconds per angle point, and was adjusted using the compass method. Field information for this survey was obtained with a Trimble S6 robotic total station electronic instrument.
- According to the F.I.R.M. of Fulton County, panel number 13121C0086F, dated September 18, 2013, a portion of this property is NOT located in a Special Flood Hazard Area.
- Water service provided by Fulton County.
- Wastewater service provided by Fulton County.
- Boundary information is based on Minor Subdivision Plat for Gwinnett Prado, LP, prepared by Blue Landworks, LLC and last revised August 5, 2014. (PB 376 PG 144)
- Topographic information is based on Fulton County GIS data, and ground-run surveys performed by Blue Landworks, LLC (February and April 2014) and Development Consultants Group, Inc. (August 2007).
- Wetland certification: The design professional, whose seal appears hereon, certifies the following: 1) the National Wetland Inventory Maps have been consulted; and, 2) the appropriate plan sheet [ ] does [x] does not indicate areas of United States Army Corps of Engineers jurisdictional wetlands as shown on the maps; and, 3) if wetlands are indicated, the land owner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate Federal wetlands alteration ("Section 404") permit has been obtained.
- The posted speed limit is 45 mph on State Bridge Road.
- Stormwater management is provided in two existing stormwater management facilities. One of these facilities is located at North Bridges Shopping Center, and the other facility is located in Abbey Township. Runoff from this property is conveyed to the Abbey Township facility through a piped drainage system.



**RECEIVED**  
By Taylor Baxter at 1:53 pm, Apr 24, 2015  
ZONING: MIX [2002Z-0077]

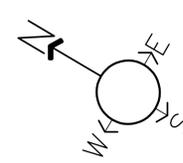
NORTH BRIDGES SHOPPING CENTER  
N/F GWINNETT PRADO, LP  
10955 JONES BRIDGE ROAD  
MAXIMUM BUILDING HEIGHT: 44'  
ZONING C1 [1973Z-0085]

N/F PRIMAX PROPERTIES, LLC  
10825 STATE BRIDGE ROAD  
ZONING C1 [1973Z-0085, ZM-02-051]  
EXISTING ADVANCE AUTO PARTS  
6,895 SF  
MAXIMUM BUILDING HEIGHT: 22'-4"  
35 PARKING SPACES

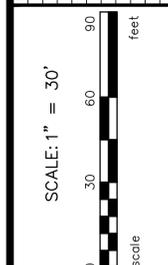
LOT 2-A  
1.04 ACRES  
PROPOSED SINGLE-STORY BUILDING  
7,150 SF  
35 PARKING SPACES  
PROPOSED USE: RETAIL AND/OR SERVICE

LOT 2-B  
0.90 ACRES  
PROPOSED SINGLE-STORY BUILDING  
4,800 SF  
25 PARKING SPACES  
PROPOSED USE: RETAIL AND/OR SERVICE

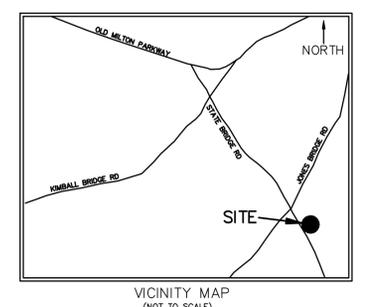
LEGAL TIE  
N30°47'13"W 679.32'  
NOT ALONG R/W TO AN IRON PIN FOUND AT THE INTERSECTION WITH JONES BRIDGE ROAD R/W



ISSUE #	DATE	REVISIONS
1	2/23/2015	SUBMIT TO CITY OF JOHNS CREEK
2	4/25/2015	REVISE SITE PLAN



ABBREVIATIONS	LEGEND	LINETYPES
APPROX = APPROXIMATE	IE = INVERT ELEVATION	--- = BRANCH/CREEK
BC = BACK OF CURB	IPF = IRON PIN FOUND	--- = FENCE
BM = BENCHMARK	IRF = IRON PIN SET - 1/2" REBAR	--- = GAS LINE
BW = BOTTOM OF WALL(GROUND ELEVATION)	ICV = IRRIGATION CONTROL VALVE	--- = LAND LOT LINE
BLDG = BUILDING	JB = JUNCTION BOX	--- = PLUGGED PIPE/STUB
B/L = BUILDING LINE	LL = LAND LOT LINE	--- = POWER LINE
CB = CATCH BASIN	LP = LIGHT POLE	--- = SANITARY SEWER LINE
C/L = CENTERLINE	LOWP = LOW POINT	--- = STORM DRAINAGE LINE
CO = CLEANOUT	MH = MANHOLE	--- = TELEPHONE LINE
CONC = CONCRETE	MSL = MEAN SEA LEVEL	--- = TRVERSE LINE/POINT
CMP = CONCRETE MONUMENT FOUND	OIT = OPEN TOP PIPE	--- = WATER LINE
CSP = CORRUGATED STEEL PIPE	OCS = OUTLET CONTROL STRUCTURE	
CF = CUBIC FEET	PAV = PAVEMENT	
C&G = CURB & GUTTER	PED = PEDESTAL	
CTF = CRIMP TOP FOUND	PKF = PK NAIL FOUND	
DIA = DIAMETER	PCP = POLYVINYL CHLORIDE PIPE	
DE = DRAINAGE EASEMENT	POP = POWER POLE	
DI = DRAIN INLET	PTP = POWER/TELEPHONE POLE	
DIP = DUCTILE IRON PIPE	P/L = PROPERTY LINE	
EP = EDGE OF PAVEMENT	PROP = PROPOSED	
ELEV = ELEVATION	R/W = RIGHT-OF-WAY	
EX = EXISTING	RSE = REINFORCED CONCRETE PIPE	
FC = FACE OF CURB	SSE = SANITARY SEWER EASEMENT	
FE = FEET	SSMH = SANITARY SEWER MANHOLE	
FFE = FINISHED FLOOR ELEVATION	SWALK = SIDEWALK	
FH = FIRE HYDRANT	SF = SQUARE FEET	
FES = FLARED END SECTION	TEL = TELEPHONE	
FM = FORCE MAIN	TB = TOP OF BANK	
GMH = GEORGIA POWER MANHOLE	TC = TOP OF CURB	
GI = GRATE INLET	TPOB = TRUE POINT OF BEGINNING	
GR = GROUND	TW = TOP OF WALL	
GW = GUY WIRE	TRANS = TRANSFORMER	
HW = HEADWALL	UG = UNDERGROUND	
HDPE = HIGH DENSITY POLYETHYLENE	UGTM = UNDERGROUND TELEPHONE MARKER	
HP = HIGH POINT	WM = WATER METER	
INV = INVERT	WV = WATER VALVE	
	YI = YARD INLET	



CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	190.02	3894.72	190.00	N28°48'48"W
C2	38.57	3894.72	38.57	N26°47'37"W

LINE	LENGTH	BEARING
L1	4.00	N61°11'06"E
L2	200.00	S30°12'20"E
L3	105.53	N30°12'20"W
L4	21.00	S62°55'22"W
L5	23.00	N27°14'47"W
L6	21.00	N62°55'22"E

NOT SITE PLAN SPECIFIC - CONCEPTUAL ONLY - FINAL PLAN WILL BE SUBSTANTIALLY SIMILAR

SITE PLAN SHOULD BE CONSIDERED CONCEPTUAL IN NATURE. ACTUAL PARCEL DIMENSIONS AND/OR BUILDING SQUARE FOOTAGE MAY VARY. DEVELOPMENT OF THE PROPERTY WILL BE COMPLIANT WITH APPLICABLE ZONING AND DEVELOPMENT REGULATIONS.

**BLUE LANDWORKS LLC**  
CONSULTING ENGINEERS & SURVEYORS  
400 PEACHTREE INDUSTRIAL BLVD, SUITE 5-290  
SUWANEE, GEORGIA 30024  
TELEPHONE: (678) 804-8586  
INFO@BLUELANDWORKS.COM  
WWW.BLUELANDWORKS.COM

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PREPARED FOR:  
**GWINNETT PRADO, LP**  
PO BOX 988  
DULUTH, GEORGIA 30096

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DATE	REVISIONS
2/23/2015	SUBMIT TO CITY OF JOHNS CREEK
4/25/2015	REVISE SITE PLAN

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PROJECT#2010-024  
ISSUE #2  
SHEET 2 OF 3