ADAMS GYM REVISED - Approved 7/31/97

ENGINEERS CERTIFICATION STORM WATER RUNOFF

2, 5, 10, 25, 50 and 100 year storms

I Gordon C. Story Jr. a Registered Professional Engineer in the State of Georgia hereby certify that the grading and drainage plans for the subject project known as ADAMS GYMNASTICS lying in Land Lot 8 of the 5 District of Gwinnett County have been prepared under my supervision and that the execution of said plans will not increase the present storm water discharge rate from the site. This the 10 day of June 1997

Gordon C. Story Jr.
Name

11533
Georgia P.E. No.

OWNER'S ACKNOWLEDGMENT AND DECLARATION

City of Snellville, Gwinnett County, Georgia

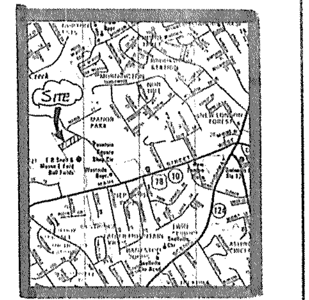
The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown, and transfers ownership of all public areas in fee simple by deed, for the purposes therein expressed.

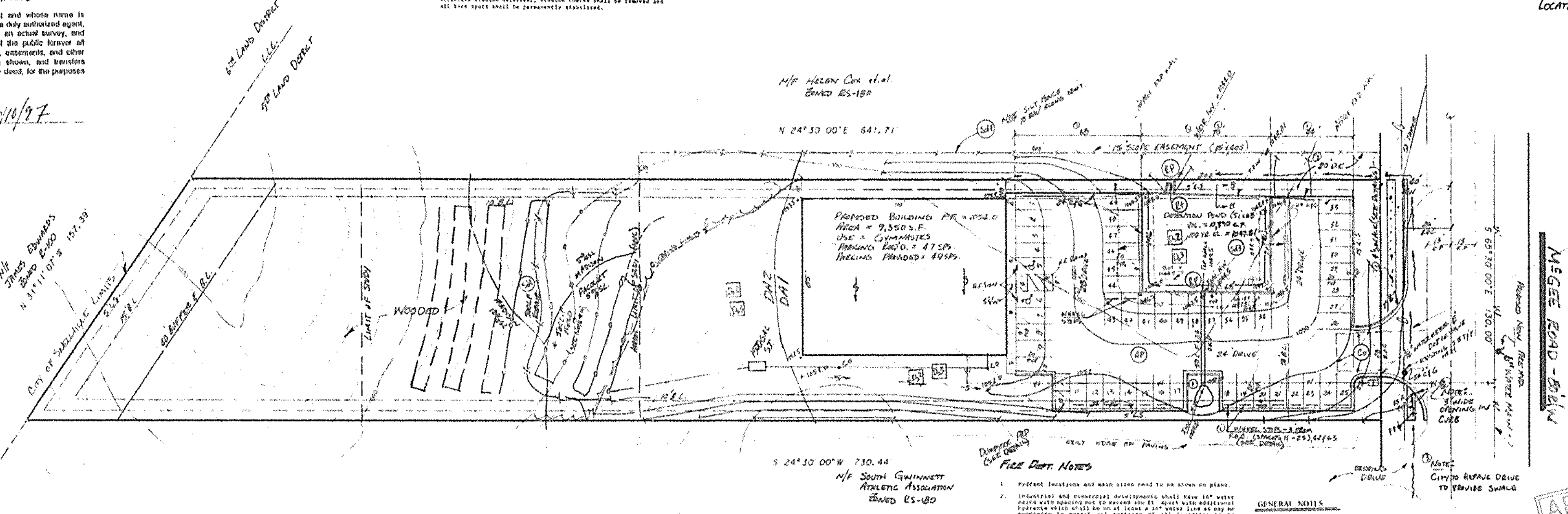
Owner/Subdivider ______ Date 6/10/97

CONSTRUCTION NOTES:

1.) All construction and use of this plan shall conform to City of Snellville standards and specifications.
2.) Install retention, erosion and siltation control facilities prior to start of other construction and maintain until permanent ground cover is established.
3.) Contractor is to provide suitable screening devices at drop inlets, catch basins, or where necessary to control sedimentation until permanent ground cover is re-established.
4.) Contractor shall be responsible for taking all designed measures for erosion and sedimentation control from the inception of any construction.
5.) All disturbed areas to be grassed as soon as construction phases permit.
6.) On site drainage areas shall not be altered unless approved by City of Snellville.
7.) Necessary barricades, sufficient lights, signs and other traffic control methods as may be necessary for the protection and safety of the public shall be provided and maintained throughout the widening of and construction on Gwinnett County roads.

8.) "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
9.) Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion control measures shall be implemented to control or treat the sediment source.
10.) Standard and Specification - All designs will conform to and all work will be performed in accordance with the standards and specifications of the publication entitled : Manual for Erosion and Sedimentation Control in Georgia
11.) The detention pond slopes, road shoulders, and any existing slopes as created by the grading process shall be stabilized with the proper structural standards within days of exposure.





PIPE CHART

LINE	PIPE	INLET DA	TOTAL DA	I	C	tc	Qo	SLOPE	GRADED
1-C	24"CMP	3.6ac	3.6ac	10.8	0.5	5m	19cfs	9%	YES

CAUTION

The utilities shown are shown for the contractors convenience only. There may be other utilities not shown on these plans. The engineer assumes no responsibility for the locations of underground utilities, and it shall be the contractors responsibility to verify the locations of all utilities shown as well as those not shown within the work limits. All damage made to existing utilities by the contractor shall be the responsibility of the contractor.

Regarding the City's comments
(1) Address 2005 McGee Road, Snellville, GA 30078
(2) Conditions of zoning EZ91-03 ; LANDUSE AMENDMENT LUP 91-12
(i) Sports & recreational building only
(ii) Screen dumpster pad, if any, with a decorative, opaque wall or fence
(iii) A monument sign, if any, shall be used
(iv) All exterior lighting shall be cut-off luminaries designed to prevent the light source or high levels of light from affecting residences that are not shown on the Land Use Plan Map as commercial uses or from interfering with the vision of motorists on roadways
(v) All buffers and tree save areas shall be clearly identified by flagging and/or fencing prior to commencement of any land disturbance
(vi) Plant the front 15 foot landscape strip along McGee Road w/ 2 staggered rows of Leyland Cypress, approximately 8 to 10 feet on center, these being 6 to 8 feet in height at the time of planting, and have a caliper of 2 inches or greater (approx. 10 trees)
(vii) Should the owner not develop the property for the specific use of a sports and physical recreation facility, the property shall revert back to its current zoning of RS-180, Single Family Residential
(3) Variance
0 foot setback on the sideyard between AGC and Helen Cox, et al

GENERAL NOTES

1.) Site area = 2.5 acres, ADDRESS IS 2005 McGEE ROAD.
2.) Site zoned = BG
3.) This property is not in a flood hazard area as per FIRM Panel No. 130102 0002A dated 7/16/90
4.) The boundary survey was by Gordon Story and Associates on 3/31/97
5.) The topographic survey was by Gordon Story and Associates and is tied to USGS datum
6.) Owner/Developer: Adams Gymnastics Center Inc
3450 Hwy 78 West
Suite A
Snellville, Ga 30278
Ph (770)736-9249
Todd Morella — 24 HOUR CONTACT
7.) Engineer: Gordon Story
3235 Industrial Way, Suite 500
Snellville, Ga 30278
Ph (770)979-3661
8.) Utility suppliers: Power Georgia Power
Gas Atlanta Gas Light
Water Gwinnett County
Sewer On site disposal
9.) Signage permitted separately
10.) SEPTIC NOTE: SYSTEM DESIGN FOR 5 CLASSES PER DAY, 20 STUDENTS PER DAY (100 PER DAY MAX) AND NO FOOD SERVICE.
11.) Add the following sentence to the plans. Prior to issuance of a certificate of occupancy, the developer or owner shall post a performance bond or cash escrow guaranteeing all landscaping materials and work for a period of two (2) years after the approval or acceptance thereof by the city. (note on all plans)

APPROVED CITY OF SNELLVILLE 7/31/97

RECEIVED JUL 29 1997

GRAPHIC SCALE: 1" = 30'
0 15 30 60 90

GORDON STORY & ASSOC. Civil Engineering & Land Surveying — Gordon Story, P.E., R.L.S.	Land Lot 8, District 5, Gwinnett County, Georgia. Date 6/3/97. Job 97-03-128	Site Development Plan for: ADAMS GYMNASTICS	Sheet 1 of 3