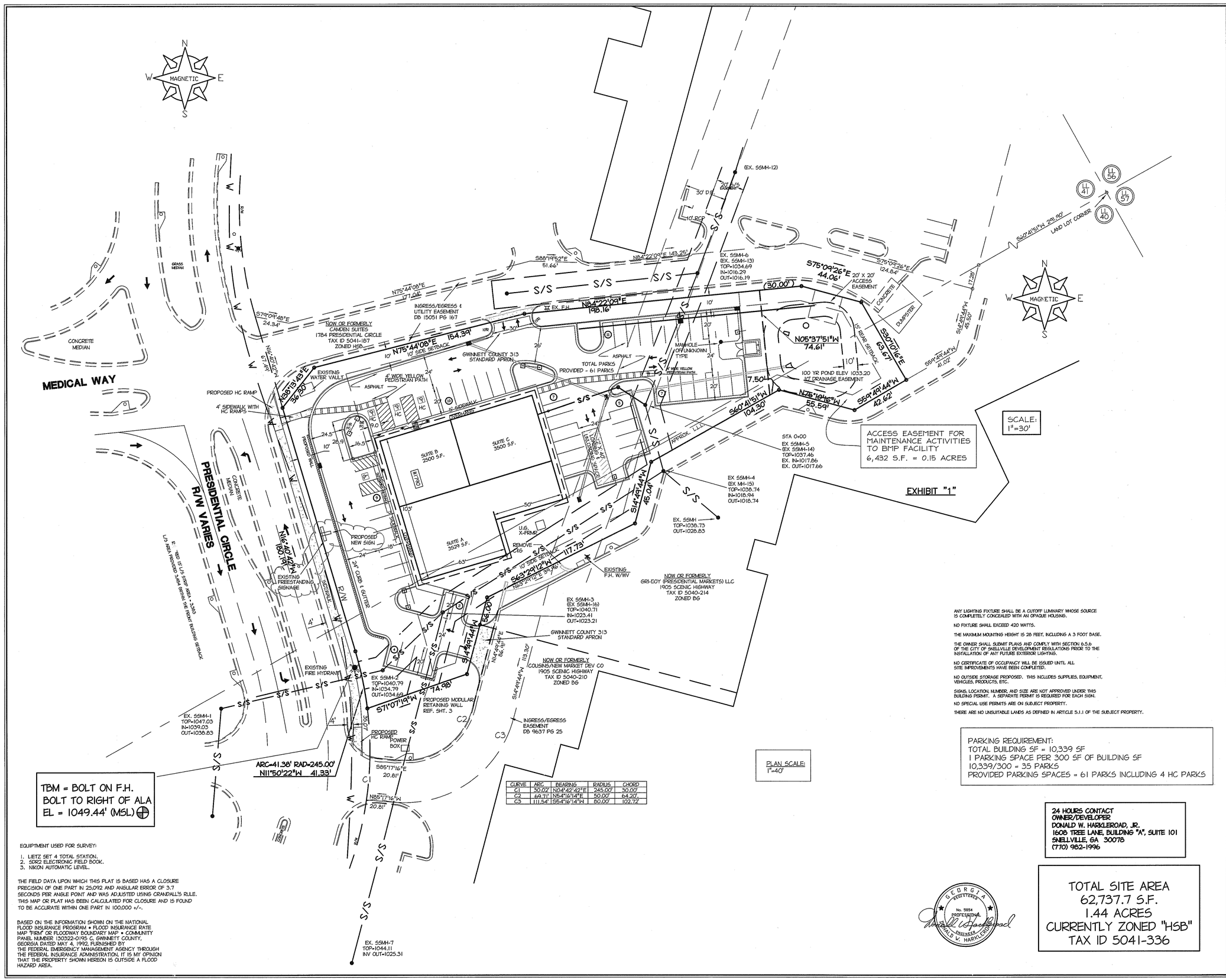


CURVE	ARC	BEARING	RADIUS	CHORD
C1	30.02'	N04°42'42"E	245.00'	30.00'
C2	69.71'	N54°16'14"E	50.00'	64.20'
C3	111.54'	S54°16'14"W	80.00'	102.72'

EQUIPMENT USED FOR SURVEY:

1. LIETZ SET 4 TOTAL STATION.
2. SDR2 ELECTRONIC FIELD BOOK.
3. NIKON AUTOMATIC LEVEL.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 25,092 AND ANGULAR ERROR OF 3.7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE PART IN 100,000 +/-.

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM • FLOOD INSURANCE RATE MAP "FIRM" OR FLOODWAY BOUNDARY MAP. • COMMUNITY PANEL NUMBER 130322-0195 C, GWINNETT COUNTY, GEORGIA DATED MAY 4, 1992, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

ANY LIGHTING FIXTURE SHALL BE A CUTOFF LUMINARY WHOSE SOURCE IS COMPLETELY CONCEALED WITH AN OPAQUE HOUSING.

NO FIXTURE SHALL EXCEED 420 WATTS.

THE MAXIMUM MOUNTING HEIGHT IS 28 FEET, INCLUDING A 3 FOOT BASE.

THE OWNER SHALL SUBMIT PLANS AND COMPLY WITH SECTION 6.5.6 OF THE CITY OF SNELLVILLE DEVELOPMENT REGULATIONS PRIOR TO THE INSTALLATION OF ANY FUTURE EXTERIOR LIGHTING.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.

NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.

SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.

NO SPECIAL USE PERMITS ARE ON SUBJECT PROPERTY.

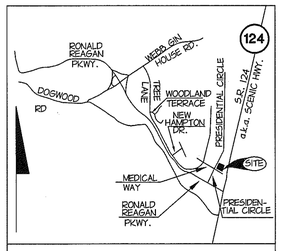
THERE ARE NO UNSUITABLE LANDS AS DEFINED IN ARTICLE 5.1.1 OF THE SUBJECT PROPERTY.

PARKING REQUIREMENT:
TOTAL BUILDING SF = 10,339 SF
1 PARKING SPACE PER 300 SF OF BUILDING SF
10,339/300 = 35 PARKS
PROVIDED PARKING SPACES = 61 PARKS INCLUDING 4 HC PARKS

24 HOURS CONTACT
OWNER/DEVELOPER
DONALD W. HARKLEROAD, JR.
1608 TREE LANE, BUILDING "A", SUITE 101
SNELLVILLE, GA 30078
(770) 982-1996

TOTAL SITE AREA
62,737.7 S.F.
1.44 ACRES
CURRENTLY ZONED "HSB"
TAX ID 5041-336

GEORGIA REGISTERED No. 5934 PROFESSIONAL ENGINEER DONALD W. HARKLEROAD



LOCATION MAP
NTS

PAVING SPECIFICATION
(MINIMUM 3 1/2" TOTAL COMPACTED ASPHALT THICKNESS)

ASPHALT PAVEMENT SHALL BE COMPAOSED OF A MIN 6" OF COMPACTED STONE BASE: 95% MODIFIED PROCTOR ASTM D - 1557). 2 1/2 ASPHALT BINDER COMPRESSED TO 2", AND 2" OF ASPHALT TOPPING COMPRESSED TO 1 1/2" TYPE E OR F ONLY. COMPACTION SHALL BE WITH A 10 TON ROLLER OR EQUIVALENT. LOCAL STATE HWY DEPT. SPECS SHALL BE USED TO DETERMINE BASE MATERIAL, AND MIX PROPORTIONS FOR THE ASPHALT MATERIALS.

GENERAL NOTES:

NECESSARY BARRICADES, SUFFICIENT LIGHTS 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 AND CONSTRUCTION OF COUNTY AND STATE ROADWAYS.

PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.

ENGINEER & SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR MUST CONTACT LOCAL GOVERNING AUTHORITIES PRIOR TO ANY EXCAVATION ON THIS SITE.

HIGH INTENSITY LIGHTING FACILITIES SHALL BE ARRANGED SO THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.

ALL CONCRETE TO HAVE POLYPROPYLENE FIBERMESH UNLESS SPECIFIED OTHERWISE BY SITE ENGINEER. 1 1/2 LB. FIBERMESH PER CUBIC YARD OF CONCRETE.

ADD BACKFLOW PREVENTOR TO WATER METER. BACKFLOW PREVENTOR TO BE WATTS 007 SERIES DOUBLE CHECK OR EQUAL.

CONTRACTOR TO CONTACT LOCAL UTILITY AUTHORITIES PRIOR TO ANY EXCAVATION. (SEE SURVEY FOR AUTHORITY INFORMATION.)

EXACT LOCATION OF ALL UTILITY TIE-INS TO BE CHOSEN BY APPROPRIATE AUTHORITIES.

CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

ALL WATER PIPES ON SITE ARE COPPER EXCEPT FOR IRRIGATION SYSTEM. ALL SANITARY SEWER PIPES TO HAVE CLASS "B" BEDDING.

PLUG TO BE INSTALLED AT THE TIE-IN MANHOLE AND FIRST MANHOLE UPSTREAM. PLUG TO BE REMOVED AT THE DIRECTION OF THE UTILITY INSPECTOR. FAILURE TO COMPLY MAY RESULT IN CITATION AND/OR SUSPENSION FROM APPROVED CONTRACTORS LIST.

AS-BUILT FOR SEWER SYSTEM REQUIRED PRIOR TO FINAL APPROVAL.

THERE ARE NO CREEKS OR WATERWAYS ON OR BORDERING THIS PROJECT.

ALL WORK TO BE PERFORMED ACCORDING TO GWINNETT COUNTY DEPARTMENT OF PUBLIC UTILITIES SANITARY SEWER STANDARDS. CURRENT EDITION ACUTAL FIELD CONDITIONS COULD DICTATE MORE STRIGENT REQUIREMENTS, IF DEEMED NECESSARY BY INSPECTOR.

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.

30 15 0 30 60 90
SCALE IN FEET

DATE	NO.	REVISION	BY
3-21-02	2	ADDED 2 H.C. PARK SPACES	SHK
2-15-02	1	CITY OF SNELLVILLE REVISIONS	NSW

SITE PLAN
FOR
TREELANE, L.L.C.

LOCATED
1790 PRESIDENTIAL CIRCLE
LL 40 & 41 5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

SCALE: 1"= 30' | JOB NO.: 54435RVY | DATE: 11/05/01

Harkleroad and Associates
Engineers — Land Surveyors
1608 Tree Lane ; Bldg. A ; Suite 101, Snellville, Ga. 30078
Phone (770) 982-1996 / Fax: (770) 982-1998

SHEET 2