AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Daniel F. Conroy (signature)
DANIEL F. CONROY PLS 2350

08/14/2023
DATE

GEORGIA REGISTERED No. 2350 LAND SURVEYOR DANIEL F. CONROY

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

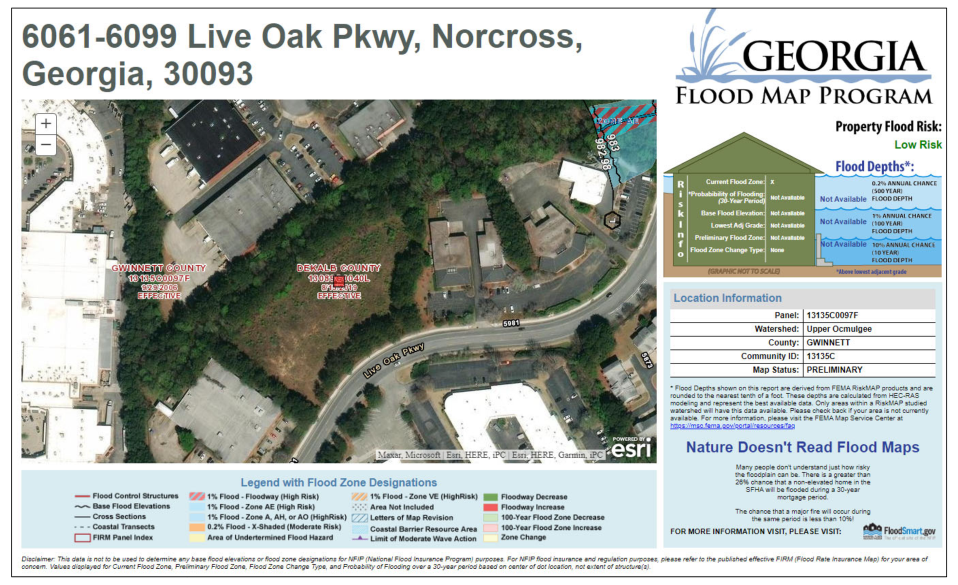
Final Registered Land Surveyor's Certificate:
It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of 1 foot in 17,080 feet and an angular error of 2 second per angle point, and was adjusted using compass rule. This plat has been calculated for closure and is found to be accurate within 1 foot in 325,622 feet, and contains a total of 3.511 acres. The equipment used to obtain the linear and angular measurements herein was a Trimble S6 Robotic Total Station.

By: Daniel F. Conroy (signature) 08/14/2023
DANIEL F. CONROY; DATE
REGISTERED GEORGIA LAND SURVEYOR

REG NO 2350 DATE OF EXPIRATION 12/31/23

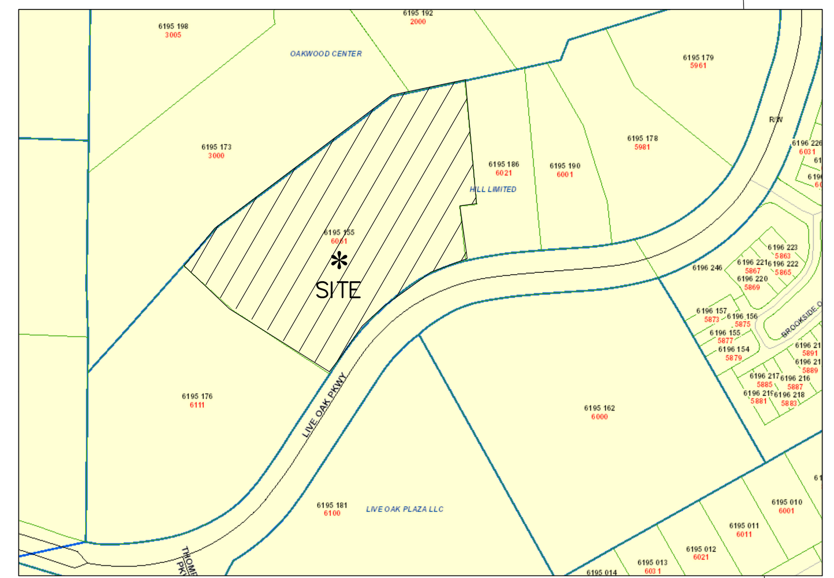
OWNER

HONG WANG
6061 LIVE OAK PARKWAY
NORCROSS, GA 30093
626-586-2210
HY671021@GMAIL.COM



FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, I HAVE EXAMINED THE INTERMEDIATE REGIONAL FLOOD PANEL CURRENTLY AVAILABLE AND FOUND THAT PROPERTY IN QUESTION IS NOT WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 13135C0097F, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006, GWINNETT COUNTY, GEORGIA.



VICINITY MAP
(NOT TO SCALE)

SITE ADDRESS:

6061 LIVE OAK PARKWAY
NORCROSS, GA 30093

TOTAL AREA:

3.511 ACRES OR 152,934 SQUARE FEET

PARKING SPACES:

0 MARKED PARKING SPACES
0 HANDICAP PARKING SPACES

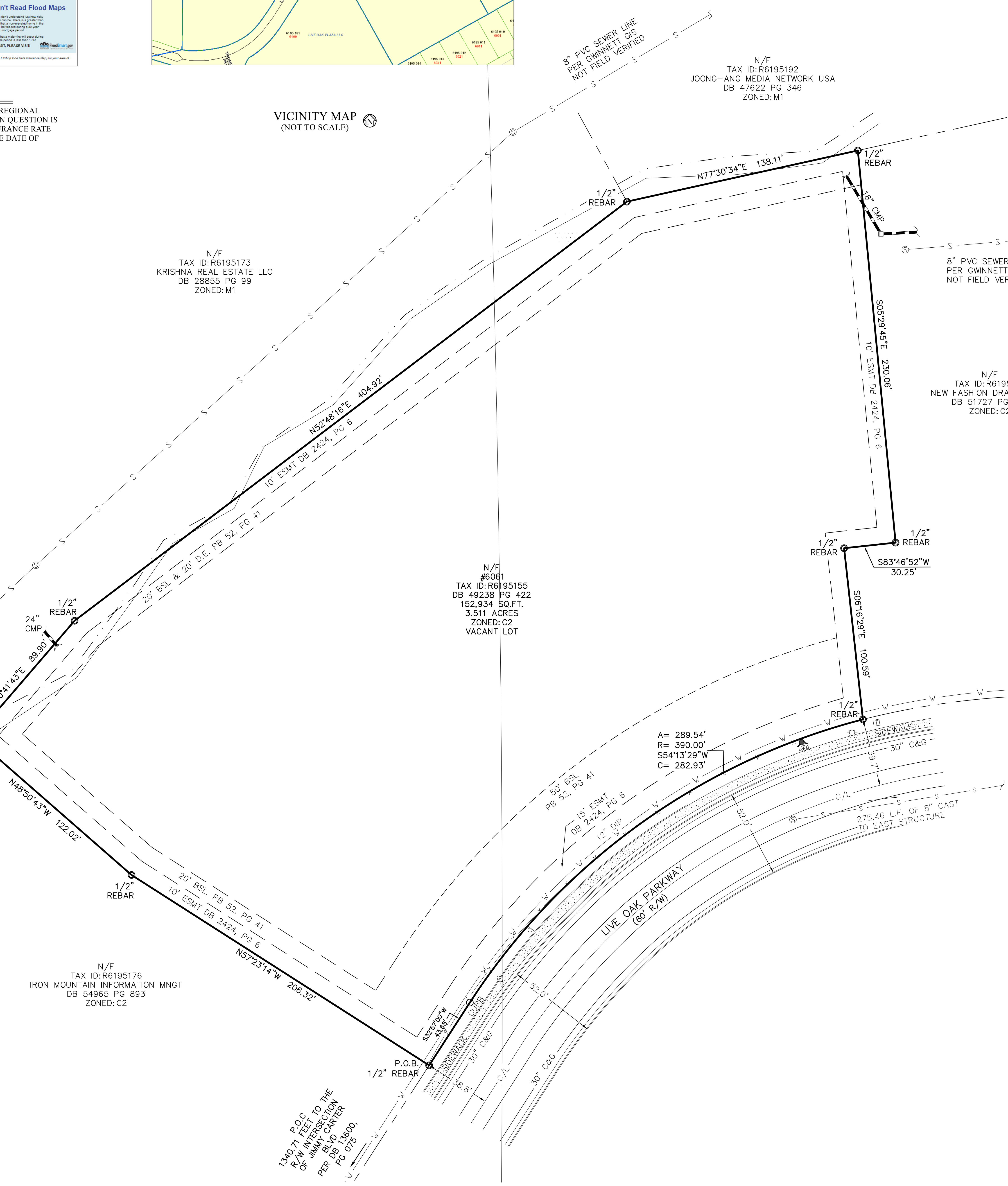
ZONING INFORMATION:

C-2 GENERAL COMMERCIAL

SETBACKS
FRONT 50'
SIDE 20'
REAR 20'

INFORMATION OBTAINED FROM
PB 52, 41 GWINNETT RECORDS

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON.



8" PVC SEWER LINE
PER GWINNETT GIS
NOT FIELD VERIFIED

SITE NOTE

1. CASE NUMBER: PLAT 2023-00099
2. REZONING NUMBER: REZ1979-00062, APPROVED JUNE 26, 1979

DRAINAGE NOTE

THE NATURAL DRAINS, BRANCHES, CULVERTS AND DRAINAGE STRUCTURES SHOWN ON THIS PLAT ARE NECESSARY FOR DRAINAGE OF THE SUBDIVISION, AND GWINNETT COUNTY WILL NOT BE HELD RESPONSIBLE FOR OVERFLOW OR EROSION CAUSED BY THEM, OR FOR EXTENSION OF CULVERTS SHOWN. PURSUANT TO THE 'LAND SUBDIVISION ORDINANCE OF GWINNETT COUNTY', THIS PLAT WAS GIVEN FINAL APPROVAL BY GWINNETT COUNTY."

STORM WATER/WATER/SEWER NOTES:

1. THERE IS A NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL 13135C0097F DATED 09-29-2006.
2. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
3. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION
4. PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.
5. WATER SEVICE PROVIDED BY GWINNETT COUNTY DEPT OF WATER RESOURCES
6. GA.511-3-1-.03(1) REQUIRES THAT SEWAGE DISPOSAL FACILITIES BE PROVIDED WITHIN 200 FEET OF A WORK SITE

GENERAL NOTE

1. SANITARY SEWER IS PROVIDED BY GWINNETT COUNTY
2. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY.
3. NO NEW STORM DRAIN PIPES ARE PROPOSED.
4. GA. CODE 511-3-1-.03(1) REQUIRES THAT SEWAGE DISPOSAL FACILITIES BE PROVIDED WITHIN 200 FEET OF A WORK SITE.
5. LAND DISTURBANCE PERMITS AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE"
6. SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED A MINIMUM OF 5 FEET IN WIDTH AND 4 INCHES THICK WITH A CROSS SLOPE OF .25 INCHES PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
7. PURPOSE OF THIS SURVEY IS TO REMOVE THE PROPOSED SEWER EASEMENTS SHOWN ON LOT 9A PER PB 52, PG 41 GWINNETT COUNTY RECORDS AND MEETING THE ACCEPTICAL AND CURRENT REQUIREMENT CONDTIONS PER GWINNETT COUNTY PLANNING AND ZONING

N/F
TAX ID: R6195186
NEW FASHION DRAPERY INC
DB 51727 PG 107
ZONED: C2

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 (CHECK APPROPRIATE BOX) 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."

GWINNETT COUNTY NOTE:

A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH SITE RETAINING WALL (WHICH EITHER EXCEEDS 4 FEET IN HEIGHT OR WHICH HAS A BACKFILL SLOPE GREATER THAN 1 FOOT RISE IN 3 FEET HORIZONTAL) AND FOR EACH DETENTION POND WALL (DAM) IN ACCORDANCE WITH GWINNETT COUNTY CONSTRUCTION CODE SECTION 103.1.1. A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY GWINNETT COUNTY BUILDING INSPECTIONS SECTION FOR ALL WALLS PERTINENT TO THE PROJECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY USABLE STRUCTURE ON THE SITE OR PRIOR TO APPROVAL OF THE PLAT AS APPLICABLE.

Final PlatApproval:
The Director of the Department of Planning and Development certifies that this plat complies with Title 2 and Title 3 of the Gwinnett County Unified Development Ordinance (UDO) and that it has been approved by all other operational County departments, as appropriate. This plat is approved

DATED THIS 21 DAY OF, 20 September, 2023.
Cyndi Sloan (signature) (Designee)
DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT

Owners Acknowledgment and Declaration:
STATE OF GEORGIA, COUNTY OF GWINNETT
The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

Hong Wang (signature) 7/31/23
SIGNATURE OF OWNER DATE SIGNED
Hong Wang
PRINTED OR TYPED NAME OF OWNER

PURPOSE OF THIS SURVEY IS TO REMOVE THE PROPOSED SEWER EASEMENTS SHOWN ON LOT 9A PER PB 52, PG 41 GWINNETT COUNTY RECORDS; FURTHER TO MEET THE ACCEPTICAL AND CURRENT REQUIREMENTS AND CONDTIONS PER GWINNETT COUNTY PLANNING AND ZONING

GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1" = 40'

NO.	REVISION	DATE
1	COUNTY COMMENTS	04/21/23
2		
3		
4		
5		
6		

GRAPHIC SCALE - IN FEET
20 0 40 80 120 160

MINOR PLAT
OAKBROOK OFFICE PARK UNIT 6 ADDENDUM

PREPARED FOR: HONG WANG
ADDRESS: 6061 LIVE OAK PARKWAY, NORCROSS, GA 30093
PORTION OF LOT 3, BLOCK "A", UNIT 2 OAKBROOK OFFICE PARK
LAND LOT 195 - 6TH DISTRICT
GWINNETT COUNTY, GEORGIA - 05/24/2023

THIS SURVEY WAS MADE WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.	TOTAL AREA: 3.511 ACRES / 152,934 SQUARE FEET
	BOUNDARY REFERENCE: DB 49238, PG 422; PB 52, PG 41; REF: PB 24, PG 249 FIELDWORK PERFORMED ON 02/23/2023
© COPYRIGHT 2023 BOUNDARY ZONE, INC. ALL RIGHTS RESERVED.	THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 325,622 FEET.
	THIS PLAT HAS BEEN PREPARED USING A TRIMBLE S SERIES ROBOTIC TOTAL STATION.
THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.	THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,080 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

LEGEND :
- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- POWER/LIGHT POLE
- GUY WIRE
- POWER METER
- POWER BOX
- A/C UNIT
- MANHOLE
- CLEAN OUT
- JUNCTION BOX
- OUTFLOW STRUCTURE
- DRAINAGE INLET
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- SIGN
- —W— WATER LINE
- —U— OVERHEAD UTILITY LINE
- —S— SEWER LINE
- —G— GAS LINE
- —C— CABLE LINE
- —T— TELEPHONE LINE
- —X— FENCE LINE
- -920- CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- P/L PROPERTY LINE
- OH OVERHANG
- C.B. CATCH BASIN
- CNT CANTILEVER
- H/C HANDICAP
- FFE FINISHED FLOOR ELEVATION
- BFE BASEMENT FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- F.K.A. FORMERLY KNOWN AS
- NAD NORTH AMERICAN DATUM
- NAVD NORTH AMERICAN VERTICAL DATUM
- HARDWOOD TREE
- PINE TREE
- REGULAR PARKING
- GREASE TRAP

811 Know what's below. Call before you dig.

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS
800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772

PLAT
Authorized 9/21/2023
The Director of the Department of Planning and Development certifies that this plat complies with Title 2 and Title 3 of the Gwinnett County Unified Development Ordinance (UDO) and that it has been approved by all other operational County departments, as appropriate. This plat is approved.

PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

PROJECT
2546302

SHEET
1 OF 1