

PROP USE: RETAIL
 SITE ACREAGE = 3.51 AC
 TOTAL ONSITE DISTURBANCE = 3.2 ac
 SITE LIGHTING IS NOT INCLUDED IN THE
 SCOPE OF WORK FOR THIS DESIGN.

NOTE:
 OUTDOOR DISPLAY OF SALES OF APPLIANCES ASSOCIATED WITH ANY USE IS PROHIBITED.

WORKSCOPE

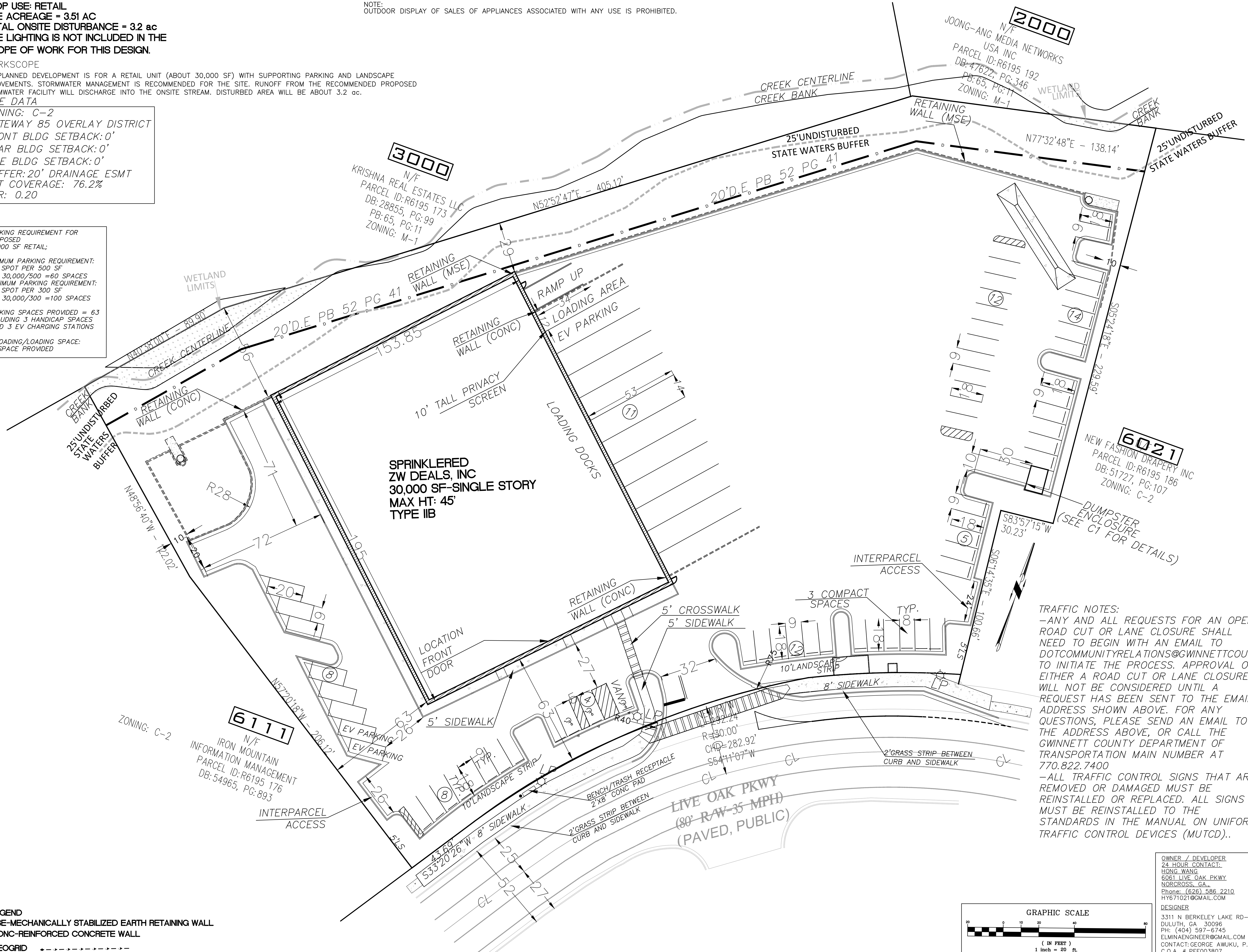
THE PLANNED DEVELOPMENT IS FOR A RETAIL UNIT (ABOUT 30,000 SF) WITH SUPPORTING PARKING AND LANDSCAPE IMPROVEMENTS. STORMWATER MANAGEMENT IS RECOMMENDED FOR THE SITE. RUNOFF FROM THE RECOMMENDED PROPOSED STORMWATER FACILITY WILL DISCHARGE INTO THE ONSITE STREAM. DISTURBED AREA WILL BE ABOUT 3.2 ac.

SITE DATA

ZONING: C-2
 GATEWAY 85 OVERLAY DISTRICT
 FRONT BLDG SETBACK: 0'
 REAR BLDG SETBACK: 0'
 SIDE BLDG SETBACK: 0'
 BUFFER: 20' DRAINAGE ESMT
 LOT COVERAGE: 76.2%
 FAR: 0.20

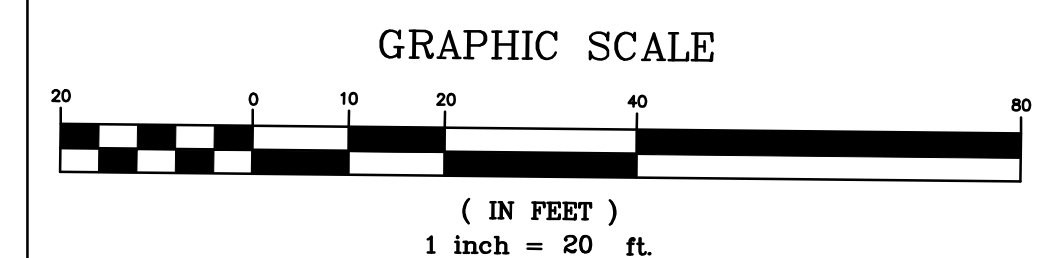
PARKING REQUIREMENT FOR PROPOSED 30,000 SF RETAIL:

MINIMUM PARKING REQUIREMENT:
 1 SPOT PER 500 SF
 30,000/500 = 60 SPACES
 MAXIMUM PARKING REQUIREMENT:
 1 SPOT PER 300 SF
 30,000/300 = 100 SPACES
 PARKING SPACES PROVIDED = 63
 INCLUDING 3 HANDICAP SPACES
 AND 3 EV CHARGING STATIONS
 UNLOADING/LOADING SPACE:
 1 SPACE PROVIDED



TRAFFIC NOTES:
 - ANY AND ALL REQUESTS FOR AN OPEN ROAD CUT OR LANE CLOSURE SHALL NEED TO BEGIN WITH AN EMAIL TO DOTCOMMUNITYRELATIONS@GWINNETTCOUNTY.COM TO INITIATE THE PROCESS. APPROVAL OF EITHER A ROAD CUT OR LANE CLOSURE WILL NOT BE CONSIDERED UNTIL A REQUEST HAS BEEN SENT TO THE EMAIL ADDRESS SHOWN ABOVE. FOR ANY QUESTIONS, PLEASE SEND AN EMAIL TO THE ADDRESS ABOVE, OR CALL THE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION MAIN NUMBER AT 770.822.7400
 - ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)..

OWNER / DEVELOPER
 24 HOUR CONTACT:
 HONG WANG
 6061 LIVE OAK PKWY
 NORCROSS, GA.
 Phone: (626) 586 2210
 HY671021@GMAIL.COM
 DESIGNER
 3311 N BERKELEY LAKE RD-200
 DULUTH, GA 30096
 PH: (404) 597-6745
 ELMINAENGINEER@GMAIL.COM
 CONTACT: GEORGE AWUKU, P.E.
 C.O.A. # PEF003807



LEGEND
 MSE-MECHANICALLY STABILIZED EARTH RETAINING WALL
 CONC-REINFORCED CONCRETE WALL
 GEOGRID

8/18/25

EL MINA, INC
 DESIGN BUILD

SITE DEVELOPMENT PLANS FOR
 ZW DEALZ, INC
 6061 LIVE OAKS PKWY
 NORCROSS, GA 30083

PARCEL NO. 6-195-155, LAND LOT 195 OF THE 6TH LAND DISTRICT

SITE LAYOUT PLAN
 SHEET TITLE

DATE	NO	DESCRIPTION
6/1/25	1	REV COMMENTS
6/18/25	2	REV COMMENTS
9/12/25	3	REV COMMENTS
10/04/25	4	REV COMMENTS
12/28/25	5	REV COMMENTS

8/18/25
 DATE

JOB NUMBER

C2

PROJECT NO. EPN:2025-00950