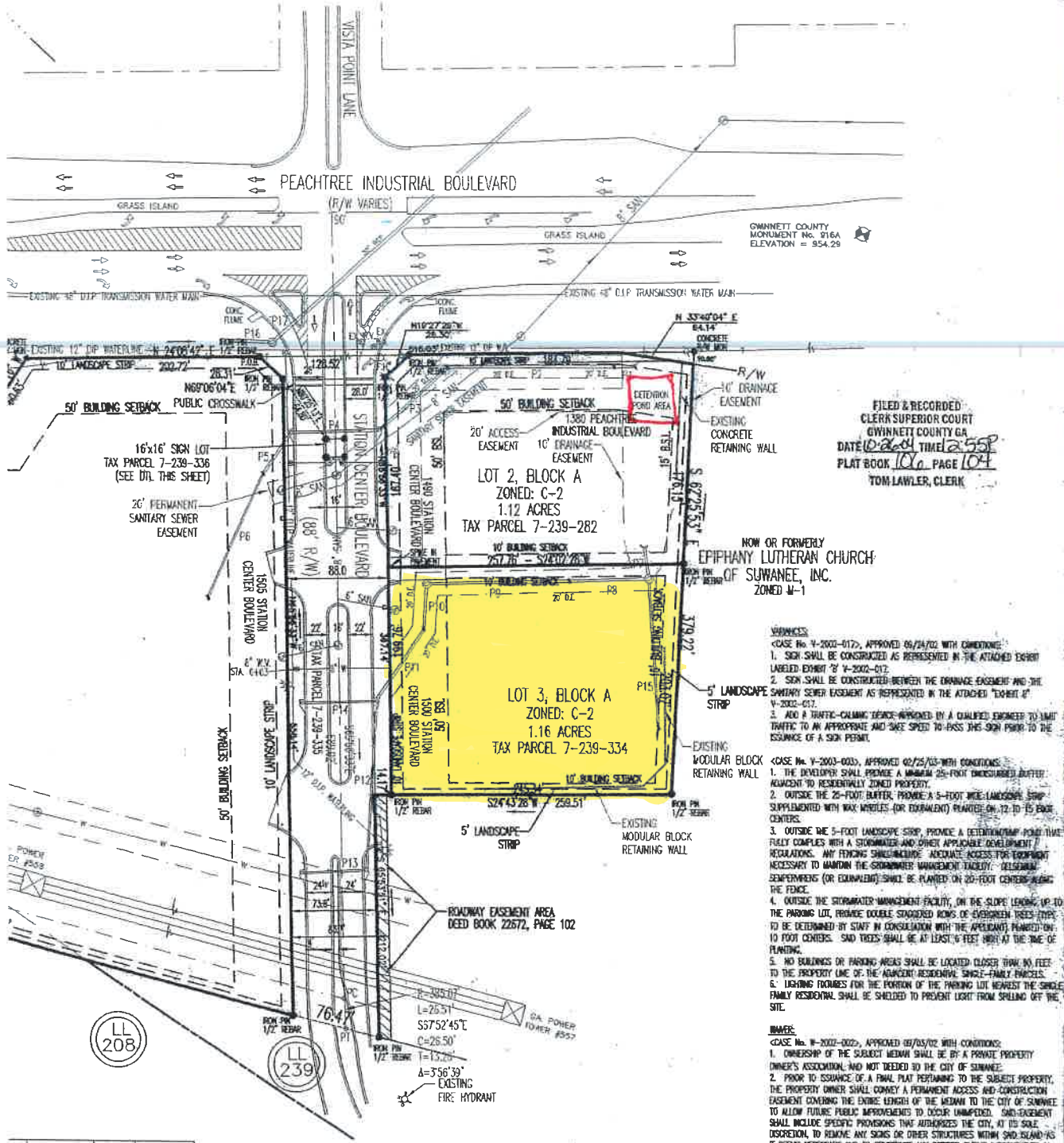


REVISIONS

1	5/16/02	PRELIMINARY
2	10/24/02	PER CIVIL ENGINEER
3	12/8/03	PER CIVIL ENGINEER



FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA  
DATE 10-26-04 TIME 2:55P  
PLAT BOOK 100, PAGE 104  
TOM LAWLER, CLERK

NOW OR FORMERLY  
EPIPHANY LUTHERAN CHURCH  
OF SUWANEE, INC.  
ZONED M-1

- VEHICLES**
- <CASE No. Y-2002-017>, APPROVED 06/27/02 WITH CONDITIONS:
1. SIGN SHALL BE CONSTRUCTED AS REPRESENTED IN THE ATTACHED EXHIBIT LABELED EXHIBIT 'B' Y-2002-017.
  2. SIGN SHALL BE CONSTRUCTED BETWEEN THE DRAINAGE EASEMENT AND THE SANITARY SEWER EASEMENT AS REPRESENTED IN THE ATTACHED EXHIBIT 'A' Y-2002-017.
  3. ADD A TRAFFIC CALMING DEVICE APPROVED BY A QUALIFIED ENGINEER TO LIMIT TRAFFIC TO AN APPROPRIATE AND SAFE SPEED TO PASS THIS SIGN PRIOR TO THE ISSUANCE OF A SIGN PERMIT.

- <CASE No. Y-2003-003>, APPROVED 02/25/03 WITH CONDITIONS:
1. THE DEVELOPER SHALL PROVIDE A MINIMUM 25-FOOT UNOCCUPIED BUFFER ADJACENT TO RESIDENTIALLY ZONED PROPERTY.
  2. OUTSIDE THE 25-FOOT BUFFER, PROVIDE A 5-FOOT WIDE LANDSCAPE STRIP SUPPLEMENTED WITH MAX WIDTHS (OR EQUIVALENT) PLANTED ON 12 TO 15 FOOT CENTERS.
  3. OUTSIDE THE 5-FOOT LANDSCAPE STRIP, PROVIDE A DETERMINATELY PLANT THREE FULLY COMPLEX WITH A STORMWATER AND OTHER APPLICABLE DEVELOPMENT REGULATIONS. ANY TREES (SMALLER THAN 4" DBH) ACCESS FOR EQUIPMENT NECESSARY TO MAINTAIN THE STORMWATER MANAGEMENT FACILITY. DETERMINATELY SEPARATIONS (OR EQUIVALENT) SHALL BE PLANTED ON 20-FOOT CENTERS ALONG THE FENCE.
  4. OUTSIDE THE STORMWATER MANAGEMENT FACILITY, ON THE SLOPE LEADING UP TO THE PARKING LOT, PROVIDE DOUBLE STAGGERED ROWS OF EVERGREEN TREES (TYPE TO BE DETERMINED BY STAFF IN CONSULTATION WITH THE APPLICANT) PLANTED ON 10 FOOT CENTERS. SAID TREES SHALL BE AT LEAST 1/2 FEET HIGH AT THE TIME OF PLANTING.
  5. NO BUILDINGS OR PARKING AREAS SHALL BE LOCATED CLOSER THAN 10 FEET TO THE PROPERTY LINE OF THE ADJACENT RESIDENTIAL SINGLE-FAMILY PARCELS.
  6. LIGHTING FIXTURES FOR THE PORTION OF THE PARKING LOT NEAREST THE SINGLE FAMILY RESIDENTIAL SHALL BE SHIELDED TO PREVENT LIGHT FROM SPILLING OFF THE SITE.

- IMPERF**
- <CASE No. W-2002-002>, APPROVED 05/05/02 WITH CONDITIONS:
1. OWNERSHIP OF THE SUBJECT MEDIAN SHALL BE BY A PRIVATE PROPERTY OWNER'S ASSOCIATION, AND NOT DEEDED TO THE CITY OF SUWANEE.
  2. PRIOR TO ISSUANCE OF A FINAL PLAT PERTAINING TO THE SUBJECT PROPERTY, THE PROPERTY OWNER SHALL CONVEY A PERMANENT ACCESS AND CONSTRUCTION EASEMENT CONCERNING THE ENTIRE LENGTH OF THE MEDIAN TO THE CITY OF SUWANEE TO ALLOW FUTURE PUBLIC IMPROVEMENTS TO OCCUR UNIMPEDED. SAID EASEMENT SHALL INCLUDE SPECIFIC PROVISIONS THAT AUTHORIZES THE CITY, AT ITS SOLE DISCRETION, TO REMOVE ANY SIGNS OR OTHER STRUCTURES WITHIN SAID ISLAND AS IT DEEMS NECESSARY AND TO CONSTRUCT ANY REQUIRED PUBLIC IMPROVEMENTS IN SAID MEDIAN, INCLUDING BUT NOT LIMITED TO ROAD CONSTRUCTION. THE CITY ATTORNEY SHALL REVIEW AND APPROVE SAID EASEMENT AGREEMENT BEFORE IT IS EXECUTED AND SUBMITTED TO THE SUWANEE CITY COUNCIL FOR CONSIDERATION. REMOVAL SHALL NOT OCCUR PRIOR TO CONSTRUCTION OF PHASE VI. TRAIN STATION OR DEVELOPMENT OF A TRAFFIC STUDY THAT INDICATES A TURN LANE IS NEEDED.
  3. AT THE DISCRETION AND TIME DEEMED BY THE CITY OF SUWANEE PLANNING AND DEVELOPMENT DEPARTMENT, THE APPLICANT SHALL CONSTRUCT A LEFT-TURN LANE, AS SHOWN ON THE APPLICANT'S EXHIBITS, WITHIN THE SUBJECT MEDIAN. SAID TURN-LANE SHALL BE CONSTRUCTED IN A MANNER CAPABLE OF HANDLING A MINIMUM OF 4 VEHICLES. REMOVAL SHALL NOT OCCUR PRIOR TO CONSTRUCTION OF PHASE VI. TRAIN STATION OR DEVELOPMENT OF A TRAFFIC STUDY THAT INDICATES A TURN-LANE IS NEEDED.
  4. ANY SIGN THAT IS BUILT SHALL BE PLACED A MINIMUM OF 3 FEET FROM THE BACK OF THE CURB AND CONSTRUCTED IN THE APPROXIMATE LOCATION SHOWN ON THE SUBMITTED PLANS, OR AS OTHERWISE APPROVED BY THE CITY OF SUWANEE PLANNING AND DEVELOPMENT DEPARTMENT.

- BEZINGNS**
- <CASE No. RZ-2002-017>, APPROVED 09/17/02 WITH CONDITIONS:
1. THE SITE SHALL BE LIMITED TO COMMERCIAL/RETAIL, OFFICE, AND SERVICE USES INCLUDING A BANK, NO VEHICLES, REPAIR OR SERVICE ESTABLISHMENTS SHALL BE ALLOWED.

- <CASE No. RZ-2002-019>, APPROVED 11/19/02 WITH CONDITIONS:
1. THE SITE SHALL BE LIMITED TO COMMERCIAL/RETAIL, OFFICE, AND SERVICE USES AS ALLOWED BY THE C-2A ZONING DISTRICT. NO VEHICLE SALES, REPAIR OR SERVICE ESTABLISHMENTS SHALL BE ALLOWED.



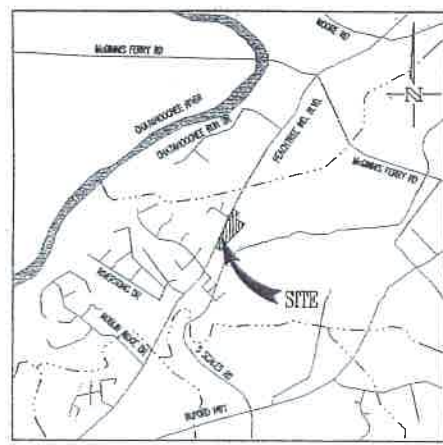
Landworks Associates, Inc.  
1509 ATKINSON ROAD  
LAWRENCEVILLE, GEORGIA 30043  
(770) 513-7100 FAX: 513-4353

SUWANEE CROSSING  
PACES PROPERTIES  
L&W LOTS 208 & 239, 7th DISTRICT, PARCEL # 001  
CITY OF SUWANEE (GWINNETT COUNTY), GA

SHEET TITLE  
FINAL PLAT

DATE: 09/16/02  
JOB: 93-97007C  
DRW: JMC  
CHK: TJP  
SHEET NUMBER  
F-1

GE	"C" FACTOR	FLOW CFS	PIPE TYPE
0.91	20.3	BCCMP	
0.93	15.9	BCCMP	
0.78	13.23	BCCMP	
0.81	11.42	RCP	
0.84	9.97	BCCMP	
0.86	6.9	BCCMP	
0.80	14.41	BCCMP	
0.69	11.60	BCCMP	
0.80	9.88	BCCMP	
0.80	9.88	BCCMP	
0.83	7.25	BCCMP	
0.92	4.98	BCCMP	
0.42	3.99	RCP	
0.68	1.36	RCP	
0.85	2.81	BCCMP	
0.55	14.95	RCP	
0.55	14.95	RCP	



LOCATION MAP

