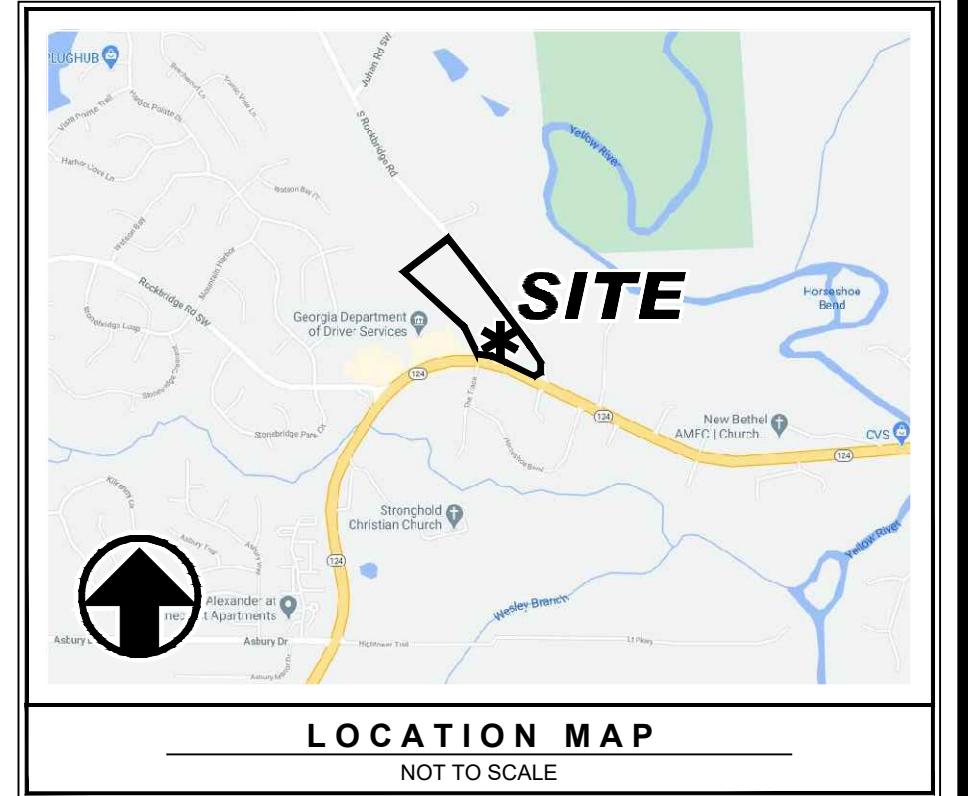


LINE TABLE		
COURSE	BEARING	DISTANCE
1	S 48°45'10"E	24.14'
2	S 42°49'20"E	62.16'
3	S 41°19'45"E	175.73'
4	S 40°34'15"E	233.27'
5	S 39°56'30"E	109.47'
6	S 38°41'00"E	114.92'
7	S 37°40'50"E	238.66'
8	S 37°08'00"E	233.74'
9	S 36°11'50"E	223.83'
10	S 37°16'40"E	218.31'
11	S 35°01'15"E	49.02'
12	S 31°50'35"E	22.60'
13	S 23°30'15"E	42.83'
14	S 15°23'10"E	37.64'
15	S 07°17'35"E	50.80'
16	S 00°44'35"W	39.88'
17	S 05°56'00"W	13.47'
18	S 56°07'35"W	44.92'
19	N 64°58'20"W	49.22'
20	N 01°22'20"W	31.10'
21	N 63°21'25"W	19.98'
22	S 00°50'45"W	33.21'
23	N 69°56'35"W	56.02'
24	N 65°43'05"W	139.01'
25	N 75°16'45"W	185.83'



OWNER / DEVELOPER
Old Atlanta Commerce, LLC
 7512 Dr. Phillipa Boulevard, Suite 50-771
 Orlando, FL 32819
 404-992-5505

SITE ZONING: C2 (GWINNETT); C1 (DEKALB)
SITE AREA: 7.14 ACRES
TAX PARCEL ID: 6010 004, 16 193 04 005, 16 193 04 004

BUILDING HEIGHT	SQUARE FOOTAGE	CLIMATE CONTROLLED
3 STORY ± 3'	120,000 SF	X

PARKING SUMMARY

DESCRIPTION	MIN	MAX **	PROVIDED
REGULAR PARKING:	24	59	24
ADA ACCESSIBLE PARKING:	2	3	2
TOTAL PARKING SPACES:	26	62	26

*ONE SPACE PER 5,000 SQUARE FEET OF GROSS FLOOR AREA & 2 FOR OFFICE.
 **ONE SPACE PER 2,000 SQUARE FEET OF GROSS FLOOR AREA & 2 FOR OFFICE.

NOTE: ALL CURB RADII ARE 5 FT., UNLESS OTHERWISE NOTED.
 NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



© Copyright 2022
Travis Pruitt & Associates, Inc.
 THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

NOTE:
 DUMPSTER TO BE PROVIDED INTERIOR TO THE BUILDING, NO EXTERIOR DUMPSTER OR DUMPSTER ENCLOSURE IS PROPOSED.

C.B.: S28°03'05"E, C.L.=160.46'
 R=586.76', Arc=160.96' (RDH)

C.B.: S04°04'21"E, C.L.=104.75'
 R=189.17', Arc=106.14' (RDH)

S56°16'13"W 44.92' (RDH)

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

REVISIONS

4517 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-8759
 www.travispruitt.com
 CONTACT PERSON: BRENT THOMAS
 e-mail: BTTHOMAS@travispruitt.com



ZONING SITE PLAN
8070 & 8080 ROCKBRIDGE ROAD

8070 ROCKBRIDGE ROAD, SOUTHWEST, LAND LOT 183, 18TH DISTRICT, DEKALB COUNTY, GWINNETT COUNTY, LAND LOTS 7, 8 & 10, 6TH DISTRICT, GEORGIA

For The Firm
 Travis Pruitt & Associates, Inc.
 DATE: 06/02/2022
 SCALE: 1" = 30'
 CN: 2202702P
 JN: 1-22-0270
 FN: 216-E-171
SHEET NO: CP4