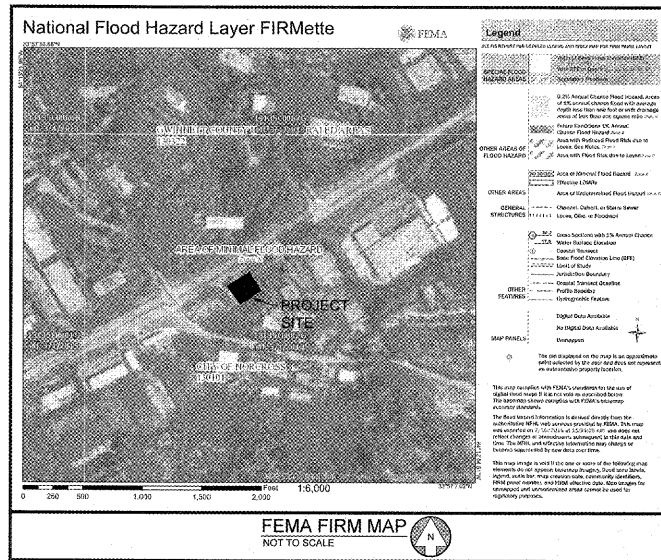
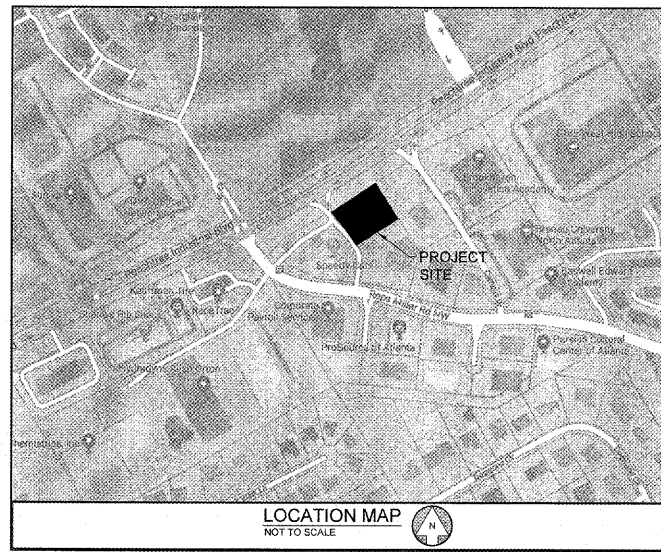
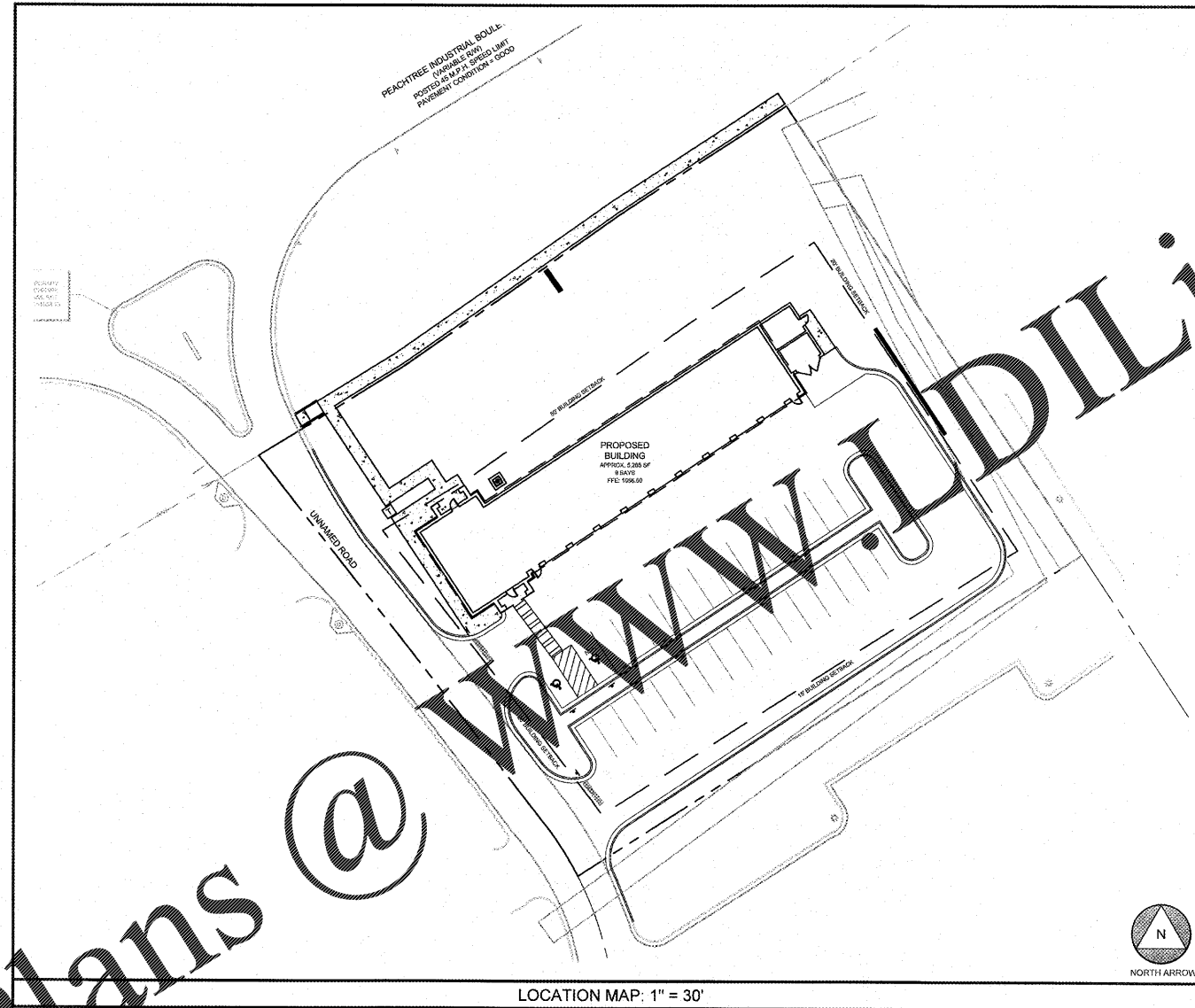


# CHRISTIAN BROTHERS AUTOMOTIVE

5650 PEACHTREE INDUSTRIAL BLVD  
 LAND LOT 272, 6TH DISTRICT, PARCEL 6272 327  
 NORCROSS, GWINNETT COUNTY, GEORGIA



FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13135C0082G, DATED MARCH 4, 2013



LOCATION MAP: 1" = 30'

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C-2.1	EROSION CONTROL PHASE 2
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L-1.0	LANDSCAPE PLAN (BY OTHERS)
L-1.1	LANDSCAPE DETAILS (BY OTHERS)

**PROJECT SUMMARY:**  
 THE PROPOSED CHRISTIAN BROTHERS AUTOMOTIVE DEVELOPMENT INCLUDES THE CONSTRUCTION OF A ONE-STORY LIGHT AUTOMOTIVE REPAIR BUILDING ALONG WITH ITS ASSOCIATED DRIVEWAYS, PARKING, UTILITIES AND STORMWATER INFRASTRUCTURE.

SITE SUMMARY	
<b>SITE AREA</b>	
SITE AREA:	1.12 ACRES (48,844 S.F.)
IMPERVIOUS AREA:	27,874 S.F. (57%)
PERVIOUS AREA:	20,970 S.F. (43%)
<b>ZONING CLASSIFICATION</b>	
JURISDICTION:	CITY OF NORCROSS
ZONING:	M-1
ADJACENT ZONING:	C2, O1
<b>BUILDING SETBACKS</b>	
FRONT:	50'
SIDE:	20'
REAR:	15'
<b>BUILDING SUMMARY</b>	
BUILDING AREA:	5,266 S.F.
BUILDING COVERAGE:	10.8%
BUILDING HEIGHT (ALLOWABLE HEIGHT):	24.5' (40')
<b>PARKING SUMMARY</b>	
PARKING REQ:	3 SPACES/BAY
PARKING PROV:	27 SPACES
STANDARD STALL DIMENSIONS: 9' x 18'	
MIN. DRIVE WIDTH: 22'	

**VARIANCES:**  
 VAR2018-0019 APPROVED ON OCTOBER 26, 2018. THE APPROVED VARIANCE ALLOWS FOR RELIEF FROM 115-86(b)(1)(d) REQUIREMENT FOR SCREENING ON THE REAR AND SIDE YARD. THE VARIANCE IS SUBJECT TO THE FOLLOWING CONDITION: ANY CHANGES TO THE APPROVED ARCHITECTURAL REVIEW BOARD CASE COA2018-0044 SHALL FOLLOW ESTABLISHED PROCEDURES.

**AS-BUILT NOTE:**  
 CONTRACTOR SHALL PROVIDE THE NECESSARY SIGNED/SEALED AS-BUILT SURVEY(S) TO ENGINEER AS REQUIRED FOR FINAL APPROVAL BY THE LOCAL JURISDICTION AT LEAST 30 DAYS PRIOR TO PROJECT COMPLETION. AS-BUILT SURVEY(S) SHALL INCLUDE ALL RIM ELEVATIONS, INVERTS, PIPE SIZES & MATERIALS, AND PIPE SLOPES FOR ALL STORM AND SANITARY SEWERS. IN JURISDICTIONS WHERE AN AS-BUILT HYDROLOGY ANALYSIS OR STORMWATER "CERTIFICATION" IS REQUIRED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL ALSO SUPPLY ALL NECESSARY DOCUMENTATION REQUIRED FOR THE ENGINEER TO DETERMINE UNDERGROUND POND(S), IF APPLICABLE, PROVIDE THE ADEQUATE STORAGE VOLUMES. SUCH DOCUMENTATION MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, PHOTOGRAPHS OF SYSTEM INSTALLATION, COMPACTION REPORTS UNDER AND ABOVE THE SYSTEM, DELIVERY TICKETS, SHOP DRAWINGS, ELEVATIONS OF STONE BEDDING (TOP AND BOTTOM), AS WELL AS THE HORIZONTAL LIMITS OF STONE.

THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER, CONTRACTOR, BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS ARE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

**24 HOUR CONTACT:**  
 MARK LECRAW - 678.634.2566

- NOTIFY THE FOLLOWING AGENCIES 24 HOURS IN ADVANCE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION:
- A. CITY OF NORCROSS - STORM WATER, EROSION CONTROL, ETC. (770-710-6483)
  - B. GWINNETT COUNTY WATER POLLUTION CONTROL - SEWER LINES (678-518-6150)
  - C. GWINNETT COUNTY WATER - WATER LINES (678-518-6150)
  - D. GWINNETT COUNTY FIRE - FIRE CODES (678-518-6129)
  - E. GWINNETT COUNTY ENVIRONMENTAL HEALTH - SEPTIC TANKS (770-963-5132)
  - F. GEORGIA D.O.T. - STATE HIGHWAY IMPROVEMENTS (770-339-2310)

ALL REQUIREMENTS OF THE CITY OF NORCROSS DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED CITY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL IS HEREBY GRANTED OF THIS SITE PLAN AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER CITY REGULATIONS.

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

PROJECT CONTACTS			
<b>ELECTRIC</b> GEORGIA POWER COMPANY 823 JEFFERSON STREET ATLANTA, GA 30318 404.506.4589		<b>NATURAL GAS</b> ATLANTA GAS LIGHT 10 PEACHTREE PLACE ATLANTA, GA 30309 404.391.7561	
<b>TELEPHONE</b> AT&T 706.850.3122		<b>WATER &amp; SEWER</b> ATLANTA GAS LIGHT 10 PEACHTREE PLACE ATLANTA, GA 30309 404.391.7561	
<b>OWNER/DEVELOPER</b> CHRISTIAN BROTHERS AUTOMOTIVE 17725 KATY FREEWAY, SUITE 200 HOUSTON, TX 77094 DAN WEIDNER, P.E. 281.675.6132 dan.weidner@cbac.com	<b>CIVIL ENGINEERING</b> LECRAW ENGINEERING, INC. 3475 CORPORATE WAY, SUITE A DULUTH, GA 30096 678.546.8100 MARK S. LECRAW, P.E. mark.lecraw@lecraweng.com	<b>ARCHITECT</b> STEWART & REINDERSMA ARCHITECTURE 5450 E. HIGH STREET SUITE 200 PHOENIX, AZ 85054 480.515.5123 MONIQUE REINDERSMA	<b>SURVEYOR</b> LECRAW ENGINEERING, INC. 3475 CORPORATE WAY, SUITE A DULUTH, GA 30096 678.546.8100 ART CANNINGTON, RLS
<b>PLANNING &amp; ZONING</b> CITY OF NORCROSS - COMMUNITY DEVELOPMENT 65 LAWRENCEVILLE STREET NORCROSS, GA 30071 678.421.2097 TRACY RYE, AICP		<b>ENGINEERING</b> CITY OF NORCROSS - COMMUNITY DEVELOPMENT 65 LAWRENCEVILLE STREET NORCROSS, GA 30071 678.421.2032 ERICA MADSEN, P.E.	

**PROJECT TEAM:**  
 DRAWN BY: TDD  
 DESIGNED BY: TDD  
 REVIEWED BY: MSL

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

NOT ISSUED FOR CONSTRUCTION

JOB #: 166005  
 DATE: 08/18/2018

COVER  
**C-0.0**

PREPARED IN THE OFFICE OF:  
**LECRAW ENGINEERING**  
 3475 CORPORATE WAY, SUITE A  
 DULUTH, GA 30096  
 PHONE - 678.546.8100  
 FAX - 770.441.0288  
 WWW.LECRAWENGINEERING.COM  
 PER02078

CLIENT:  
**CHRISTIAN BROTHERS AUTOMOTIVE**  
 17725 KATY FREEWAY - SUITE 200 - HOUSTON, TX 77094

PROJECT:  
**CHRISTIAN BROTHERS AUTOMOTIVE - NORCROSS**  
 5650 PEACHTREE INDUSTRIAL BLVD  
 LAND LOT 272, DISTRICT 6, PARCEL 6272 327  
 NORCROSS, GWINNETT COUNTY, GA

SEAL:

DESIGN TEAM:  
 DRAWN BY: TDD  
 DESIGNED BY: TDD  
 REVIEWED BY: MSL

NOT ISSUED FOR CONSTRUCTION

JOB #: 166005  
 DATE: 08/18/2018

COVER  
**C-0.0**

Drawing Name: L166005 - Christian Brothers Automotive - Norcross\_GA/CADD/CONSTR/166005-00 - COVER.dwg  
 COVER Nov 28, 2018 2:40pm by: Normat.dlg