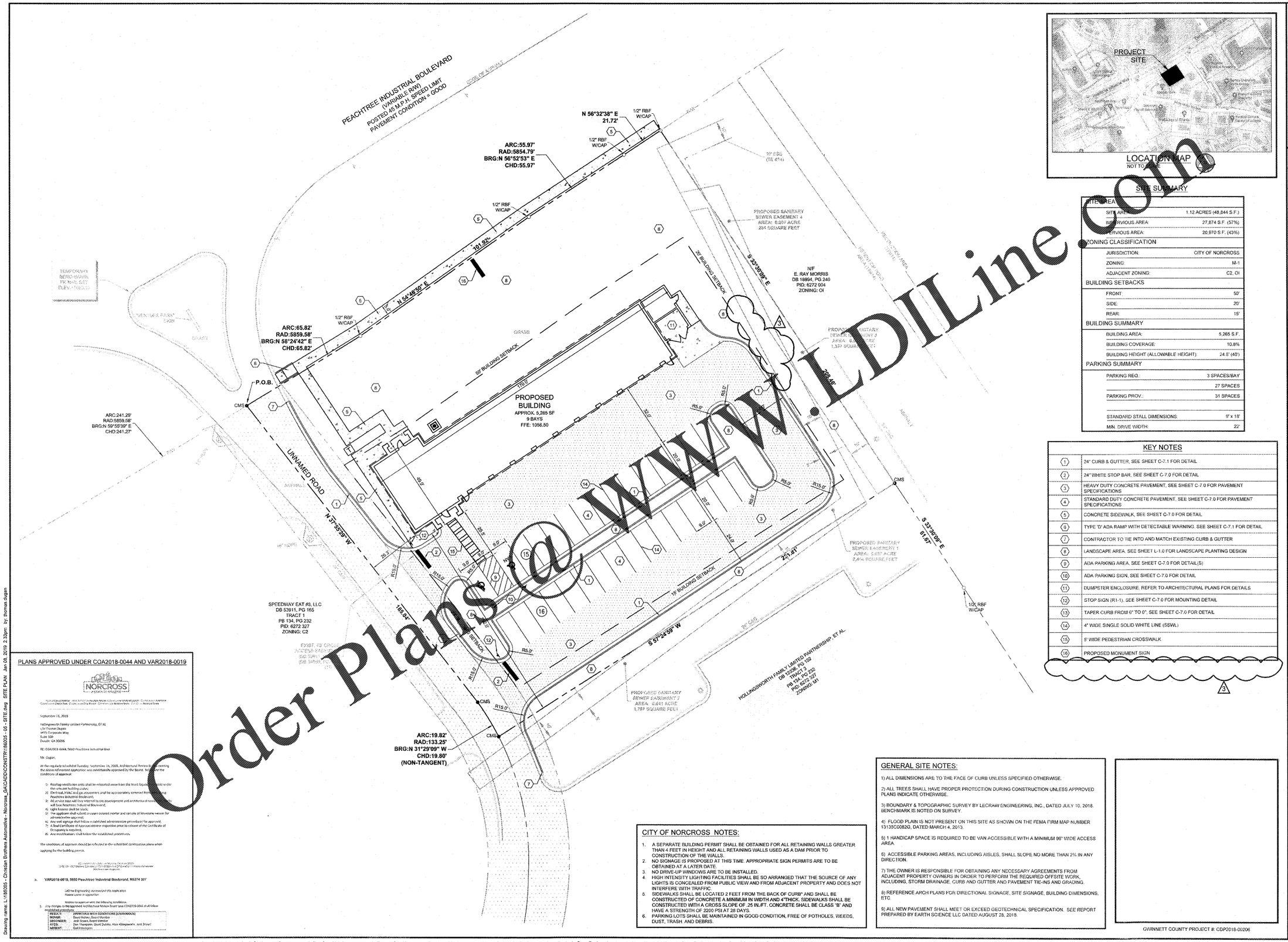

Order Plans @ WWW.LDILine.com

LOCATION MAP
NOT TO SCALE

SITE SUMMARY

SITE AREA	
SITE AREA:	1.12 ACRES (48,844 S.F.)
IMPERVIOUS AREA:	27,874 S.F. (57%)
PERVIOUS AREA:	20,970 S.F. (43%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF NORCROSS
ZONING:	M-1
ADJACENT ZONING:	C2, OI
BUILDING SETBACKS	
FRONT:	50'
SIDE:	20'
REAR:	15'
BUILDING SUMMARY	
BUILDING AREA:	5,265 S.F.
BUILDING COVERAGE:	10.8%
BUILDING HEIGHT (ALLOWABLE HEIGHT):	24.5' (40')
PARKING SUMMARY	
PARKING REQ.:	3 SPACES/BAY
	27 SPACES
PARKING PROV.:	31 SPACES
STANDARD STALL DIMENSIONS:	9' x 18'
MIN. DRIVE WIDTH:	22'

KEY NOTES

1	24" CURB & GUTTER, SEE SHEET C-7.1 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-7.0 FOR DETAIL
3	HEAVY DUTY CONCRETE PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY CONCRETE PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE SHEET C-7.0 FOR DETAIL
6	TYPE 'D' ADA RAMP WITH DETECTABLE WARNING. SEE SHEET C-7.1 FOR DETAIL
7	CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER
8	LANDSCAPE AREA. SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
9	ADA PARKING AREA. SEE SHEET C-7.0 FOR DETAIL(S)
10	ADA PARKING SIGN, SEE SHEET C-7.0 FOR DETAIL
11	DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	STOP SIGN (R1-1). SEE SHEET C-7.0 FOR MOUNTING DETAIL
13	TAPER CURB FROM 6" TO 0", SEE SHEET C-7.0 FOR DETAIL
14	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
15	5' WIDE PEDESTRIAN CROSSWALK
16	PROPOSED MONUMENT SIGN

PLANS APPROVED UNDER COA2018-0044 AND VAR2018-0019

NORCROSS

September 13, 2018

Hollingsworth Family Limited Partnership, ET AL
c/o Thomas Dugan
3475 Corporate Way
Suite 100
Duluth, GA 30096

RE: COA2018-0044, 5650 Peachtree Industrial Blvd

Mr. Dugan,

At the regularly scheduled Tuesday, September 11, 2018, Architectural Review Board meeting the above referenced application was conditionally approved by the Board, subject to the conditions of approval:

1) Rooftop ventilation units shall be relocated away from the front façade and/or be screened from view.
2) Electrical, HVAC and gas equipment shall be appropriately screened from view.
3) All service trays will face internal to the development and architectural renderings will face Peachtree Industrial Boulevard.
4) Light fixtures shall be black.
5) The applicant shall submit a cream colored mortar and sample of limestone veneer for administrative approval.
6) Any wall signage shall follow established administrative procedures for approval.
7) A final Certificate of Appropriateness inspection prior to release of the Certificate of Occupancy is required.
8) Any modifications shall follow the established procedures.

The conditions of approval should be reflected in the submitted construction plans when applying for the building permits.

b. **VAR2018-0019, 5650 Peachtree Industrial Boulevard, R6274 327**

LeCraw Engineering represented this application.
Noone came in opposition.
Motion to approve with the following conditions.

1. Any changes to the approved Architectural Review Board case COA2018-0044 shall follow established procedures.

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Jeff Brown, Board Member
SECONDER:	Jack Graves, Board Member
AYES:	Don Thompson, David Dubois, Alan Kilpatrick, Jeff Brown
ABSENT:	Gail Hennigan

CITY OF NORCROSS NOTES:

1. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.
2. NO SIGNAGE IS PROPOSED AT THIS TIME. APPROPRIATE SIGN PERMITS ARE TO BE OBTAINED AT A LATER DATE.
3. NO DRIVE-UP WINDOWS ARE TO BE INSTALLED.
4. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHTS IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
5. SIDEWALKS SHALL BE LOCATED 2 FEET FROM THE BACK OF CURB* AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM IN WIDTH AND 4"THICK. SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE OF .25 IN./FT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
6. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH, AND DEBRIS.

GENERAL SITE NOTES:

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY LECRAW ENGINEERING, INC., DATED JULY 10, 2018. BENCHMARK IS NOTED ON SURVEY.

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

5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY EARTH SCIENCE LLC DATED AUGUST 28, 2018.

GWINNETT COUNTY PROJECT #: CDP2018-00206

PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING
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SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0228
WWW.LECRAWENGINEERING.COM
PE#000769

REV #	DATE	DRAWN / CHECKED BY:
3	5/08/2019	TDD / MSL
2	1/28/2019	TDD / MSL
1	NORCROSS, DGMR, AND SSWC COMMENT REVISIONS	

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:

GEORGIA REGISTERED No. 30828 PROFESSIONAL ENGINEER
1/8/19
MARK S. LECRAW

DESIGN TEAM:

DRAWN BY:	TDD
DESIGNED BY:	TDD
REVIEWED BY	MSL

Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW
0' 10' 20' 40'
SCALE: 1"=20'

JOB #	186005
DATE:	08/18/2018

SITE PLAN
C-3.0

Drawing name: L:\186005 - Christian Brothers Automotive - Norcross_GA\CADD\CONSTR\186005 - GS - SITE PLAN Jan 08, 2019 2:33pm by: thomas dugan

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