

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF LOGANVILLE REGULATIONS AND CODES AND D.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DISTURBED AREAS ARE TO RECEIVE SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - THERE ARE EXISTING STRUCTURES TO BE REMOVED. CONTACT ENGINEER IF ANY STRUCTURES ARE FOUND NOT SHOWN ON THESE PLANS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE IS CURRENTLY ZONED PLANNED UNIT DEVELOPMENT L-1.
 - SITE HAS NO EXISTING OR PREVIOUSLY EXISTING LANDFILLS AND NO PROPOSED ON-SITE BURIAL PITS.
 - THERE ARE NO CEMETERIES LOCATED ON THE SITE.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN SURVEY BY ACCESS CONSULTANTS, DATED JUNE 19, 2024.
 - WATER AND SEWER SERVICE PROVIDED BY CITY OF LOGANVILLE.
 - HANDICAP RAMPS REQUIRED AT ALL SIDEWALK CROSSINGS.
 - NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION ON ROADS IN CITY OF LOGANVILLE. DOES NOT CONSTITUTE APPROVAL OF ANY CITY OF LOGANVILLE APPROVAL OF THESE PLANS BY GEORGIA DOT.
 - WORK OR DRIVEWAY LOCATION IN STATE RIGHTS-OF-WAY WITHOUT APPROVAL OF GEORGIA DOT.
 - WATER METER(S) MUST BE LOCATED WITHIN THE RIGHT-OF-WAY. A BACKFLOW PREVENTER DEVICE IS REQUIRED TO BE INSTALLED (IF NOT CURRENTLY EXISTING) ON EACH DOMESTIC FIRE SERVICE, AND ANY OTHER TYPE OF WATER SERVICE CONNECTION.
 - NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRELINES. ALL FIRELINES ARE TO BE INSPECTED PRIOR TO COVERING.
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 - NO STREET/PARKING LOT LIGHTING BEING PROPOSED IN THE SCOPE OF THIS WORK. LIGHTING TO BE DESIGN AND INSTALL BY POWER PROVIDER.
 - MATERIALS FOR FACINGS, WITHIN ANY CH DISTRICT ALL BUILDING AND STRUCTURE FACES MUST BE FINISHED WITH GLASS, METAL COMPOSITE MATERIALS, WOOD, CERAMICS, OR MASONRY EXCEPT FOR INCIDENTAL METAL TRIM (NON-MCM) AND MUST EXTEND DOWN EACH SIDE 20 FEET TOWARD THE REAR OF BUILDING.

- NOTES:**
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
 - ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
 - ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
 - NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
 - ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR ONE YEAR AFTER THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

SITE ANALYSIS

TOTAL BUILDING	7,492 S.F.
OFFICE	2,492 S.F.
WAREHOUSES	5,000 S.F.
ZONED	L-1
TOTAL AREA	2.97 AC.
PARKING CALCULATION	
1 SP. / 200 S.F. / OFFICE	13 SPACES
PLUS 3 PER OPERATOR.	3 SPACES
4 SP. / 5,000 S.F. / WAREHOUSES	4 SPACES
1 SP. / EMPLOYEE X 8 EMPLOYEES	8 SPACES
TOTAL REQUIRED	28 SPACES
TOTAL PROVIDED	19 SPACES
H.C. SPACES REQ.	
1 H.C. SP. / 25 SP.	
H.C. SPACES REQUIRED	1 SPACES
H.C. SPACES PROVIDED	2 SPACES

SITE PLAN KEYED NOTES

- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C.
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
- (C) ACCESSIBLE RAMP.
- (D) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEER C-5-2
- (D) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEER C-5-2
- (E) 8" X 30" X 14" DIMENSIONS CONCRETE CURB AND GUTTER.
- (F) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (G) CONCRETE DUMPSTER PAD.
- (H) 6" CONCRETE SIDEWALK
- (I) HANDICAP SIGN. SEE DETAIL SHEET.
- (J) 4" CONCRETE FLUME
- (K) 6" RIBBON CURB
- (L) TIE INTO EX. SIDEWALK
- (M) 5" CONCRETE SIDEWALK

PLANT LIST

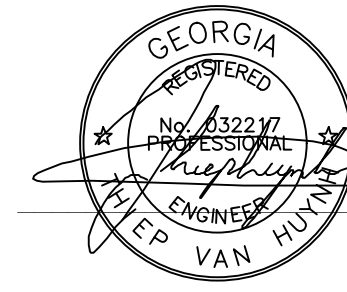
QTY.	COMMON NAME	SIZE	UNITS	TOTAL UNITS
3	WILLOW OAK	2" CALIPER	0.4	1.2
6	RED BUD	2" CALIPER	0.4	2.4
22	INDIAN HAWTHORN	3 GAL.		
6	KNOCK OUT ROSE	3 GAL.		
TOTAL UNITS			3.6	

TREE LEGEND

- RED BUD REQUIRED 6' TALL AT TIME OF PLANTING
 - WILLOW OAK REQUIRED 6' TALL AT TIME OF PLANTING
 - SHRUBS**
 - INDIAN HAWTHORN
 - AZELEA
 - KNOCK OUT ROSE
- PROPOSED TREES ARE NOT TO SCALE

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING MINOR THOROUGHFARE IS 35 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF 390 FEET TO THE LEFT, AND 390 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL PROVIDE CLEAR VISIBILITY OF AN OBJECT 4 FEET ABOVE THE INTERSECTING STREET VIEWED FROM THE CENTERLINE OF THE DRIVEWAY AT THE RIGHT-OF-WAY LINE OF THE INTERSECTING STREET, AT A HEIGHT OF 3.5 FEET ABOVE THE GROUND.



DATE: 11-03-25

Note: Any requests for an open road cut and/or lane closure shall need to begin with an email to DOTCommunityRelations@gwinnettdot.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 reinstated or replaced. All signs must be reinstated to the standards in the Manual on Uniform Traffic Control Devices (MUTCD).

REQUIRED OPEN SPACE

FRONTAGE:
10' LANDSCAPE STRIP REQUIRED ALONG 238.04' OF FRONTAGE.
LESS 34.05' FOR ACCESS DRIVEWAY.
=203.99' X 10' = 2,039.9 S.F.

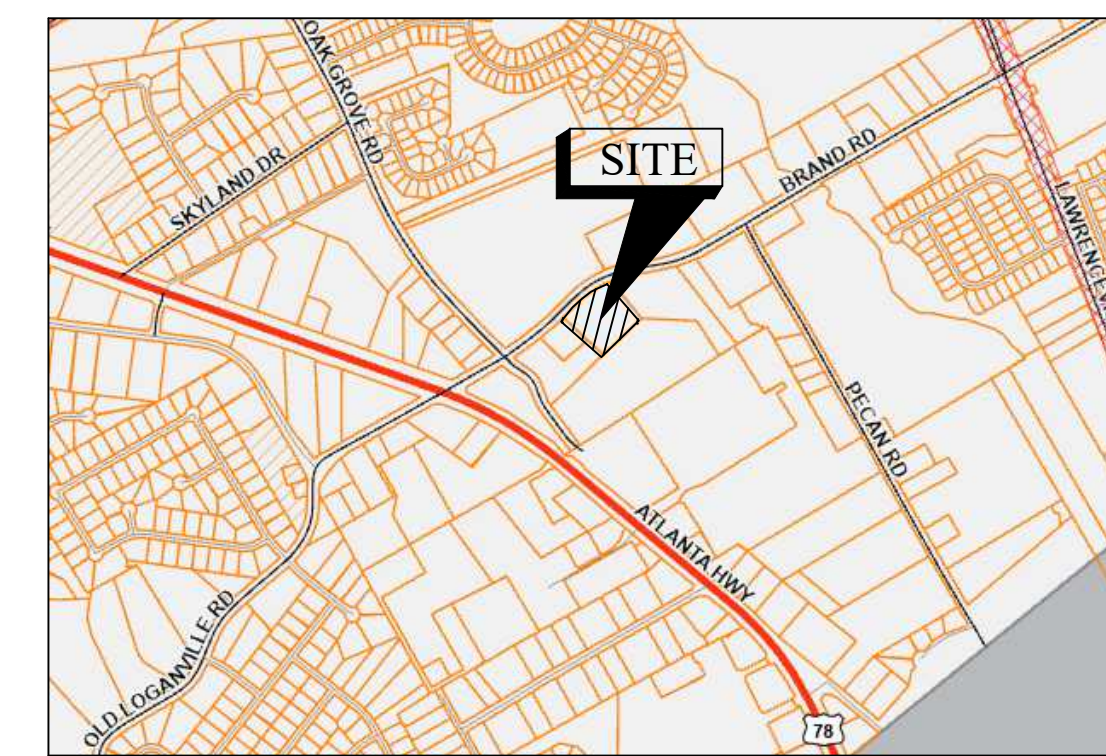
INTERIOR LANDSCAPING:
PROPOSED 27 PARKING SPACE AND DRIVEWAY = 29,474 SF
REQUIRED 2% OF PARKING LOT BE LANDSCAPED = 29,474SF X .02 = 589.48 SF

TOTAL OPEN SPACE REQUIRED = 2,629.38 S.F.
TOTAL OPEN SPACE PROVIDED = 88,183 SF
TOTAL TREES REQUIRED = 2,629.38 S.F. /500 TREE/SF= 5.26 TREES
TOTAL TREES PROVIDED = 9 TREES

TOTAL SITE AREA = 2.97 ACRES
TOTAL DISTURBED AREA = 1.68 ACRES
THERE ARE STATE WATERS ON OR WITHIN 200' OF THIS SITE.
THERE ARE NWI WETLAND ON SITE. LIMIT SHOWN

NOTES: NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13155C01337, DATE SEPT. 29, 2006. LIMIT SHOWN

NOTES:
1. ALL CURB AND GUTTER SHALL HAVE AT MINIMUM 3" GAB INSTALLED UNDER CURB AND GUTTER PER ARTICLE 6.11.6 OF THE DEVELOPMENT REGULATIONS.
2. CONCRETE CURBING SHALL BE CLASS "A" AND HAVE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS".

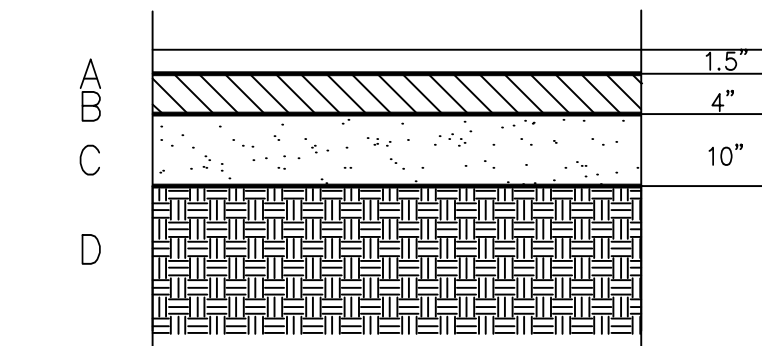


VICINITY MAP N.T.S.

PAVEMENT LEGEND

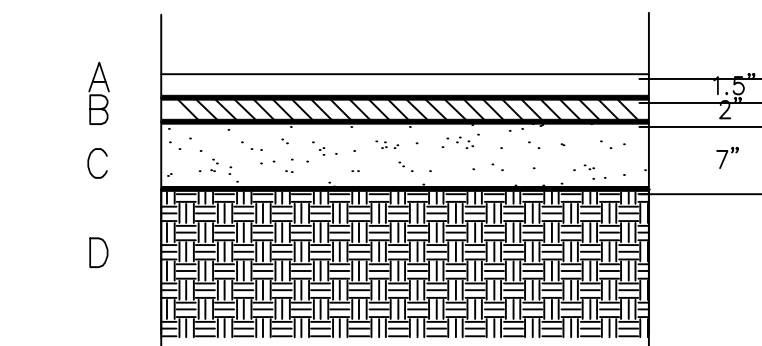
- (Symbol) TYPE I PAVEMENT
- (Symbol) TYPE II PAVEMENT
- (Symbol) 4" CONCRETE

- A. 1.5 INCH TYPE II 9.5MM SUPERPAVE
- B. 4 INCH OF 25MM SUPERPAVE
- C. 10.0 INCHES OF G.A.B.
- D. STABILIZED SUBGRADE RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 95% OF ASTM D 698 DENSITY



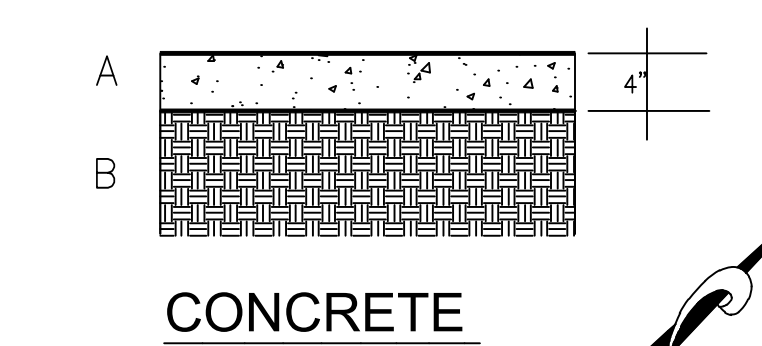
TYPE I PAVEMENT

- A. 1.5" SUPERPAVE WEARING COURSE
- B. 2" 19MM SUPERPAVE
- C. 7.0 INCHES OF GRAVEL AGGREGATE BASE
- D. STABILIZED SUBGRADE RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 95% OF ASTM D 698 DENSITY

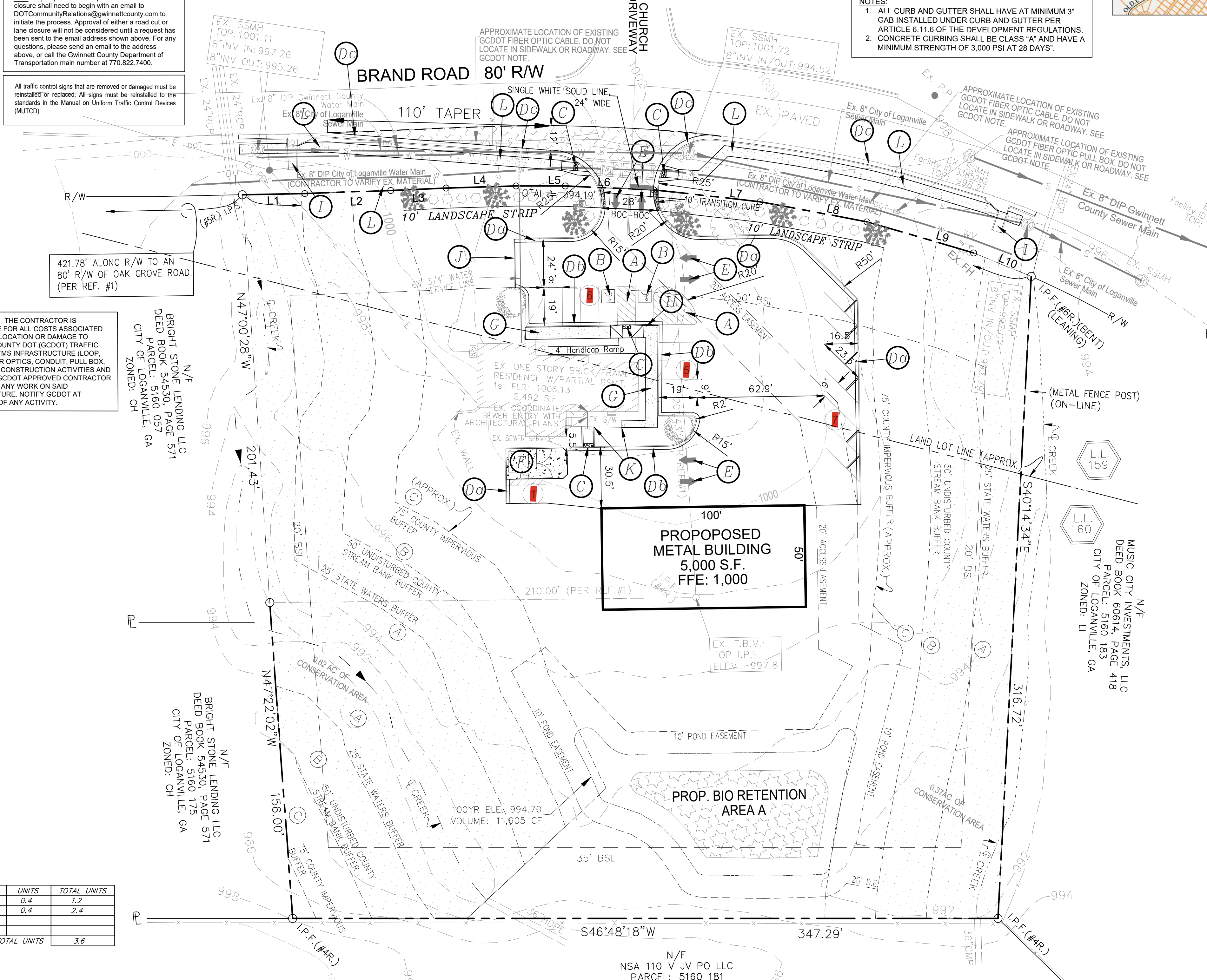
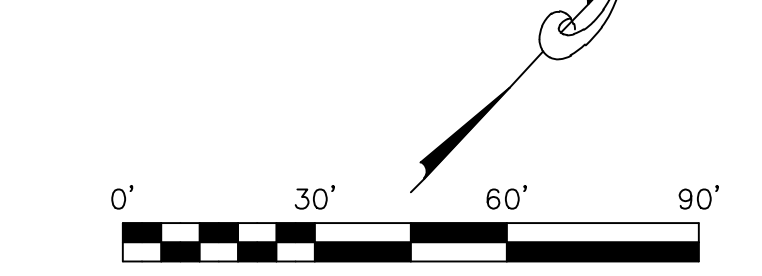


TYPE II PAVEMENT

- A. 4.0 INCH CONCRETE W/ FIBER MESH
- B. STABILIZED SUBGRADE RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 100% STD. PROCTOR



CONCRETE



ROAD TRAVERSE TABLE

COURSE	BEARING	DISTANCE
L1	N45°36'48"E	30.79'
L2	N44°49'14"E	42.26'
L3	N44°15'55"E	27.33'
L4	N45°00'21"E	34.36'
L5	N47°06'28"E	24.25'
L6	N49°14'26"E	43.64'
L7	N53°10'40"E	52.67'
L8	N57°25'43"E	53.61'
L9	N63°03'08"E	54.66'
L10	N69°11'04"E	30.62'

- STREAM BANK BUFFERS: (APPROX. LOCATION)**
- (A) - 25' STATE WATERS BUFFER (FROM TOP OF BANK)
 - (B) - 50' UNDISTURBED COUNTY STREAM BANK BUFFER (FROM TOP OF BANK)
 - (C) - 75' COUNTY IMPERVIOUS BUFFER (FROM TOP OF BANK)

NOTE: BEFORE ANY PLANNING OR DESIGN OCCURS, THE TOP OF BOTH CREEK BANKS SHOULD TO BE LOCATED FOR DESIGN MAPPING AND MARKED ON THE GROUND. CENTERLINE CREEK LOCATIONS BASED ON FIELD OBSERVATIONS AND LIDAR TOPOGRAPHY.

GEORGIA811
www.Georgia811.com

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SITE/LANDSCAPE PLAN

PROPOSED EMPIRE ROOFING & RESTORATION LOGANVILLE FACILITY

PARCEL: R5160 059
LAND LOT: 159 & 160
DISTRICT: 6TH
520 BRAND RD.
CITY OF LOGANVILLE, GA 30052

DATE: 04/10/2025
SCALE: 1" = 30'

OWNER/PERMITTEE

EMPIRE ROOFING & RESTORATION
3476 PALMER DR.
LOGANVILLE, GA 30052
JUAN RAMON
678-462-5182
juan@myempireroofing.com

24 HOUR - EMERGENCY CONTACT
JUAN RAMON
678-462-5182
juan@myempireroofing.com

REVISIONS

NO.	DATE	DESCRIPTION
2	9/22/25	CITY COMMENTS
3	1/22/26	CITY AND COUNTY COMMENTS
4	3/4/26	CITY COMMENTS
5	3/26/26	REVISE WATER SERV FOR METAL BLDG

Job No. 25-002
C-1.3