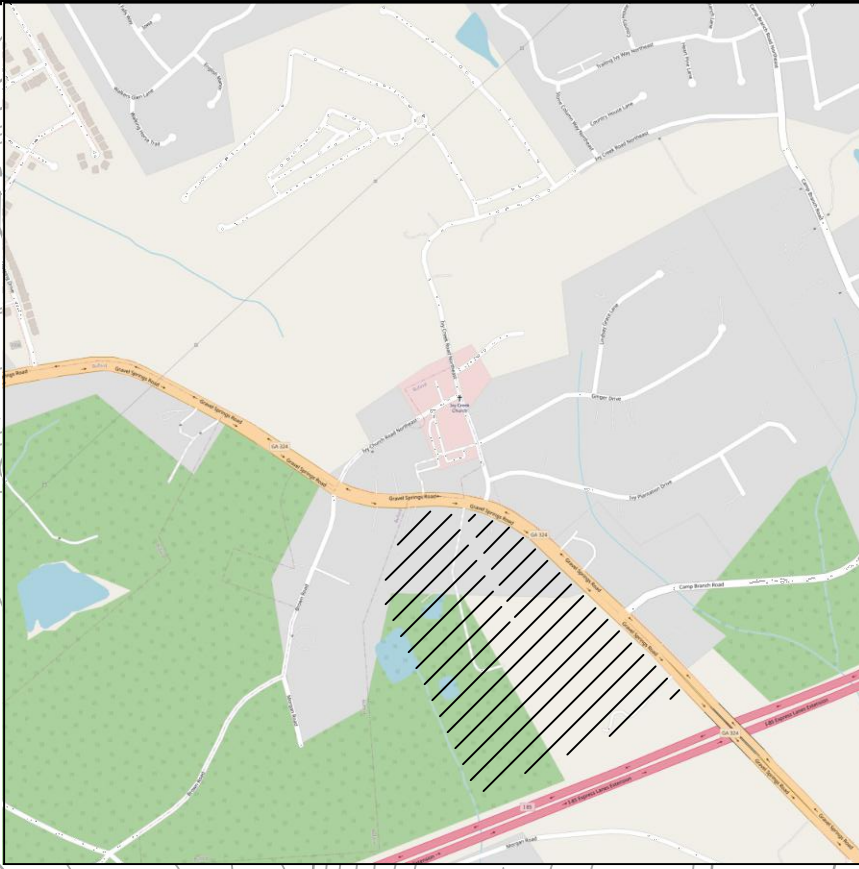
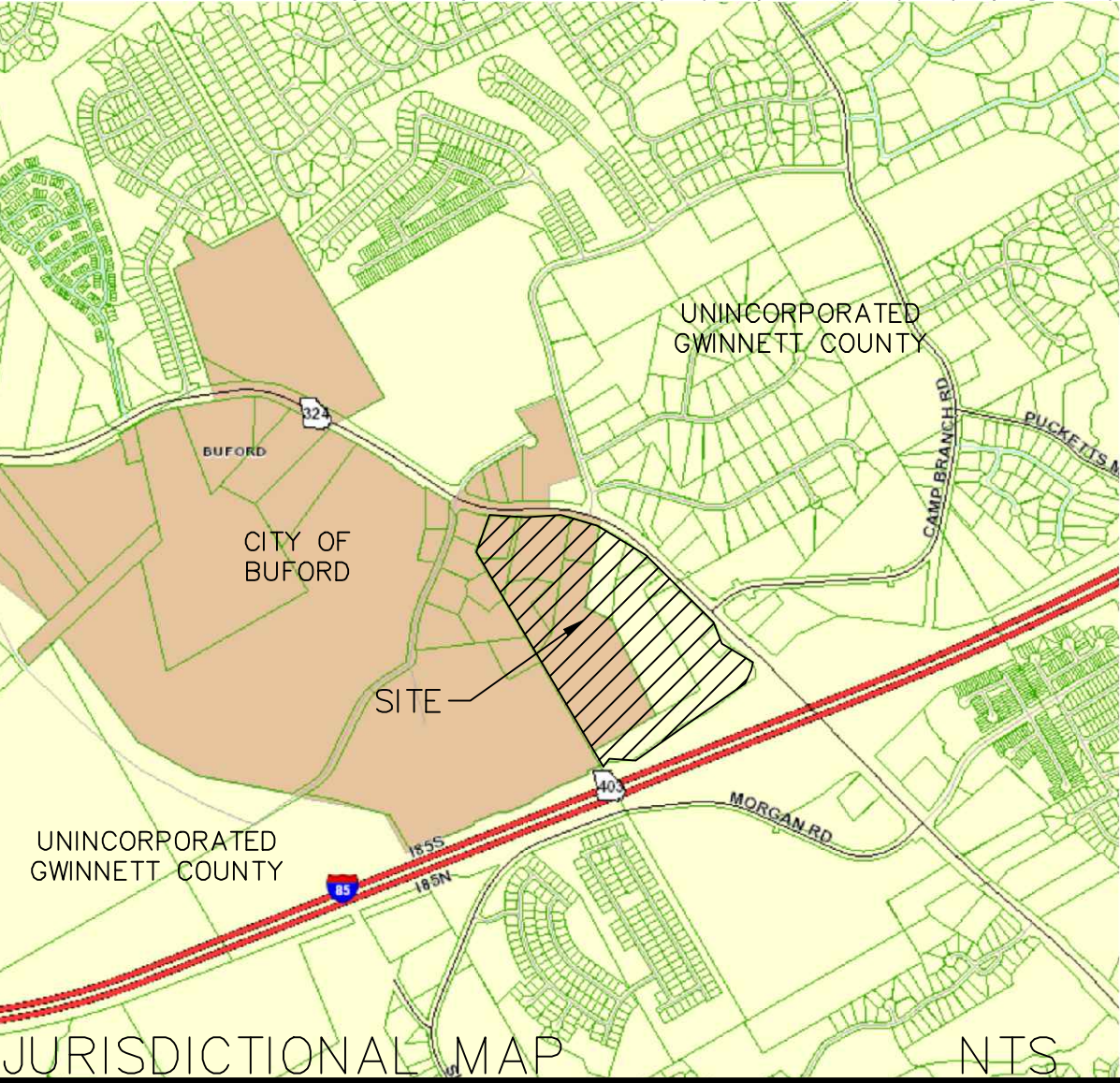
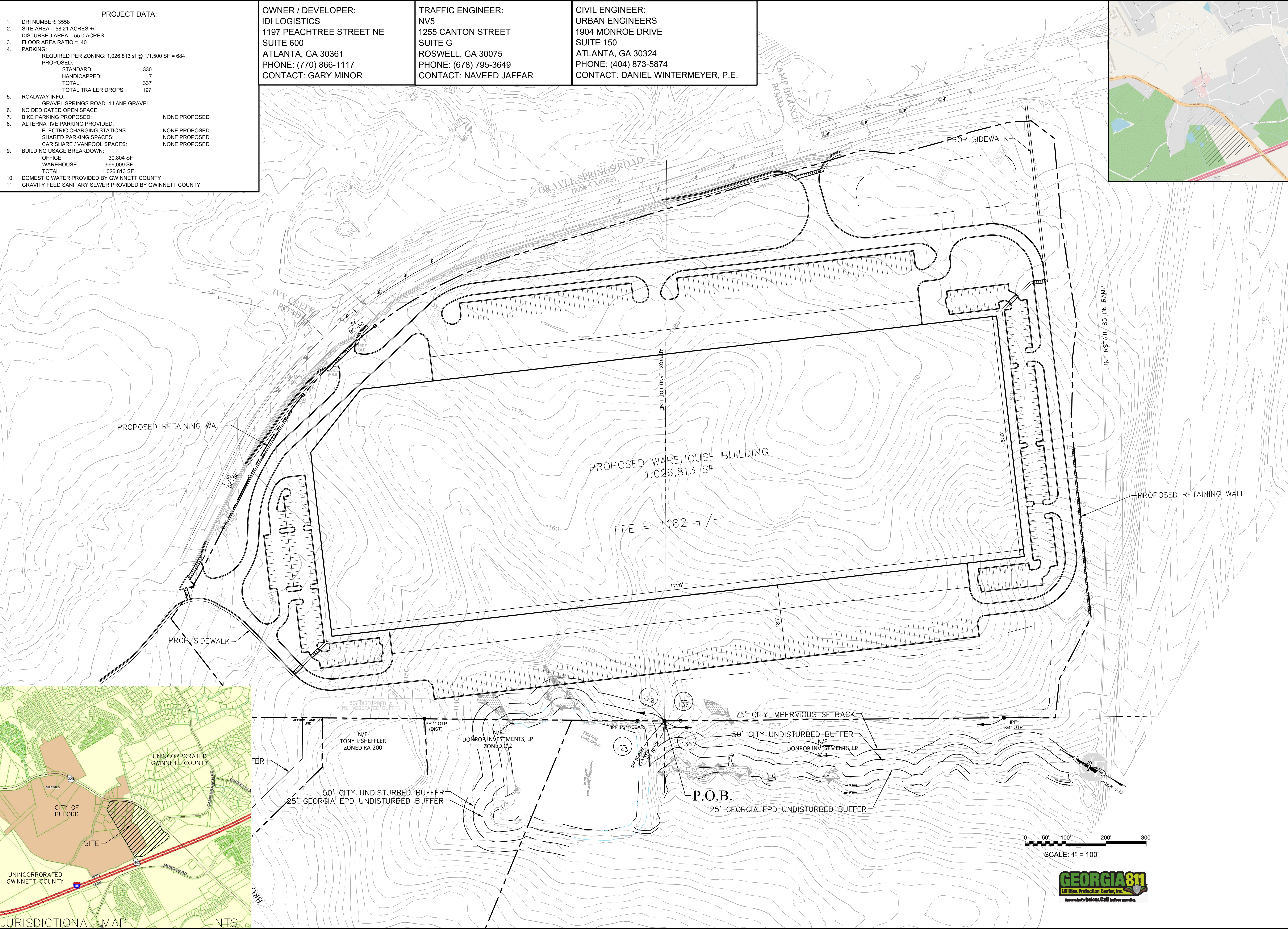


PROJECT DATA:		
1.	DRI NUMBER: 3558	
2.	SITE AREA = 58.21 ACRES +/-	
3.	DISTURBED AREA = 55.0 ACRES	
4.	FLOOR AREA RATIO = .40	
5.	PARKING:	
	REQUIRED PER ZONING: 1,026,813 sf @ 1/1,500 SF = 684	
	PROPOSED:	
	STANDARD:	330
	HANDICAPPED:	7
	TOTAL:	337
	TOTAL TRAILER DROPS:	197
6.	ROADWAY INFO:	
	GRAVEL SPRINGS ROAD: 4 LANE GRAVEL	
7.	NO DEDICATED OPEN SPACE	
8.	BIKE PARKING PROPOSED:	NONE PROPOSED
9.	ALTERNATIVE PARKING PROVIDED:	NONE PROPOSED
	ELECTRIC CHARGING STATIONS:	NONE PROPOSED
	SHARED PARKING SPACES:	NONE PROPOSED
	CAR SHARE / VANPOOL SPACES:	NONE PROPOSED
10.	BUILDING USAGE BREAKDOWN:	
	OFFICE:	30,804 SF
	WAREHOUSE:	996,009 SF
	TOTAL:	1,026,813 SF
11.	DOMESTIC WATER PROVIDED BY GWINNETT COUNTY	
	GRAVITY FEED SANITARY SEWER PROVIDED BY GWINNETT COUNTY	

OWNER / DEVELOPER:
IDI LOGISTICS
1197 PEACHTREE STREET NE
SUITE 600
ATLANTA, GA 30361
PHONE: (770) 866-1117
CONTACT: GARY MINOR

TRAFFIC ENGINEER:
NV5
1255 CANTON STREET
SUITE G
ROSWELL, GA 30075
PHONE: (678) 795-3649
CONTACT: NAVEED JAFFAR

CIVIL ENGINEER:
URBAN ENGINEERS
1904 MONROE DRIVE
SUITE 150
ATLANTA, GA 30324
PHONE: (404) 873-5874
CONTACT: DANIEL WINTERMEYER, P.E.



GEORGIA REGISTERED PROFESSIONAL ENGINEER DANIEL WINTERMEYER, P.E. 4/11/2022

Urban Engineers, Inc.

1904 MONROE DRIVE, N.E., SUITE 150
ATLANTA, GEORGIA 30324
PHONE: (404) 873-5874
www.urbanengineers.net

REVISIONS

DATE	Δ	DESCRIPTION
02/10/2022	1	REVISED LAYOUT AFTER DRI MEETING REVIEW
02/21/2022	2	ADDED SIDEWALKS
03/15/2022	3	ADDED LEFT TURN STORAGE LANES
03/25/2022	4	FIXED MISSING SIDEWALK
04/11/2022	5	ADDED CROSSWALKS ON GRAVEL SPRINGS ROAD

DRI SITE PLAN

IDI
GRAVEL SPRINGS ROAD
BUFORD, GA

PROJECT No. 22105-6

LAND LOT(S): 137 & 142

DISTRICT: 5TH

COUNTY: GWINNETT

SCALE: 1"=100'

DATE: 01/27/2022

DRAWING No.:

C-3.0

PROJECT DATA:

1. DRI NUMBER: 3558

2. SITE AREA = 58.21 ACRES +/-

3. DISTURBED AREA = 55.0 ACRES

4. FLOOR AREA RATIO = 40

5. PARKING:

REQUIRED PER ZONING: 1,026,813 sf @ 1/1,500 SF = 684

PROPOSED:

STANDARD: 330

HANDICAPPED: 7

TOTAL: 337

TOTAL TRAILER DROPS: 197

6. ROADWAY INFO:

GRAVEL SPRINGS ROAD: 4 LANE GRAVEL

7. NO DEDICATED OPEN SPACE

8. BIKE PARKING PROPOSED:

9. ALTERNATIVE PARKING PROVIDED: NONE PROPOSED

10. ELECTRIC CHARGING STATIONS: NONE PROPOSED

11. SHARED PARKING SPACES: NONE PROPOSED

12. CAR SHARE / VANPOOL SPACES: NONE PROPOSED

9. BUILDING USAGE BREAKDOWN:

OFFICE: 30,804 SF

WAREHOUSE: 996,009 SF

TOTAL: 1,026,813 SF

10. DOMESTIC WATER PROVIDED BY GWINNETT COUNTY

11. GRAVITY FEED SANITARY SEWER PROVIDED BY GWINNETT COUNTY

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The main site plan illustrates the proposed warehouse building, measuring 1,026,813 SF with a finished floor elevation (FFE) of 1162 +/- feet. The building is surrounded by parking areas and is bordered by Gravel Springs Rd to the north and east, and Ivy Creek Rd to the west. A proposed retaining wall is shown along the western boundary. The plan also indicates various setbacks, including a 75-foot city impervious setback and a 50-foot city undisturbed buffer. Utility lines and easements are marked, and the site is situated within a larger context of surrounding roads and land use.

The jurisdictional map provides a regional overview, showing the site's location within the City of Buford and its proximity to the City of Gwinnett County. It highlights the site's position relative to major roads like Peachtree Road and the intersection of Gravel Springs Road and Ivy Creek Road. The map also shows the site's proximity to the Georgia EPD undisturbed buffer and the city's impervious setback.

An inset map in the top right corner shows the site's location within the larger regional context, highlighting its proximity to major roads and the city of Buford. The map uses color coding to distinguish between different land use types and the site's boundary.

GEORGIA REGISTERED PROFESSIONAL ENGINEER DANIEL WINTERMEYER, P.E. 4/11/2022

Urban Engineers, Inc. 1904 MONROE DRIVE, N.E., SUITE 150 ATLANTA, GEORGIA 30324 PHONE: (404) 873-5874 www.urbanengineers.net

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DRI SITE PLAN

IDI

GRAVEL SPRINGS ROAD

BUFORD, GA

PROJECT No. 22105-6

LAND LOT(S): 137 & 142

DISTRICT: 5TH

COUNTY: GWINNETT

SCALE: 1"=100'

DATE: 01/27/2022

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