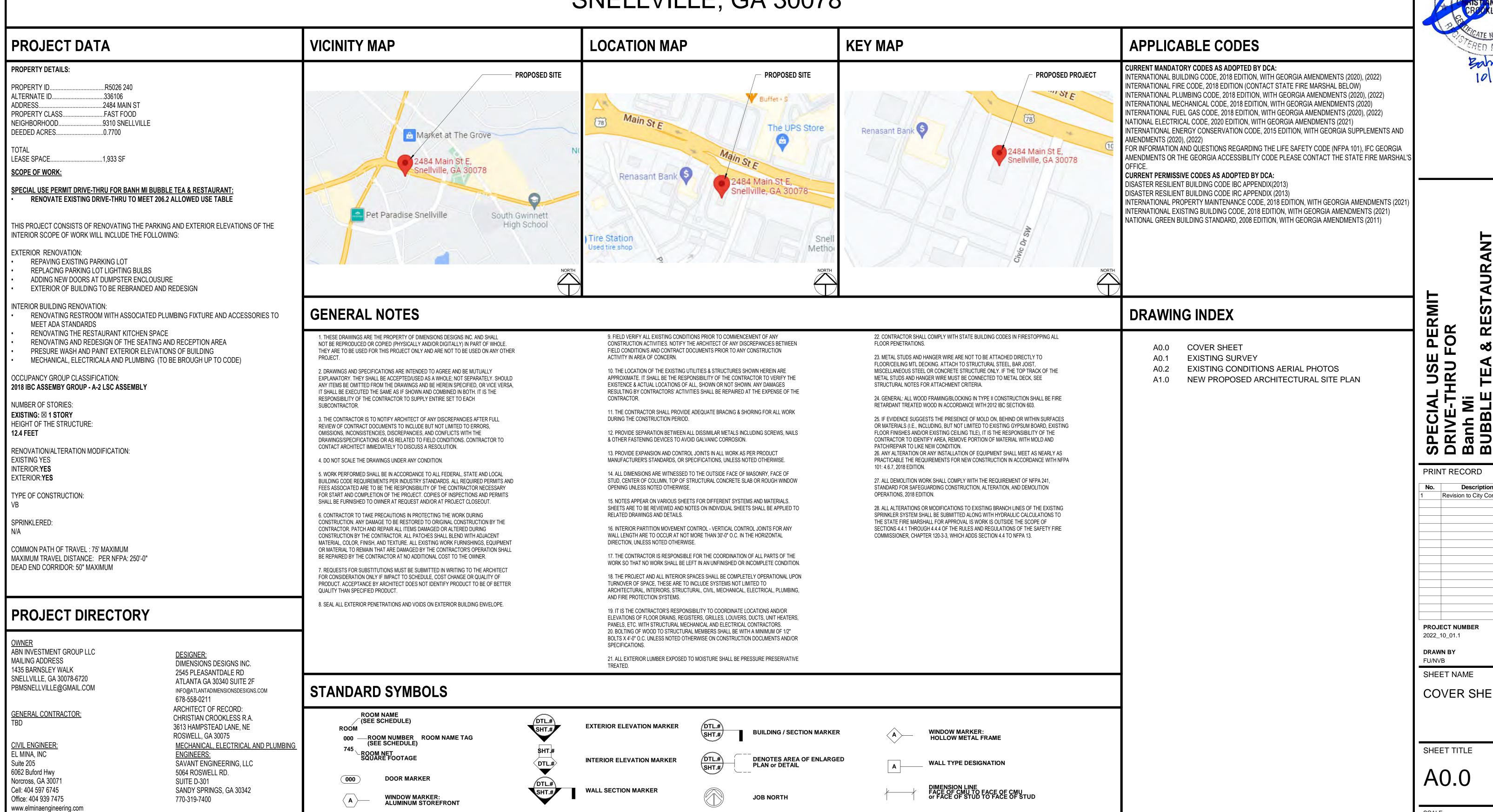
## SPECIAL USE PERMIT **DRIVE-THRU**

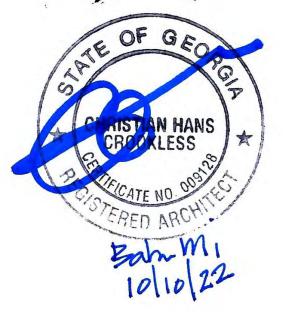
### **FOR BANH MI BUBBLE TEA & RESTAURANT**

2484 MAIN ST SNELLVILLE, GA 30078





CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THIS



## 0

PRINT RECORD Description

Revision to City Comments 4-9-2021

10-11-2022

**CHECKED BY** 

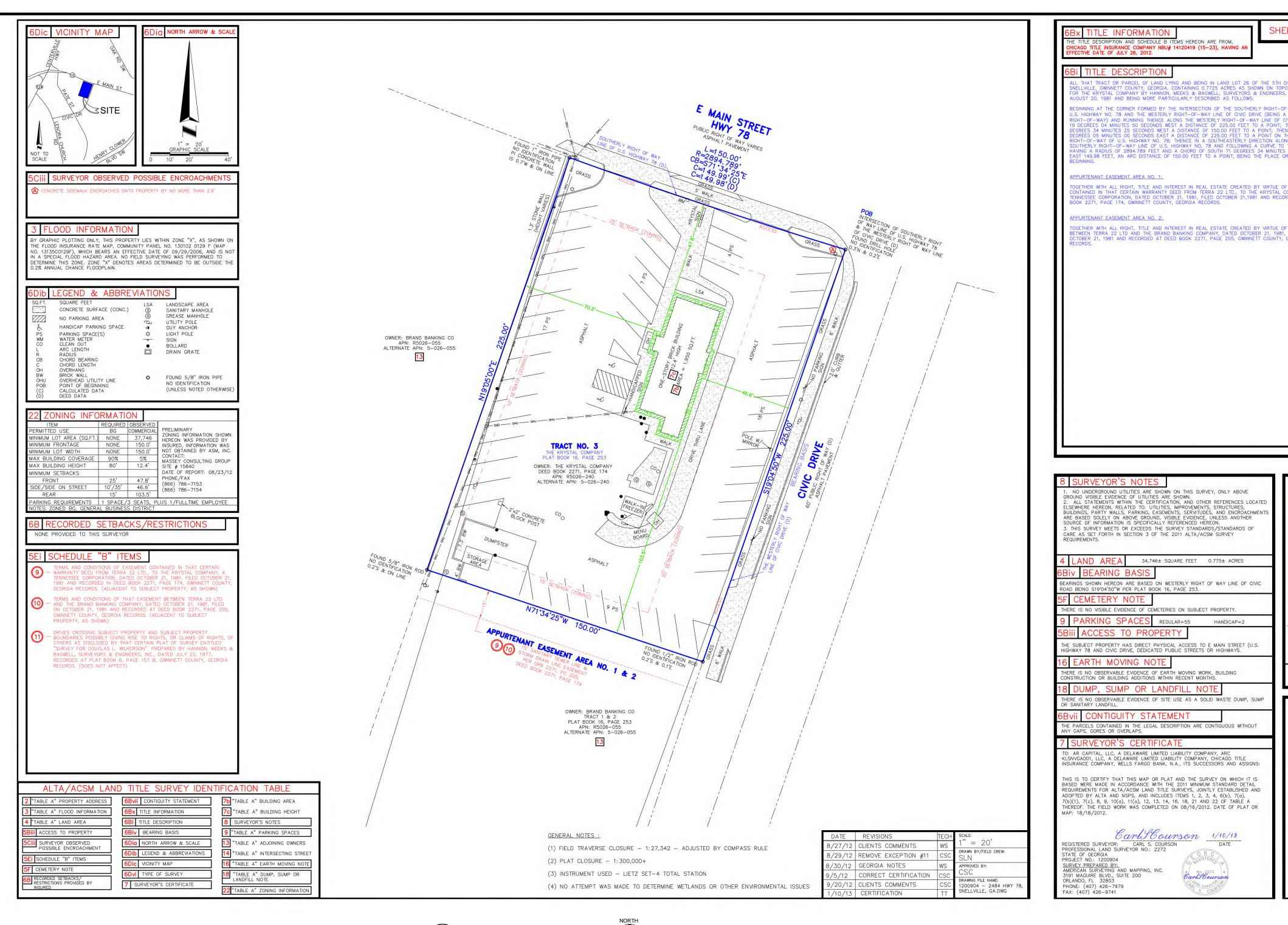
**PROJECT NUMBER** 2022\_10\_01.1

**DRAWN BY** FU/NVB

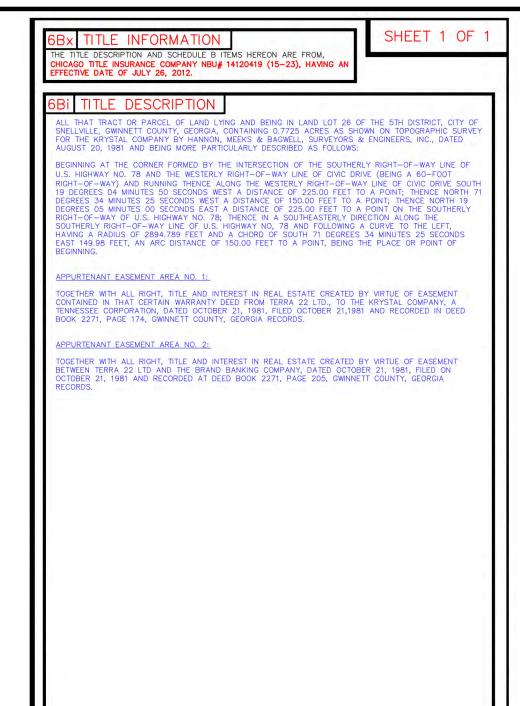
SHEET NAME

**COVER SHEET** 

SHEET TITLE







8 SURVEYOR'S NOTES	<b>∠</b> ≤
1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.  2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. 3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.	LE SURVE
4 LAND AREA 34,746± SQUARE FEET 0.775± ACRES	NAA)
6BIV BEARING BASIS  BEARINGS SHOWN HEREON ARE BASED ON WESTERLY RIGHT OF WAY LINE OF CIVIC ROAD BEING S19'04'50"W PER PLAT BOOK 16, PAGE 253.	CSM LAND OF KRYSTAL 2484 HIGHWAY
5F CEMETERY NOTE  THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.	NS X X X X X X X X X X X X X X X X X X X
9 PARKING SPACES REGULAR=55 HANDICAP=2	AC AC
5Biii ACCESS TO PROPERTY	8
THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO E MAIN STREET (U.S. HIGHWAY 78 AND CIVIC DRIVE, DEDICATED PUBLIC STREETS OR HIGHWAYS.	NLT/
16 EARTH MOVING NOTE	Z
THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.	6Dvi GWII
18 DUMP, SUMP OR LANDFILL NOTE	
THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.	7 () (i
6Bvii CONTIGUITY STATEMENT	
THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.	22 = 100 moor
7 SURVEYOR'S CERTIFICATE	ORATE
TO: AR CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ARC KLSNVGAOO1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, WELLS FARGO BANK, N.A., ITS SUCCESSORS AND ASSIGNS:	RVEYIN TAPPING IN ORLANDO, FLORIDA 32803 WW.ASMCORPORATE.COM
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 12, 13, 14, 16, 18, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/16/2012. DATE OF PLAT OR MAP: 18/18/2012.	SCR SCR &MA VD., SUITE 200 ORLAN 426-7979 WWW
REGISTERED SURVEYOR: CARL S. COURSON DATE PROFESSIONAL LAND SURVEYOR NO.: 2272 STATE OF GEORGIA PROJECT NO.: 1200904 SURVEY PREPARED BY: AMERICAN SURVEYING AND MAPPING, INC. 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FL 32803 BHONE: (407) 426-7879	3191 MAGUIRE BLVD., SI PHONE (407) 426-
PHONE: (407) 426-7979	

PLANNING • ARCHITECTURE • INTERIORS

KITCHEN & BATH DESIGN . RESIDENTIAL + COMMERCIAL 2545 PLEASANTDALE RD. SUITE 2F ATLANTA, GA 30340 INFO@ATLANTADIMENSIONSDESIGNS.COM

**VERIFY ALL DIMENSIONS AND EXISTING** 

CONDITIONS AT THE SITE BEFORE

PROCEEDING WITH EACH PHASE OF THIS

E PEI FOR SPECIAL USE DRIVE-THRU F Banh Mi BUBBLE TEA 8

		•	4 0)	
PRINT RECORD				
No.	Description	1	Date	
PROJ	LECT NUMBER	DATE		
2022_10_01.1 10-11-202				

**CHECKED BY** 

**DRAWN BY** FU/NVB

SHEET NAME

**EXISTING** SURVEY

SHEET TITLE

A0.1

**EXISTING EXIT** 

**EXISTING ENTRANCE** 



PROPERTY ID.. ...R5026 240 ALTERNATE ID.. ...336106 ADDRESS... ..2484 MAIN ST PROPERTY CLASS ...FAST FOOD NEIGHBORHOOD. ..9310 SNELLVILLE DEEDED ACRES.. ...0.7700

LEASE SPACE... ..1,933 SF

**SCOPE OF WORK:** 

PROPERTY DETAILS:

SPECIAL USE PERMIT DRIVE-THRU FOR BANH MI BUBBLE TEA & RESTAURANT: RENOVATE EXISTING DRIVE-THRU TO MEET 206.2 ALLOWED USE TABLE

THIS PROJECT CONSISTS OF RENOVATING THE PARKING AND EXTERIOR ELEVATIONS OF THE INTERIOR SCOPE OF WORK WILL INCLUDE THE FOLLOWING:

**EXTERIOR RENOVATION:** 

REPAVING EXISTING PARKING LOT

REPLACING PARKING LOT LIGHTING BULBS ADDING NEW DOORS AT DUMPSTER ENCLOUSURE

EXTERIOR OF BUILDING TO BE REBRANDED AND REDESIGN

NTERIOR BUILDING RENOVATION:

RENOVATING RESTROOM WITH ASSOCIATED PLUMBING FIXTURE AND ACCESSORIES TO MEET ADA STANDARDS

RENOVATING THE RESTAURANT KITCHEN SPACE

RENOVATING AND REDESIGN OF THE SEATING AND RECEPTION AREA PRESURE WASH AND PAINT EXTERIOR ELEVATIONS OF BUILDING

MECHANICAL, ELECTRICALA AND PLUMBING (TO BE BROUGH UP TO CODE)

OCCUPANCY GROUP CLASSIFICATION: 2018 IBC ASSEMBY GROUP - A-2 LSC ASSEMBLY

NUMBER OF STORIES: **EXISTING:** ⊠ 1 STORY HEIGHT OF THE STRUCTURE: **12.4 FEET** 

RENOVATION/ALTERATION MODIFICATION: EXISTING YES INTERIOR:YES EXTERIOR:**YES** 

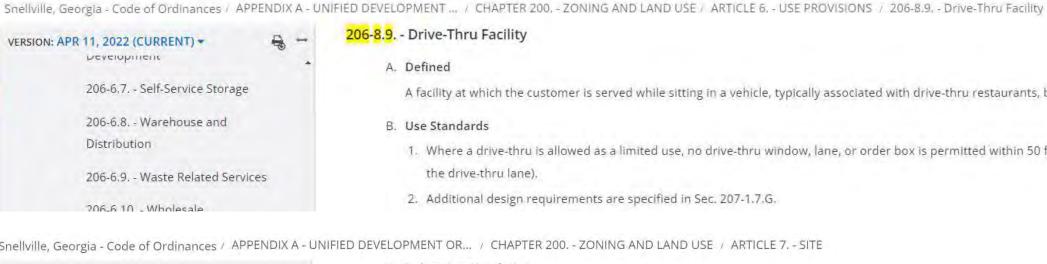
TYPE OF CONSTRUCTION:

SPRINKLERED:

COMMON PATH OF TRAVEL: 75' MAXIMUM MAXIMUM TRAVEL DISTANCE: PER NFPA: 250'-0" DEAD END CORRIDOR: 50" MAXIMUM

RENOVATE EXISTING DRIVE-THRU TO **MEET 206.2 ALLOWED USE TABLE** 

**EXISTING ENTRANCE AND EXIT** 



206-9.1. - Famers' Market

206-9.2. - Garden Market

206-9.3. - Short-Term Rental

206-9.5. - Temporary Events

206-9.7. - Yard/Garage Sales

ARTICLE 7. - SITE

Parking

206-9.6. - Towne Center Outdoor

Sec. 207-1. - Parking and Loading

207-1.2. - Parking Requirements

207-1.3. - Shared Vehicle Parking

207-1.4. - Location of Vehicle

207-1.5. - Accessible Parking

207-1.7. - Vehicle Parking Layout

207-1.6. - Bicycle Parking

and Design modified

207-1.1. - Applicability

206-9.4. - Temporary Buildings and

VERSION: APR 11, 2022 (CURRENT) ▼

206-8.9. - Drive-Thru Facility

A facility at which the customer is served while sitting in a vehicle, typically associated with drive-thru restaurants, banks, and pharmacies.

1. Where a drive-thru is allowed as a limited use, no drive-thru window, lane, or order box is permitted within 50 feet of a ground-floor residential use (measured from the residential lot line to the closest point of the drive-thru lane).

2. Additional design requirements are specified in Sec. 207-1.7.G.

Snellville, Georgia - Code of Ordinances / APPENDIX A - UNIFIED DEVELOPMENT OR... / CHAPTER 200. - ZONING AND LAND USE / ARTICLE 7. - SITE

S SHOW CHANGES O IQ MORE

F. Pedestrian Circulation 1. Pedestrian walkways connecting from the closest street sidewalk to the building entrance must be provided in parking lots with 20 or more vehicle parking spaces.

2. Pedestrian walkways must be at least 5 feet wide and must include a landscape strip that is at least 5 feet wide on at least one side. This strip must be continuous (except where the walkway crosses internal driveways) and must be planted with trees as specified in Sec.207-4.18.B (Parking Lot and Street Tree Species Table).

3. The total distance from a building entrance to the closest street sidewalk (measured along the walkway) may not exceed 150% of the shortest straight-line distance.

4. Where walkways cross internal driveways, pedestrian walkways must include raised walkways to slow traffic and provide safe access.

5. No parking spaces may be more than 150 feet from a pedestrian walkway.

6. Pedestrian walkways have curbs to prevent vehicular encroachment.

1. Drive-thru windows and lanes may not be located between a building and the closest public street (not including an alley).

2. Where drive-thru windows and lanes are allowed (by variance or otherwise) between a public street (not including an alley) or a ground-floor residential use and the associated building, the entire length of the drive-thru lane, including but not limited to, menu boards, stacking lanes, trash receptacles, ordering box, drive-up windows, and other objects associated with the drive-thru must be screened.

3. Drive-thru screening must be a continuous compact evergreen hedge. At the time of installation, the screening must be at least 3 feet in height and reach a height of 4 feet within 3 years of planting.

4. In lieu of the compact evergreen hedge, a screening wall with a minimum height of 4 feet may be installed. The wall must be compatible with the principal building in terms of texture, quality, material, and color.

5. A minimum of 10 feet wide driveway and stacking lane is required for any drive-thru.

6. A vehicular circulation plan must be submitted to the Director before issuing building permits. The plan must be reviewed to determine that the circulation

a. Constitute a threat to public safety; or

b. Block access to and from parking spaces.

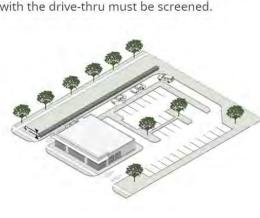
H. Large Parking Facility Requirements

Parking facilities with 500 or more parking spaces must incorporate one of the following:

1. At least 10% of total parking surface lot area (gross surface area) must use porous paving or grass paving systems, such as "Grasscrete" or "Grasspave;" or

2. At least 10% of the total number of parking spaces must be in a multi-level parking deck.

When a small number of additional pervious parking spaces are required by clause H.1 above, an administrative variance may be approved by the Director in an amount not to exceed ten additional spaces.



SHEET NAME

PROJECT NUMBER

10-11-2022

**CHECKED BY** 

2022\_10\_01.1

**DRAWN BY** 

FU/NVB

PRINT RECORD

Description

**EXISTING** CONDITIONS **AERIAL PHOTOS** 

PLANNING • ARCHITECTURE • INTERIORS KITCHEN & BATH DESIGN . RESIDENTIAL + COMMERCIAL 2545 PLEASANTDALE RD. SUITE 2F ATLANTA, GA 30340

INFO@ATLANTADIMENSIONSDESIGNS.COM

**VERIFY ALL DIMENSIONS AND EXISTING** CONDITIONS AT THE SITE BEFORE

PROCEEDING WITH EACH PHASE OF THIS

SHEET TITLE

RELEASED FOR CONSTRUCTION (DRIVE-THRU/SPECIAL PERMIT)

### PROPERTY DETAILS:

TOTAL LEASE SPACE......1,933 SF

**SCOPE OF WORK:** 

SPECIAL USE PERMIT DRIVE-THRU FOR BANH MI BUBBLE TEA & RESTAURANT:
RENOVATE EXISTING DRIVE-THRU TO MEET 206.2 ALLOWED USE TABLE

THIS PROJECT CONSISTS OF RENOVATING THE PARKING AND EXTERIOR ELEVATIONS OF THE INTERIOR SCOPE OF WORK WILL INCLUDE THE FOLLOWING:

EXTERIOR RENOVATION:

REPAVING EXISTING PARKING LOT

REPLACING PARKING LOT LIGHTING BULBS

ADDING NEW DOORS AT DUMPSTER ENCLOUSURE

EXTERIOR OF BUILDING TO BE REBRANDED AND REDESIGN

INTERIOR BUILDING RENOVATION:

RENOVATING RESTROOM WITH ASSOCIATED PLUMBING FIXTURE AND ACCESSORIES TO

MEET ADA STANDARDS

RENOVATING THE RESTAURANT KITCHEN SPACE

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RENOVATING AND REDESIGN OF THE SEATING AND RECEPTION AREA

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REPOURSE MACHINE PAINT SYMETRY

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PRESURE WASH AND PAINT EXTERIOR ELEVATIONS OF BUILDING
 MECHANICAL ELECTRICAL A AND DILLIMPING (TO BE PROJUCILLUD TO C.)

MECHANICAL, ELECTRICALA AND PLUMBING (TO BE BROUGH UP TO CODE)

OCCUPANCY GROUP CLASSIFICATION: 2018 IBC ASSEMBY GROUP - A-2 LSC ASSEMBLY

2018 IBC 422EMB1 GROUP - 4-2 F2C 422EM

RENOVATION/ALTERATION MODIFICATION:

NUMBER OF STORIES: **EXISTING:** ☑ **1 STORY**HEIGHT OF THE STRUCTURE:

12.4 FEET

EXISTING YES INTERIOR:**YES** 

EXTERIOR:**YES** 

TYPE OF CONSTRUCTION:

SPRINKLERED:

N/A

COMMON PATH OF TRAVEL : 75' MAXIMUM MAXIMUM TRAVEL DISTANCE: PER NFPA: 250'-0"

DEAD END CORRIDOR: 50" MAXIMUM

DIMENSION DESIGNS, INC

PLANNING • ARCHITECTURE • INTERIORS
KITCHEN & BATH DESIGN • RESIDENTIAL + COMMERCIAL

2545 PLEASANTDALE RD. SUITE 2F
ATLANTA, GA 30340
INFO@ATLANTADIMENSIONSDESIGNS.COM

VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THIS



# SPECIAL USE PERMIT DRIVE-THRU FOR Banh Mi BUBBLE TEA & RESTAURAN

PRINT RECORD

No. Description Date

PROJECT NUMBER 2022\_10\_01.1 10-11-2022

DRAWN BY CHECKED BY FU/NVB CC

SHEET NAME

NEW PROPOSED ARCHITECTURAL SITE PLAN

SHEET TITLE

A1.0

SCALE: 1" = 20'-0"

PRINT
DATE/TIME 10/10/2022 3:42:36 PM