

CITY OF SNELLVILLE NOTES:

1. CITY OF SNELLVILLE ACCEPTS NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF SNELLVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
 2. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
 3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
 4. MAXIMUM CUT OR FILL SLOPES IS 2H:1V.

THIS IS NOT A BOUNDARY SURVEY. BULLARD LAND PLANNING LOCATED THE SITE IMPROVEMENTS AS REQUESTED BY THE CLIENT FOR THE SPECIFIC PURPOSE OF PREPARING AN EXHIBIT FOR A SPECIAL USE PERMIT. THIS DRAWING SHALL NOT BE USED TO TRANSFER REAL PROPERTY TITLE AND SHALL NOT BE RECORDED. THIS DRAWING DOES NOT MEET THE MINIMUM REQUIREMENTS OF THE GEORGIA PLAT ACT.

THE BOUNDARY REFERENCE FOR THIS DRAWING IS A LEGAL DESCRIPTION FOUND IN DEED BOOK 10735, PAGE 39

PLANTER ISLAND 2 - 120 SQ FT
 1 PROP. TREE AT 50 SQ FT = 50 SQ FT
 3 PROP. SMALL SHRUBS AT 9 SQ FT = 27 SQ FT
 TOTAL VEGETATIVE COVERAGE = 77 SQ FT
 64.2% VEGETATIVE COVERAGE

PLANTER ISLAND 3 - 196 SQ FT
 1 EX. TREE AT 50 SQ FT = 100 SQ FT
 4 PROP. SMALL SHRUBS AT 9 SQ FT = 36 SQ FT
 TOTAL VEGETATIVE COVERAGE = 136 SQ FT
 69.4% VEGETATIVE COVERAGE

LANDSCAPE STRIP 1 - 1200 SQ FT
 7 EX. TREES AT 100 SQ FT = 700 SQ FT
 2 EX. SMALL TREES AT 50 SQ FT = 100 SQ FT
 12 LARGE SHRUBS AT 16 SQ FT = 192 SQ FT
 TOTAL VEGETATIVE COVERAGE = 992 SQ FT
 82.7% VEGETATIVE COVERAGE

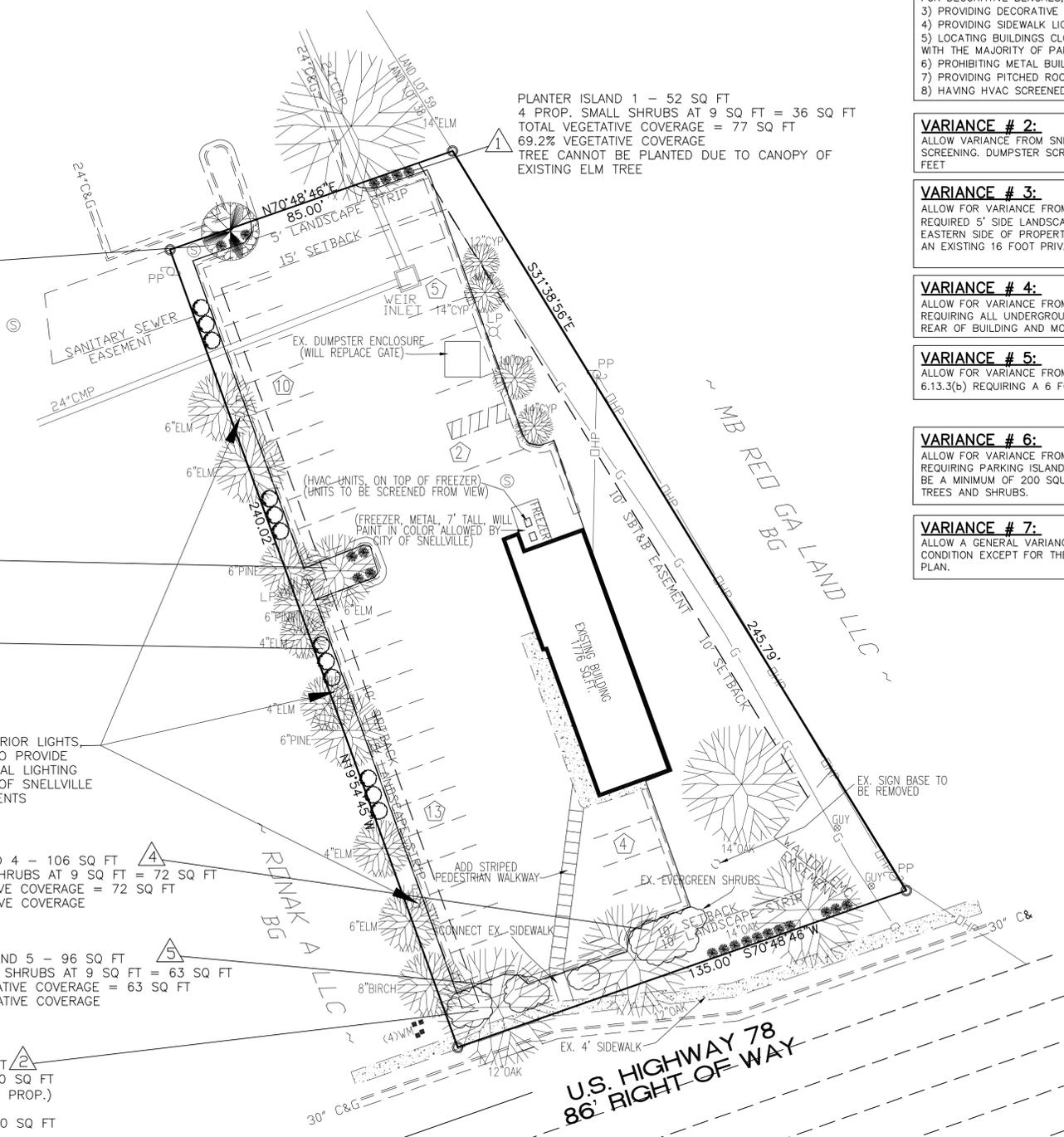
3 EXISTING EXTERIOR LIGHTS, WILL RETROFIT TO PROVIDE DOWN-DIRECTIONAL LIGHTING ONLY PER CITY OF SNELLVILLE CODE REQUIREMENTS

PLANTER ISLAND 4 - 106 SQ FT
 8 EX. SMALL SHRUBS AT 9 SQ FT = 72 SQ FT
 TOTAL VEGETATIVE COVERAGE = 72 SQ FT
 67.9% VEGETATIVE COVERAGE

PLANTER ISLAND 5 - 96 SQ FT
 7 EX. SMALL SHRUBS AT 9 SQ FT = 63 SQ FT
 TOTAL VEGETATIVE COVERAGE = 63 SQ FT
 65.6% VEGETATIVE COVERAGE

LANDSCAPE STRIP 2 - 1190 SQ FT
 3 EX. TREES AT 100 SQ FT = 300 SQ FT
 20 SMALL SHRUBS (11 EX. AND 9 PROP.) AT 9 SQ FT = 180 SQ FT
 TOTAL VEGETATIVE COVERAGE = 480 SQ FT
 40.3% VEGETATIVE COVERAGE

PLANTER ISLAND 1 - 52 SQ FT
 4 PROP. SMALL SHRUBS AT 9 SQ FT = 36 SQ FT
 TOTAL VEGETATIVE COVERAGE = 77 SQ FT
 69.2% VEGETATIVE COVERAGE
 TREE CANNOT BE PLANTED DUE TO CANOPY OF EXISTING ELM TREE



LANDSCAPE LEGEND

EXISTING FRONT LANDSCAPE STRIP TREES

- PINE, ELM, OAK, AND LEYLAND CYPRESS

PROPOSED PARKING ISLAND TREES

- LACEBARK ELM (1-3" CALIPER)

PROPOSED PARKING ISLAND SHRUBS

- INDIAN HAWTHORNE "SNOW WHITE" (22-3 GAL.)
- RUBY LOROPETALUM (12-3 GAL.)

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIALS SHALL CONFORM WITH THE ANSI AMERICAN STANDARD FOR NURSERY STOCK.
 2. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE DEVELOPER OR OWNER SHALL POST A PERFORMANCE BOND OR CASH ESCROW GUARANTEEING ALL LANDSCAPE MATERIALS AND WORK FOR A PERIOD OF TWO (2) YEARS AFTER THE APPROVAL OR ACCEPTANCE THEREOF BY THE CITY. AN ITEMIZED ESTIMATE PREPARED BY THE LANDSCAPE CONTRACTOR SHALL BE SUBMITTED WITH THE BOND OR ESCROW.
 3. ALL GUYING AND STAKING MATERIALS SHALL BE REMOVED WITHIN ONE YEAR OF INSTALLATION.
 4. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED. SOD MUST BE USED IN ALL LANDSCAPE STRIPS AND NO-ACCESS STRIPS THAT ABUT THE PUBLIC RIGHT-OF-WAY AND MUST EXTEND TO THE CURB OF THE ROADWAY.

VARIANCE # 1:

ALLOW VARIANCES FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS SECTION 9.15 RELATING TO:
 1) PROVIDING 6 FOOT SIDEWALK
 2) PROVIDING A 2 FOOT BY 8 FOOT PAD EVERY 300 LINEAR FEET ON SIDEWALK FOR DECORATIVE BENCHES, BICYCLE RACKS, AND TRASH RECEPTACLES.
 3) PROVIDING DECORATIVE LIGHT FIXTURES/POLES THROUGHOUT PARKING AREA
 4) PROVIDING SIDEWALK LIGHTS
 5) LOCATING BUILDINGS CLOSE TO AND ORIENTED TOWARD PUBLIC RIGHT OF WAY WITH THE MAJORITY OF PARKING TO THE SIDES AND REAR
 6) PROHIBITING METAL BUILDINGS
 7) PROVIDING PITCHED ROOFS ON BUILDINGS UNDER 5000 SQUARE FEET
 8) HAVING HVAC SCREENED FROM PUBLIC VIEW

VARIANCE # 2:

ALLOW VARIANCE FROM SNELLVILLE CODE SECTION 19-34 RELATED TO DUMPSTER SCREENING. DUMPSTER SCREENING IS NOT REQUIRED 8 FEET IN HEIGHT, IT IS 6.5 FEET

VARIANCE # 3:

ALLOW FOR VARIANCE FROM SNELLVILLE MUNICIPAL CODE 19-73(a) RELATING TO REQUIRED 5' SIDE LANDSCAPE STRIP. ALLOW VARIANCE FROM REQUIREMENT ON EASTERN SIDE OF PROPERTY. THERE IS AN EXISTING 10 FOOT GAS EASEMENT AND AN EXISTING 16 FOOT PRIVACY FENCE.

VARIANCE # 4:

ALLOW FOR VARIANCE FROM SNELLVILLE ZONING ORDINANCE SECTION 9.15(a)(2) REQUIRING ALL UNDERGROUND UTILITIES. EXISTING POWER LINE FROM BUILDING IS IN REAR OF BUILDING AND MOSTLY OUT OF PUBLIC VIEW.

VARIANCE # 5:

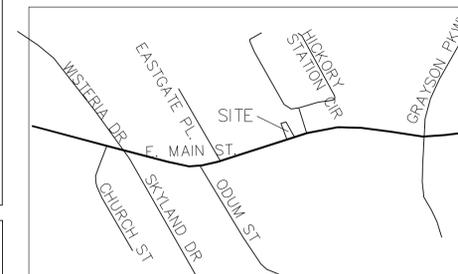
ALLOW FOR VARIANCE FROM SNELLVILLE DEVELOPMENT REGULATIONS SECTION 6.13.3(b) REQUIRING A 6 FOOT SIDEWALK. EXISTING SIDEWALK IS 4 FOOT.

VARIANCE # 6:

ALLOW FOR VARIANCE FROM SNELLVILLE ORDINANCE SECTION 19-74(1)(b) REQUIRING PARKING ISLANDS AT THE TERMINUS OF PARKING ROWS AND THAT THEY BE A MINIMUM OF 200 SQUARE FEET AND HAVE A MINIMUM COVERAGE OF 60% IN TREES AND SHRUBS.

VARIANCE # 7:

ALLOW A GENERAL VARIANCE FOR THE SITE TO BE APPROVED IN ITS CURRENT CONDITION EXCEPT FOR THE ADDITIONAL ITEMS REQUESTED ON THIS VARIANCE PLAN.



LOCATION MAP

SITE INFORMATION

EXISTING ZONING: BG
 TOTAL AREA: 0.60 ACRES
 PARCEL (5-038-191)
 CORRIDOR OVERLAY DISTRICT
 BG ZONING SETBACKS:
 FRONT = 10'
 SIDE = 10'
 REAR = 15'

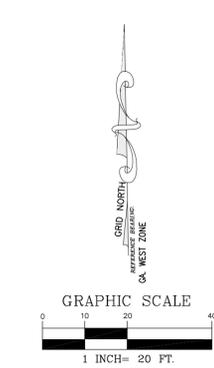
PARKING AND LOT COVERAGE REQUIREMENTS

PARKING REQUIREMENTS
 MIN: 10/PER CLASSROOM = 3 CLASSROOMS = 30 SPACES
 PARKING PROVIDED = 34

LOT COVERAGE ALLOWED = 70%
 LOT COVERAGE EXISTING = 16364/26136 SQ.FT. = 62.6%

VARIANCE PLAN FOR:
StarkSpeak LLC
 5TH DISTRICT, LAND LOT 038, PARCEL 191
 2105 E. MAIN ST.
 SNELLVILLE, GA 30078
 GWINNETT COUNTY
 CITY OF SNELLVILLE, GEORGIA
 OWNER:
 WAFFLE HOUSE INC.
 PO BOX 6450
 NORCROSS, GA 30091-6450
 CONTACT PERSON: KAREN STARKS
 PHONE: 770-867-1291

DESIGNER:
 BULLARD LAND PLANNING, INC
 7764A HAMPTON PLACE
 LOGANVILLE, GA 30052
 CONTACT PERSON: BOBBY BULLARD
 770-554-8714 blpbobby@bellsouth.net



-DATE: 08/01/2015
 -BLP JOB# 15-1792