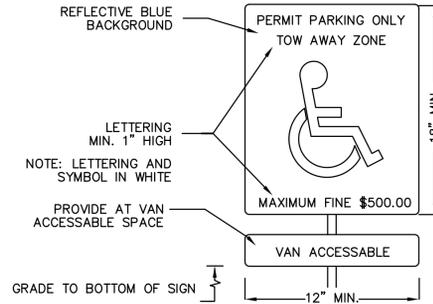
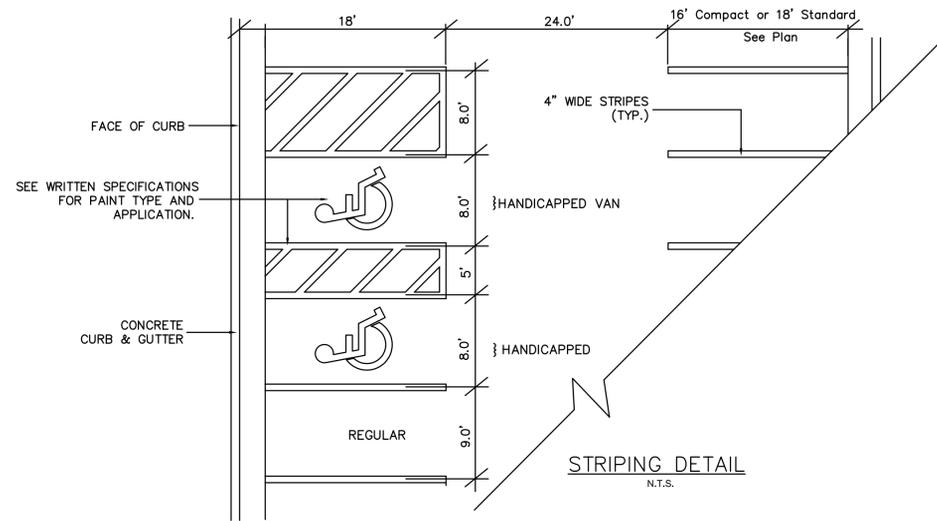


HANDICAP SYMBOL DETAIL



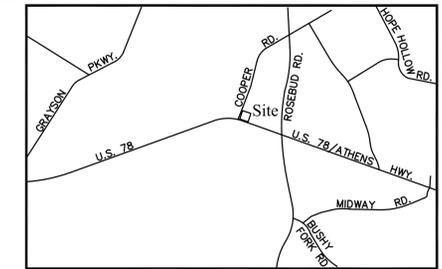
HANDICAP PARKING SIGN  
(ONE FOR EACH HANDICAP PARKING SPACE)



STRIPING DETAIL  
N.T.S.

CITY OF SNELLVILLE NOTES:

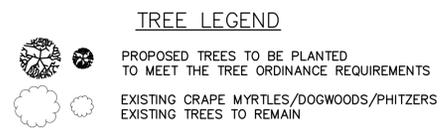
1. THE CITY OF SNELLVILLE ACCEPTS NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN.
2. THE CITY OF SNELLVILLE DOES NOT ASSUME THE RESPONSIBILITY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



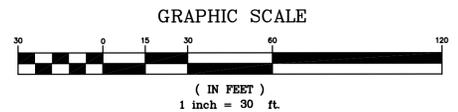
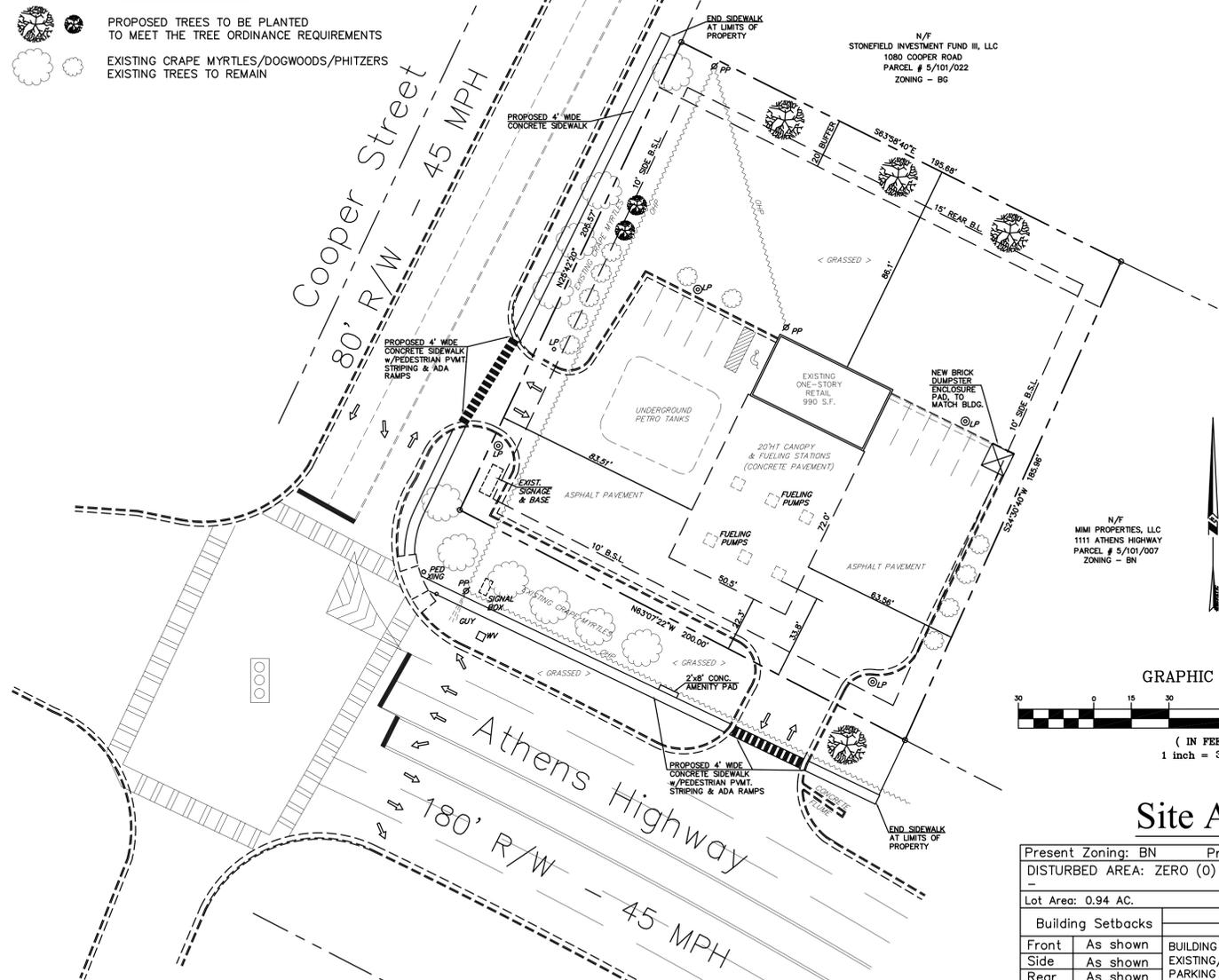
Vicinity Map  
SCALE: N.T.S.

OWNER & DEVELOPMENT NOTES:

1. PROPERTY LOCATION: 1103 ATHENS HIGHWAY SNELLVILLE, GA.
2. OWNER: HINDIA Y. AHMED, 2330 SUMMITT OAKS CT. LAWRENCEVILLE, GEORGIA 30043. PHONE: 678-480-4606
3. ENGINEER/DESIGNER: PYRAMID EDC CONSULTANTS, INC. 4151 MEMORIAL DRIVE, SUITE 210A DECATUR, GA. 30032. PHONE: (404) 297-0750. Fax: (404) 297-0751
4. PROPERTY IS ZONED: BN
5. PARCEL AREA: 0.35 ACRES
6. THE PLAN HEREIN IS NOT A BOUNDARY SURVEY. PYRAMID EDC CONSULTANTS FIELD LOCATED ALL EXISTING BUILDINGS, STRUCTURES, TREES PAVEMENT SURFACES, AND ALL OTHER FEATURES SHOWN ON THE PLAN.
7. THE PURPOSE OF THIS PLAN IS FOR THE SPECIFIC USE AS AN EXHIBIT, TO BE ATTACHED TO AN APPLICATION FOR SPECIAL LAND USE PERMIT BY THE OWNER OR AGENT.



TREE LEGEND

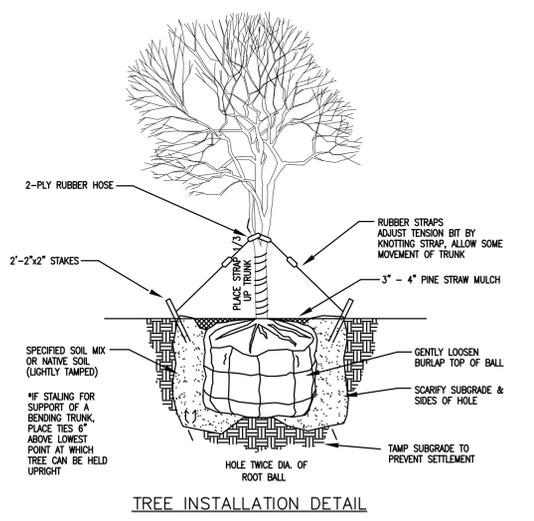


Site Analysis

Present Zoning: BN	Proposed Zoning: BG
DISTURBED AREA: ZERO (0) SQ. FT.	
Lot Area: 0.94 AC.	
PARKING SUMMARY	
Existing	
Front	As shown
Side	As shown
Rear	As shown
Buffer	N/A
BUILDING SQ. FT. = 990	
EXISTING/PROPOSED - 10 SPACES	
PARKING RATIO - 1 SPACE/99 SQ. FT.	
IMPERVIOUS SURFACE AREA	
LOT COVERAGE/IMPERVIOUS: 19,939 S.F. (48.7%)	

LIST OF VARIANCES REQUESTED

- VARIANCE # I:**  
Allow variances from Corridor Overlay District requirements, Section 9.15 relating to:
- 1) Providing for interparcel vehicle access to contiguous properties.
  - 2) Allow for variance from requiring all underground utilities. Existing power line from building is in rear of building and mostly out of public view and this is a corner lot.
  - 3) Providing for a four foot wide sidewalk to the entrance of building.
  - 4) Providing a two foot by eight foot pad every 300 linear feet on sidewalk, for decorative benches, bicycle racks, and trash receptacles along Cooper Road and providing for decorative benches, bicycle racks, and trash receptacles along Athens Highway.
  - 5) Providing for street lights along all rights of way utilizing decorative light fixtures/poles.
  - 6) Providing decorative light fixtures/poles throughout parking area. The five existing Poles are sufficient.
  - 7) Providing sidewalk lights.
  - 8) Providing six foot sidewalks along both Cooper Road and Athens Highway in favor of four foot sidewalks.
  - 9) Locating buildings close to and oriented toward public right of way with the majority of parking to the sides and rear. This is a gas station built in 1983 and the existing 10 parking spaces are in front of the building.
  - 10) Providing pitched roofs on buildings under 7,500 square feet.
  - 11) Providing bicycle racks, benches and trash receptacles.
- VARIANCE # II:**  
Allow for variance from Snellville development regulations section 6.13.3(b) requiring a 6 foot sidewalk in favor of a 4 foot sidewalk along both Cooper Road and Athens Highway.
- VARIANCE # III:**  
Allow for variance from Snellville Code section 19-34 related to dumpster screenings. Dumpster screening is not required at 8 feet in height as the Owner will cover all sides.
- VARIANCE # IV:**  
Allow for variance from Snellville Code section 19-35 related to buffer as required at 19-33 to a twenty foot buffer between caption tract and 1080 Cooper Road, having a zoning of BG and is a non-operating car wash. The smaller buffer with trees therein will achieve the purpose intended by the article although this does not apply to Applicant. The other contiguous property to the east is zoned NB. by the article although this does not apply to Applicant. The other contiguous property to the east is zoned NB.
- VARIANCE # V:**  
Allow for variance from Snellville Ordinance section 19-74(1)(a)(b), (2), (3), (4) and (5). The property has existing, ten parking spaces, and the requirements above requiring planter islands, curbing, parking islands at the term inus of parking rows and that they be a minimum of 200 square feet and have a minimum coverage of 60% in trees and shrubs, etc., is not conducive to the existing facility or the asphalt pavement or the layout for a gas station. Striping and Sealing will be performed by Applicant upon approval.
- VARIANCE # VI:**  
Allow a general variance for the site to be approved in its current condition except for the items requested on the variance plan and application.



TREE INSTALLATION DETAIL

**Pyramid EDC Consultants, Inc**  
4151 Memorial Drive  
Building A Suite 210A  
Decatur, Ga. 30032  
mbell@pyramidedc.com  
Ph. 404.297.0750

Date	Description

Site Plan  
**1103 Athens Highway**  
Parcel # R 5101 029  
Land Lot 101 - 5th District  
City of Snellville - Gwinnett, Georgia

PED Project # 15-P069  
Date: 13 OCT 2015  
Project Manager: MAB