

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.

TREE REPLACEMENT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE (MIN.)	SPACING	UNITS	% OF TTL	CONDITIONS	NOTES
LANDSCAPE STRIP 1								
2	TRIDENT MAPLE	ACER BUERGERIANUM	3"			1.0	10.5%	CONTAINER
6	"SNOW WHITE" IND. HAWT.	RHAPHIOLEPIS INDICA "SNOW WHITE"	3 GAL.	4'				CONTAINER
16	MUHLY GRASS	MUHLENBERGIA CAPILLARIS	1 GAL.	2.5'				
LANDSCAPE STRIP 2								
5	EX. LARGE OAKS >6"							
16	RUBY LOROPETALUM	LOROPETALUM CHINENSE "RUBY"	3 GAL.	6'				CONTAINER
LANDSCAPE STRIP 3								
2	EX. LARGE OAKS >6"							
LANDSCAPE STRIP 4								
3	EX. LARGE OAKS >6"	LOROPETALUM CHINENSE "RUBY"	3 GAL.	6'				CONTAINER
20	RUBY LOROPETALUM	LOROPETALUM CHINENSE "RUBY"	3 GAL.	6'				CONTAINER
8	MUHLY GRASS	MUHLENBERGIA CAPILLARIS	1 GAL.	2.5'				

LANDSCAPE LEGEND

EXISTING TREES



PROPOSED TREES

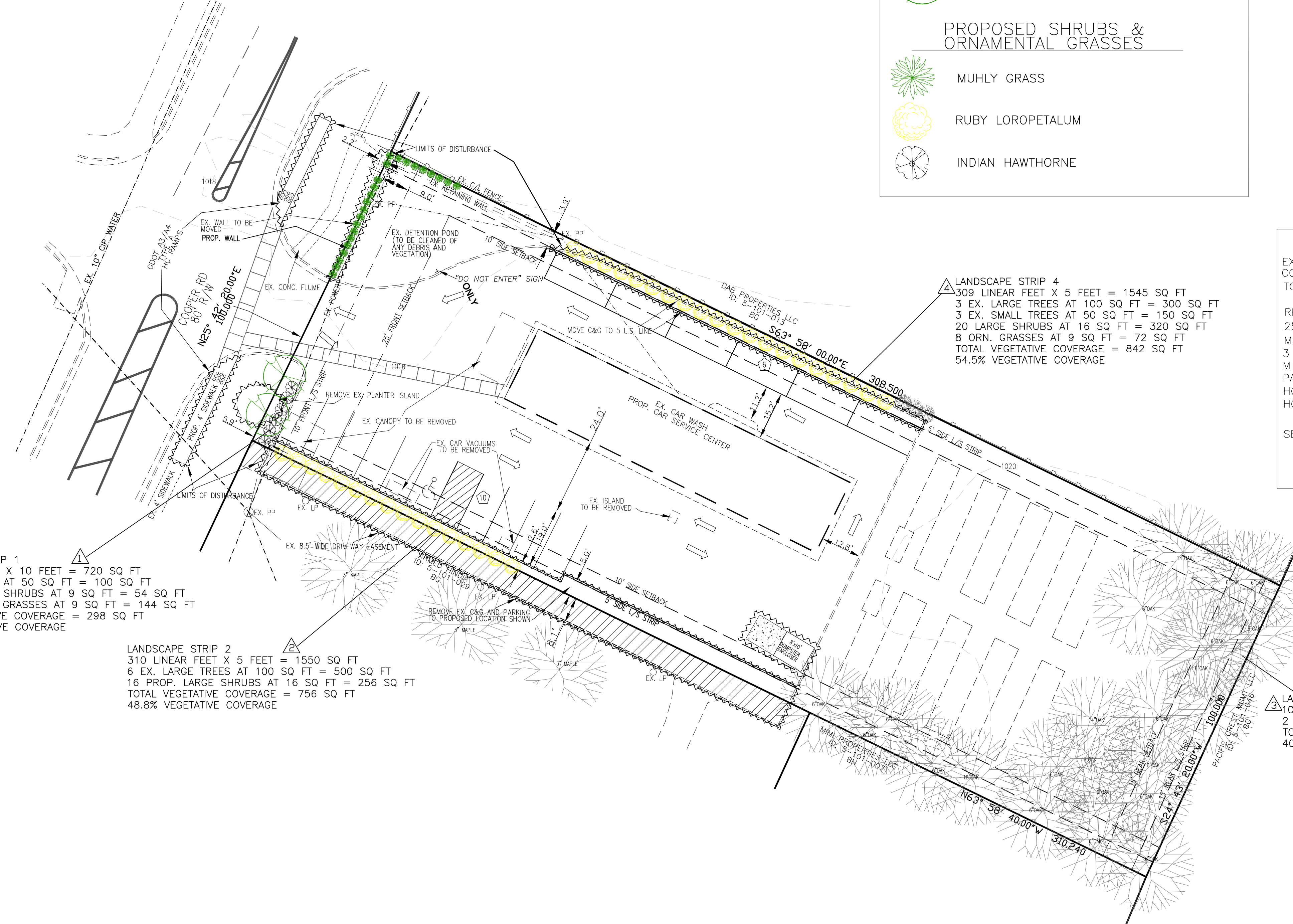
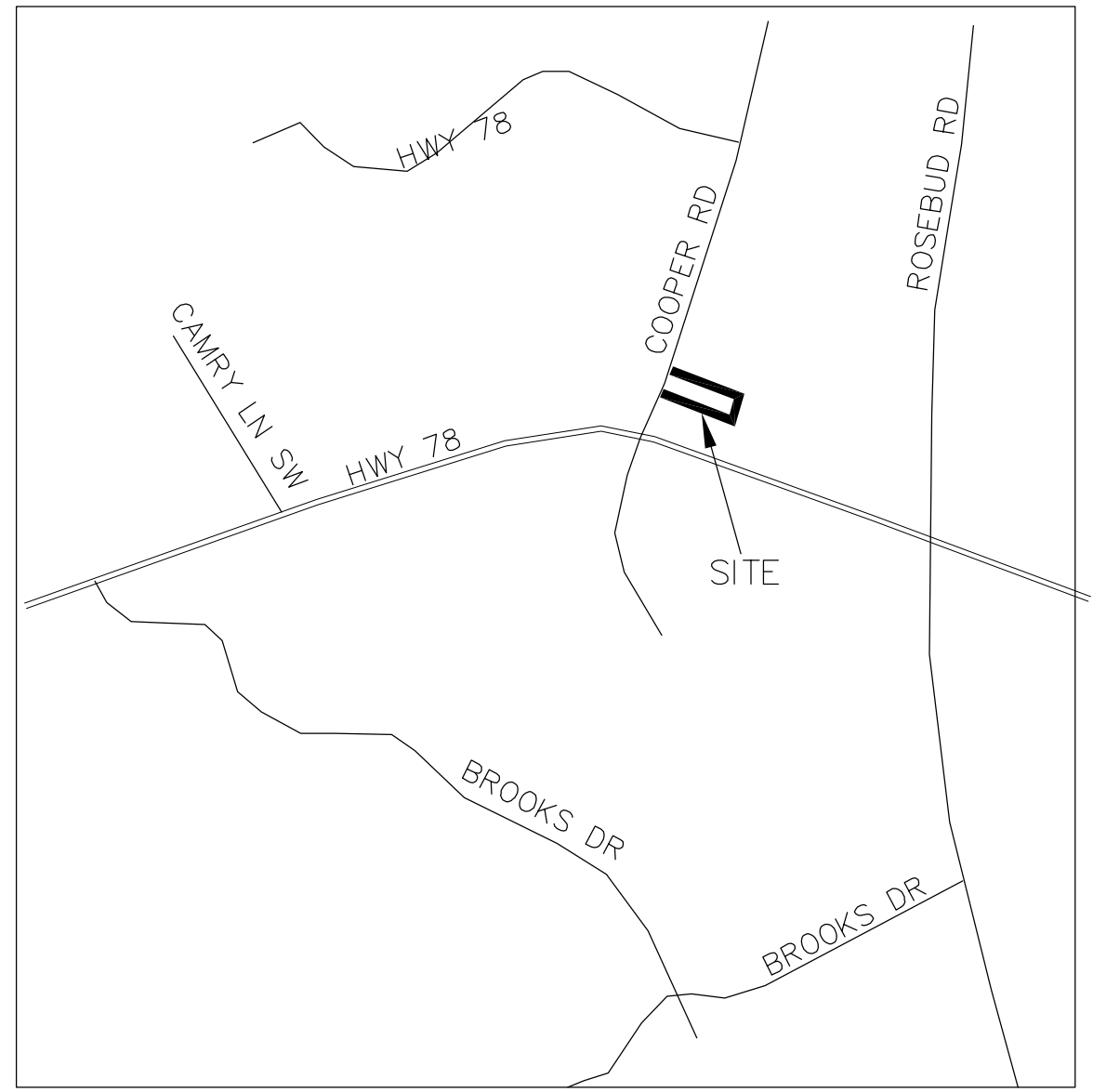


PROPOSED SHRUBS & ORNAMENTAL GRASSES



EXISTING TREE DENSITY	
SIZE/OAK	QTY
12"	
14"	
16"	
18"	
20"	
24"	
30"	
36"	
42"	
48"	
54"	
60"	
66"	
72"	
78"	
84"	
90"	
96"	
102"	
108"	
114"	
120"	
126"	
132"	
138"	
144"	
150"	
156"	
162"	
168"	
174"	
180"	
186"	
192"	
198"	
204"	
210"	
216"	
222"	
228"	
234"	
240"	
246"	
252"	
258"	
264"	
270"	
276"	
282"	
288"	
294"	
300"	
306"	
312"	
318"	
324"	
330"	
336"	
342"	
348"	
354"	
360"	
366"	
372"	
378"	
384"	
390"	
396"	
402"	
408"	
414"	
420"	
426"	
432"	
438"	
444"	
450"	
456"	
462"	
468"	
474"	
480"	
486"	
492"	
498"	
504"	
510"	
516"	
522"	
528"	
534"	
540"	
546"	
552"	
558"	
564"	
570"	
576"	
582"	
588"	
594"	
600"	
606"	
612"	
618"	
624"	
630"	
636"	
642"	
648"	
654"	
660"	
666"	
672"	
678"	
684"	
690"	
696"	
702"	
708"	
714"	
720"	
726"	
732"	
738"	
744"	
750"	
756"	
762"	
768"	
774"	
780"	
786"	
792"	
798"	
804"	
810"	
816"	
822"	
828"	
834"	
840"	
846"	
852"	
858"	
864"	
870"	
876"	
882"	
888"	
894"	
900"	
906"	
912"	
918"	
924"	
930"	
936"	
942"	
948"	
954"	
960"	
966"	
972"	
978"	
984"	
990"	
996"	
1000"	

CANOPY CALCULATION			
PROPOSED TREES			
QTY	BOTANICAL NAME	CANOPY AREA	TOTAL CANOPY AREA
2	ACER BUERGERIANUM	800	1600
EXISTING TREES			
POLYGON OF EX. TREE SAVE AREA			6131
PROPOSED TOTAL			7,731
% OF TOTAL SITE CANOPY		7,731/30,927	25.0%



SITE INFORMATION

EXISTING ZONING: BG
CORRIDOR OVERLAY
TOTAL AREA: 0.71 ACRES

REQUIRED PARKING: 2560 SQ.FT. BLDG.
2560/200 = 12.8 or 13 SPACES REQUIRED
MINIMUM 1 SPACE MINIMUM PER EMPLOYEE
3 EMPLOYEES = 3 SPACES MINIMUM
MINIMUM SPACES REQUIRED = 16
PARKING SPACES PROVIDED = 16
HC SPACES REQUIRED: 1 SPACE
HC SPACES PROVIDED: 1 SPACE

SETBACKS:
FRONT = 25 FEET
SIDE = 10 FEET
REAR = 15 FEET

CONDITIONAL USE PERMIT REQUEST:
UNDER BG ZONING, TO ALLOW AUTOMOTIVE SERVICE STATION OR TIRE STORES (INCLUDING LUBRICATION, TUNE-UP, BATTERY REPLACEMENT, BRAKE REPAIR CENTERS)

VARIANCE # 1:
ALLOW VARIANCES FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS RELATING TO:
1) PROVIDING A 2 FOOT BY 8 FOOT PAD EVERY 300 LINEAR FEET ON SIDEWALK FOR DECORATIVE BENCHES, BICYCLE RACKS, AND TRASH RECEPTACLES.
2) PROVIDING DECORATIVE LIGHT FIXTURES/POLES THROUGHOUT PARKING AREA
3) PROVIDING SIDEWALK LIGHTS
4) LOCATING BUILDINGS CLOSE TO AND ORIENTED TOWARD PUBLIC RIGHT OF WAY WITH THE MAJORITY OF PARKING TO THE SIDES AND REAR

VARIANCE # 2:
ALLOW FOR VARIANCE FROM SNELLVILLE ORDINANCE ARTICLE III.SEC19.73.(c)(1) RELATING TO LANDSCAPE STRIP RESTRICTIONS. TO ALLOW FOR ENCROACHMENT BY CURB & GUTTER AND PARKING LOT ALONG SOUTHERN PROPERTY LINE INTO THE 5' SIDE LANDSCAPE STRIP BY 2.4 FEET. ON THE 10' FRONT LANDSCAPE STRIP, ALLOW ENCROACHMENT SOUTH OF THE EXISTING DRIVE BY EXISTING CURB AND GUTTER BY 4.1 FEET AND BY THE PROPOSED DETENTION POND RETAINING WALL NORTH OF EXISTING DRIVE BY 9.0 FEET. ALSO ALLOW ENCROACHMENT ON NORTH PROPERTY LINE OF THE EXISTING DETENTION POND RETAINING WALL INTO THE 5 FOOT SIDE LANDSCAPE STRIP BY 3.9 FEET.

VARIANCE # 3:
ALLOW FOR VARIANCE FROM SNELLVILLE BUFFER, LANDSCAPE AND TREE ORDINANCE ARTICLE III.SEC19.74 RELATING TO PARKING ISLAND REQUIREMENTS TO ALLOW THE PARKING LOT TO BE AS SHOWN ON THE ATTACHED CUP PLAN WITH RE-LOCATED CURB AND GUTTER LOCATIONS SHOWN ON PLAN.

VARIANCE # 4:
ALLOW A VARIANCE FROM SECTION 9.15(c)(3) IN RELATION TO EXCEEDING 20% PARKING IN FRONT OF BUILDING AND EXCEEDING 20% PARKING ON THE SIDE OF THE BUILDING.

VARIANCE # 5:
ALLOW A VARIANCE FROM SECTION 6.13.3.(b) THAT CALLS FOR A 6 FOOT SIDEWALK AND 48" GRASSED/LANDSCAPE STRIP TO ALLOW THE CONTINUATION OF THE EXISTING 4 FOOT SIDEWALK ALONG COOPER ROAD IN LOCATION SHOWN.

VARIANCE # 6:
ALLOW A GENERAL VARIANCE FOR THE SITE TO BE APPROVED IN ITS CURRENT CONDITION EXCEPT FOR THE ADDITIONAL ITEMS REQUESTED ON THIS REZONING AND VARIANCE PLAN.

LANDSCAPE STRIP 1
72 LINEAR FEET X 10 FEET = 720 SQ FT
2 PROP. TREES AT 50 SQ FT = 100 SQ FT
6 PROP. SMALL SHRUBS AT 9 SQ FT = 54 SQ FT
16 PROP. ORN. GRASSES AT 9 SQ FT = 144 SQ FT
TOTAL VEGETATIVE COVERAGE = 298 SQ FT
41.4% VEGETATIVE COVERAGE

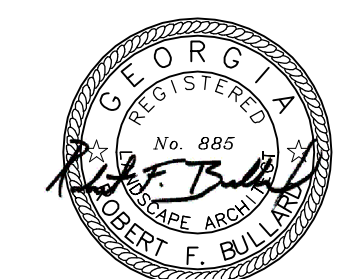
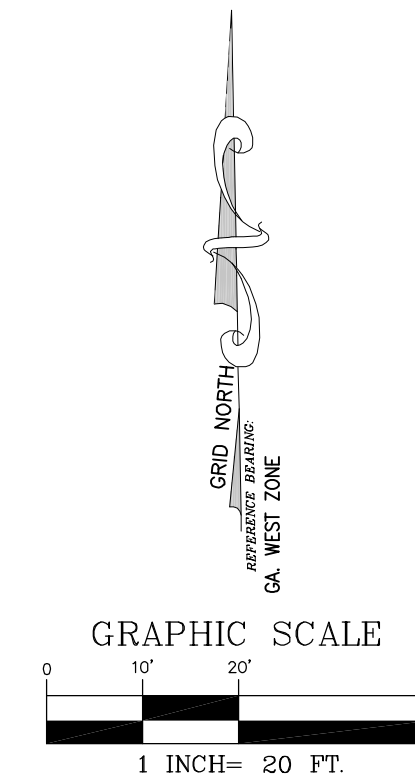
LANDSCAPE STRIP 2
310 LINEAR FEET X 5 FEET = 1550 SQ FT
6 EX. LARGE TREES AT 100 SQ FT = 500 SQ FT
16 PROP. LARGE SHRUBS AT 16 SQ FT = 256 SQ FT
TOTAL VEGETATIVE COVERAGE = 756 SQ FT
48.8% VEGETATIVE COVERAGE

LANDSCAPE STRIP 3
100 LINEAR FEET X 5 FEET = 500 SQ FT
2 EX. LARGE TREES AT 100 SQ FT = 200 SQ FT
TOTAL VEGETATIVE COVERAGE = 756 SQ FT
40.0% VEGETATIVE COVERAGE

LANDSCAPE STRIP 4
309 LINEAR FEET X 5 FEET = 1545 SQ FT
3 EX. LARGE TREES AT 100 SQ FT = 300 SQ FT
3 EX. SMALL TREES AT 50 SQ FT = 150 SQ FT
20 LARGE SHRUBS AT 16 SQ FT = 320 SQ FT
8 ORN. GRASSES AT 9 SQ FT = 72 SQ FT
TOTAL VEGETATIVE COVERAGE = 842 SQ FT
54.5% VEGETATIVE COVERAGE

CONDITIONAL USE PERMIT AND VARIANCES REQUEST FOR:

1080 COOPER RD
5TH DISTRICT, LAND LOT 101, PARCEL 022
1080 COOPER RD
SNELLVILLE, GA 30078
GWINNETT COUNTY
CITY OF SNELLVILLE, GEORGIA
OWNER & APPLICANT:
ATL MTRS LLC
1151 GULFPORT RUN
GRAYSON, GA 30017
CONTACT PERSON: ADLOI LYTLE
PHONE: 678-471-2959
DESIGNER:
BULLARD LAND PLANNING, INC
3790 CANNONWOLDE DR
SNELLVILLE, GA 30039
CONTACT PERSON: BOBBY BULLARD
678-344-1293 bfpbobby@bellsouth.net



-DATE: 12/12/2017
-BLP JOB# 17-1915