

Drawing name: L11-2002 - Tedrow Design Group - Commercial Building - Snellville, GA CAD/EXHIBITS/2017-11-07_CFD-5_Snellville_TDG.dwg SITE PLAN Nov 07, 2017 1:59pm by: kyle.sharpe

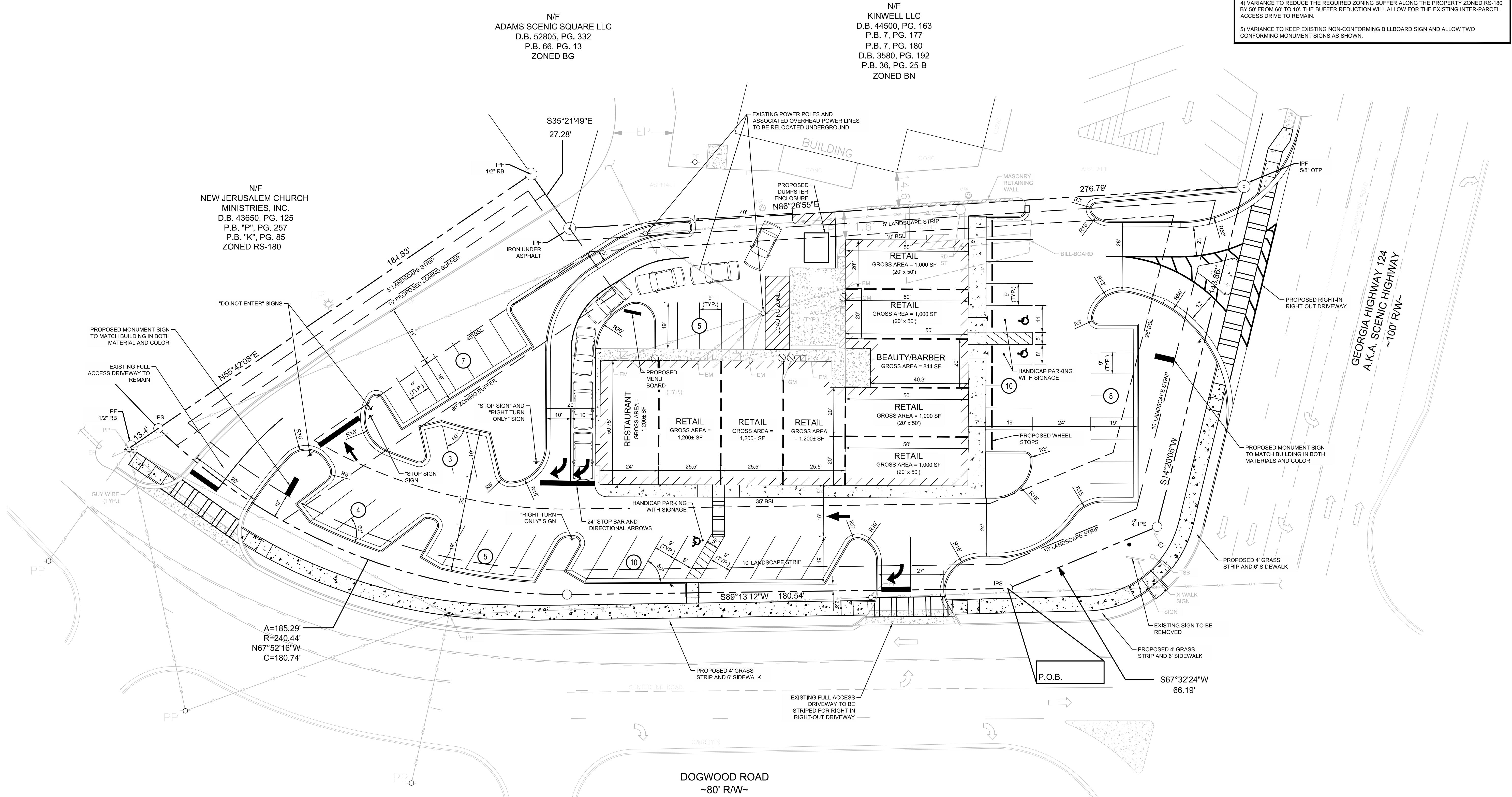
PROJECT TEAM	
OWNER EMPIRE INVESTMENTS SNELLVILLE, LLC 2007 SCENIC HWY NORTH SNELLVILLE, GA 30078 FIROZ LILANI	CIVIL ENGINEERING LeCRAW ENGINEERING, INC. 3475 CORPORATE WAY, SUITE A DULUTH, GA 30096 KYLE SHARPE, PE 678.546.8100
ARCHITECT TEDROW DESIGN GROUP, PC 2866 ADAMS BROOK WAY SNELLVILLE, GA 30078 TOM TEDROW, AIA, LEED AP (678) 777-9548	SURVEYOR ADAM & LEE LAND SURVEYING 5640 GA HWY 20 SOUTH LOGANVILLE, GA 30052 GARY COOPER, RLS 770.554.8995

SITE SUMMARY TABLE	
SITE AREA	BUILDING SUMMARY
SITE AREA: 1.297 ACRES (56,516 SF)	PROPOSED SITE USE: COMMERCIAL
GROUND COVERAGE (MAX ALLOWED / PROPOSED): 90% / 79%	TOTAL BUILDING AREA: 9,833± S.F.
ZONING CLASSIFICATION	RETAIL: 7,800 SF
JURISDICTION: CITY OF SNELLVILLE	BEAUTY/BARBER SHOP: 833 SF (4 OPERATORS)
ZONING (CURRENT / REQUESTED): BN / BG	RESTAURANT: 1,200 SF (21 SEATS & 3 EMPLOYEES)
ADJACENT ZONING: BN / BG / RS-180	PARKING SUMMARY
BUILDING SETBACKS BN / BG	REQUIRED RETAIL: 32 SPACES @ 1 PER 260 SF
FRONT: 15' / 25'	REQUIRED BEAUTY/BARBER: 8 SPACES @ 2 PER OPERATOR
CORNER: 15' / 35'	REQUIRED RESTAURANT: 3 SPACES @ 1 PER EMPLOYEE
SIDE: 10' / 10'	7 SPACES @ 1 PER 3 SEATS
REAR: 15' / 15'	TOTAL REQUIRED PARKING: 50 SPACES
ZONING BUFFER: 50' / 60'	TOTAL PROVIDED PARKING: 52 SPACES
LANDSCAPE STRIPS	ACCESSIBLE SPACES (REQUIRED / PROVIDED): 3 / 3 (1 VAN)
FRONT & CORNER: 10'	REQUIRED STALL DIMENSIONS: 9' x 19'
SIDE & REAR: 5'	COMPACT PARKING STALL DIMENSIONS: 9' x 17'



- VARIANCES REQUIRED:**
- VARIANCE TO REDUCE THE REQUIRED 10' CORNER LANDSCAPE STRIP ALONG DOGWOOD ROAD TO ALLOW FOR THE ANGLED PARKING SPACES AS SHOWN ON THE REZONING PLAN.
 - VARIANCE TO REDUCE THE REQUIRED NUMBER OF TREES FOR THE 5' SIDE LANDSCAPE STRIP ALONG THE NORTHERN BORDER OF THE PROPERTY BETWEEN THE SITE AND THE DOLLAR TREE BY 2 TREES FROM 6 TO 4 TO ALLOW FOR THE EXISTING DRIVEWAY CONNECTIONS AND SERVICE AREAS TO REMAIN.
 - VARIANCE TO ALLOW FOR THE ACTUAL EXISTING CONDITION OF THE SITE TO BE USED AS ALLOWABLE PRE-DEVELOPED CONDITION, INSTEAD OF A FORESTED CONDITION, FOR THE PURPOSES OF DETERMINING THE ALLOWABLE PEAK FLOW RATES FOR THE 24-HOUR STORM EVENT.
 - VARIANCE TO REDUCE THE REQUIRED ZONING BUFFER ALONG THE PROPERTY ZONED RS-180 BY 50' FROM 60' TO 10'. THE BUFFER REDUCTION WILL ALLOW FOR THE EXISTING INTER-PARCEL ACCESS DRIVE TO REMAIN.
 - VARIANCE TO KEEP EXISTING NON-CONFORMING BILLBOARD SIGN AND ALLOW TWO CONFORMING MONUMENT SIGNS AS SHOWN.

REV #	DATE	CHECKED BY	DRAWN BY

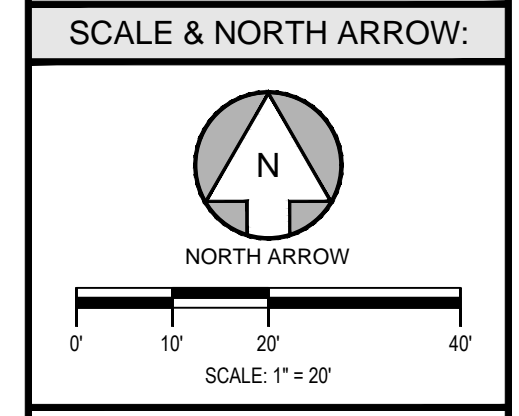


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TEDROW DESIGN GROUP
2866 ADAMS BROOK WAY - SNELLVILLE, GEORGIA 30078

PROJECT
RETAIL SHOPS REDEVELOPMENT
2007 SCENIC HIGHWAY NORTH
PARCEL ID NO. R5040 039
SNELLVILLE, GWINNETT COUNTY, GEORGIA



DESIGN TEAM:
DRAWN BY: TWV
DESIGNED BY: TKS
REVIEWED BY: TKS



JOB #: 142002
DATE: November 7, 2017
REZONING SITE PLAN
1 OF 2