PROJECT TEAM

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

SITE SUMMARY TABLE

SITE AREA	
SITE AREA:	1.297 ACRES (56,516 SF)
GROUND COVERAGE (MAX ALLOWED / PROPOSED):	90% / 79%
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF SNELLVILLE
ZONING (CURRENT / REQUESTED):	BN / BG
ADJACENT ZONING:	BN / BG / RS-180
BUILDING SETBACKS	**BN / BG**
FRONT:	15' / 25'
CORNER:	15' / 35'
SIDE:	10' / 10'
REAR:	15' / 15'
ZONING BUFFER:	50' / 60'
LANDSCAPE STRIPS	
FRONT & CORNER:	10'
SIDE & REAR:	5'

BUILDING SUMMARY	
PROPOSED SITE USE:	COMMERCIAL
TOTAL BUILDING AREA:	10,100± S.F.
RETAIL:	8,825 SF
RESTAURANT:	1,275 SF (21 SEATS & 3 EMPLOYEES)
PARKING SUMMARY	
REQUIRED RETAIL:	36 SPACES @ 1 PER 250 SF
REQUIRED RESTAURANT:	3 SPACES @ 1 PER EMPLOYEE 7 SPACES @ 1 PER 3 SEATS
TOTAL REQUIRED PARKING:	46 SPACES
TOTAL PROVIDED PARKING:	52 SPACES
ACCESSIBLE SPACES (REQUIRED / PROVIDED):	3 / 3 (1 VAN)
REQUIRED STALL DIMENSIONS:	9' x 19'
COMPACT PARKING STALL DIMENSIONS:	9' x 17'

LOCATION MAP
NOT TO SCALE

VARIANCES REQUIRED:

1) 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.

2) 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.

3) 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.

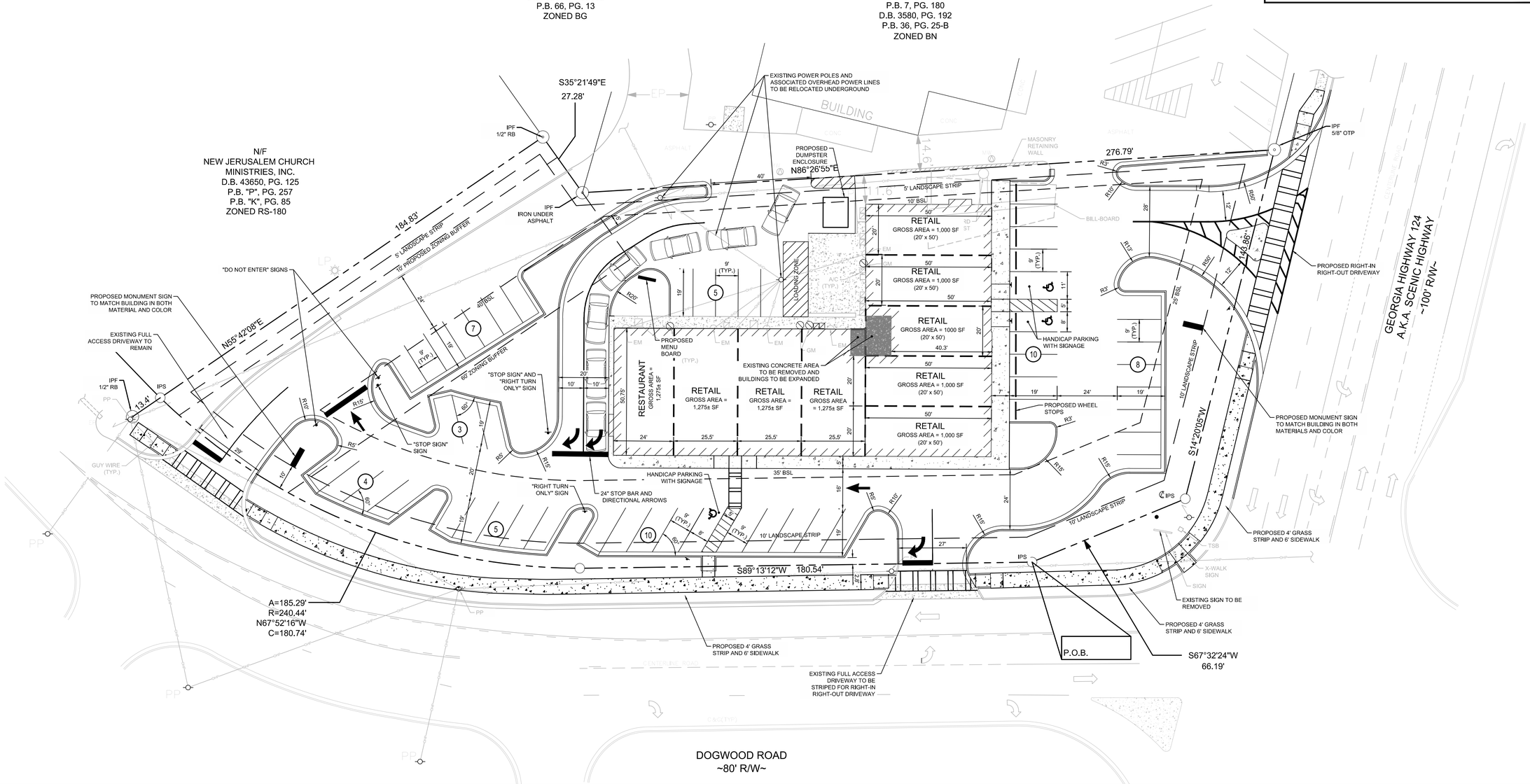
4) VARIANCE TO REDUCE THE REQUIRED ZONING BUFFER ALONG THE PROPERTY ZONED RS-180 BY 50' FROM 60' TO 10', THE BUFFER REDUCTION WILL ALLOW FOR THE EXISTING INTER-PARCEL ACCESS DRIVE TO REMAIN.

5) VARIANCE TO KEEP EXISTING NON-CONFORMING BILLBOARD SIGN AND ALLOW TWO CONFORMING MONUMENT SIGNS AS SHOWN.

N/F
ADAMS SCENIC SQUARE LLC
D.B. 52805, PG. 332
P.B. 66, PG. 13
ZONED BG

N/F
KINWELL LLC
D.B. 44500, PG. 163
P.B. 7, PG. 177
P.B. 7, PG. 180
D.B. 3580, PG. 192
P.B. 36, PG. 25-B
ZONED BN

N/F
NEW JERUSALEM CHURCH MINISTRIES, INC.
D.B. 43650, PG. 125
P.B. "P", PG. 257
P.B. "K", PG. 85
ZONED RS-180



PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING

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PE#036681

REV. #	DATE	DRAWN BY:	CHECKED BY:

CLIENT
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

SEAL:

GEORGIA REGISTERED No. PE036681 PROFESSIONAL ENGINEER TIMOTHY KYLE SHARPE

DESIGN TEAM:

DRAWN BY:	TWV
DESIGNED BY:	TKS
REVIEWED BY:	TKS

GEORGIA811 www.Georgia811.com
Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW
0' 10' 20' 40'
SCALE: 1" = 20'

JOB #:	142002
DATE:	January 4, 2018

REZONING SITE PLAN

1 OF 2

Drawing name: L:\142002 - Tedrow Design Group - Commercial Building - Snellville, GA\CADD\EXHIBITS\2018-01-02_CP 5_Snellville_Tenant Buildout_TDG.dwg SITE PLAN Jan 04, 2018 9:11am by: terry.vernon

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