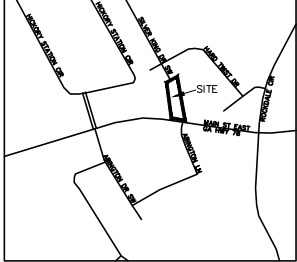


CITY OF SNELLVILLE NOTES:

1. CITY OF SNELLVILLE ACCEPTS NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL CHANNELS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF COLLETS 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 SLOPE IS 3:1V:1H.



LOCATION MAP N.T.S.

- VARIANCE # 1:**
ALLOW VARIANCE FROM SECTION 19.7X(c) RELATING TO LANDSCAPE STRIPS, TO ALLOW ENCROACHMENT BY ENTRANCE DRIVE BY 5.2 FEET INTO THE FRONT LANDSCAPE STRIP AS SHOWN ON THIS REZONE PLAN.
- VARIANCE # 2:**
ALLOW VARIANCE FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS RELATING TO: (1) PROVIDING DECORATIVE LIGHT FIXTURES/POLES THROUGHOUT PARKING AREA. ALLOW VARIANCE TO NOT USE DECORATIVE LIGHT FIXTURES/POLES BEHIND THE EXISTING BUILDING.
- VARIANCE # 3:**
ALLOW VARIANCE FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS, SECTION 8.1X(A)(1) RELATED TO PROVIDING INTERPARCEL ACCESS. ALLOW VARIANCE TO NOT PROVIDE ACCESS TO ADJACENT PARCELS TO THE WEST AS ACCESS DRIVE WOULD GO THROUGH AND ELIMINATE 4 TO 5 OF THEIR EXISTING PARKING SPACES.
- VARIANCE # 4:**
ALLOW VARIANCE FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS, SECTION 8.1X(A)(5) RELATING TO PROVIDING STREET LIGHTS. ALLOW VARIANCE TO NOT PROVIDE A STREET LIGHT AS ONE IS EXISTING 6 FEET TO THE WEST OF PROPERTY LINE AND LOT FRONTAGE IS ONLY 124 FEET.
- VARIANCE # 5:**
ALLOW VARIANCE FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS, SECTION 8.1X(C)(3) RELATING TO REQUIREMENT OF NO MORE THAN 20% PARKING IN FRONT OF BUILDING TO ALLOW FOR PARKING IN FRONT OF EXISTING BUILDING BUSINESS USE AS PARKING IN REAR WILL BE USED FOR PROPOSED BUILDING.
- VARIANCE # 6:**
ALLOW VARIANCE FROM ZONING ORDINANCE, SECTION 7.7 (TABLE 1) RELATING TO RESTRICTION OF NO CONCRETE BLOCK OR SPLIT FACE CONCRETE BLOCK BUILDING MATERIALS IN HSB ZONING. VARIANCE REQUESTED TO ALLOW CMU-SPLIT FACE MASONRY BLOCK TO BE USED ON THE SIDES AND REAR FOR PROPOSED BUILDING.
- VARIANCE # 7:**
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.

SITE INFORMATION

EXISTING ZONING: BC
 PROPOSED ZONING: HSB
 CORRIDOR OVERLAY DISTRICT
 TOTAL AREA: 1.111 ACRES

REQUIRED PARKING:
 AUTO SERVICE GARAGE
 1 PER 400 SQ.FT.
 2 PER EMPLOYEE
 2 PER 1,000 SQ.FT. = 8 SPACES
 1 PER 1,000 SQ.FT. = 8 SPACES
 TOTAL MINIMUM SPACES REQUIRED = 11
 PARKING PROVIDED = 33 SPACES

EXISTING DRIVE/STREET:
 PARKING REQUIRED = 1 PER 250 SQ.FT.
 1 PER 1,000 SQ.FT. = 1 SPACES MAXIMUM
 1 PER 1,000 SQ.FT. = 6 SPACES MAX
 PARKING PROVIDED = 8 SPACES

HC SPACES REQUIRED: 2 SPACES
 HC SPACES PROVIDED: 8 SPACES

SETBACKS:
 FRONT = 50 FEET
 SIDE = 10 FEET
 REAR = 50 FEET

BUFFERS:
 REAR = 60 FEET
 MAX. GROUND COVER = 90%
 MAX. BLDG. HGT. = 50'

**ONSITE SEWER MANAGEMENT SYSTEM
 DRAIN FIELD CALCULATIONS:**
 OFFICE BUILDING (7 EMPLOYEES)
 7x25=175 GPC (NO SHOWERS)

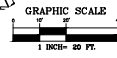
PRIMARY:
 1,612 (65 MIN PERC) X 175= 282,10/3=
 94,034 84
 FLOW: 175 GPD
 84 LF X (.65 CHAMBER)= 61 REQUIRED,
 65 LF PROVIDED

RESERVE:
 1,342 (45 MIN PERC) X 175= 234,85/3=
 78,284 78
 FLOW: 175 GPD
 78 LF REQUIRED,
 80 LF PROVIDED
 AMPLER ROOM EXISTS TO HANDLE RESERVE
 LINE SPECIFICATIONS

**REZONING PLAN & CUP PLAN
 FOR:
 8001 MAIN ST. EAST
 5TH DISTRICT, LAND LOT 59, PARCEL 016
 8001 MAIN STREET EAST
 SNELLVILLE, GA 30078
 CHWENETT COUNTY
 CITY OF SNELLVILLE, GEORGIA**

OWNER AND APPLICANT:
 VALBONA AZIRI
 1323 VILLAGE TERRACE CT.
 DUNWOODY, GA 30038-2909
 CONTACT PERSON: TOBY AZIRI
 PHONE: 678-276-7524
 email: syrigan1@gmail.com

DESIGNER:
 BULLARD LAND PLANNING, INC
 3790 CANNONWOLDE DR
 SNELLVILLE, GA 30039
 CONTACT PERSON: BOBBY BULLARD
 678-544-1295 bjbobbbr@bellsouth.net



-DATE: 11/30/2019
 -BLP JOB# 19-2016