

ASPHALT PAVING SYMBOLS LEGEND

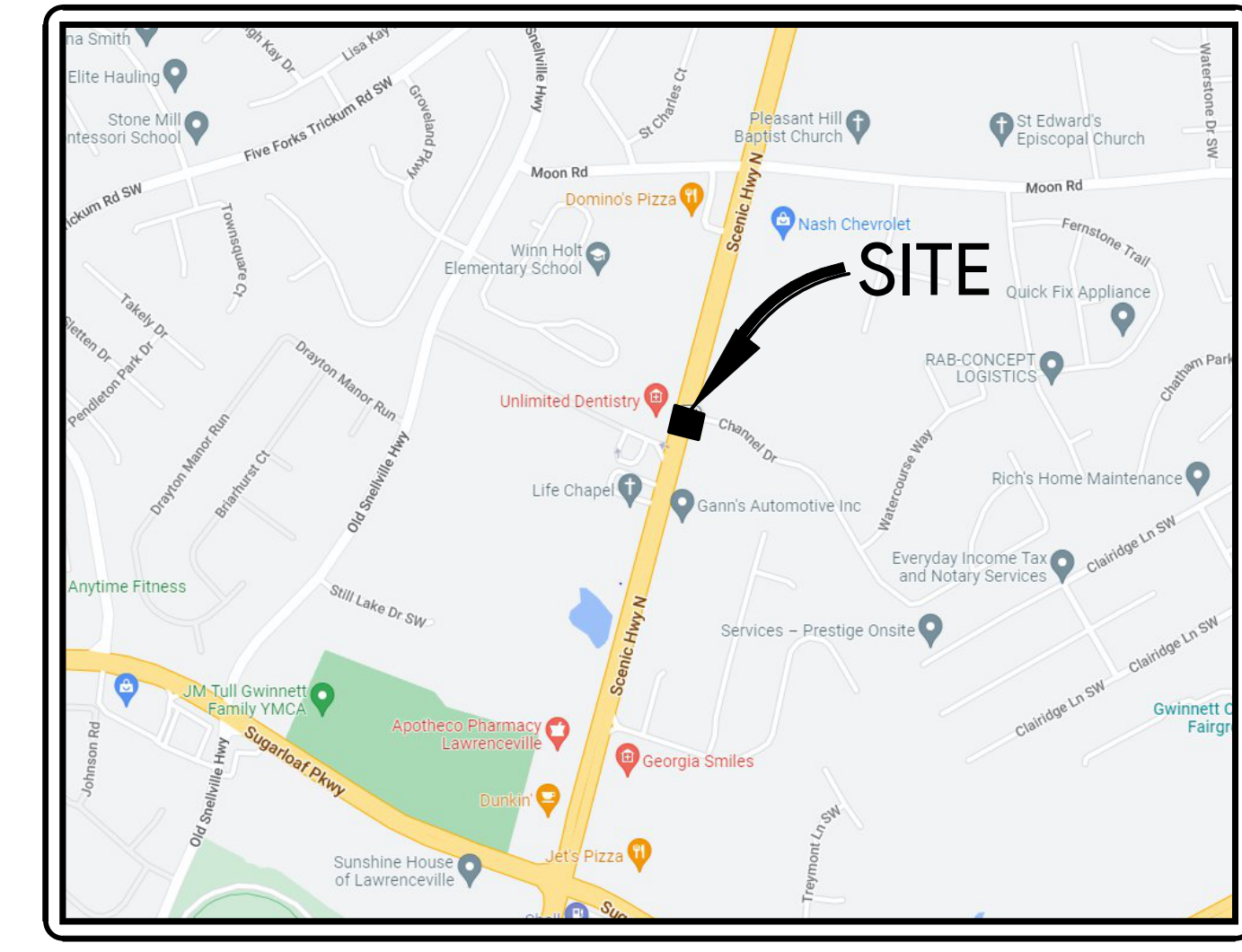
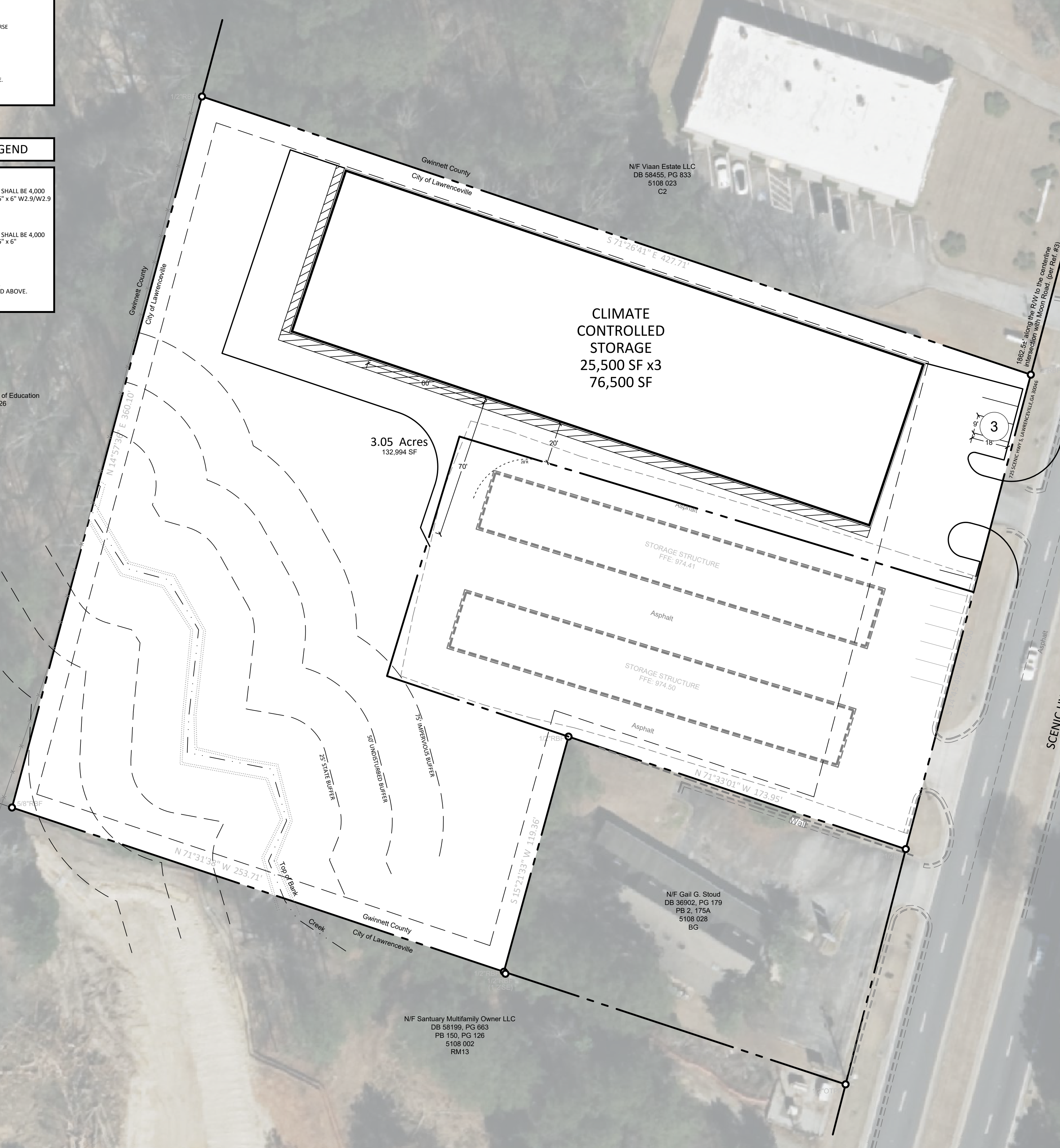
- ASPHALT PAVEMENT STANDARD DUTY**
1" 9.5 MM TYPE II SUPERPAVE HMA SURFACE COURSE
2" 12.5 MM SUPERPAVE HMA BASE COURSE
6" GRADED AGGREGATE BASE
- ASPHALT PAVEMENT HEAVY DUTY**
2" 9.5 MM TYPE II SUPERPAVE HMA SURFACE COURSE
2" 19 MM SUPERPAVE HMA BINDER COURSE
8" GRADED AGGREGATE BASE
- DOT OR RW PAVING**
2" 9.5 MM TYPE II SUPERPAVE HMA SURFACE COURSE
2" 19 MM SUPERPAVE HMA BINDER COURSE
8" GRADED AGGREGATE BASE

NOTES:
1. AGGREGATE BASE PER GDOT 815 OR EQUIVALENT.
2. HOT MIX ASPHALTIC COURSES PER GDOT 828 OR EQUIVALENT.
3. GEOTECHNICAL REPORT MAY SUPERSEDE REQUIREMENTS LISTED ABOVE.

CONCRETE PAVING SYMBOLS LEGEND

- CONCRETE PAVEMENT STANDARD DUTY**
5" PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE 4,000 PSI (28 - DAY COMPRESSIVE STRENGTH) & 6" x 6" W2.9/W2.9 WELDED WIRE FABRIC
6" GRADED AGGREGATE BASE
- CONCRETE PAVEMENT HEAVY DUTY**
7" PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE 4,000 PSI (28 - DAY COMPRESSIVE STRENGTH) & 6" x 6" W2.9/W2.9 WELDED WIRE FABRIC
6" GRADED AGGREGATE BASE

NOTES:
1. AGGREGATE BASE PER GDOT 815 OR EQUIVALENT.
2. PORTLAND CEMENT CONCRETE PER GDOT 830 OR EQUIVALENT.
3. GEOTECHNICAL REPORT MAY SUPERSEDE REQUIREMENTS LISTED ABOVE.



VICINITY MAP

Level 1		
	Existing/Req ¹	Proposed
Zoning		-
Use Allowed		-
Use Specific Req ¹		-
Flood Zone		-
Tenant 1	-	
Tenant 2	-	
Total	-	
Area 1	-	
Area 2	-	
Total Site Area	-	
Building Setbacks		
Major	-	
Minor	-	
Side	-	
Rear	-	
Landscape Strips		
Major	-	
Minor	-	
Side	-	
Buffers		
Level 2		
	Existing/Req ¹	Proposed
Parking Ratio		
Parking Spaces		
Parking Size		
Compact Parking %		
Max Contiguous Spaces		
Loading Space		
LS - Open Space %		
LS - Parking Screening		
LS - Vehicle Use Area		
Minimum Lot Size		
Minimum Frontage		
Stormwater Requirements		
Adjacent Zoning North		-
Adjacent Zoning South		-
Adjacent Zoning East		-
Adjacent Zoning West		-
Water Sewer Proximity		-
Overlay District		-
Overlay Requirements		

SCALE: 1" = 30'

NOTES:
1. THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

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PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_08192022

SUP2022-00073

Approval of a Special Use Permit for an Indoor Climate Controlled Self-Storage or Mini-Warehouse Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

A. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
 - Motorcycle and Personal Watercraft Sales and Related Service
 - Motorcycle and Personal Watercraft Service and Repair
 - Motorcycle Parts, Accessories and Apparel Store
 - Pawn Shop
 - Smoke or Novelty Shop
 - Tobacco or Novelty Shop
 - Tattoo and Body Piercing
 - Title Loan Facility
 - Indoor or outdoor Vehicle and Vessel lease, rental, sales
- B.** No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;
- C.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
- D.** Outdoor storage shall be prohibited;
- E.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;
- 2.** To satisfy the following site development considerations:
- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.
 - B.** Drive aisles, driveways and parking shall not be permitted within the Colonial Pipeline Easement and Georgia Power Company Easement.
 - C.** Buildings shall be designed and constructed in conformity with Zoning

Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

- D.** Building Height and Stories shall be limited to a maximum height of thirty-five (35) feet and a maximum of three (3) stories.
- E.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.
- F.** Provide a ten (10) foot landscape strip adjacent to the right-of-way of Scenic Highway.
- G.** Provide a ten (10) foot landscape strip adjacent to all internal property lines.
- H.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- I.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;
- J.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure. Dumpster shall be located in the rear yard area only.
- K.** Natural vegetation shall remain on the property until the issuance of a development permit.
- L.** Any utility relocations shall be the responsibility of the developer.

3. The following variance is granted:

- A.** A variance to allow a reduction in the required number of off-street parking spaces from fifty (50) parking spaces to fourteen (14) parking spaces as shown on the Preliminary Site Plan prepared for A&D Storage, prepared by Civilogistix, dated June 9, 2009, presented to the Planning Commission during the September 6, 2022 public hearing.
- B.** A variance to allow a two (2) foot encroachment into the required Front Yard Setback area as shown on the Preliminary Site Plan prepared for A&D Storage, prepared by Civilogistix, dated June 9, 2009, presented to the Planning Commission during the September 6, 2022 public hearing.