



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS AGENDA

Monday, March 20, 2023
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

Discussion on variance requests will be limited to 10 minutes per side. Questions from Board of Appeals members and the resulting answers will not infringe on time limit.

1. VAR2022-00089; Jesse Hatchat; 341 Sarah Lane
2. VAR2023-00094; Heather Zahradnik; 680 Duluth Highway

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: BOARD OF APPEALS
AGENDA CATEGORY: NEW BUSINESS

Item: VAR2022-00089; Jesse Hatchat; 341 Sarah Lane

Department: Planning and Development

Date of Meeting: Monday, March 20, 2023

Applicant Request: Relief from Zoning Ordinance, Article 5, Parking, Section 504 Residential Parking and Driveways. Subsection A.5

Presented By: Todd Hargrave, Director of the Planning and Development Department

Summary: A variance to allow a parking pad that does not meet the minimum requirements from the Zoning Ordinance.

Attachments/Exhibits:

- VAR2022-00089_Report
- VAR2022-00089_Application
- VAR2022-00089_Survey
- VAR2022-00089_ZO Article 5, section 504



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VARIANCE

CASE NUMBER: VAR2022-00089

<i>Appeal Description:</i>	Allow an additional driveway and parking pad on a parcel of land zoned residential.
<i>Applicant Name:</i>	Jessica Hachat
<i>Development Type:</i>	RS-180 (Single-Family Residential District)
<i>Ordinance:</i>	Zoning Ordinance
<i>Code Section:</i>	Article 5, Parking, Section 504 Residential Parking and Driveways, Subsection A.5
<i>Subdivision:</i>	Hanarry Pointe, Lot 32
<i>Property Address:</i>	341 Sarah Lane
<i>Parcel #:</i>	R5115 298

Zoning Ordinance:

Zoning Ordinance, Article 5, Parking, Section 504 Residential Parking and Driveways reads as follows:

Access for each residential use shall be as follows:

A. For single-family dwellings:

1. Approved hard surface driveways shall be required for all residential uses.
2. One access drive per unit, a minimum width of 16 feet and a maximum width of 24 feet.
3. Driveways shall extend to, and provide access to, a carport or garage; or shall extend to the front plane of the principal residential structure on the lot.



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4. Driveways shall intersect perpendicular to the street, and may not extend along the street in a parallel fashion.
5. Additional parking/vehicle turnaround pads shall be limited to one pad per lot no greater than 20 feet by 20 feet, and shall be setback at least 10 feet from the right-of-way.
6. Impervious surfaces in the front yard area are limited to 35 percent. A variance shall be required for impervious surfaces exceeding 35 percent of the front yard area.

Variance Request:

The applicant requests a Variance to allow a second driveway as a parking pad with pavers. The survey provided shows a parking pad of twenty-nine (29) feet by fifteen (15) feet, (435 square feet) with a pathway extending to the principal dwelling.

Code Enforcement History:

On May 31, 2022, code enforcement observed the construction of a secondary paved surface on the property without a permit. Case was closed after the property owner submitted a permit application with a survey on July 14, 2022. The building application was rejected by the Planning Director on July 17, 2022 due the Zoning Ordinance's limitation of one driveway per residential lot.

On September 22, 2022, code enforcement again observed the secondary paved surface on the property, which was constructed without a permit. The owner applied for a variance to allow the construction of a secondary paved surface on October 20, 2022. Contingent on the ruling at this session, the next court date for this violation is scheduled for April 4, 2023.



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Reading and Adoption

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Rory Johnson</i>	<i>Chairman</i>		
<i>Richard Hall</i>	<i>Vice Chairman</i>		
<i>Cory Acuff</i>	<i>Board Member</i>		
<i>Joseph Wise</i>	<i>Board Member</i>		
<i>Steven Twombly</i>	<i>Board Member</i>		

<i>Date of Action:</i>	
<i>Motion:</i>	
<i>Mover:</i>	
<i>Seconder:</i>	
<i>Vote Carried:</i>	
<i>Action Taken:</i>	
<i>Action Certified By:</i>	
<i>Title:</i>	
<i>Date:</i>	



LAWRENCEVILLE

Planning & Development

1.

VARIANCE APPLICATION

☐

ADMINISTRATIVE

☒

BOARD OF APPEALS

☐

CITY COUNCIL

GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrenceville in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street - variance not to exceed ten (10) feet; 2. Side Yard - variance not to exceed five (5) feet; 3. Rear Yard - variance not to exceed ten (10) feet.

APPLICANT INFORMATION

APPLICANT NAME:

Jesse Hachat

EMAIL:

PHONE:

678-860-7414

STREET ADDRESS:

341 Sarah Ln.

SUITE:

CITY:

Lawrenceville

STATE:

GA

ZIP CODE:

30046

SIGNATURE OF APPLICANT:

DATE:

10/3/22

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME:

Jesse Hachat

EMAIL:

PHONE:

678-860-7414

STREET ADDRESS:

341 Sarah Lane

SUITE:

CITY:

Lawrenceville

STATE:

GA

ZIP CODE:

30046

SIGNATURE OF PROPERTY OWNER:

DATE:

10/3/22

SITE INFORMATION

VARIANCE DESCRIPTION:

Pavers in the front yard.

STREET ADDRESS:

341 Sarah Lane

SUITE/UNIT #:

CITY:

Lawrenceville

STATE:

GA

ZIP CODE:

30046

PIN:

R5115 298

LOT NO.:

BLOCK NO.:



LAWRENCEVILLE

Planning & Development

1.

ADMINISTRATIVE VARIANCE CONSENT

The applicant listed below has requested an administrative variance from the Planning and Development Department. As part of the application process, each owner of property sharing a common boundary with the subject property must consent to the granting of the variance. If adjoining property owners do not consent, the administrative variance application will not be accepted. The request will be forwarded to the Board of Appeals for

APPLICANT INFORMATION

PROPERTY OWNER NAME: Jesse Hachat

EMAIL:

PHONE: 678-860-7414

STREET ADDRESS: 341 Sarah Lane

SUITE:

CITY: Lawrenceville STATE: GA

ZIP CODE: 30046

DEVELOPMENT/SUBDIVISION NAME: Hanarry Point

PIN: R5115 298

LOT NO.:

BLOCK NO.:

DESCRIPTION OF REQUESTED VARIANCE:

ADJOINING PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME: Miguel A. Tijada

EMAIL: tijada@gmail.com

PHONE: 404-665-5217

STREET ADDRESS: 351 Sarah Lane

SUITE:

CITY: Lawrenceville STATE: GA

ZIP CODE: 30046

DEVELOPMENT/SUBDIVISION NAME: Hanarry Point

PIN:

LOT NO.:

BLOCK NO.:

DO NOT OBJECT TO THE VARIANCE:



OBJECT TO THE VARIANCE:



COMMENTS (as applicable):

SIGNATURE OF OWNER

M. Tijada

DATE

10/2/22

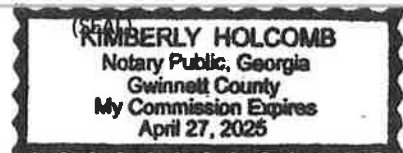
SWORN TO AND SUBSCRIBED BEFORE ME,

THIS

2nd DAY OF October 2022

NOTARY PUBLIC SIGNATURE

[Signature] DATE 10/2/22





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Planning & Development

1.

ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).

ZONING CLASSIFICATION: RS 180

ZONING CASE:

PRINCIPAL USE: Residential

SECONDARY USE (AS APPLICABLE):

STANDARDS FOR GRANTING A VARIANCE

A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:

- a. Arises from a condition that is unique and peculiar to the building, land, and structures involved.

The lay of the property does not allow for a carport or garage. ~~Neither~~

- b. Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.

our basement is home to my mom, a senior citizen, and needs safe access.

- c. The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.

N/A

- d. The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.

N/A

- e. The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.

This is all true. It's an improvement to our property and doesn't effect our neighbors at all.

- f. The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.

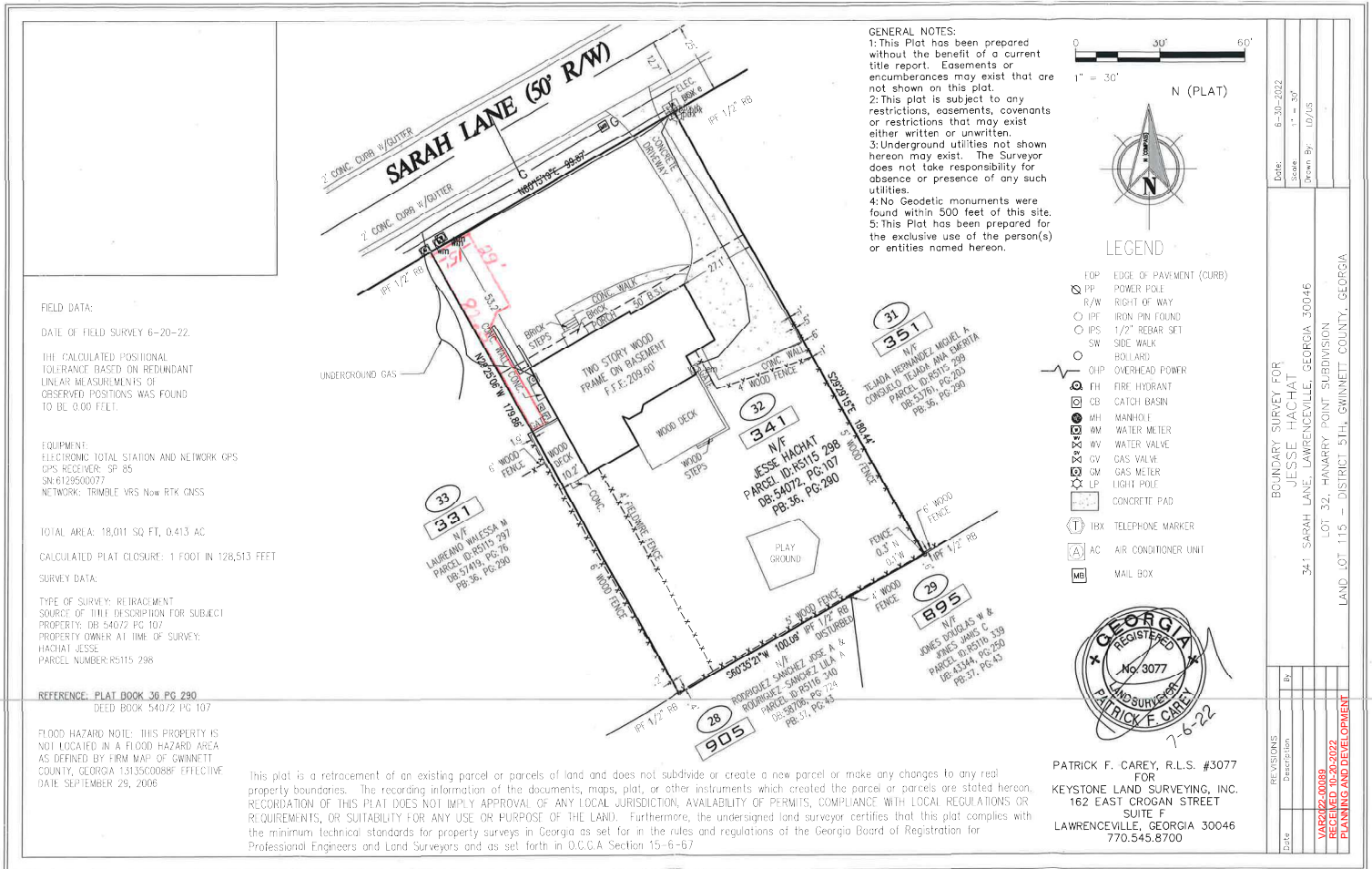
The variance will allow for safe access to our finished basement.

- g. Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?

Yes. We have 26 signatures of neighbors that see our property and agree that it looks very nice.

By signing this document, I agree that I am a neighbor of the Hachat family living at 341 Sarah Lane. I have seen and have no problem with the landscaping they've done in their front yard with the pavers.

NAME	STREET ADDRESS
Anne Henson	350 Sarah LN
Carl V. Joseph	360 SARAH LN.
James Ferguson	411 Sarah Ln.
Kifali Arman	850 Kinsay lane
JEFF PEEBLES	830 KINSEY LANE
NABILA LESTER	841 KINSEY LANE
Maeda Hickey	841 Kinsey Ln
Barbara Poir	831 Kinsey lane
Bernie Warner	320 Hanbury Dr.
Nahomie Julien	800 Kinsey Ln Lawrenceville.
Danial Del	351 SARAH Ln.
Danissa Melina	361 Sarah Ln
Miguel A. Tejada	351 Sarah Lane
W. S. G.	801 Kinsy lane Lawrenceville, GA
D Kelly	340 SARAH Lane
Rosemary Friel	321 Sarah Ln
SSGA Beyer	301 Sarah Ln.
Andrew, Charles Hylton	431 Sarah Lane Lawrenceville GA
Martha Ellwood	811 KINSEY LANE Lawrenceville, GA
Denise Jennings	821 Kinsey lane, Lawrenceville
Samuel Richmond	421 Sarah Ln, Lawrenceville GA swing
Kim Holcomb	855 John Ct Lawrenceville
Christine Morrow	866 John Ct. Lawrenceville





LAWRENCEVILLE

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AGENDA REPORT
MEETING: BOARD OF APPEALS
AGENDA CATEGORY: NEW BUSINESS

Item: VAR2023-00094; Heather Zahradnik; 680 Duluth Highway

Department: Planning and Development

Date of Meeting: Monday, March 20, 2023

Applicant Request: Relief from Article 1, section 102.11 BG General Business subsection B. Lot Development Standards

Presented By: Todd Hargrave, Director of Planning and Development Department

Summary: The applicant requests reduce the required 50 foot front setback to eight (8) feet.

Attachments/Exhibits:

- VAR2023-00094_Report
- VAR2023-00094_Application
- VAR2023-00094_Letter of Intent
- VAR2023-00094_Legal Description
- VAR2023-00094_Site Plan
- VAR2023-00094_Elevations



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VARIANCE

CASE NUMBER: VAR2022-00094

<i>Appeal Description:</i>	Allow a forty-two (42) foot encroachment into the fifty (50) foot front setback along Professional Drive.
<i>Applicant Name:</i>	Interplan LLC, Heather Zahradnik on behalf of Chick-Fil-A
<i>Development Type:</i>	BG (General Business District)
<i>Ordinance:</i>	Zoning Ordinance
<i>Code Section:</i>	Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards
<i>Subdivision:</i>	Not Applicable
<i>Property Address:</i>	680 Duluth Highway
<i>Parcel #:</i>	R7009 023

Zoning Ordinance:

Zoning Ordinance, Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards reads as follows:

102.11 BG General Business District

A. Purpose

This district is intended to provide for a wide range of retail and service establishments.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	None	None	50 ft.	10 ft.	10 ft.	95%	35 ft.



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Variance Request:

The applicant requests a Variance to allow encroachment into the front setback by forty-two (42) feet due to the proposed Order Meal Delivery (OMD) Canopy. Chick-fil-A is proposing to demolish the existing Chick-fil-A restaurant to build a new drive-thru-only restaurant with associated site work to include a relocated dumpster enclosure, as well as an updated parking layout and the addition of an isolated dual-drive thru with new canopies proposed over the ordering points and meal delivery area.



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Reading and Adoption

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Rory Johnson</i>	<i>Chairman</i>		
<i>Richard Hall</i>	<i>Vice Chairman</i>		
<i>Cory Acuff</i>	<i>Board Member</i>		
<i>Joseph Wise</i>	<i>Board Member</i>		
<i>Steven Twombly</i>	<i>Board Member</i>		

<i>Date of Action:</i>	
<i>Motion:</i>	
<i>Mover:</i>	
<i>Seconder:</i>	
<i>Vote Carried:</i>	
<i>Action Taken:</i>	
<i>Action Certified By:</i>	
<i>Title:</i>	
<i>Date:</i>	



LAWRENCEVILLE

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VARIANCE APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Interplan LLC</u>	NAME: <u>Chick-fil-A Inc.</u>
ADDRESS: <u>220 E Central Pkwy, Suite 4000</u>	ADDRESS: <u>5200 Buffington Road</u>
CITY: <u>Altamonte Springs</u>	CITY: <u>Atlanta</u>
STATE: <u>FL</u> ZIP: <u>32701</u>	STATE: <u>GA</u> ZIP: <u>30349</u>
PHONE: <u>407-645-5008</u>	PHONE: _____
CONTACT PERSON: <u>Heather Zahradnik</u> PHONE: <u>407-645-5008</u>	
CONTACT'S E-MAIL: <u>HZahradnik@interplanllc.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG General Business</u> ACREAGE: <u>0.92</u>	
PARCEL NUMBER(S): <u>R 7009 023</u>	
ADDRESS OF PROPERTY: <u>680 Duluth Hwy, Lawrenceville, GA 30046</u>	
VARIANCE REQUEST: <u>To reduce the western 50' front setback to 8' (canopy encroachment).</u>	

Heather Zahradnik 1/27/2023
SIGNATURE OF APPLICANT DATE

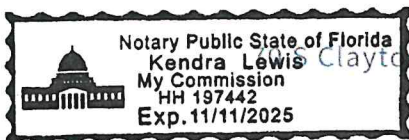
Heather Zahradnik
TYPED OR PRINTED NAME

Heather Lewis 1/27/23
NOTARY PUBLIC DATE

S. Joseph Latimer 1/24/23
SIGNATURE OF OWNER DATE

S. Joseph Latimer
TYPED OR PRINTED NAME

Michelle Gilbert 1/24/23
NOTARY PUBLIC DATE



Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org





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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

February 2, 2023

Helen Appenzeller-Bach
City of Lawrenceville Planning and Development Office
70 S Clayton Street, Lawrenceville, GA 30046
678.407.6400
Helen.Appenzeller@lawrencevillega.org

Reference: Chick-fil-A #0831 Pike Street.
680 Duluth Highway, Lawrenceville, GA 30046
IP #2020.0261
Variance Narrative

Dear Ms. Appenzeller-Bach,

Please accept this narrative for a variance request to reduce the western fifty-foot (50') front setback to eight feet (8') due to the encroachment of the proposed Order Meal Delivery (OMD) Canopy.

Chick-fil-A is proposing to demolish the existing Chick-fil-A restaurant to build a new drive-thru-only restaurant with associated site work to include a relocated dumpster enclosure, as well as an updated parking layout and the addition of an isolated dual-drive thru with new canopies proposed over the ordering points and meal delivery area.

The hardship for this request is primarily due to the size of the existing site and that it is a double-fronted site, requiring two (2) fifty-foot (50') front setbacks to be met on both Duluth Highway (State Road 120) and Professional Drive. While there is sufficient room for the new restaurant's main structure to meet the required setbacks on Duluth Highway, the improvements do encroach the additional frontage on Professional Drive.

Due to the site constraints, Chick-fil-A has made the decision to re-develop this location into a drive-thru-only facility with no dining room seating in an effort to utilize the property's size to its optimal capacity. The new restaurant reduces the building footprint and number of required parks, therefore better accommodating the demand for drive-thru traffic. With the drive-thru generating all of the business, the dual lanes and canopies over the ordering points and meal delivery window will be critical in expediting the flow of traffic on and off of this site. The isolated multi-lane drive-thru and canopy system over the ordering points and pick-up window will greatly assist in expediting the flow of traffic. Vehicles in the parking lot and drive-thru will have a separate path of travel, resulting in a safer site and improving the flow of traffic. The placement of these accessory canopies works best as depicted on the site plan in order to maximize drive-thru stacking.

Chick-fil-A #0825 Washington Road

February 1, 2023

Page 3 of 3

In addition, other drive-thru restaurants typically do not have team members outside in the elements. The proposed canopies will help to keep the team members protected from the sun and rain while still being able to take multiple orders at a time. A drive-thru door will also be installed as part of this new building in lieu of a drive-thru window allowing team members to also deliver meals to multiple cars at a time. The proposed modifications in combination with Chick-fil-A's approach to operations will aid in serving customers quickly, safely and efficiently.

Relief, if granted, would not result in any detriment to the public or impair the purposes or intent of the City of Lawrenceville's Zoning Ordinance. The intent of the improvements is solely to aid in the day-to-day operations of Chick-fil-A, specifically, to increase on-site stacking, thus decreasing stacking on adjacent public roadways during peak hours.

Please feel free to contact me if you have any questions or require additional information. If I am not available, Felipe Reyes is the Civil Project Manager and will be able to answer your questions.

Sincerely,

INTERPLAN LLC

Heather Zahradnik,
Permit Coordinator

cc: F. Reyes, K. Lewis; Interplan LLC; IP File

Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lot 9 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point at the intersection of the southerly- most right of way (50 feet to centerline) of Georgia Highway No. 120 (West Pike Street) and the easterly-most right of way (50 foot right of way) of Professional Drive; thence south 79 degrees 15 minutes 25 seconds east along said southerly-most right of way of Georgia Highway No. 120 a distance of 117.34 feet to an iron pin set; thence south 10 degrees 18 minutes 16 seconds east a distance of 271.62 feet to an iron pin found; thence north 78 degrees 20 minutes 03 seconds west a distance of 218.94 feet to an iron pin set on the easterly-most right of way of Professional Drive; thence north 11 degrees 39 minutes 57 seconds east along said easterly-most right of way of Professional Drive a distance of 250.00 feet to a hole in concrete curb found and the POINT OF BEGINNING.



Chick-fil-A
Chick-fil-A

5200 Buffington Road
Atlanta, Georgia
30349-2998

INTERPLAN
ARCHITECTURE

ARCHITECTURE
ENGINEERING
PLANNING

220 S. CENTRAL PARKWAY, STE. 4000
ALBUQUERQUE, NM 87102
407.445.3038

SEAL:

THIS DOCUMENT IS NOT
FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

CHICK-FIL-A
PIKE STREET
680 DULUTH HIGHWAY
LAWRENCEVILLE, GA 30046

FSU#00831

REVISION SCHEDULE

NO. DATE DESCRIPTION

DATE: 01/20/2021

PROJECT STATUS

CONTRACTOR PROJECT # 2020-0281

DATE: 01/20/2021

DRAWN BY: NO

CHECKED BY: NO

INFORMATION: INFORMATION ON THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF INTERPLAN, LLC.

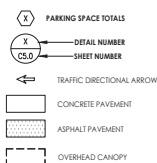
SHEET

SITE PLAN

SHEET NUMBER

C-2.0

LEGEND



SURVEY LEGEND

STRIPING NOTE:
CONTRACTOR SHALL ERADICATE EXISTING STRIPING WITH EITHER SAND
BLASTING OR WATER PRESSURE THEN SEAL EXISTING ASPHALT BEFORE APPLYING
NEW STRIPING. OR USE DOUBLE BLACKOUT PAINT OVER EXISTING STRIPING.

SITE PLAN DESIGN NOTES & KEY PLAN

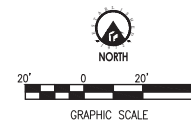
- 1 DIRECTIONAL ARROW
- 2 PAINTED HANDICAP PARKING SYMBOL
- 3 DRIVE-THRU GRAPHICS
- 4 STOP LINE GRAPHIC
- 5 STANDARD PARKING STALL
- 6 BOLLARD MOUNTED SIGN
- 7 ACCESSIBLE PARKING SIGN
- 8 DIRECTIONAL SIGNAGE

NOTES:
1. ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.
2. SIGNS SHALL BE PROVIDED AND INSTALLED BY CHICK-FIL-A GENERAL CONTRACTOR UNLESS A BRAND-IMAGE REMODEL.

- 9A "CIRCLE BUILDING FOR DRIVE-THRU" SIGN
- 9B "LEFT TURN ONLY" SIGN
- 9C "RIGHT TURN ONLY" SIGN
- 9D "CAUTION - WATCH FOR PEDESTRIAN" SIGN
- 9E "ONE WAY" WITH ARROW SIGN
- 9F "DO NOT ENTER" SIGN

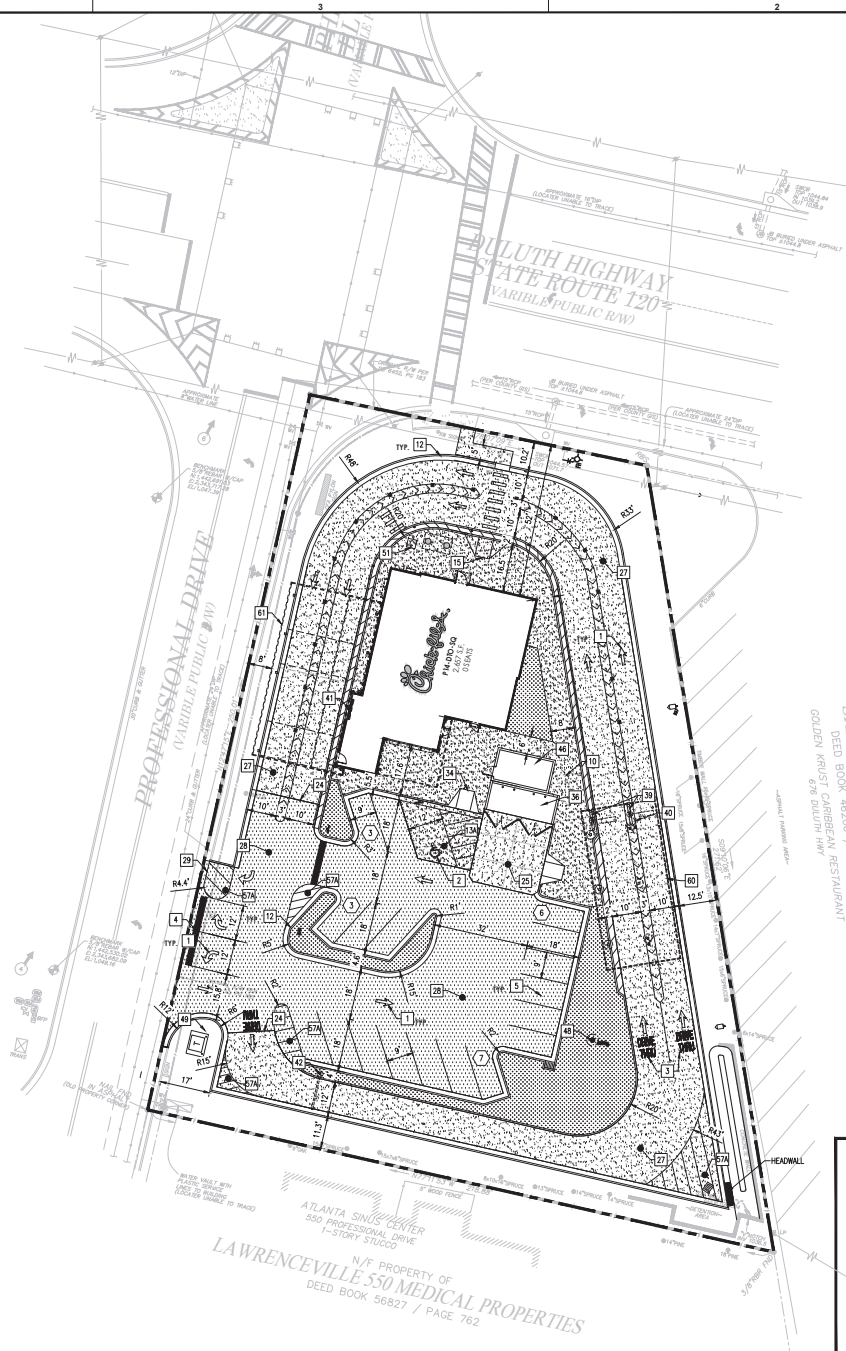
- 9 "STOP" SIGN
- 10 CONCRETE SIDEWALK
- 11 SIDEWALK WITH CURB AND GUTTER
- 12 24" CONCRETE CURB AND GUTTER
- 12A TYPE "B" CURB & GUTTER
- 12B TYPE "H" MOUNTABLE CURB & GUTTER

- 13 CONCRETE PAVEMENTS
- 13A MEDIUM DUTY (PARKING STALLS)
- 13B HEAVY DUTY (DRIVE AISLES)
- 14 CURB RAMP w/ SHORT FLARED SIDES (NOT USED)
- 15 CURB RAMP WITH FLARED SIDES
- 16 SIDEWALK ACCESSIBLE RAMP (NOT USED)
- 17 DETECTABLE WARNING DEVICE (ADA) - CAST IN PLACE
- 18 SOLID YELLOW PLASTIC WHEEL STOP (NOT USED)
- 19 EXPANSION JOINT (NOT USED)
- 20 DOWELED CONST. JOINT (EX. CONCRETE TO NEW)
- 21 KEYED CONSTRUCTION JOINT (NEW CONC. TO EX. ASPH)
- 22 CONTRACTION JOINT (NOT USED)
- 23 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (NOT USED)
- 24 PAVEMENT EDGE (ASPHALT & CONCRETE)
- 25 CONCRETE APRON AT DUMPSTER ENCLOSURE
- 26 LONGITUDINAL BUTT JOINT (NOT USED)
- 27 CONCRETE PAVING AT DRIVE-THRU LANES
- 28 TYPICAL HMA (ASPHALT) PAVEMENT SECTION
- 29 BUTT JOINT (EX. ASPHALT TO NEW)
- 30 CONCRETE BOLLARD (6" STEEL PIPE)
- 31 MULTI-LANE DIRECTIONAL GRAPHICS (NOT USED)
- 32 CROSSWALK MARKINGS (CONTINENTAL TYP.)
- 33 ALUMINUM HANDRAIL
- 34 TYPICAL ADA RAMP AND HANDRAIL (RAMP >4" RISE)
- 35 ENTRY DOOR FROST SLAB (NOT USED)
- 36 SCREENED REFUSE ENCLOSURE
- 37 SCREENED REFUSE ENCLOSURE PLAN (ALT.) (NOT USED)
- 38 SCREENED REFUSE ENCLOSURE (ALT. DRAINAGE) (NOT USED)
- 39 MENU BOARD LOOP DETECTION SYSTEM
- 40 DRIVE-THRU ORDER POINT ISLAND CURB (MENU BOARD)
- 41 DRIVE-THRU PLAN (TORAMAX - AUTOMATIC DOOR)
- 42 DRIVE-THRU CLEARANCE BAR
- 43 DRIVE-THRU ISOMETRIC
- 44A MOVABLE "MAGNETIC BASE" DELINEATOR (TOTAL QTY. XX)
- 44B MOVABLE "RUBBER BASE" DELINEATOR (TOTAL QTY. XX)
- 45 DRIVE-THRU PLAN (PICK-UP WINDOW)
- 46 REFUSE STORAGE BUILDING (REFER TO ARCH'L PLANS)
- 47 TYPICAL LIGHT POLE BASE (REFER TO SHEET ES-1.0)
- 48 FLAGPOLE - SIX SERIES FOOT FLAG POLE PACKAGE APPROVED VENDORS: THE FLAG COMPANY OR ALIAS FLAGS
- 49 PAD MOUNTED TRANSFORMER
- 50 CHICK-FIL-A MONUMENT SIGN (XX FT. HIGH)
NOTE: CONTRACTOR SHALL COORDINATE WITH SIGN COMPANY IF THERE WILL BE SPECIAL ENGINEERING REQUIREMENTS AT THE BASE OF THE MONUMENT SIGN.
- 51 CASH STATION (ON 4" THICK, 5x5' CONCRETE PAD)
- 52 PROPOSED BICYCLE RACK (ON 4" THICK CONCRETE SLAB)
- 53 GREASE INTERCEPTOR (REFER TO SHEET PS-1.0)



- 54 OUTDOOR PATIO SEATING (NOT USED)
- 55 2 FT. CHAMFER ON CONCRETE PAVEMENT
- 56 4" WIDE WHITE STRIPING (SEE PAINT NOTES IN DETAIL 4, SHEET C-4.0)
- 57A DETAIL DIAGONAL / CHEVRON STRIPING
- 57B SECURITY CAMERA (LIGHT POLE MOUNTED - COORD. WITH STRONG SYSTEMS)
- 58 SECURITY CAMERA (1/2" POLE MOUNTED - COORD. WITH STRONG SYSTEMS)
- 59 LANDSCAPE & IRRIGATION PROTECTOR
- 60 MULTI-LANE ORDER POINT CANOPY (MLOP)
- 61 ORDER MEAL DELIVERY CANOPY (OMD)
- 62 PROPOSED RETAINING WALL (XX LF - X FT MAX HEIGHT)

SITE PLAN

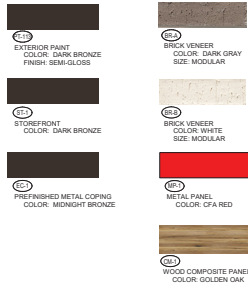


N/E PROPERTY OF
ATLANTA SMU'S CENTER
550 PROFESSIONAL DRIVE
1-STORY STUDIO
DEED BOOK 56827 / PAGE 762

N/E PROPERTY OF
SHEINBEIN FAMILY LP
DEED BOOK 46806 / PAGE 754
GOLDEN RUST CATERING RESTAURANT
6TH SOUTH HWY

1/20/2023 3:41:42 PM Autodesk Docs of GA_00831_Pike Street FSU_Arch.vit
XX-DTO-00831-X-000-DESIGN OVERVIEW

EXTERIOR FINISHES



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



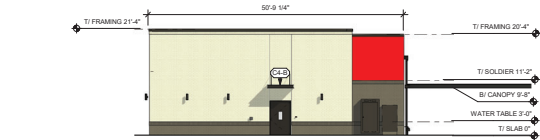
EXTERIOR ELEVATION



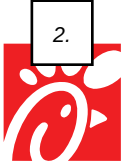
EXTERIOR ELEVATION



EXTERIOR ELEVATION



EXTERIOR ELEVATION



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THIS DOCUMENT IS NOT
FOR REGULATORY
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OR CONSTRUCTION.

CHICK-FIL-A
PIKE STREET DTO
680 DULUTH HWY
LAWRENCEVILLE, GA 30046

DT0#00831
BUILDING TYPE / SIZE: P14 DT0 S0
RELEASE: 22.08
PRINTED FOR: DDP
REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2020-0201
DATE: 10/10/2020
DRAWN BY: [Signature]
AUTHOR: [Signature]
DESIGN OVERVIEW