

William “Dub” Pearman, III
Mayor

Harold Simmons
City Manager



MEMO

TO: Planning Commission
FROM: Curtis Hindman, Interim Community Development Director
DATE: April 5, 2023
RE: 8190 Wells Street – Waffle House
Construction Plans and Building Elevations
Current Zoning – GC

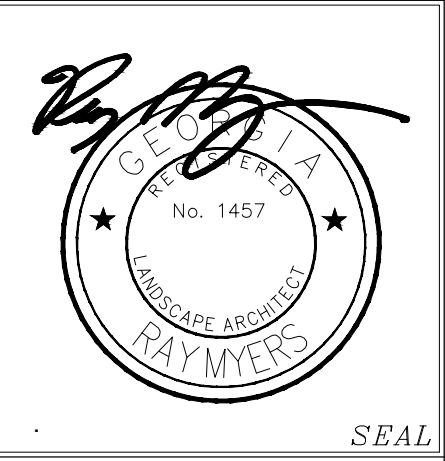
Administrator's Report

The construction plans and elevations for the proposed Waffle House located at 8190 Wells Street have been reviewed by staff and found to meet the requirements for the Hwy 85/Hwy 16 Corridor Overlay District.

The City previously granted variances to allow all the parking to be located in front of the building with the storm water management facility behind the building in order to save a stand of existing 12-inch and larger trees. During development of the construction plans it was discovered that the sidewalk along Chestlehurst Road would not be feasible and would create a safety hazard with the existing typical section and drainage of the road. As a mitigating solution to this issue, the applicant has proposed an alternate pedestrian connection to the building through the adjacent Bank of the Ozarks tract providing a pedestrian connection to Hwy 16.

The next step following approval will be building permit and land disturbance permit approval and issuance.

REVISIONS
02.28.23
03.28.23



LANDSCAPE PLAN

WAFFLE HOUSE
 SENOIA, GEORGIA

DATE	01-12-23
JOB NO.	2014049
SCALE	1"=20'-0"
DRAWN BY	RM
CHKD BY	RM

DISCLAIMER
 THIS DRAWING IS THE PROPERTY OF RAA DESIGN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
 RAA DESIGN

Notes:
 ALL LANDSCAPING SHALL BE IN PLACE PRIOR TO THE CONNECTION OF PERMANENT POWER OR RECORDING OF A FINAL PLAT.

CONTACT THE CITY MANAGER 770-599-3679 FOR A SITE INSPECTION UPON COMPLETION OF LANDSCAPE INSTALLATION.

IF THE LANDSCAPE DESIGN OR PLANT MATERIAL ARE CHANGED IN ANY WAY FROM THE SENOIA CITY PERMITTED PLAN, YOU SHALL SUBMIT TWO SETS OF REVISED PLANS TO THE CITY ARBORIST'S OFFICE FOR APPROVAL PRIOR TO ANY LANDSCAPE INSTALLATION.

CONTACT SENOIA CITY HALL AT 770-599-3679 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY ARBORIST OR DESIGNATED AGENT(S) PRIOR TO ANY LAND DISTURBANCE.

ALL TREE PROTECTION AND EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO GRADING.

UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTINGS ARE SUBJECT TO CITY ARBORIST OR DESIGNATED AGENT(S) APPROVAL.

APPROVED BY PLANNING COMMISSION

DATE: _____
 BY: _____

LANDSCAPE REQUIREMENTS:

PARKING LOT REQUIREMENT
 PARKING LOT AREA = 4,478 SF
 PARKING LOT LANDSCAPE AREA REQUIRED = 4,478 x .08 = 358 SF
 PARKING LOT LANDSCAPE AREA PROPOSED = 380 SF (REQUIREMENT MET)

EXISTING TREES REQUIREMENT
 EXISTING TREES WITH 12" OR LARGER DBH = 16
 20% OF EXISTING TREES WITH 12" OR LARGER DBH REQUIRED TO REMAIN = 3
 EXISTING TREES WITH 12" OR LARGER DBH PROPOSED TO REMAIN = 5 (REQUIREMENT MET)

DISTURBED AREA REQUIREMENT
 1, 2.5" CAL CANOPY TREE AND 1, 1.5" UNDERSTORY TREE REQUIRED FOR EVERY 1,000 SF OF PERMANENTLY DISTURBED AREA ON THE SITE.

PERMANENTLY DISTURBED AREA ON SITE = 12,956 SF
 2.5" CAL CANOPY TREES REQUIRED = 13
 7, 2.5" CAL TREES PROPOSED, PLUS 6 EXISTING TREES TO REMAIN = 13 (REQUIREMENT MET)

1.5" UNDERSTORY TREES REQUIRED = 13
 13, 1.5" CAL TREES PROPOSED (REQUIREMENT MET)

LANDSCAPE STRIPS DENSITY REQUIREMENT
 AT LEAST 60% SPATIAL COVERAGE OF TREES AND SHRUBS
 LANDSCAPE AREA = 6,183 SF

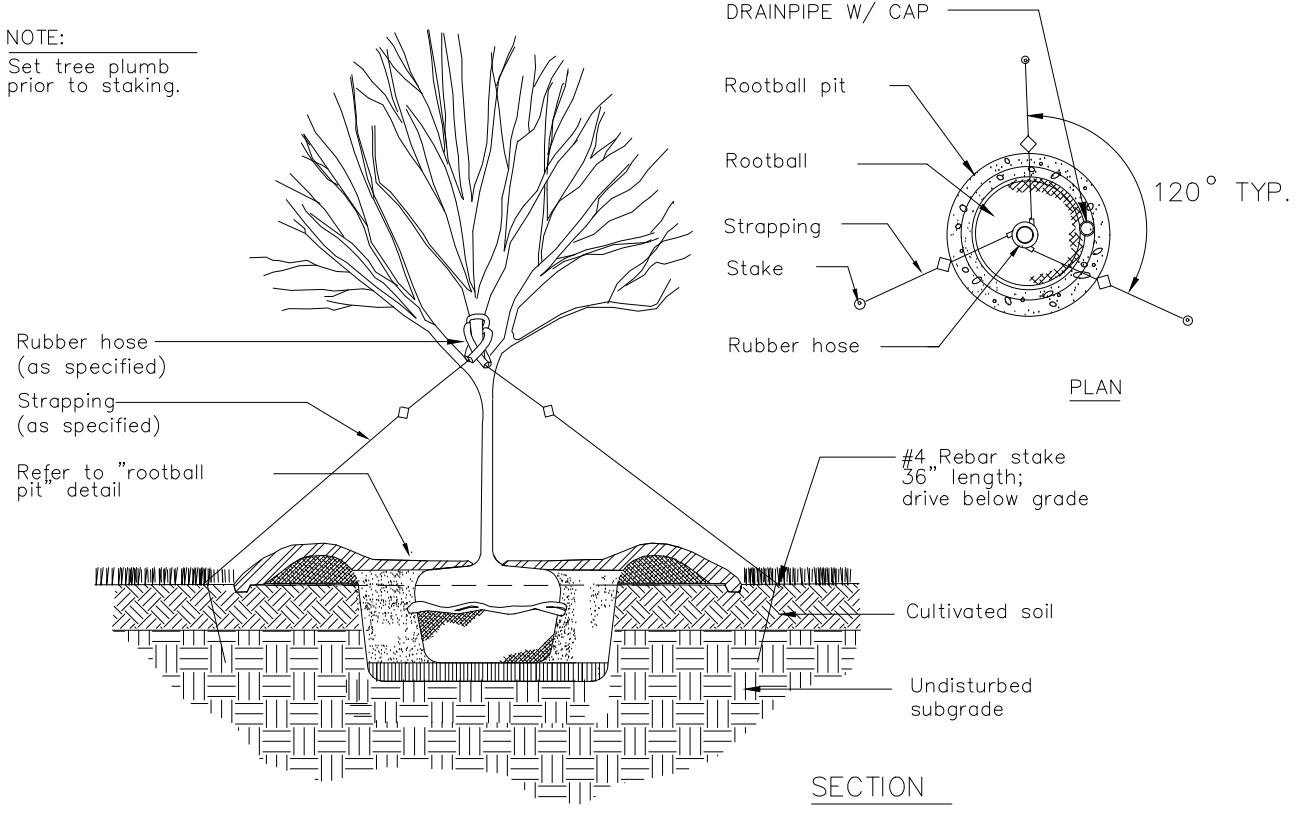
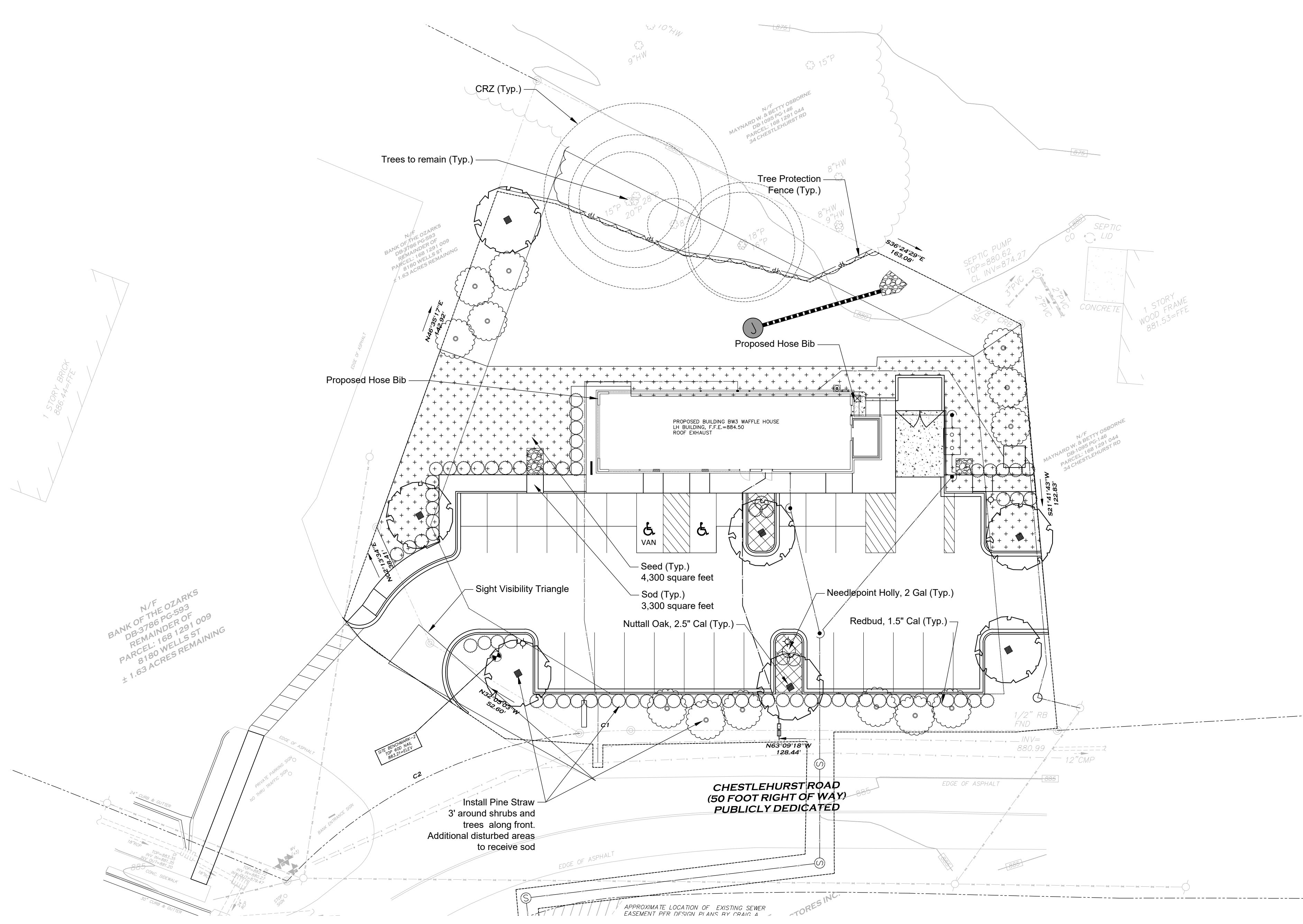
PROPOSED SPATIAL COVERAGE OF PLANTINGS INSIDE LANDSCAPE STRIPS = 5,065 (82%)(REQUIREMENT MET)

LANDSCAPE AREA REQUIREMENT PLANTING REQUIREMENT
 ONE TREE FOR EVERY 250 SF OF LANDSCAPE AREA ; THREE SHRUBS FOR EVERY ONE TREE
 LANDSCAPE AREA = 6,183 SF
 25 TREES AND 75 SHRUBS REQUIRED
 EXISTING TREES = 5 ; PROPOSED TREES = 20 ; TOTAL TREES ON SITE = 25 (REQUIREMENT MET)

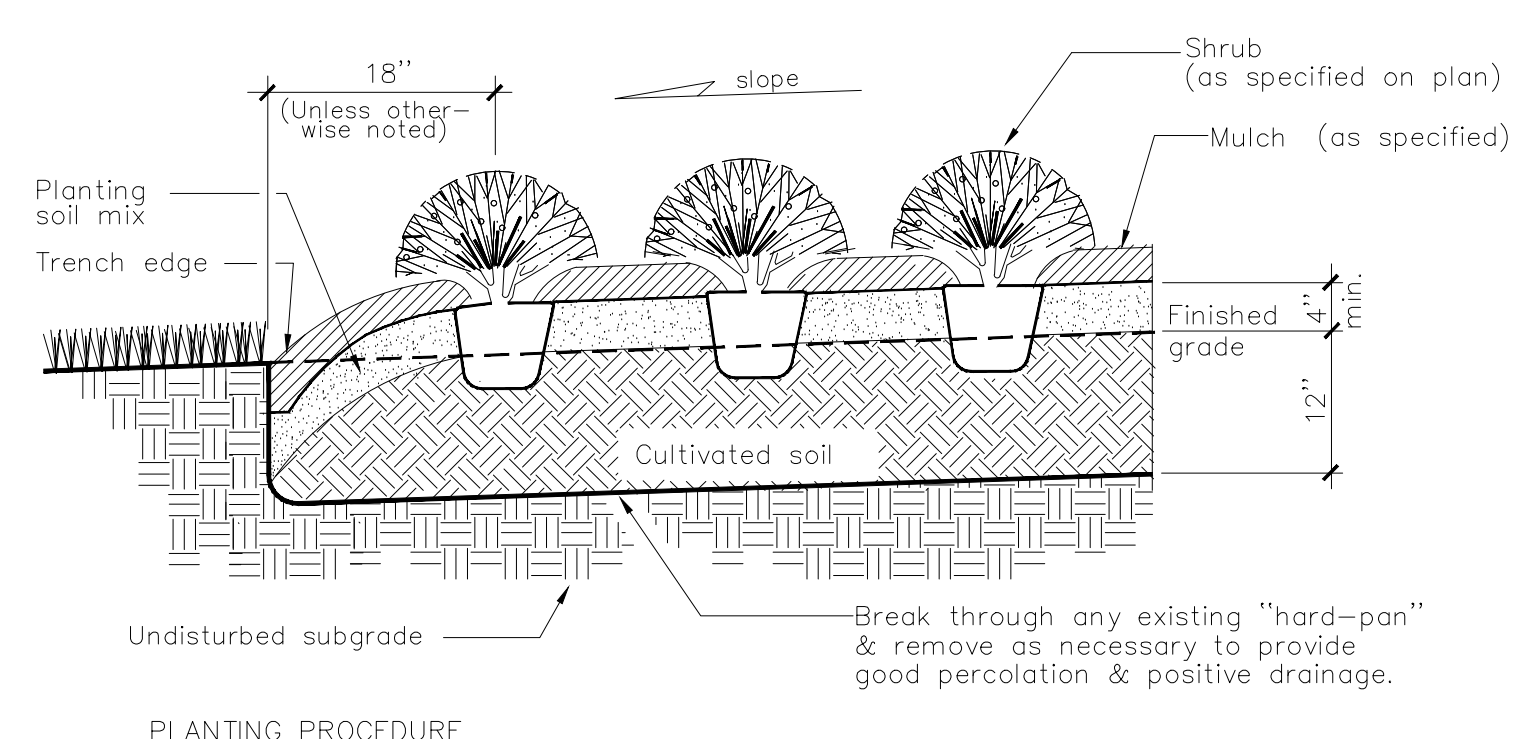
Qty.	Sym.	Botanical Name	Common Name	Size	Hgt.	Width	Root	Notes
7	○	Quercus nuttallii	Nuttall Oak	2.5" cal.	10'			
13	○	Cercis canadensis	Redbud	1.5" cal.	6'			
75	○	Ilex comuta 'Needlepoint'	Needlepoint Holly	2 Gal				
3300 sf	■	Sod						
4300 sf	■	Seed						
4300 sf	■	Pine Straw						

GENERAL PLANTING NOTES

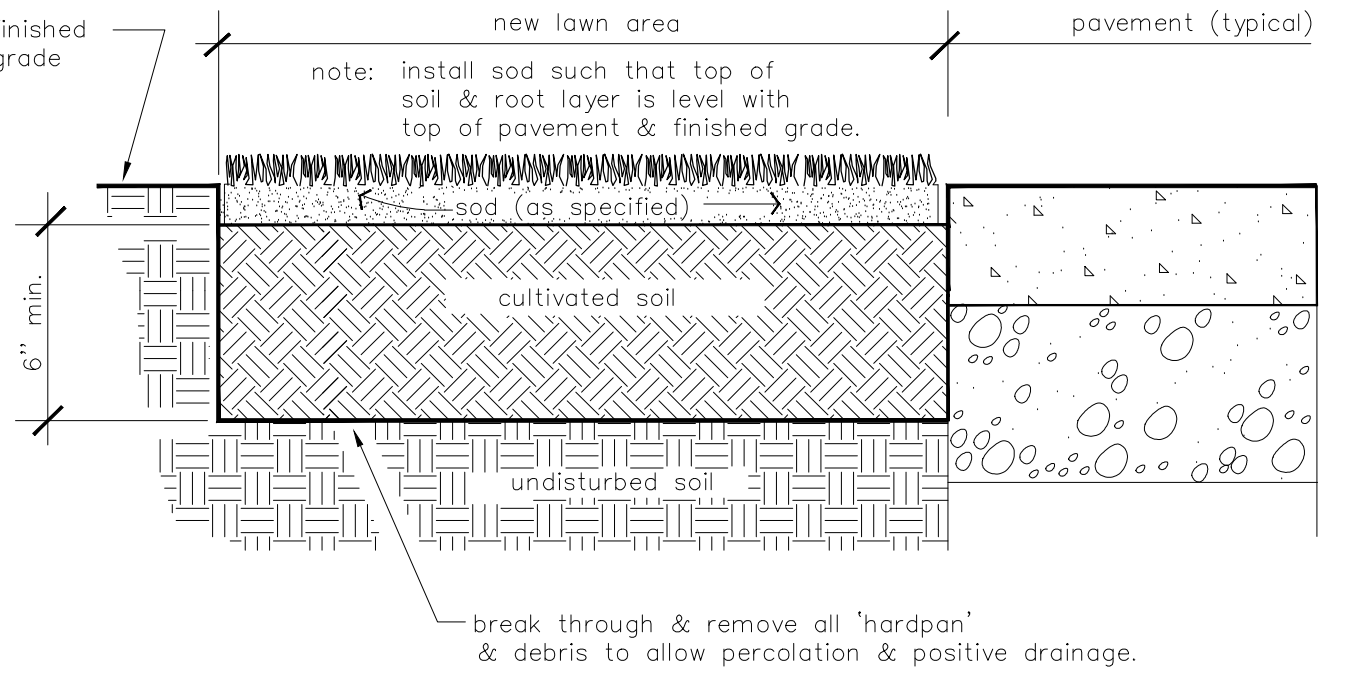
- All plants must be healthy, vigorous material, free of pests and disease.
- All plants must be container-grown or balled and burlapped (B&B) as indicated in the plant list.
- All trees must be straight trunked, full headed and meet all requirements as specified.
- All plants are subject to the approval of the Landscape Architect and the Owner before, during, and after installation.
- All trees must be guyed or staked as shown in the details.
- All plants and planting areas must be completely mulched as specified.
- Prior to construction, the Landscape Contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of work. The Landscape Contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The Landscape Contractor is responsible for verifying all quantities shown on these plans before pricing the work.
- The Landscape Contractor is responsible for fully maintaining all planting (including, but not limited to: watering, spraying, mulching, fertilizing, etc.) of planting areas and lawns until the work is accepted in total by the Landscape Architect and the Owner.
- The Landscape Contractor shall completely guarantee all plant material for a period of one (1) year beginning at the date of final acceptance. The Landscape Contractor shall promptly make all replacements before or at the end of the guarantee period (as per direction of the Owner).
- The Owner agrees to perform all landscape maintenance (including watering) throughout the one year guarantee period unless otherwise determined.
- The Landscape Architect will approve the staked location of all plant material prior to installation.
- After being dug at the nursery source, all trees in leaf shall be acclimate for two (2) weeks under a mist system prior to installation.
- Any plant material which dies, turns brown, or defoliates (prior to total acceptance of work) shall be promptly removed from the site and replaced with material of the same species, quantity, size and meeting all plant list specifications.
- Standards set forth in 'American Standards for Nursery Stock' represent guideline specifications only, and constitute a minimum quality requirements for plant material.



TREE STAKING & GUYING
 N.T.S.

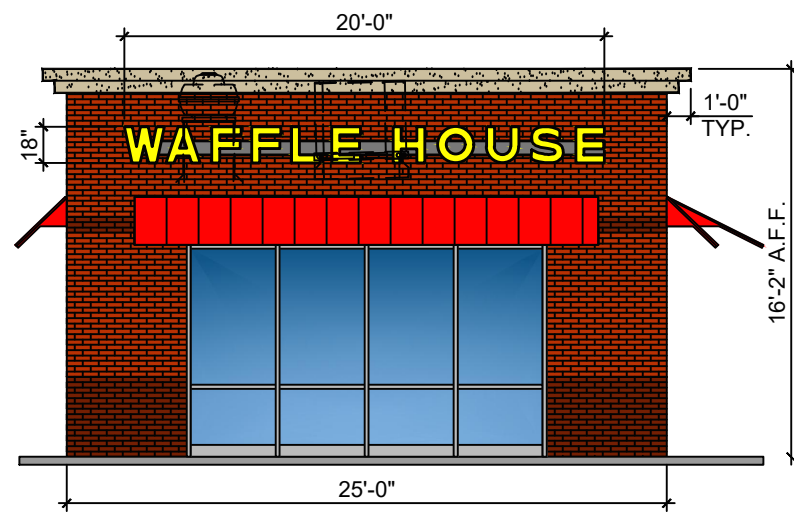


SHRUB PLANTING
 N.T.S.

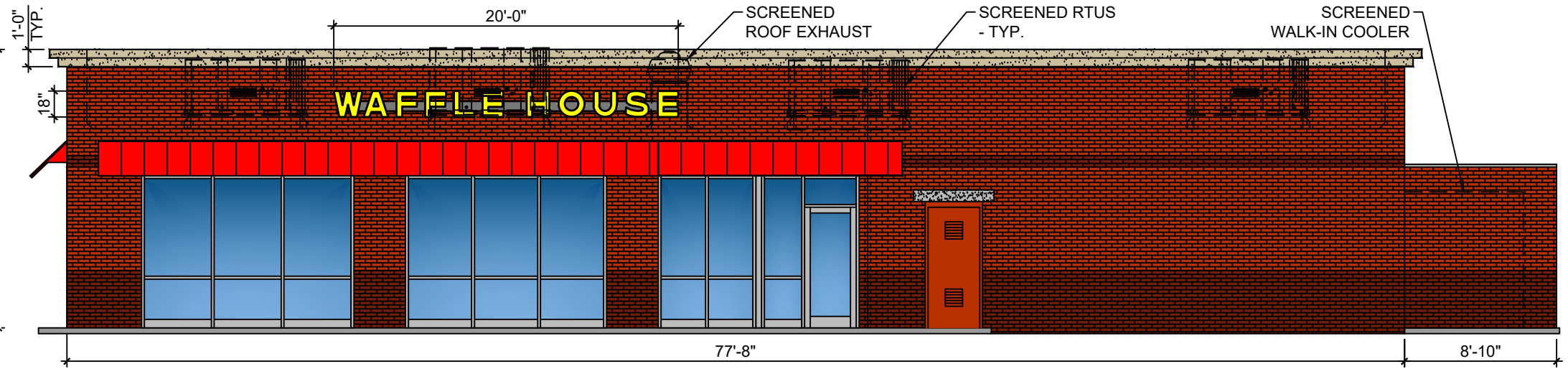


SOD INSTALLATION
 N.T.S.

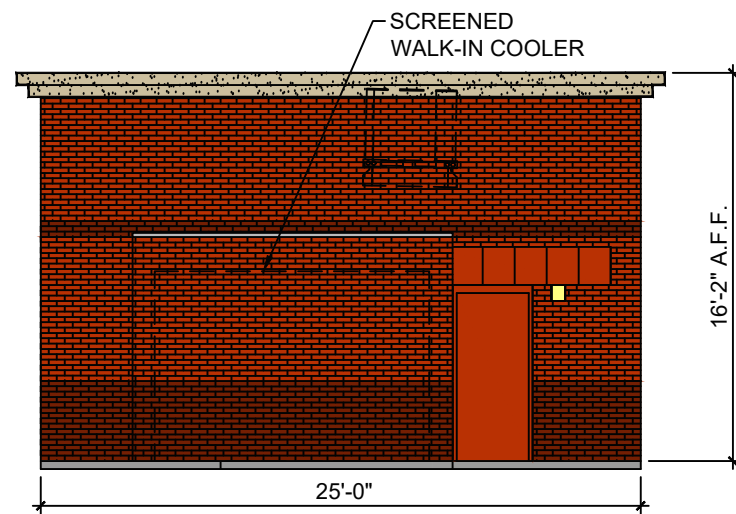
Date: Mar 29, 2023, 7:42am User: ID: tracso File: D:\Dropbox (Continuo-Master) (P-Drive) Projects\2023\22-231 - WH - Senoia, GA NEW BUILD\Landscap\WHL_Senoia_GA_2-28-23.dwg



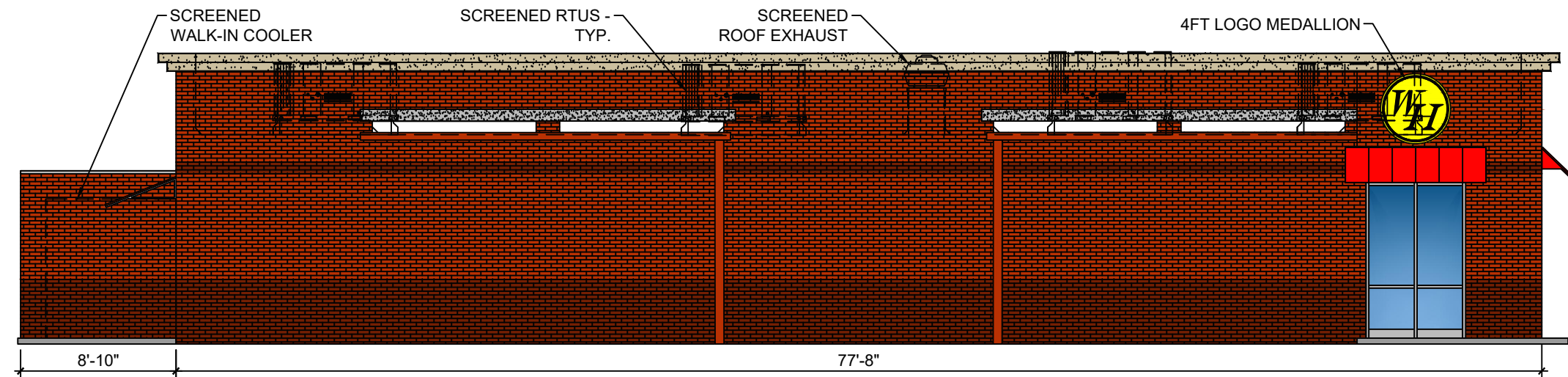
FACING BANK



FACING CHESTLEHURST ROAD



FACING EAST



FACING STORM POND

SCALE: 1/8"=1'-0"

BUILDING DESCRIPTION:

LEFT HAND, MEDIUM PARAPET, BW3 BUILDING
 CLAY BRICK VENEER,
 DARK BRICK VENEER BASE AND ACCENT STRIPE
 STEPPED EFIS CORNICE
 RED STANDING-SEAM METAL AWNING



SIGN TYPE: MONUMENT CABINET
 DOUBLE-SIDED, EXTERNALLY ILLUMINATED
 QTY: 2 (FOR DOUBLE-SIDED MONUMENT)
 SIGN AREA: 50 S/F



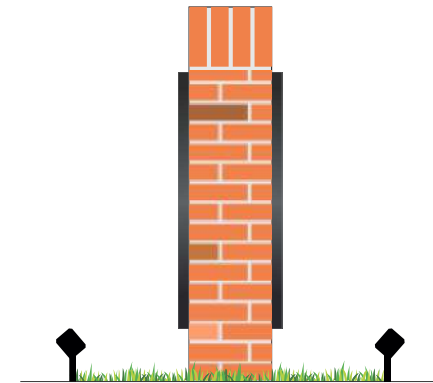
Pg.1
 c CABINET DETAIL - FRONT VIEW
 Scale: 1/2" = 1'



Pg.1
 d CABINET DETAIL - SIDE VIEW
 Scale: 1/2" = 1'



Pg.1
 a FRONT ELEVATION
 Scale: 1/2" = 1'



Pg.1
 b SIDE VIEW
 Scale: 1/2" = 1'

P1 PAINT - BLACK

V1 VINYL - AVERY #206 "PROCESS YELLOW"



DATE - 01 / 11 / 2023
 SIGN TYPE
 MONUMENT &
 CHANNEL LETTERS

CLIENT
 WAFFLE HOUSE
 SENOIA, GA

REVISIONS:
 REVISION 1 - 01/17

DESIGNER Nathan Diffee
 ACCOUNT REP: KP

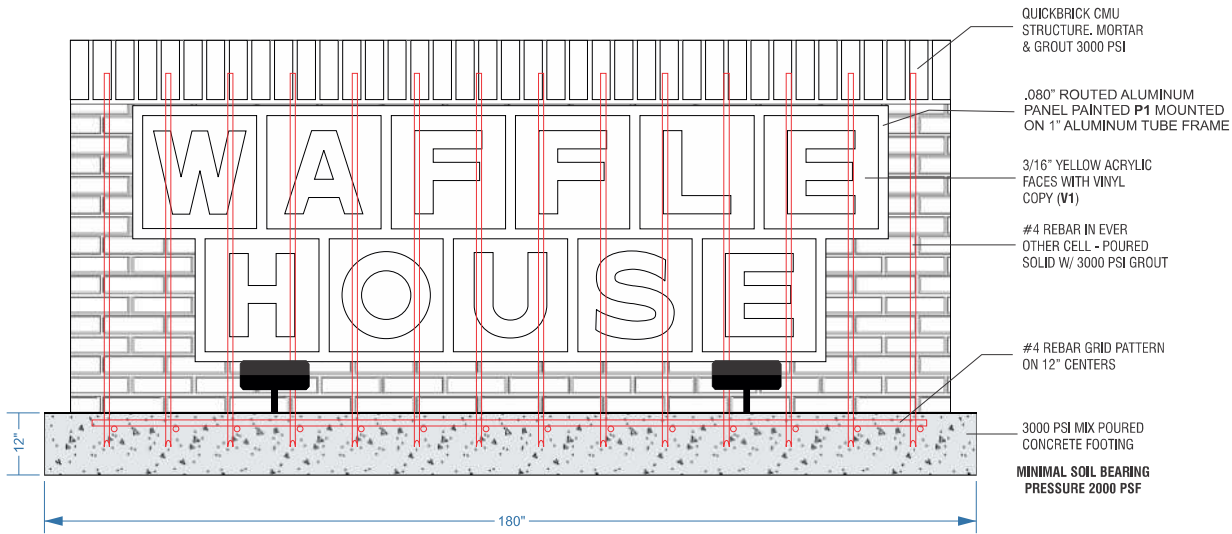
SCALE: AS INDICATED
 DRAWING FILE NAME
 Q:\ Nathan Diffee\ WAFFLE HOUSE \ SENOIA, GA \
 WAFFLE HOUSE SENOIA, GA MONUMENT &
 CHANNEL LETTERS REV 1 - 01_11_23.CDR

DRAWING
 STATUS:

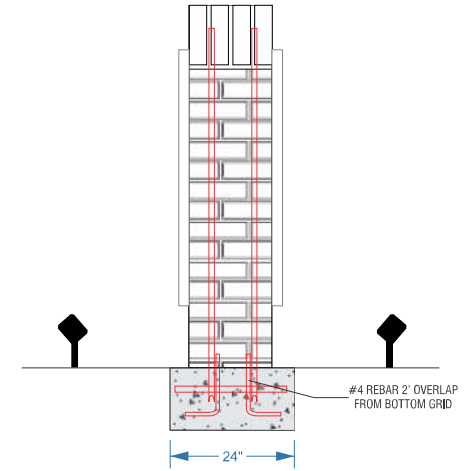


THIS DRAWING IS AN ORIGINAL, UNPUBLISHED
 DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS
 NOT TO BE REPRODUCED, CHANGED, OR
 EXHIBITED TO ANYONE OUTSIDE OF YOUR
 COMPANY BY ANY MEANS OR IN ANY MANNER
 WITHOUT WRITTEN PERMISSION FROM THE OWNER OF
 CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE
 SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
 © 2019 ALL RIGHTS RESERVED

SIGN TYPE: MONUMENT
FOOTING DETAIL



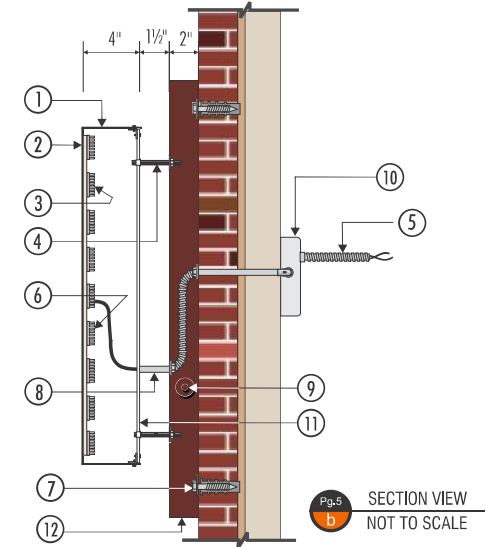
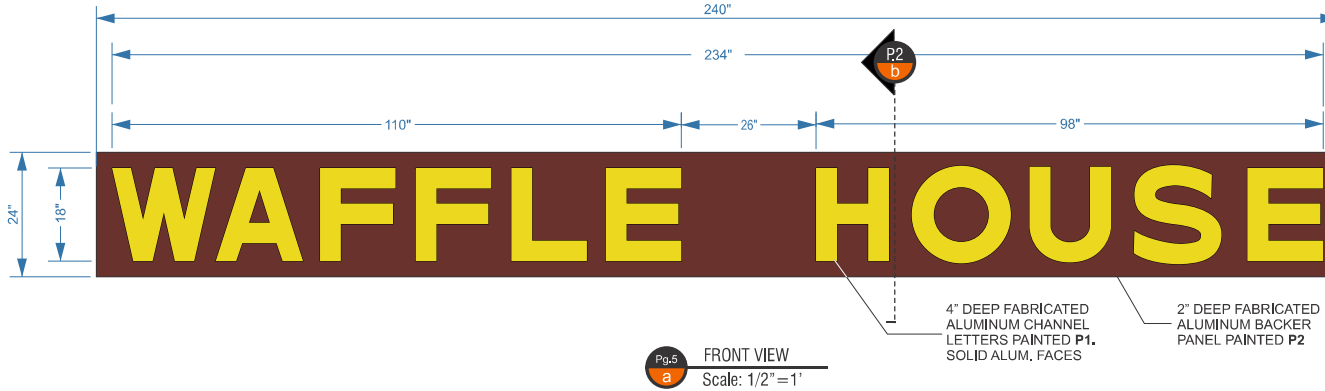
Pg.2
a FRONT ELEVATION
Scale: 1/2" = 1'



Pg.2
b SIDE PROFILE
Scale: 1/2" = 1'

SIGN TYPE: 18" CHANNEL LETTERS ON BACKER
 INTERNALLY ILLUMINATED (HALO-LIT)
 QTY: 2 SETS
 28.125 SQUARE FEET

OPTION
B



1. 4" DEEP CHANNEL LETTER RETURNS PAINTED P1
2. .808 ALUMINUM OPAQUE LETTER FACE PAINTED SAME AS ABOVE
3. WHITE LED MODULES (HALO-LIT)
4. THREADED ROD STAND OFFS
5. 120 VOLT CIRCUIT TO SIGN INSIDE 1/2" UL APPROVED SEALTITE FLEXIBLE CONDUIT
6. ALL UL APPROVED WIRING
7. MOUNTING METHOD VARIES WITH WALL CONDITIONS (LAG BOLTS & SHIELDS SHOWN)
8. U.L. APPROVED PASS THRU
9. DISCONNECT SWITCH ON OUTSIDE OF UL APPROVED METALLIC BACKGROUND CABINET
10. FULLY ENCLOSED POWER SUPPLY (SEE UL LABEL FOR MODEL NUMBER)
11. 3/16" THICK CLEAR POLYCARBONATE (LEXAN) LETTER BACK TO ALLOW HALO LIGHTING.
12. 3" DEEP ALUMINUM BACKER PANEL PAINTED P2. MOUNTED FLUSH TO WALL

P2 PAINT - MATCH PANTONE 7404 C
P3 PAINT - SHERWIN WILLIAMS 7593 "RUSTIC RED"



5198 NORTH LAKE DRIVE
 LAKE CITY, GA 30260
 404-361-3800
 FAX 404-361-7038
 WWW.CLAYTONSIGNS.COM

DATE - 01 / 11 / 2023
 SIGN TYPE
 MONUMENT &
 CHANNEL LETTERS

CLIENT
 WAFFLE HOUSE
 SENOIA, GA

REVISIONS:
 REVISION 1 - 01/17

DESIGNER Nathan Diffee
 ACCOUNT REP. KP

SCALE: AS INDICATED
 DRAWING FILE NAME
 Q:\ Nathan Diffee\ WAFFLE HOUSE \ SENOIA, GA \
 WAFFLE HOUSE SENOIA, GA MONUMENT &
 CHANNEL LETTERS REV 1 - 01_11_23.CDR

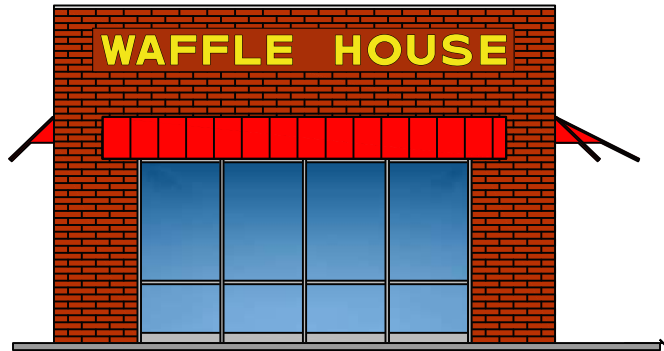
DRAWING
 STATUS:



THIS DRAWING IS AN ORIGINAL UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY BY ANY MEANS OR IN ANY MANNER WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
 © 2019 ALL RIGHTS RESERVED

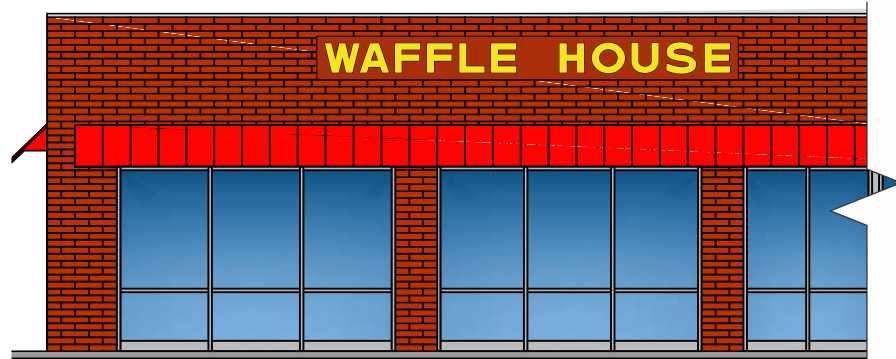
PAGE
5

SIGN TYPE: 18" CHANNEL LETTERS ON BACKER
 DAY/NIGHT VIEWS



STRETCH END

DAY-TIME VIEW



LONG GLASS WALL

NIGHT-TIME VIEW



STRETCH END



LONG GLASS WALL



5198 NORTH LAKE DRIVE
 LAKE CITY, GA 30260
 404-361-3800
 FAX 404-361-7038
 WWW.CLAYTONSIGNS.COM

DATE - 01 / 11 / 2023
 SIGN TYPE
 MONUMENT &
 CHANNEL LETTERS

CLIENT
 WAFFLE HOUSE
 SENOIA, GA

REVISIONS:
 REVISION 1 - 01/17

DESIGNER Nathan Diffee
 ACCOUNT REP. KP

SCALE: AS INDICATED
 DRAWING FILE NAME
 Q:\ Nathan Diffee\ WAFFLE HOUSE \ SENOIA, GA \
 WAFFLE HOUSE SENOIA, GA MONUMENT &
 CHANNEL LETTERS REV 1 - 01_11_23.CDR

DRAWING
 STATUS:



THIS DRAWING IS AN ORIGINAL, UNPUBLISHED
 DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS
 NOT TO BE REPRODUCED, CHANGED, OR
 EXHIBITED TO ANYONE OUTSIDE OF YOUR
 COMPANY IN WHOLE OR IN PART WITHOUT
 WRITTEN PERMISSION FROM THE OWNER OF
 CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE
 SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
 © 2019 ALL RIGHTS RESERVED