

SITE NOTES:

- THE SITE CONTAINS: 0.67 ACRES
DISTURBED AREA: 0.40 ACRES
- SITE ADDRESS: 1565 ROSWELL STREET, SMYRNA, GA 30080
PARCEL ID: 1705900100
- SURVEY INFORMATION AND BOUNDARY SURVEY IS TAKEN FROM SURVEYS PERFORMED BY FOOTHILLS LAND SURVEYING, LLC DATED AUGUST 24, 2022.
- THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13067C0119H, DATED MARCH 4, 2013.
- THERE ARE NO KNOWN WETLANDS ON THE PROJECT SITE.
- THERE ARE NO KNOWN STREAMS OR WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FT OF THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- SANITARY SEWER WILL BE PROVIDED TO THE NEW DEVELOPMENT THROUGH AN EXISTING CONNECTION ALONG HIGHLAND PARKWAY INTO THE CITY OF SMYRNA SEWER SYSTEM. NO ONSITE SEPTIC SYSTEM IS PROPOSED.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- A PRE-CONSTRUCTION LANDSCAPE CONFERENCE IS REQUIRED FOR THIS PROJECT PRIOR TO ANY FINISH LANDSCAPING. CALL THE CITY OF SMYRNA ARBORIST AT 770-528-2124 OR LANDSCAPE ARCHITECT AT 770-528-2149. THERE ARE CRITICAL FACTORS ON THE LANDSCAPE PLAN THAT WILL AFFECT BOTH THE GENERAL CONTRACTOR AND THE LANDSCAPE CONTRACTOR. PLANTING AREA DIMENSIONS, PLANTING METHODS AS WELL AS PLANT MATERIALS MUST BE IN ACCORDANCE WITH THE APPROVED PLAN. OR THE LANDSCAPE INSPECTOR MAY DELAY THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

PARKING SPACE CALCULATIONS:

- BUILDING FOOTPRINT:
- RESTAURANT AREA = 2,250 SF (1 SPACE / 75 SF = 30 SPACES)
 - OFFICE SUITE #1 = 750 SF (1 SPACE / 250 SF = 3 SPACES)
 - OFFICE SUITE #2 = 750 SF (1 SPACE / 250 SF = 3 SPACES)
 - OFFICE SUITE #3 = 750 SF (1 SPACE / 250 SF = 3 SPACES)
 - OFFICE SUITE #4 = 750 SF (1 SPACE / 250 SF = 3 SPACES)
 - OFFICE SUITE #5 = 1,750 SF (1 SPACE / 250 SF = 7 SPACES)

TOTAL REQUIRED SPACES: 49 SPACES
EXISTING PARKING SPACE TO REMAIN: 0 SPACES
PROPOSED PARKING SPACES: 23 SPACES
TOTAL PARKING SPACES: 23 SPACES
ADA PARKING SPACE REQUIRED: 1 SPACE
TOTAL ADA SPACES: 1 SPACE

POST-CONSTRUCTION IMPERVIOUS AREA:

Post-Construction Impervious Area	
Existing Impervious Area	SF
Remaining One Story Building	5,057
Remaining Gravel Drive	3,945
Existing Asphalt to be Milled and Overlaid	8,191
Total Existing Area to Remain	17,193
New/Reclaimed Impervious Area	SF
Proposed Building Addition	2,250
Proposed Parking Addition	1,270
Proposed Wheel Stops	489
Proposed Driveway Entrance	193
Proposed Sidewalk	398
Proposed Walkway	200
Proposed Wall	26
Proposed Dumpster Pad	155
Total New/Reclaimed Area	4,981
Existing and New/Reclaimed Impervious Area	22,174
Lot Coverage %	76.03%

VARIANCE REQUEST:

A VARIANCE IS REQUESTED TO REDUCE THE FRONT SETBACK FROM 50 FT TO 25 FT AND THE SIDE SETBACK FROM 10 FT TO 9 FT. THESE PLANS CALL FOR A RESTAURANT ADDITION TO AN EXISTING BUILDING THAT IS TO REMAIN. THE FRONT AND SIDE SETBACK VARIANCE IS NECESSARY TO PROVIDE ENOUGH USABLE SPACE FOR THE RESTAURANT ADDITION.

A VARIANCE IS REQUESTED TO REMOVE THE PARKING MINIMUM FROM THE SITE. THE EXISTING SITE DOES NOT MEET THE REQUIREMENT AS IS, AND WITH THE NEW ADDITION AND PARKING LOT CONFIGURATION, THE SITE WILL STILL NOT MEET THE PARKING MINIMUM. THE SITE WILL HAVE 23 SPACES (INCLUDES 1 ADA SPACE).

PROPOSED NEW/RECLAIMED IMPERVIOUS AREA IS LESS THAN 5,000 SF. THEREFORE STORMWATER MANAGEMENT IS NOT REQUIRED. SEE SHEET C-1.1 FOR PAVING DETAILS

BUILDING IS TO BE SPRINKLED

LIMITS OF DISTURBANCE

PROPOSED DUMPSTER. THREE SIDED ENCLOSURE WITH A GATE

NO FIRE ACCESS REQUIRED - BUILDING IS TO BE SPRINKLED

PROPOSED 4 FT CONCRETE SIDEWALK

PROPOSED WHEEL STOPS AT EDGE OF EXISTING ASPHALT

PROPOSED ADA RAMP. NO TACTILE WARNING STRIP

PROPOSED ADA HANDICAP PARKING SPACE (TYP)

PROPOSED ADA HANDICAP SIGN (TYP)

EXISTING ASPHALT TO BE MILLED AND OVERLAID WITH 1.5" ASPHALT

PROPOSED 0.5' CURB AND 1.5' GUTTER - TOP OF GUTTER IS 1.5" HIGHER THAN THE EXISTING PAVEMENT

PROPOSED 5 FT SIDEWALK TO TIE INTO EXISTING PUBLIC SIDEWALK

DISTANCE FROM EDGE OF PAVEMENT TO CENTERLINE

PROPOSED STOP BAR

PROPOSED STOP SIGN

24 HOUR EMERGENCY CONTACT: MATT JUNGER 404-493-1555

ALL ROADWAY STRIPING WITHIN THE RIGHT-OF-WAY TO BE THERMOPLASTIC.

IF ANY CURB AND GUTTER IS BROKEN DURING CONSTRUCTION, IT WILL NEED TO BE REPLACED AT THE DEVELOPER'S EXPENSE

WALL PACK LIGHTING IS TO BE USED

ZONING REQUIREMENTS:

PROPOSED ZONING: GC
MINIMUM LOT AREA: 20,000 SF
MAXIMUM LOT COVERAGE BY BUILDINGS AND OTHER STRUCTURES INCLUDING PAVING: 100%
MINIMUM LOT WIDTH AT SETBACK LINE: 100 FT
MAJOR THOROUGHFARES: 50 FT
MINOR THOROUGHFARES: 40 FT
OTHER: 40 FT
MINIMUM SIDE YARD: 10 FT
MINIMUM REAR YARD: 30 FT
MAXIMUM HEIGHT OF STRUCTURES: ADDITIONAL HEIGHT MUST BE APPROVED BY THE MAYOR AND CITY COUNCIL

SIDE SETBACK VARIANCE TO BE APPLIED FOR TO REDUCE SIDE SETBACK FROM 10 FT TO 9 FT

PROPOSED GREASE TRAP 1500 GAL

FRONT SETBACK VARIANCE TO BE APPLIED FOR TO REDUCE FRONT SETBACK FROM 50 FT TO 25 FT

EXISTING PUBLIC SIDEWALK TO REMAIN - PROPOSED SIDEWALK TO TIE INTO EXISTING SIDEWALK

PROPOSED 5 FT SIDEWALK WITH 2 FT GRASS STRIP

ROSWELL STREET CENTERLINE

PROPOSED BIKE PARKING AREA - NO LAND DISTURBANCE

DOT TYPE B CURB CUT RAMP

PROPOSED 8 FT CROSSWALK INSTALLED PER DOT STANDARD DETAIL

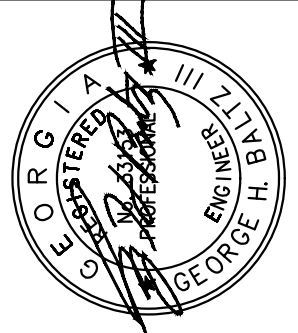
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SITE PLAN

DATE	11-09-23		REVISIONS
SCALE	AS SHOWN	07-01-24	CITY COMMENTS
DRAWN	EF		
CHECKED	GHB		



CONSTRUCTION PLANS FOR:

1565 ROSWELL STREET
LAND LOT 692, 17TH DISTRICT, 2ND SECTION
SMYRNA COBB COUNTY, GA 30080

CVE PI # 23-037

SHEET NO.

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