

VICINITY MAP (NTS)

SITE ADDRESS:
3410 ATLANTA ROAD
SMYRNA, GA. 30080
DB 15716 PG 2505
TAX ID# 17070000600

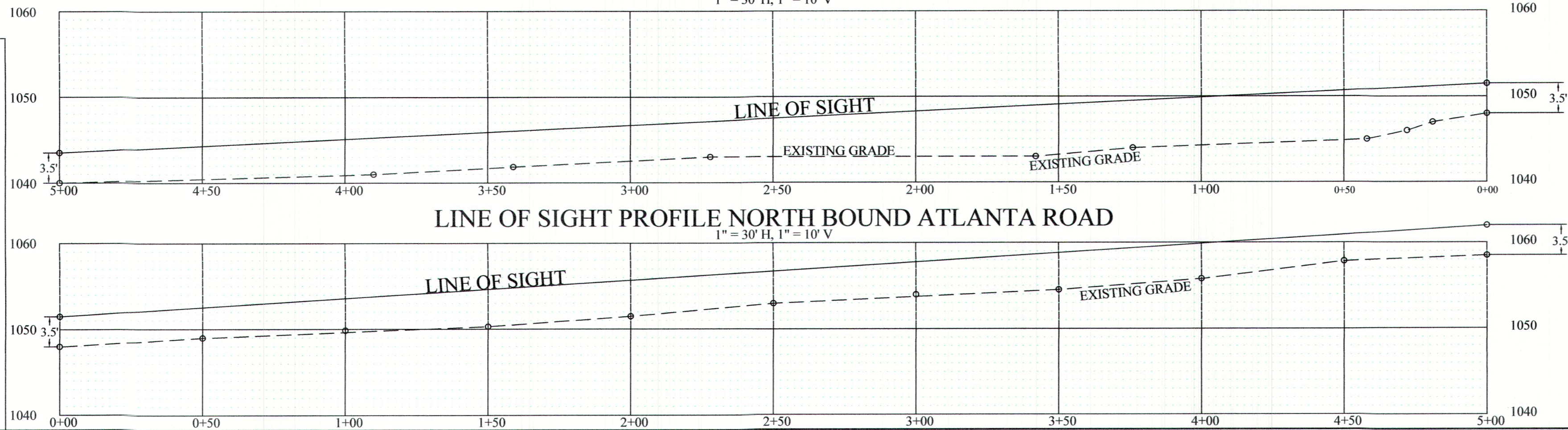
GENERAL NOTES:

- PROPERTY ZONED: R-15
- PROPOSED ZONING: NS - NEIGHBORHOOD SHOPPING
- SETBACKS REQUIRED:
 - FRONT: 50'
 - MINOR SIDE: 15'
 - REAR: 30'
- PROPOSED USE: NEIGHBORHOOD FEED & SEED STORE
- PARKING REQUIRED: 5.5 SPACES PER 1000 S.F.
- VARIANCES REQUESTED:
 - TO REDUCE PARKING FROM REQUIRED 37 SPACES TO 30 SPACES AS SHOWN.
 - TO REDUCE THE MINIMUM ONE ACRE REQUIRED FOR THE ATLANTA ROAD CORRIDOR TO 0.954 ACRES AS SHOWN.
- PROPERTY SERVED BY CITY OF SMYRNA WATER & SEWER.
- EXISTING IMPERVIOUS COVERAGE: 12.97 % (5,377 S.F. COVERAGE)
- PROPOSED IMPERVIOUS COVERAGE: 63.75% (26,427 S.F. COVERAGE)
- PROPOSED DISTURBED AREA: DETENTION & WATER QUALITY IMPROVEMENTS PROPOSED IN AREA SHOWN.
- AS PER FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 13067Co226 G DATED 12-16-08, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. IN A ZONE "X".
- THIS PROPERTY DOES NOT HAVE A CEMETERY, WETLANDS, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.
- ALL BOUNDARY INFORMATION TAKEN FROM A SURVEY FOR MICHAEL T. HANNAN & PAUL RIRVE PREPARED BY McCLUNG SURVEYING SERVICES, INC. DATED 4-26-21. ALL TOPOGRAPHIC DATA TAKEN FROM COBB COUNTY TOPO TILE 192405 AND IS ONE FOOT CONTOURS IN NAVD88. TREE SURVEY PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. ON 08/02/22.

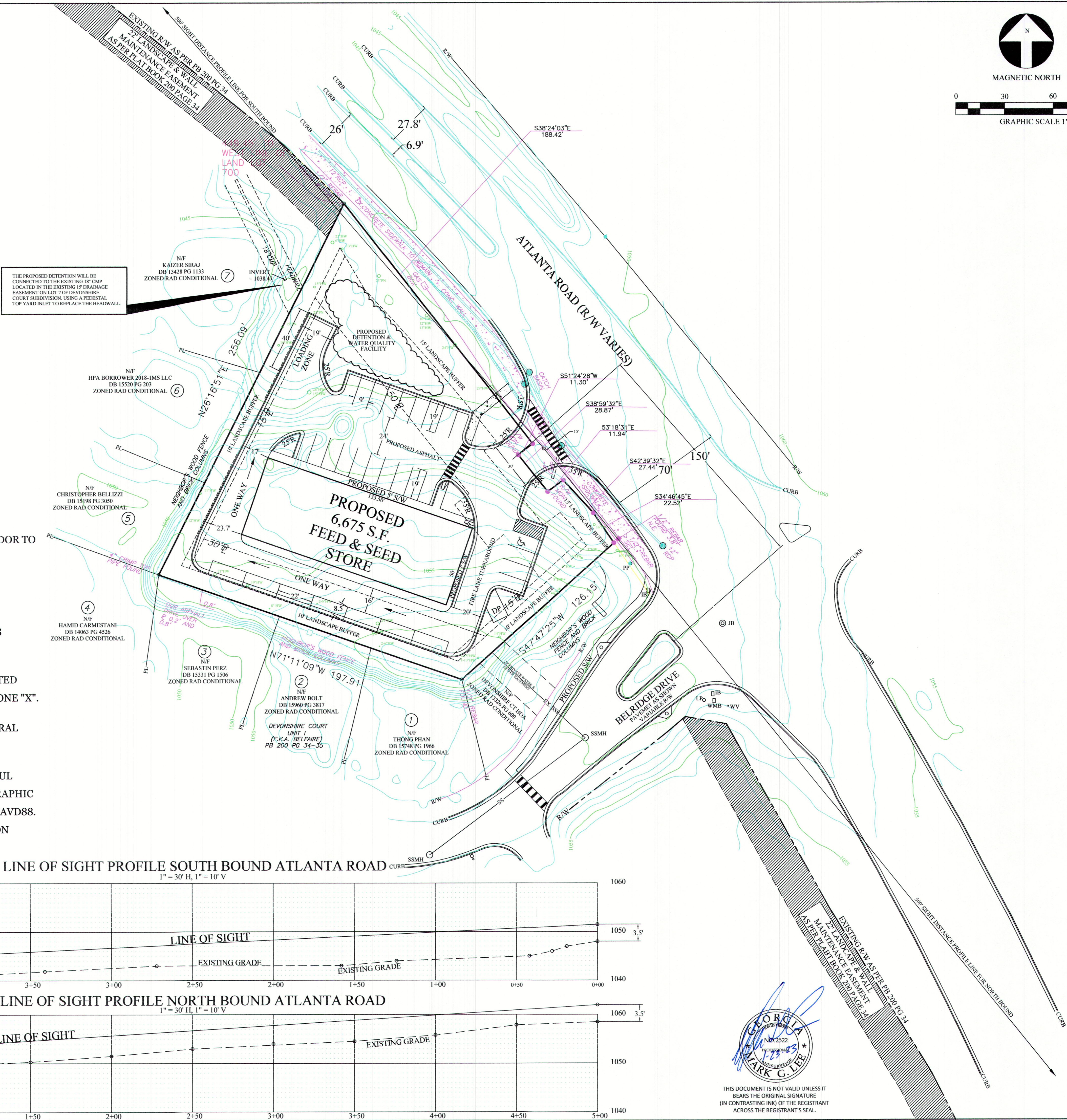
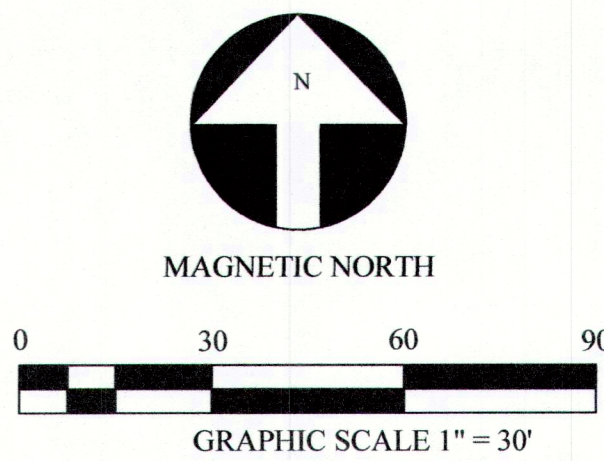
TRACT AREA = 0.954 +/- ACRES (41,453 +/- S.F.)

LEGEND			
AC	AIR COMPRESSOR	LS	LANDSCAPE AREA
B/C	BACK OF CURB	MON	MONUMENT
BL	BUILDING SETBACK LINE	N/F	NOW OR FORMERLY
BW	BLOCK WALL	OHL	OVERHEAD LINE
C.U.B.	CITY UNDISTURBED BUFFER	PBOX	POWER BOX
CL	CENTERLINE	PB	PLAT BOOK
CMP	CORRUGATED METAL PIPE	PG	PAGE
CO	CLEANOUT	PL	PROPERTY LINE
CONC.	CONCRETE	PN	PINE
CP	CONCRETE PAD	PP	POWER POLE
ID)	DEED	RCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	RIPF	REBAR IRON PIN FOUND
DE	DRAINAGE EASEMENT	RIPS	REBAR IRON PIN SET
EC	EDGE OF CONCRETE	RMF	RIGHT-OF-WAY MARKER FOUND
EP	EDGE OF PAVEMENT	RW	RIGHT-OF-WAY
EW	EDGE OF WATER	SRF	STEEL ROD FOUND
FH	FIRE HYDRANT	SSE	SANITARY SEWER EASEMENT
GM	GAS METER	SSL	SANITARY SEWER LINE
GP	GRAVEL PAD	SSMH	SANITARY SEWER MANHOLE
GW	GUY-WIRE	S.U.B.	STATE UNDISTURBED BUFFER
HW	HARDWOOD	S.W	SIDEWALK
IB	IRRIGATION BOX	UB	UTILITY BOX
IMP	IMPERVIOUS	WMB	WATER METER BOX
JB	JUNCTION BOX	WSB	WATER SPIGOT BOX
LL	LAND LOT	WV	WATER VALVE
LLL	LAND LOT LINE		FENCE
LP	LIGHT POLE		

NOTE: ALL RIPS & RIPS ARE #4 REBAR UNLESS OTHERWISE NOTED.



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.



PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
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441 DARBYS CROSSING DRIVE, HIRAM, GEORGIA 30041
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EMAIL: mark.lee@plea.com

REZONING PLAN FOR
GROW SMYRNA, LLC & NEIGHBORS FEED & SEED

LOCATED IN:	
LAND LOT:	700
DISTRICT:	17TH
SECTION:	2ND
COUNTY:	COBB
GEORGIA	
CITY:	SMYRNA
REVISIONS	
1)	REVISED 8-18-22: ADDED 15' X 25' COVERED OUTSIDE STORAGE.
2)	REVISED 10-21-22: ADDED SIGHT DISTANCE PROFILE, SHADED PROPOSED R/W, ADDED S/W FROM NEW 15' S/W IN R/W TO THE BUILDING HATCHED NEW S/W & ADDED CROSSWALK STRIPS IN R/W & PARKING LOT. ADDED NOTE TO SHOW THE INTENT OF THE STORMWATER OUTFALL FROM THE DETENTION POND.
3)	REVISED 11-9-22: ADDED SIGHT DISTANCE PROFILE FOR THE NORTH BOUND TRAFFIC. REMOVED DECAL LANE. PROPOSED S/W & R/W CHANGE. ADJUSTED CROSSWALK.
4)	REVISED 11-10-22: ADDED EXISTING R/W & 25' FOOT LANDSCAPE & WALL EASEMENT AS PER PLAT BOOK 200 PAGE 34.
5)	REVISED 1-10-23: CHANGED LAYOUT TO ADD 10 ADDITIONAL PARKING SPACES, EDITED NOTES REMOVED OUTSIDE STORAGE.
6)	REVISED 1-23-23: CHANGED ZONING REQUEST TO NS & EDIT SIDE SETBACK TO 15'.
DESIGNED BY: MGL	
DRAWN BY: MGL	
CHECKED BY: MGL	
SCALE: 1" = 20'	
DATE: 8-15-22	
JOB #: 2022056RP	
SHEET:	