



SITE DATA

PROPERTY ADDRESS:  
3405 SOUTH COBB DRIVE, SMYRNA, GA

PARCEL AREA: 1.75 ACRES  
PROPOSED IMPERVIOUS AREA: 1.05 ACRES (60%)

THERE ARE NO WETLANDS OR LIVE STREAMS ON OR WITHIN 200' OF THE PROJECT SITE

FLOOD ZONE DATA

AS SHOWN ON FLOOD INSURANCE RATE MAP OF COBB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13067C0207J EFFECTIVE DATE 10/5/2018 THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE

ZONING DATA

ZONING:  
CURRENT: GC (GENERAL COMMERCIAL)

PROPOSED BUILDING USE:  
CARWASH

BUILDING SETBACKS:  
MIN FRONT YARD: 50' FROM ARTERIAL  
MIN SIDE YARD 10'  
MIN REAR YARD: 30'

DIMENSIONAL REQUIREMENTS:  
MAX BLDG. HEIGHT = 35'  
MIN LOT AREA: 20,000 S.F.  
MIN LOT WIDTH: 100'  
MAX COVERAGE (%): 100

PARKING DATA

PARKING REQUIRED:  
5.5 SPACES PER 1,000 SF GROSS FLOOR AREA  
5.5 x 5,315/1000 = 29.2

PARKING PROVIDED:  
HANDICAPPED = 2 SPACES  
STANDARD = 6 SPACES  
VACCUUM BAYS = 22 SPACES  
TOTAL PROVIDED = 30 SPACES

CIVIL  
ENGINEERING  
CONSTRUCTION  
MANAGEMENT

LAND  
SURVEYING  
LANDSCAPE  
ARCHITECT

STOCKBRIDGE OFFICE  
231 CORP. CTR. DR., STE. 100  
STOCKBRIDGE, GEORGIA 30081  
PH (770) 389-8666 - Fax (770) 389-8606

NEWNAN OFFICE  
40 GARDENWAY CT., STE. A  
NEWNAN, GEORGIA 30055  
PH (770) 355-5978

CUMMING OFFICE  
500 PEARSON RD., STE. C  
CUMMING, GEORGIA 30040  
PH (678) 807-7108

www.fdc-llc.com

VARIANCE SITE PLAN  
FOR

TOMMY'S EXPRESS  
3405 S. COBB DRIVE  
PARCEL ID: 17045300360

LAND LOT 453, 17TH DISTRICT, 2ND SECTION  
CITY OF SMYRNA, COBB COUNTY, GEORGIA

DATE	REVISIONS
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3.	
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8.	

Know what's below.  
Call before you dig.  
UTILITIES PROTECTION CENTER  
1 (800) 282-7411 THROUGHOUT GEORGIA  
OR 404-571

DATE:	2/10/23
SCALE:	1" = 20'
PROJ NUMBER:	220.003
DRAWN BY:	SPH
REVIEWED BY:	
REVISED BY:	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

V-1