

PARCEL ID: 17-0668-000-90
 ADDRESS: 3265 ATLANTA ROAD
 SITE AREA: 1.88 AC (81,786 SF)

ZONING
 LOCAL JURISDICTION: CITY OF SMYRNA
 FUTURE LAND USE:
 CURRENT ZONING: LI (LIGHT INDUSTRIAL)
 PROPOSED ZONING: OD WITH SLUP (OFFICE DISTRIBUTION)

EXISTING BUILDING HEIGHT: 25'
 PROPOSED BUILDING HEIGHT: 40' (AVERAGE GRADE PLANE)

MINIMUM LOT SIZE: 30,000 SF
 MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 100'

MAXIMUM LOT COVERAGE BY BUILDING AND PAVEMENT: 80%
 PROPOSED LOT COVERAGE: 58,100 SF (71%)

CURRENT USE: MACHINERY MOVING CONTRACTOR
 PROPOSED USE: 113,596 SF CLIMATE CONTROLLED
 SELF STORAGE FACILITY
 900 STORAGE UNITS

SETBACKS
 FRONT YARD: 50'
 SIDE YARD: 20'
 REAR YARD: 30'

REQUIRED PARKING
 1 PARKING SPACE PER 80 UNITS = 11 SPACES

PROPOSED PARKING
 REGULAR SPACES: 10
 HANDICAP SPACES: 1
 TOTAL SITE SPACES: 11 (7 SIDE & REAR)

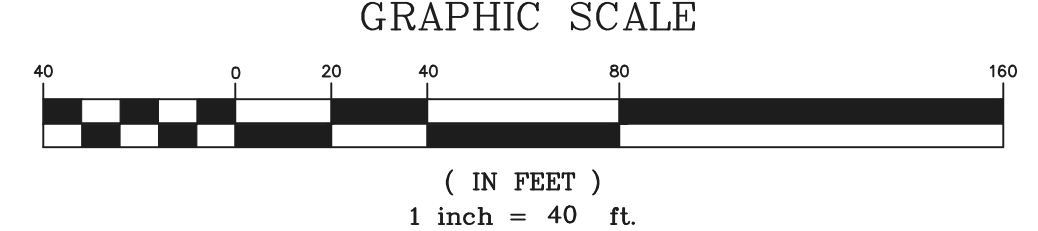
LOADING SPACE REQUIRED (12' x 35')
 3 SPACES FOR 100,000 SF TO 159,000 SF

LOADING SPACES PROVIDED: 3



*****CAUTION*****

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



GEORGIA811
Utilities Protection Center, Inc.

Know what's below
Call 811 or (800) 282-7411

FLOOD NOTE: NO 100-YEAR FLOOD ON
THIS PROPERTY ACCORDING TO FIRM
MAP 13067C01197 DATED 3/4/2013