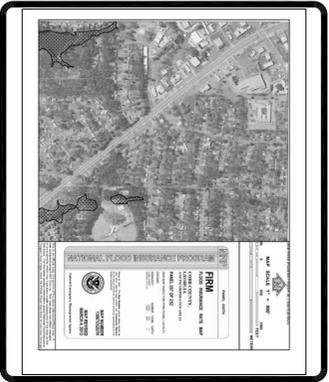


Location Map
N.T.S.



FEMA Map
N.T.S.

Site Notes:

1. THE SITE CONTAINS: 0.736 ACRES
2. SITE ZONED: GENERAL COMMERCIAL
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MCOLLING SURVEYING SERVICES, INC DATED 3-13-14.
4. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13087C0207 H DATED MARCH 4, 2013 FOR UNINCORPORATED COBB COUNTY, GEORGIA.
5. SITE LOCATION: 3326 SOUTH COBB DRIVE, SMYRNA, GA
6. 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 SURE EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE. EXACT UTILITY LOCATING WILL BE THE CONTRACTOR'S RESPONSIBILITY WITH A PRIVATE LOCATING SERVICE.
7. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT NEW 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. EXACT UTILITY LOCATING WILL BE THE CONTRACTOR'S RESPONSIBILITY WITH A PRIVATE LOCATING SERVICE.
8. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHAEOLOGICAL 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.
9. THERE ARE NO KNOWN WETLANDS PER THE FFWA INVENTORY WITHIN 200 FT OF THE PROJECT SITE.
10. THERE ARE NO STREAMS OR ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY.
11. THE EXISTING AND PROPOSED PARKING SPACES ARE SHOWN ON THIS PLAN. SEE PARKING CALCULATIONS BELOW.
12. ALL KNOWN UTILITY EASEMENTS PER THE SURVEY ARE SHOWN ON THIS PLAN.
13. THERE ARE FOUR EXISTING ACCESS POINT WHICH WILL NOT BE CHANGED, AND WHICH WILL BE MAINTAINED DURING CONSTRUCTION. ONE ACCESS POINT IS CONNECTED TO SOUTH COBB PARKWAY

City of Smyrna Regulations:

1. PER APPENDIX A PARKING ARTICLE VII USE PROVISIONS SECTION 717.142, OF THE SMYRNA CODE OF ORDINANCES. A MINIMUM OF 5% OF THE GROSS AREA OF THE PARKING LOTS SHALL BE DEVOTED TO LANDSCAPING. THE LANDSCAPING SHALL PROCEED FROM THE REAR OF THE PROPOSED BUILDING FORWARD.
2. PER APPENDIX A, ARTICLE IX SECTION 901 OFF STREET PARKING AND LOADING REQUIREMENTS, OF THE SMYRNA CODE OF ORDINANCES. EACH FACILITY SHALL CONTAIN PARKING SPACES EACH HAVING NO LESS THAN 300 SQUARE FEET OF PARKING SPACE, WHICH INCLUDES ROOM FOR AISLES AND APPROACHES.
3. PER APPENDIX A, ARTICLE IX SECTION 902, JOINT USE OF PARKING FACILITIES REQUIREMENTS, OF THE SMYRNA CODE OF ORDINANCES. THE REQUIRED PARKING SPACES FOR ANY NUMBER OF SEPARATE USES MAY BE COMBINED IN ONE LOT BUT THE REQUIRED SPACES ASSIGNED TO ONE USE MAY NOT BE ASSIGNED TO ANOTHER USE AT THE SAME TIME EXCEPT THAT ONE-HALF OF THE PARKING SPACES REQUIRED FOR CHURCHES, THEATERS OR ASSEMBLY HALLS WHOSE PEAK ATTENDANCE WILL BE AT NIGHT OR ON SUNDAYS MAY BE ASSIGNED TO A USE WHICH WILL BE CLOSED AT NIGHT AND ON SUNDAYS
4. PER APPENDIX A, ARTICLE IX SECTION 906.17, REQUIRED PARKING SPACES, OF THE SMYRNA CODE OF ORDINANCES. RESTAURANTS, NIGHTCLUBS, TAVERNS AND SIMILAR ESTABLISHMENTS SERVING FOOD AND BEVERAGES AND PROVIDING PATRON USE AREA: ONE SPACE PER 75 SQUARE FEET OF GROSS FLOOR AREA.

Zoning Requirements:

ZONING: GC (GENERAL COMMERCIAL) CITY OF SMYRNA
AND CDD-4 (CORRIDOR DESIGN DISTRICT-4 SOUTH COBB DRIVE)

MINIMUM LOT AREA(GC): 20,000 SQUARE FEET.
MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 100 FEET.
MINIMUM PUBLIC ROAD FRONTAGE: 50 FEET.

BUILDING SETBACK (GC):
FRONT YARD: MAJOR: 50 FEET
MINOR: 40 FEET
OTHER: 40 FEET
MIN SIDE YARD: 10 FEET (MAYBE 0 IF ADJOINING ANOTHER PROPERTY)
MIN REAR YARD: 30 FEET
MAX HEIGHT OF STRUCTURE

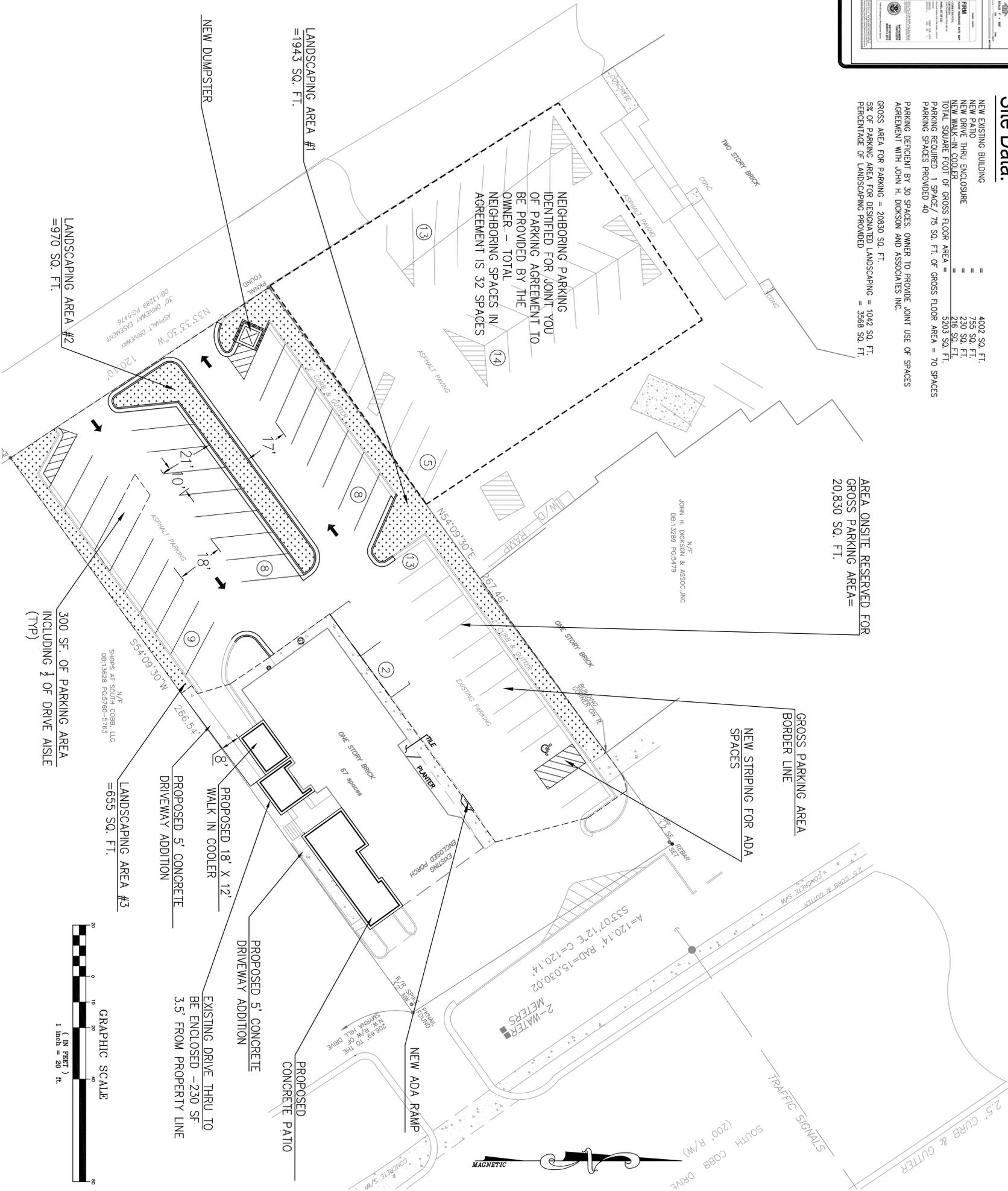
BUILDING SETBACKS (CDD-4)
FRONT YARD: IN RENOVATION CAN BE REDUCED BY 15%
REDEVELOPMENT 90% OF BUILDING FORMALLY ON PARCEL
NEW CONSTRUCTION > 90% OF NEAREST STRUCTURE.

SIDE YARD: 20 FT
REAR YARD: 50 FT

MAX HEIGHT: SHALL NOT EXCEED 400' OF BUILDING ON ADJACENT TRACT OR NUMERICAL VALUE OF DISTANCE BETWEEN IT AN THE NEAREST STRUCTURE
BUFFER REQUIREMENTS: NONE (PROPERTY DOES NOT ADJUT RESIDENTIAL ZONING)

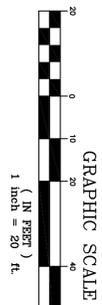
Site Data:

NEW EXISTING BUILDING = 4002 SQ. FT.
NEW DRIVE THRU ENCLOSURE = 750 SQ. FT.
NEW WALK-IN COOLER = 230 SQ. FT.
TOTAL SQUARE FOOT OF GROSS FLOOR AREA = 5003 SQ. FT.
PARKING SPACES PROVIDED 40
PARKING DEFICIT BY 30 SPACES. OWNER TO PROVIDE JOINT USE OF SPACES AGREEMENT WITH JOHN H. DICKSON AND ASSOCIATES INC.
GROSS AREA FOR PARKING = 20830 SQ. FT.
5% OF PARKING AREA FOR DESIGNATED LANDSCAPING = 1042 SQ. FT.
PERCENTAGE OF LANDSCAPING PROVIDED = 3568 SQ. FT.



24 HOUR EMERGENCY CONTACT: NAPOLEON ONATE 404-259-2778

TOTAL SITE ACRES = 0.736 ACRES



Variance Site Plan

DATE	6-3-14	REVISIONS
SCALE	AS SHOWN	
DRAWN	PZ	
CHECKED	GHB	

Prepared For
Napoleon Onate
3326 South Cobb Dr.
Smyrna, Ga 30082
404-259-2778

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
1003 Kenmill Drive
Marietta, Georgia 30060
678-324-8410
www.crescentvieweng.com

Sheet No.
C-1

Site Plan For:
3326 South Cobb Drive
Land Lot 412, 17th District
City of Smyrna, Cobb County, Georgia

CVE/PL# 14-105