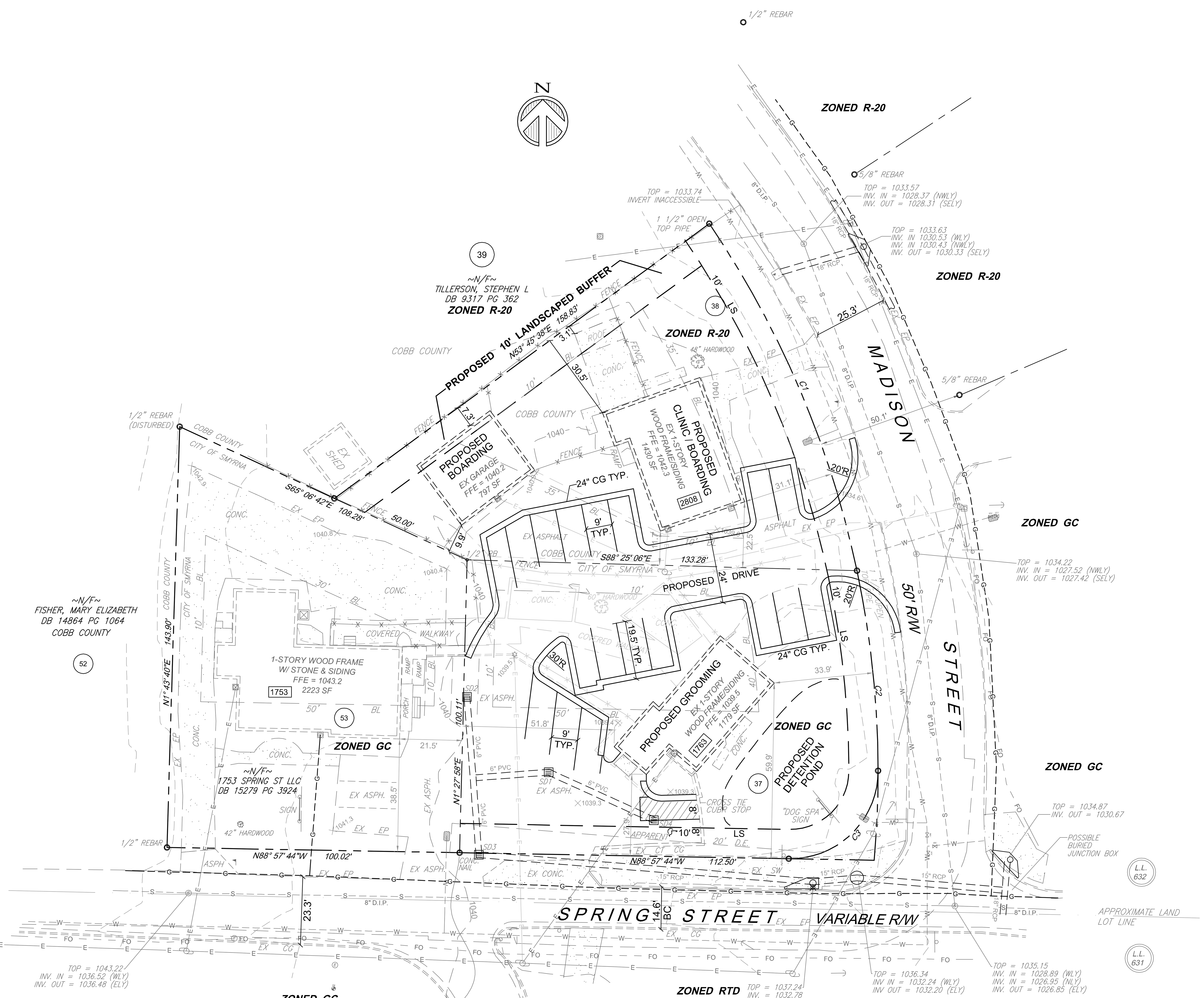
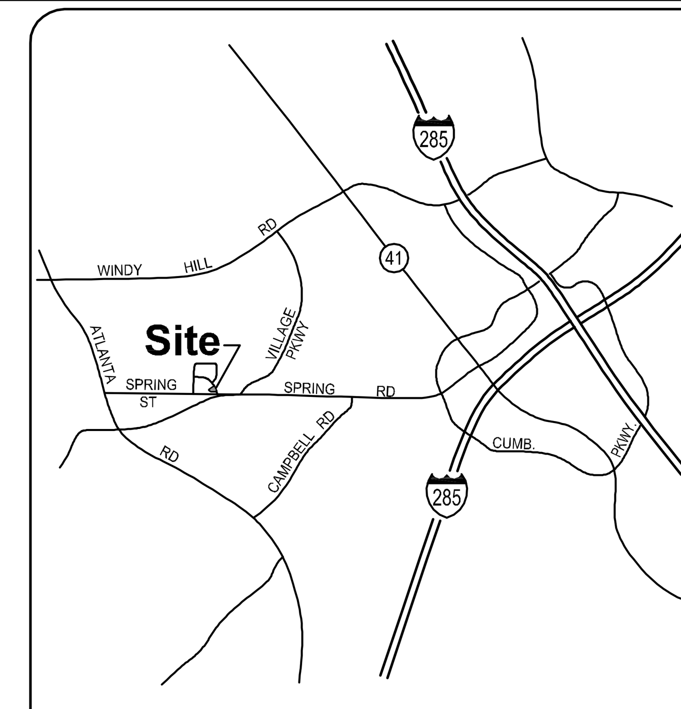


Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	129.73	334.27	22.2356	128.91	S23° 03' 16"E
C2	68.87	334.27	11.8051	68.75	S6° 02' 03"E
C3	47.74	30.00	91.1693	42.86	S45° 27' 11"W



LOCATION MAP

LEGEND

– – – – EXISTING
——— PROPOSED
+ 1030.93 – EXISTING SPOT ELEVATION
● 33.2 – PROPOSED SPOT ELEVATION

AC–ACRES
BC–BACK OF CURB
BL–BUILDING SETBACK
CB–CATCH BASIN
CG–CURB & GUTTER
CH–CHORD
CL–CENTERLINE
CMP–CORR. METAL PIPE
DB–DEED BOOK
DE–DRAINAGE EASEMENT
DI–DROP INLET
EP–EDGE PAVEMENT
EX–EXISTING
FH–FIRE HYDRANT
G–GAS LINE
HW–HEADWALL
HD–HEAVY DUTY
IPP–IRON PIN PLACED
IPF–IRON PIN FOUND
JB–JUNCTION BOX
L–ARC LENGTH
LOC–LIMIT OF CLEARING
LP–LIGHT/LAMP POST
MH–MANHOLE
N/F–NOW OR FORMERLY
OHP–OVERHEAD POWER
PB–PLAT BOOK
PG–PAGE
PL–PROPERTY LINE
POB–POINT OF BEGINNING
PP–POWER POLE
PS–PARKING SPACE
PTC–PRIOR TO CONSTRUCTION
R–RADIUS
RCP–REINFORCED CONC. PIPE
RD–ROOF DRAIN
RR–RAILROAD
R/W–RIGHT OF WAY
SD–STORM DRAIN
SF–SQUARE FEET
SS–SANITARY SEWER
SSE–SAN. SEWER EASEMENT
SSMH–SAN. SEWER MANHOLE
SW–CONCRETE SIDEWALK
TB–THRUST BLOCK
TBR–TO BE REMOVED
TC–TOP OF CURB
TELE–TELEPHONE
TR–TO REMAIN
TW–TOP OF WALL
W–WATER
WV–WATER VALVE

ZONING NOTES:

1. CURRENT SITE ZONING: **R-20**
2. PROPOSED SITE ZONING: **GC WITH VARIANCES**

3. VARIANCES REQUESTED:

3.1. REDUCE MINIMUM 1.0 ACRE REQUIRED BY SPRING ROAD DESIGN GUIDELINES ARTICLE II, SECTION 5-1 (1) (b) TO 0.27 ACRES;

3.2 REDUCE 15' LANDSCAPE BUFFER EASEMENT REQUIRED BY SPRING ROAD DESIGN GUIDELINES ARTICLE II, SECTION 8 (1) (b) TO 10' LANDSCAPE BUFFER;

3.3 REDUCE 15' LANDSCAPE BUFFER EASEMENT BETWEEN NEW OR EXPANDED PARKING AREAS AND RIGHT OF WAY OR SIDEWALKS REQUIRED BY SPRING ROAD DESIGN GUIDELINES ARTICLE III, SECTION 12 (1) (b) TO 10' LANDSCAPE BUFFER;

3.4 REDUCE MINIMUM 25' FROM REAR PROPERTY LINE REQUIRED BY ARTICLE V, SECTION 501 (501.6) FOR ANY NON-RESIDENTIAL ACCESSORY BUILDING ADJOINING A RESIDENTIAL DISTRICT TO 7.3';

3.5 REDUCE MINIMUM 10' LANDSCAPED BUFFER REQUIRED BY ARTICLE V, SECTION 503 FOR ANY COMMERCIAL USE ADJOINING A RESIDENTIAL DISTRICT TO 10' LANDSCAPE BUFFER WITH ENCROACHMENTS AS SHOWN ON PLAN;

3.6 REDUCE MINIMUM 200' FROM ANY PROPERTY ZONED OR USED RESIDENTIAL FROM GC ZONED PROPERTY REQUIRED BY SECTION 712 (712.3) TO THE DISTANCES AND STRUCTURES AS SHOWN ON THE PLAN.

4. PARKING SUMMARY:

TOTAL EXISTING BUILDING AREA: 3406 SF

PARKING REQUIRED:
1700 SF OFFICE / CLINIC / 250 = 6.8 SPACES
1706 SF BOARDING / GROOMING / 250 = 6.8 SPACE
TOTAL REQUIRED PARKING SPACES = 6.8+6.8 = 13.6 = 14 SPACES

TOTAL PARKING PROVIDED:
18 (9'x19') SPACES
1 (8'x19') ADA SPACE

DATE	REVISIONS

GEORGIA (seal)

GSWCC LEVEL II - 0000008686

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ISSUE DATE: 07-14-17
JOB No. 16260 SCALE: 1" = 20'
0 10 20 40 60

OWNER - DEVELOPER

Pet Spa at Vinings
1763 SPRING STREET
SMYRNA, GEORGIA 30080
PH: 770-436-2575

Pet Spa at Vinings Renovations

1763 SPRING STREET SMYRNA, GA 30080
LAND LOT 158, 159 14th DISTRICT 2nd SECTION
CITY OF CANTON CHEROKEE COUNTY, GA

ZONING PLAN

C1