



LINE	BEARING	DISTANCE
L1	N 24°50'11" E	66.04'
L2	N 87°15'09" E	47.31'
L3	S 89°20'06" E	63.94'
L4	S 75°21'50" E	279.89'
L5	S 55°32'34" W	256.67'
L6	N 53°04'42" W	92.68'
L7	N 54°03'06" W	99.30'
L8	N 52°24'02" W	20.05'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	574.62'	39.62'	N 44°26'18" W	39.61'

N/F
MAXWELL LAWRENCE TODD & CHERI
PARCEL # 17055900410
ZONED MUD

N/F
T & C LAND, LLC
PARCEL # 17055900400
ZONED MUD

N/F
JV CHILDRESS HOLDING LLC
PARCEL # 17055900500
ZONED GC

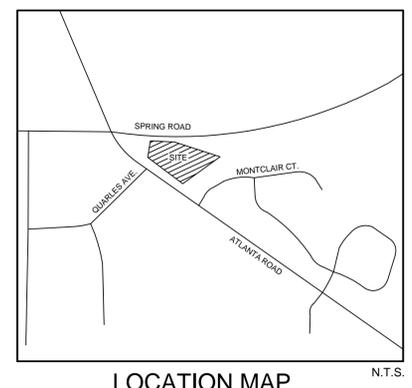
N/F
MEADOW & SONS LLC
PARCEL # 17055800610
ZONED GC

N/F
COMMUNITY BANK OF THE SOUTH LLC
PARCEL # 17055800150
ZONED LC

N/F
COMMUNITY BANK OF THE SOUTH LLC
PARCEL # 17055800140
ZONED GC

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

A	ARC LENGTH	◆	BACKFLOW PREVENTER
A/C	AIR CONDITIONER	◆	BENCHMARK/CONTROL
AE	ACCESS EASEMENT	◆	BOLLARD
BC	BACK OF CURB	◆	BURIED CABLE POST
BSL	BUILDING SETBACK LINE	◆	CABLE TV PEDESTAL
C & G	CURB AND GUTTER	◆	CATCH BASIN (SINGLE WING)
CM	CONCRETE MONUMENT	◆	CATCH BASIN (DOUBLE WING)
CONC	CONCRETE	◆	CHAIN LINK FENCE
COV	COVERED	◆	ELECTRIC BOX
DB	DEED BOOK	◆	ELECTRIC MANHOLE
DE	DRAINAGE EASEMENT	◆	ELECTRIC METER
ENCL	ENCLOSED	◆	ELECTRIC PEDESTAL
ENCR	ENCROACHMENT	◆	FIRE HYDRANT
EP	EDGE OF PAVEMENT	◆	GAS BOX
ESMT	EASEMENT	◆	GAS LINE (BURIED)
ET	ELECTRIC TRANSFORMER	◆	GAS METER
FD	FOUND	◆	GAS POST
FF	FINISHED FLOOR	◆	GAS VALVE
IP	IRON PIPE	◆	GAS VENT STACK
IPC	IRON PIPE WITH CAP	◆	GATE/WATER VALVE
IR	IRON REBAR	◆	GREASE TRAP MH
IRC	IRON REBAR WITH CAP	◆	GUY/ANCHOR
M	MEASURED	◆	IRRIGATION CONTROL VALVE
NF	NOW OR FORMERLY	◆	METAL LIGHT POLE
NTS	NOT TO SCALE	◆	OVERHEAD UTILITIES
P	PLAT	◆	PHONE LINE (BURIED)
PB	PLAT BOOK	◆	POWER (BURIED)
PG	PAGE	◆	SANITARY SEWER CLEAN-OUT
PC	POINT OF CURVATURE	◆	SS LINE (BURIED)
POB	POINT OF BEGINNING	◆	SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT	◆	SIGN
R	RADIAL RADIUS	◆	STORM SEWER MANHOLE
R/W	RIGHT-OF-WAY	◆	STORM SEWER LINE (BURIED)
SWB	STATE WATERS BUFFER	◆	STREET/PARKING LIGHT
SS	SANITARY SEWER	◆	STUB (UNKNOWN)
TYP	TYPICAL	◆	TELEPHONE PEDESTAL
UE	UTILITY EASEMENT	◆	TRAFFIC SIGNAL BOX
		◆	TRAFFIC SIGNAL POLE
		◆	WATER LINE (BURIED)
		◆	WATER METER
		◆	WATER VALVE POST
		◆	WOOD FENCE
		◆	WOOD POLE
◆	FOUND CORNER STATED	◆	FENCE POST
○	FD 5"X5" CONC MONUMENT	◆	OBSERVATION WELL
○	SET 1/2" IRC LSF 1135	◆	TEST WELL
○	POINT ONLY		
◆	MAPLE TREE		
◆	PINE TREE		



PROJECT NOTES:

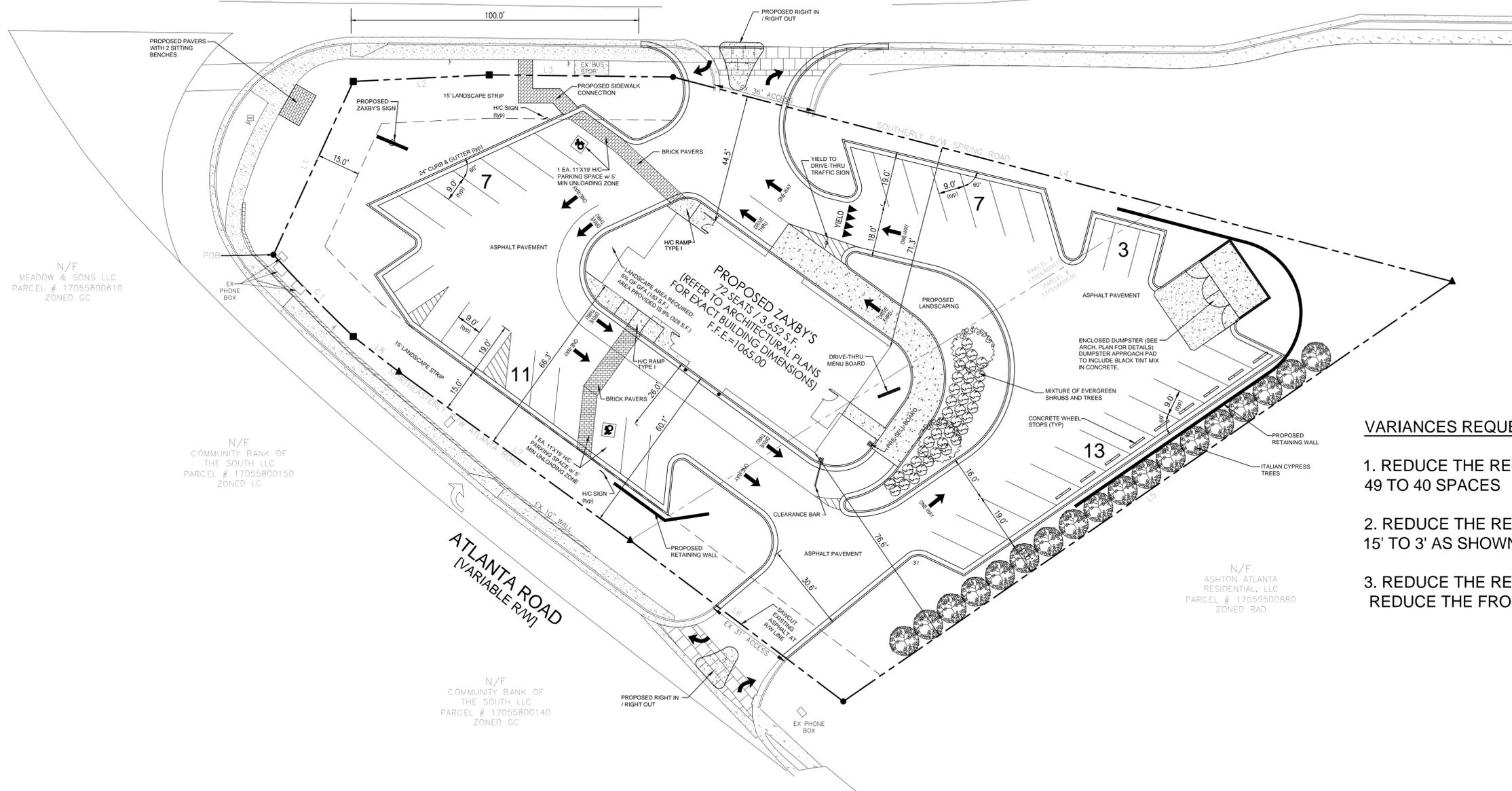
OWNER / DEVELOPER:
Chicken Coup III RE, LLC
1000Wblock Avenue, Suite 320 #285
Marietta, GA 30064
Contact: Dustin Mullis
Tel: (678) 733-9300

ENGINEER:
Carter Engineering Consultants, Inc.
1551 Jennings Mill Rd. Building 500 Suite B
Bogart, Georgia 30622
Contact: Jeff Carter, P.E.
Tel: (706) 559-7430
jeff@carterengineering.net

Property located at 1420 Spring Road, City of Smyrna, Cobb County, Georgia
Tax Parcel #17055800010 and 17055800030
Zoned: GC
Proposed use is a restaurant with drive-thru
Proposed building height is 20'
Boundary and topographical information obtained from field run survey by Carter Engineering Consultants, Inc. dated 2/24/14. TEL: (706) 559-7430
Contour interval is one foot.
It is the responsibility of the contractor to locate all utilities prior to commencing work and notify engineer if a discrepancy is found.
The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
The property shown hereon lies within an "X" flood plain according to Flood Insurance Rate Map #13067C0119H (Community #130057) dated 3/4/2013.

24-HOUR CONTACT:
DUSTIN MULLIS (678) 733-9300

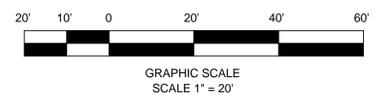
**SPRING ROAD
[VARIABLE RW]**



UNDERGROUND UTILITIES DISCLAIMER

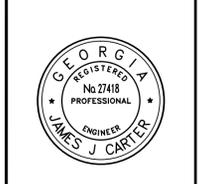
Information regarding the reputed presence, size, character and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.

- VARIANCES REQUESTED:**
1. REDUCE THE REQUIRED PARKING SPACES FROM 49 TO 40 SPACES
 2. REDUCE THE REQUIRED LANDSCAPE STRIP FROM 15' TO 3' AS SHOWN ON THE SITE PLAN
 3. REDUCE THE REAR SETBACK FROM 100' TO 76' AND REDUCE THE FRONT SETBACK OFF SPRING ROAD TO 44'



REVISION BLOCK:

#	DATE	DESCRIPTION
A	03/19/14	CITY OF SMYRNA SUBMITTAL
B	4/07/14	ADDRESS COMMENTS



Carter Engineering Consultants, Inc.
1551 Jennings Mill Rd
Building 500, Suite B
Bogart, GA 30622
P: 706.559.7430
F: 706.559.7435
www.carterengineering.net

SITE DEVELOPMENT PLANS
for
CHICKEN COUP III RE, LLC
1420 SPRING ROAD, SMYRNA, GEORGIA

PROJECT NAME:
ZAXBY'S

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
1

PROJECT NUMBER:
13865ZAX
DATE:
03/19/14