

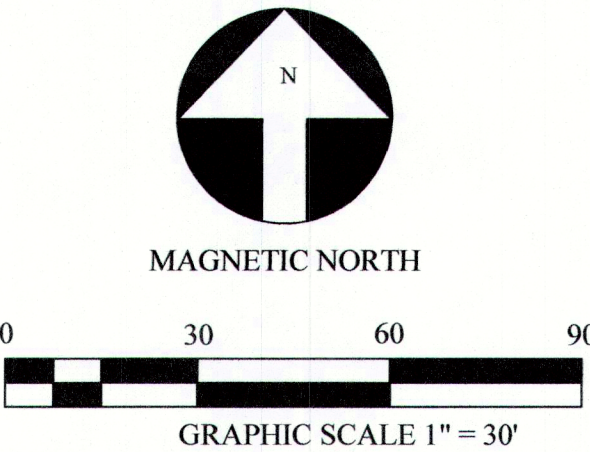
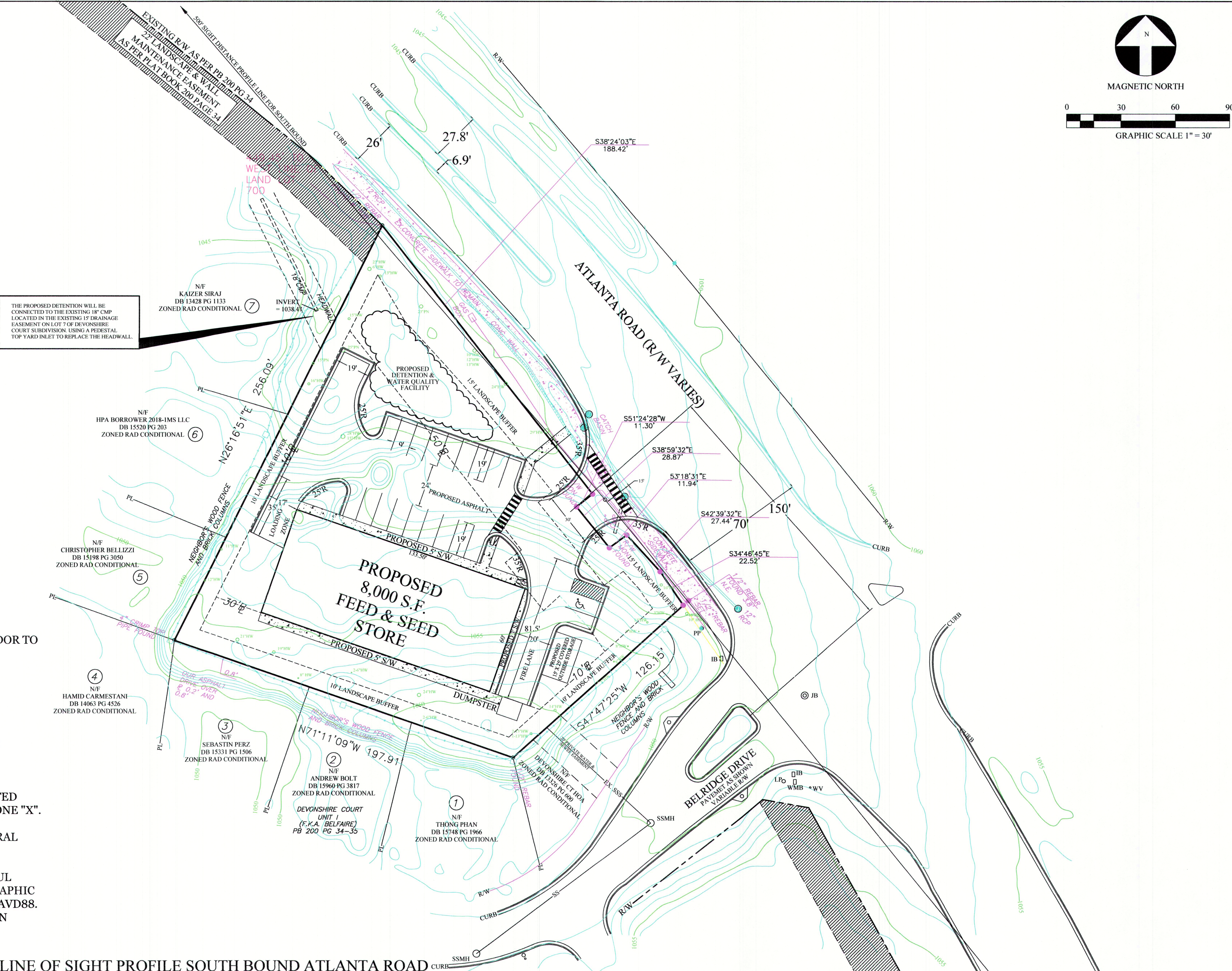
VICINITY MAP (NTS)

SITE ADDRESS:
3410 ATLANTA ROAD
SMYRNA, GA. 30080
DB 15716 PG 2505
TAX ID# 17070000600

- GENERAL NOTES:**
1. PROPERTY ZONED: R-15
 2. PROPOSED ZONING: GC - GENERAL COMMERCIAL
 3. SETBACKS REQUIRED:
 - FRONT: 50'
 - MINOR SIDE: 10'
 - REAR: 30'

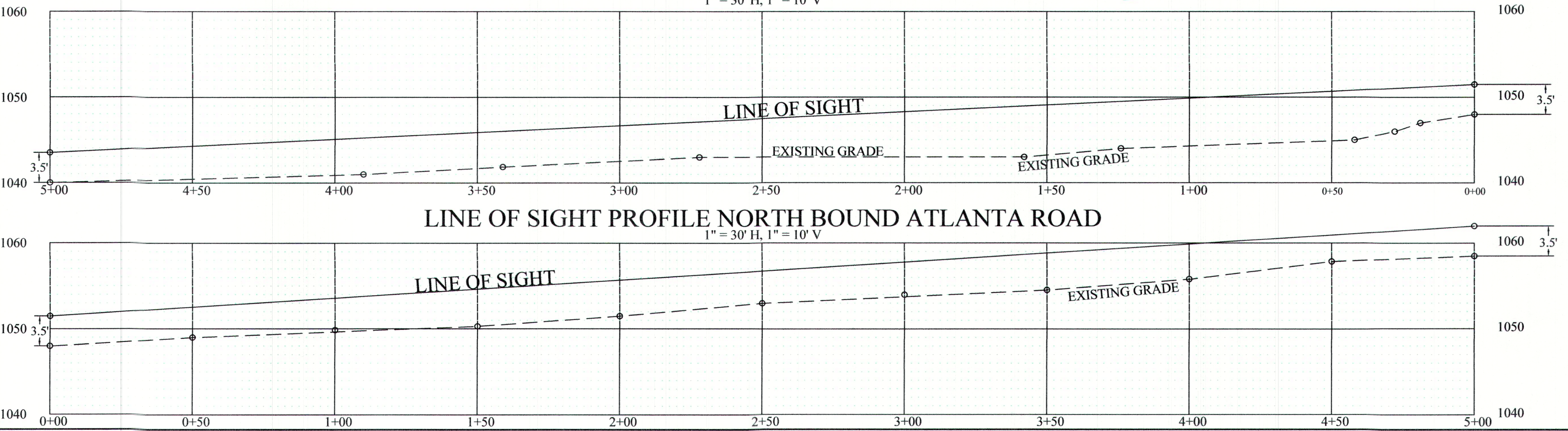
4. PROPOSED USE: NEIGHBORHOOD FEED & SEED STORE
5. PARKING REQUIRED: 5.5 SPACES PER 1000 S.F.
6. VARIANCES REQUESTED:
 - 6.1. TO REDUCE PARKING FROM REQUIRED 44 SPACES TO 20 SPACES AS SHOWN.
 - 6.2. TO REDUCE THE MINIMUM ONE ACRE REQUIRED FOR THE ATLANTA ROAD CORRIDOR TO 0.954 ACRES AS SHOWN.
7. PROPERTY SERVED BY CITY OF SMYRNA WATER & SEWER.
8. EXISTING IMPERVIOUS COVERAGE: 12.97 % (5,377 S.F. COVERAGE)
9. PROPOSED IMPERVIOUS COVERAGE: 59.00% (24,456 S.F. COVERAGE)
10. PROPOSED DISTURBED AREA: DETENTION & WATER QUALITY IMPROVEMENTS PROPOSED IN AREA SHOWN.
11. AS PER FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 13067C0226 G DATED 12-16-08, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. IN A ZONE "X".
12. THIS PROPERTY DOES NOT HAVE A CEMETERY, WETLANDS, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.
13. ALL BOUNDARY INFORMATION TAKEN FROM A SURVEY FOR MICHAEL T. HANNAN & PAUL RIRVE PREPARED BY McCLUNG SURVEYING SERVICES, INC. DATED 4-26-21. ALL TOPOGRAPHIC DATA TAKEN FROM COBB COUNTY TOPO TILE 192405 AND IS ONE FOOT CONTOURS IN NAVD88. TREE SURVEY PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. ON 08/02/22.

TRACT AREA = 0.954 +/- ACRES (41,453 +/- S.F.)



LEGEND			
AC	AIR COMPRESSOR	LS	LANDSCAPE AREA
BC	BACK OF CURB	MON	MONUMENT
BL	BLOCK WALL	N/F	NOW OR FORMERLY
BW	BLOCK WALL	OHL	OVERHEAD LINE
C.U.B.	CITY UNDISTURBED BUFFER	PBOX	POWER BOX
CL	CENTERLINE	PB	PLAT BOOK
CMP	CORRUGATED METAL PIPE	PG	PAGE
CO	CLEANOUT	PL	PROPERTY LINE
CONC.	CONCRETE	PN	PINE
CP	CONCRETE PAD	PP	POWER POLE
(D)	DEED	PCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	RIPF	REBAR IRON PIN FOUND
DE	DRAINAGE EASEMENT	RIPS	REBAR IRON PIN SET
ED	EDGE OF CONCRETE	RMP	RIGHT-OF-WAY MARKER FOUND
EP	EDGE OF PAVEMENT	R/W	RIGHT-OF-WAY
EW	EDGE OF WATER	SRF	STEEL ROD FOUND
FI	FIRE HYDRANT	SSE	SANITARY SEWER EASEMENT
GM	GAS METER	SSL	SANITARY SEWER LINE
GP	GRAVEL PAD	SSMH	SANITARY SEWER MANHOLE
GW	GUY-WIRE	SUB	STATE UNDISTURBED BUFFER
HW	HARDWOOD	SW	SIDEWALK
IB	IRRIGATION BOX	UB	UTILITY BOX
IMP	IMPERVIOUS	WMB	WATER METER BOX
JB	JUNCTION BOX	WSB	WATER SHOOT BOX
LL	LAND LOT	WV	WATER VALVE
LLL	LAND LOT LINE		
LP	LIGHT POLE		

NOTE: ALL RIPF & RIPS ARE #4 REBAR UNLESS OTHERWISE NOTED.



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
44 DARBY'S CROSSING DRIVE, HIRAM, GEORGIA 30141
Ph. (770) 435-2576
EMAIL: mark.lee@plea.com

REZONING PLAN FOR GROW SMYRNA, LLC & NEIGHBORS FEED & SEED

LOCATED IN:	
LAND LOT:	700
DISTRICT:	17TH
SECTION:	2ND
COUNTY:	COBB
GEORGIA	
CITY:	SMYRNA
REVISIONS	
1)	REVISED 8-18-22: ADDED 15' X 25' COVERED OUTSIDE STORAGE.
2)	REVISED 10-21-22: ADDED SIGHT DISTANCE PROFILE, SHADED PROPOSED R/W, ADDED S/W FROM NEW 10' S/W IN R/W TO THE BUILDING HATCHED NEW S/W & ADDED CROSSWALK STRIPES IN R/W & PARKING LOT. ADDED NOTE TO SHOW THE INTENT OF THE STORMWATER OUTFALL FROM THE DETENTION POND.
3)	REVISED 11-9-22: ADDED SIGHT DISTANCE PROFILE FOR THE NORTH BOUND TRAFFIC. REMOVED DECAL LANE. PROPOSED S/W & R/W CHANGE. ADJUSTED CROSSWALK.
4)	REVISED 11-10-22: ADDED EXISTING R/W & 22' FOOT LANDSCAPE & WALL EASEMENT AS PER PLAT BOOK 200 PAGE 34.
DESIGNED BY: MGL	
DRAWN BY: MGL	
CHECKED BY: MGL	
SCALE: 1" = 20'	
DATE: 8-15-22	
JOB #: 2022069RP	
SHEET:	