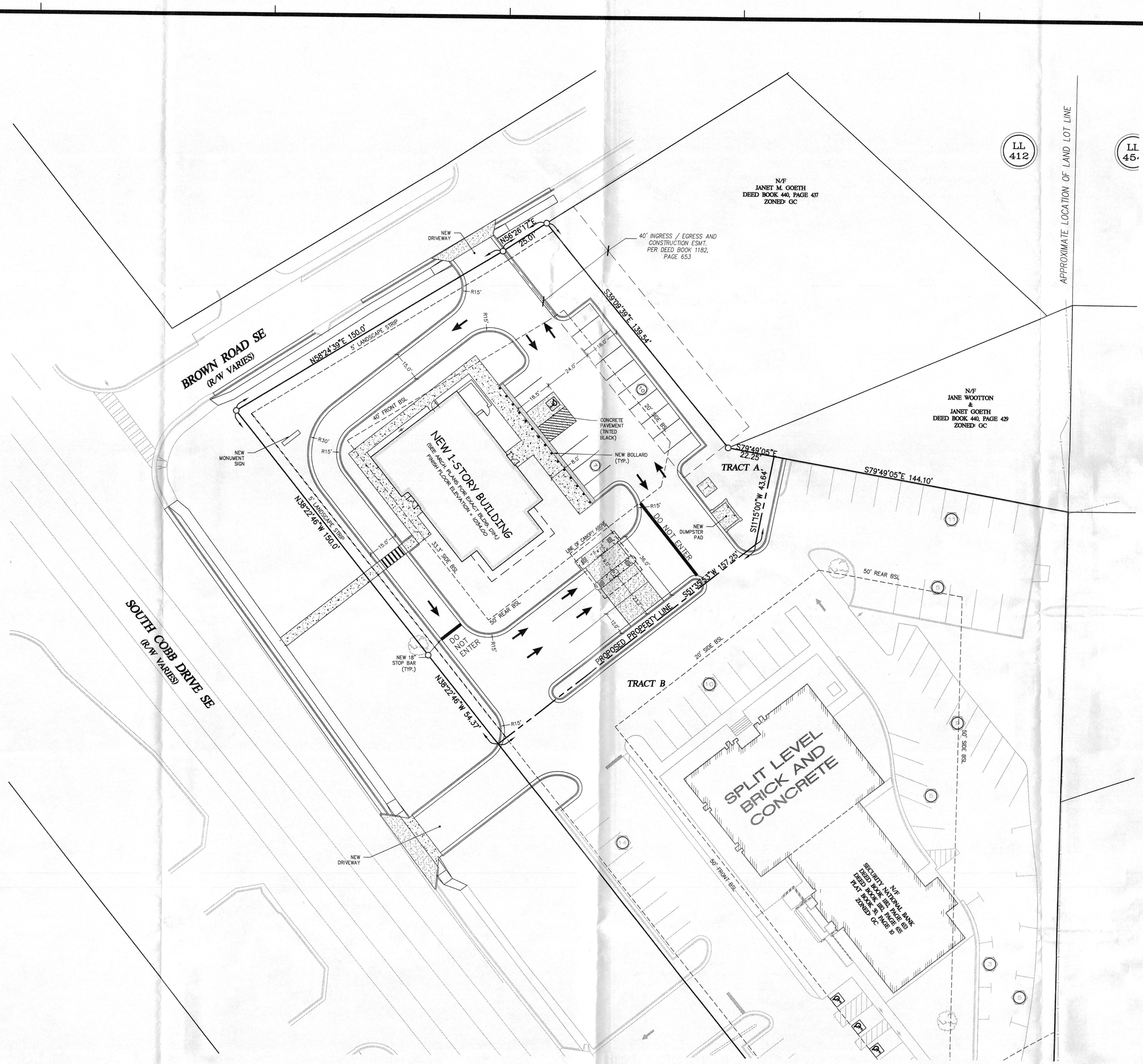
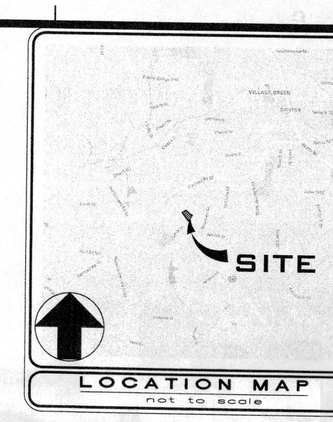
LEGEND

- EXIST. POWER POLE
- EXIST. POWER POLE W/GUY WIRE
- EXIST. LIGHT STANDARD
- EXIST. ELECTRIC BOX or TRANSFORMER
- EXIST. WATER METER
- EXIST. WATER VALVE
- EXIST. UNKNOWN UTILITY STRUCTURE
- EXIST. TELEPHONE MONUMENT
- EXIST. TELEPHONE BOX
- EXIST. GAS METER
- EXIST. GAS VALVE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. CLEAN OUT
- EXIST. JUNCTION BOX/STORM SEWER MANHOLE
- EXIST. CATCH BASIN
- EXIST. DROP INLET
- EXIST. STORM SEWER LINE
- EXIST. FLARED END SECTION
- EXIST. YARD INLET
- S — EXIST. SANITARY SEWER LINE
- P — EXIST. OVERHEAD POWER LINE
- T — EXIST. OVERHEAD TELEPHONE LINE
- UP — APPROX. LOCATION UNDERGROUND POWER LINE
- UT — APPROX. LOCATION UNDERGROUND TELEPHONE LINE
- G — APPROX. LOCATION UNDERGROUND GAS LINE
- W — APPROX. LOCATION UNDERGROUND WATER LINE
- CHW — APPROX. LOCATION CHILLED WATER LINE
- STM — APPROX. LOCATION STEAM WATER LINE
- X — EXIST. FENCE LINE (AS NOTED)
- EXIST. SIGN (AS NOTED)
- EXIST. TREE (AS NOTED)
- TEMPORARY BENCHMARK (TBM)
- CONCRETE MONUMENT FOUND
- PROPERTY CORNER
- FIELD LOCATED PIN (AS NOTED)
- 838.25 — EXIST. SPOT ELEVATION
- 838 — EXIST. CONTOUR ELEVATION
- IPS — IRON PIN SET (1/2" REBAR)
- IPF — IRON PIN FOUND
- P.O.B. — POINT OF BEGINNING
- R/W — RIGHT-OF-WAY
- N/F — NEW OR FORMERLY
- BSL — BUILDING SETBACK LINE
- D.B. — DEED BOOK
- PG. — PAGE
- TC — TOP OF CURB
- BC — BOTTOM OF CURB
- RCP — REINFORCED CONCRETE PIPE
- CMP — CORRUGATED METAL PIPE
- PVC — POLYVINYL CHLORIDE PIPE
- DIP — DUCTILE IRON PIPE
- HDPE — HIGH DENSITY POLYETHYLENE
- INV. — INVERT
- THT. — THROAT
- CONC. — CONCRETE
- C&G — CURB & GUTTER
- ADA — AMERICANS WITH DESABILITIES ACT
- S — NEW SANITARY SEWER LINE
- CHW — NEW CHILLED WATER LINE
- STM — NEW STEAM WATER LINE
- F — NEW FIRE LINE
- W — NEW WATER LINE
- G — NEW GAS LINE
- NEW STORM SEWER
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW DROP INLET
- NEW HEADWALL
- NEW CATCH BASIN
- NEW MANHOLE
- NEW CLEANOUT
- x 838.25 — NEW SPOT ELEVATION
- 838 — NEW CONTOUR
- 1 — NEW NUMBER OF PARKING SPACES
- 2 — STORM STRUCTURE IDENTIFICATION
- A — SANITARY STRUCTURE IDENTIFICATION
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- EXISTING PAVEMENT/ C&G TO BE REMOVED
- XXXXX — STRUCTURES/ITEMS TO BE REMOVED
- TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)
- NEW ADA ACCESSIBLE SYMBOL



GRAPHIC SCALE – IN FEET
10 0 20 40 60 80

GEORGIA811 Utilities Protection Center, Inc.
1-800-282-7411
Know what's below. Call before you dig.



OWNER/DEVELOPER

SUNTRUST BANK
303 PEACHTREE CENTER AVENUE, SUITE 175
ATLANTA, GEORGIA 30303
404-858-1087

24 HOUR EMERGENCY CONTACT
CLAIRE JARRETT
404-858-1087

TAX PARCEL ID: 17041200010

SITE AREA:

TRACT A:	0.78 ACRES
TRACT B:	1.59 ACRES
TOTAL:	2.37 ACRES

SITE ZONING: GC

SOUTH COBB DRIVE URBAN DESIGN OVERLAY

BUILDING SETBACK LINES:

FRONT/SIDE YARD ADJ. TO S. COBB DR: 33.3 FEET
FRONT YARD ADJ. TO BROWN RD: 40 FEET
SIDE YARD : 20 FEET
REAR YARD : 50 FEET

BUILDING SUMMARY:

TRACT A:
SINGLE-STORY
BUILDING 3,732 SQUARE FEET

TRACT B:
SPLIT-LEVEL
BUILDING ±12,654 SQUARE FEET

PARKING SUMMARY:

TRACT A:	REQUIRED*	EXISTING	PROPOSED
REGULAR PARKING:	14	N/A	16
ADA ACCESSIBLE PARKING:	1	N/A	1
TOTAL PARKING SPACES:	15	N/A	17

*ONE SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA.

TRACT B:	REQUIRED*	EXISTING	PROPOSED
REGULAR PARKING:	50	88	84
ADA ACCESSIBLE PARKING:	3	3	3
TOTAL PARKING SPACES:	51	91	87

*ONE SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA.

PREPARED BY: David J Blumenthal
GSWCC Level II Certification No.0000013061
Expiration date: 06/29/2018

THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE SITE.

THERE ARE NO WETLANDS ON THE SITE.

FLOOD HAZARD NOTE
This property does not lie within a 100 year flood hazard zone as shown on the F.E.M.A. Flood Insurance Rate Map of Cobb County Community Panel Number 13067C0207H dated March 4, 2013.

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be accepted in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and additional utilities and structures 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.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL SHAVE ALL UTILITIES ACCORDING WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

NOTE: ALL CURB RADII ARE 5', UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

© Copyright 2017
Travis Pruitt & Associates, Inc.
THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS

Travis Pruitt & Associates, Inc.
CIVIL ENGINEERS · SURVEYORS · LANDSCAPE ARCHITECTS
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com
Contact Person: David J. Blumenthal, P.E.

SITE PLAN

SUNTRUST - SMYRNA BRANCH

LAND LOT 412, 17TH DISTRICT, 2ND SECTION, CITY OF SMYRNA, COBB COUNTY, GEORGIA

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 9/14/2017
SCALE: 1"=20'
CN: 170140PN1
LSV: SITE
JN: 1-17-0140
FN: 213-E-001

Sheet No. C1.1

D:\Civil 3D Projects\170140\Engineering\Dwg\170140PN1.dwg, SITE PLAN, IEvans, Sep 14, 2017 - 10:59:46am