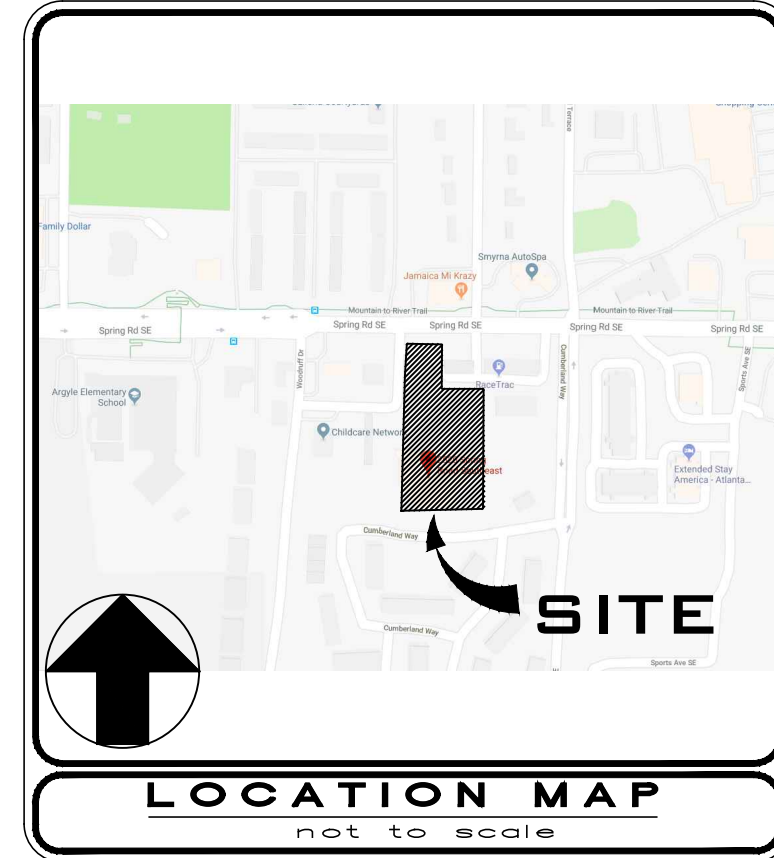


Grid North (GA West Zone)



OWNER/DEVELOPER
2520 SPRING ROAD, LLC
5607 GLENRIDGE DRIVE, SUITE 200
(770) 580-2480
24 HOUR EMERGENCY CONTACT
ADAM ZUCKERMAN
678-457-1865

CONCURRENT VARIANCE REQUESTED: TAX PARCEL ID: 17081000410

- A VARIANCE FROM THE SPRING ROAD URBAN DESIGN GUIDELINES (APPENDIX G), ARTICLE II, SECTION 9(4)(E) TO ALLOW A FREE-STANDING SIGN WITHIN 15 FEET OF THE EDGE OF THE PUBLIC RIGHT OF WAY.
- A VARIANCE FROM SPRING ROAD GUIDELINES (APPENDIX G), ARTICLE III, SECTION 12(1)(A) & ZONING CODE, ARTICLE IX, SECTION 906.27 TO REDUCE THE NUMBER OF PARKING SPACES.
- A VARIANCE FROM THE SPRING ROAD GUIDELINES (APPENDIX G), ARTICLE III, SECTION 12(1)(C) TO ALLOW PARKING SPACES TO BE PARALLEL TO THE BUILDING ENTRANCE.
- A VARIANCE FROM THE SPRING ROAD GUIDELINES (APPENDIX G), ARTICLE IV, SECTION 13(2)(A), TO ALLOW THE BUILDING TO EXCEED 75% OF THE MINIMUM FRONTAGE OF THE LOT.
- A VARIANCE FROM THE SPRING ROAD GUIDELINES (APPENDIX G), ARTICLE IV, SECTION 14(1)(A) TO ALLOW THE BUILDING TO BE SET BACK FURTHER THAN 100 FEET FROM THE FRONT PROPERTY LINE.
- A VARIANCE FROM THE SPRING ROAD GUIDELINES (APPENDIX G), ARTICLE IV, SECTION 15(4)(A) TO ALLOW THE REQUISITE AMOUNT OF LANDSCAPING TO BE DISPersed THROUGHOUT THE PROPERTY RATHER THAN ADJACENT TO THE BUILDING.
- A VARIANCE FROM THE CITY OF SMYRNA TREE CONSERVATION AND REPLACEMENT ORDINANCE, TECHNICAL STANDARDS AND BEST MANAGEMENT PRACTICES, SECTION 3(C)(6) TO ALLOW ENCROACHMENT INTO THE 10-FOOT ZONING BUFFER FOR THE PROPOSED DETENTION FACILITY AT THE REAR OF THE PROPERTY.

NOTE: THE EXISTING LOT IS LESS THAN THREE ACRES (2.71 ACRES), PURSUANT TO THE SPRING ROAD GUIDELINES (APPENDIX G), ARTICLE IV, SECTION 5(3), THE EXISTING LOT IS DEEMED TO BE A LEGAL NONCONFORMING LOT.

SITE AREA: 2.71 Acres

STREET ADDRESS:
2520 Spring Road SE, Smyrna, GA 30080

SITE ZONING:
Spring Road Urban Design District
Existing Zoning - GC (General Commercial)
Proposed Zoning - OD (Office Distribution)

BUILDING SETBACK LINES:
FRONT YARD MIN: 50 FEET, MAX: 100'
SIDE YARD : 35 FEET
REAR YARD : 100 FEET

BUILDING SUMMARY:
3-STORY STORAGE BUILDING
1ST FLOOR: 37,965 SF
2ND FLOOR: 37,965 SF
3RD FLOOR: 37,965 SF
BUILDING TOTAL: 113,895 SF

COMMERCIAL/OFFICE (INCLUDING LEASING OFFICE): 4,260 SF
SELF-STORAGE: 109,635 SF
BUILDING TOTAL: 113,895 SF

PARKING SUMMARY:

	REQUIRED	PROVIDED
PARKING FOR COMMERCIAL	23	20
PARKING FOR SELF-STORAGE	55	10
TOTAL PARKING SPACES:	88*	30
TOTAL LOADING SPACES:	3	3

*SELF-STORAGE: FOUR SPACE MINIMUM PLUS ONE SPACE PER 2,000 SQUARE FEET OF GROSS STORAGE AREA IN EXCESS OF 8,000 SQUARE FEET
*COMMERCIAL: 5.5 SPACES PER 1000 SQUARE FEET

LOT COVERAGE:
MAXIMUM LOT COVERAGE = 80%
TOTAL LOT AREA = 118,048 SF
IMPERVIOUS COVERAGE = 75,484 SF (63.9%)
OPEN SPACE = 42,564 SF (36.1%)

WIDTH CALCULATIONS:
LOT FRONTAGE WIDTH (SPRING ROAD) = 116.6'
MINIMUM BUILDING FRONTAGE (25% OF EX. LOT FRONTAGE) = 29.15'
MAXIMUM BUILDING FRONTAGE (75% OF EX. LOT FRONTAGE) = 87.4'
PROPOSED BUILDING FRONTAGE = 0.0' (0.0%)

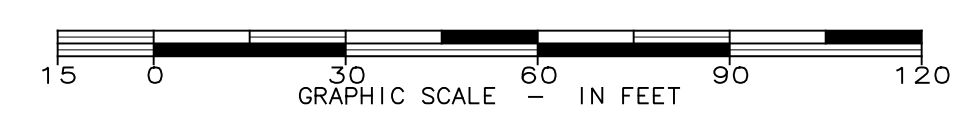
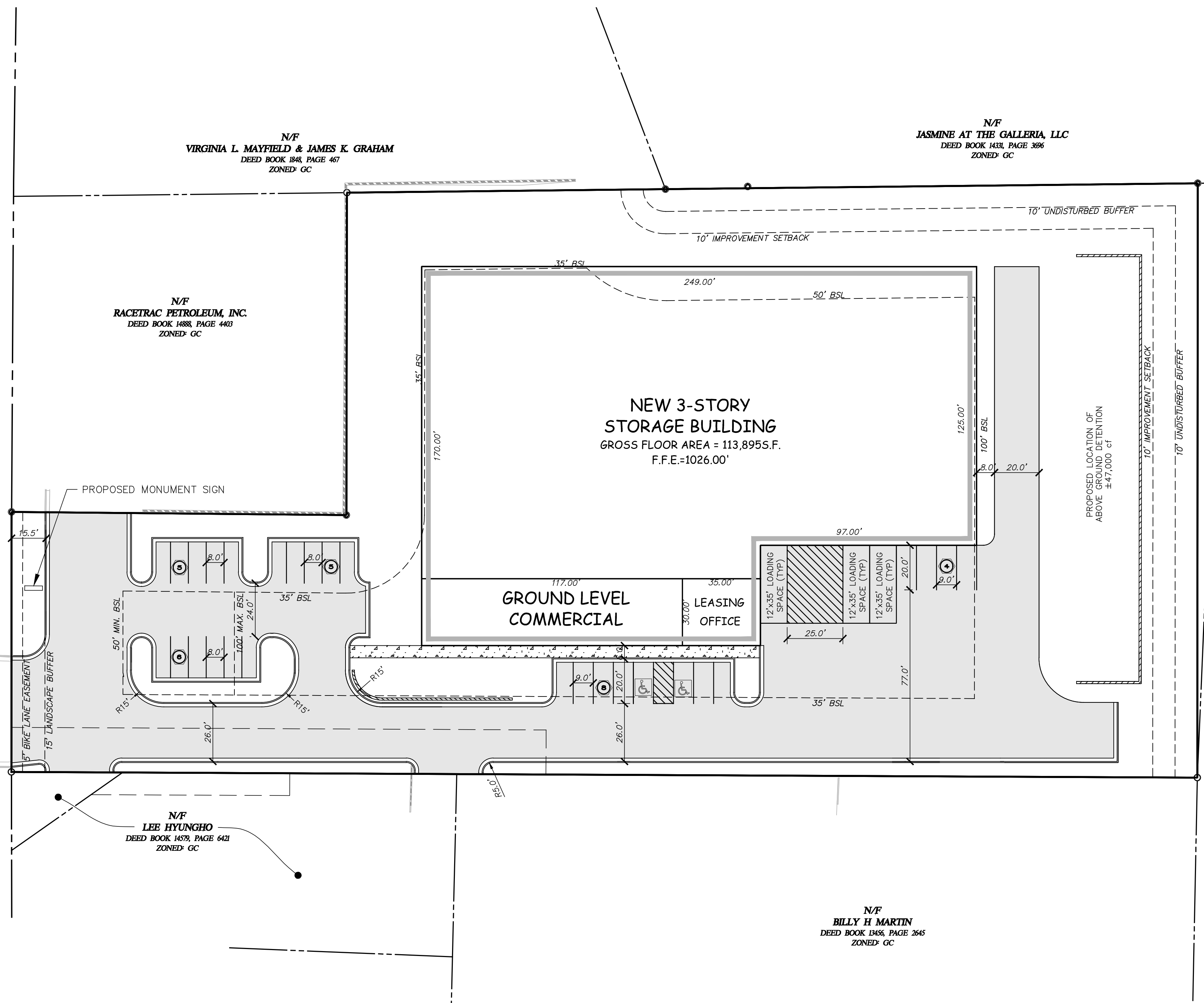
STORMWATER NOTE:
STORMWATER MANAGEMENT FOR THE PROPOSED SITE WILL MEET THE CURRENT CITY OF SMYRNA DEVELOPMENT STANDARDS. STORMWATER - WILL BE DISCHARGED AT THE REAR OF THE SITE TO AN EXISTING STORM SYSTEM.

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

THERE ARE NO WETLANDS ON THE SITE.

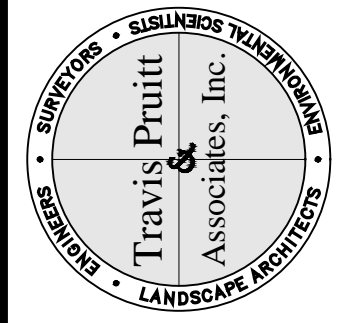
FLOOD HAZARD NOTE
This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Cobb County Community Panel Number 13067201500 dated December 16, 2008.

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NO.	DATE	DESCRIPTION
6	05/08/2018	OWNER COMMENTS
5	05/03/2018	NEW CONCEPT DESIGN
4	04/13/2018	ADDED WALLS
3	04/03/2018	OWNER COMMENTS
2	03/09/2017	RECORDING APPLICATION SUBMITTAL
1	03/09/2017	OWNER COMMENTS
0		

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com
Contact Person: David Blumenthal



CONCEPTUAL SITE PLAN
2520 Spring Road Storage
LAND LOT 810, 17TH DISTRICT, CITY OF SMYRNA, COBB COUNTY, GEORGIA



For The Firm
Travis Pruitt & Associates, Inc.
DATE: 7/12/2017
SCALE: 1"=30'
CN: 170237CPB
LSV: SITE
JN: 1-17-0237
FN: 162-D-095
Sheet No. C11

