

SITE ANALYSIS

EXISTING BLDG	3,200 S.F.
ZONING	GC
UST CLOSURE	YES, SEE GENESIS REPORT2015
FLOOD ZONE	NO, FEMA FIRM 13067C02071J
PARKING RATION REQUIRED	1 SPACE PER 80 UNITS, MIN 5.5/1000SF
PARKING SPACES REQUIRED	18 SPACES
PARKING PROVIDED PER CONCEPT	46
TOTAL SITE AREA	40,515 SF/0.93 ACRES

PARKING EASEMENT NOTE:
The parking easement created in deed book 4111, pg 554 does affect the property. However there are a few stipulations set forth such as the requirement that the Grantee "Regency Court Associates, Ltd" be required to construct and maintain, as well as provide lighting for the area used for parking. This area is currently mostly grass with Brick Trash Enclosures built on both ends of the rear of the Old Quiktrip building. These Brick Trash Enclosures are obviously for the benefit of the "Formerly Quiktrip" building. There is also a 6 foot wooden privacy fence between the formerly Quiktrip property and the Regency Court property that would make using this as parking for the Regency Court property infeasible. The Parking easement was written as perpetual and does run with the land, so it still exists, even though it appears that Regency Court Associates, LTD never used the easement as specified. There are no physical features currently on the property to indicate that it was ever used by Regency Court Ltd as a parking area. The client may want to look into a discussion with Regency Court Associates to have the easement dissolved, or proceed with using the building with the understanding that the easement exists but is most likely not going to be used.

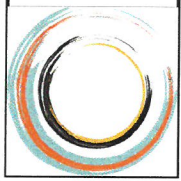


PRELIMINARY SITE PLAN

PRELIMINARY SITE PLAN

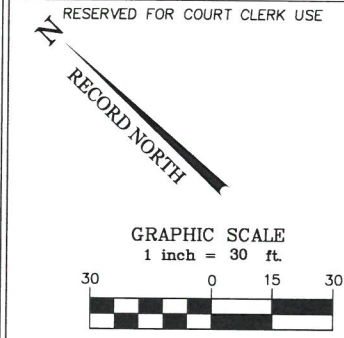
CP1
19059
MAY 24, 20019

CASSWELL DESIGN GROUP LLC
275 W. CROGAN ST, LAWRENCEVILLE, GA. 30046
[404] 317-9766 casswelldesigngroup.net



BLUE FROG, LLC
3011 Sutton Gate Dr Ste 120
Suwanee, GA 30024

Dr. Cary Veterinary Clinic
3875 S. Cobb Dr.
SMITHS, GA 30080



SURVEY NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000 FEET AND WAS NOT ADJUSTED.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY OF 1 FOOT IN 100,000 FEET.
3. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A TRIMBLE S5 ROBOTIC TOTAL STATION.
4. ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED TITLE PACKAGE. ALL MATTERS OF TITLE ARE EXCEPTED.
6. IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE NOTED, AND THE THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

ZONING NOTES:

THIS PROPERTY IS ZONED GC GENERAL COMMERCIAL BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
FRONT: 50' AND 33'-3" SIDE: 10' REAR: 30'

DEED AND PLAT REFERENCES:

1. WARRANTY DEED FOR MEREDITH PROPERTIES, INC., RECORDED IN DEED BOOK 4274, PG 356 OF COBB COUNTY, GEORGIA LAND RECORDS.
2. RIGHT-OF-WAY DEED FOR KING SPRINGS ROAD DEDICATED FROM QUIKTRIP CORPORATION, RECORDED IN DEED BOOK 4146, PG 234 OF COBB COUNTY, GEORGIA LAND RECORDS.

EASEMENTS AFFECTING PROPERTY ARE SHOWN ON THE PLAT.

FLOOD NOTES:

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FLOOD INSURANCE RATE MAP, PANEL NO. 13067C 0207J, WITH AN EFFECTIVE DATE OF OCTOBER 5, 2018.

SURVEYORS CERTIFICATION (iii):

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THIS LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Zachary R. Garrett
ZACHARY R. GARRETT
GEORGIA REGISTERED LAND SURVEYOR #3169

05/28/2019
DATE

GARRETT LAND SURVEYING, LLC
604 WARREN WAY
WINDER, GA 30680
770-883-2609

STATE: GEORGIA
COUNTY: COBB
CITY: N/A
LAND DISTRICT: 17
DATE OF FIELD WORK: 05/28/2019

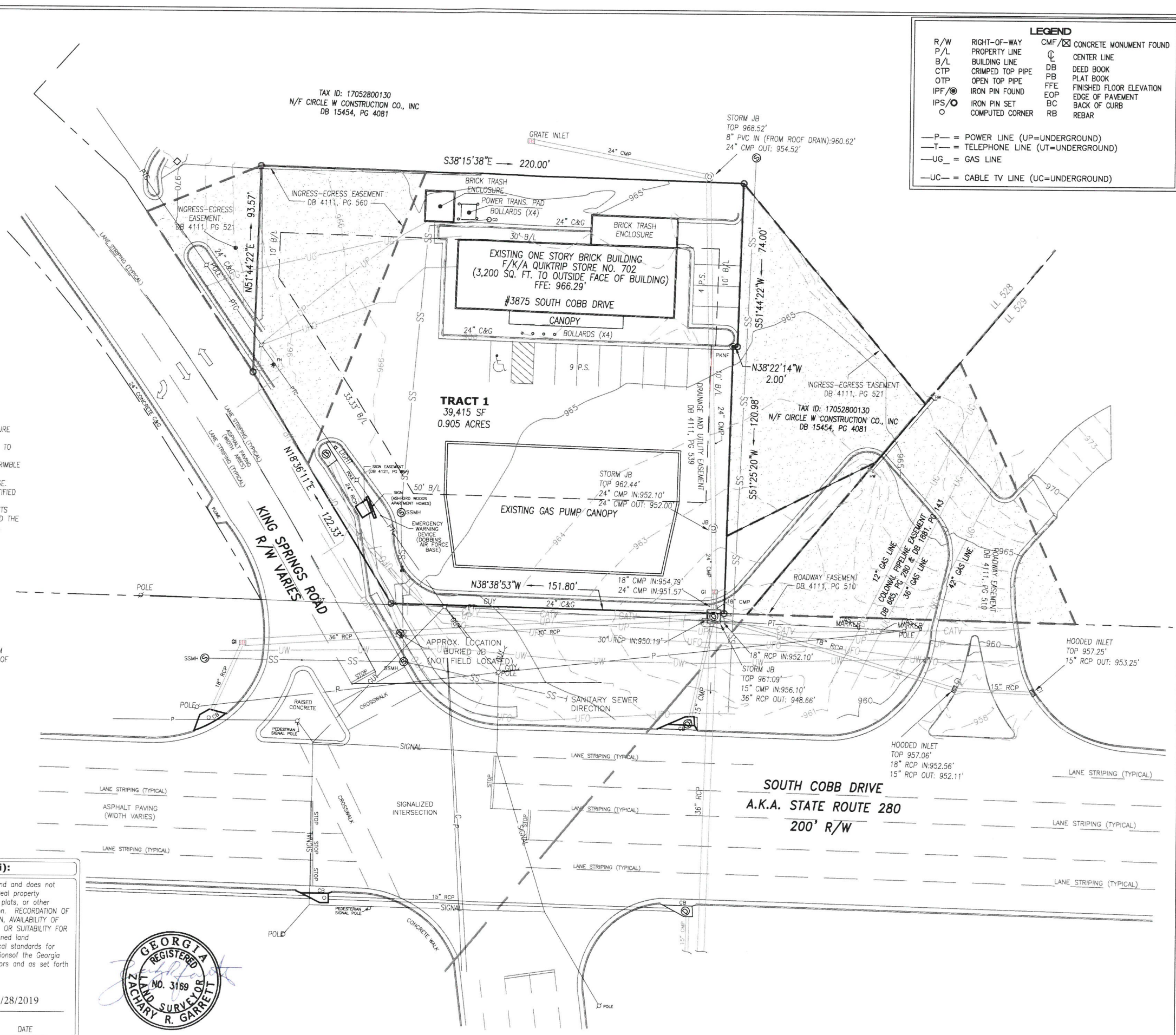
LANDLOT: 528
TAX ID: 17052800370
DRAFTED BY: ZRG

REVISION INDEX:

1	ISSUED FOR RECORD
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RETRACEMENT SURVEY FOR:
CASSWELL DESIGN GROUP
3875 SOUTH COBB DRIVE, SMYRNA, GA 30080

SHEET#
1 of 1



LEGEND

R/W	RIGHT-OF-WAY	CMF/	CONCRETE MONUMENT FOUND
P/L	PROPERTY LINE	C	CENTER LINE
B/L	BUILDING LINE	DB	DEED BOOK
CTP	CRIMPED TOP PIPE	PB	PLAT BOOK
OTP	OPEN TOP PIPE	FFE	FINISHED FLOOR ELEVATION
IPF/	IRON PIN FOUND	EOP	EDGE OF PAVEMENT
IPS/	IRON PIN SET	BC	BACK OF CURB
O	COMPUTED CORNER	RB	REBAR

—P—	POWER LINE (UP=UNDERGROUND)
—T—	TELEPHONE LINE (UT=UNDERGROUND)
—UG—	GAS LINE
—UC—	CABLE TV LINE (UC=UNDERGROUND)



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**REVIEW PLANS
ONLY!
NOT FOR
CONSTRUCTION**

KIMBERLY CARY, DVM

33875 SOUTH COBB DRIVE
SMYRNA, GEORGIA 30080

[illegible]

Project number	CAR19B
Date Issued	6-05-2019
Drawn by	IVA
Checked by	SAF

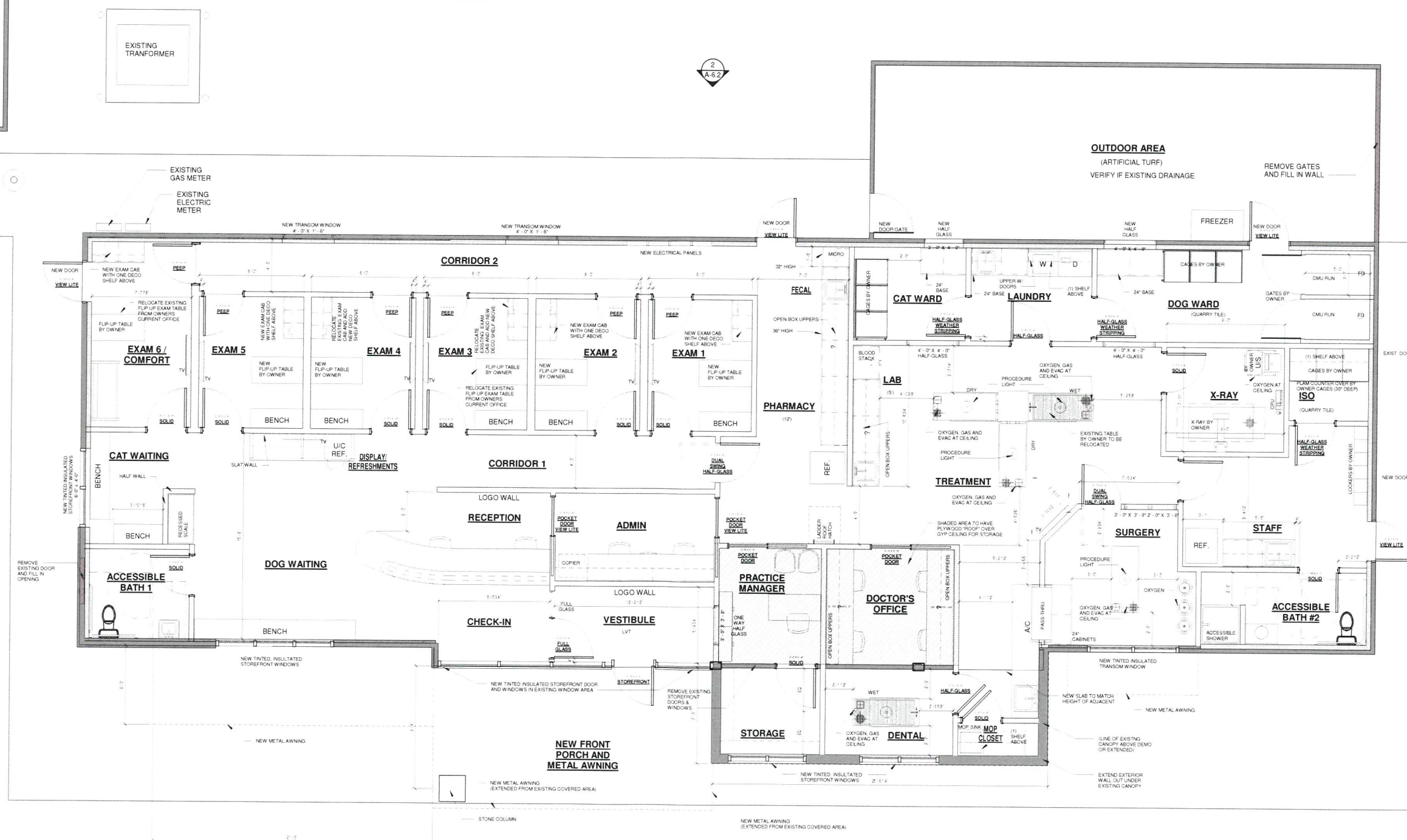
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- NOTES:
- DCG AND CAT WARD DOORS TO HAVE WEATHER STRIPPING (PROBLEM WITH EXHAUST?)
- STAINED POLISHED CONCRETE FLOORS THOUGHOUT (POSSIBLY OVER EXISTING QUARRY TILE FLOOR?)
- SLOW CLOSERS ON ALL CABINET DOORS/DRAWERS.
- DO NOT WANT ANY 2 WAY DRAWERS. MOST DOORS TO HAVE CLOSERS / HOLD OPEN.
- MINIMIZE ANYTHING ON FLOORS. (DOOR STOPS...)
- ALL BASE CABINETS THAT GO TO FLOOR TO BE SET IN FULL BED OF SEALANT TO KEEP ANY LIQUIDS FROM SEEPING UNDER OR BEING ABSORBED INTO SUBSTRATE.
- HAND SINKS TO BE A LITTLE LARGER. (NOT 15"x15")
- GLASS DOORS TO BE 1/2 GLASS INSTEAD OF FULL HEIGHT.
- EXISTING FLAT ROOF TO REMAIN.
- PAINT EXISTING EXTERIOR BRICK LIGHT GREY, WITH BRIGHT COLOR ACCENTS
- MODERNIZE EXTERIOR (CONTEMPORARY)
- REPLACE ALL EXISTING EXTERIOR WINDOWS. ALL NEW EXTERIOR WINDOWS TO BE TINTED STOREFRONT
- REPAIR AND PAINT EXISTING GAS ISLAND CANOPY FOR PARKING
- EASY TO CLEAN INTERIOR WAINSCOT UP TO 48" ON ALL FRONT INTERIOR WALLS AND FRP FOR SAME PURPOSE IN REAR SPACES
- SURGERY PREP: LARGE SINK WITH KNEE VALVE UNDER CAB. A/C
- SURGERY : HALF GLASS DOOR DUAL SWING, WITH HOLD OPEN DEVICE, FREEZER BY LAUNDRY.



EXISTING
TRANSFORMER



① PROPOSED FLOOR PLAN
1/4" = 1'-0"

AREA SQUARE FOOTAGES	
SF EXISTING	3178 SF
SF ADDED	186 SF
SF TOTAL	3364 SF

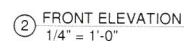
As the Agent of/ or the Owner on the KIMBERLY CARY, DVM Project, I have reviewed all the details and the scope of information presented on this drawing sheet and I am signing off that this page is approved either as-is, or approved as-noted with the markups shown

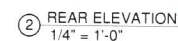
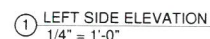
PRINT NAME:	
SIGNATURE:	DATE:

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Scale 1/4" = 1'-0"

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