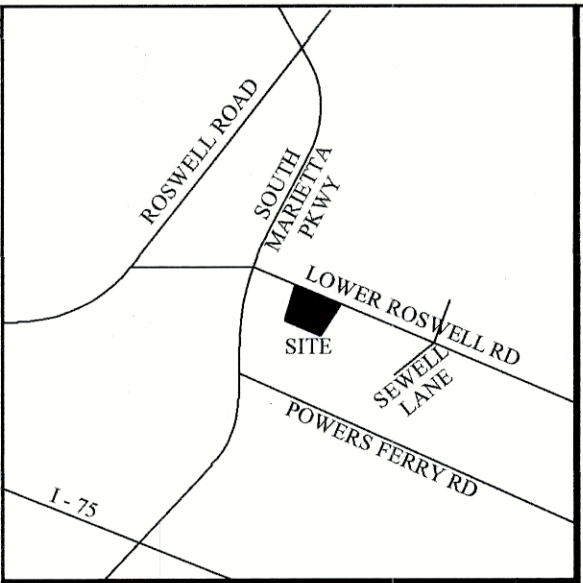




TRACT 1 AREA = 0.855 ACRES (37,252.86 S.F.) IN THE CITY OF MARIETTA & TO REMAIN IN THE CITY
TRACT 2 AREA = 0.233 ACRES (10,149 S.F.) IN UNINCORPARATED COBB COUNTY; TO BE ANNEXED INTO THE CITY

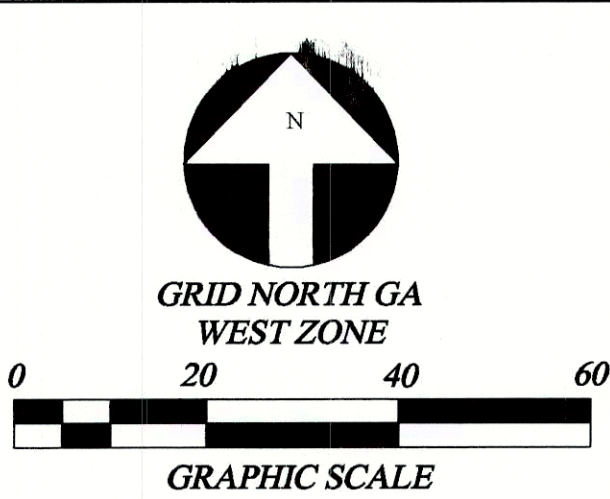
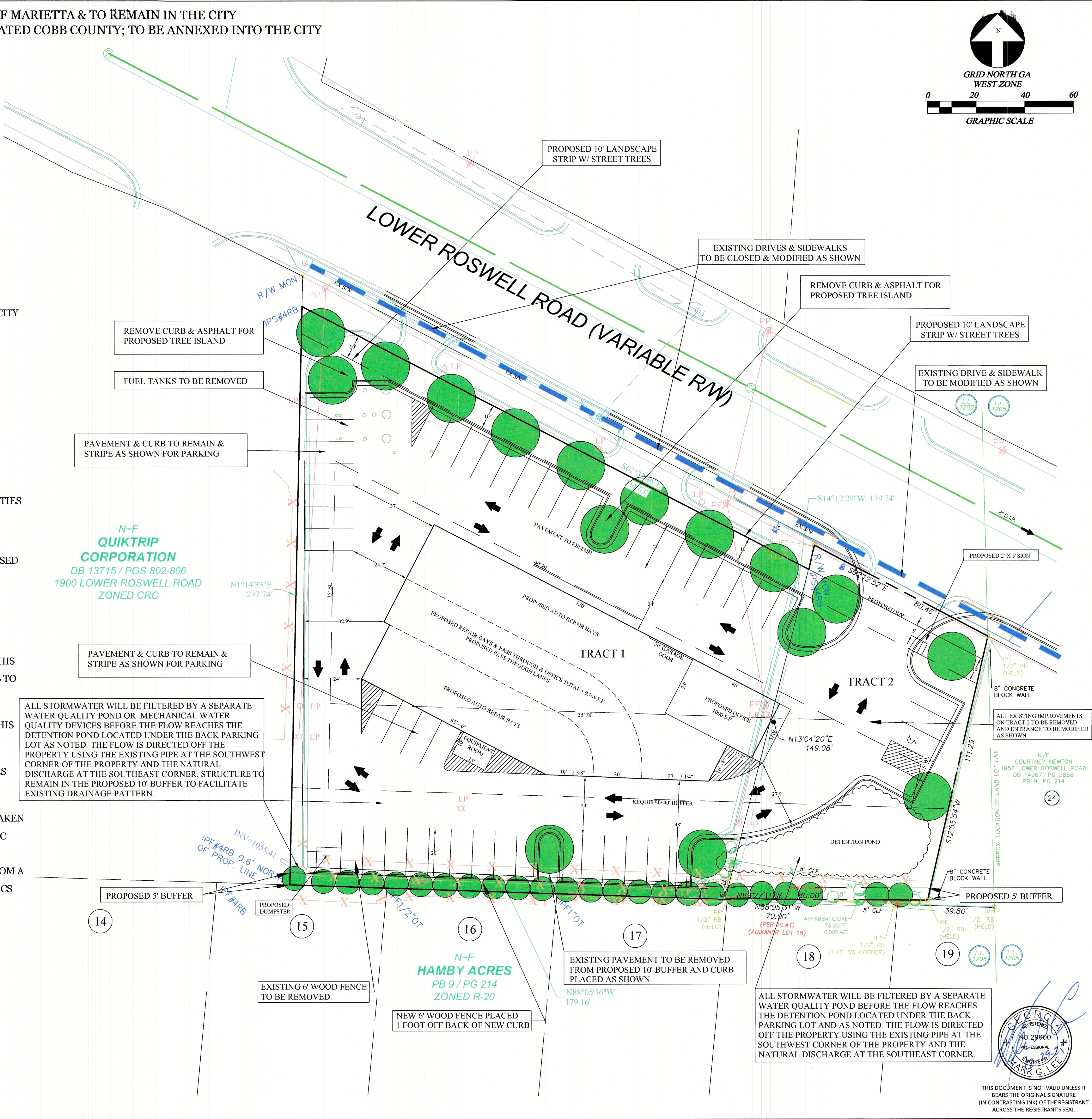
SITE ADDRESS TRACT 1:
1944 LOWER ROSWELL ROAD
MARIETTA, GA. 30068
PB 15347 PG 3568
TAX ID# 16120600080

SITE ADDRESS TRACT 2:
1920 LOWER ROSWELL ROAD
MARIETTA, GA. 30068
DB 13223 PG 147
TAX ID# 16120600330

GENERAL NOTES:

- PROPERTY ZONED: 1944 - CRC, 1920 - GC
- PROPOSED ZONING: TRACT 1 TO REMAIN CRC, TRACT 2 TO BE REZONED CRC & ANNEXED INTO CITY
- SETBACKS REQUIRED:
 - FRONT: 40'
 - MINOR SIDE: 15'
 - REAR: 35'
- PROPOSED USE: AUTOMOTIVE SERVICE & REPAIR
- PARKING REQUIRED: ONE SPACE PER 250 S.F. OF OFFICE SPACE (1000 sf/250=4 SPACES)
PLUS TWO PER SERVICE BAY (12 SERVICE BAYS X 2 = 24 SPACES.)
MINIMUM PARKING REQUIRED = 28 SPACES.
- PARKING PROVIDED: 47 STANDARD SPACES & 1 HANDICAP = 48 SPACES TOTAL.
- VARIANCES REQUESTED:
 - TO REDUCE THE 200' REQUIRED SEPARATION BETWEEN RESIDENTIAL & COMMERCIAL PROPERTIES TO 0' AS IT EXISTS.
 - TO REDUCE THE REQUIRED LANDSCAPE BUFFER FROM 40' TO 5' ON REAR PROPERTY LINE.
 - TO INCREASE THE ALLOWABLE IMPERVIOUS SURFACE COVERAGE FROM 80% TO 80.5%.
 - TO REDUCE THE REQUIRED LANDSCAPE AREA FROM 15% TO 6 %
 - TO REDUCE ALL TREE PROTECTION AND LANDSCAPING REQUIREMENTS TO ALLOW THE PROPOSED LANDSCAPE AREAS SHOWN TO SATISFY THE MINIMUM CITY REQUIREMENTS.
- PROPERTY SERVED BY CITY OF MARIETTA WATER & SEWER.
- EXISTING IMPERVIOUS COVERAGE: 91.77 % (43,501.04 S.F. COVERAGE)
- PROPOSED IMPERVIOUS COVERAGE: 80.49 % (38,200 S.F. COVERAGE)
- PROPOSED STORMWATER MITIGATION: WITH GREATER THAN 5,000 S.F. OF IMPERVIOUS CHANGE THIS PROJECT WILL PROVIDE A NEW STORMWATER DETENTION POND & RUNOFF REDUCTION MEASURES TO MEET CITY STANDARDS.
- AS PER FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 13067C0128 H DATED 11-2-12, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. IN A ZONE "X".
- THIS PROPERTY DOES NOT HAVE A CEMETERY, WETLANDS, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.
- SURVEY & TOPOGRAPHIC INFORMATION SHOWN FOR TRACT 1 (1944 LOWER ROSWELL ROAD) WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY FOR CHINTAN PATEL PREPARED BY LAND SYSTEMS LLC DATED 9-23-22.
- SURVEY & TOPOGRAPHIC INFORMATION FOR TRACT 2 (1920 LOWER ROSWELL ROAD) WAS TAKEN FROM A BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR DAVID MALONE PREPARED BY MERIDIAN GEOMATICS DATED 12-16-25. NO SURVEY WORK FOR EITHER SITE HAS BEEN PERFORMED BY P.L.C.E.A.

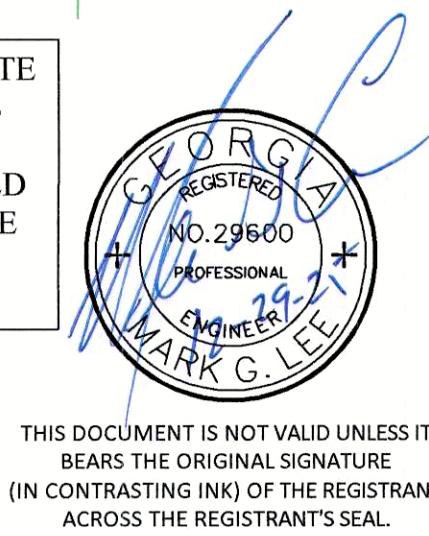
LEGEND					
AC	AIR COMPRESSOR	D.I.	DROP INLET	LP	LIGHT POLE
B/C	BACK OF CURB	EC	EDGE OF CONCRETE	LS	LANDSCAPE AREA
BL	BUILDING SETBACK LINE	ELEV	ELEVATION	(M)	MEASURED
BW	BOTTOM OF WALL	EP	EDGE OF PAVEMENT	N/E	NOW OR FORMERLY
CB	CABLE BOX	FF	FINISHED FLOOR LEVEL	OHL	OVERHEAD LINE
C.U.B.	COUNTY UNDISTURBED BUFFER	FH	FIRE HYDRANT	P	PUMP
CL	CENTERLINE	GM	GAS METER	PBOX	POWER BOX
CMF	CONCRETE MONUMENT FOUND	GP	GRAVEL PAD	PAGE	PAGE
CMP	CORRUGATED METAL PIPE	GW	GUY-WIRE	PI	PROPERTY LINE
CO	CLEANOUT	HW	HARDWOOD	PC	POINT CALCULATED
CONC.	CONCRETE	IMP	IMPERVIOUS	PP	POWER POLE
CP	CONCRETE PAD	INV	INVERT	RCF	REINFORCED CONCRETE PIPE
DB	DEED BOOK	LL	LAND LOT	RIPF	REBAR IRON PIN FOUND
(D)	DEED	LLC	LAND LOT CORNER	RIPS	REBAR IRON PIN SET
DE	DRAINAGE EASEMENT	LLI	LAND LOT LINE	R/W	RIGHT-OF-WAY
NOTE: ALL RIPF & RIPS ARE #4 REBAR UNLESS OTHERWISE NOTED.					
SRF	STEEL ROD FOUND	SSE	SANITARY SEWER EASEMENT	SSE	SANITARY SEWER EASEMENT
SSE	SANITARY SEWER EASEMENT	SSM	SANITARY SEWER MANHOLE	S.U.B.	STATE UNDISTURBED BUFFER
SWCB	SINGLE WING CATCH BASIN	TBM	TEMPORARY BENCHMARK	TW	TOP OF WALL
S/W	SIDEWALK	WMB	WATER METER BOX	WT	WALNUT TREE
WV	WATER VALVE	WV	WATER VALVE	X	FENCE
					PROPOSED TREE



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@plcea.com

REZONING, VARIANCE & ANNEXATION PLAN FOR
MALONES AUTOMOTIVE

LOCATED IN:	
LAND LOT:	1206
DISTRICT:	16TH
SECTION:	2ND
COUNTY:	COBB
GEORGIA	
CITY:	MARIETTA
REVISIONS	
1)	REVISED 12-22-25; EDIT TITLE OF PLAN, ADDED ADJACENT 0.233 ACRE TRACT, EDIT LAYOUT AS SHOWN, EDIT GENERAL NOTES.
2)	REVISED 12-29-25; EDIT TO ADD 20' GARAGE DOOR ON FRONT OF BUILDING.
DESIGNED BY: MGL	
DRAWN BY: MGL	
CHECKED BY: MGL	
SCALE:	1" = 20'
DATE:	10-6-25
JOB #:	2024056LUP
SHEET:	



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