



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

Public Hearing Application

Project # VAR 2211-002

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State N/A, where Not Applicable
2. Please make your check payable to "City of Canton."
3. If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.

This form is to be executed under oath. I, Naureen Lalani, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, Naureen Lalani, have received and thoroughly read the Public Hearing Procedures.

This 11th day of November, 2022.
Applicant: Naureen Lalani Print Name: Naureen Lalani

Applicant Information:

Name: Naureen Lalani
Address: 1400 Indian Trail Lilburn Rd
City: Norcross
State: GA Zip Code: 30093
Telephone: 470-502-3434
Fax Number: —
Email Address: naureen.ataicnstuction@gmail.com

Owner Information:

Name: Romail Hanna
Address: 970 Peachtree Industrial Blvd
City: Sunapee
State: GA Zip Code: 30029
Telephone: 404-610-6630
Fax Number: —
Email Address: romail@ataicnstuction.com

This Application For (Check Only One):

- | | |
|--|--|
| ☐ A Annexation | ☐ I Temporary Use Permit |
| ☐ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | ☐ K Variance : Pre-Construction |
| ☐ D Master Plan Revisions | ☒ K Variance : Post-Construction |
| ☐ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | |
| ☐ G Zoning Condition Amendment | ☐ Adjustment |
| ☐ H Density Transfer within Master Plan | ☐ Special Exception |

Fee Schedule:

Application Type _____
Base Fee _____ + (#Acres _____ x \$25.00 = _____) = _____
Advertising Fee _____ + (#Acres _____ x \$50.00 = _____) = _____

Staff Use Only

Amount Due: _____
Amount Due: _____
Total Fee: _____

Received By: _____ Date: _____

Amount Paid: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, Ronnie Hines, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 1 day of November, 20 22.

Owner Signature:

Print Name:

Ronnie Hines

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- | | |
|---|--|
| ☐ A Annexation | ☐ G Zoning Condition Amendment |
| ☐ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☐ E Conditional Use Permit | ☒ K Variance |
| ☐ F Land Use Modification | |

Sworn To And Subscribed Before Me This 1st Day Of November, 20 22.

Notary Signature:





Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Applicant

This form is to be executed under oath. I, Nawreen Lalani, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 1st day of November, 20 22.

Owner Signature: _____

Print Name: Romil Hanna

I, the above signed legal owner of the subject property, do hereby authorize the person named below to act as applicant in the pursuit of a request for:

- | | |
|---|--|
| ☐ A Annexation | ☐ G Zoning Condition Amendment |
| ☐ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☐ E Conditional Use Permit | ☒ K Variance |
| ☐ F Land Use Modification | |

Name of Authorized Applicant: Nawreen Lalani

Signature: Nawreen Lalani

Mailing Address: 1400 Indian Trail Lilburn GA Applicant Status:

City: Lawrenceville

State: GA Zip Code: 30093

Telephone: 470-502-3434

Fax Number: _____

E-mail: office@ataconstruction.com

- | |
|---|
| ☐ Owner |
| ☐ Option to Purchase |
| ☐ Leasee |
| ☐ Area Resident |
| ☒ Other (Explain): <u>Agent</u> |

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To And Subscribed Before Me This 1st Day Of November, 20 22.

Notary Signature: _____

(Seal)



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Disclosure Form

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an applicant or opponent of a public hearing petition. Applicants must file this form with the Department of Planning and Zoning.

1. Name of Applicant/Opponent: Naween Lalani Please Type Or Print All Responses

Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Planning Commission or the City of Canton Mayor and Council?
☐ YES ☒ NO
- B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?
☐ YES ☒ NO
- C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
☐ YES ☒ NO
- D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?
☐ YES ☒ NO

Section 2 NA

1. Name and the official position of the Canton Official to whom the campaign contribution was made *(Please use a separate form for each official to whom a contribution has been made in the past (2) years):*

2. List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

	Description
\$	
\$	
\$	

Note: Complete a separate form for each authorized applicant.



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Canton Board of Zoning Appeals Review Criteria

Article H, Section 8-8-H-195 empowers the Zoning Board of Appeals to authorize variances from provisions of the Zoning Code pursuant to a finding based in the criteria listed below. Please respond to the following.

(Applications Type K : ONLY)

Are there any extraordinary and exceptional conditions pertaining to the subject property because of its size, shape or topography? Existing site built subsequent to Corridor

of Inflow requirements. Need relief for landscape requirements

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary

hardship? YES. Existing site would not provide proper traffic circulation

Has the condition from which relief or variance is sought been a result from action by the applicant? _____

No.

Are there conditions peculiar to the subject property? Existing site developed. Infrastructure

already installed. Need relief from landscape requirements
for front landscape strip (10-foot)

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Specifically, would the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare or the inhabitants or the City? _____

No adverse affects expected.

* Please provide a Letter of Intent, which provides the necessary information to support your application for Variance.

APPLICATION CHECKLIST AND SUPPORTING DOCUMENTS GUIDE

1. ☒ Complete pre-application research and obtain application forms.
2. ☒ Schedule Pre-application meeting with Planning and Zoning Department
3. ☐ Complete application.

The following supporting documents must be submitted as attachments to the primary application forms:

- a. ☒ Current property **Deed**, **EMAIL**
Deed must document the current property owner.
 - b. ☒ Current **Legal Description** of the subject property, **EMAIL**
No legal description should include more property than what is being requested for zoning. The legal description must match the boundary survey in its entirety.
 - c. ☒ Current **Boundary Survey**, **CIVIL PLANS**
The boundary survey must match the legal description in its entirety.
 - d. ☒ Copy of current paid **Tax Receipt**, **EMAIL**
 - e. ☐ **Letter of Intent** (See below for content guide),
 - f. ☒ **Location Map** of subject property, **CIVIL PLANS**
 - g. ☒ **Master Plan** or **Site Plan**, as required (See below),
 - h. ☒ **Developments of Regional Impact (DRI)** submittal package, as required. Refer to page viii. for DRI required thresholds of development. The City of Canton is a Metropolitan Region,
 - i. ☒ **Traffic impact study, a hydrology study, and a water/waste water study** prepared by a registered engineer if the proposed development exceeds 100,000 net square feet or 200 dwelling units. Proposed developments less than 100,000 net square feet or 200 dwelling units may be required to submit one or all of the above studies upon request by the effective department. A final decision by the City of Canton Mayor and Council may not be made without these exhibits,
4. ☒ Schedule **Submittal Meeting** with Planning and Zoning Department.
 5. ☒ Submit application by the 1st working day of the month.
 6. ☐ Send Adjacent Property Owner notification letters. Submit copy of letters and Certificate of Mailing to Planning and Zoning Department no later than 15 days prior to public hearing.
 7. ☐ All application types: Attend the public hearing conducted by the City of Canton Municipal Planning Commission / Board of Appeals. **Nov. 28**
 8. ☐ Type A-J applicants: Attend the City of Canton City Council meeting at which a final decision will be made. **FRI - Dec 12th**

LETTER OF INTENT

Letter of Intent - A narrative, in executive form, which describes the proposed development/variance request in detail. The content of the Letter of Intent should support and expand upon the Master Plan / Site Plan contents.

The following information should be included in the Letter of Intent, but should not be construed as an exhaustive list of information:

- (1) Describe the overall development (including ownership)
- (2) General history of the parcel
- (3) Traffic Analysis (Contact the Planning and Zoning Department for a guidelines package)
 - a. How the traffic from the proposed development will impact, or not impact, the adjoining land uses (peak hour, average daily trips, trip generation by use)
 - b. Impacts to the existing roadway network
 - c. Proposed improvements to the existing roadway network
- (4) Impact and/or enhancements of the proposed development on the adjoining land uses
- (5) Proposed Land Use (On a pod by pod basis, when relevant, describe the land use activity in each) primary and permissible uses for each use/pod/area
- (6) Indicate any phasing of the proposed development and the timing of the phases (duration of temporary uses)
- (7) Acres within each proposed use
- (8) Indicate maximum net density of the proposed development in units per acre or square feet per acre
- (9) Where minimum area requirements are not stated in the current City of Canton Zoning Ordinance, establish the following:
 - a. Maximum building height (by feet and stories)
 - b. Maximum building coverage (square feet, acres, and percent)
 - c. Percent of impervious surface
 - d. Amount of open space (acres and percent)
 - e. Minimum lot size(s)
 - f. Front, side, corner side and rear yard setbacks
 - g. Minimum parking requirements per use (must adhere to minimum parking regulations)
- (10) General landscaping requirements
- (11) Specify requirements (size, height and material) for signs when they are more restrictive than City regulations. If same as City regulations, state so. If Signage is proposed to be less restrictive than City regulations, said signage will require application for a Variance.



RECEIPT

City of Canton, Georgia
Building and Safety Services
110 Academy St
Canton, GA 30114

Receipt Number: 22-05519

Associated Location: 1666 Marietta Hwy

Payment Date: 11/4/2022

Payment Amount: \$1,000.00

Payment Method: Credit Card #21542926

Payer Name: Rohail Hada

Payer Address: 6331 Crestgate Lane, Tucker, GA 30084

Cashier Name: LAMA PublicWeb

Project #VAR2211-002,

TYPE	DESCRIPTION	REVENUE CODE	AMOUNT
Project 1666 Marietta Hwy	Project - ZO Base	100-322120	\$500.00
Project 1666 Marietta Hwy	Project - Advertising	100-341920	\$500.00
Total Amount Due			\$1,000.00
Total Amount Paid			\$1,000.00

This is NOT a Permit. This is Not a License. This is not a Certificate. A separate approval will be issued.

Cherokee County Parcel: 91N27 013

STATE OF GEORGIA
COUNTY OF GWINNETT

Please Return to:

Mills & Hoopes, LLC
1550 North Brown Rd, Ste. 130
Lawrenceville, Georgia 30043

LIMITED WARRANTY DEED

THIS INDENTURE is made effective the 21st day of March, 2022, by and between **1666 CANTON LLC**, a Georgia limited liability company (hereinafter referred to as the "Grantor"), and **SASS MAPLE LLC**, a Georgia limited liability company (hereinafter referred to as the "Grantee").

WITNESSETH:

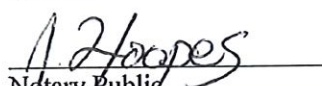
THAT Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise and convey to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which Grantor has or may have had in and to the real property and improvements located at **1666 Marietta Highway, Canton, Georgia 30114** (the "Property"), being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property together with all singular rights, members and appurtenances thereof, unto the Grantee, its successors and assigns, **IN FEE SIMPLE**, and Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

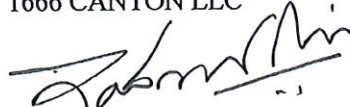
Signed, sealed and delivered
in the presence of:


Witness


Notary Public

GRANTOR:

1666 CANTON LLC

 (Seal)

By: Sadruddin Hakani

Its: Member

J HOOPES
NOTARY PUBLIC
Gwinnett County, Georgia
My Comm. Expires March 19, 2025

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 160 of the 14th District, 2nd Section, Cherokee County, Georgia, being in the City of Canton and being Tract 1 containing 0.696 acres, as shown on a plat of survey for "Tony M. Little, 1666 & 1672 Marietta Highway", by Gaskins Surveying Co, dated 1/8/2010, revised 7/20/2020 and recorded in Plat Book 119, Page 299, Cherokee County Records, which plat is hereby referred to and made a part of this description.

Subject to the reservation of a non-exclusive twenty (20') foot access easement from Marietta Highway/State Route 20 to Tract 2 as shown on the above referenced plat.

This parcel excludes the parcel containing a billboard column support shown as Tract 2, 0.001 acre, on the above-referenced plat.

Sam

R

Cherokee County Parcel: 91N27 013

STATE OF GEORGIA
COUNTY OF GWINNETT

Please Return to:

Mills & Hoopes, LLC
1550 North Brown Rd, Ste. 130
Lawrenceville, Georgia 30043

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WITNESSETH:

THAT Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise and convey to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which Grantor has or may have had in and to the real property and improvements located at **1666 Marietta Highway, Canton, Georgia 30114** (the "Property"), being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

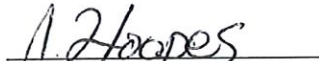
TO HAVE AND TO HOLD the Property together with all singular rights, members and appurtenances thereof, unto the Grantee, its successors and assigns, **IN FEE SIMPLE**, and Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:



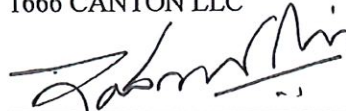
Witness



Notary Public

J HOOPES
NOTARY PUBLIC
Gwinnett County, Georgia
My Comm. Expires March 19, 2025

GRANTOR:
1666 CANTON LLC



(Seal)
By: Sadruddin Hakani
Its: Member

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This parcel excludes the parcel containing a billboard column support shown as Tract 2, 0.001 acre, on the above-referenced plat.

Sang

R



Date: November 3, 2022

To: City of Canton
Zoning Department

Subject: 1666 Marietta highway
Variance Request
Canton, GA

To Whom it May Concern,

We are providing this letter of explanation to support our request for a Variance from the Overlay Requirements of the front 10-foot Landscape strip for the property located at 1666 Marietta Street in the City of Canton, Georgia. This property is Zoned GC and it is currently developed with an existing building and canopy as shown on the provided plans. We are proposing a building addition with additional landscaping.

The existing canopy is placed so that it is as far away from the building as possible to provide safe pedestrian and driver visibility for all customers. The curb-and-gutter long Marietta Highway is in place and is spaced so that a 24-foot two-way drive isle is provided for proper traffic circulation of the property between the highway and canopy. This drive is dimensioned for review on the provided site plan.

Application of the Overlay Requirement for a front 10-foot Landscape Strip would only allow for a one-way, compact drive given the existing infrastructure and depth of the property. Requirement of street trees and shrubbery are being met within the limits of the landscape strip available and are per the City of Canton's Overlay Design.

If granted, the proposed variance will not create or cause excessive or burdensome use of existing infrastructure, transportation facilities, or schools, and will have no adverse effects on the environment or surrounding natural resources.

We appreciate your consideration of our request.

Please contact me anytime with questions or thoughts you may have and thank you.

Sincerely,



Amanda Kathleen Woodruff, P.E.

3301 Stewart Lake Road, Monroe, GA 30655
Phone (404) 530-9218 / Fax (404) 530-9219

1666 MARIETTA HWY
CANTON, GEORGIA
LAND LOT 160 ~ 14TH
PIN: 14-0160-0068
CHEROKEE COUNTY, GA
3/25/2022

OWNER

ROHAIL HADA
404-610-6630
DEVELOPER

[illegible]

REV	DATE	DESCRIPTION
A.0	3/28/2022	ISSUED TO CLIENT
B.0	6/6/2022	ADDRESS REVIEW COMMENTS
B.1	9/20/2022	LANDSCAPE PLAN ADDITION
C.1	11/3/2022	ADDRESS CITY COMMENTS
REV 001-000	REV 001-000	REV 001-000
REV 001-000	REV 001-000	REV 001-000



LEVEL II CERT. #: 29524

1666 MARIETTA HWY BUILDING
ADDITION
LAND LOT 160 ~ 14TH DISTRICT
PIN: 14-0160-0068
CHEROKEE COUNTY, GA
0.696 ACRES
(±0.05 ACRES DISTURBED)
ZONING: GC
CDP: ---
ISSUE: C.I

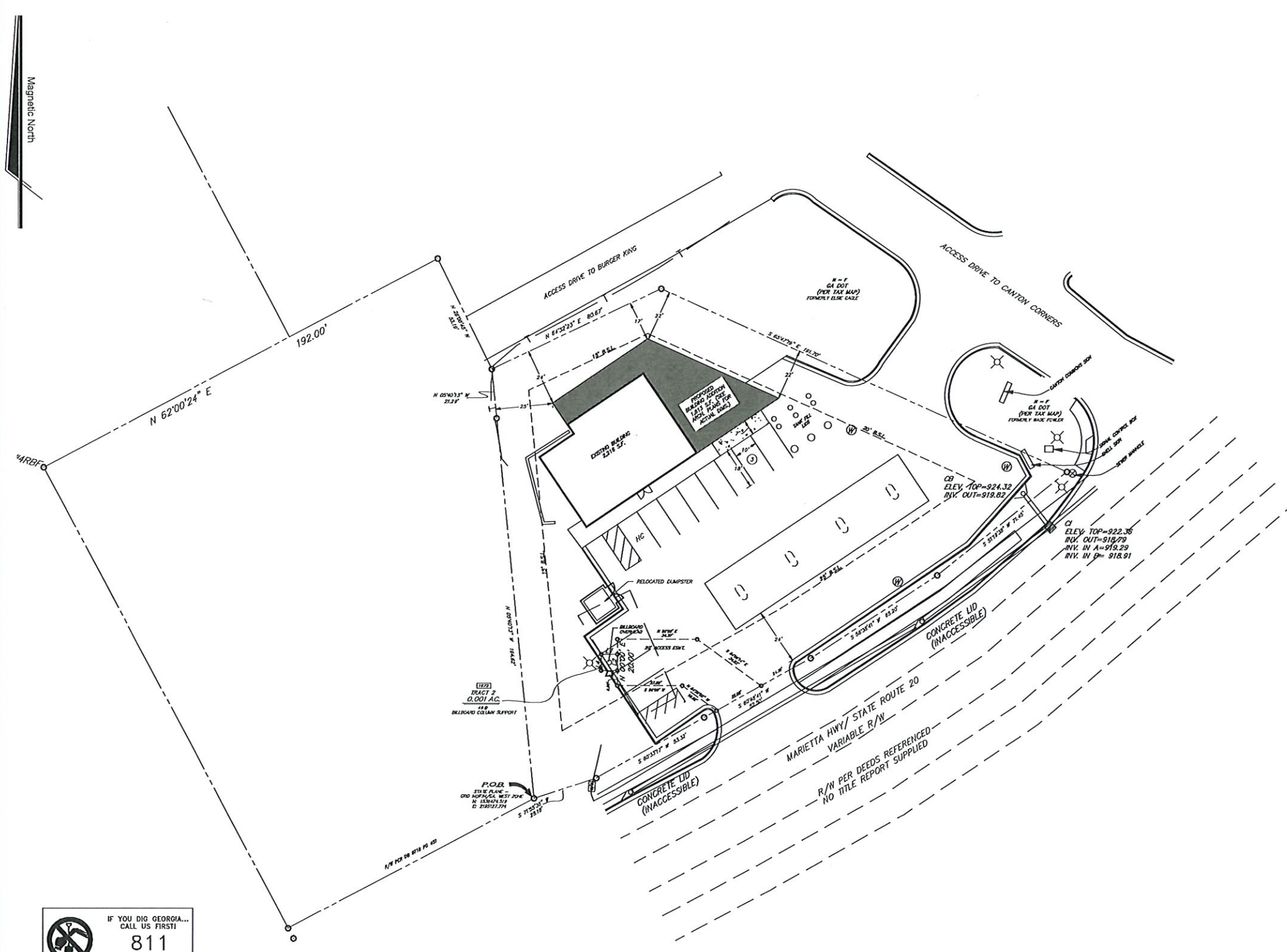
24-HOUR EMERGENCY CONTACT:

Rohail Hada
PH: 404-610-6630

ESPCP CERTIFICATION:

tionally that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Title for Erosion and Sediment Control in Georgia" (Manual) published by the State Soil and Water Conservation Commission as of January 1 to the year in which the land disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of best management practices and sampling methods is expanded to meet the requirements contained in the General NPDES Permit No. GWR100001.

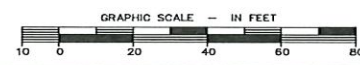
Amir G. Fakhriyev, P.E. (#35372)
SNOC Level II Cert. #29524



- PROJECT NOTES:**
- Owner: **TRUCK MOUNT LLC**
270 Peachtree Industrial Blvd
Suite 303
Suwanee, GA 30084
- Developer: **AM Construction**
1111 Peachtree Industrial Blvd
Atlanta, GA 30309
- CONTACT: **Rohail Hada**
PHONE: 404-610-6630
- DESIGNER:**
WOODRUFF DESIGN ASSOCIATES
1301 STEWART LANE ROAD
SUITE 100
MARIETTA, GA 30067
PHONE: (404) 530-8218
CONTACT: Amanda H. Woodruff, P.E.
E-MAIL ADDRESS: amanda@woodruffda.com
1. Property located in LL 160, 14th Dist, Cherokee Co. Parcel No. 14-0160-0006.
 2. Zoning: CC.
 3. Building Setbacks:
Front - 25'
Side - 15' / 20'
Rear - 15'
 4. Proposed Bldg use is Commercial.
 5. Existing building height: 20'. New building height: 20'.
 6. Total lot contains 0.098 acres/disturbed area=0.05 acres & including R-O-W.
 7. Boundary information obtained from survey by Goshka dated 10/4/2017.
 8. Topographic information obtained from Goshka dated 10/4/2017.
 9. Vertical datum for topography is based on NAVD 83.
 10. Contour interval is two feet.
 11. This property is shown as FIRM parcel number 1300700230E, dated 6/7/2018 and is not located within a special flood hazard zone.
 12. Utilities:
Water - City of Canton
Sanitary Sewer - City of Canton
 13. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown herein. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 14. The contractor shall verify the true elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 15. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
 16. There are no drive-up window(s) to be installed.
 17. No billboards are permitted.
 18. There is one dumpster(s) associated with this project.
 19. There are no overhead doors on this project.
 20. No outside storage proposed, this includes supplies equipment, vehicles, products, etc.
 21. All new utility lines shall be located underground.

IF YOU DIG GEORGIA...
CALL US FIRST!
811
IT'S THE LAW

24-HOUR EMERGENCY CONTACT:
Rohail Hada
PH: 404-610-6630



LAND LOT 160, 14TH DISTRICT, CHEROKEE COUNTY, GA

WOODRUFF
Design Associates
3301 Stewart Lane Road
Marietta, GA 30067

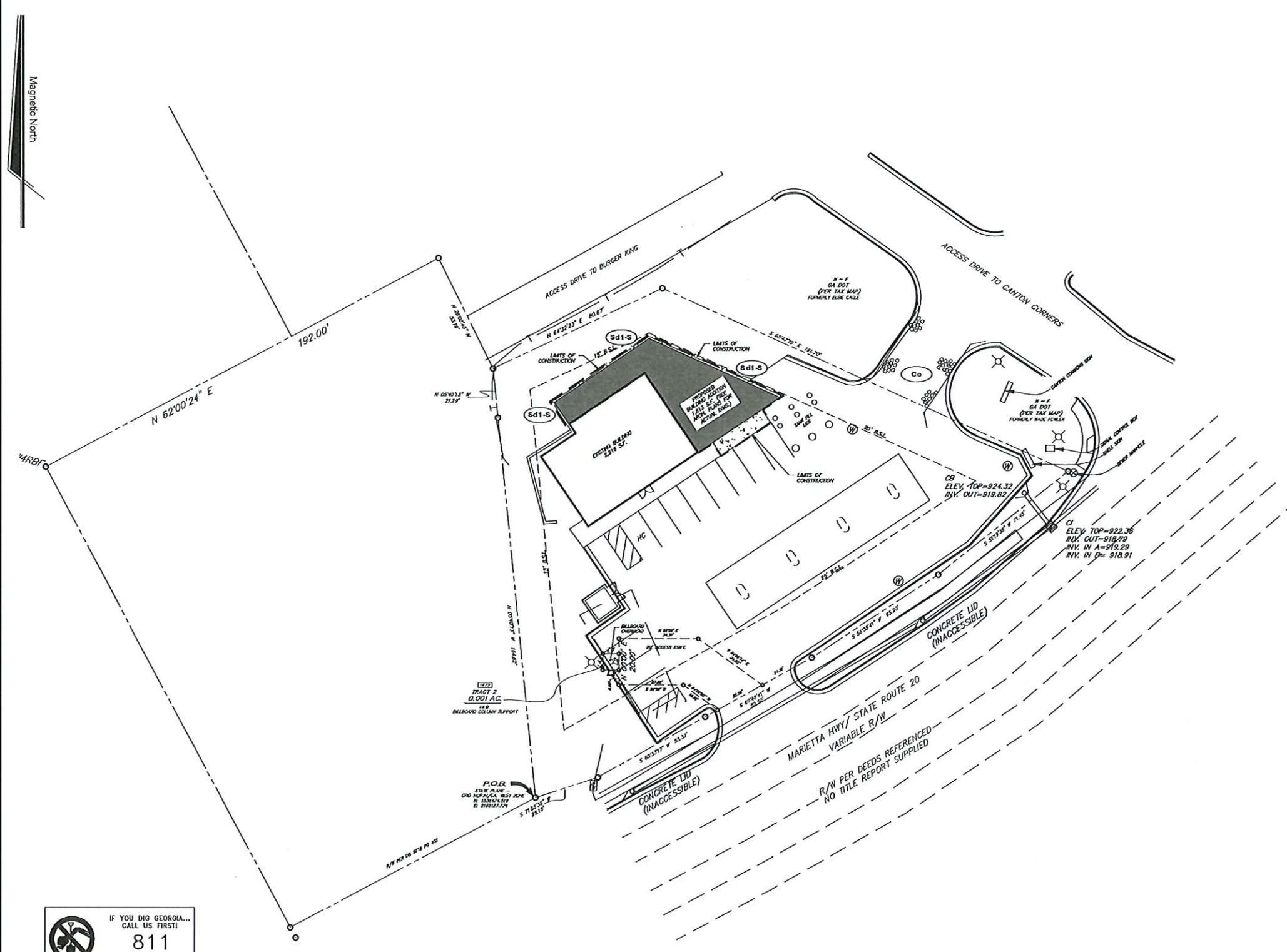
SITE PLAN FOR
1666 MARIETTA HWY BUILDING ADDITION

16-0160-0006
11-0160-0006
12-0160-0006
13-0160-0006
14-0160-0006
15-0160-0006
16-0160-0006
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97-0160-0006
98-0160-0006
99-0160-0006
100-0160-0006

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
KATHLEEN WOODRUFF
11-0160-0006

SITE PLAN

3/25/2022
Scale: 1" = 20'
Date: 3/25/2022
Sheet: 1 of 1
Sheet 2 of 5

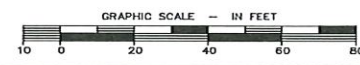


- PROJECT NOTES:**
- 1. Property located in L.L. 160, 16th Dist. Cherokee Co. Parcel No. 14-0180-0006.
 - 2. Zoning: CC.
 - 3. Building Setback:
Front - 25'
Side - 15' / 20'
Rear - 15'
 - 4. Proposed Bldg use is Commercial.
 - 5. Existing building height: 20'. New building height: 20'.
 - 6. Total lot contains 0.698 acres/disturbed area=0.05 acres & including R-O-W.
 - 7. Boundary information obtained from survey by Gaskins dated 10/4/2017.
 - 8. Topographical information obtained from Gaskins dated 10/4/2017.
 - 9. Vertical datum for topography is based on NAVD 88.
 - 10. Contour interval is two feet.
 - 11. This property is shown on FIRM, panel number 1305700330E, dated 8/7/2018 and is not located within a special flood hazard zone.
 - 12. Utilities:
Water - City of Canton
Sanitary Sewer - City of Canton
 - 13. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown herein. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 - 14. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 - 15. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
 - 16. There are no drive-up window(s) to be installed.
 - 17. No billboards are permitted.
 - 18. There is one dumpster(s) associated with this project.
 - 19. There are no overhead doors on this project.
 - 20. No utility storage proposed, this includes supplies equipment, vehicles, products, etc.
 - 21. All new utility lines shall be located underground.

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CALL US FIRST!
811
IT'S THE LAW

24-HOUR EMERGENCY CONTACT:
Rohail Hada
PH: 404-610-6630

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION. IT IS THE CONTRACTOR'S DUTY TO NOTIFY THE DESIGN PROFESSIONAL WHEN INSTALLATION IS COMPLETE.



LAND LOT 100, 14TH DISTRICT, CHEROKEE COUNTY, GA

Woodruff Design Associates
3301 Stewart Lake Road
Macon, GA 30655

EROSION CONTROL PLAN FOR
1666 MARIETTA HWY BUILDING ADDITION

1666 MARIETTA HWY BUILDING ADDITION

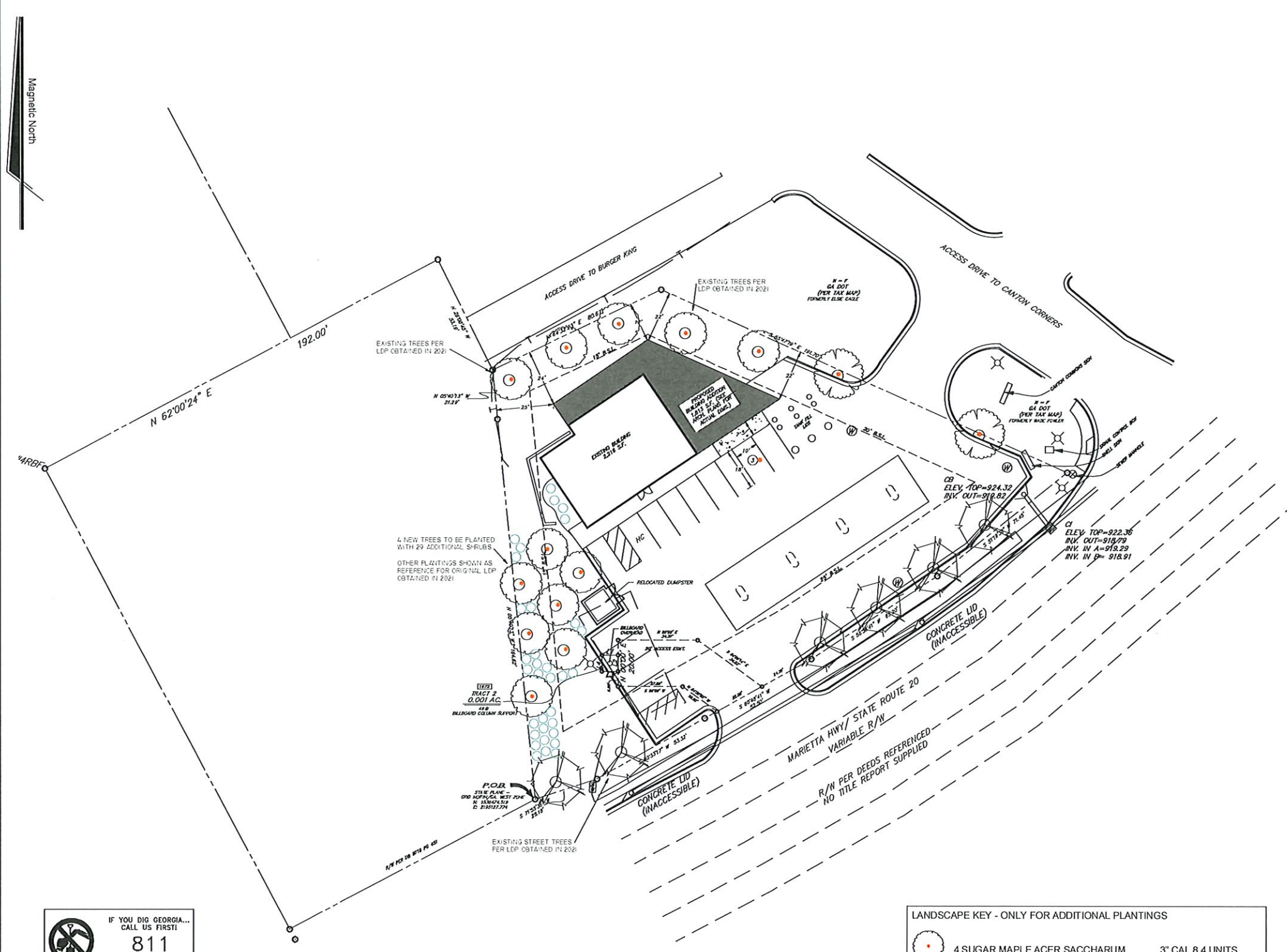
3/25/2022

Scale: 1" = 20'

AK: 0232-0210

006 C1

Sheet 3 of 5



- PROJECT NOTES:**
- Owner: **SALES MAPLE LLC**
270 Peachtree Industrial Blvd
Suite 303
Suwanee, GA 30024
- Architect: **WOODRUFF DESIGN ASSOCIATES**
1301 STEWART LANE ROAD
MARIETTA, GA 30067
PHONE: (404) 530-8218
CONTACT: Amanda R. Woodruff, P.E.
E-MAIL ADDRESS: amanda@woodruffda.com
1. Property located in L.L. 180, 14th Dist, Cherokee Co. Parcel No. 14-0160-0005.
2. Zoning: CC.
3. Building Setback:
Front- 25'
Side- 15' / 20'
Rear- 15'
4. Proposed Bldg use is Commercial.
5. Existing building height: 20'. New building height: 20'.
6. Total lot contains 0.898 acres/disturbed area=0.05 acres & including R-O-W.
7. Boundary information obtained from survey by Goshka dated 10/4/2017.
8. Topographical information obtained from Goshka dated 10/4/2017.
9. Vertical datum for topography is based on NAVD 83.
10. Contour interval is two feet.
11. This property is shown on FLDM, parcel number 1300700332, dated 6/7/2018 and is not located within a special flood hazard zone.
12. UTILITIES:
Water - City of Canton
Sanitary Sewer - City of Canton
13. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility providers. The survey makes no certification as to the completeness of the location shown herein. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
14. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
15. Contractor shall notify the engineer and owner/owner's agent of any information found in the field that is different from what is shown on these design plans.
16. There are no drive-up window(s) to be installed.
17. No billboards are permitted.
18. There is one dumpster(s) associated with this project.
19. There are no overhead doors on this project.
20. No outside storage proposed, this includes supplies equipment, vehicles, products, etc.
21. All new utility lines shall be located underground.

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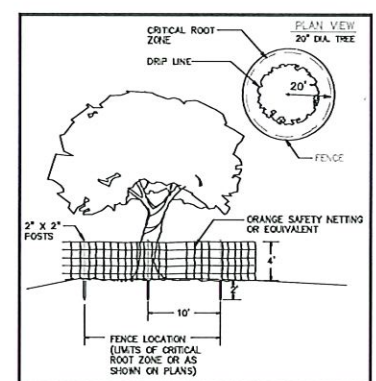
24-HOUR EMERGENCY CONTACT:
Rohail Hada
PH: 404-610-6630

LANDSCAPE KEY - ONLY FOR ADDITIONAL PLANTINGS

	4 SUGAR MAPLE ACER SACCHARUM	3" CAL 8.4 UNITS
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LANDSCAPE SCHEDULE

SYMBOL	DATE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
4	08.20	Liquidambar styraciflua (Sweetgum) / Ruby Fringe Tree	3" cal.	5 gal.	29	



1 TREE PROTECTION FENCE

GRAPHIC SCALE - IN FEET

10 0 20 40 60 80

WOODRUFF Design Associates
1301 Stewart Lane Road
Marietta, GA 30067

LAND LOT 180, 14TH DISTRICT, CHEROKEE COUNTY, GA

LANDSCAPE PLAN FOR
1666 MARIETTA HWY BUILDING ADDITION

3/25/2022
Scale: 1" = 20'
JHB: 2/22/2022
10.00 E.C.1
Sheet 6 of 5

