

RECOMMENDED CONDITIONS

SLUP-19-1243380

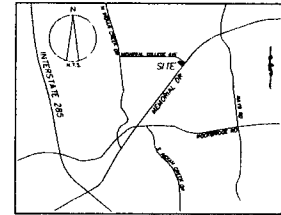
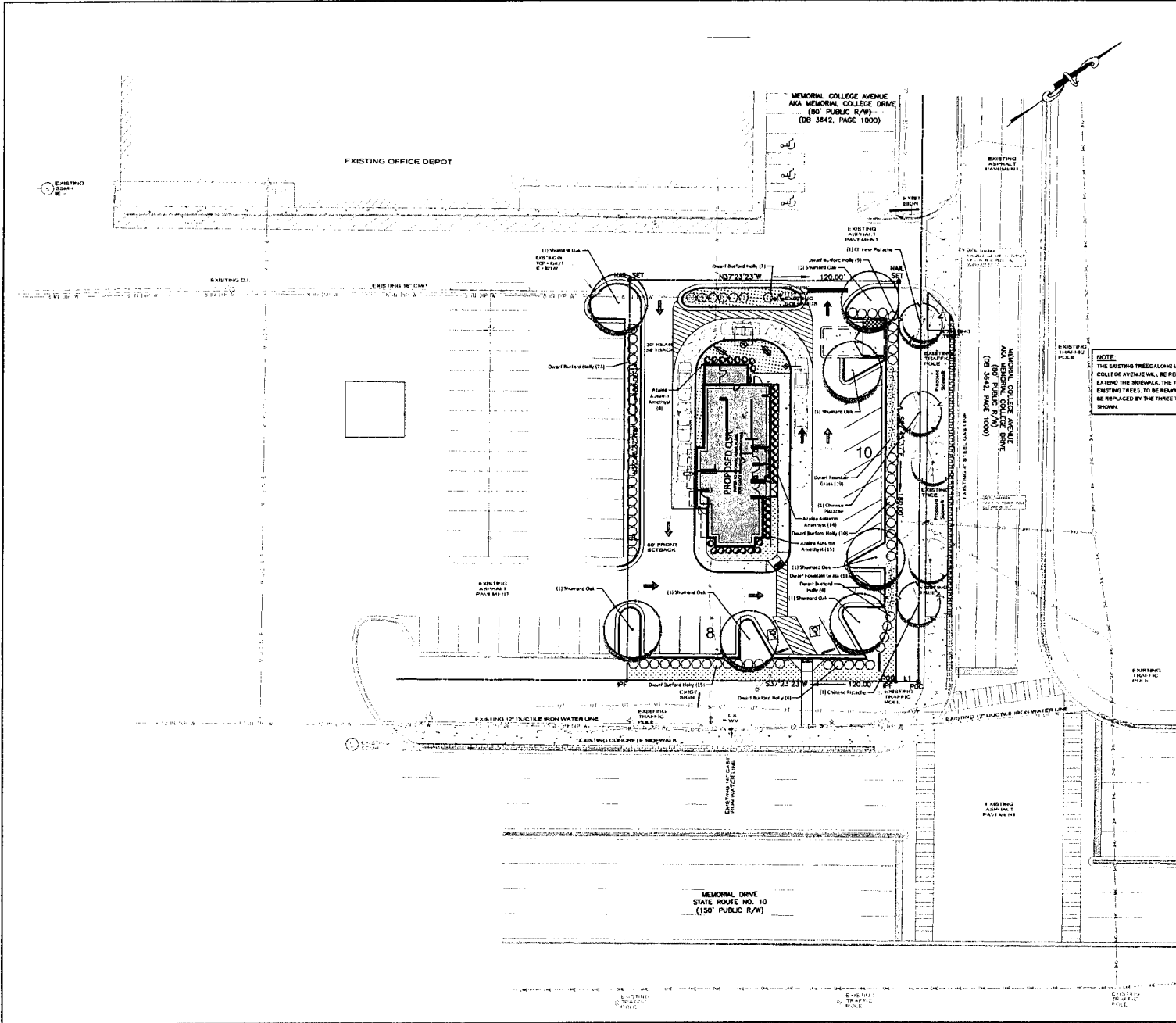
October 22, 2019

Comm. _____

Item No. 4071 Date: 10/22/2019

Clerk's Office _____

1. The SLUP is conditioned to a restaurant with drive-through lane as depicted on the attached site plan dated 10/16/19. Said site plan is conceptual and is subject to compliance with C-1 (Local Commercial) zoning standards unless variances are obtained from appropriate regulatory authorities.
2. The applicant will build 6' sidewalks along frontage of Citadel Square on Memorial College Avenue from the corner of Memorial Drive to the second entry drive to the shopping center located furthest away from the Memorial Drive intersection.
3. Right of way dedication is required 35 feet from centerline of Memorial Drive.
4. Landscaping as depicted on the site plan dated 10/16/19 as referenced in condition (1) shall be installed and maintained. It shall include the plant materials and planting scheme as specified in the site plan.
5. The sign for the business located on the property shall be monument in style and shall not exceed 6' in height as measured from the elevation of the top of curb on Memorial Drive adjacent to the location of the sign.
6. The owner shall keep the parking lot and landscaped areas free of litter and will install two or more decorative trash receptacles in the parking lot.
7. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.



LOCATION MAP
SCALE: N.T.S.

PROJECT NOTES:

OWNER: DEVELOPER V & P Properties, LLC 5202 Salyers Road Mableton, GA 30149 Contact: Mike Marshall Tel: 404-242-2277 ext. 222	ARCHITECT: LMM Design Group 12034 Memorial Drive West Unit Rt. 101 Box 5167 Atlanta, Georgia 30344 Contact: Alan Lindner Tel: 404-353-9131
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ENGINEER:
Carter Engineering Consultants, Inc.
881 Main Street, Suite 200
Marietta, GA 30067
Contact: Jeff Carter, P.E.
Tel: 770-426-7138
jfc@cartereng.com

Primary Project: at Grand South & Spring Center, 5100 Lakeside Drive, Marietta, GA 30068

Project Number: 12-043-0103

Land Use: C-2, Office

Current Zoning: C-2 (Local Ordinance)

Setbacks: Front 60' Side 30' Rear 30'

Proposed Lot Area: 6,885 sq ft to be shown

Proposed Building Footprint: 2,717 sq ft

Boundary and Easement: All easements shown hereon are based upon 100' lot surveys by Lane Pro Surveying and Mapping (Marietta), GA, dated March 29, 2019. (Project File: 18026-210)

Proposed Easement: 5,000 sq ft, easement area = 5,000 sq ft.

Contractor: to be determined.

The owner's stated intent: upon sale for 100' x 112' lot (see Note 18) according to Final Plat Book Map # 38822 (2018) (effective date of May 19, 2018).

The contractor shall verify: the owner has been advised that all utilities are not shown and existing conditions. The engineer and engineer's assistant do not warrant the utility locations shown on this plan. The contractor shall verify the location of all utilities prior to construction. The contractor shall verify the location of all utilities prior to construction. The contractor shall verify the location of all utilities prior to construction. The contractor shall verify the location of all utilities prior to construction.

NOTE:
THE EXISTING TREES ALONG MEMORIAL COLLEGE AVENUE WILL BE REMOVED TO EXTEND THE SIDEWALK. THE THREE EXISTING TREES TO BE REMOVED WILL BE REPLACED BY THE THREE TREES SHOWN.

REVISION BLOCK		
NO. 1	DATE: 10/16/19	DESCRIPTION: LANDSCAPE DESIGN
NO. 2	DATE:	DESCRIPTION:
CARTER ENGINEERING CONSULTANTS		
<small>Lester Engineering Consultants, Inc. 1331 Shreveport Rd. Building 100, Suite B Marietta, GA 30067 P: 770-597-7474 F: 404-292-2433 www.carterengineering.com</small>		
LANDSCAPE PLANS for MRP DESIGN GROUP 5100 MEMORIAL DRIVE, LAND LOT 40 DISTRICT 18, DEKALB COUNTY, GEORGIA		
PROJECT NAME:		
SHEET TITLE: LANDSCAPE PLAN		
SHEET NUMBER: 1		
PROJECT NUMBER: 18026MRP		
DATE: 10/16/19		

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