



LEGEND

- PROPERTY BOUNDARY
- EXISTING POTABLE WATER MAIN
- EXISTING SANITARY SEWER MAIN
- PROPOSED POTABLE WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORMWATER PIPE
- PROPOSED STORMWATER INLET
- AREA OF TEMP. ENCROACHMENT INTO BUFFER (APPROX. 2,535 SF = 0.058 AC)
- AREA OF PERM. ENCROACHMENT INTO BUFFER (APPROX. 1,295 SF = 0.0297 AC)
- AREA OF BUFFER MITIGATION (APPROX. 1,375 SF = 0.0315 AC)

LOT 3 PLATTED AREA = 1.329 AC.
(REF. PLAT BOOK 200, PAGE 1)

SITE DATA

EXISTING - LOT COVERAGE CALCULATIONS:

DESC.	SF	AC.	%
IMPERVIOUS	0.00	0.000	0.00
BUILDING	0.00	0.000	0.00
OPEN	57,891.00	1.329	100.00
TOTAL	57,891.00	1.329	100.00

PROPOSED - LOT COVERAGE CALCULATIONS:

DESC.	SF	AC.	%	CODE%
IMPERVIOUS	10,427.59	0.240	18.01	75
BUILDING	2,380.00	0.055	4.11	
OPEN	45,083.41	1.034	77.88	25
TOTAL	57,891.00	1.329	100.00	

- NOTES:**
- THIS PRELIMINARY SITE LAYOUT ASSUMES A VARIANCE IS GRANTED FROM THE CITY OF KENNESAW'S REQUIRED 75-FOOT STREAM BUFFER. (THE ADDITIONAL 25-FOOT SETBACK)
 - THE PARKING REQUIREMENTS FOR PROFESSIONAL OFFICE IS 1 SPACE FOR EVERY 285 GROSS SQUARE FEET OF BUILDING. 4,760 / 285 = 16.7 = 17 SPACES REQUIRED.
 - THE STREAM BUFFERS SHOWN ARE AN ESTIMATE BASED ON THE SURVEYED STREAM CENTERLINE AND TOP OF BANK AND SUBJECT TO ADJUSTMENTS AND CHANGE.
 - CITY EASEMENTS: CITY AND APPLICANT TO WORK TOGETHER TO PREPARE AND APPROVE OFFSITE EASEMENTS ONTO CITY PROPERTY FOR LOT 3 SANITARY SEWER AND STORM DRAINAGE.

THIS SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DUE TO PHYSICAL CONSTRAINTS SUCH AS STREAMS, TOPOGRAPHY, FLOODPLAIN, AND UTILITIES. THE PURPOSE OF THIS PLAN IS TO STUDY THE POTENTIAL LOT YIELD. THIS PLAN HAS NOT BEEN REVIEWED OR APPROVED BY ANY GOVERNMENTAL AGENCIES. THE INFORMATION IN THIS PLAN HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. THE INFORMATION HAS NOT BEEN VERIFIED, AND WE MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT THE ACCURACY OF THE INFORMATION. ADJUSTMENTS TO BE MADE WITH FINAL SURVEYS AND FINAL ENGINEERING.

INFORMATION SOURCES:
 COBB COUNTY GIS WEBSITE
 DAVIS PROPERTIES PHASE ONE PLAT, 1988
 DAVIS PROPERTIES PHASE ONE PLAT - LOTS 2 & 3, 2001
 UNITED CONSULTING SURVEY, 2019
 GASKINS ENGINEERING CONCEPT PLAN, 2014
 SONIC RESTAURANT DESIGN PLANS, 2001
 THE GOOD GROUP FIELD OBSERVATIONS, 2019

DRAFT

DESIGNED BY: [] DRAWN BY: [] CHECKED BY: [] DATE: 12/20/2019 SCALE: 1"=20' SHEET NUMBER: 1	PRELIMINARY SITE LAYOUT 2695 COBB PARKWAY SITE CITY OF KENNESAW, GA UNITED CONSOLIDATED MASTER, LLC	THE GOOD GROUP Commercial Real Estate • Development • Civil Engineering 8754 Main Street, Suite 201 • Woodstock, GA 30188 Phone: 770.978.0210 • Fax: 770.978.9516 www.thegoodgroup.com	SHEET NUMBER 1
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