

2695 Cobb Parkway Site –

Variance Application Preliminary Site Layout

Comparison between the 11/6/19 plan originally submitted, and the 12/4/19 plan developed with the city staff.

- 11/6 plan contained a single-story building with a 4,900 sf footprint, located on the west side of the lot
12/4 plan contains a two-story building with a 2,380 sf footprint, with a total area of 4,760 sf, located more centered on the lot to lower the finish floor elevation (FFE) to better match the existing land elevations
- 11/6 plan did not include any site data or proposed encroachment data
12/4 plan includes both site and encroachment & mitigation data
- 11/6 plan didn't include any existing or proposed ground elevations, to demonstrate the relationship with the adjacent parcels and buffer impacts
12/4 plan includes existing onsite ground elevations from a recent survey, and offsite ground elevations and contours from the Sonic construction plans
- 11/6 plan showed the basic proposed utility connections
12/4 plan contains more detailed utility connections