

ANY DRIVE, ACCESS, SIDEWALK  
OR SHOULDER CROSS-SLOPE,  
IN R/W, IS TO MATCH THE STD.  
1/4" PER L.F. (2% PER ADA)

$R = 60.00'$   
 $L = 79.79'$   
 $CH = 74.04'$   
 $N\ 34^\circ 45'\ E$

~ N/F ~  
 (L.L.) BW BOWLING PROPERTIES LP  
 651  
 # 16065000050  
 ZONED ~ CRC

APPROXIMATE LAND LOT LINE

L.L.  
718

~ N/F ~  
BW BOWLING PROPERTIES LP  
# 16071900060  
ZONED ~ CRC

### STACKED BLOCK RETAINING WALL WITH A CONCRETE FLUME

TRACT 1

CANDLEWOOD INN  
& SUITES  
97 ROOMS  
(5-STORY)

ZONING CRC

TRAC

TRACT 2

#765 COBB PLACE BLVD.  
EXISTING  
TWO STORY STUCCO  
81 APARTMENTS  
13475 SQ.FT.  
FFE=1071.46

1.59 AC.  
69,456 SQ.FT.  
ZONED ~ CRC  
TRACT 2

~ N/F ~  
MANHARLAL C PATEL  
# 16071800040  
ZONED ~ CRC

Know what's **below**.  
**Call** before you dig.

Note:  
Location of all Underground Utilities is approximate,  
Therefore it is the responsibility of the contractor  
working on the site to contact the utility companies  
for field location of their utility prior to beginning any  
construction.

SEE SHEET Z-1 FOR FIRE  
FLOW TEST RESULTS

- FAA Form 7460-2 Part II, Notice of Actual Construction or Alteration must be e-filed to the FAA any time the project is abandoned or within 5 days after the construction reaches its greatest height.

- No crane operations shall be conducted at heights greater than 95' agl unless a separate FAA 7460 study is completed for the crane and a determination of "no hazard to air navigation" has been issued by the FAA.

S BARRETT RELIEVER III IS A CURRENT COBB COUNTY ROAD PROJECT, AS PART OF THE TRANSPORTATION IMPROVEMENTS PROGRAM AND IS PRESENTLY IN THE ENGINEERING/DESIGN STAGE. THE ENGINEER/DEVELOPER MUST COORDINATE WITH THE SUPERVISING ENGINEER OF COBB DOT ENGINEERING DIVISION AT 770-528-1600 PRIOR TO PLAN APPROVAL TO ENSURE COMPATIBILITY WITH THE ROAD PROJECT. THE DOT ROAD PROJECT WILL TAKE PRECEDENCE, IF CONSTRUCTION CONFLICT OCCUR.

CONC. DUMPSTER PA  
(SEE ARCHITECTURAL  
DRAWING FOR  
ENCLOSURE DETAIL)

GENERAL NOTES:

- 1) THE PROPERTY ADDRESS IS 750 COBB PLACE BLVD, KENNESAW IN COBB COUNTY.
- 2) THE CURRENT ZONING IS CRC – SLUP–12 AND V–159
- 3) THE CURRENT PROPERTY USE IS TWO EXISTING HOTEL BUILDINGS WITH 75–ROOMS EACH AND A SEPARATE CONFERENCE CENTER BUILDING.
- 4) THE PROPOSED PROJECT WILL REDEVELOP THE PROPERTY BY REMOVING THE CONFERENCE CENTER BUILDING AND REPLACE WITH A CANDLEWOOD INN & SUITES HOTEL WITH 97 ROOMS. THE TWO EXISTING HOTELS WILL REMAIN AND NEW PARKING WILL BE PROVIDED TO THE ENTIRE PROPERTY.
- 5) THERE ARE NO STATE WATERS PRESENT WITHIN 200–FT OF THE PROJECT LIMITS NOR ARE THERE ANY WETLAND WITHIN THE PROJECT BOUNDARIES.
- 6) PROJECT AREA IS 4.91 AC.  
TOTAL DISTURBED AREA IS 3.73 AC.  
TOTAL IMPERVIOUS AREA IS 3.63 AC.
- 7) ACCORDING TO F.I.R.M. MAP NO. 13067C0039H DATED MARCH 4, 2013 THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- 8) CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY LAW AND HAVE ALL UTILITIES MARKED PRIOR TO DEMOLITION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY UTILITY PERMISSIONS. THE DEMOLITION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- 9) CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES NOTICED WITHIN THESE PLANS.
- 10) COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.
- 11) ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
- 12) ANY SIGNS TO BE PERMITTED THROUGH THE COBB COUNTY CODE ENFORCEMENT DIVISION; I.E., SUBDIVISION SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.
- 13) NO PERMANENT SIGN(S), FLAG POLE(S), PROPOSED FIRE HYDRANTS OR POWER TRANSFORMERS WILL BE PLACED IN CONFLICT WITH AN ORDINANCE CODED OR APPROVED TREE PLANTING LOCATION.
- 14) THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PLAN. LIGHT POLES ARE NOT PERMITTED IN PARKING PENINSULAS, ISLANDS AND MEDIANS WITHOUT THE PRIOR APPROVAL OF THE COUNTY ARBORIST. 20–FT MINIMUM SPACING SHALL BE REQUIRED FOR THE TRUNK OF ANY PROPOSED OVER–STORY HARDWOOD TREE (OR EXISTING TREE COUNTED FOR TREE ORDINANCE CREDIT) AND ANY EXISTING OR PROPOSED LIGHT POLE. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY COBB COUNTY FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE CIVIL DRAWINGS, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWER POLES ARE MOVED. CALL 770–528–2124.
- 15) THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND REGULATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- 16) BOTH SIDES OF SIGNS SHALL READ "NO PARKING FIRE LANE"; LETTERS SHALL NOT BE LESS THAN 2 INCHES IN HEIGHT; ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF FIRE LANE WITH SIGNS NOT MORE THAN 100–FT APART; SIGNS SHALL NOT BE MORE THAN 4–FT FROM EDGE OF CURB AND SHALL BE LOCATED FROM BOTH DIRECTIONS OF DRIVING SURFACE; HEIGHT OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN SHALL BE A MINIMUM OF 4–FT AND A MAXIMUM OF 7–FT FROM GROUND LEVEL. **DECORATIVE SIGNAGE MAY BE USED WITH FIRE MARSHAL'S APPROVAL. FOR LANE MARKINGS, SIGNS 20 TO 28–FT WIDE, SIGNING SHALL BE REQUIRED ON BOTH SIDES. FOR LANES 29 TO 37–FT WIDE, SIGNS AND MARKINGS WILL BE REQUIRED ON ONE SIDE. LANES IN EXCESS OF 37–FT WIDE REQUIRE NO SIGNS OR MARKINGS. CURBS OR STRIPS OF WHITE PAINT SHALL BE PAINTED RED. THE TOP AND FACE OF THE CURB SHALL BE PAINTED. THE LIFE SAFETY INSPECTOR WILL MAKE FINAL DETERMINATION OF FIRE LANES BEFORE FINAL INSPECTION IS MADE.**
- 17) EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. PLEASE CALL 770–528–2134 WITH ENOUGH LEAD TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
- 18) IF STREAMS ARE ON YOUR SITE, COBB COUNTY WILL REQUIRE THAT THE STREAM BUFFERS BE LEFT UNDISTURBED AND A CONSERVATION EASEMENT OR A RESTRICTIVE COVENANT BE PLACED ON THAT PROPERTY. FOR MORE INFORMATION, PLEASE FEEL FREE TO CONTACT DANA JOHNSON WITH THE PLANNING DIVISION AT (770) 528–2199 OR DANAJOHNSON@COBBCOUNTY.ORG.
- 19) ASHITO DESIGN MANUAL LIVE LOAD STANDARD HS20 (75,000 LBS) WITH AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20–FT, 25–FT INSIDE RADIUS, 50–FT OUTSIDE TURNING RADIUS AND UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13–FT 6–IN.
- 20) SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CCFMO. CALL 770–528–8310 TO SCHEDULE AN APPOINTMENT FOR PLAN REVIEW.
- 21) NO GATE IS TO BE INSTALLED. ACCESS TO GATES AND THROUGH GATES SHALL BE IN A DIRECT STRAIGHT PATH WITHOUT CURVATURE WITH AT LEAST 45 FEET CLEAR WIDTH. GATES MUST BE SECURED BY FIRE APPARATUS ACCESS SHALL PROVIDE AT LEAST 14 FEET IN CLEAR WIDTH FOR A SINGLE LANE AND 20 FEET FOR A DOUBLE LANE. GATES SHALL BE SWING OR SLIDING TYPE. ELECTRIC GATES SHALL BE EQUIPPED WITH A SYSTEM OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS [KNOX SWITCH FROM WWW.KNOXBOX.COM] AND OPERATIONS UPON POWER FAILURE. MULTIPLE GATES ON SITE MAY REQUIRE INTERCONNECTION AND SIMULTANEOUS OPERATION. EMERGENCY OPERATING DEVICES SHALL BE APPROVED BY THE COBB COUNTY FIRE MARSHAL'S OFFICE.

**SETBACK & BUFFER:**  
ZONING CRC – CASE NO. V-159 AND SLUP-12 (2015)

**PARKING CALCULATIONS:**

STANDARD SURFACE SPACES (9'x18')  
PARALLEL SURFACE SPACES (9'x24')  
COMPACT SURFACE SPACES (8'x16')  
STANDARD HANDICAP SPACES PROVIDED (9'x18')  
UNIVERSAL HANDICAP SPACE PROVIDED (11'x18')

TOTAL SPACES PROVIDED 254  
% COMPACT SPACES PROVIDED IS 3%

PROPOSED SITE CONDITIONS:

PROJECT AREA = 4.91 AC

TRACT 1:  
AREA = 1.93 AC  
IMPERVIOUS AREA = 1.48 AC (76%)

TRACT 3:  
AREA = 1.39 AC  
IMPERVIOUS AREA = 1.15 AC (82%)

TRACT 2:  
AREA = 1.59 AC  
IMPERVIOUS AREA = 1.32 AC (83%)

GRAPHIC SCALE


( IN FEET )  
1 inch = 30 ft.

CURRENT CONDITION  
SITE PLAN

DRAWING NO.

C-2

CANDLEWOOD INN &  
SUITES KENNESAW  
651 & 718, 16TH DISTRICT, 2ND SECTION)



CANDLEWOOD®

PROJECT NO.	PROJECT DATE
HE1602	12-15-22

2295 Towne Lake Pkwy  
Suite 116-185  
Woodstock, GA 30189  
(404) 406-5171 (cell)



**Harper**  
Engineering, Inc.  
*"charting your project's course to completion"*

**THE INN AT LITHIA SPRINGS, LLC**  
400 GALLERIA PARKWAY, SUITE 1140, ATLANTA, GA 30339