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300 PARKBROOK PLACE
SUITE 120
WOODSTOCK, GEORGIA 30189
PHONE 770.592.3328



1	06.05.2006	COUNTY COMMENTS
2	06.27.2006	CITY COMMENTS

CP&E DRAWING NO:
2006100.10C.dwg

SHEET NO. **1** OF **13**



1. BOUNDARY TAKEN FROM SURVEY PREPARED BY FOSTER SURVEYING, INC., DATED SEPTEMBER 20, 2005 AND ONSITE TOPO INFORMATION TAKEN FROM COBB COUNTY GIS. R/W OF CHEROKEE STREET, TOP OF BANKS, AND SPECIMEN TREE LOCATIONS WERE SURVEYED BY GEORGEVAY DATED 04-27-06. REVISION 05.03.06 (VERTICAL DATUM IS BASED UPON GPS OBSERVATION BASED ON NAD83 DATUM).
2. PROPERTY CONTAINS A TOTAL OF 3.65 ACRES AND IS LOCATED IN LAND LOTS 7 & 8, 20TH DISTRICT, 2ND SECTION, CITY OF ACWORTH, COBB COUNTY, GEORGIA.
3. DEVELOPER: RJK HOMES
300 PARKBROOK PLACE
SUITE 120
WOODSTOCK, GEORGIA 30189
24HR CONTACT: MR. GREG PADGETT
(770) 592-3323
4. CURRENT ZONING: C-1 (PER ZONING CASE #2006-02 AS SHOWN ON THIS SHEET)
5. ADJACENT ZONING: C-2 AND R-3
6. DETENTION WILL BE PROVIDED IN ONE LOCATION AS SHOWN ON THIS PLAN BASED ON THE EXISTING TOPOGRAPHY.
7. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER COBB COUNTY FIRM PANEL #15047C00000 F, DATED AUGUST 18, 1992.
8. THIS SITE IS NOT WITHIN THE 2000' CHATTAHOOCHEE CORRIDOR.
9. WETLANDS AND STATE WATERS HAVE BEEN FIELD DELINEATED BY UNITED CONSULTING (AS DETAILED IN REPORT BY UNITED DATED APRIL 24, 2006). PER THE REPORTS/FIELD INVESTIGATION, THIS SITE CONTAINS NO WETLANDS AND THE STREAM, AS SHOWN ON THE PLANS, IS THE CRITERIA OF JURISDICTIONAL WATERS OF THE U.S. AS WELL AS STATE WATERS.
10. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT GEORGIA STANDARD SPECIFICATIONS AND C.S.L.A. STANDARDS.
11. ASSURANCES OF COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
12. ALL STRIPING WITHIN THE RIGHT-OF-WAY TO BE THERMOPLASTIC.
13. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN THE RIGHT-OF-WAY AND MUST BE STORED WITHIN THE SITE.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP ROADS FREE OF DIRT AND DEBRIS AT ALL TIMES.
15. ANY INFRASTRUCTURE (DRAINAGE STRUCTURES, CURB & GUTTER, SIDEWALKS, ETC.) DAMAGED OR DISPLACED AS A RESULT OF THIS PROJECT SHALL BE REPLACED BY CONTRACTOR TO PREVIOUS CONDITION OR BETTER.
16. ROADWAY AND SHOULDERS SHALL BE SHORED PROPERLY DURING ANY TRENCHING ACTIVITY WITHIN THE RIGHT-OF-WAY. BACK-FILLING OF ROADWAY AND SHOULDERS ARE TO MEET MINIMUM COUNTY OR STATE REQUIREMENTS FOR COMPACTION. NO DROP-OFFS ADJACENT TO ROADWAY WILL REMAIN AFTER WORKING HOURS.
17. ANY SIGNAL EQUIPMENT DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPLACED BY THE CONTRACTOR/DEVELOPER. TRAFFIC SIGNAL OPERATION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. VEHICLE DETECTION LOOPS, CONDUITS AND DEVICES MUST BE MAINTAINED. CONTACT THE TRAFFIC SIGNAL ENGINEER, (770) 528-3664, FOR ANY SIGNAL-RELATED ISSUES.
18. ALL RETAINING WALLS (MODULAR AND CAST-IN-PLACE) TO BE DESIGNED BY A STRUCTURAL ENGINEER.
19. DRIVE CUTS MEET MIN. STOPPING SIGHT DISTANCE REQUIREMENTS PER COBB COUNTY DETAIL 108 IN BOTH DIRECTIONS.
20. ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS REQUIRED TO PROPERLY CONSTRUCT THE NOTED IMPROVEMENTS.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS BEFORE CONSTRUCTION.
22. FURNISHING AS-BUILTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
23. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
24. 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 SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
25. CHEROKEE STREET AND OLD CHEROKEE STREET ARE CITY R/W (NOT COUNTY).
26. ARCHITECTURAL AND STRUCTURAL DESIGN FOR THE DUMPSTER ENCLOSURES AS WELL AS THE BUILDINGS TO BE PERMITTED SEPARATELY AND SUBJECT TO REVIEW/APPROVAL BY THE CITY OF ACWORTH PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

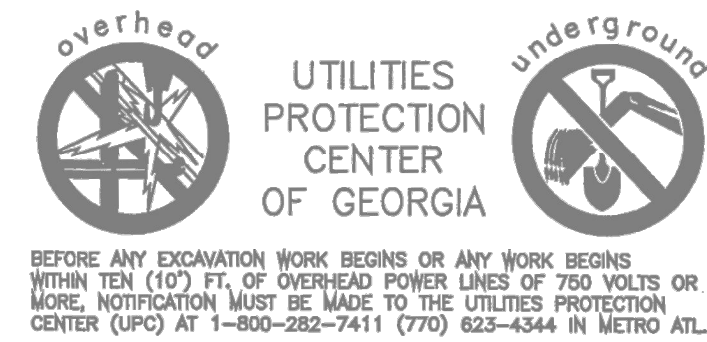
PAYING LEGEND	
	STANDARD DUTY PAYING
	D.O.T. PAYING

REFER TO DETAIL SHEET

BUILDING AREA:	
TOWNHOMES (A & E): 10' - 24'x43' 3-STORY = 3,096 SF AREA	
LIVING/HEATED AREA = 2,576 SF	
GARAGE AREA = 520 SF	
CONDO FLATS (B) - 4-STORY	
8 - 31'x35' = 1,085 SF EA.	
24 - 26'x31' = 806 SF EA.	
SINGLE FAMILY (C & D)	
2 - 30'x50' = 1,500 SF EA.	
TOTAL UNITS: 44	
PARKING REQUIRED:	
TOWNHOME = 2.0 / UNIT	
CONDO FLAT = 1.5 / UNIT	
SINGLE FAMILY = 2 / UNIT	
PARKING PROVIDED:	
TOWNHOME: 20 SPACES (IN GARAGE)	
CONDO FLATS: 52 SPACES (SURFACE PARKING)	
SINGLE FAMILY: 4 SPACES (SURFACE PARKING)	

Commercial Real Estate • Development • Civil Engineering
8744 Main Street, Suite 201 • Woodstock, GA 30188

DISCLAIMER: This CONCEPT PLAN overlaid on the existing site plan has been prepared by The Good Group in order to provide an idea for potential re-development of this property. This CONCEPT PLAN is conceptual in nature and will require further review with the architect and civil engineer of the future developer and/or builder, as well as an independent review and due diligence, and an approval with the City of Acworth of a final site plan along with a rezoning to Mixed-Use with potential variances, if/where necessary. This CONCEPT PLAN is an expression of an idea for redevelopment and it is not a warranty or any guarantee for what the City will approve and what the property will yield.



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