

**GENERAL NOTES:**

- ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS BASED ON LOCAL UTILITY MAPS AND VISIBLE ABOVE GROUND EVIDENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT DEPTH, LOCATION AND EXISTENCE OF ANY AND ALL UTILITIES BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.
- THIS DEVELOPMENT IS TO COMPLY WITH THE CURRENT COBB COUNTY STREET LIGHTING ORDINANCE.
- ALL WORK SHALL CONFORM TO COBB COUNTY REGULATIONS.
- ALL SIGNS TO BE PERMITTED THROUGH THE CODE ENFORCEMENT / SIGN DIV. (i.e. SUBDIVISION ENTRANCE SIGNS, MONUMENTS AND COMMERCIAL SIGNS).
- ALL CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH COBB COUNTY PLANNING & ZONING DEPT.
- ALL BUILDERS SHALL BE HELD FULLY RESPONSIBLE FOR ON-SITE EROSION CONTROL OF THEIR OWN LOTS. (i.e. INSTALLATION AND MAINTENANCE OF SILT TRAP, ENTRANCE GRAVEL, ETC.) BUILDERS ARE ALSO RESPONSIBLE FOR KEEPING STREETS ADJACENT TO THEIR LOTS CLEAR OF SILT AND DEBRIS.
- A COBB COUNTY LAND DRAINAGE PERMIT MUST BE IN PLACE IN VIEW FROM A PUBLIC ROAD.
- NO DEVELOPER / BUILDERS / PROPERTY OWNERS ARE PERMITTED TO MODIFY THE SHOULDER OF THE APPROVED ROADWAY CROSS SECTION WITHOUT PRIOR WRITTEN APPROVAL FROM COBB COUNTY DEVELOPMENT CONTROL DEPT., OTHER THAN FOR UTILITIES AND DRIVEWAYS.
- ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5 FEET EITHER SIDE OF SIDE PROPERTY LINES AND 20 FEET ALONG EXTERIOR (REAR) PROPERTY LINES.
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN 10 FEET OF A PERMANENT WATER OR SEWER BASEMENT ON FRONT OR REAR SETBACKS OR WITHIN 5 FEET ON SIDE SETBACKS. PER CODE 150-23.
- SUBSEQUENT BUILDERS AND DEVELOPERS OF INDIVIDUAL LOTS SHALL MAKE PROVISIONS TO CONDUCT LOT GENERATED SURFACE WATERS TO THE WATER QUALITY TREATMENT FACILITY PROVIDED.
- EXEMPTIONS FOR STORM DRAINAGE AND SANITARY SEWERS SHALL BE CENTERED ON THE PIPES.
- NO STREET CUTS ARE TO BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE COUNTY.
- CONNECTION FEES FOR WATER AND SEWER SERVICES ARE TO BE PAID FOR BY THE BUILDER.
- WATER AND SEWER "AS-BUILTS" REQUIRED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- DEFENTION FACILITY, EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION ON COBB COUNTY ROADS. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF NECESSARY BY ON-SITE INSPECTION.
- ALL DISTURBED AREAS ARE TO BE GRASSED AS SOON AS CONSTRUCTION PHASE PERMITS.
- THE UNDERGROUND UTILITIES AS SHOWN HEREON WERE COMPILED FROM FIELD OBSERVATIONS. CONTACT ALL UTILITY COMPANIES IN THE AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES FOR EXACT FIELD IDENTIFICATION OF THEIR FACILITIES.

- NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
- MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR M.D. ROADS SHALL BE MAINTAINED AND MINIMALLY PROTECTED WITH CRUSHED STONE BASE AT 20" WIDE.
- ACCESS TO BUILDINGS WITH A FDC OR STANDPIPES SHALL BE WITHIN 40' OF ACCESS (NFPA 14-4.4.5.4).
- THERE ARE NO WETLANDS ON THIS PHASE OF DEVELOPMENT.
- NO CEMETERY IS EVIDENT ON THIS PROPERTY.
- SITE PLANS MUST BE PREPARED SUBJECT TO THE REQUIREMENTS OF THE COBB COUNTY CODE SEC. 15-43.3.1. LOWEST FLOOR ELEVATIONS SHALL BE LESS THAN 1 FEET ABOVE THE 10 YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO FRAMING INSPECTION.

**NOTE:**

TO ENSURE COMPLIANCE WITH WATER / SEWER EASEMENT SETBACKS, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO THE COBB COUNTY WATER SYSTEM FOR LOTS 3, 4, 25 & 26.

**NOTE:**

IF STREAMS ARE ON YOUR SITE, COBB COUNTY WILL REQUIRE THAT THE STREAM BUFFERS BE LEFT UNDISTURBED AND A CONSERVATION EASEMENT OR RESTRICTIVE COVENANT BE PLACED ON THAT PROPERTY. FOR MORE INFORMATION, PLEASE FEEL FREE TO CALL JASON GAINES WITH THE PLANNING DIVISION @ 770-528-2120 OR JASON.GAINES@COBBCOUNTY.ORG

**COBB COUNTY FIRE & EMERGENCY SERVICE NOTES:**

- ANY STAIR OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION.
- MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR M.D. ROADS SHALL BE MAINTAINED AND MINIMALLY PROTECTED WITH CRUSHED STONE BASE AT 20" WIDE.
- THE OWNER / DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH FPC 339 AND WPA 24. THE OWNER / DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE REQUIREMENTS OF FPC 339 AND WPA 24 AS ADOPTED BY THE STATE OF GEORGIA.
- NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.
- NO GATE WILL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL.
- ALL COBB COUNTY FIRE MARSHAL OFFICE INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFM.ORG

**NOTE:**

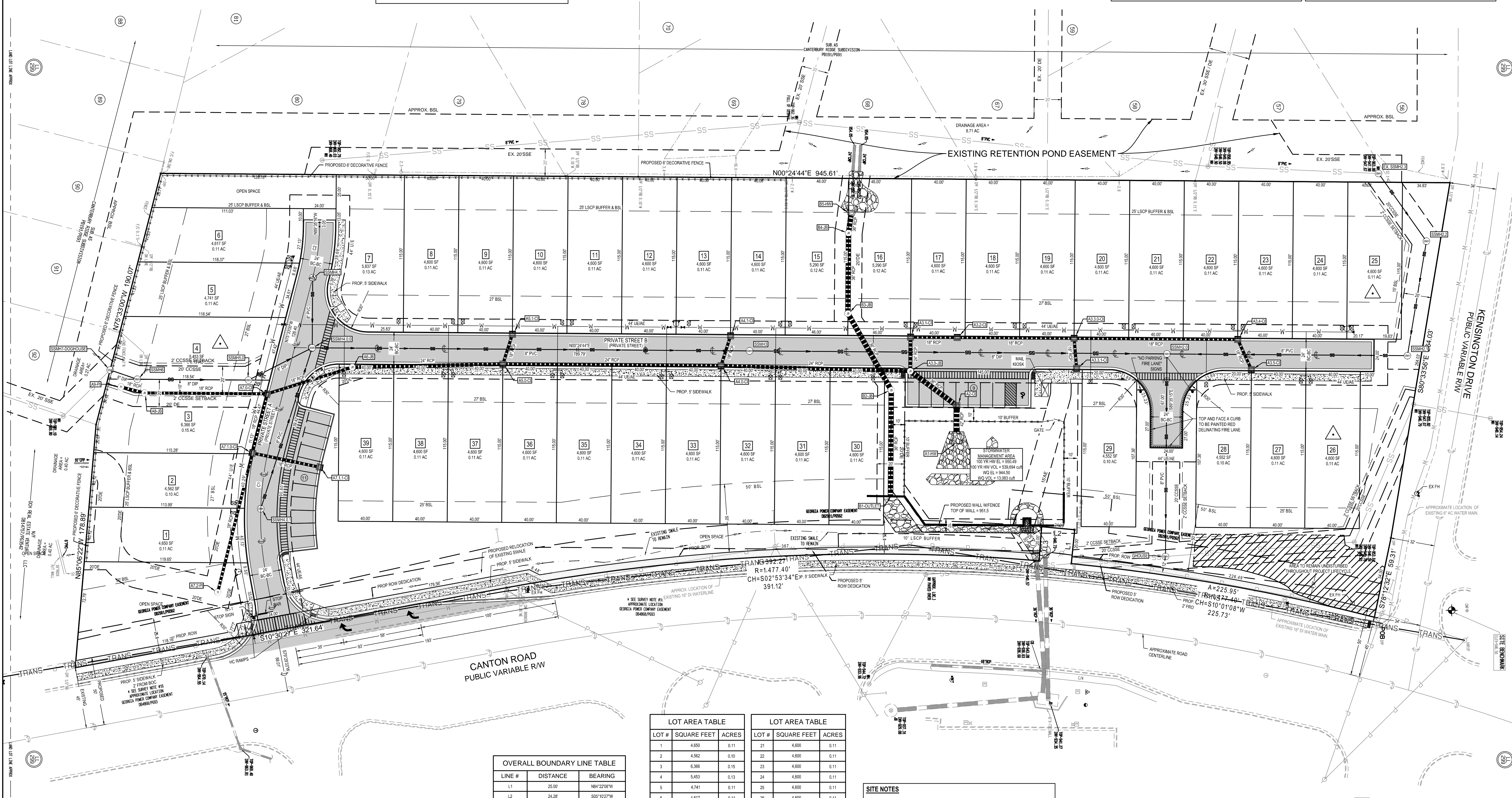
ANY DRIVE, ACCESS, SIDEWALK / SHOULDER CROSS-SLOPE IN THE R/W IS TO MATCH THE STANDARD 1/4" PER LINEAR FOOT (2% PER ADA)

**7. SITE PLAN APPROVAL DOES NOT INCLUDE TASKS. TASKS SHALL BE PERMITTED SEPARATELY AT CDD. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFM.ORG.**

- SHOW DESIGNATED FIRE LANE TO MEET THE FOLLOWING REQUIREMENTS:
  - 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 THE FIRE LANE WITH SIGNS NOT MORE THAN 10 FEET APART.
  - SIGNS SHALL NOT BE MORE THAN 4 FEET FROM EDGE OF CURB AND SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL SURFACE.
  - HEIGHT OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN SHALL BE A MINIMUM OF 4 FEET AND A MAXIMUM OF 7 FEET FROM GROUND LEVEL.
  - LANES 20 TO 24 FEET: MARKINGS AND SIGNS WILL BE REQUIRED ON BOTH SIDES.
  - LANES 25 TO 31 FEET: MARKINGS AND SIGNS WILL BE REQUIRED ON ONE SIDE.
  - LANES MORE THAN 37 FEET: NO MARKINGS OR SIGNS REQUIRED.
  - CURBING OR INPAVEMENT DELINEATING FIRE LANE SHALL BE PAINTED RED AND THE TOP AND FACE OF CURB SHALL BE PAINTED COBB COUNTY CODE SECTION 119-231.
  - THE LIFE SAFETY INSPECTOR WILL MAKE FINAL DETERMINATION OF FIRE LANES BEFORE FINAL INSPECTION IS MADE.

**COBB COUNTY DEPARTMENT OF TRANSPORTATION NOTES:**

- LANE OR ROAD CLOSURE PERMITS MUST BE OBTAINED PRIOR TO ANY WORK IN COUNTY ROADWAY THAT WILL OBSTRUCT OR DIVERT TRAFFIC. LANE CLOSURE PERMITS MAY BE OBTAINED THRU DEVELOPMENT AND INSPECTIONS AT (770) 528-2145. ROAD CLOSURE PERMITS MAY BE OBTAINED THRU COBB D.O.T. OPERATIONS AT (770) 528-1670.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REAR R/W AND MUST BE STORED WITHIN SITE.
- ANY STRUCTURES, WALLS OR LANDSCAPING PLACED ADJACENT TO A COBB COUNTY ROADWAY MUST MAINTAIN INTERSECTION SIGHT DISTANCE. ANY CONFLICTS WILL BE CORRECTED IMMEDIATELY BY THE DEVELOPER UPON NOTIFICATION.
- CONTRACTOR SHALL MAINTAIN DRIVEWAY ACCESS AND POSTAL SERVICE THROUGHOUT THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL RESTORE ROADWAY SHOULDERS TO MINIMUM COBB COUNTY SPECIFICATIONS.
- MINIMUM 20 FOOT D.E. SHALL BE CENTERED ON ALL EXISTING AND PROPOSED WATER COURSES AND DRAINAGE SYSTEMS.
- NO CULTURAL FEATURES, INCLUDING CEMETERIES AND HISTORIC FEATURES EXIST ON THIS PROPERTY.
- ANY STRUCTURES WALLS OR LANDSCAPING PLACED ADJACENT TO COBB COUNTY ROADWAY MUST MAINTAIN INTERSECTION SIGHT DISTANCE. ANY CONFLICTS WILL BE CORRECTED IMMEDIATELY BY THE DEVELOPER.
- 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.
- ROADWAY SIGNING AND MARKING PLANS ARE REQUIRED. ALL STRIPING TO BE THERMOPLASTIC. ANY CONFLICTING ROAD MARKINGS ARE TO BE REMOVED WITH MILL AND OVERLAY.
- ALL ROADS OPEN-CUT MAY REQUIRE MILL AND OVERLAY OF THE ENTIRE ROADWAY WIDTH OF THE LENGTH OF THE OPEN-CUT. TO BE DETERMINED BY COBB UTILITY DIVISION. UNDER SEPARATE REVIEW AND APPROVAL.
- STREET SIGNAGE IS INSTALLED BY CDD AT ENTRY ONLY OF PRIVATE STREET. WITH FUNDING PROVIDED TO DOT DEVELOPMENT SERVICES. BY THE DEVELOPER. INTERIOR SIGNAGE IS BY DEVELOPER. PER MUTCD. IF AESTHETIC SIGNAGE IS REQUESTED, THE DEVELOPER SHALL ALSO SUBMIT FOR AESTHETIC SIGN PERMIT. THRU DOT OPERATIONS. THE DEVELOPER IS TO SUBMIT A FINAL PLAN WITH STREET NAMES. PRIOR TO FINAL FLATTING. ONE WEEK NOTICE IS NEEDED TO REVIEW AND ESTIMATE THE FEE. AFTER FEE PAYMENT AND RECORDED PLAT IS RECEIVED BY DEVELOPMENT SERVICES. 10 WORKING DAYS IS NEEDED FOR INSTALLATION. NO BUILDING PERMITS ARE TO BE ISSUED WITHOUT SIGNAGE INSTALLED.
- IN ACCORDANCE WITH THE COBB COUNTY STREET LIGHTING ORDINANCE, SECTION 3-23-41, STREETLIGHTS ARE REQUIRED TO BE PROVIDED BY THE DEVELOPERS OF ALL NEW SUBDIVISIONS.
- THE DEVELOPER SHALL SUBMIT A STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY, WHICH WILL PROVIDE THE LIGHTING SERVICE SHOWING EXACT LOCATION OF STREETLIGHTS WITHIN THE SUBDIVISION.
- THE LIGHTING LAYOUT MUST BE APPROVED BY THE DEPARTMENT OF TRANSPORTATION.
- THE DEVELOPER MUST PAY ALL COSTS TO THE POWER COMPANY FOR POLES, FIXTURES, AND ANY OTHER RELATED ITEMS OR MATERIALS NECESSARY FOR THE INSTALLATION.



**NOTE:**  
ALL WALLS, RAMPS AND STAIR CASES SHOWN HEREON WERE DESIGNED BY OTHERS. SAFETY RAILS ARE REQUIRED FOR ANY STAIRS AND WALL HEIGHTS OVER 30 INCHES.  
ALL WALL PLANS MUST BE SUBMITTED TO THE CHIEF BUILDING OFFICIAL FOR REVIEW, APPROVAL AND PERMITTING. WALL PLANS ARE NOT APPROVED AT TIME OF LAND DISTURBANCE ACTIVITY PERMIT ISSUANCE. THE BUILDING INSPECTIONS DIVISION REVIEWS AND APPROVES WALL PLANS AND PERFORMS WALL INSPECTION.

**NOTE:**  
ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS BY OTHERS. WATTS & BROWNING ENGINEERS HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON RE-GRADING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED TO US BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

**OVERALL BOUNDARY LINE TABLE**

LINE #	DISTANCE	BEARING
L1	25.00	N84°22'58"W
L2	34.20	S83°10'27"W
L3	25.00	S85°22'30"E

**CURVE TABLE : ROAD CENTERLINES**

Curve #	Radius	Length	Chord Direction
C1	220.00	95.63	N88°01'44"W
C2	150.00	36.75	N87°34'08"W

**LOT AREA TABLE**

LOT #	SQUARE FEET	ACRES
1	4,650	0.11
2	4,562	0.10
3	6,366	0.15
4	5,463	0.13
5	4,241	0.11
6	4,617	0.11
7	5,637	0.13
8	4,600	0.11
9	4,600	0.11
10	4,600	0.11
11	4,600	0.11
12	4,600	0.11
13	4,600	0.11
14	4,600	0.11
15	5,290	0.12
16	5,290	0.12
17	4,600	0.11
18	4,600	0.11
19	4,600	0.11
20	4,600	0.11

**LOT AREA TABLE**

LOT #	SQUARE FEET	ACRES
21	4,600	0.11
22	4,600	0.11
23	4,600	0.11
24	4,600	0.11
25	4,600	0.11
26	4,600	0.11
27	4,600	0.11
28	4,562	0.10
29	4,562	0.10
30	4,600	0.11
31	4,600	0.11
32	4,600	0.11
33	4,600	0.11
34	4,600	0.11
35	4,600	0.11
36	4,600	0.11
37	4,600	0.11
38	4,600	0.11
39	4,600	0.11

**SITE NOTES**

PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 CURRENT ZONING: RA-6 CONDITIONAL  
 TOTAL SITE AREA: 6,607 AC  
 TOTAL DISTURBED AREA: 6,637 AC  
 MAX IMPERVIOUS AREA: 45% PER LOT  
 TOTAL SITE UNITS: 39  
 DENSITY: 5.90 LOTS/AC

**BUILDING SETBACK REQUIREMENTS**

FRONT: 27'  
 REAR: 15'  
 SIDE: 50' (ALONG CANTON HWY)  
 SIDE CORNER: 10'  
 5'  
 25' (ALONG KENSINGTON DR)

MINIMUM LOT SIZE: 4,480 SF  
 PARKING REQ'D @ 0.5 / UNIT: 19 SPACES  
 PARKING PROVIDED: 19 SPACES

TRACT 1  
 2,679,006 AC  
 287,891 SF  
 PID 1602890020

**OWNER/DEVELOPER/PRIMARY PERMITTEE:**

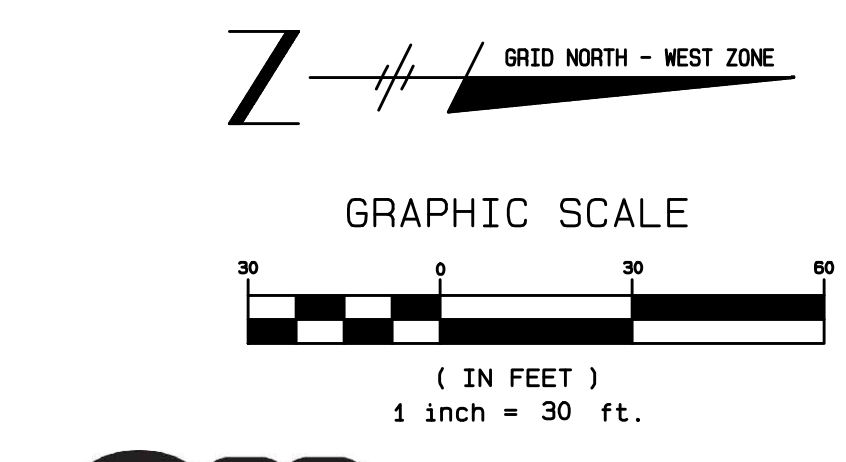
VBWHITMAN, LLC  
 PO BOX 725589  
 ATLANTA, GA 31139-2589  
 PHONE: (678) 564-0603

**24 HOUR CONTACT:**

HOWE WHITMAN  
 PHONE: (678) 564-0603

**ENGINEER:**

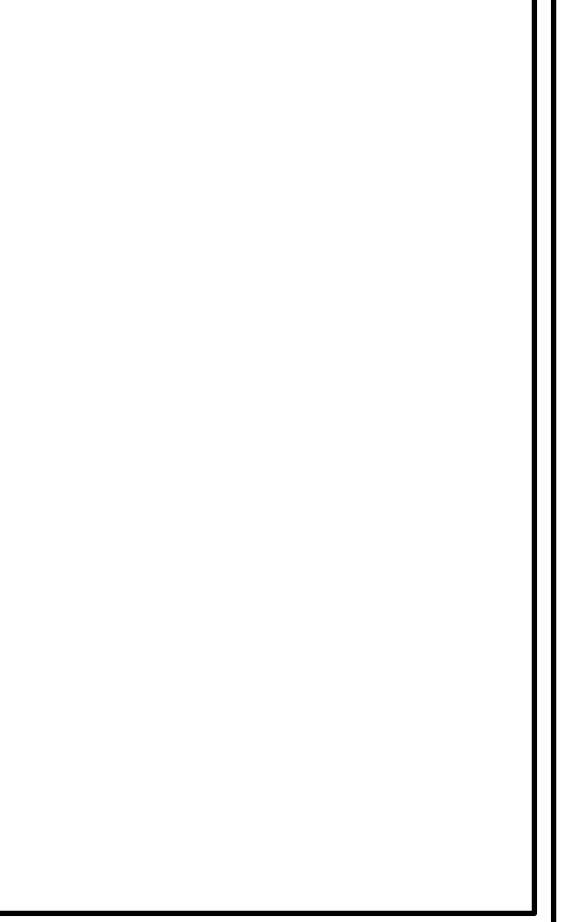
WATTS & BROWNING ENGINEERS, INC.  
 1349 OLD 41 HWY NW, SUITE #225  
 MARIETTA, GA 30069  
 PHONE: (678) 324-6192  
 FAX: (770) 694-6870  
 CONTACT: DARYL COOK



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

SPR-2020-00197

**SITE PLAN FOR**  
**CANTON AT KENSINGTON TRACT**  
 LAND LOT 299 ~ 16TH DISTRICT ~ 2ND SECTION  
 COBB COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908  
 EXPIRES: 03/12/2022

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	08/02/20	TDR	INITIAL SUBMITTAL SET
2	08/02/20	TDR	ADDRESS COUNTY COMMENTS
3	08/28/20	TDR	ADD ADDITIONAL ZONING CONDITIONS
4	10/07/20	TDR	COBB COUNTY COMMENTS

**W&B**  
**WATTS & BROWNING ENGINEERS, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 1349 OLD 41 HWY NW, SUITE #225  
 MARIETTA, GEORGIA 30069  
 PHONE: (678) 324-6192  
 FAX: (770) 694-6870  
 WWW.WBENG.COM  
 LSP000429 - PEF000714

SCALE: 1" = 30'  
 DESIGNED BY: TDR  
 DRAWN BY: TDR  
 CHECKED BY: DRC  
 INITIAL ISSUE DATE: 06/02/2020  
 JOB NUMBER: 190118  
 SHEET NUMBER: C-3