



OWNER: YORKSHIRE REAL ESTATE CORP.
 DEVELOPER: HOWARD ANDERSON
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LAND LOT 446, 17th DISTRICT, COBB COUNTY,
 ZONED: NS
 FRONT SETBACK: 40' (MINOR THOROUGHFARE)
 REAR SETBACK: 50' (ADJACENT TO RESIDENTIAL)
 SIDES SETBACK: 15'

THE PROJECT IS LOCATED WITHIN THE WINDY HILL ROAD URBAN DESIGN DISTRICT.

FUTURE LAND USE: NEIGHBORHOOD ACTIVITY CENTER.

LOT SIZE: 17,379 SQ. FT. = 0.40 ACRES

IMPERVIOUS AREA: 10,730 SQ. FT.

PARKING LOT AREA: 7,700 SQ. FT.

LANDSCAPING PARKING AREA: 1,000 SQ. FT.

BUILDING SIZE: TWO STORIES

FOOT PRINT: 2,500 SQ. FT.

GROSS TOTAL: 5,000 SQ. FT.

NON-TENANT AREA (STAIRS, ELEVATOR, HALLWAY): 600 SQ. FT.

TENANT AREA: 4,400 SQ. FT.

LAND USE: BUSINESS, PROFESSIONAL OFFICES AND CLINICS - ONE PARKING SPACE PER 250 SQ. FT.

PARKING SPACES REQUIRED: 4,400 SQ. FT. / 250 SQ. FT. = 17.6 SPACES

PARKING PROVIDED: 16 REGULAR SPACES
 2 HANDICAPPED SPACES

TOTAL: 18 SPACES

REVISED 7-4-2016
 06-09-2016

CEC CIVIL ENGINEERING CONSULTANTS INC. 4994 Luster Road, Suite 17 Atlanta, GA 30328 (770) 977-2122 www.cec-engineering.com		DATE	REVISION
YORKSHIRE REAL ESTATE CORP. CONCEPTUAL SITE PLAN		SHEET NO.	1 OF 1



TREE PLAN

SITE DENSITY FACTOR: 100 INCHES PER ACRE

REQUIRED TREE DENSITY FOR SITE: 0.4 ACRES x 100 INCHES PER ACRE = 40 INCHES

PROPOSED: (3) 4-INCH OVERSTORY (OS) TREES @ 20' C.C.

(5) 4-INCH UNDERSTORY (US) TREES @ 15' C.C.

(4) 2-INCH UNDERSTORY (US) TREES @ 15' C.C.

TOTAL PROPOSED TREE DENSITY = 40 INCHES

REQUIRED RECOMPENSE FOR 39" DBH PINE: 39 INCHES

PROPOSED: (4) 4-INCH OVERSTORY (OS) TREES @ 20' C.C.

(6) 4-INCH UNDERSTORY (US) TREES

TOTAL PROPOSED RECOMPENSE = 40 INCHES

TREE LEGEND

- 4-INCH OVERSTORY (OS) TREE
- 4-INCH UNDERSTORY (US) TREE
- 2-INCH UNDERSTORY (US) TREE
- LANDSCAPING



SCALE: 1"=20'