



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

DATE: March 6, 2015

ARC REVIEW CODE: V1503061

TO: Chairman Tim Lee, Cobb County Board of Commissioners
ATTN TO: David Breaden, Senior Engineer, Cobb County Water System
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-15-01CC 3271 Circle Oaks Drive SE

Review Type: Metro River

MRPA Code: RC-15-01CC

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a front porch, deck, garage, and driveway additions on a pre-Act single family residence.

Preliminary Finding: ARC staff has begun the review of this application for a Metropolitan River Protection Act Certificate. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Cobb County

Land Lot: 952, 953 **District:** 17 **Section:** 2

Date Opened: March 6, 2015

Deadline for Comments: March 16, 2015

Earliest the Regional Review Can Be Completed: March 16, 2015

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT DIVISION
CHATTAHOOCHEE RIVERKEEPER

ARC NATURAL RESOURCES DIVISION
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC staff does not receive comments from you by close of business on March 16, 2015, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: March 6, 2015

ARC REVIEW CODE: V1503061

TO: ARC Community Development, Natural Resources Division Managers

FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by Jurisdiction:

Community Development: Tuley, Jon

Transportation Access and Mobility: N/A

Natural Resources: Santo, Jim

Research and Analytics: N/A

Aging and Health Resources: N/A

Name of Proposal: RC-15-01CC 3271 Circle Oaks Drive SE

Review Type: Metro River

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Submitting Local Government: Cobb County

Date Opened: March 6, 2015

Deadline for Comments: March 16, 2015

Earliest the Regional Review Can Be Completed: March 16, 2015

Response:

- 1) Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 4) The proposal does NOT relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: Cobb County

2. Owner(s) of Record of Property to be Reviewed:

Name(s): Preston & Elizabeth Smith

Mailing Address: 3271 Circle Oaks Dr. SE

City: Atlanta State: GA Zip: 30339

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-876-1877 Fax: 770-874-6901

Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):

Name(s): Preston & Elizabeth Smith

Mailing Address: 3271 Circle Oaks Dr. SE

City: Atlanta State: GA Zip: 30339

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-876-1877 Fax: 770-874-6901

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: Cochise Subdivision (existing development)

Description of Proposed Use: Renovation of single family dwelling

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: Land lots 952 and 953 of 17th district,
2nd Section of Cobb County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Lot 7 Block G
of Cochise subdivision, Unit 8 commonly known as 3271 Circle Oaks Drive.

Size of Development (Use as Applicable):

Acres: Inside Corridor: 0.774

Outside Corridor: _____

Total: 0.774

Lots: Inside Corridor: _____

Outside Corridor: _____

Total: _____

Units: Inside Corridor: _____

Outside Corridor: _____

Total: _____

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: _____

Outside Corridor: _____

Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system _____

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>30,565 SF</u>	<u>21,395 SF</u>	<u>13,754 SF</u>	(70) <u>70</u>	(45) <u>45</u>
D	<u>1,050 SF</u>	<u>1,050 SF *</u>	<u>749.84 SF **</u>	(50) <u>100 *</u>	(30) <u>71.4 **</u>
E	<u>2,100 SF</u>	<u>280 SF *</u>	<u>25.11 SF **</u>	(30) <u>13.3 *</u>	(15) <u>1.2 **</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>33,715 SF</u>	_____	_____	N/A	N/A

* Includes a transfer of 350 SF of land disturbance from E to D at 1:1.5 (350 x 1.5 = 525) as per Part 2.A.3.c (1) of the Corridor Plan.

** Includes a transfer of 289.89 SF of impervious surface from E to D at 1:1.5 (289.89 x 1.5 = 434.84) as per Part 2.A.3.c (1) of the Corridor Plan.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No
If "yes", indicate the 100-year floodplain elevation: _____

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No
If "yes", indicate the 500-year flood plain elevation: _____

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

Written consent of all owners to this application. (Space provided on this form)

Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

Description of proposed use(s). (Space provided on this form)

Existing vegetation plan. (*same as existing*).

Proposed grading plan.

Certified as-builts of all existing land disturbance and impervious surfaces.

Approved erosion control plan.

Detailed table of land-disturbing activities. (Both on this form and on the plans)

Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

Documentation on adjustments, if any.

Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

Site plan.

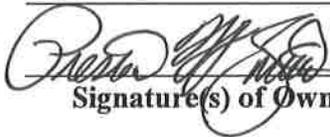
Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

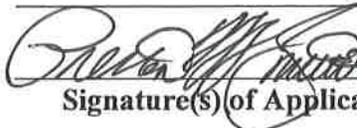
Concept plan.

Lot-by-lot and non-lot allocation tables.

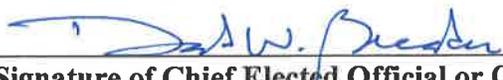
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

  _____
Signature(s) of Owner(s) of Record Date 1-7-15

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

  _____
Signature(s) of Applicant(s) or Agent(s) Date 1-7-15

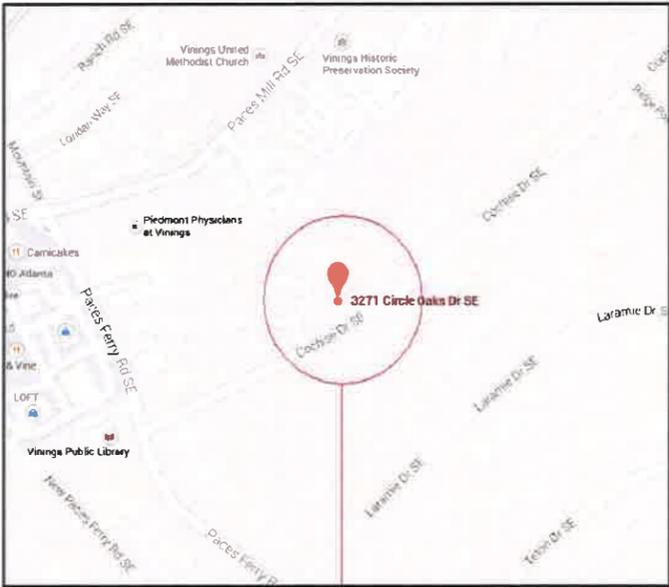
14. The governing authority of Cobb County, GA requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

 _____
Signature of Chief Elected Official or Official's Designee Date 2-18-2015

Preston W. Smith
Elizabeth J. Smith
3271 Circle Oaks Dr. SE
Atlanta, GA 30339

Legal Description of Property

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 952 AND 953 OF THE 17TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING LOT 7 BLOCK G OF COCHISE SUBDIVISION, UNIT 8, AS PER PLAT RECORDED IN PLAT BOOK 78, PAGE 16, COBB COUNTY, GEORGIA RECORDS; WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 3271 CIRCLE OAKS DRIVE, ACCORDING TO PRESENT SYSTEM OF NUMBERING IN COBB COUNTY, GEORGIA.



SITE LOCATION MAP
(NOT TO SCALE)

*** LEGEND ***

- POB POINT OF BEGINNING
- LLL LAND LOT LINE
- MH MAN HOLE
- SSL SANITARY SEWER LINE
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- HW HEAD WALL
- PP POWER POLE
- PW POWER LINE
- SSE SANITARY SEWER EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TB TOP OF BANK
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- APP AS PER PLAT
- APD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- OU OWNERSHIP UNCLEAR
- OH OVERHANG
- GL GAS LINE
- WM WATER METER
- WL WATER LINE
- WV WATER VALVE
- N N'BORS.
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- OTP OPEN TOP PIPE FOUND
- CTP CRIMP TOP PIPE FOUND
- RBF REINFORCING BAR FOUND
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- WRF WIRE FENCE
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- CL CENTER LINE
- BR BRICK
- FR FRAME
- WD WOOD
- P PLAT
- D DEED
- R RECORD
- F FIELD
- C.O.A. CITY OF ATLANTA
- INDICATES STAIRS

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS INC FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. ALL CONSTRUCTION MUST CONFORM TO CITY OF DECATUR STANDARDS.
11. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
12. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.
14. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
 MAP ID 13121C0227F EFFECTIVE DATE: 09/18/2013
 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

SPECIAL SITE PLAN NOTES:

1. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATION 1983 EDITION AND BE WIRE REINFORCED.
2. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
3. STATEMENT: ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTOR.
4. TREE PROTECTION SHALL BE ENFORCED ACCORDING TO COBB COUNTY STANDARDS. NO ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
5. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
6. ALL GRADED SLOPES TO BE 3H : 1V OR GREATER. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
7. ENGINEER DESIGN AND SUBMITTAL REQUIRED FOR ALL THE RETAINING WALLS GREATER THAN 4 FEET IN HEIGHTS.
8. GRADE TO DRAIN AWAY FROM FOUNDATION.
9. NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF PROJECT SITE.
10. LOCATION OF DUMPSTER AND/OR SANITARY SEWER CANNOT BE LOCATED IN THE RIGHT OF WAY OR TREE SAVE AREA
11. THREE WORKING DAYS BEFORE YOU DIG, CALL UTILITIES PROTECTION CENTER, INC. ● 811 IT'S THE LAW.

TREE PROTECTION

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
 EUGENE A STEPANOV
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 ISSUED: _____
 CERTIFICATION NUMBER 0000065549
 01/27/2012 EXPIRES: 01/27/2015



DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 01-10-2015
 ANTICIPATED COMPLETION DATE: 05-20-2015
 THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:

NAME: _____
 ADDRESS: _____
 24-HRS CONTACT: _____

PROPERTY ADDRESS:
 3271 CIRCLE OAKS DR.
 ATLANTA, GA 30339

PLAT PREPARED FOR:
**PRESTON SMITH &
 ELIZABETH SMITH**

LOT 1 BLOCK "G"
 SUBDIVISION COCHISE BY THE CHATTAHOOCHEE UNIT "8"
 LAND LOT 952 & 953 17TH DISTRICT 2ND SECTION
 COBB COUNTY, GEORGIA

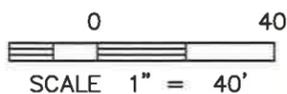


IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

PAGE 1 OF 3

FIELD WORK DATE MAR 13, 2014 PRINTED/SIGNED JAN 2, 2015
 PLAT BOOK 78 ,PAGE 16 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
 DEED BOOK 14832 ,PAGE 3637

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000± FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



COORD # 20130062
 DWG # 20130062-2

SURVEY LAND EXPRESS, INC.
 LAND SURVEYING SERVICES

70 LENOX POINTE,
 ATLANTA, GA 30324
 FAX 404-601-0941
 TEL 404-252-5747
 INFO@SURVEYLANDEXPRESS.COM

*** LEGEND ***

POB POINT OF BEGINNING	IP IRON PIN FOUND
LLL LAND LOT LINE	IPS IRON PIN SET
MH MAN HOLE	OTP OPEN TOP PIPE FOUND
SSL SANITARY SEWER LINE	CTP CRIMP TOP PIPE FOUND
CO SAN SEWER CLEANOUT	RB REINFORCING BAR FOUND
CB CATCH BASIN	RBS REINFORCING BAR SET
JB JUNCTION BOX	MAG MAGNETIC READING IP
DI DRAINAGE INLET	AI ANGLE IRON FOUND
YI YARD INLET	CP CALCULATED POINT
HW HEAD WALL	-X-X FENCE
PP POWER POLE	CLF CHAIN LINK FENCE
PW POWER LINE	WDF WOOD FENCE
SSE SANITARY SEWER ESMT.	WRF WIRE FENCE
DE DRAINAGE EASEMENT	WW WET WEATHER
UE UTILITY EASEMENT	FC FENCE CORNER
AE ACCESS EASEMENT	BL BUILDING LINE
TB TOP OF BANK	R/W RIGHT-OF-WAY
CMP CORRUGATED METAL PIPE	PL PROPERTY LINE
RCP REINFORCED CONC. PIPE	PC PROPERTY CORNER
APP AS PER PLAT	CL CENTER LINE
APD AS PER DEED	CPT CARPORT
APR AS PER RECORD	SP SCREEN PORCH
APF AS PER FIELD	P PORCH
BC BACK OF CURB	FH FIRE HYDRANT
EP EDGE OF PAVEMENT	BR BRICK
EB ELECTRIC POWER BOX	FR FRAME
EM ELECTRIC METER	WD WOOD
GM GAS METER	SN SIGN
GV GAS VALVE	P PLAT
WM WATER METER	DEED RECORD
WV WATER VALVE	FIELD NOTES
OH OVERHANG	
OU OWNERSHIP UNCLEAR	

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

REVISED AND UPDATED NOV. 01, 2013
ADDED WD WALL, STONE WALL, IRON FNC. & STONE PATIO.

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	100.00'	130.69'	121.59'	N 12°02'40"E
C2	1829.76'	168.94'	168.88'	S 59°27'00"W

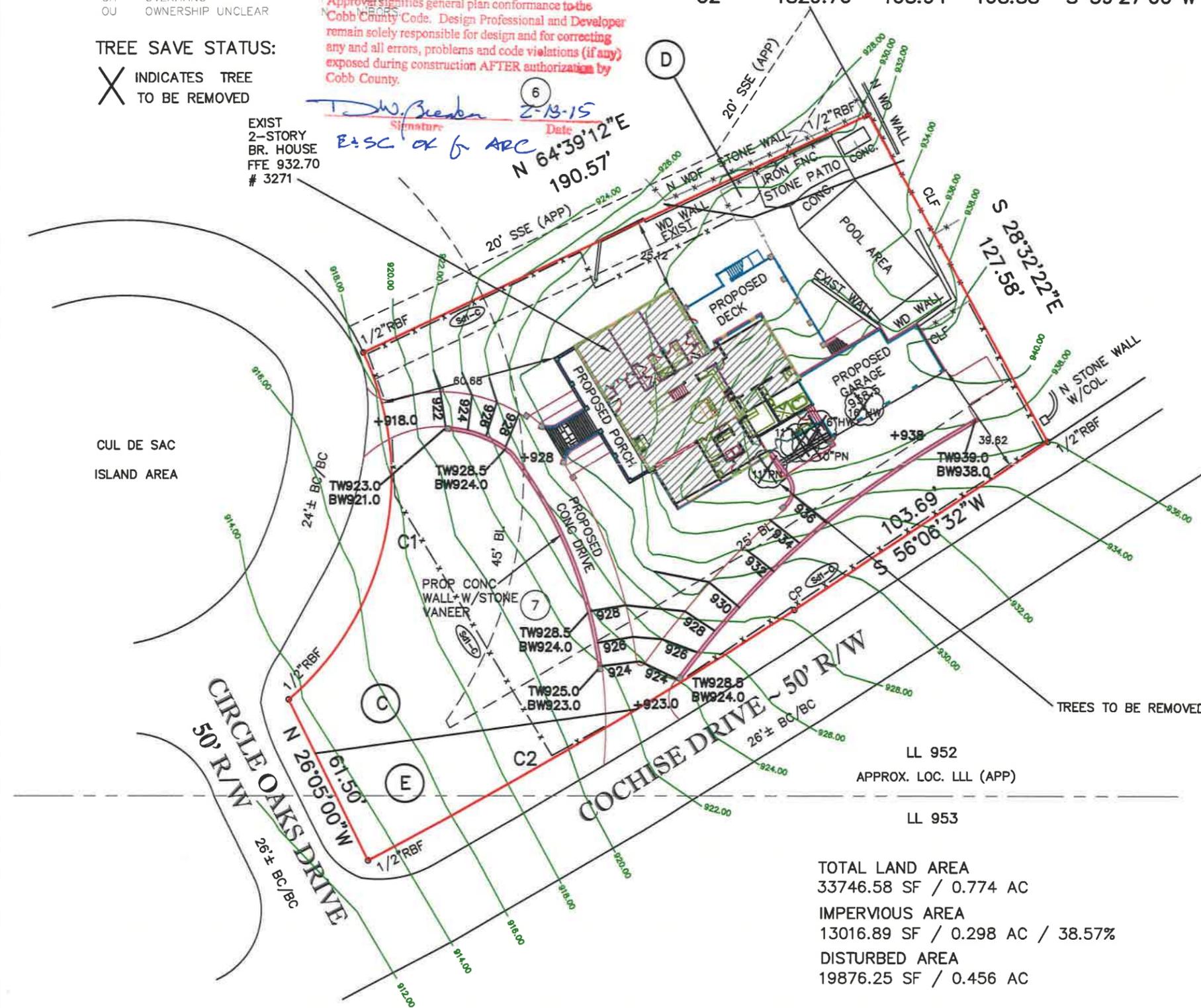
TREE SAVE STATUS:

X INDICATES TREE TO BE REMOVED

Stormwater Management Division
Cobb County Water System
Approval signifies general plan conformance to the Cobb County Code. Design Professional and Developer remain solely responsible for design and for correcting any and all errors, problems and code violations (if any) exposed during construction AFTER authorization by Cobb County.

EXIST 2-STORY BR. HOUSE
FFE 932.70
3271

T. D. W. Brennan
Signature
Date 2-13-15
E+SC OK for ARC
N 64°39'12"E
190.57'



TOTAL LAND AREA
33746.58 SF / 0.774 AC
IMPERVIOUS AREA
13016.89 SF / 0.298 AC / 38.57%
DISTURBED AREA
19876.25 SF / 0.456 AC

PROPERTY ADDRESS:
3271 CIRCLE OAKS DR.
ATLANTA, GA 30339

PLAT PREPARED FOR:
**PRESTON SMITH &
ELIZABETH SMITH**

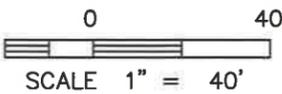
LOT 1 BLOCK "G"
SUBDIVISION COCHISE BY THE CHATTAHOOCHEE UNIT "8"
LAND LOT 952 & 953 17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA

FIELD WORK DATE MAR 13, 2014 PRINTED/SIGNED JAN 2, 2015
PLAT BOOK 78 ,PAGE 16 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 14832 ,PAGE 3637



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

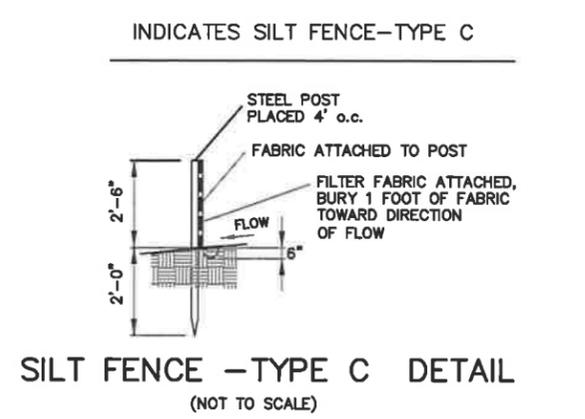
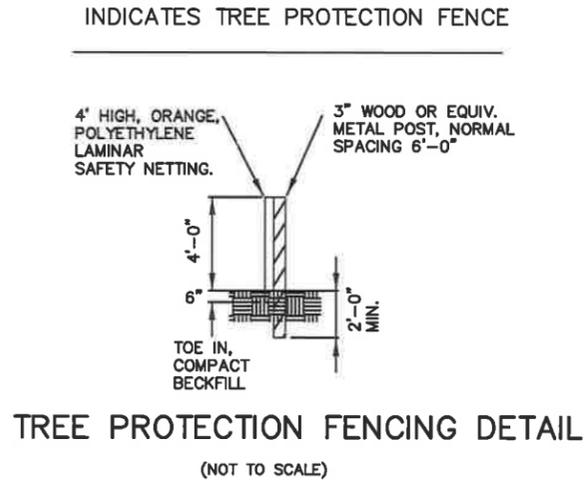
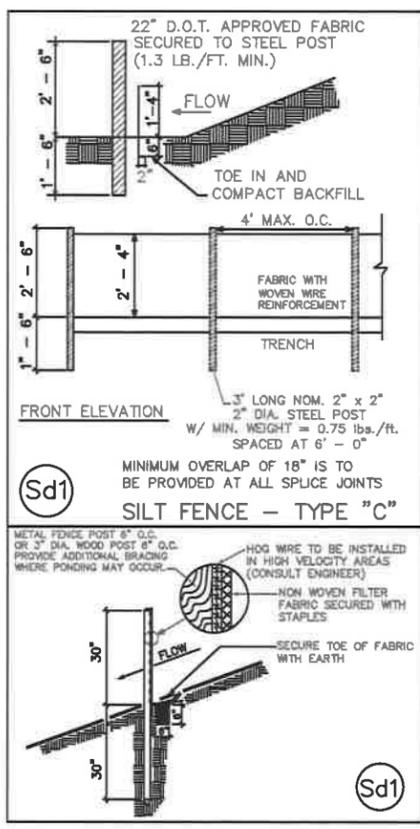
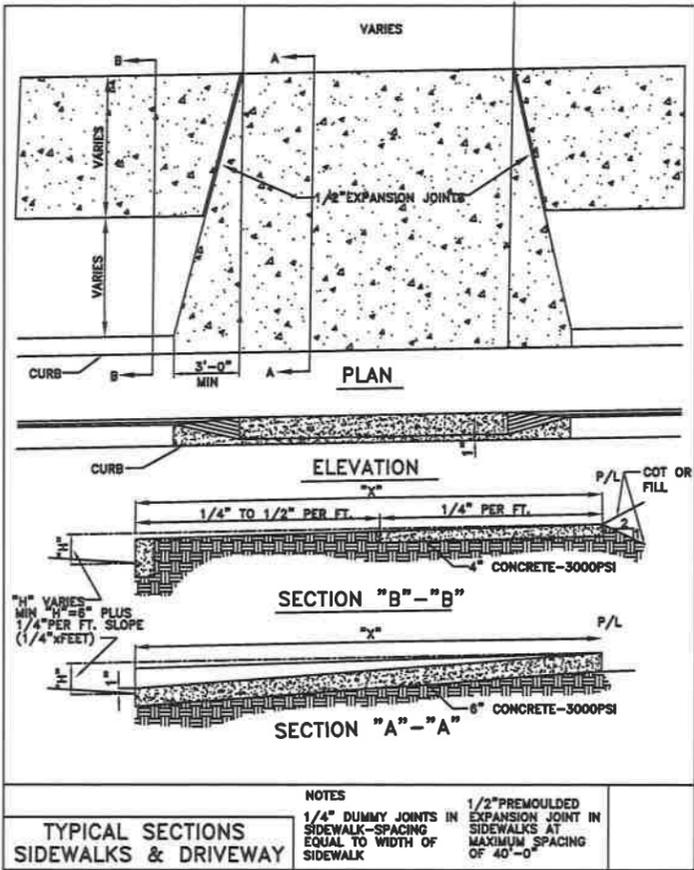
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



COORD # 20130062
DWG # 20130062-2

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

70 LENOX POINTE,
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



- (Co) CONSTRUCTION ENTRANCE/EXIT
- (Sd1-C) INDICATES Sd1 TYPE C SILT FENCE
- INDICATES TREE PROTECTION FENCE
- Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)
- Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

DETAIL
 5' AROUND IMPERVIOUS AREA
 AREA 3799.41 SF
 NOT TO SCALE

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT 80

TOTAL OF GROSS CUBIC YARDS OF FILL 80

EXCESS OF SOIL TO BE HAULED OF THE SITE

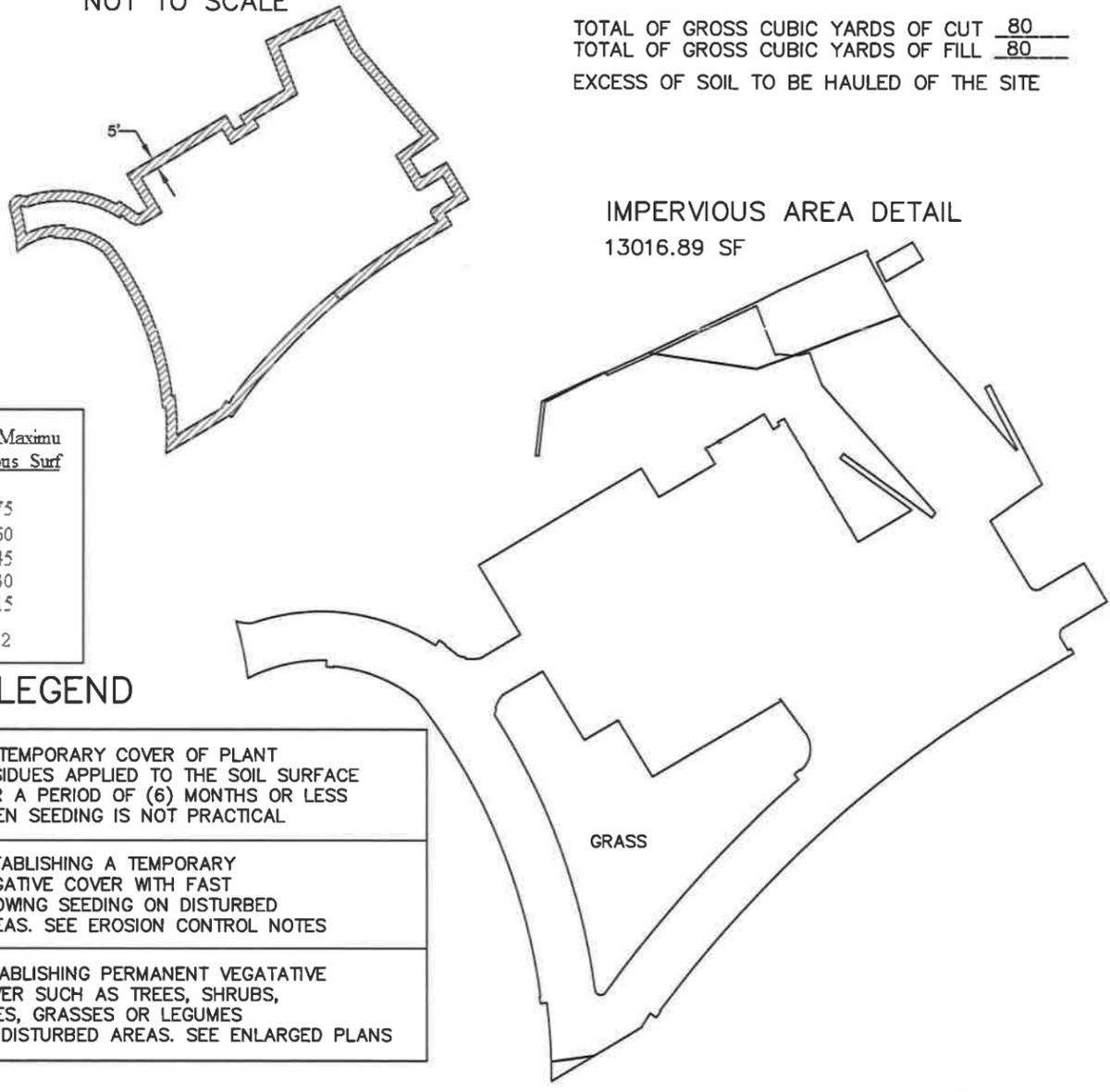
ARC VULNERABILITY CATEGORIES

CATEGORY	IMPERVIOUS
C	30565 SF 12462.11 SF
D	1050 SF 529.67 SF
E	2100 SF 25.11 SF
	13016.89 SF

Vulnerability Category	Percent Maximum Land Disturbance	Percent Maximum Impervious Surf
A	90	75
B	80	60
C	70	45
D	50	30
E	30	15
F	10	2

EROSION CONTROL LEGEND

Ds1 DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1 A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2 DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2 ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3 DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3 ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS



PROPERTY ADDRESS:
 3271 CIRCLE OAKS DR.
 ATLANTA, GA 30339

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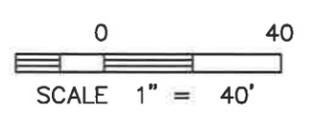


PAGE 3 OF 3

LOT 1 BLOCK "G"
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