



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 3, 2016

ARC REVIEW CODE: V1603031

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-16-01CC The Bus Center

Review Type: Metro River

MRPA Code: RC-16-01CC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a bus sales and maintenance center.

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

Submitting Local Government: Cobb County

Land Lot: 499 **District:** 18 **Section:** 2

Date Opened: March 3, 2016

Deadline for Comments: March 14, 2016

Earliest the Regional Review can be Completed: March 14, 2016

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

ARC COMMUNITY DEVELOPMENT DIVISION
CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

ARC NATURAL RESOURCES DIVISION
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
THE RIVER LINE HISTORIC AREA, INC.

If you have questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC does not receive comments from you on or before **March 14, 2016**, 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.

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): TRANSPORTATION SOUTH INC.
Mailing Address: 1400 MCCAIN PKWY.
City: PEHLAM State: AL Zip: 35124
Contact Phone Numbers (w/Area Code):
Daytime Phone: 205-663-2287 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): GASKINS SURVEYING AND ENGINEERING CO.
Mailing Address: 1266 POWDER SPRINGS RD SW
City: MARIETTA State: GA Zip: 30064
Contact Phone Numbers (w/Area Code):
Daytime
Phone: 770-424-7168 Fax: 770-424-7593
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: THE BUS CENTER
Description of Proposed Use: BUS SALES/MAINTANCE CENTER
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOTS 499, 18th DISTRICT 2nd SECTION, COBB COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
DISCOVERY BLVD., 445' TO INTERSECTION OF MABLETON PKWY. AND DISCOVERY BLVD.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.34
Outside Corridor: 0.00
Total: 0.34
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: 1
Outside Corridor: 0
Total: 1
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.
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>0.153</u>	<u>0.107</u>	<u>0.069</u>	(70) <u>70</u>	(45) <u>45</u>
D	<u>0.187</u>	<u>0.093</u>	<u>0.056</u>	(50) <u>50</u>	(30) <u>30</u>
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>0.34</u>	<u>0.20</u>	<u>0.125</u>	N/A	N/A

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). *ON SITE PLAN*

☒ 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)
Signed copy will be emailed Jan 21, 2014

☒ 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) *SITE PLAN*

☒ Existing vegetation plan. *Tree plan*

☒ Proposed grading plan. *Exhibit*

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

☒ 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 *Exhibit* 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)

See attached sheet - JMS-2/14/16

Signature(s) of Owner(s) of Record

Date

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

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

David W. Breaden

Signature of Chief Elected Official or Official's Designee

2-3-2016

Date

____ 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.

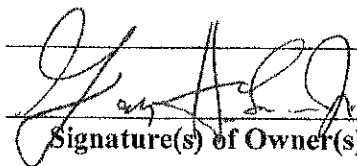
____ Land-disturbance plan.

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

2/18/16
Date

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

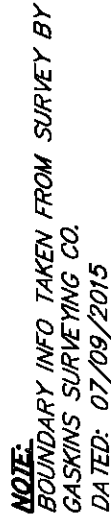
14. The governing authority of _____ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Signature of Chief Elected Official or Official's Designee

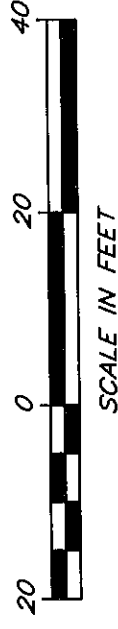
Date

13067C0216H DATED MARCH 4, 2013

- TOTAL SITE AREA= 0.34 AC.
- DISTURBED SITE AREA= 0.10 AC.
- IMPERVIOUS SITE AREA= 0.05 AC.



VULNERABILITY CATEGORY	TOTAL ACREAGE	TOTAL LAND DISTURBANCE (ARCES)	TOTAL IMPERVIOUS SURFACE (ARCES)	PERCENT LAND DISTURBANCE	PERCENT IMPERVIOUS SURFACE
D	0.187	0.094	0.056	50%	30%
C	0.153	0.107	0.069	70%	45%



Gaskins

Marietta Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168

SCALE: 1" = 20'

LOCATED IN 499
18th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

EROSION PLAN LEGEND	
LIMITS OF DISTURBANCE	LOD
ACTIVE TREE PROTECTION ORANGE TREE FENCE	T-T
ROCK DAM	Rd
CHECK DAM	Cd
CHANNEL STABILIZATION W/ RP-RAP	Ch-Rp
HEADWALL ST	St
HEADWALL RT	Rt
SILT FENCE BRUSH BARRIER	Sd-Bb
SILT FENCE "TYPE S" OR "NS" SINGLE ROW	Sd1
SILT FENCE "TYPE S" OR "NS" DOUBLE ROW	Sd1*
SILT TRAP	Sd2
TEMPORARY SEDIMENT BASIN	Sd3
CONSTRUCTION EXIT	Co
DIVERSION	Di
TEMPORARY DOWN DRAIN	Dm
RETAINING WALL	Re
DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Ds3
SLOPE STABILIZATION	Ss

Rt-1
Storage Calculations

- Required stormwater storage = 1033 cy
(as determined by local ordinance)
- Required sediment storage cy
(67 cy/ac * 3.27 ac disturbed area)
- Total required storage = 1033 + 219 = 1252 cy
- Available storage = 2284 cy
- Is the available storage (4) greater than the total required storage (3)?
Yes
- If "no", the sediment storage capacity of the pond must be increased. Choose the method to be used:
 - Raise the invert of the outlet structure _____ inches
 - Undercut the pond _____ feet
 - Other _____
- Clean-out elevation = 726 ft
(elevation corresponding to 32 cy/ac * 3.27 ac disturbed area)
- Is the length-width ratio 2:1 or greater?
Yes
- If "no", the length of flow must be increased. Choose the method to be used:
 - Baffles (Type of baffle: _____)
 - Other _____

Note the CMP diameter and height if a half-round CMP retrofit is to be used.
 Diameter = 36 inches
 Height = 11 feet

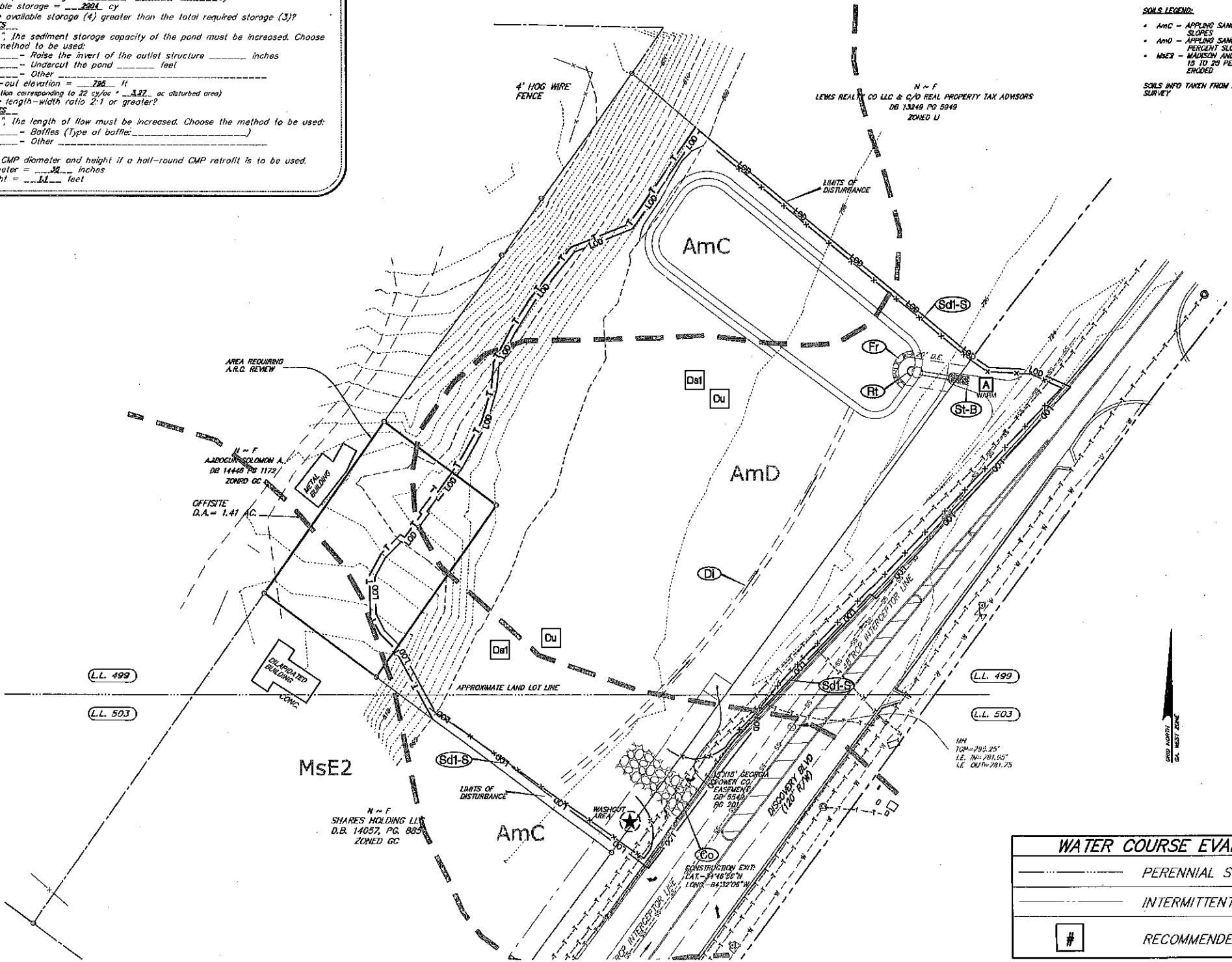
EROSION CONTROL NOTES:

- FOR DS1 - SITE SPECIFIC MULCHING RATES, SEE SHEET ONE
- FOR DS2 - SITE SPECIFIC PLANTINGS FOR TEMPORARY SEEDING AND FERTILIZER RATES, SEE SHEET ONE
- FOR DS3 - SITE SPECIFIC PLANTINGS FOR PERMANENT SEEDING AND FERTILIZER RATES, SEE SHEET ONE

SOILS LEGEND:

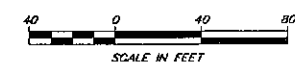
- AmC - APPLIC SANDY LOAM, 6-10% SLOPES
- AmD - APPLIC SANDY LOAM, 10 TO 15 PERCENT SLOPES
- MsE2 - MAUSON AND PACOLET SOILS, 15 TO 20 PERCENT SLOPES, ERODED

SOILS INFO TAKEN FROM NRCS WEB SOIL SURVEY



WATER COURSE EVALUATION LEGEND	
—	PERENNIAL STREAM
- - -	INTERMITTENT STREAM
#	RECOMMENDED MONITORING SITE

24 HR. PHONE & EMERGENCY CONTACT:
 MIKE MOONEY
 205-396-5991



DISTURBED AREA = 3.26 ACRES

Gaskins
 ENGINEERING SURVEYING
 PLANNING/CONSULTING PROJECT MGMT
 Phone: (770) 424-7168
 Fax: (770) 424-7593
 1356 Peachtree Springs Road
 Marietta, Georgia 30064
 WWW.GASKINSURVEY.COM

THE BUS CENTER
 SALES OFFICE
 LAND LOTS 499 & 503
 18TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 ZONED GC

REV	DATE	REVISION REFERENCE
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SHEET TITLE
EROSION CONTROL - PHASE 1

SEAL

 GASWCC #4480

PROJECT I.D.	FIELD BOOK

DRAWN BY	CHECKED BY
BWD	DEM

SCALE	ISSUE DATE
1"=40'	12/02/15

SHEET NUMBER
03

ISSUED FOR CONSTRUCTION



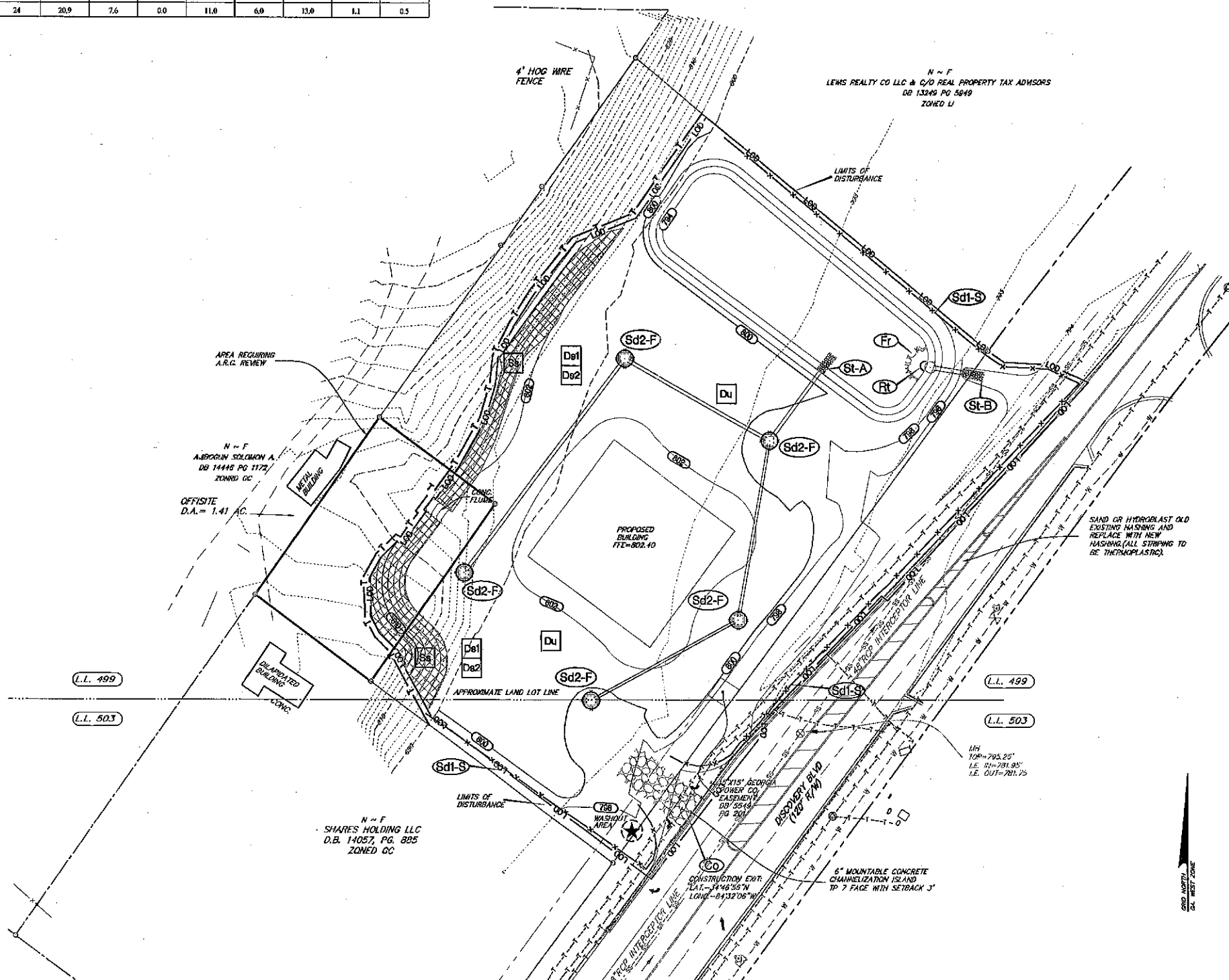
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-1, ACCORDING TO F.E.M.A. (F.L.A.) COMMUNITY NUMBER 7-306520215H. MAP NUMBER 7-1306520215H DATED MARCH 4, 2013.

BENCHMARK: COBB COUNTY MONUMENT #18050.31
 ELEV. = 795.08 (NAVD 88)
 N=1325581.84
 E=2184356.73
 INTERSECTION OF MAPLETON PKWY. & DISCOVERY BLVD.

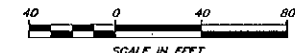
EROSION PLAN LEGEND	
LIMITS OF DISTURBANCE	— L.O.D. —
ACTIVE TREE PROTECTION ORANGE TREE FENCE	— T — T —
ROCK DAM	(Rd)
CHECK DAM	(Cd)
CHANNEL STABILIZATION W/ RIP-RAP	(Ch-Rp)
HEADWALL SI	(St)
HEADWALL RI	(Ri)
SILT FENCE BRUSH BARRIER	(Sd-Bb)
SILT FENCE TYPE 'S' OR 'TS' SINGLE ROW	(Sd1-S)
SILT FENCE TYPE 'S' OR 'TS' DOUBLE ROW	(Sd1-S) DOUBLE ROW
SILT TRAP	(Sd2)
TEMPORARY SEDIMENT BASIN	(Sd3)
CONSTRUCTION EXIT	(Co)
DIVERSION	(Di)
TEMPORARY DOWN DRAIN	(Dm)
RETAINING WALL	(Re)
DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	(Ds1)
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	(Ds2)
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	(Ds3)
SLOPE STABILIZATION	(Sa)

S _t DIMENSION CHART									
HW#	d (in)	Q (cfs)	V (fps)	T ₂ (ft)	La (ft) *	U/S W (ft) 3 x d	D/S W (ft) La + d	D (ft) d ₅₀ x 2.25	d ₅₀ (ft) *
A	24	21.7	8.2	0.0	14.0	6.0	16.0	1.1	0.5
B	24	20.9	7.6	0.0	11.0	6.0	13.0	1.1	0.5

EROSION CONTROL NOTES:
 1. FOR DSI - SITE SPECIFIC MULCHING RATES, SEE SHEET ONE
 2. FOR DSI - SITE SPECIFIC PLANTINGS FOR TEMPORARY SEEDING AND FERTILIZER RATES, SEE SHEET ONE
 3. FOR DSI - SITE SPECIFIC PLANTINGS FOR PERMANENT SEEDING AND FERTILIZER RATES, SEE SHEET ONE



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 Fax: (770) 424-7593
 WWW.GASKINSURVEY.COM

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THE BUS CENTER
 SALES OFFICE
 LAND LOTS 499 & 503
 18TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 ZONED GC

REVISIONS		
REV.	DATE	REVISION REFERENCE
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SHEET TITLE
 EROSION CONTROL -
 PHASE 2

SEAL

 GASWCC #4460

PROJECT I.D.	FIELD BOOK
DRAWN BY BWD	CHECKED BY DFM
SCALE 1"=40'	ISSUE DATE 12/02/15

SHEET NUMBER
04

Drawing name: P:\TheBusCenter\Library\Bldg\Engineering\Library\205 CENTER EROSION.dwg
 Plotted on: Feb 03, 2016 - 12:05pm
 Plotted by: jshelton



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-1, ACCORDING TO F.E.M.A. (F.L.A.) COMMUNITY NUMBER 1300530215H. MAP NUMBER 1300700216H. DATED MARCH 6, 2013.

BENCHMARK: COBB COUNTY MONUMENT #1805031
 ELEV. = 795.08 (NAVD 83)
 N=1372551.84
 E=2184356.73
 INTERSECTION OF MARLETON PKWY. & DISCOVERY BLVD

DISTURBED AREA = 3.26 ACRES

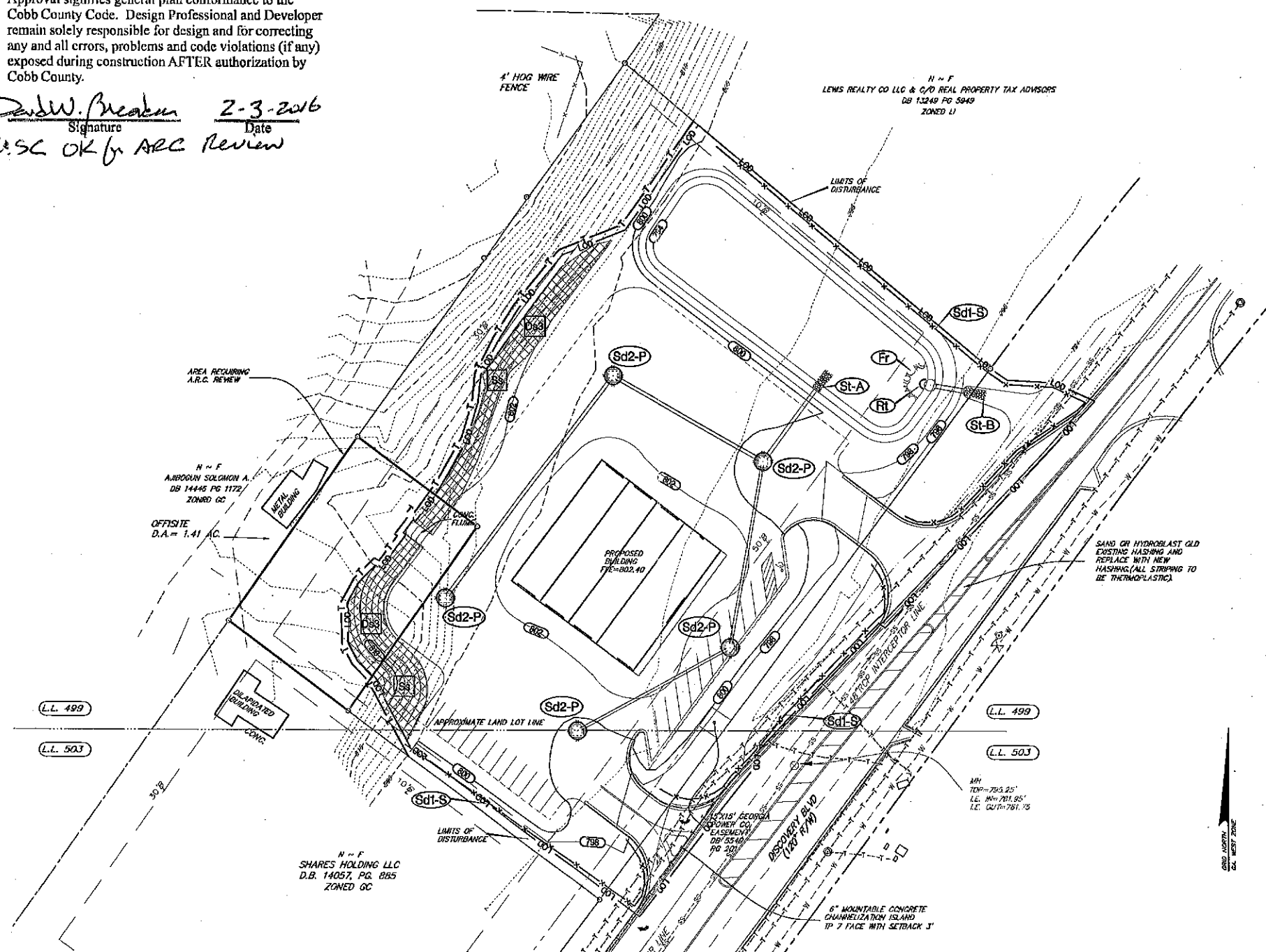
EROSION PLAN LEGEND	
LIMITS OF DISTURBANCE	LOD
ACTIVE TREE PROTECTION ORANGE TREE FENCE	T-T
ROCK DAM	Rd
CHECK DAM	Od
CHANNEL STABILIZATION W/ RIP-RAP	Ch-Rp
HEADWALL ST	St
HEADWALL RI	Ri
SILT FENCE BRUSH BARRIER	Sd1-B
SILT FENCE TYPE "S" OR "NS" SINGLE ROW	Sd1-S
SILT FENCE TYPE "S" OR "NS" DOUBLE ROW	Sd1-S
SILT TRAP	Sd2
TEMPORARY SEDIMENT BASIN	Sd3
CONSTRUCTION EXIT	Co
DIVERSION	Di
TEMPORARY DOWN DRAIN	Dn1
RETAINING WALL	Re
DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Ds3
SLOPE STABILIZATION	Sa

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.

David W. Breaker 2-3-2016
Signature Date
B.S.C. OK by ARC Review

- EROSION CONTROL NOTES:**
- FOR DS1 - SITE SPECIFIC MULCHING RATES, SEE SHEET ONE
 - FOR DS2 - SITE SPECIFIC PLANTINGS FOR TEMPORARY SEEDING AND FERTILIZER RATES, SEE SHEET ONE
 - FOR DS3 - SITE SPECIFIC PLANTINGS FOR PERMANENT SEEDING AND FERTILIZER RATES, SEE SHEET ONE



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THE BUS CENTER
SALES OFFICE
LAND LOTS 499 & 503
18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
ZONED GC

REVISIONS		
REV.	DATE	REVISION REFERENCE:
1		
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SHEET TITLE
EROSION CONTROL -
PHASE 3

SEAL
GEORGIA
PROFESSIONAL
23346
DAVID P. MASSEY
ENGINEER
GASWCC #4480

PROJECT I.D.	FIELD BOOK
DRAWN BY BWD	CHECKED BY DFM
SCALE 1"=40'	ISSUE DATE 12/02/15
SHEET NUMBER 05	

24 HR. PHONE & EMERGENCY CONTACT:
MIKE MOONEY
205-396-5991

DISTURBED AREA = 3.26 ACRES



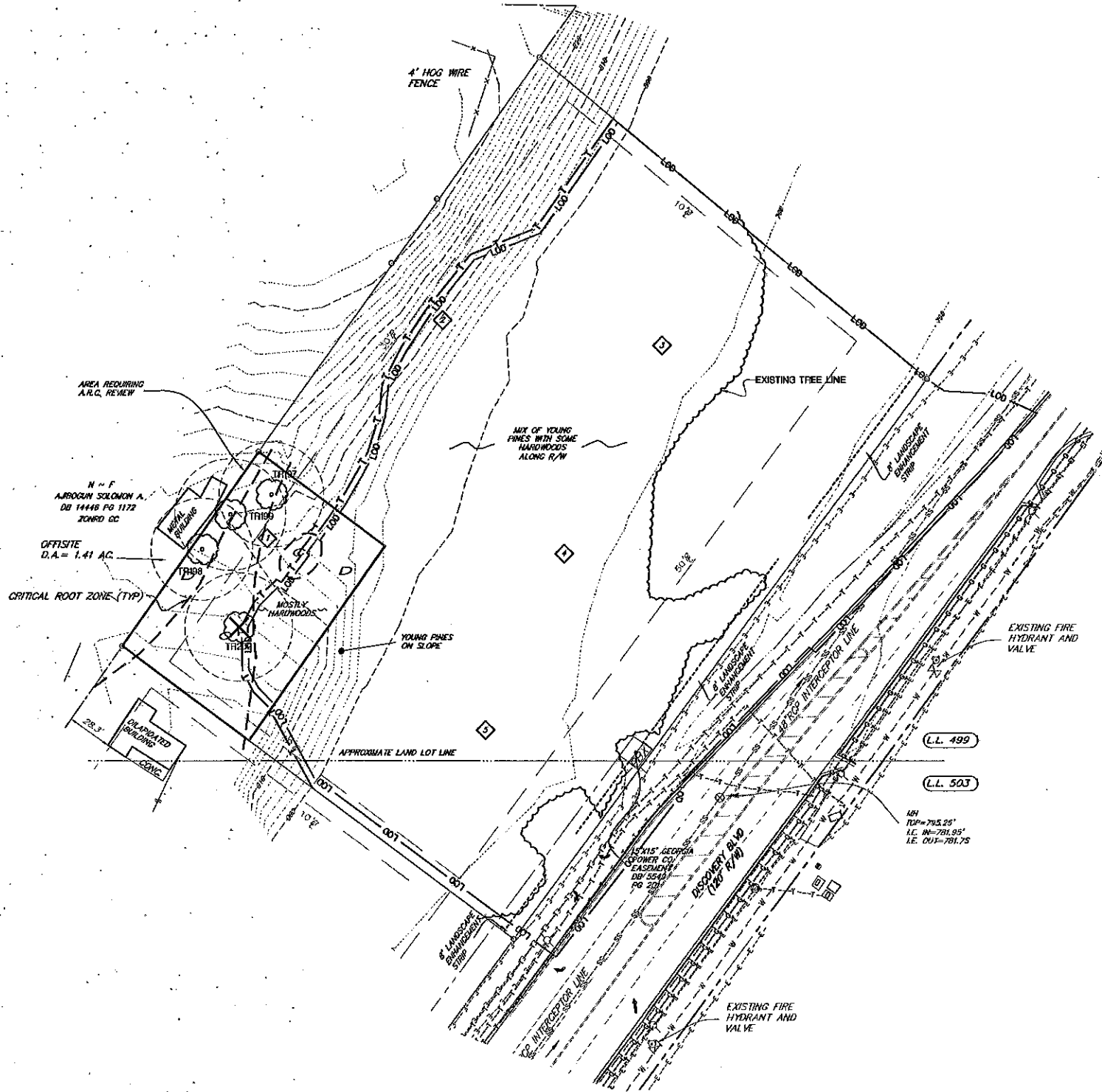
BENCHMARK: COBB COUNTY MONUMENT #1805031
ELEV. = 795.08 (NAVD 88)
N=137558184
E=216435673
INTERSECTION OF MARLBORO PKWY. & DISCOVERY BLVD.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "A" ACCORDING TO FEMA (F.I.A.)
COMMUNITY NUMBER 1300502181 MAP NUMBER 13067002181 DATED MARCH 4, 2013





Know what's below.
Call before you dig.



TREE SURVEY NOTES:
1. EXISTING TREE LINE IS FROM COBB GIS IMAGE AND IS APPROXIMATE.
2. SPECIMEN TREE LOCATIONS ARE APPROXIMATE.
3. TREE PRISM READING POINTS ARE APPROXIMATE.

TREE SAVE LEGEND	
	SALT FENCE
	TREE SAVE FENCE
	LIMITS OF DISTURBANCE
	PRISM READING LOCATION
	TREE NUMBER
	EXISTING TREE
	TREE TO BE REMOVED

PRISM POINT SAMPLES	
NO.	VALUE
1	73
2	11
3	7
4	8
5	10
AVE.	9.4

SPECIMEN TREE LIST				
Tree ID	Tree DBH (in)	Type	Specimen	Spaced
107	33	Oak	no	yes
108	32	Oak	yes	yes
109	35	Oak	no	yes
200	34	Oak	no	no

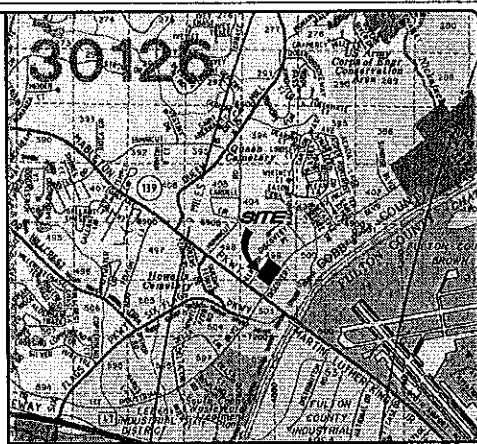
TREE NOTES:

1. TREE PROTECTION SHOWN REFLECTS MINIMUM AREA REQUIRED TO BE SAVED IN PERPETUITY TO MEET REGULATIONS. IT IS UNDERSTOOD THAT ALL EFFORTS WILL BE MADE TO KEEP THE CLEARING OF TREES TO A MINIMUM.
2. TREE SAVE AREA CALCULATIONS DO NOT INCLUDE ANY ON-SITE AREA THAT DOES NOT HAVE A MINIMUM ON-SITE WIDTH OF 30 FEET. ANY TREE BEING SHOWN IN AREAS THAT DO NOT HAVE A MINIMUM OF 30 FEET IN WIDTH IS SHOWN FOR THE PURPOSE OF PROTECTING THE TREES THAT ARE THERE RATHER THAN FOR TREE SAVE AREA CALCULATIONS.
3. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. FOR PROJECTS OVER TWO (2) ACRES, A PROFESSIONAL DESIGNER MUST VERIFY THAT THE TREE PROTECTION FENCES WERE INSTALLED AS SHOWN ON THE APPROVED PLANS OR IN LOCATIONS THAT PROVIDED BETTER TREE PRESERVATION POTENTIAL. SUBMIT THIS VERIFICATION PRIOR TO THE APPROVAL OF THE FINAL PLAN FOR RESIDENTIAL SUBDIVISIONS OR PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR COMMERCIAL PROJECTS.
4. TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO COBB COUNTY STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE COBB COUNTY ARBORIST.
5. THE DENSITY REQUIREMENTS SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLANS MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAN. CALL THE DEVELOPMENT INSPECTIONS DIVISION AT (770) 528-2124 FOR AN INSPECTION. A PERFORMANCE BOND, LETTER-OF-CREDIT, OR ESCROW ACCOUNT WILL BE ACCEPTED IF PLANT MATERIALS MUST BE INSTALLED AT A LATER DATE.
6. 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.
7. WHEN DIGGING NEAR TREES, THE CONTRACTOR SHALL PRUNE ALL EXPOSED ROOTS ONE (1) INCH IN DIAMETER AND LARGER ON THE SIDE OF THE TRENCH ADJACENT TO THE TREE. PRUNING SHALL CONSIST OF MAKING A CLEAN CUT FLUSH WITH THE SIDE OF THE TRENCH TO PROMOTE NEW ROOT GROWTH.
8. PRUNING OF TREE LIMBS TO PROVIDE CLEARANCE FOR EQUIPMENT AND MATERIALS SHALL BE DONE ACCORDING TO STANDARD ARBORICULTURAL PRACTICE (SEE ANSI A300-1993).
9. PROTECT THE TRUNKS OF ANY TREES BEING PRESERVED WITHIN THE TEMPORARY OR PERMANENT UTILITY EASEMENTS WITH STRAPPED-ON PLANKING OR SIMILAR PROTECTIVE DEVICE.
10. BURNERS MUST BE PLANTED TO COBB COUNTY STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED FOR APPROVED UTILITY OR ACCESS CROSSINGS.
11. PARKING LOT ISLANDS, PENINSULAS AND MEDANS MUST BE COVERED WITH FOUR (4) INCHES OF ORGANIC MULCH MATERIAL (REPLACED PERIODICALLY), TO DISCOURAGE SOIL COMPACTION FROM PEDESTRIAN TRAFFIC. THESE AREAS MAY BE PLANTED WITH LOW EVERGREEN SHRUBS, BUT NOT WITH GRASS.
12. PARKING LOT ISLANDS, PENINSULAS AND MEDANS MUST HAVE A MINIMUM WIDTH OF EIGHT (8) FEET FROM BACK OF CURB. PENINSULAS MUST HAVE A MINIMUM DEPTH OF 18.5 FEET FROM BACK OF CURB.
13. POSITION THE PARKING LOT TREES APPROXIMATELY FOUR FEET FROM ALL ADJACENT CURB LINES TO ACHIEVE MAXIMUM SHADING EFFECT.
14. FISCAL SURETY FOR MAINTENANCE OF PLANTED TREES MUST BE IN PLACE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A MAINTENANCE INSPECTION WILL BE PERFORMED PRIOR TO THE SCHEDULED RELEASE DATE OF THE POSTED FISCAL SURETY TO DETERMINE THE HEALTH OF THE TREES PLANTED TO MEET THE REQUIREMENTS OF THIS ORDINANCE AS WELL AS ANY BUFFER PLANTINGS.
15. STREET TREES AND PARKING LOT TREES WILL BE WATERED BY AUTOMATIC IRRIGATION SYSTEM. DESIGN AND INSTALLATION BY IRRIGATION CONTRACTOR.
16. THE INSTALLATION OF THE IRRIGATION SYSTEM OR HOSE BIBS (AS SPECIFIED ON THIS PLAN) WILL BE VERIFIED BY THE COUNTY ARBORIST PRIOR TO THE RELEASE OF THIS PROJECT FOR A CERTIFICATE OF OCCUPANCY.
17. ALL ELECTRONIC LANDSCAPE IRRIGATION SYSTEMS INSTALLED AFTER JANUARY 1, 2005 MUST BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF SWITCH IN ACCORDANCE WITH GEORGIA HB 1277.
18. A MAINTENANCE BOND, LETTER OF CREDIT OR ESCROW ACCOUNT IS REQUIRED FOR ALL MATERIALS PLANTED TO MEET ORDINANCE REQUIREMENTS. THE AMOUNT OF THIS MAINTENANCE SURETY MUST BE 110 PERCENT OF THE COST OF ALL REQUIRED PLANT MATERIALS AND THE COST OF THE INSTALLATION AND GUARANTEE OF THOSE MATERIALS. THE SURETY IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OF THE PROJECT. IT MUST BE PREPARED ON FORMS PROVIDED BY THE COMMUNITY DEVELOPMENT AGENCY AND MUST BE POSTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO).
19. THE EXPIRATION DATE OF THE SURETY INSTRUMENT SHALL BE DETERMINED AS THIRTY (30) MONTHS FROM THE DATE OF THE SURETY. FOR ALL PLANT MATERIALS THAT WILL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, THE SURETY EXPIRATION CAN BE REDUCED TO EIGHTEEN (18) MONTHS.
20. PROTECT THE TRUNKS OF ANY TREES BEING PRESERVED WITHIN THE TEMPORARY OR PERMANENT UTILITY EASEMENTS WITH STRAPPED-ON PLANKING OR SIMILAR PROTECTIVE DEVICE.
21. PROVIDE 20' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES, PROVIDE GREATER WHERE POSSIBLE.
22. PROVIDE 20' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES AND ANY EXISTING OR PROPOSED LIGHT POLES. PROVIDE GREATER SPACING WHERE POSSIBLE.
23. PROVIDE 15' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES AND ANY EXISTING OR PROPOSED BUILDINGS. PROVIDE GREATER SPACING WHERE POSSIBLE.
24. DO NOT INSTALL OVER-STORY TREES IN LOCATIONS WHERE FUTURE CONFLICTS WITH EXISTING OVERHEAD UTILITY LINES WILL BE INEVITABLE. CONTACT THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT IF ANY POTENTIAL CONFLICTS ARE IDENTIFIED DURING THE INSTALLATION PROCESS.
25. THE INSTALLATION OF EROSION CONTROL DEVICES CAUSES HARM TO TREES. USE SALT FENCE ONLY AS NEEDED AND LOCATE IT AS FAR FROM THE TREE PROTECTION ZONES AS POSSIBLE.

LANDSCAPE PLAN NOTE:

A PRE-CONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO THE ISSUANCE OF THE ON-SITE CONSTRUCTION PERMIT. CALL THE SITE INSPECTIONS SECTION AT (770) 528-2134 TO ARRANGE A MEETING AT THE SITE.

A PRE-CONSTRUCTION LANDSCAPE CONFERENCE IS REQUIRED FOR THIS PROJECT. CALL THE COBB COUNTY ARBORIST AT (770) 528-2124 OR LANDSCAPE ARCHITECT AT (770) 528-2149. THERE ARE CRITICAL FACTORS ON THE LANDSCAPE PLAN THAT AFFECT BOTH THE GENERAL CONTRACTOR AND THE LANDSCAPE CONTRACTOR. PLANTING AREA DIMENSIONS, PLANTING METHODS AND AS WELL AS PLANT MATERIALS MUST BE IN ACCORDANCE WITH THE APPROVED PLAN, OR THE LANDSCAPE INSPECTOR MAY DELAY THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.



LOCATION MAP 1" = 2000'

OWNER/DEVELOPER:
TRANSPORTATION SOUTH INC.
1400 MCCAIN PKWY.
PELHAM, AL 35283
PELHAM, AL 35283

24 HR. PHONE & EMERGENCY CONTACT:
MIKE MOONEY
205-396-5991



Gaskins
ENGINEERING
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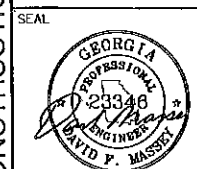
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THE BUS CENTER
SALES OFFICE
LAND LOTS 499 & 503
18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
ZONED GC

REVISIONS		
REV.	DATE	REVISION REFERENCE:
1		
2		
3		
4		
5		
6		
7		
8		
9		

SHEET TITLE
TREE SURVEY



PROJECT I.D.		FIELD BOOK	
DRAWN BY	BWD	CHECKED BY	DFM
SCALE	1"=40'	ISSUE DATE	12/02/15
SHEET NUMBER		n9	

ISSUED FOR CONSTRUCTION