



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: November 8, 2017

ARC REVIEW CODE: V1711081

TO: Chairman Mike Boyce, Cobb County  
ATTN TO: David Breden, 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-17-09CC 3588 Cochise Drive

**Review Type:** Metro River

**MRPA Code:** RC-17-09CC

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new single-family house on an existing single family housing site.

**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:** 975 **District:** 17 **Section:** 2

**Date Opened:** November 8, 2017

**Deadline for Comments:** November 18, 2017

**Earliest the Regional Review can be Completed:** November 18, 2017

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

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
CITY OF ATLANTA

ARC NATURAL RESOURCES  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org) or (470) 378-1645. If ARC staff does not receive comments from you on or before November 18, 2017, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

**DATE:** November 8, 2017

**ARC REVIEW CODE: V1711081**

**TO:** ARC Community Development and Natural Resources Managers

**FROM:** Andrew Smith, 470-378-1645

**Reviewing staff by Jurisdiction:**

**Community Development:** Herrig, Robert

**Natural Resources:**

**Name of Proposal:** RC-17-09CC 3588 Cochise Drive

**Review Type:** Metro River

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new single-family house on an existing single family housing site.

### Submitting Local Government: Cobb County

**Date Opened:** November 8, 2017

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**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:**

[illegible]

# 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): EMILY DAVIS (EMILY D GRAY)  
Mailing Address: 3541 COCHISE DRIVE  
City: ATLANTA State: GA Zip: 30339  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770 235 0899 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): JON HART  
Mailing Address: 2300 PEACHTREE RD, STE C 202  
City: ATLANTA State: GA Zip: 30309  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770 597 4764 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: DAVIS RESIDENCE, 3588 COCHISE DRIVE  
Description of Proposed Use: RESIDENTIAL, SINGLE FAMILY LOT,  
DEMO EX. HOUSE, CONSTRUCT NEW HOUSE
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: WL 975 & 1018, 17TH DISTRICT,  
2ND SECTION, COBB COUNTY  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
"COCHISE BY THE CHATTAHOOCHEE" LOT 10 BLOCK C, 3588 COCHISE DR, 0.0'  
Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>1.053</u>
	Outside Corridor:	<u>0</u>
	Total:	<u>1.053</u>
Lots:	Inside Corridor:	<u>1</u>
	Outside Corridor:	<u>0</u>
	Total:	<u>1</u>
Units:	Inside Corridor:	<u>-</u>
	Outside Corridor:	<u>-</u>
	Total:	<u>-</u>

  
Other Size Descriptor (i.e., Length and Width of Easement): REFER TO ATTACHED SURVEY  
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				(70)	(45)
D	5103 <sup>sq ft</sup>	3248 <sup>sq ft</sup>	1531 <sup>sq ft</sup>	(50) 60*	(30) 30 <sup>sq ft</sup>
E	40763 <sup>sq ft</sup>	11705 <sup>sq ft</sup>	6117 <sup>sq ft</sup>	(30) 29*	(15) 15 <sup>sq ft</sup>
F				(10)	(2)
Total:	45866 <sup>sq ft</sup>	14953 <sup>sq ft</sup>	7643 <sup>sq ft</sup>	N/A	N/A

\* INCLUDES A TRANSFER OF 464 SF OF LAND DISTURBANCE FROM E TO D AT 1.5 : 1 AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN. NOTE: 50% OF 5103 SF = 2552 SF. 3248 (ACTUAL) - 2552 (ALLOWANCE) = 696 SF (OVERAGE). 696 / 1.5 = 464 <sup>sq ft</sup>

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES  
If "yes", indicate the 100-year floodplain elevation: 777

✓ **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? YES  
If "yes", indicate the 500-year flood plain elevation: 780

**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). REFER TO ATTACHED SURVEY

✓ 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. REFER TO ATTACHED SURVEY

✓ Proposed grading plan. REFER TO ATTACHED SITE/GRADING PLAN

✓ Certified as-builts of all existing land disturbance and impervious surfaces.  
REFER TO ATTACHED SURVEY

✓ Approved erosion control plan. PENDING COBB CO REVIEW

✓ 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)

  Eugene D. Day  

Signature(s) of Owner(s) of Record

  10-9-17  

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:

  JON HART, CARSON MCELHENY LANDSCAPE ARCH  

  Jon Hart  

Signature(s) of Applicant(s) or Agent(s)

  10.9.2017  

Date

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.

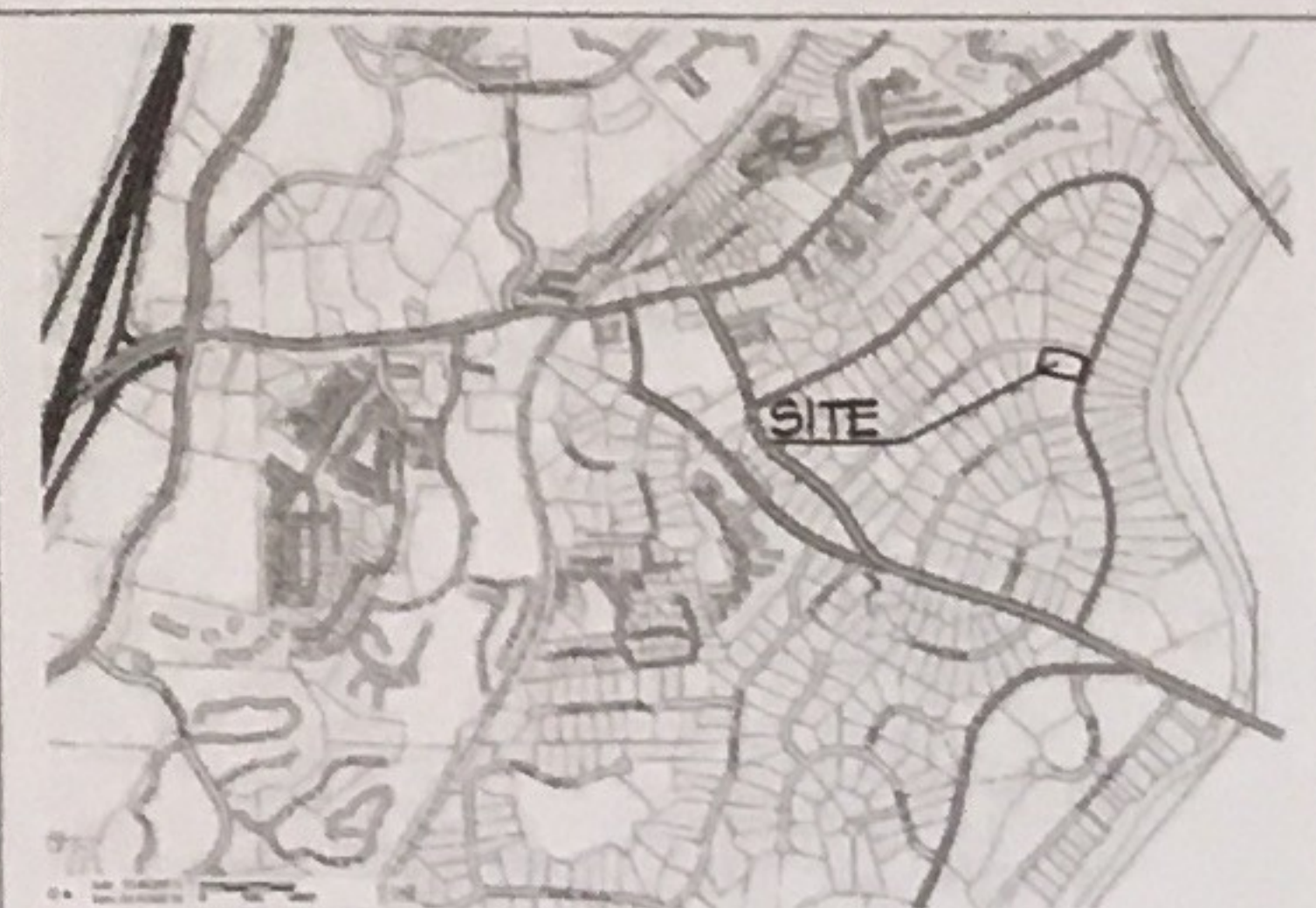
  [Signature]  

Signature of Chief Elected Official or Official's Designee

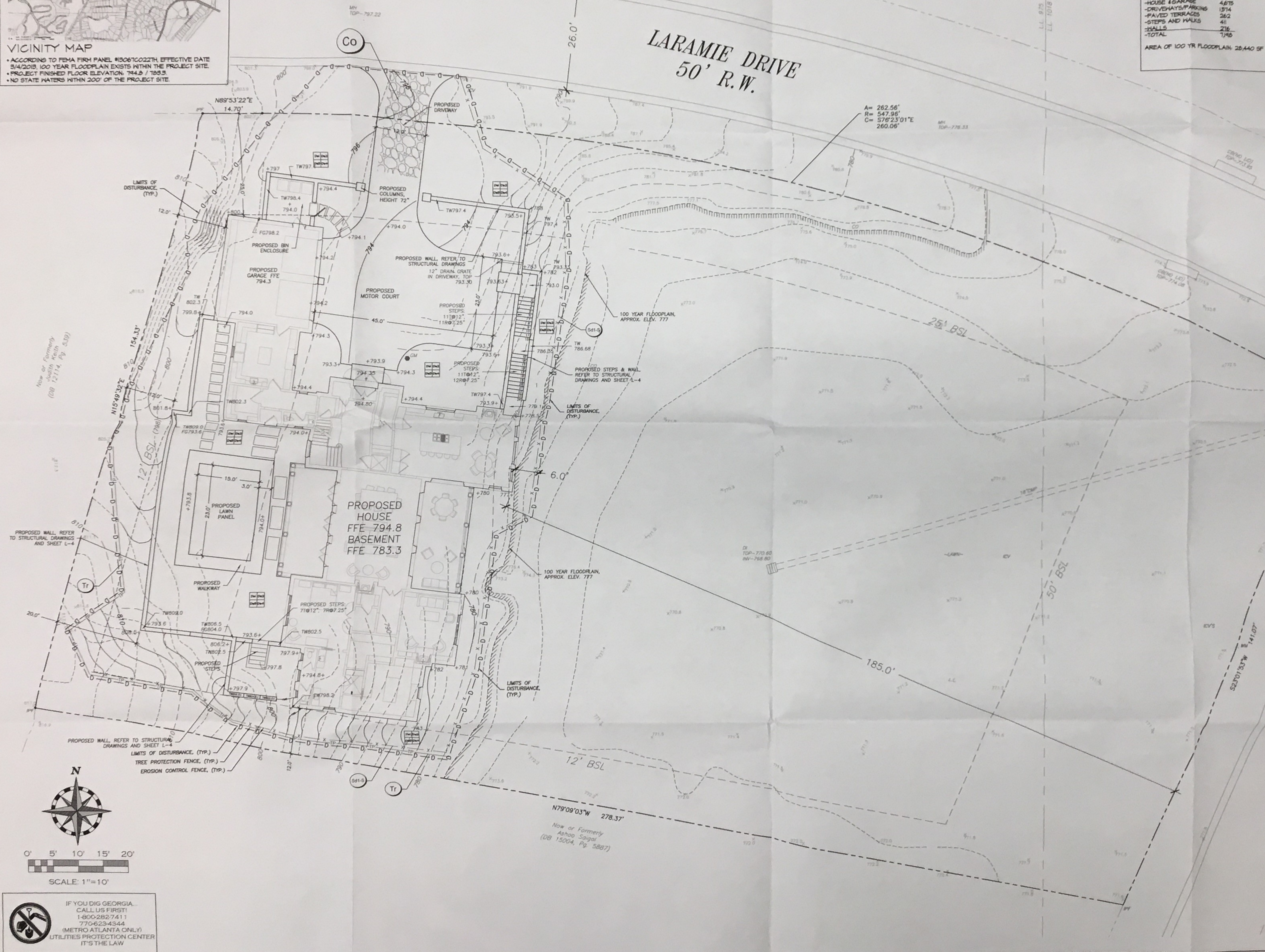
  10-31-17  

Date





**VICINITY MAP**  
• ACCORDING TO FEMA FIRM PANEL #13067C0227H, EFFECTIVE DATE 5/14/2015, 100 YEAR FLOODPLAIN EXISTS WITHIN THE PROJECT SITE.  
• PROJECT FINISHED FLOOR ELEVATION: 794.8 / 783.3  
• NO STATE WATERS WITHIN 200' OF THE PROJECT SITE



**LOT COVERAGE CALCULATIONS:**

-ZONING:	R-50
-TOTAL SITE AREA:	49,866 SF
-TOTAL LOT COVERAGE:	7,140 SF (14%)
(refer to lot coverage items below)	
-TOTAL FLOOR AREA:	6,864 SF
-FLOOR AREA RATIO:	0.14
*refer to arch drawings	

**LOT COVERAGE BREAKDOWN:**  
(POST CONSTRUCTION SQUARE FOOTAGE)

-HOUSE & GARAGE	4,675
-DRIVEWAYS/PARKING	1,514
-PAVED TERRACES	262
-STEPS AND WALLS	41
-TOTAL	7,140

AREA OF 100 YR FLOODPLAIN: 28,440 SF

**OWNER:**  
DAVID DAVIS  
5841 COCHISE DR ATLANTA, GA 30355  
(770) 295-0844

**24 HOUR CONTACT:**  
JON HART, CARSON MCELHENY  
LANDSCAPE ARCHITECTURE  
2800 PEACHTREE ROAD, SUITE C-202  
ATLANTA, GEORGIA 30305  
(404) 467-1640

**DEMOLISH EXISTING HOUSE, CONSTRUCT NEW HOUSE, INCLUDING MOTOR COURT AND REAR TERRACE.**

**ZONING: R-50**  
SITE AREA: 49,866 SF (1,052 AC)  
EXISTING IMPERVIOUS: 9,390 SF (19%)  
PROPOSED IMPERVIOUS: 7,140 SF (14%)  
TOT. DISTURBED AREA: 14,240 SF (10.32 AC)

**NOTE:** A VARIANCE (V-56) TO (1) HAVE THE SETBACK FOR A RETAINING WALL FROM 15' TO 12' AND (2) HAVE THE REAR SETBACK FROM 40' TO 12' WAS APPROVED ON JUNE 14, 2017.

**SURVEY:** BARTON SURVEYING INC., DATED 5/12/16  
**ARCHITECTURE:** D. STANLEY DIXON, ARCHITECT

**SITE PLAN NOTES**  
ANY PROPOSED SIGNS ARE TO BE PERMITTED THROUGH THE PERMITTING SECTION, I.E. SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS.  
CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.  
ASSURANCES OF COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) ARE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COBS COUNTY ACCEPTS NO RESPONSIBILITY FOR ADA ACT, EXCEPT FOR NOTIFICATION OF THIS REQUIREMENT.

**EROSION CONTROL NOTES**  
ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY COBS COUNTY.  
DISTURBED AREAS LEFT FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION (D&2). MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.

WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS, ALL SLOPES STEEPER THAN 2:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN STREAM BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATING OR BLANKETS.

COBS COUNTY LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A COUNTY ROAD OR STREET.

EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING OR SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE.

SEDIMENT / EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF OF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES.

**CARSON MCELHENY**  
LANDSCAPE ARCHITECTURE & DESIGN  
CARSONMCELHENY.COM  
404.467.1640

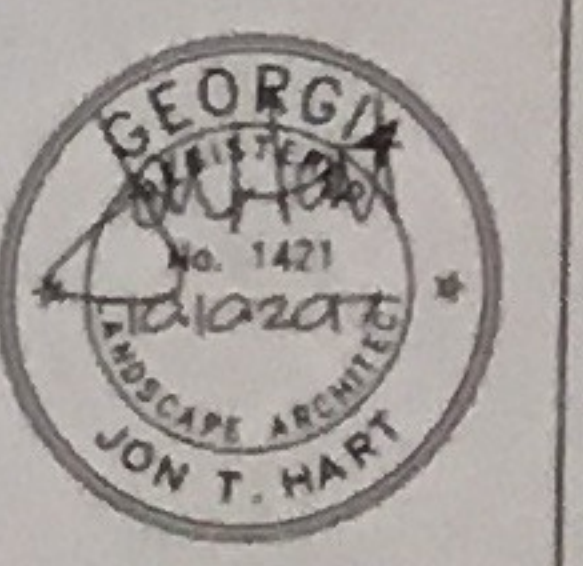
This drawing is the property of Carson McElheny Landscape Architecture, Inc. It is to be used only for the project and site specifically identified herein and is not to be used on any other project without written permission.

**DAVIS RESIDENCE**  
3588 COCHISE DRIVE  
ATLANTA, GEORGIA

A note to the Contractor:  
This document does not encompass all that is needed for the construction of this project. It is the Contractor's responsibility to notify Carson McElheny Landscape Architecture in writing immediately with any discrepancies, changes, or conflicts between the drawings and conditions of the project, so that the Designer may address any concerns. Any action by the Contractor that may contradict this statement may be nullified at the Contractor's own expense.

**PRINT DATE:**  
OCTOBER 10, 2017

**DRAWN BY:** JTH  
CHECKED BY: ESM  
**NOT RELEASED FOR CONSTRUCTION**



**SITE - GRADING PLAN**  
L-1

**SHEET INDEX**

Sheet Number	Sheet Title
L-0	OVERALL SITE PLAN/ARC EXHIBIT
L-1	SITE / GRADING PLAN
L-2	EXISTING CONDITIONS & DEMO PLAN
L-3	TREE PROTECTION PLAN
L-4	DETAILS
-	SURVEY



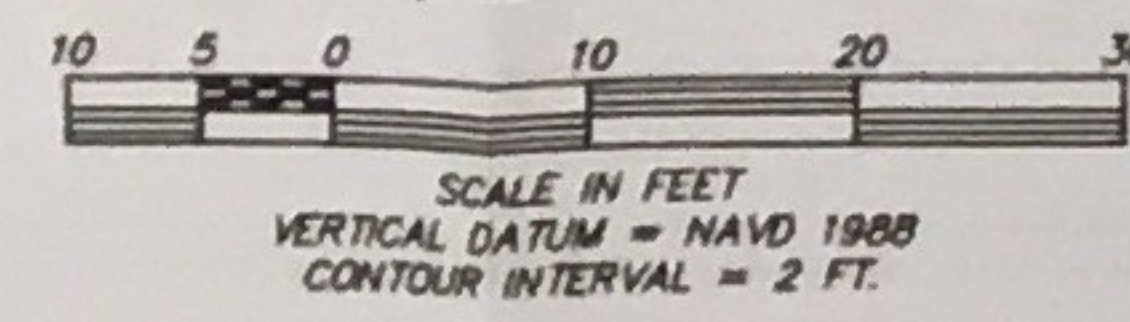
GRID NORTH (GA. WEST ZONE)

Now or Formerly  
Ardur Keith  
(DB 12114, Pg. 539)

ADDRESS:  
3588 COCHISE DRIVE  
ATLANTA, GA 30339

- LEGEND**
- 1/2" REBAR FND.
  - 1/2" REBAR SET
  - R.W. = RIGHT OF WAY
  - SSE = SANITARY SEWER EASEMENT
  - DE = DRAINAGE EASEMENT
  - L.L. = LAND LOT LINE
  - C.L. = CENTERLINE
  - CT = CRIMP TOP PIPE
  - OT = OPEN TOP PIPE
  - QMP = CORRUGATED METAL PIPE
  - RCP = REINFORCED CONCRETE PIPE
  - DI = DROP INLET
  - JB = JUNCTION BOX
  - MB = MANHOLE
  - CB = CATCH BASIN
  - BM = BENCHMARK
  - PP = POWER POLE
  - PH = FIRE HYDRANT
  - CMF = CONCRETE MONUMENT FND.
  - B.C. = BACK OF CURB
  - E.P. = EDGE OF PAVEMENT
  - FEN = FENCE
  - O.H. = OVERHEAD ELEC. SERVICE LINE
  - B.L. = BUILDING LINE
  - U.G. = UNDERGROUND POWER LINE
  - TX = TRANSFORMER

**BOUNDARY AND TOPOGRAPHIC SURVEY FOR  
EMILY D. GRAY**  
(Being Lot 16, Blk. "E", Unit 5, Cochise By The Chattahoochee)  
LOCATED IN LAND LOTS 975 & 1018  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
MAY 12, 2016 1"=10'



**ABBREVIATIONS ~**

BIR = BIRCH	MAG = MAGNOLIA
CHY = CHERRY	MAP = MAPLE
CO = CLEAN OUT	P = PINE
DI = DROP INLET	POP = POPLAR
DS = DOWNSPOUT	RO = RED OAK
EM = ELECTRIC METER	SG = SWEET GUM
ET = EXTERIOR THRESHOLD	SPIG = SPIGOT
FF = FINISH FLOOR	SPK = SPRINKLER
GLF = GROUND LIGHT FIXTURE	UDS = UNDERGROUND DOWNSPOUT
GM = GAS METER	UNK = UNKNOWN
HIC = HICKORY	WAO = WATER OAK
ICV = IRRIGATION CONTROL VALVE	WLO = WELLOW OAK
IPF = IRON PIN FOUND	WM = WATER METER
JM = JAPANESE MAPLE	WO = WHITE OAK
LL = LAWN LIMITS	YI = YARD INLET

**GENERAL NOTES~**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 5.6 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 219,597. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 137,939.

ALL "P" ARE "M" REBAR, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0227 H, DATED MARCH 4, 2013, THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS (ZONE "AE").

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE: DB 14133, PG. 2022.

THIS PROPERTY IS CURRENTLY ZONED R-30 PER THE COBB COUNTY O.S. ZONING MAP.

SETBACKS: FRONT = 50 FEET  
MAJOR SIDE = 25 FEET  
SIDE = 12 FEET  
REAR = 40 FEET

AREA = 45,866 SQ. FT.  
1.053 ACRES

AREA OUTSIDE OF THE APPROX. 100 YR.  
FLOOD PLAIN = 17,426 SQ. FT. or 0.40 AC. ±



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

JOB # 16-051 DRAWN BY: T.O.B.J.E. FIELD CREW: P.W.J.O.  
FIELD DATE: 05-12-16 PLAT PREPARED: 05-14-16

**BARTON SURVEYING  
INC.**  
P.O. BOX 640  
LEBANON, GEORGIA 30146  
(770) 345-2810  
(LICENSE NO. LSF 000191)





VICINITY MAP

- ACCORDING TO FEMA FIRM PANEL 150681C0223H, EFFECTIVE DATE 3/4/2005, 100 YEAR FLOODPLAIN EXISTS WITHIN THE PROJECT SITE.
- PROJECT FINISHED FLOOR ELEVATION: 714.8 / 703.3
- NO STATE WATERS WITHIN 200' OF THE PROJECT SITE.



VULNERABILITY CATEGORY	TOTAL SF	TOT. DIST.	TOT. I.S.	% DIST.	% I.S.
D	5,103	3,077	1,369	60%	27%
E	40,763	11,222	5,829	28%	14%
total	45,866	14,298	7,198	-	-

OWNER:  
BILLY DAVIS  
3584 COCHISE DR ATLANTA, GA 30334  
(770) 255-0844

24 HOUR CONTACT:  
JON HART, CARSON MCELHENY  
LANDSCAPE ARCHITECTURE  
2800 PEACHTREE ROAD, SUITE C-202  
ATLANTA, GEORGIA 30305  
(404) 461-1640

DEMOLISH EXISTING HOUSE, CONSTRUCT NEW HOUSE INCLUDING MOTOR COURT AND REAR TERRACE.

ZONING: R-30  
SITE AREA: 45,866 SF (1.055 AC)  
EXISTING IMPERVIOUS: 5,150 SF (11%)  
PROPOSED IMPERVIOUS: 1145 SF (16%)  
TOT. DISTURBED AREA: 14,298 SF (0.32 AC)

NOTE: A VARIANCE (V-56) TO I) HAVE THE SETBACK FOR A RETAINING WALL FROM 15' TO 12' AND 2) HAVE THE REAR SETBACK FROM 40' TO 12' WAS APPROVED ON JUNE 14, 2017.

SURVEY: BARTON SURVEYING INC., DATED 5/12/16  
ARCHITECTURE: D. STANLEY DIXON, ARCHITECT

CARSON MCELHENY  
LANDSCAPE ARCHITECTURE & DESIGN  
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604.457.1890

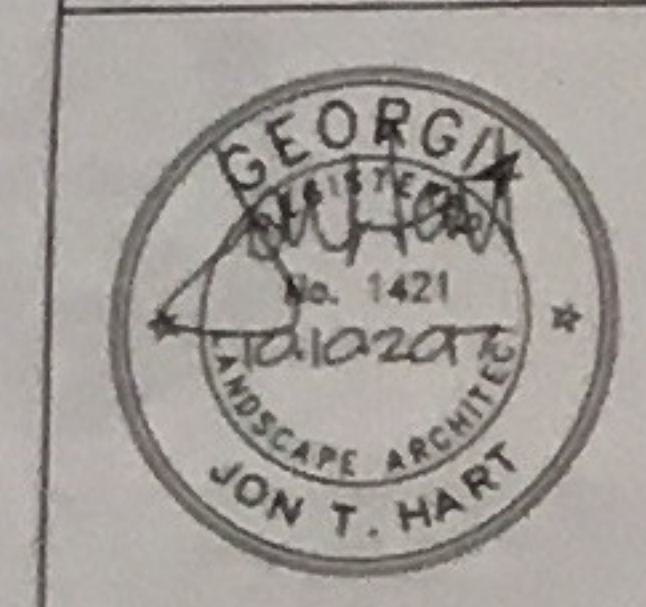
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PRINT DATE:  
OCTOBER 10, 2017

DRAWN BY: JTH  
CHECKED BY: CDM  
RELEASED FOR CONSTRUCTION



OVERALL SITE PLAN - ARC EXHIBIT L-0

SHEET INDEX	
Sheet Number	Sheet Title
L-0	OVERALL SITE PLAN/ARC EXHIBIT
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L-3	TREE PROTECTION PLAN
L-4	DETAILS
-	SURVEY

IF YOU DIG GEORGIA...  
CALL US FIRST!  
1-800-282-7411  
770-623-4344  
(METRO ATLANTA ONLY)  
UTILITIES PROTECTION CENTER  
IT'S THE LAW