



ATLANTA REGIONAL COMMISSION

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: June 5, 2018

ARC REVIEW CODE: V1806051

TO: Chairman Mike Boyce, Cobb County
ATTN TO: David Breaden, 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-18-04CC 4861 & 4865 Fox Run Lane

Review Type: Metro River

MRPA Code: RC-18-04CC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of two new single family homes.

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: City of Marietta

Land Lot: 80 **District:** 1 **Section:** 2

Date Opened: June 5, 2018

Deadline for Comments: June 15, 2018

Earliest the Regional Review can be Completed: June 15, 2018

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
CITY OF MARIETTA

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Robert Herrig at Rherrig@atlantaregional.org or (470) 378-1636. If ARC staff does not receive comments from you on or before June 15, 2018, 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.

COMMENTS:



COBB COUNTY WATER SYSTEM

Field Operations Center
680 South Cobb Drive
Marietta, Georgia 30060-3113

Stephen D. McCullers, P. E.
Director

DIVISIONS:
Business Services
Customer Services
Engineering & Records
Stormwater Management
System Maintenance
Water Protection

May 9, 2018

Mr. Jim Santo
Atlanta Regional Commission
229 Peachtree Street, NE
Suite 100
Atlanta, Georgia 30303

RE: Application for MRPA Certificate
4861 & 4865 Fox Run Lane
Land Lot 80, 1st District, 2nd Section
Cobb County, Georgia

Dear Mr. Santo:

Cobb County is requesting a formal review of the referenced application for a certificate under the provisions of the Metropolitan River Protection Act. The application for the submittal is by the applicant, Hamid Golpayegani, on behalf of the owner Hamid Jahangard. This submittal contains the revised application form (Sheet 2) and revised site plan to address your most recent comments.

If you have any questions, please give me a call at 770-419-6454.

Sincerely,

A handwritten signature in blue ink that reads "David W. Breaden".

David W. Breaden, PE
Stormwater Management Division
Cobb County Water System

Enclosures

Cc: ARC File

*Revised 5/16/18 MS Arc
2 checks - 512701
884 555 7958 (2/20/18)
884 555 7993 (3/27/18)
\$750.00 - \$500 total*

corrected
4/17 fac letter
(consolidated)

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): 4861 Fox Run Lane, LLC and 4865 Capital City Development, LLC
Mailing Address: P.O. Box 4106
City: Suwanee State: GA. Zip: 30024
Contact Phone Numbers (w/Area Code):
Daytime Phone: Hamid Golp. 404-993-2829 Fax: _____
Other Numbers: Hamid Jah. 770-652-5552
3. Applicant(s) or Applicant's Agent(s):
Name(s): Hamid Jahangard
Mailing Address: 1150 Lea Drive
City: Roswell State: GA. Zip: 30076
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-652-5552 Fax: _____
Other Numbers: Hamid Golpayegani 404-993-2829
4. Proposed Land or Water Use:
Name of Development: 4861 & 4865 Fox Run Lane Marietta, GA. Residential
Description of Proposed Use: 2-New House Construction.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 4861 & 4865 Fox Run Lane, Land Lot 80, 1St. Dist.
2Nd. Section, Cobb County, Georgia.
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Size of Development (Use as Applicable):
Acres: Inside Corridor: 2.30 Acres
Outside Corridor: N/A
Total: _____
Lots: Inside Corridor: 2 Lots
Outside Corridor: _____
Total: N/A
Units: Inside Corridor: N/A
Outside Corridor: _____
Total: N/A
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A

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4/17 ARZ
CIMS 4/1/19

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 **Septic System** *See Attached SMD*

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 **NO**

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	_____	_____	_____	(70)_____	(45)_____
D	35,040 SF.	24,204 SF. **	11,576 SF. *	(50)69.1 **	(30)33.0 *
E	27,561 SF.	6,538 SF. **	3,425 SF. *	(30)23.7 **	(15)12.4 *
F	37,491 SF.	1,023 SF. **	750 SF. *	(10)2.7 **	(2)2.0 *
Total:	100,092 SF.	31,765 SF.	15,751 SF.	N/A	N/A

** INCLUDES TRANSFER OF 2726 SF. OF CLEARING FROM "F" TO "D" AT A RATIO OF 1.5 TO 1 AND 1730 SF. FROM "E" TO "D" AT A RATIO OF 1.5 TO 1. (F: 2726 x 1.5 = 4089 SF.; E: 1730 x 1.5 = 2595 SF.). (TOTAL OF 6684 SF.). AS PER PART 2.A.3.C(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

* INCLUDES TRANSFER OF 709 SF. OF IMPERVIOUS FROM "E" TO "D" AT A RATIO OF 1.5 TO 1. (E: 709 x 1.5 = 1064 SF.). AS PER PART 2.A.3.C(1) OF THE CHATTAHOOCHEE 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.
- ☒ 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). (\$250) + (\$250) TOTAL \$500.
(ATLANTA REGIONAL COMMISSION)

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

____ Site plan.

____ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

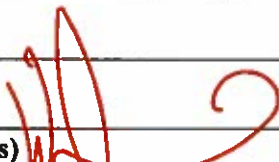
____ Concept plan.

____ 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)

Hamid Jahangard  **03/27/2018**
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:

Hamid Golpayegani  **03/27/2018**
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.

 **3-28-18**
Signature of Chief Elected Official or Official's Designee Date



APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

9/6/17

Date 09/05/17 Amount Paid \$ 325 DHD # _____ Received By _____
Invoice # 423-163 Authorization # _____ Check # _____ ☐ Cash ☐ MC ☐ Visa ☐ Discover

Street Address 4865 Fox Run Lane City Marietta Zip 30067
Subdivision _____ Lot _____ Phone _____ Land Lot 80 District 1st Section 2nd

I hereby apply for a construction permit to install an on-site sewage management system and agree that the system will be installed in accordance with the requirements of the Rules of the Georgia Department of Public Health, Chapter 285-5-20. I understand that a final inspection is required. I will notify Cobb & Douglas Public Health upon completion of construction and before applying for final sewer.

Property Owner's Name Global Venture Property, LLC Phone 770-652-5552

Owner's Address 1130 Hampton Way, Atlanta, GA 30324

Owner's Email hanid@atlanta@gmail.com Applicant's Email hanid1326@att.net

Parent Applicant's Name Hanid Tahangard Phone 770-652-5552

Applicant's Address 1130 Hampton Way, Atlanta, GA 30324 Phone 404-993-8829

Facility Type ☒ Single Family ☐ Other _____ # Bedrooms 5 # Bathrooms 4 Day _____

Water Supply ☒ Public ☐ Community ☐ Individual ☐ Well Located required distance from possible pollution source? ☐ Yes ☒ No N/A

Lot Size Front 149.66 ft. Back 107.51 ft. Right Side 357.66 ft. Left Side 424.44 ft. Square ft. (ac acres) 47,352 SF

Drainage ☐ Ground Level ☐ Split Level ☒ With Basement ☐ Other _____ Pending Outfall _____ Level ☐ Ground Level ☐ Split Level ☐ Other _____

I certify that the location of this house, septic tank, and field meets the requirements of the Department of Natural Resources, EPI, Chapter 281-5-16.01 for water supply, water shade.

Owner / Agent Signature [Signature] Fox Run Lane, LLC Date 09/05/17

OFFICE USE ONLY

Soil Conditions Percolation Rate 55 min/in Water Table Depth >60 in Suitable Soil Type BETHLEHEM
(Absorption Field) Loading Rate _____ Gal / sq ft Depth to Rock >60 in

Wastewater Disposal ☐ Conventional ☒ High Capacity ☐ Alternative _____

Total Capacity Septic Tank 1500 + 1000 Gal. Dosing Tank _____ Date _____ ATU Tank _____ Date _____ Grease Trap _____ Date _____

Laying Method ☐ Distribution Box ☒ Serial Field ☐ Level Field ☐ Other _____

Absorption Field Area Primary LF 364 Trench Depth (feet) 24" - 30" Site Approved ☒ Yes ☐ No

Reserve LF 6,250 (Drinker System) Trench Width ☒ Chamber 36" ☐ Polyethylene 36" ☐ Other _____

4865 Fox Run

- Install a 2000 gal. septic tank, or 1500 gal. single compartment septic tank, followed by a 1000 gal. single compartment septic tank with a filter on the outlet of the second tank.
- Install 364 linear feet of high capacity type trenches at a depth of 24" - 30" as outlined on the approved site plan.
- All field lines shall remain a minimum of 15 feet from any embankments and 100 feet from any wells or springs.
- All field lines shall remain a minimum of 50 feet from any streams or other bodies of water.
- Reserve area shall be preserved for future repairs. (6,250 square feet) (DRINKER SYST. RESERVE)
- System design is for a maximum of five bedrooms only.
- See attached approved site plan for complete details.

A permit is hereby granted to install or construct the on-site sewage management system described above.

This permit is not valid unless properly signed below, and expires twelve (12) months from the issue date.

Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the Georgia Department of Public Health or the Cobb & Douglas Public Health shall not be considered as a guarantee that such system will function satisfactorily for a given period of time; furthermore, said representatives do not, by an action taken in issuing compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the modification of such system. Any site modification including burial of debris may void this permit.

Approved by [Signature] Title Director Date 2-1-18

PERMIT VALID
FOR ONE YEAR ONLY
NOT TRANSFERABLE

THIS HOME IS APPROVED FOR
5 BEDROOMS ONLY

DESIGN CRITERIA

5 BR HOUSE WITH DISPOSAL
WASTEWATER DESIGN FLOW: 750 GPD
SEPTIC TANK CAPACITY: 1500 GAL + 1000 GAL
BETHLEHEM SOIL: 55 MIN IN PERC RATE
112 LF TRN X 5 = 560 LF X 0.65 = 364 LF PRIMARY FIELD
PRIMARY FIELDS SHOWN: 4 LINES @ 92 LF = 368 LF
RESERVE FIELD FOR 4865: 2 X 96 + 4 X 92 = 560 LF
DRIP SYSTEM RESERVE FIELD REQUIRED FOR 4865
HYDRAULIC LOADING RATE: 0.12 GPD/SQ FT
750 GPD/0.12 = 6,250 SQ FT DRIP FIELD

APPROVED

[Signature] 2/1/18
Cobb & Douglas Public Health
CENTER FOR ENVIRONMENTAL HEALTH



1"=50'

Any modifications
or additions to this
plan must be approved
thru this office.

SEPTIC SYSTEM PLAN
4865 & 4865 FOX RUN LANE
F.L. 301ST DIST.
COBB COUNTY, GEORGIA

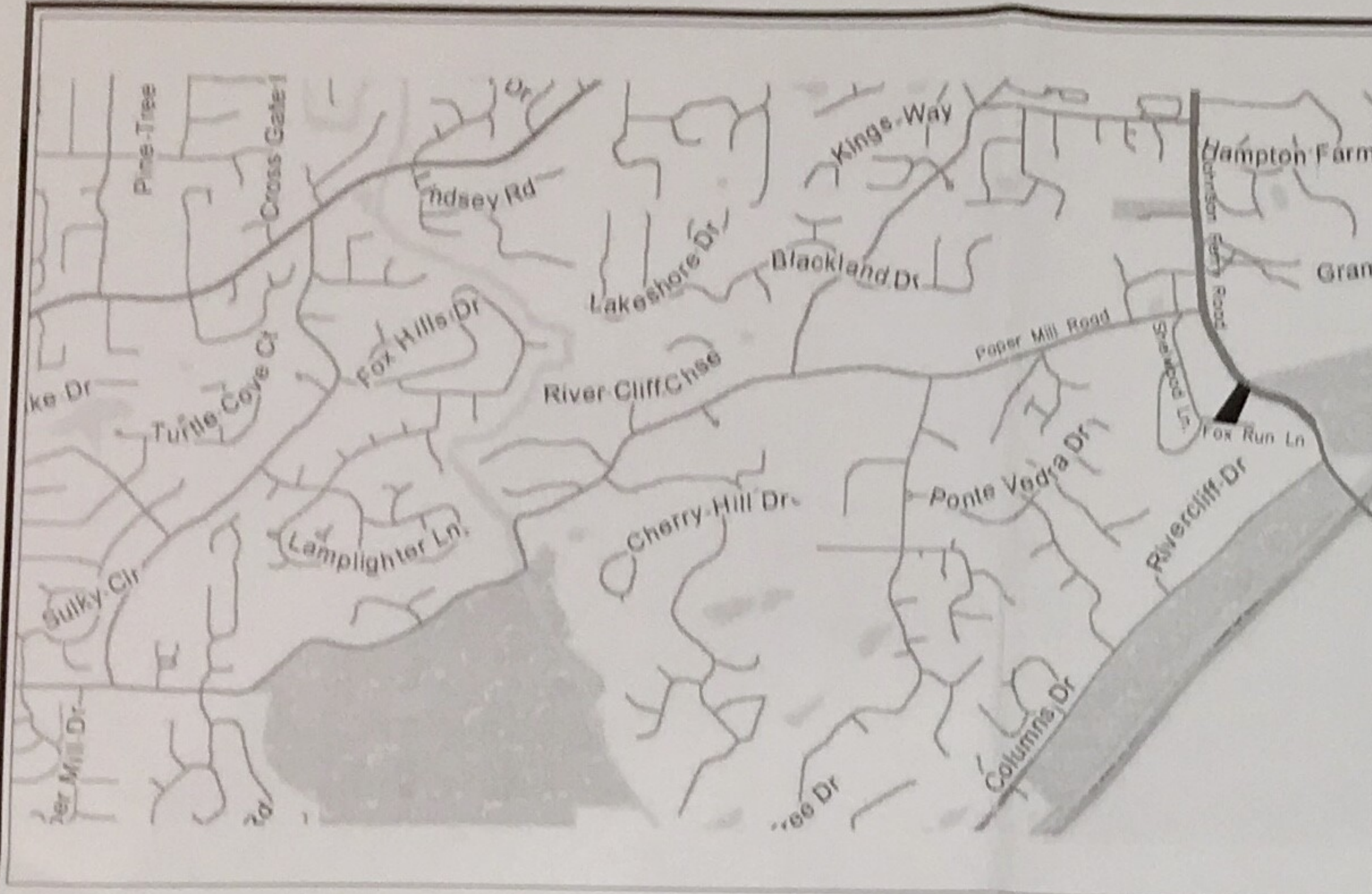
KENDALL & ASSOCIATES, INC
61 WHITE OAK TRAIL SOUTH
DALHONIA, GEORGIA 30113
(770) 867 7867

DATE: 2/1/18
SCALE: 1"=50'
DESIGN: KENDALL & ASSOCIATES, INC
CHECKED: KENDALL & ASSOCIATES, INC
DESIGNED BY: KENDALL & ASSOCIATES, INC



4861/4865 Fox Run Lane

0 25 50 100 Feet



LOCATION MAP

SEPTIC SYSTEM DESIGN CRITERIA:

LOTS 1 & 2:
5 BED ROOM HOUSE ON EACH LOT WITH DISPOSAL.
WASTEWATER DESIGN FLOW: 750 GPD
SEPTIC TANK CAPACITY: 1500 GAL. + 1000 GAL.
BETHLEHEM SOIL: 55 MIN./IN. PERC RATE.
REQUIRED PRIMARY FIELD FOR EACH LOT:
112 LF./BED RM. x 5 = 560 LF. x 0.05 = 364 LF.
PROVIDED PRIMARY FIELD FOR EACH LOT:
4 LINES @ 92 LF. = 368 LF.
REQUIRED RESERVE FIELD FOR LOT 4861:
2x96 + 4x92 = 560 LF.
PROVIDED RESERVE FIELD FOR LOT 4861:
6x93 = 560 LF.
REQUIRED RESERVE FIELD DRIP SYSTEM FOR LOT 4865:
HYDRAULIC LOADING RATE: 0.12 GPD/SQ. FT.
750 GPD/0.12 = 6,250 SF. DRIP FIELD
DRIP TUBING RESERVE FIELD, 3" TO 4" WIDE TRENCH 6" TO 10" DEEP.
DRIP TUBING RESERVE, 3" TO 4" WIDE TRENCH TOTAL LENGTH = 2100 LF.
2" PVC MANIFOLDS RESERVE FIELD, 36" WIDE TRENCH 18" TO 24" DEEP.
TOTAL LENGTH OF 2" PVC MANIFOLDS, 36" WIDE TRENCH = 120 LF.

Stormwater Management Division
Cobb County Water System
Approved signature and seal of the
Cobb County Public Health Director
and all other, professional and public health
engineers, planners, engineers
Cobb County
5-9-18
815C approved for AGC review

SITE DEVELOPMENT NOTES:

1. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
2. CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
3. OUTSIDE CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY TO FRIDAY, 8:00 AM TO 6:00 PM, ON SATURDAY, AND THERE WILL BE NO OUTSIDE CONSTRUCTION ON SUNDAY.
4. ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
5. ALL SIDEWALK (AS APPLICABLE) FOR AND SUB-GRADE SHALL BE INSPECTED PRIOR TO POURING.
6. ALL STORM WATER SHALL REDIRECTED AWAY FROM THE NEW BUILDING AND DOWNSTREAM PROPERTIES REAR YARD STORM WATER SHALL BE DIVERTED TO THE COMMON DOWNSTREAM SWALE.
7. ALL DRAINAGE SWALES SHALL BE CONTAIN ROD OR SUPPLEMENTED WITH MATTING, (M).

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DRAINAGE NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
2. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
3. ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.
4. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
5. SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
6. THERE ARE NO CRITICAL EROSION AREAS ON SITE.
7. THERE IS NO VEGETATION ON LIMIT OF CONSTRUCTION.
8. THERE IS NO WETLAND, STREAM BUFFER OR LAKE WITHIN 500' ON PROPERTY.

DEVELOPMENT DATA:

GENERAL	SINGLE FAMILY RESIDENTIAL
DEVELOPMENT TYPE:	RESIDENTIAL R-20
ZONING:	PLAT BOOK & MECLING SURVEY, DATED: 05/27/04
REFERENCE USE:	
PROJECT DATA:	
TOTAL AREA:	100,092 SF. = 2.30 ACRES
TOTAL AREA LOT 1:	52,742 SF. = 1.21 ACRES
TOTAL AREA LOT 2:	47,350 SF. = 1.09 ACRES
LOT 1 LIMITS OF DISTURBED AREA:	15,777 SF. = 0.36 ACRES
LOT 2 LIMITS OF DISTURBED AREA:	15,589 SF. = 0.36 ACRES
BUILDING DATA: (LOT 1)	
NEW TWO STORY SINGLE FAMILY RESIDENTIAL	
FIRST FLOOR AREA = 2,310 SF.	
TOTAL 3-DOOR GARAGE AREA = 667 SF.	
BUILDING AREA = 3,077 SF.	
COVERED PORCH AREA = 198 SF.	
PATIO AREA = 270 SF.	
BUILDING FOOT PRINT AREA = 3,645 SF.	
DRIVE WAY AREA = 3,098 SF.	
TOTAL IMPERVIOUS AREA = 6,643 SF. (only includes interior floor area)	
6,940 SF overall footprint	
BUILDING DATA: (LOT 2)	
NEW TWO STORY SINGLE FAMILY RESIDENTIAL	
FIRST FLOOR AREA = 2,310 SF.	
TOTAL 3-DOOR GARAGE AREA = 667 SF.	
BUILDING AREA = 3,077 SF.	
COVERED PORCH AREA = 198 SF.	
PATIO AREA = 270 SF.	
BUILDING FOOT PRINT AREA = 3,645 SF.	
DRIVE WAY AREA = 3,098 SF.	
TOTAL IMPERVIOUS AREA = 6,643 SF. (only includes interior floor area)	
6,940 SF overall footprint	
SANITARY SERVICE:	SEPTIC SEWER SYSTEM
WATER SERVICE:	COBB COUNTY PUBLIC WATER.
BUILDING SETBACKS:	
FRONT BUILDING LINE	35 FT.
REAR BUILDING LINE	35 FT.
SIDE BUILDING LINE	10 FT.

LOTS ADDRESS:

LOT 1: 4861 FOX RUN LANE, MARIETTA, GA.
PARCEL ID. NO. 01 00800 0330
LOT 2: 4865 FOX RUN LANE, MARIETTA, GA.
PARCEL ID. NO. 01 00800 0080

ARC CLEARING, (DISTURBED AREA) CALCULATIONS:

CATEGORY	TOTAL AREA S.F.	ALLOW. DIST. %	TOTAL ALLOWABLE AREA S.F.	DISTURBED AREA S.F. (PROPOSED)	DISTURBED SEPTIC (P&R) AREA S.F.	TOTAL DISTURBED (PROPOSED) AREA S.F.	TOTAL DISTURBED (REQUESTED) AREA S.F.
D	35,040	(50%)	17,520	22,636	1366	24,204	24,204 **
E	27,581	(30%)	8,288	4,085	1000	5,085	6,538 **
F	37,491	(10%)	3,749	-	823	823	1,023 **
TOTAL	100,092		29,557	26,923	3,189	30,112	31,765

SEPTIC SYSTEM OUTSIDE OF CLEARING AREA:

"DISTURBANCE OUTSIDE OF THE CONSTRUCTION LIMITS FOR SEPTIC TRENCHING":

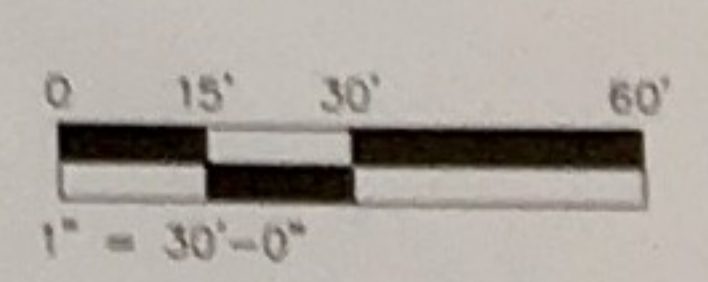
SEPTIC (P&R) 24" TRENCH LINE, SEPTIC SYSTEM, PRIMARY & RESERVE FOR BOTH LOTS.
TOTAL LENGTH OF 24" WIDE TRENCH = 1099 LF.
SEPTIC (RESERVE) DRIP TUBING RESERVE FIELD, 3" TO 4" WIDE TRENCH 6" TO 10" DEEP.
DRIP TUBING RESERVE, 3" TO 4" WIDE TRENCH TOTAL LENGTH = 2100 LF.
SEPTIC (RESERVE) 2" PVC MANIFOLDS RESERVE FIELD, 36" WIDE TRENCH 18" TO 24" DEEP.
TOTAL LENGTH OF 2" PVC MANIFOLDS, 36" WIDE TRENCH = 120 LF.
** INCLUDES TRANSFER OF 2726 SF. OF CLEARING FROM "E" TO "D" AT A RATIO OF 1.5 TO 1 AND 1730 SF. FROM "E" TO "D" AT A RATIO OF 1.5 TO 1.
(F: 2726 x 1.5 = 4089 SF.; E: 1730 x 1.5 = 2595 SF.) (TOTAL OF 6684 SF.).
AS PER PART 2.A.3.C(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

ARC IMPERVIOUS AREA CALCULATIONS:

CATEGORY	TOTAL AREA S.F.	ALLOWABLE IMPERVIOUS %	ALLOWABLE IMPERVIOUS AREA S.F.	IMPERVIOUS AREA S.F. (PROPOSED)	IMPERVIOUS AREA S.F. (REQUESTED)
D	35,040	(30%)	10,512	11,876	11,876 *
E	27,581	(10%)	2,758	2,143	3,425 *
F	37,491	(2%)	750	750	750
TOTAL	100,092		13,999	14,469	15,751

SEPTIC (P&R) 12" DRAIN LINE, SEPTIC SYSTEM, PRIMARY & RESERVE FOR BOTH LOTS.
* INCLUDES TRANSFER OF 709 SF. OF IMPERVIOUS FROM "E" TO "D" AT A RATIO OF 1.5 TO 1.
(E: 709 x 1.5 = 1064 SF.
AS PER PART 2.A.3.C(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

GSWCC Georgia Stormwater & Watershed Construction Commission
Hamid D Golpayegani
Level II Certified Design Professional
CERTIFICATION NUMBER: 0000019335
ISSUED: 10/13/2015 EXPIRES: 10/13/2018



REVISIONS	DATE
FOR REVIEW	01/26/2018
FOR REVIEW	02/19/2018
ARC 2ND SUBMITTAL	03/27/2018
ARC 2ND SUBMITTAL	04/18/2018
ARC 3RD SUBMITTAL	05/03/2018

4861 & 4865 FOX RUN LANE
LAND LOT 80, 1TH. DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA

SITE PLAN

LDP Design Group
LAND DEVELOPMENT & PLANNING
ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
PHONE (404) 990-0820
FAX (770) 442-9876
EMAIL: hamed@ldpdesign.com

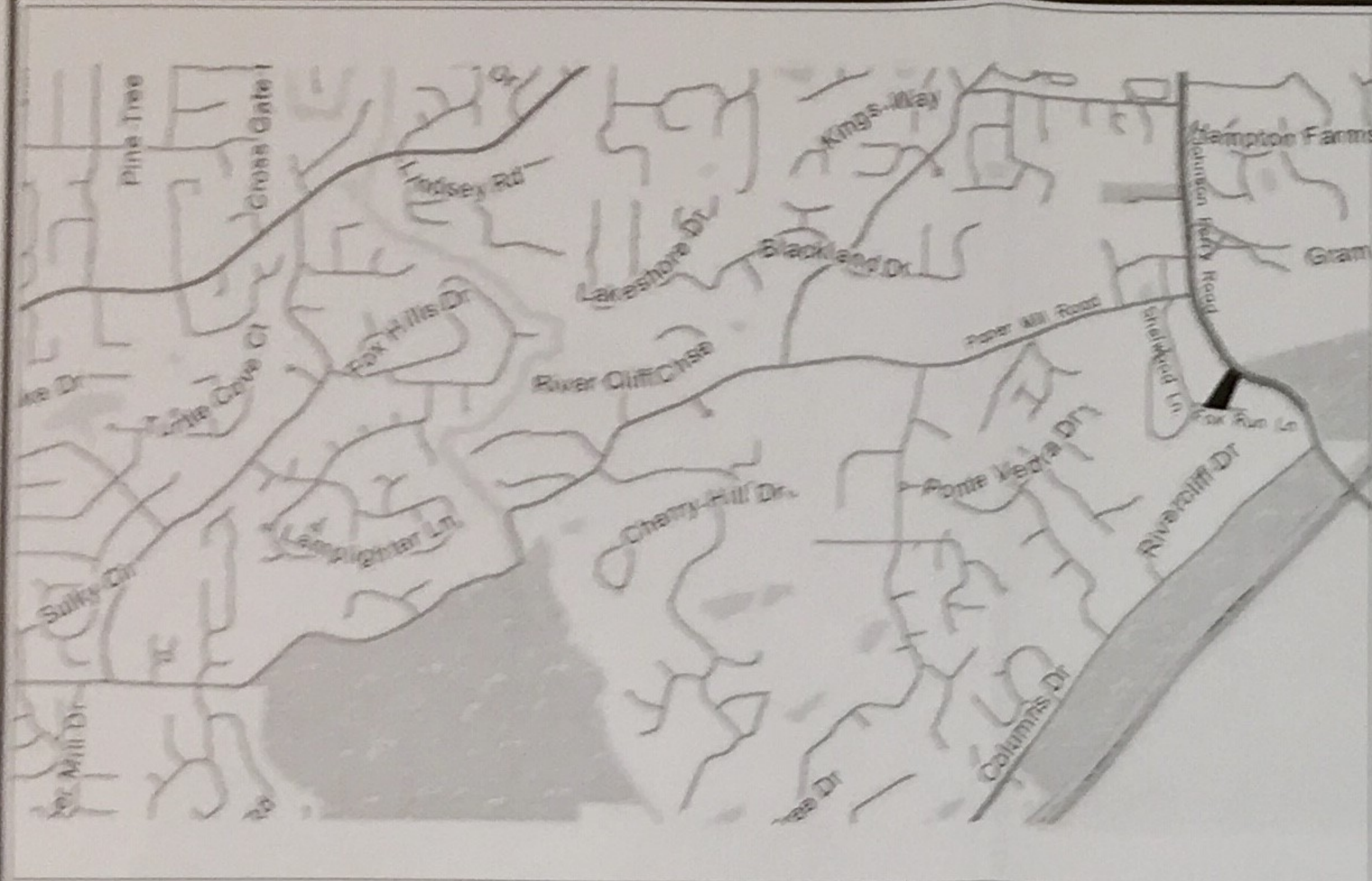
CAPITAL CITY DEVELOPMENTS LLC & FOX RUN LANE, LLC
1150 LEA DRIVE
ROSWELL, GA 30076
Contact
Hamid Jahangard
PHONE: 770-652-5552

05/03/18

DATE

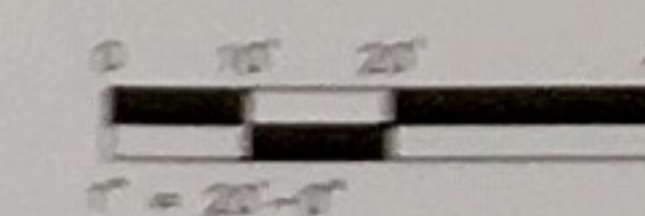
RELEASED FOR CONSTRUCTION

DRAWN: K.M.
CHECKED: H.G.
DATE: 02/19/2018
SCALE: AS SHOWN
JOB NO: 17-132
FILE NAME: C-1.2



LOCATION MAP

GSWCC Georgia Surveyors & Engineers Council
 Hamid D. Golpayegani
 Level III Certified Design Professional
 Certification Number: 0000012345
 Issued: 10/12/2010 Expires: 10/12/2018



北 南 西 东

REVISIONS	DATE
FOR REVIEW	05/03/2018

4861 & 4865 FOX RUN LANE
 LAND LOT 80, 1TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA

SITE AREA ANALYSIS PLAN

LDP Design Group
 LAND DEVELOPMENT & PLANNING
 ENGINEERS DESIGN GROUP INC.
 ARCHITECTS, PLANNERS, ENGINEERS
 1155 LEA DRIVE
 ROSWELL, GEORGIA 30076
 PHONE: (404) 582-8822
 FAX: (770) 642-9876
 EMAIL: info@ldpgroup.com

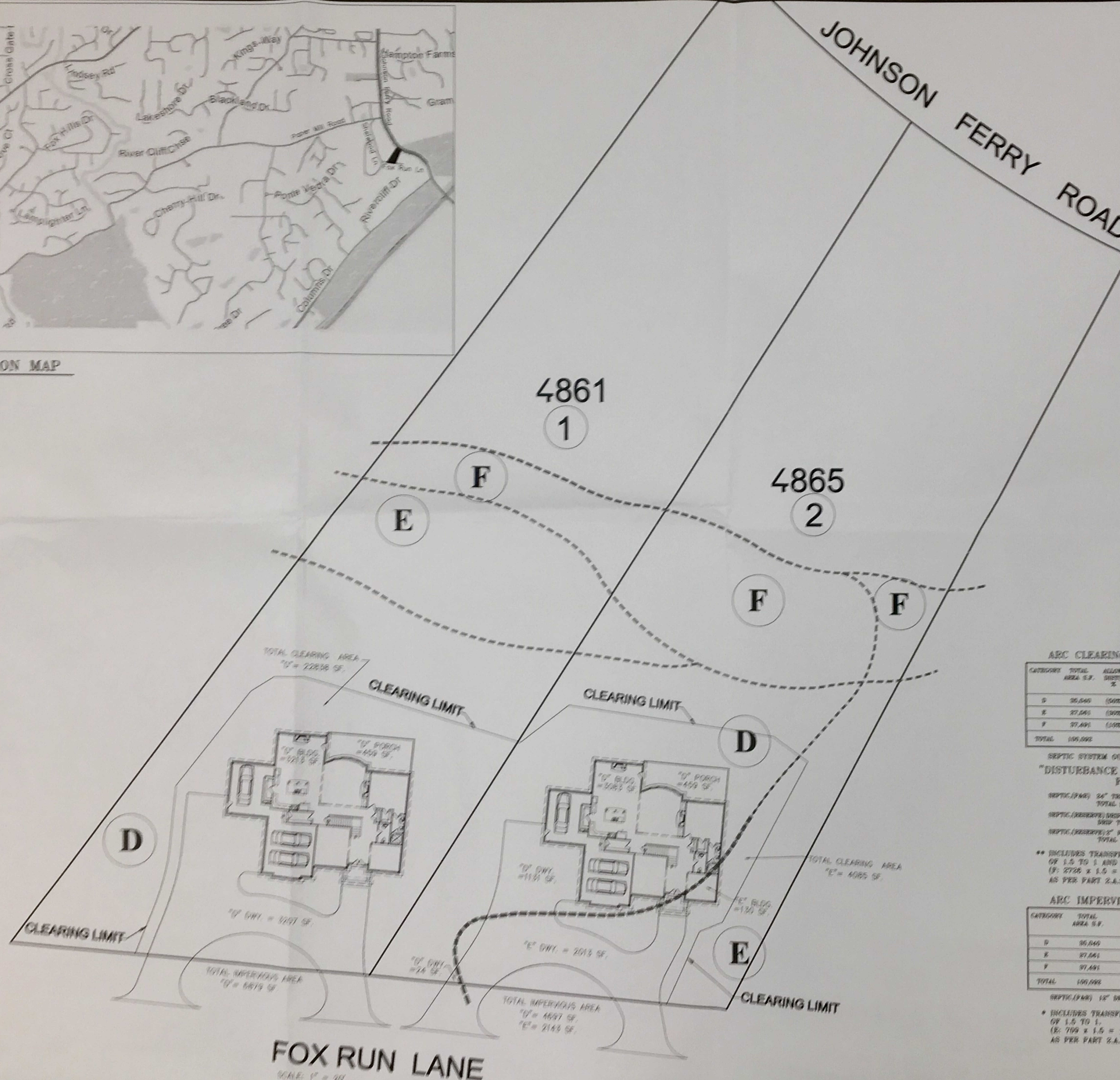
CAPITAL CITY DEVELOPMENTS LLC & FOX RUN LANE, LLC
 1155 LEA DRIVE
 ROSWELL, GA. 30076
 Contact:
 Hamid Jahangard
 PHONE: 770-652-5652



Drawn: K.M.
 Checked: H.G.
 Date: 05/03/2018
 Scale: AS SHOWN
 Job No: 17-132
 Filename:
 Sheet:

C-1.3

RELEASED FOR CONSTRUCTION DATE: 05/03/18



ARC CLEARING, (DISTURBED AREA) CALCULATIONS:

CATEGORY	TOTAL AREA S.F.	ALLOW. DISTURB. %	TOTAL ALLOWABLE AREA S.F.	DISTURBED AREA S.F. (PROPOSED)	DISTURBED AREA S.F. (REQUESTED)	TOTAL DISTURBED AREA S.F. (PROPOSED)	TOTAL DISTURBED AREA S.F. (REQUESTED)
D	35,640	(50%)	17,820	22,838	1106	24,204	24,204 **
E	27,641	(30%)	8,292	4,085	1000	5,085	5,085 **
F	97,491	(10%)	9,749	-	823	823	1,022 **
TOTAL	160,772		35,861	26,923	1,929	35,112	30,311

**SEPTIC SYSTEM OUTSIDE OF CLEARING AREA:
 "DISTURBANCE OUTSIDE OF THE CONSTRUCTION LIMITS FOR SEPTIC TRENCHING":**

SEPTIC (P&G) 24" TRENCH LINE, SEPTIC SYSTEM, PRIMARY & RESERVE FOR BOTH LOTS.
 TOTAL LENGTH OF 24" WIDE TRENCH = 1050 LF.
 SEPTIC (RESERVE) 24" TRENCH RESERVE FIELD, 3' TO 6' WIDE TRENCH 8' TO 10' DEEP.
 SHD TRENCH RESERVE, 3' TO 6' WIDE TRENCH TOTAL LENGTH = 2100 LF.
 SEPTIC (RESERVE) 2" PVC MANHOLE RESERVE FIELD, 36" WIDE TRENCH 14' TO 24' DEEP.
 TOTAL LENGTH OF 2" PVC MANHOLE, 36" WIDE TRENCH = 120 LF.

** INCLUDES TRANSFER OF 2726 SF. OF CLEARING FROM "F" TO "D" AT A RATIO OF 1.5 TO 1 AND 1730 SF. FROM "E" TO "D" AT A RATIO OF 1.5 TO 1.
 (F: 2726 x 1.5 = 4089 SF; E: 1730 x 1.5 = 2595 SF.). (TOTAL OF 6684 SF.).
 AS PER PART 2.4.3.C(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

ARC IMPERVIOUS AREA CALCULATIONS:

CATEGORY	TOTAL AREA S.F.	ALLOWABLE IMPERVIOUS %	ALLOWABLE IMPERVIOUS AREA S.F.	IMPERVIOUS AREA S.F. (PROPOSED)	IMPERVIOUS AREA S.F. (REQUESTED)
D	35,640	(30%)	10,692	11,076	11,076 *
E	27,641	(10%)	2,764	2,143	2,143 *
F	97,491	(2%)	1,950	750	750
TOTAL	160,772		15,406	14,780	14,751

SEPTIC (P&G) 12" DRAIN LINE, SEPTIC SYSTEM, PRIMARY & RESERVE FOR BOTH LOTS.
 * INCLUDES TRANSFER OF 769 SF. OF IMPERVIOUS FROM "E" TO "D" AT A RATIO OF 1.5 TO 1.
 (E: 769 x 1.5 = 1154 SF.
 AS PER PART 2.4.3.C(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

FOX RUN LANE
 SCALE: 1" = 20'