

DATE: October 31, 2018

ARC REVIEW CODE: V1810311

**TO:** Chairman Mike Boyce, Cobb County  
**ATTN TO:** David Breaeden, 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-18-07CC 4259 Woodland Brook Drive

**Review Type:** Metro River

**MRPA Code:** RC-18-07CC

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the removal of an existing single-family residence and the construction of a new single-family residence on 2 lots.

**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:** 90 **District:** 17 **Section:** 2

**Date Opened:** October 31, 2018

**Deadline for Comments:** November 10, 2018

**Earliest the Regional Review can be Completed:** November 11, 2018

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

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
FULTON COUNTY

ARC NATURAL RESOURCES  
GEORGIA CONSERVANCY  
CITY OF ATLANTA

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE/CRNRA  
CITY OF SMYRNA

If you have any questions regarding this review, please contact Robert Herrig at [Rherrig@atlantaregional.org](mailto:Rherrig@atlantaregional.org) or (470) 378-1636. If ARC staff does not receive comments from you on or before November 10, 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.

[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): GERALD K. KIKER, AJ KIKER  
Mailing Address: 500 KENT TERRACE  
City: MARIETTA State: GA Zip: 30064  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-427-5020 - JERALD Fax: N/A  
Other Numbers: 770-427-5631 - AJ
3. Applicant(s) or Applicant's Agent(s):  
Name(s): LARRY MANSFIELD  
Mailing Address: 3249 RILMAN LAKE COURT NW  
City: Atlanta State: GA Zip: 30327  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-626-0632 Fax: 404-261-5669  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: 4259 Woodland Brook - Lot Split  
Description of Proposed Use: SINGLE FAMILY - RESIDENTIAL - 2-LOTS
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LAND LOT 904, 17th District  
2ND Section, Cobb County  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
4259 Woodland Brook Dr, Atlanta, 30339, 50-ft FARMING  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 52,774 SF (1.205 - 10/29/12)  
Outside Corridor: 59,568 SF (1.361 - 10/29/12)  
Total: 2.579 - Acres (112,342 SF) JMS - 10/29/12  
Lots: Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
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

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? N/O

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? N/O

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 Cobb County

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	<u>52,774</u>	<u>26,387</u>	<u>15,832</u>	(50)	<u>50%</u> (30) <u>30%</u>
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E				(30)	(15)
---	--	--	--	------	------

F				(10)	(2)
---	--	--	--	------	-----

Total:	<u>52,774</u>	<u>26,387</u>	<u>15,382</u>	N/A	N/A
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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). \$500.00

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

\_\_\_ Site plan.

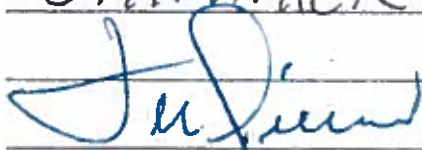
\_\_\_ Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

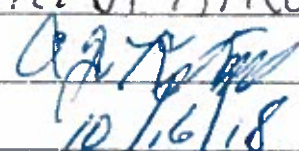
\_\_\_ Concept plan.

\_\_\_ 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)

J. K. Kiker  


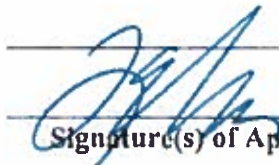
Signature(s) of Owner(s) of Record

A. J. Kiker  
  
10/16/18

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:

L. E. MANSFIELD III



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

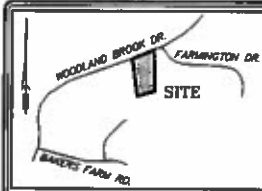
10-16-18

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



VICINITY MAP (N.T.S.)  
ADDRESS:  
WOODLAND BROOK DRIVE, SE  
ATLANTA, GA 30338

A=280.06'  
R=3624.10'  
C=N65°31'02"E  
279.99'

ORD NORTH (CA. WEST ZONE)

No. 4249  
TRACT "A"  
AREA = 55,379 S.F.  
1.271 ACRES  
Now or Formerly  
J. B. HARRIS, LLC  
(DB 15015, PG. 5374)  
- Lot 10 -  
(PB 24, PG. 171)

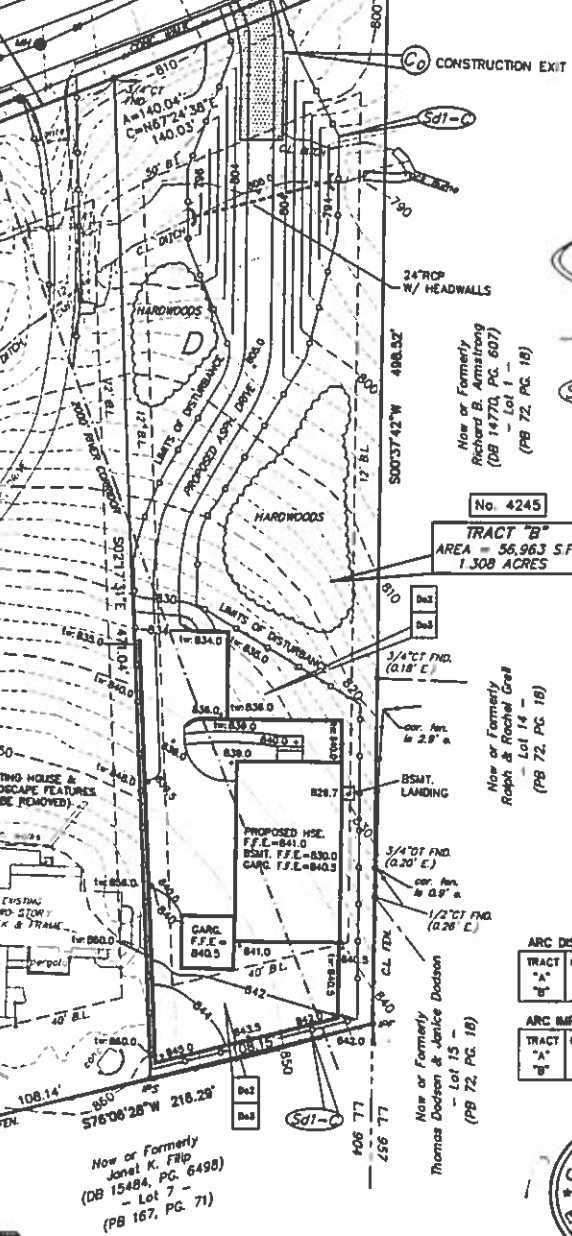
No. 4245  
TRACT "B"  
AREA = 56,963 S.F.  
1.308 ACRES

CONTRACTOR:  
PEACHTREE CONSTRUCTION  
P.O. BOX 52791  
ATLANTA, GA 30333  
BY RE CONTACT: LARRY WATFIELD  
PHONE: 404-626-0832

**LEGEND**

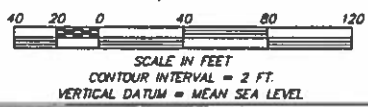
1/2" REBAR FND.	1/2" REBAR SET
R.M.	RIGHT OF WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE DECEMENT
LL	LAND LOT LINE
CL	CENTERLINE
CT	CRIMP TOP PIPE
OT	OPEN TOP PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
JB	JUNCTION BOX
WH	WATERHOLE
CB	CATCH BASIN
BM	BENCHMARK
PP	POWER POLE
PH	FIRE HYDRANT
CMF	CONCRETE MONUMENT FND.
B.C.	BACK OF CURB
E.P.	EDGE OF PAVEMENT
FD	FORCE
Q.E.	OVERHEAD ELEC. SERVICE LINE
B.L.	BUILDING LINE
U.G.	UNDERGROUND POWER LINE
TX	TRANSFORMER

WOODLAND BROOK DRIVE  
50' R.W.



# SITE PLAN FOR RIDGE DEVELOPMENTS LLC

LOCATED IN LAND LOT 904  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
SEPTEMBER 7, 2018 1"=40'



## GENERAL NOTES-

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS AN ANGULAR ERROR OF 0 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 7 IN 11,576. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SET-530R.

THE DATA SHOWN ON THIS PLAN HAS A CLOSURE PRECISION RATIO OF 1 IN 484,883.

ALL I.P.'s ARE "E" REBARS, UNLESS OTHERWISE INDICATED.

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

ACCORDING TO THE CURRENT T.I.A. OFFICIAL FLOOD HAZARD MAP, COMBINATION PANEL NO. 13087C 0227 K, DATED MARCH 4, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

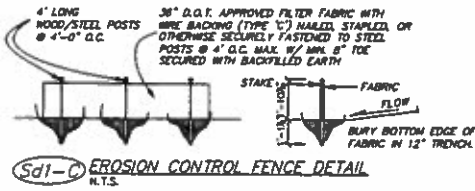
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAN SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL PROCEED AT THEIR OWN RISK. DELTA 1 LAND SURVEYING, LLC, HAS NO 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 15331, PG. 2702

\* = PER DEED AND PLAT RECORDS: NO MONUMENT FOUND.

TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY G.L.S. TOPOGRAPHIC MAP.



Sd1-C EROSION CONTROL FENCE DETAIL  
N.T.S.

SLT FENCING AND CONSTRUCTION ENTRANCE / EXIT SHALL PROHIBIT SUE FROM EXITING THE SITE. ALL EXISTING TREES OVER 6" IN DIAMETER SHALL BE PROTECTED DURING DEMOLITION.

Disturbed Area Stabilization (with temporary seeding)  
Establish a temporary vegetative cover with fast growing seedlings on disturbed areas.

Disturbed Area Stabilization (with permanent vegetation)  
Establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or equivalent on disturbed areas.

## SITE DATA:

THIS PROPERTY IS CURRENTLY ZONED R-30 PER THE COBB COUNTY G.L.S. DEPT. SEBACKS:  
FRONT = 50 FEET (COLLECTOR)  
SIDE = 12 FEET  
REAR = 40 FEET  
MAX. LOT COVERAGE = 35%  
MAX. BLDG. HT. = 35 FEET

NOTE: EXCEPT AS SHOWN, ALL EXISTING HARDSCAPE FEATURES ARE TO BE REMOVED.

HEIGHT OF HOUSE FROM MAIN FTE TO THE TOP OF ROOF SHALL BE 37'-0" (MAX. HT. = 35 FEET)

DISTURBED AREA = 31,891 S.F.

TOTAL AREA = 112,342 SQ. FT. or 2.579 AC.

## PROPOSED LOT COVERAGE CALCULATIONS:

HOUSE/GARAGE = 4,875 S.F.  
DRIVE = 7,984 S.F.  
WALK/PORCH/LANDING/WALLS = 800 S.F.  
TOTAL = 13,659/56,963 S.F. = 23.9%  
MAX COVERAGE PER R-30 ZONING = 35%

## ARC DISTURBED AREA CALCULATIONS:

TRACT	CATEGORY	TOTAL AREA	% (ALLOWABLE)	PROP. DIST. AREA	REQUESTED DIST. AREA
"A"	"D"	4,568 S.F.	50% (3,284 S.F.)	1,885 S.F.	3,284 S.F.
"B"	"D"	46,208 S.F.	50% (23,104 S.F.)	21,508 S.F.	23,103 S.F.

## ARC IMPERVIOUS AREA CALCULATIONS:

TRACT	CATEGORY	TOTAL AREA	% (ALLOWABLE)	PROP. IMPERV. AREA	REQUESTED IMPERV. AREA
"A"	"D"	4,568 S.F.	30% (1,370 S.F.)	1,320 S.F.	1,370 S.F.
"B"	"D"	46,208 S.F.	30% (13,862 S.F.)	8,201 S.F.	13,862 S.F.



Edwin T. Durham  
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000048546  
ISSUED: 03/01/2017 EXPIRES: 03/01/2020

JOB # 18-081 DRAWN BY: TD FIELD CREW: CMJK  
FIELD DATE: 9-07-18 PLAT PREPARED: 9-09-18

**DELTA 1**  
LAND SURVEYING, LLC  
361 WESTCHESTER WAY  
CANTON, GEORGIA 30115  
PHONE: (770) 597-3533  
(FIRM LICENSE No. LSF 001041)





# Cobb County Georgia Online Mapping



200.0 0 100.00 200.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Cobb County Georgia

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:1,200



## Map Notes:

EXISTING VEGETATION FROM  
COBB GIS COVERAGE.

CMS 10/5/11



# 4249 Woodland Brook Drive Reanalysis

Cobb County

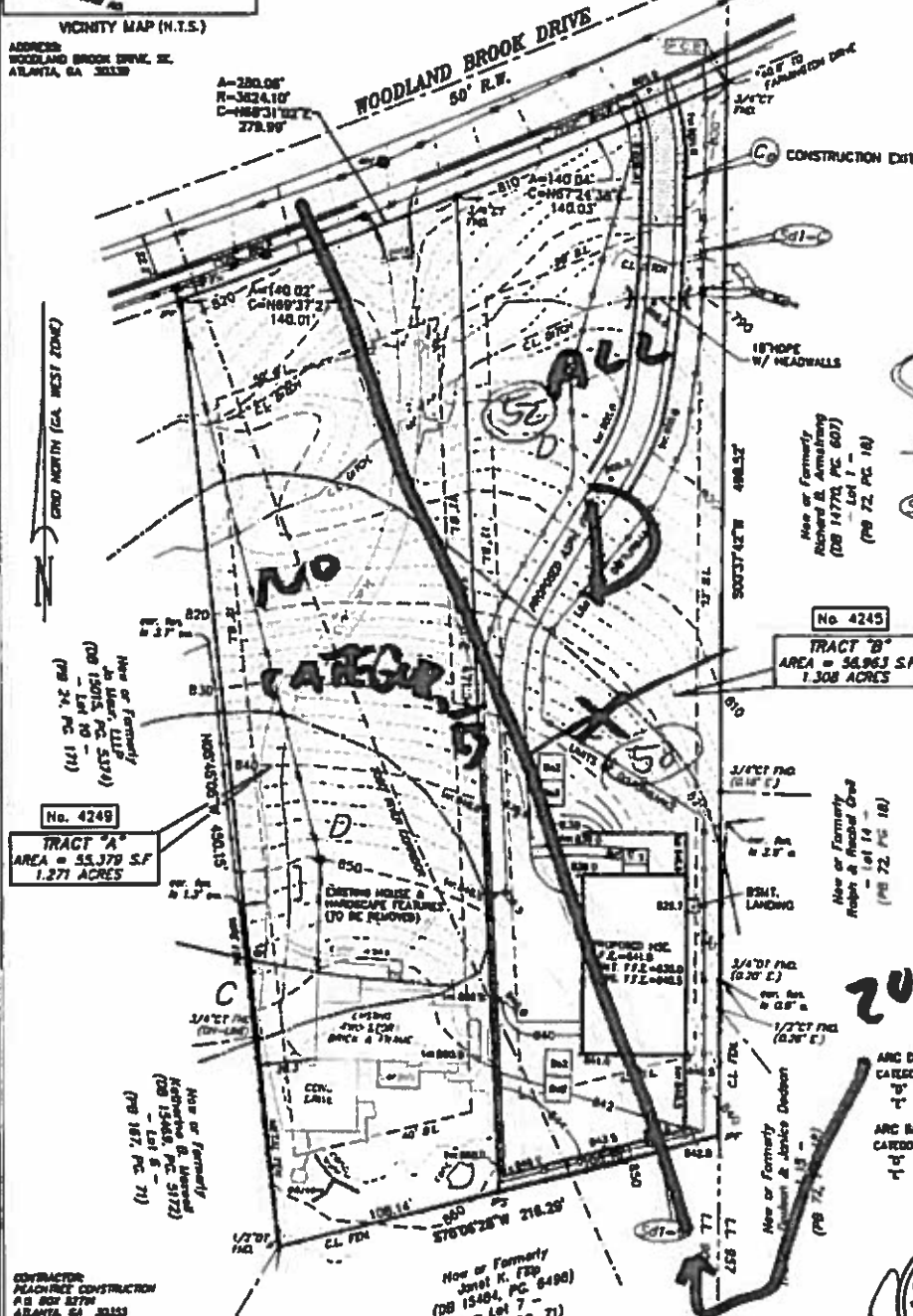
October 8, 2018

Vulnerability Factor	Factor Subgroup	Score	
Hydrology:	Second Order	5	
Geology:	Biotite Gneiss	5	
Aspect:	North	6	
Vegetation:	Pines	15	
Soils:	Moderate Erodibility	12	
SUBTOTAL		43	
Slope:	10-25%	9	--
	Greater Than 25%	--	15
TOTAL:		52	58
CATEGORY:		D	D

The D category includes scores from 50 to 59



ADDRESS:  
WOODLAND BROOK DRIVE, SE.  
ATLANTA GA 30316



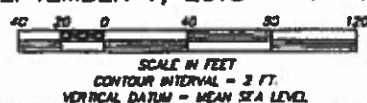
CONTRACTOR  
PEACHTREE CONSTRUCTION  
P.O. BOX 27706  
ATLANTA, GA 30353  
IF IN CONTACT - LARRY WINGFIELD  
PHONE: 404-426-0612

### LEGEND

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98	1/2"	1/2" REBAR SET
99	1/2"	1/2" REBAR SET

SITE PLAN FOR  
**RIDGE DEVELOPMENTS LLC**

LOCATED IN LAND LOT 904  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
SEPTEMBER 7, 2018 1"=40'



#### GENERAL NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 8 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 7 IN 11,576. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

STAMPING USED TO OBTAIN THESE MEASUREMENTS  
WAS A STAMP SET-500

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE  
PRECISION RATIO OF 1 IN 434,000

ALL LP'S ARE 1" SQUARE UNLESS OTHERWISE NOTED

ALL LP'S ARE 3" APARTS UNLESS OTHERWISE INDICATED.  
BEARINGS ARE CALCULATED FROM ANGLES TURNED  
FROM A SINGLE END BASELINE.

ACCORDING TO THE CURRENT 71A OFFICIAL FLOOD HAZARD MAP, COMPANY FUEL NO. 1217C 0237 N DATED MARCH 4, 2013, THE PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATERIALS OF THIS ARE COVERED

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

THE SURVEY AND PLAN SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE FILE. UNAUTHORIZED THIRD PARTIES SHALL INCUR AND HOLD SOLIDLY LAND SURVEYING, LLC, HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED HEREON OR THE CONTENTS OF THE SURVEY.

REFERENCE: EN 1251, PG. 272

\* - FOR DEED AND PLAT RECORDS; NO MORTGAGE FILMS  
TOPOGRAPHIC INFORMATION TAKEN FROM COCONO COUNTY  
U.S. TOPOGRAPHIC MAP

36" D.B.F. APPROVED FLTR FABRIC WITH  
WIRE BACKING (TYPE T) NAILER STAPLED ON  
SHEATHING SECURELY FASTENED TO STEEL  
PILINGS @ 4" D.C. MAX W/ MIN. 6" FOR  
HEIGHTS WITH BACKFILL EARTH



Sd1-C EROSION CONTROL FENCE DETAIL

SELT FENCING AND CONSTRUCTION ENTRANCE / EXIT SHALL  
PROTECT SOIL FROM EROSION AND STYL. ALL EXISTING TREES OVER  
8" IN DIAMETER SHALL BE PROTECTED LEAVING DEMOLITION

- 3d DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)**  
Establish a temporary vegetative cover on bare soil and growing conditions on disturbed areas.
- 3e DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)**  
Establish permanent vegetative cover such as trees, shrubs, vines, grasses, and/or legumes on disturbed areas.

**STT DATA:**

THIS PROPERTY IS CURRENTLY ZONED R-30  
PER THE COBB COUNTY C.L.S. DEPT  
SETBACKS:  
FRONT = 80 FEET (COLLECTOR)  
SIDE = 12 FEET  
REAR = 40 FEET  
MAX. LOT COVERAGE = 35%  
MAX. BUILT UP - 30 FEET

NOTE: EXCEPT AS SHOWN, ALL EXISTING HARDSCAPE  
FEATURES ARE TO BE REMOVED.

HEIGHT OF HOUSE FROM MAIN STE TO THE TOP OF  
ROCK SHALL BE 32' (MAX. HT. = 35 FEET)  
DISTANCE 100' - 30' MIN. 5'

TOTAL AREA = 112,342 SQ. FT. or 2.578 AC.

PROPOSED LOT COVERAGE CALCULATIONS:

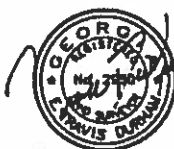
HOUSE	= 4,280 S.F.
DRIVE	= 7,280 S.F.
WALK/PORCH/LANDSCAPE/WALLS	= 830 S.F.
TOTAL	= 12,377/34,803 S.F. = 35.5%
MAX COVERAGE PER 6-30 ZONING	= 35%

#### ARC DISTURBED AREA CALCULATIONS:

CATEGORY	TOTAL AREA	N (ALLOWABLE)	PROP DIST AREA	REQUESTED DIST AREA
U*	44,878 S.F.	30% (13,463 S.F.)	11,228 S.F.	23,400 S.F.
T*	23,400 S.F.	30% (10,040 S.F.)	10,320 S.F.	19,228 S.F.

### ARC IMPERVIOUS AREA CALCULATIONS

CATEGORY	TOTAL AREA	% (ALLOWABLE)	PROP IMPROV AREA	REQUIRED IMPROV AREA
D	40,579 S.F.	30% (14,004 S.F.)	3,300 S.F.	14,004 S.F.
E	21,444 S.F.	15% (3,217 S.F.)	4,000 S.F.	4,000 S.F.



Edwin T. Durham  
Level II Certified Design Professional

CERTIFICATION NUMBER 0000048341  
 EXPIRATION DATE 03/01/2017 EXPIRATION DATE 03/01/2017

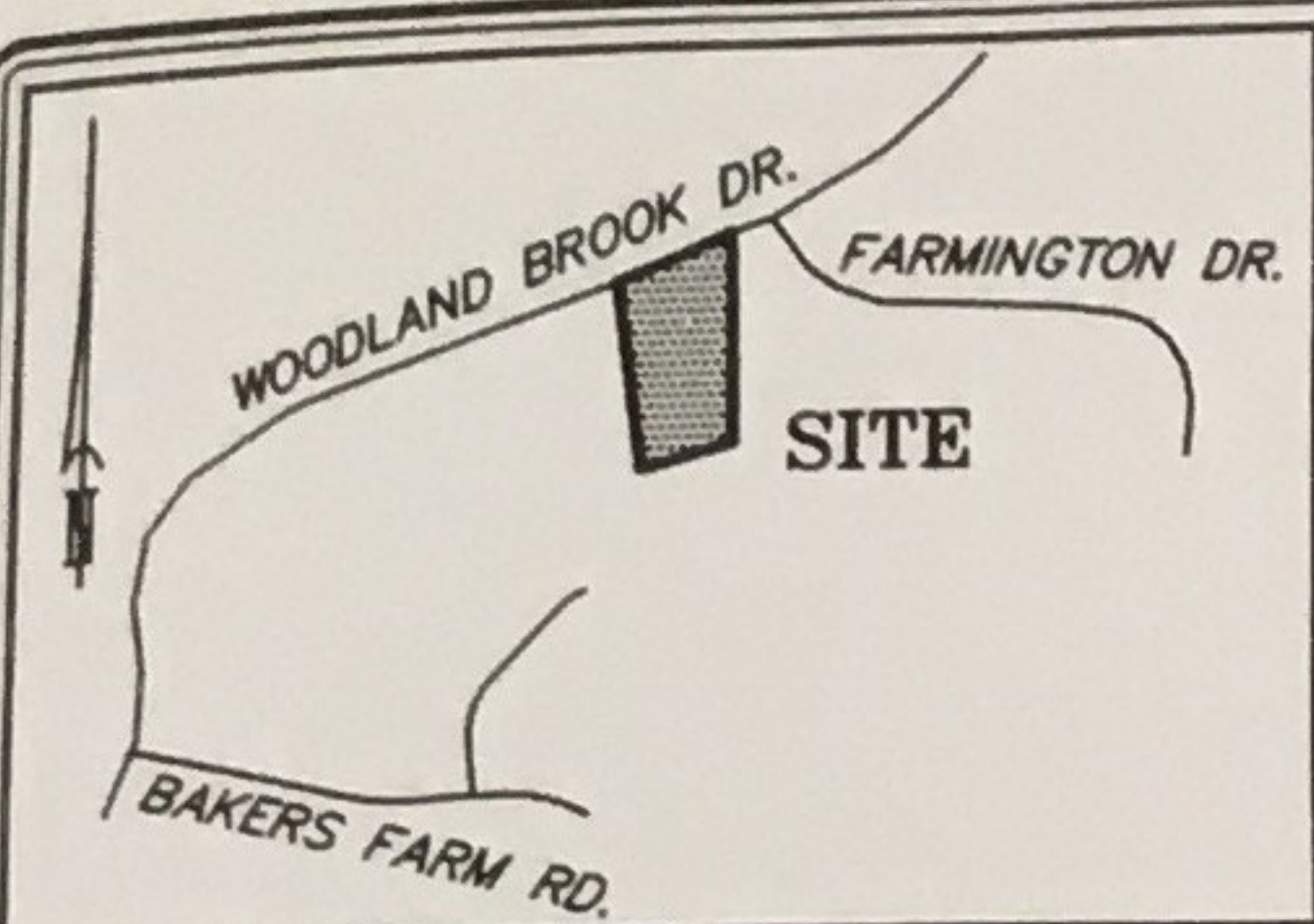
ROUTE: <u>00000000</u>	EDGES: <u>00000000</u>
DRAWN BY: <u>TD</u>	FIELD CREW: <u>OK</u>
-17-18	PLAT PREPARED: 9-08-18



**DELTA 1**  
LAND SURVEYING, LLC

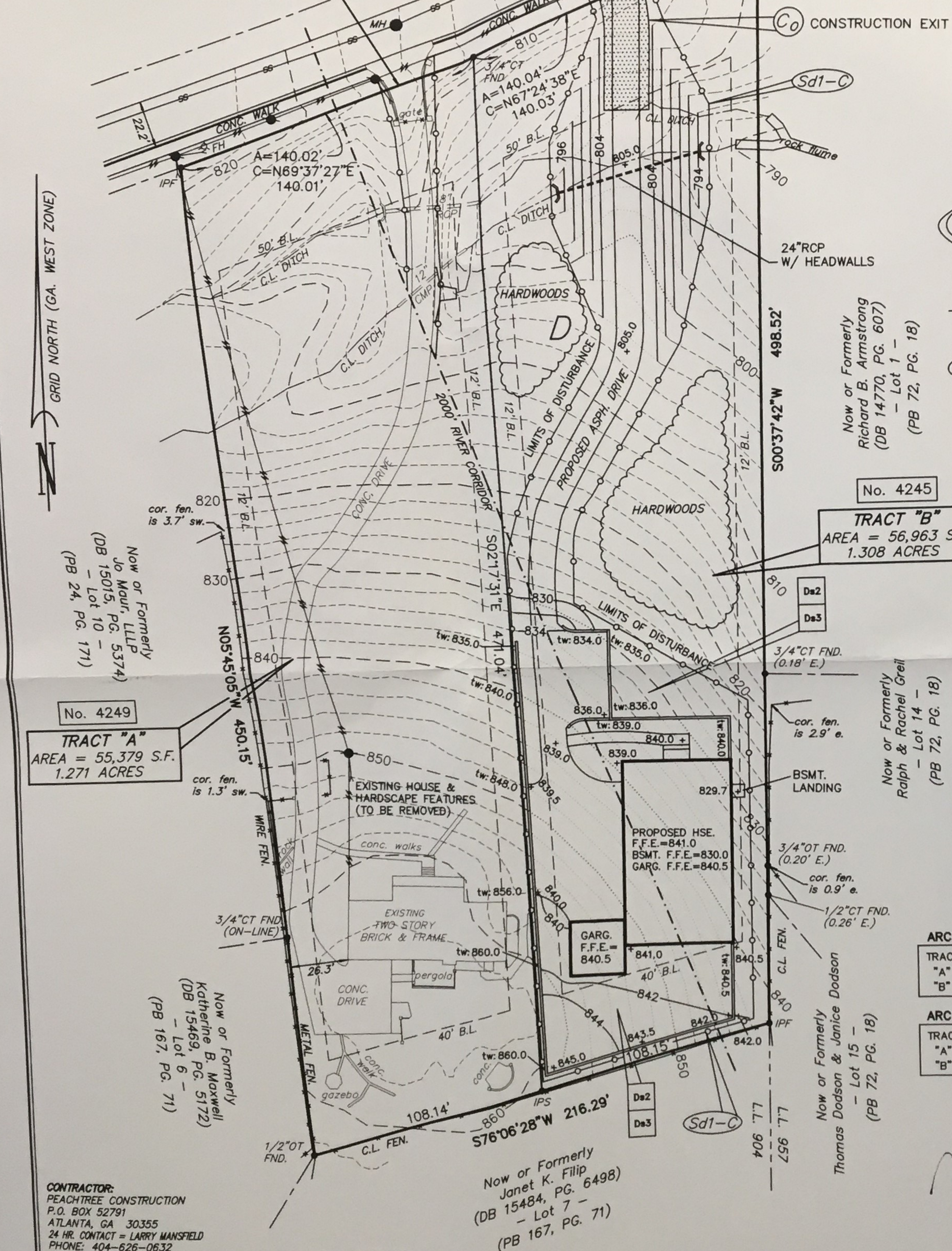
361 WESTCHESTER WAY  
CANTON, GEORGIA 30115  
PHONE (770) 397-3533  
(FIRM LICENSE No. LSF 001041)





VICINITY MAP (N.T.S.)  
ADDRESS:  
WOODLAND BROOK DRIVE, SE.  
ATLANTA, GA 30339

A=280.06'  
R=3624.10'  
C=N68°31'02"E  
279.99'

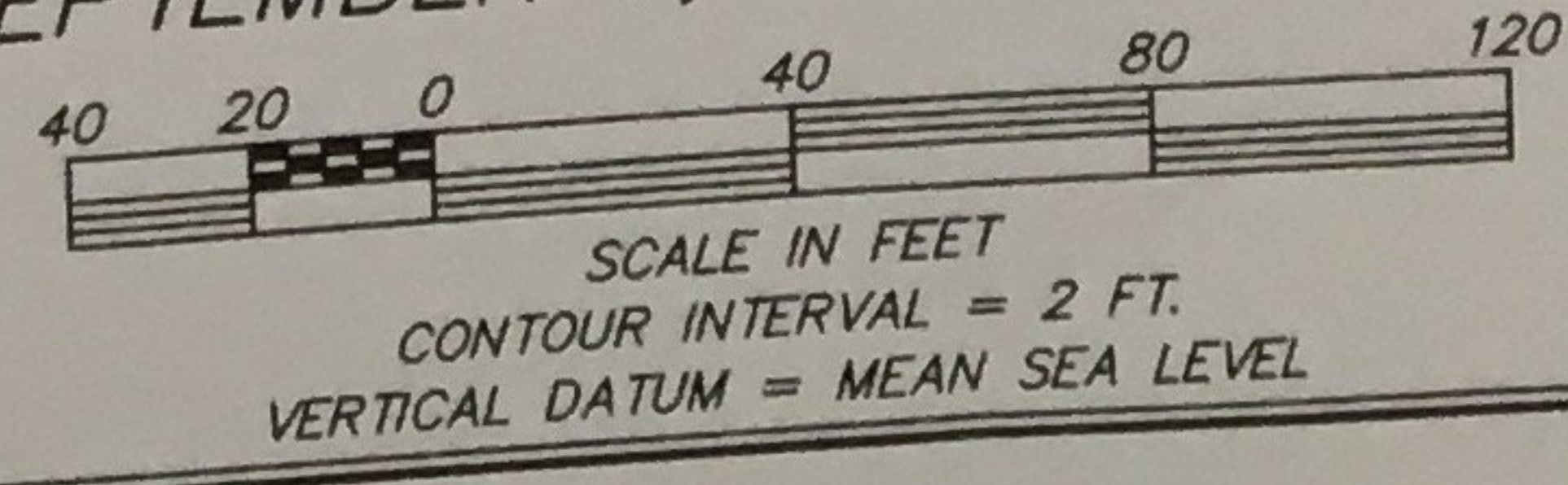


**LEGEND**

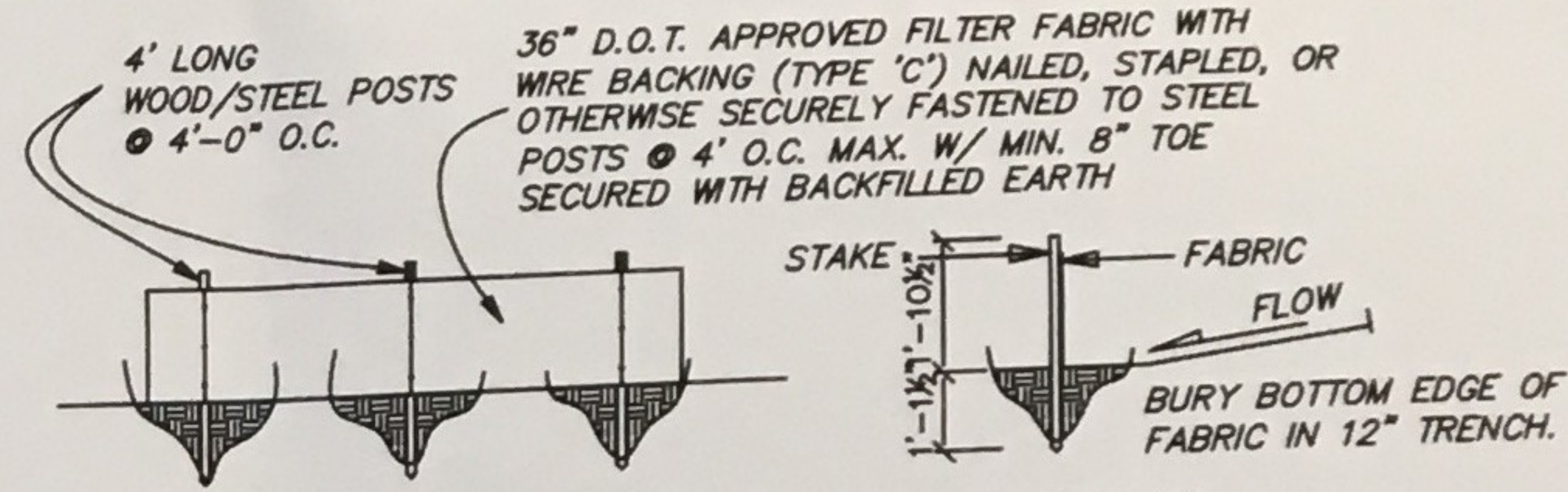
IPF	=	1/2" REBAR FND.
IPS	=	1/2" REBAR SET
R.W.	=	RIGHT OF WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
LL.L.	=	LAND LOT LINE
C.L.	=	CENTERLINE
CT	=	CRIMP TOP PIPE
OT	=	OPEN TOP PIPE
CMP	=	CORRUGATED METAL PIPE
RCP	=	REINFORCED CONCRETE PIPE
DI	=	DROP INLET
JB	=	JUNCTION BOX
MH	=	MANHOLE
CB	=	CATCH BASIN
BM	=	BENCHMARK
PP	=	POWER POLE
FH	=	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

## SITE PLAN FOR RIDGE DEVELOPMENTS LLC

LOCATED IN LAND LOT 904  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
SEPTEMBER 7, 2018 1"=40'



**GENERAL NOTES**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 0 SECONDS PER ANGLE AND A PRECISION RATIO OF 7 IN 11,576. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.  
EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SET-530R.  
THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 484,883.  
ALL I.P.'s ARE 1/2" REBARS, 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 NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.  
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 DELTA 1 LAND SURVEYING, LLC 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 15531, PG. 2702  
\* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.  
TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY G.I.S. TOPOGRAPHIC MAP.



**Sd1-C EROSION CONTROL FENCE DETAIL**  
N.T.S.

SILT FENCING AND CONSTRUCTION ENTRANCE / EXIT SHALL PROHIBIT SOIL FROM EXITING THE SITE. ALL EXISTING TREES OVER 6" IN DIAMETER SHALL BE PROTECTED DURING DEMOLITION

- Ds2** DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)  
Establish a temporary vegetative cover with fast growing seedlings on disturbed areas.
- Ds3** DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)  
Establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.

**SITE DATA:**  
THIS PROPERTY IS CURRENTLY ZONED R-30 PER THE COBB COUNTY G.I.S. DEPT.  
SETBACKS:  
FRONT = 50 FEET (COLLECTOR)  
SIDE = 12 FEET  
REAR = 40 FEET  
MAX. LOT COVERAGE = 35%  
MAX. BLDG. HT. = 35 FEET

NOTE: EXCEPT AS SHOWN, ALL EXISTING HARDSCAPE FEATURES ARE TO BE REMOVED.  
HEIGHT OF HOUSE FROM MAIN FFE TO THE TOP OF RIDGE SHALL BE 32'±. (MAX. HT. = 35 FEET)  
DISTURBED AREA = 31,891 S.F.  
THERE IS NO 100 OR 500 YEAR FLOOD PLAIN ON THIS PROPERTY.  
**TOTAL AREA = 112,342 SQ. FT. or 2.579 AC.**

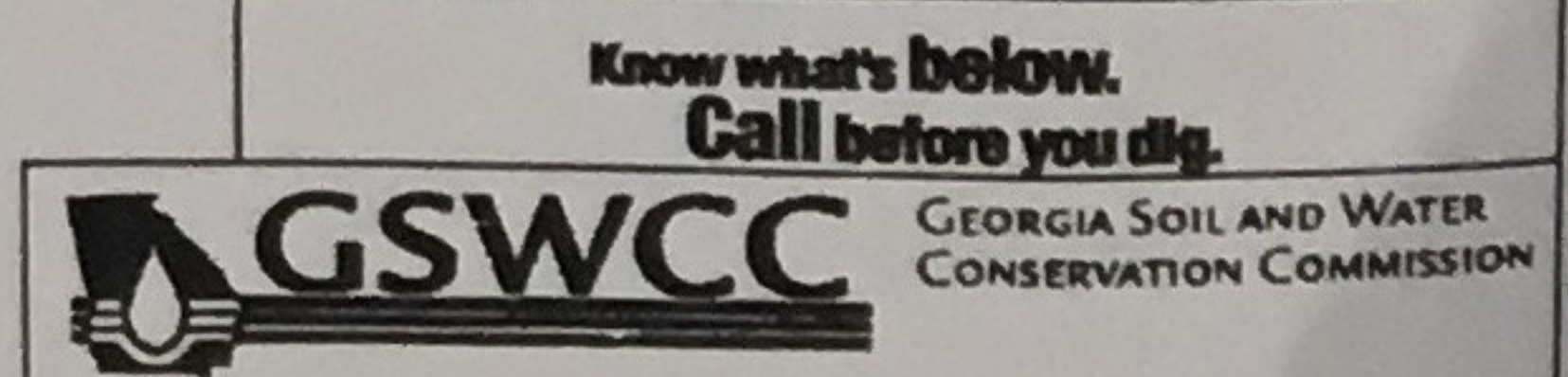
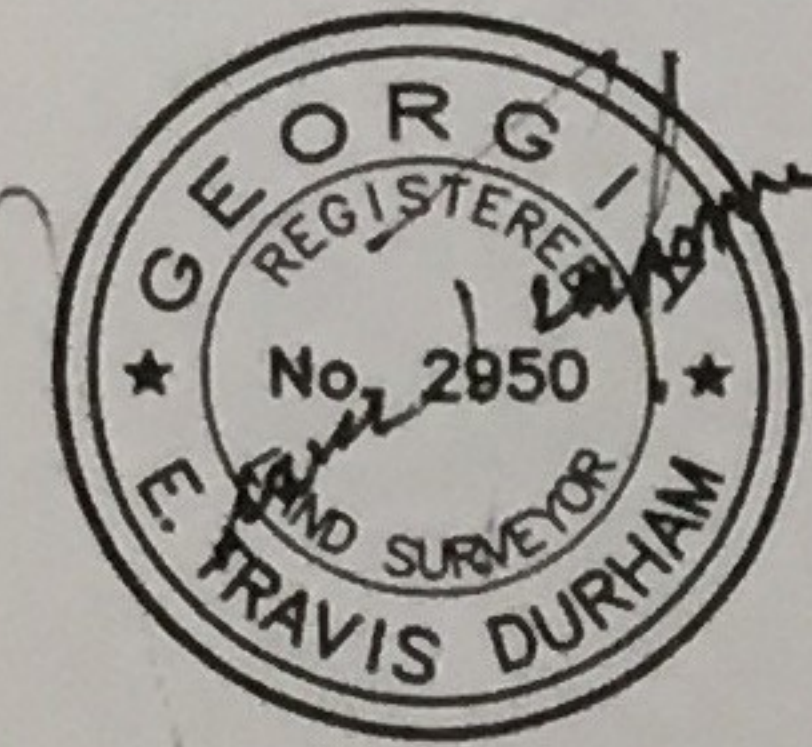
**PROPOSED LOT COVERAGE CALCULATIONS:**  
HOUSE/GARAGE = 4,875 S.F.  
DRIVE = 7,964 S.F.  
WALK/PORCH/LANDING/WALLS = 800 S.F.  
TOTAL = 13,639/56,963 S.F. = 23.9%  
MAX COVERAGE PER R-30 ZONING = 35%

**ARC DISTURBED AREA CALCULATIONS:**

TRACT	CATEGORY	TOTAL AREA	% (ALLOWABLE)	PROP. DIST. AREA	REQUESTED DIST. AREA
"A"	"D"	6,568 S.F.	50% (3,284 S.F.)	1,885 S.F.	3,284 S.F.
"B"	"D"	46,206 S.F.	50% (23,103 S.F.)	21,508 S.F.	23,103 S.F.

**ARC IMPERVIOUS AREA CALCULATIONS:**

TRACT	CATEGORY	TOTAL AREA	% (ALLOWABLE)	PROP. IMPERV. AREA	REQUESTED IMPERV. AREA
"A"	"D"	6,568 S.F.	30% (1,970 S.F.)	1,329 S.F.	1,970 S.F.
"B"	"D"	46,206 S.F.	30% (13,862 S.F.)	8,261 S.F.	13,862 S.F.



**Edwin T Durham**  
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000045546  
ISSUED: 03/01/2017 EXPIRES: 03/01/2020

JOB # 18-081 DRAWN BY: TD FIELD CREW: CM,JK  
FIELD DATE: 9-07-18 PLAT PREPARED: 9-09-18

**DELTA 1**  
LAND SURVEYING, LLC  
361 WESTCHESTER WAY  
CANTON, GEORGIA 30115  
PHONE: (770) 597-3533  
(FIRM LICENSE No. LSF 001041)