


DATE: NOVEMBER 15, 2019

ARC REVIEW CODE: V1911151

TO: Commission Chairman Mike Boyce, Cobb County
ATTN TO: David Breaden, Stormwater Management Division, 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-19-02CC Discovery Boulevard Park

MRPA Code: RC-19-02CC

Description: The proposed project is to develop a linear park along the Chattahoochee River adjacent to Discovery Boulevard a site about 0.6 miles southeast of the intersection with Veterans Memorial Highway Southeast (US 78). Included in the park are Civil War trenches, cannon emplacements, and one of the few remaining Shoupades (fortification). The proposed park will include a parking area and restroom along Discovery Boulevard, as well as an interpretive trail with signage describing Civil War activities, prehistorical, and environmental information. Future plans call for a greenway trail along the Chattahoochee River from MLK Jr. Drive NW to the northernmost extent of the current park land, to be planned by others. The current plan is to only develop the Cobb PARKS Discovery Boulevard property parking and trail. The entire park has been included in the review area to aid future planning for the greenway trail.

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: 398, 399 **District:** 18 **Section:**

Date Opened: November 15, 2019

Deadline for Comments: November 25, 2019

Earliest the Regional Review can be Completed: November 26, 2019 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT
NATIONAL PARK SERVICE/CRNRA
RIVER LINE HISTORIC AREA
CITY OF ATLANTA

ARC NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY
FULTON COUNTY

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before **Monday, November 25, 2019**, 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]



COBB COUNTY WATER SYSTEM

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

JMS Received At C-
10/15/19

No Check - Public Agency

Steve D. McCullers, P. E.
Director

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

October 4, 2019

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

RE: Application for MRPA Certificate
Cobb Parks Discovery Boulevard Property
6653 Discovery Boulevard
Land Lot 398 & 399, 18th 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, Travis Pruitt & Associates, on behalf of the owner, Cobb County Parks Department. This submittal contains the application form, existing conditions survey and proposed site plan.

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

Sincerely,

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

Enclosures

Cc: ARC File

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATION**

1. Name of Local Government: Cobb County
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Cobb County Parks
Mailing Address: 1792 County Services Parkway
City: Marietta State: Georgia Zip Code: 30008-4026
Contact Phone Numbers (w/ Area Code):
Daytime Phone: Tom Bills (770) 528-8807 Fax: _____
Other Numbers: _____
Email Address: Tom.bills@cobbcounty.org
3. Applicant (s) or Applicant's Agent (s):
Name(s): Travis Pruitt & Associates, Inc. Attention: Mr. S. Wade Gilbert
Mailing Address: 4317 Park Drive, Suite 400
City: Duluth State: Georgia Zip Code: 30093
Contact Phone Numbers (w/ Area Code):
Daytime Phone: (770) 416-7511 Fax: (770) 416-6759
Other Numbers: (770) 318-5560 Cell
Email Address: wade@travispruitt.com
4. Proposed Land or Water Use:
Name of Development: Cobb PARKS Discovery Boulevard Property
Description of Proposed Use: The proposed project is to develop a linear park along the Chattahoochee River adjacent to Discovery Boulevard. Included in the park area are civil war trenches, cannon emplacements and one the few remaining Shoupades. The proposed park will include a parking area and a restroom along Discovery Boulevard, as well as, an interpretive trail with signage describing civil war activities, pre-historical and environmental information. Future plans call for a greenway trail long the Chattahoochee River from M.L.K. Jr. Drive NW to the northern most extent of the current park land, to be planned by others. The current plan is to only develop the Cobb PARKS Discovery Boulevard Property parking and trail. However, the entire park has been included in the review area, in order to aid in future planning for the greenway trail.
5. Property Description (Attach Legal Description and Vicinity Map): See attached Figures.
Land Lot(s), District, Section, County: District No. 18, Land Lot 398 & 399, 9th District, Cobb County
Subdivision, Lot, Block, Street Address, Distance to Nearest Intersection: _____
6653 Discovery Boulevard SE, Mableton GA 30126

Size of Development (Use as Applicable):

Acres	Inside Corridor: <u>31.2 (1,357,303 Feet²)</u>
	Outside Corridor: <u>0</u>
	Total: <u>31.2</u>
Lots	Inside Corridor: <u>N/A</u>
	Outside Corridor: <u>N/A</u>
	Total: <u>N/A</u>
Units	Inside Corridor: <u>N/A</u>
	Outside Corridor: <u>N/A</u>

Total: N/A

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

Inside Corridor: See Table and Attached Plan

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? 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: Sewage from the proposed restrooms on Discovery Boulevard will be tied into a septic system. The disturbance associated with the primary and secondary septic field have been included in the calculations and are depicted on the attached plans. The local health department approval is attached.

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: N/A

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

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance Max	Total Acreage (or Sq. Footage) Impervious Surface Max	Percent Land Disturbed (Maximums Parentheses)	Percent Impervious Surface Shown In
A	0	0	0	0	0
B	0	0	0	0	0
C	2.7 acres	1.89 acres	1.22 acres	70	45
D	13.0 acres	6.5 acres	3.9 acres	50	30
E/Floodplain	15.4 acres	4.62 acres	2.31 acres	30	15
F	0	0	0	0	0
Water	0	N/A	N/A	N/A	N/A
Total	31.1 acres				

AK-JMS 11/1/14

Is any of this land within the 100-year Floodplain of the Chattahoochee River? Yes
If "yes", indicate the 100-year floodplain elevation: 764.3 upstream of the site to 764 downstream of the site

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 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 floodplain elevation: 764.3 Upstream of the site and 764 downstream of the site

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:

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

Page 1 Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

Page 4 Written consent of all owners to this application. (Space provided on this form)

Page 1 Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

Page 1 Description of proposed use(s). (Space provided on this form)

X Existing Vegetation Plan.

The existing vegetation on the proposed park site is comprised of mature mixed pine-hardwood forest. See photographs 1-16

X Proposed Grading Plan. See Attached.

X Certified as-builts of all existing land disturbance and impervious surfaces. To be provided upon completion of the parking lot, restrooms and trails.

X Approved erosion control plan. See Attached plans.

Page 2 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, and other information that will clarify the review.

See attached Plan.

Documentation on Adjustments, if any. N/A

Cashier's Check or money order (for application fee). N/A, Cobb County is Owner

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISIONS)

Site Plan

Land Disturbance Plan.

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

9/26/19
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) Agent(s)

9-26-19
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.


Signature of Chief Elected Official or Official's Designee

10.4.19
Date

Vulnerability Category	Trail Disturbance (linear feet/square feet/Acreage)	Trail Impervious (linear feet/square feet/Acreage)	Overlooks Disturbance (square feet/ acreage)	Overlooks Impervious (square feet/ acreage)	Septic field Disturbance (linear feet/square feet/Acreage)	Septic field Impervious (linear feet/square feet/Acreage)	Parking/ Restrooms Disturbance (square feet/Acreage)	Parking/ Restrooms Impervious (square feet/Acreage)	Total Disturbed Area Per Category	Total Impervious Area/Per Category
C	296LF/ 2,960Ft ² / 0.07 ac.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.07 ac.	0 ac.
D	2,327 LF/ 23,270 Ft ² / 0.53 ac.	N/A	330 Ft ² / 0.007 ac	225 Ft ² / 0.005 ac.	584LF/ 2,920Ft ² / 0.07 ac	N/A	9,583 Ft ² / 0.22 ac.	N/A	0.83 ac	0.005 ac.
E/ Floodplain	3,479LF/ 34,790 Ft ² / 0.80 ac.	N/A	360 Ft ² / 0.009 ac	252 Ft ² / 0.006 ac	N/A	N/A	55,321Ft ² / 1.27 ac.	27,443 Ft ² / 0.63 ac.	2.08 ac.	0.64 ac.

LINEAR FEET/SQUARE FEET/ACREAGE OF TRAIL IN EACH CATEGORY

CATEGORY "C" DISTURBANCE= 296 L.F./2,960 S.F./0.07 ACRE

CATEGORY "D" DISTURBANCE= 2,327 L.F./23,270 S.F./0.53 ACRE

CATEGORY "E" DISTURBANCE= 3,479 L.F./34,790 S.F./0.80 ACRE

LINEAR FEET/SQUARE FEET/ACREAGE OF SEPTIC FIELDS

CATEGORY "D" DISTURBANCE= 584 L.F./2,920 S.F./0.07 ACRE

SQUARE FOOTAGE/ACREAGE OF PARKING LOT/RESTROOMS

CATEGORY "D" DISTURBANCE = 9,583 S.F./0.22 ACRE

CATEGORY "E" DISTURBANCE= 55,321 S.F./1.27 ACRE

CATEGORY "E" IMPERVIOUS = 27,443 S.F./0.63 ACRE

SQUARE FOOTAGE/ACREAGE OF OVERLOOKS

CATEGORY "D" DISTURBANCE = 330 S.F./0.007 ACRE

CATEGORY "E" DISTURBANCE= 360 S.F./0.009 ACRE

CATEGORY "D" IMPERVIOUS = 225 S.F./0.005 ACRE

CATEGORY "E" IMPERVIOUS = 252 S.F./0.006 ACRE

TOTAL AREAS/CATEGORY

TOTAL DISTURBED AREA CATEGORY "C"= 2960 S.F./0.07 ACRE

TOTAL DISTURBED AREA CATEGORY "D"= 35,962 S.F./0.83 ACRE

TOTAL DISTURBED AREA CATEGORY "E" = 90,435 S.F./2.08 ACRE

TOTAL IMPERVIOUS AREA CATEGORY "D"= 168 S.F./0.005 ACRE

TOTAL IMPERVIOUS AREA CATEGORY "E"= 27,671 S.F./0.64 ACRE

Vulnerability Category	Total Acreage	Total Acreage Land Disturbance Max	Total Acreage (or Sq. Footage) Impervious Surface Max	Percent Land Disturbed (Maximums Parentheses)	Percent Impervious Surface Shown In	Actual Proposed Disturbance	Actual Proposed Impervious
A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
B	N/A	N/A	N/A	N/A	N/A	N/A	N/A
C	2.7	1.89	1.22	1.89 (70%)	1.22 (45%)	0.07 (2.6%)	0
D	13.0	6.5	3.9	6.5 (50%)	3.9 (30%)	0.83 (6.4%)	0.005 (0.04%)
E/Floodplain	15.4	4.62	2.31	4.62 (10%)	2.31 (15%)	2.08 (13.5%)	0.64 (4%)
F	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Water	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	31.1						

DISTRICT NO.18; LAND LOT: 398/399; TAX DISTRICT : 9

DIGITAL-TO-ANALOG CONVERTER

14729.00

C0.0

1

DRAWING 1A-MSEP

- FIRE AND EMERGENCY SERVICES GENERAL NOTES:**
- 1) SITE PLAN APPROVAL DOES NOT INCLUDE TRAILERS. TANKS SHALL BE PERMITTED SEPARATELY AT CORMORANT. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.CORMORANT.ORG
 - 2) NO GATE WILL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL
 - 3) ANY STAIR OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION
 - 4) SITES WITH DEMO / CONSTRUCTION
 - a) MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE AT 20" DEPTH
 - b) THE OWNER AND DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FAQ PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE REQUIREMENTS OF IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

FIRE HYDRANT FLOW



- 6 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 THE CAPACITY OF THE
DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE
DEVELOPED.
- 7 THE USE OF POLYMERS (PAMS) IS ACCEPTED AS A BMP AS RECOMMENDED
BY THE STATE SOIL & WATER CONSERVATION COMMISSION BMP GREEN
BOOK. COBB COUNTY ALSO REQUIRES THAT POLYMERS USED TO STABILIZE
CONSTRUCTION SITES MUST BE USED IN CONJUNCTION WITH MULCHING AND
HYDRO SEEDING.
- 8 ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY COBB
COUNTY.
- 9 IF STREAMS ARE ON YOUR SITE, COBB COUNTY WILL REQUIRE THAT THE
STREAM BUFFERS BE LEFT UNDISTURBED AND A CONSERVATION EASEMENT
OR A RESTRICTIVE COVENANT BE PLACED ON THAT PROPERTY FOR MORE
INFORMATION, PLEASE FEEL FREE TO CALL DANA JOHNSON WITH THE
PLANNING DIVISION @ 770-528-2199 OR DANA.JOHNSON@COBBCOUNTY.ORG

PER NPDES REQUIREMENTS, FLOCCULANTS OR COAGULANTS AND/OR MULCH MUST BE USED TO STABILIZE AREAS LEFT DISTURBED FOR MORE THAN SEVEN CALENDAR DAYS.

ALL SILT FENCE SHALL BE DOUBLE ROW, TYPE S, WHICH MULCH FILTER BETWEEN ROWS.

CONTRACTOR SHALL PERFORM SOIL TESTING AND
SUBMIT SOIL TEST REPORTS THAT IDENTIFY SITE
SPECIFIC FERTILIZER NEEDS AND RECOMMENDATIONS

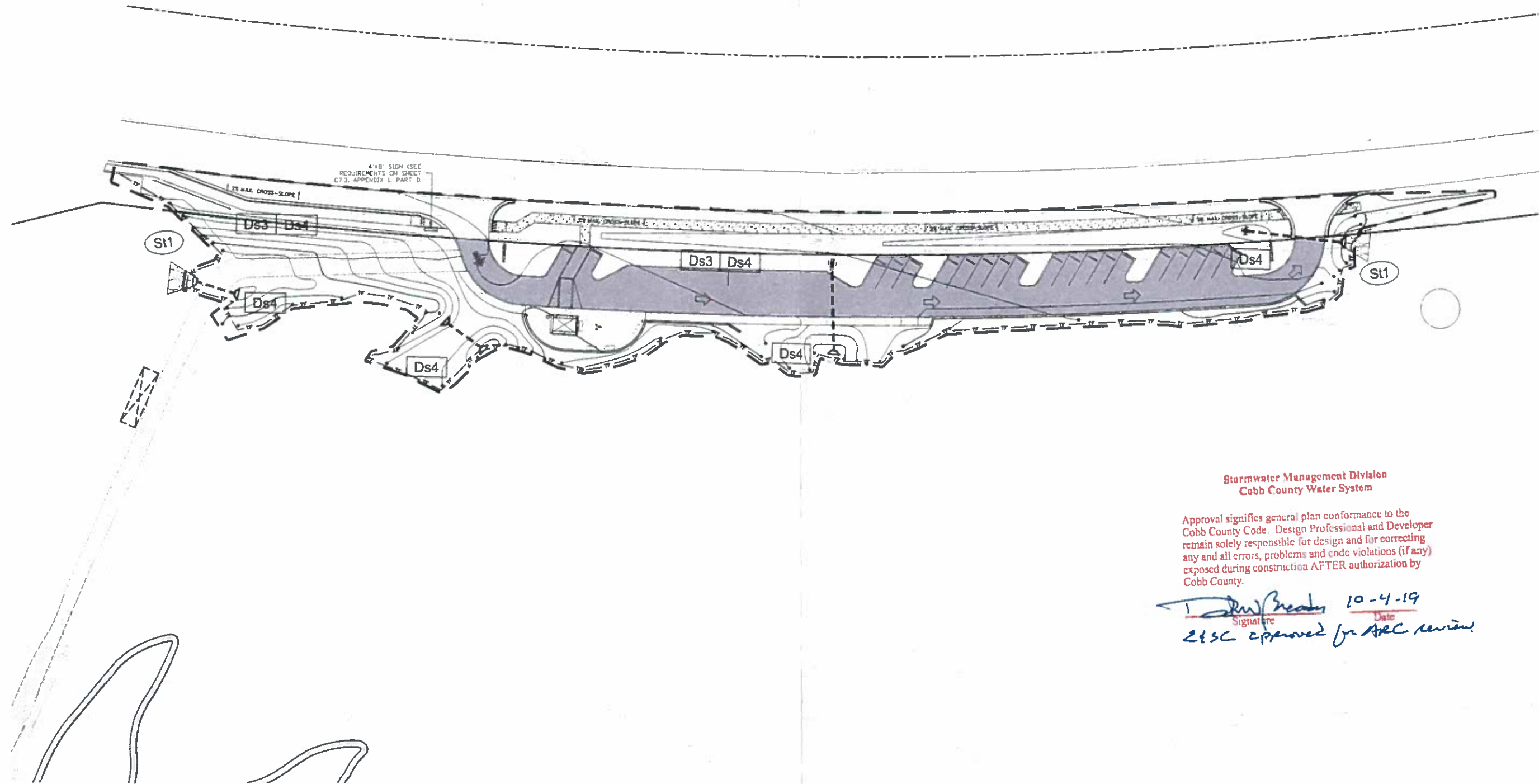
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COBB PARKS
DISCOVERY BOULEVARD PROPERTY
6653 DISCOVERY BLVD SE
MABLETON, GA 30126

DATE	DRAGON	CONTROL
10/10/10		
NAME		

EROSION
CONTROL PLAN
- FINAL PHASE

14729 00
C7.6
28



**Stormwater Management Division
Cobb County Water System**

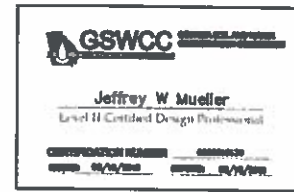
Approval signifies general plan conformance to the Cobb County Code. Design Professional and Developer remain solely responsible for design and for correcting any and all errors, problems and code violations (if any) exposed during construction AFTER authorization by Cobb County.

1. [Signature] 10-4-19
Signature Date
ETSC approved for ARC review.



TRENCH LOCATION IS BASED ON THE MAP IN
"ARCHEOLOGY INVENTORY AND GIS ANALYSIS FOR
THE CHATTAHOOCHEE RIVER LINE BATTLEFIELD
(JULY 5-10, 1864)"

AREA INSIDE SURVEY BOUNDARY SURVEYED BY
GASKINS SURVEYING & ENGINEERING 1266 POWDER
SPRINGS RD SW, MARIETTA GA 30064
(770)-424-7168
THE REMAINDER IS FROM COUNTY GIS





COBB & DOUGLAS
PUBLIC HEALTH

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

Date _____ Amount Paid \$ _____ DHD # _____ Received By _____
Invoice # _____ Authorization # _____ Check # _____ ☐ Cash ☐ MC ☐ Visa ☐ Discover

Street Address 6653 Discovery Boulevard SE City Mableton, GA Zip 30126
Subdivision Name NA Lot _____ Phase _____ Land Lot 398/399 District 18 Section _____

I hereby apply for a construction permit to install an on-site sewage management system and agree that the system will be installed to conform to the requirements of the Rules of the Georgia Department of Public Health, Chapter 290-5-26. I understand that a final inspection is required. I will notify Cobb & Douglas Public Health upon completion of construction and before applying the final cover.

Property Owner's Name Cobb County PARKS Phone 770 528-8807
Owner's Address 1792 County Services Parkway Marietta, GA 30008-4026
Owner's Email Tom.Bills@cobbcounty.org Applicant's Email Mcain@CPLteam.com
Permit Applicant's Name Mack R. Cain Phone 678 296-9898
Applicant's Address 3011 Sutton Gate Dr. Suite 130 Suwanee, GA 30024

Facility Type ☐ Single Family Other County Park -- Prefab Rest Room # Bedrooms 0 # Gallons / Day _____
Water Supply ☒ Public ☐ Community ☐ Individual ☐ Well Located required distance from possible pollution source? ☒ Yes ☐ No
Lot Size Front 800 ft. Back 800 ft. Right Side 80 ft. Left Side 80 ft. Square ft. (or acres) 1.5
House Design ☒ Ground Level ☐ Split Level ☐ With Basement Garbage Disposal ☐ Yes ☒ No Plumbing Outlet Level ☒ Ground Level ☐ Split Level ☐ Basement
I certify that the location of this house, septic tank and drain field meets local codes and the Department of Natural Resources, EPD, Chapter 391-3-16-.01 for water supply, water sheds.
Owner / Agent Signature Mack R. Cain Date June 19, 2019

OFFICE USE ONLY

Soil Conditions (Absorption Field) Percolation Rate 45 Min / in Water Table Depth 222 in Suitable Soil Type Pacoher
Loading Rate _____ Gal / sq ft Depth to Rock 222 in
Sewage Disposal ☐ Conventional ☒ High Capacity ☐ Alternative _____
Total Capacity Septic Tank 1000 Gals Dosing Tank _____ Gals ATU Tank _____ Gals Grease Trap _____ Gals
Layout Method ☐ Distribution Box ☒ Serial Field ☐ Level Field ☐ Other
Absorption Field Area Primary LF 148 Trench Depth (inches) 36"-48" Site Approved ☒ Yes ☐ No
Reserve LF 224 Trench Width ☒ Chamber 36" ☐ Polystyrene 30" ☐ Other

- Special Conditions:
- Install a 1000 Gal. septic tank with filter on the outlet.
 - Install 148 Linear feet of high capacity type trenches at a depth of 36" - 48" 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. (224')
 - System design is for a restroom only no food service.
 - See attached approved site plan for complete details.

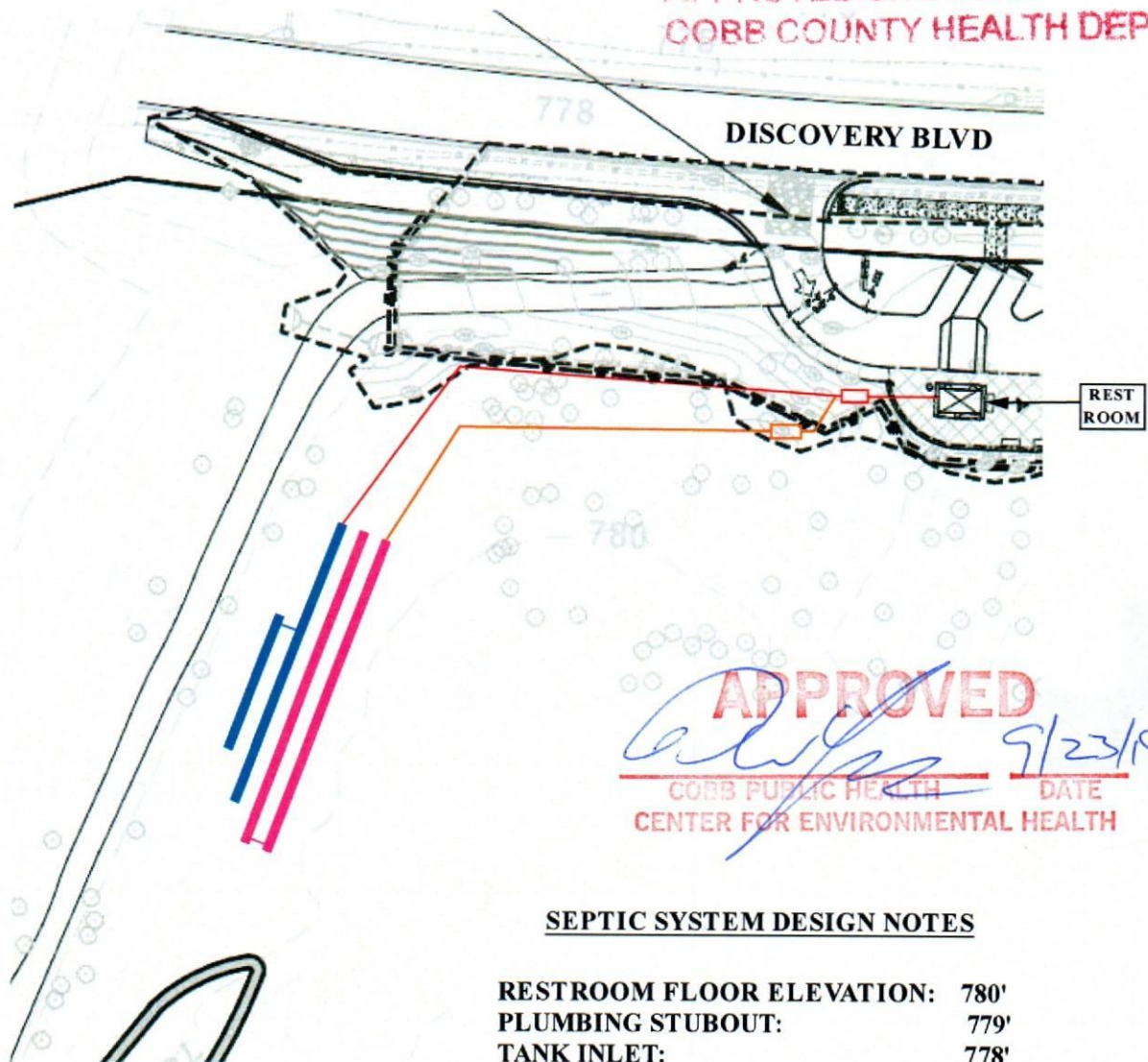
Any modifications
or additions to this
plan must be approved
by this office.

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 construed 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 affecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system. Any site modification including burial of debris may void this permit.

Approved by [Signature] Title com Date 9/23/19
Cobb & Douglas Public Health Representative

MUST BE INSTALLED
IN ACCORDANCE WITH
APPROVED SITE PLAN
COBB COUNTY HEALTH DEPT



APPROVED
[Signature] 9/23/19
COBB PUBLIC HEALTH DATE
CENTER FOR ENVIRONMENTAL HEALTH

SEPTIC SYSTEM DESIGN NOTES

RESTROOM FLOOR ELEVATION: 780'
PLUMBING STUBOUT: 779'
TANK INLET: 778'
TANK OUTLET: 777'
TANK LID: 779'
CONCRETE SEPTIC TANK: 1,000 GAL
OUTFALL TO DRAIN FIELD: 192' (2.0' FALL)
GROUND SURFACE DRAIN FIELD LINE 1: 776'
TRENCH BOTTOM LINE 1: 772'
DESIGN FLOW: 50 PERSONS X 10 GPD = 500 GPD
PACOLET SOIL PERC RATE: 45 MPI
PRIMARY DRAIN FIELD: 148'
RESERVE DRAIN FIELD: 224'
RESERVE DRAIN FIELD REQUIRES
DOSING TANK AND PUMP

LEGEND

- SEPTIC TANK AND GRAVITY OUTFALL
- DOSING TANK AND FORCE MAIN FOR RESERVE
- PRIMARY DRAIN FIELD
- RESERVE DRAIN FIELD

0 30 60
GRAPHIC SCALE: 1" = 60'

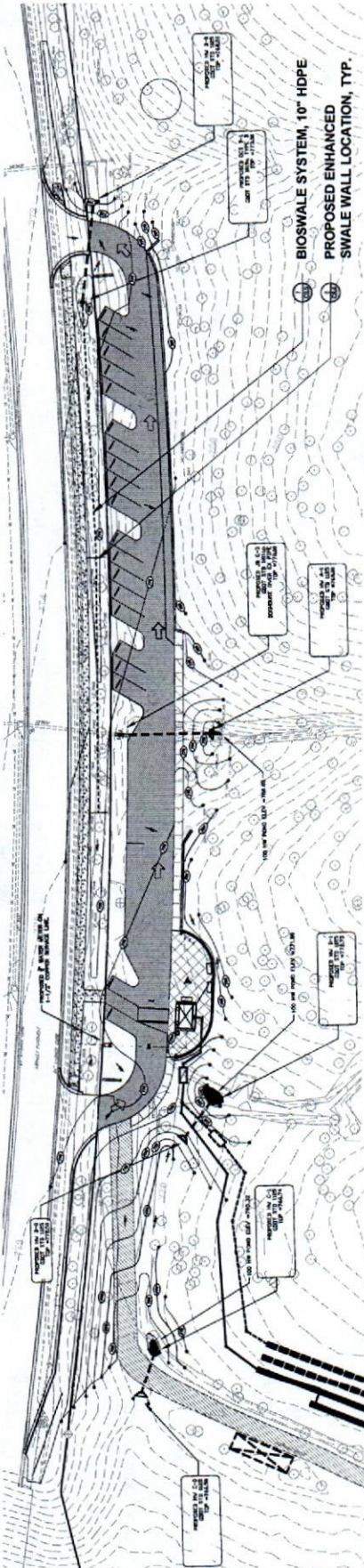
SEPTIC SYSTEM PLAN
PROPOSED CIVIL WAR PASSIVE PARK
DISCOVERY BLVD.
L.L. 397 & 398, 18TH DISTRICT
COBB COUNTY, GEORGIA



**KENDALL &
ASSOCIATES, INC.**

Soil and Ecological Consultants

61 White Oak Trail S Dahlonega, Georgia 30533 (Ph.) 706-867-7867



SEPTIC SYSTEM DESIGN NOTES:
 RESTROOM FLOOR ELEVATION: 780'
 PLUMBING STUB-OUT: 779'
 TANK INLET: 777'
 TANK OUTLET: 777'
 TANK LID: 779'
 CONCRETE SEPTIC TANK: 1,500 GAL
 OUTFALL TO DRAIN FIELD: +/- 188'
 GROUND SURFACE DRAIN FIELD LINE: 772'
 TRENCH BOTTOM LINE: 772'
 DESIGN FLOW: 50 PERSONS x 10 GPD = 500 GPD
 PACOLET SOIL PERC. RATE: 45 MPI
 PRIMARY DRAIN FIELD: 148'
 RESERVE DRAIN FIELD: 224'
 (RESERVE DRAIN FIELD REQUIRES DOSING TANK AND PUMP)
 * STORM DRAINAGE PROFILES ON SHEET C6.4

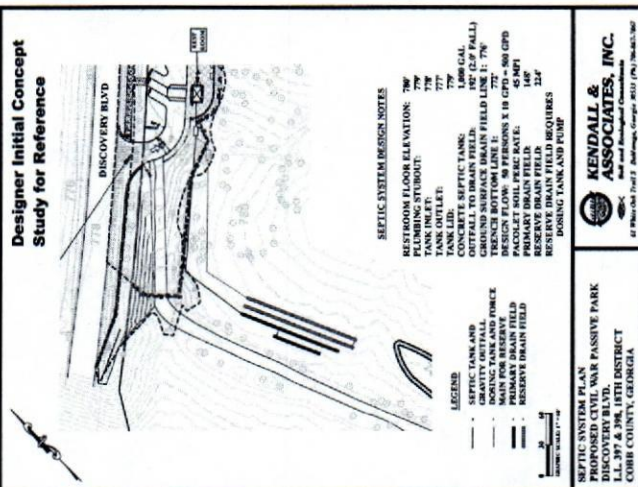
**MUST BE INSTALLED
 IN ACCORDANCE WITH
 APPROVED SITE PLAN
 COBB COUNTY HEALTH DEPT**

TRENCH LOCATION IS BASED ON THE MAP IN
 THE REGISTRATION AND GIS ANALYSIS FOR
 THE PROPOSED SEPTIC SYSTEM (SEE SHEET C6.1)
 (JULY 8-15, 1964)
 AREA AROUND SURVEY BEING SURVEYED BY
 JACOBUS SURVEYING & ENGINEERING, INC.
 JACOBUS SURVEYING & ENGINEERING, INC.
 7770-424-2164
 THE BOUNDARY IS FROM COUNTY GIS

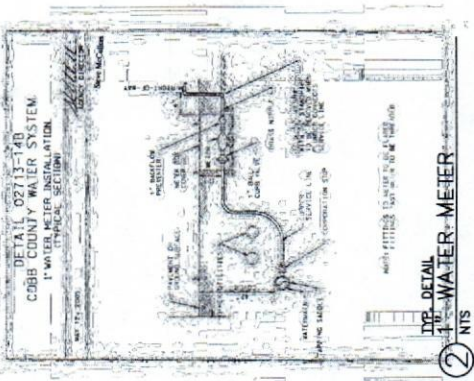


1-800-282-7411
 Know what's below.
 Call before you dig.

APPROVED
 COBB PUBLIC HEALTH
 CENTER FOR ENVIRONMENTAL HEALTH
 DATE: 9/23/19

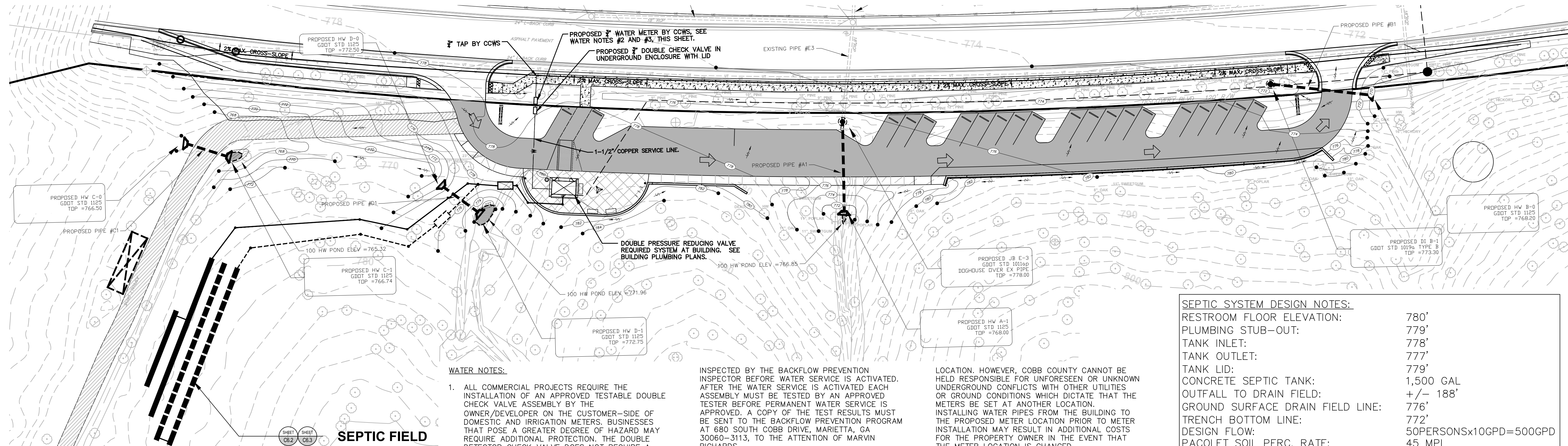


1 OVERALL UTILITY PLAN
 NTS



2 WATER-METER
 NTS

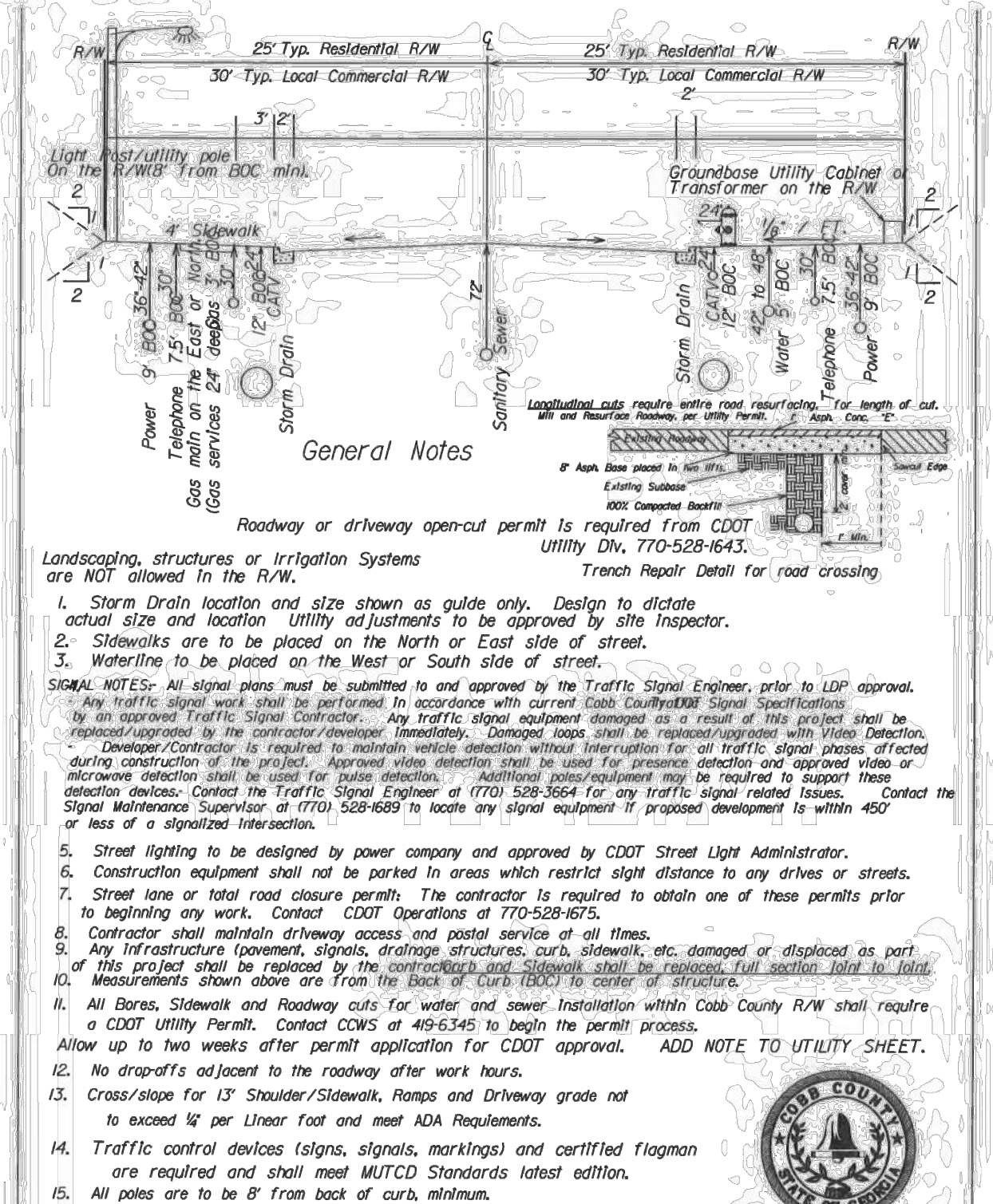
3 SEPTIC SYSTEM CONCEPT PLAN
 NTS



<u>SEPTIC SYSTEM DESIGN NOTES:</u>	
RESTROOM FLOOR ELEVATION:	780'
PLUMBING STUB-OUT:	779'
TANK INLET:	778'
TANK OUTLET:	777'
TANK LID:	779'
CONCRETE SEPTIC TANK:	1,500 GAL
OUTFALL TO DRAIN FIELD:	+/- 188'
GROUND SURFACE DRAIN FIELD LINE:	776'
TRENCH BOTTOM LINE:	772'
DESIGN FLOW:	50PERSONSx10GPD=500GPD
PACOLET SOIL PERC. RATE:	45 MPI
PRIMARY DRAIN FIELD:	148'
RESERVE DRAIN FIELD:	224'
(RESERVE DRAIN FIELD REQUIRES DOSING TANK AND PUMP)	

* STORM DRAINAGE PROFILES ON SHEET C6.4

PLAN
OVERALL UTILITY PLAN
NTS



DETAIL 80 UTILITY STANDARD

2 COBB CO. STD DETAIL 80
NTS



1-800-282-7411
Know what's **below**.
Call before you dig.

PUBLIC HEALTH APPROPRIATE FOR CONSTRUCTION PERMIT AND SITE INSPECTION FOR ON-SITE SEWAGE MANAGEMENT SYSTEM					
Date _____		Amount Paid \$ _____		DHD # _____	Received By _____
Invoice # _____		Authorization # _____		Check # _____	<input type="checkbox"/> Cash <input type="checkbox"/> MC <input type="checkbox"/> Visa <input type="checkbox"/> Discover
Street Address Subdivision Name		City		Zip	
6653 Discovery Boulevard SE		Marietta, GA		30126	
Lot _____		Phase _____		Land Lot <u>338/339</u> District <u>1B</u> Section _____	
<small>I hereby agree for a construction permit to install on-site sewage management system and agree that the system will be installed in conformance with the requirements of the Public Health of the Georgia Department of Public Health, Chapter 290-2-50. I understand that after final inspection is required, I will notify Cobb & Douglas Public Health upon completion of construction and before applying for the final cover.</small>					
Property Owner's Name		Cobb County PARKS		Phone 770 528-8807	
Owner's Address		1792 County Services Parkway		Marietta, GA	30008-4026
Owner's Email		Tom.Bills@cobbcounty.org		Mcain@CPLteam.com	
Permit Applicant's Name		Mack R. Cain		Phone 678 296-9898	
Applicant's Address		3011 Sutton Gate Dr. Suite 130		Sunawnee, GA	30024
Facility Type <input type="checkbox"/> Single Family Other County Park ~ Prefab Rest Room # Bedrooms ____ # Gallons / Day ____ Water Supply <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Individual <input type="checkbox"/> Well Located measured distance from possible pollution source: _____ ft <input type="checkbox"/> No <input type="checkbox"/> Yes Lot Size From <u>800</u> ~ Back <u>800</u> ~ Right Side <u>80</u> ~ Left Side <u>80</u> ~ Square ft. (or acres) <u>1.5</u> House Design _____ Crawl Level <input type="checkbox"/> Split Level <input type="checkbox"/> With Basement Garbage Disposal <input type="checkbox"/> Yes <input type="checkbox"/> No Plumbing Outlet _____ Level <input type="checkbox"/> Ground Level <input type="checkbox"/> Spit Level <input type="checkbox"/> Basement <small>I certify that the location of this house, septic tank and drain field meets local codes and the Department of Natural Resources, EPD, Chapter 391-3-15-01 for water supply, water sheds.</small>					
Owner / Agent Signature _____					Date June 19, 2019
OFFICE USE ONLY					
Soil Conditions (Absorption Field)	Percolation Rate <u>45</u> Min / In	Water Table Depth <u>22"</u>	Suitable Soil Type <u>Pachr</u>		
Loading Rate _____ Gal / sq ft		Depth to Rock <u>22"</u>			
Sewage Disposal <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> High Capacity <input type="checkbox"/> Alternative Total Capacity Septic Tank <u>1000</u> Gals Dosing Tank _____ Gals ATU Tank _____ Gals Grease Trap _____ Gals Layout Method <input type="checkbox"/> Distribution Box <input checked="" type="checkbox"/> Searial Field <input type="checkbox"/> Level Field <input type="checkbox"/> Other _____					
Absorption Field Area	Primary LF <u>148</u>	Trench Depth (inches) <u>36" - 48"</u>	Site Approved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Reserve LF <u>224</u>		Trench Width <input type="checkbox"/> Chamber 36" <input checked="" type="checkbox"/> Polyethylene 30" <input type="checkbox"/> Other _____			
Special Conditions: <ul style="list-style-type: none"> • Install a 1000 Gall. septic tank with filter on the outlet. • Install 148 Linear feet of high capacity type trenches at a depth of 36" - 48" 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. (224') • System design is for a restroom only no food service. • See attached approved site plan for complete details. 					
<i>Any modifications or additions to this plan must be approved</i>					
<p>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 are not, by its action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction or such system.</p>					
Approved by _____		Title <u>cm</u>		Date <u>6/23/19</u>	
Cobb & Douglas Public Health Revenue					

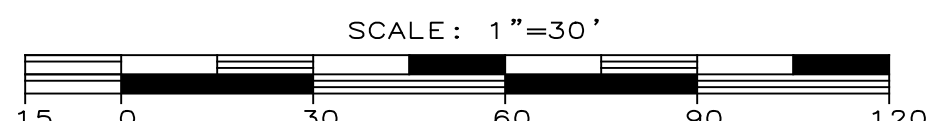
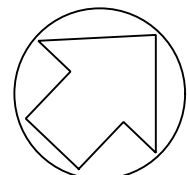
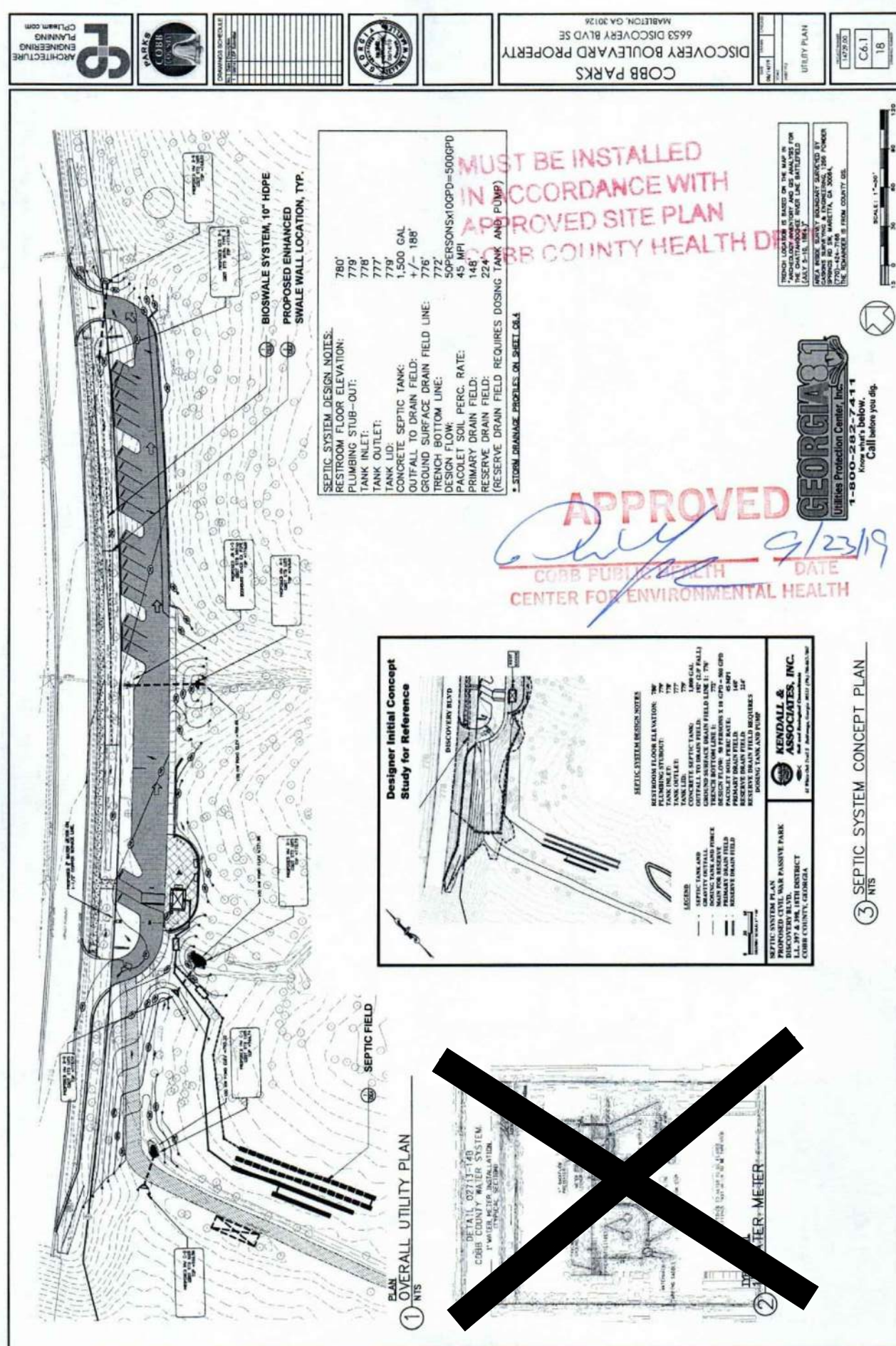
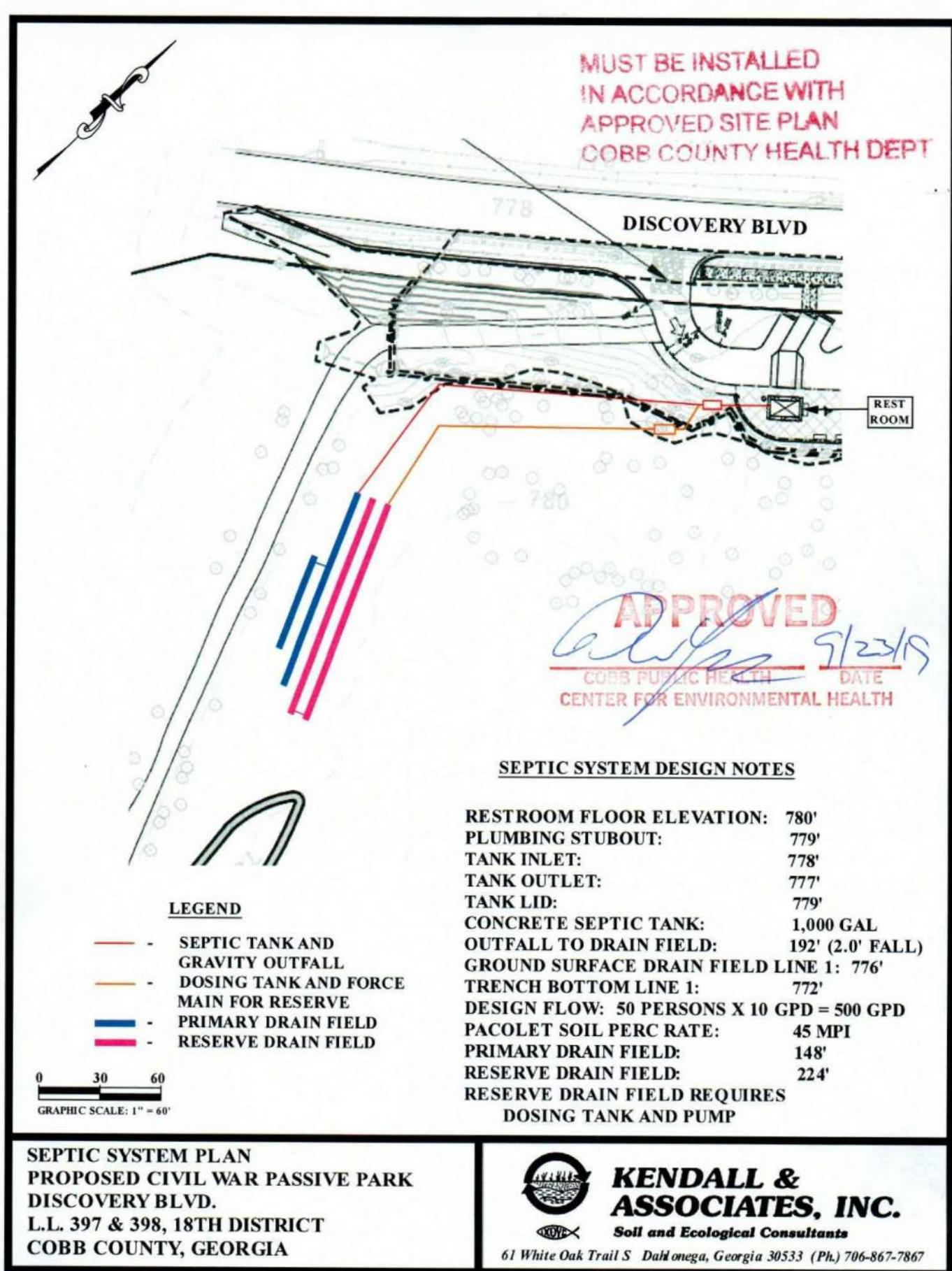
Cobb & Douglas Public Health
Page 1 of 1

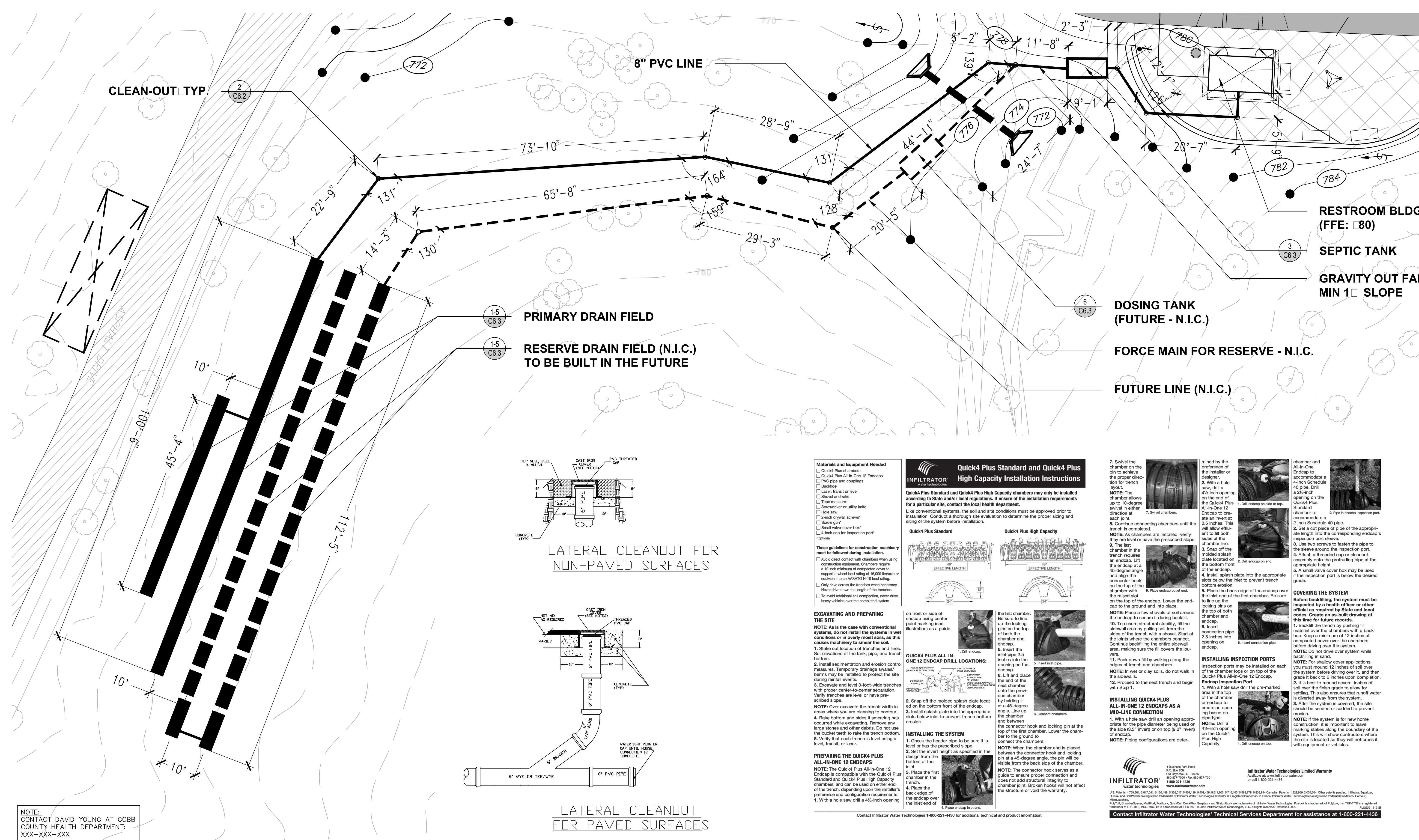
PERMIT VALID
FOR ONE YEAR ONLY
~~NOT TRANSFERABLE~~

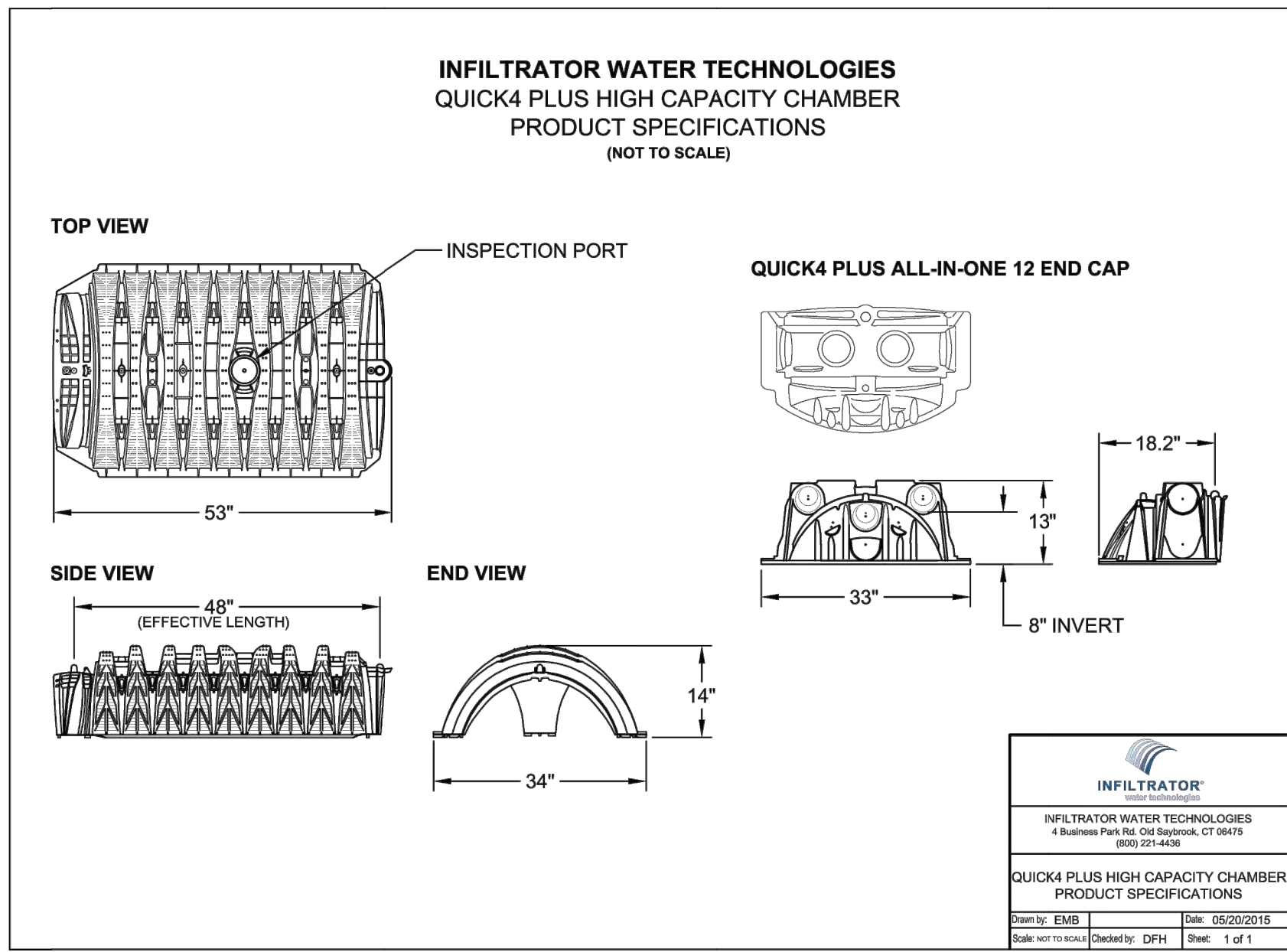
ONSS New Construction Permit
Revised: 04/20/2018

TRENCH LOCATION IS BASED ON THE MAP IN
"ARCHEOLOGY INVENTORY AND GIS ANALYSIS FOR
THE CHATTAHOOCHEE RIVER LINE BATTLEFIELD
(JULY 5-10, 1864.)"

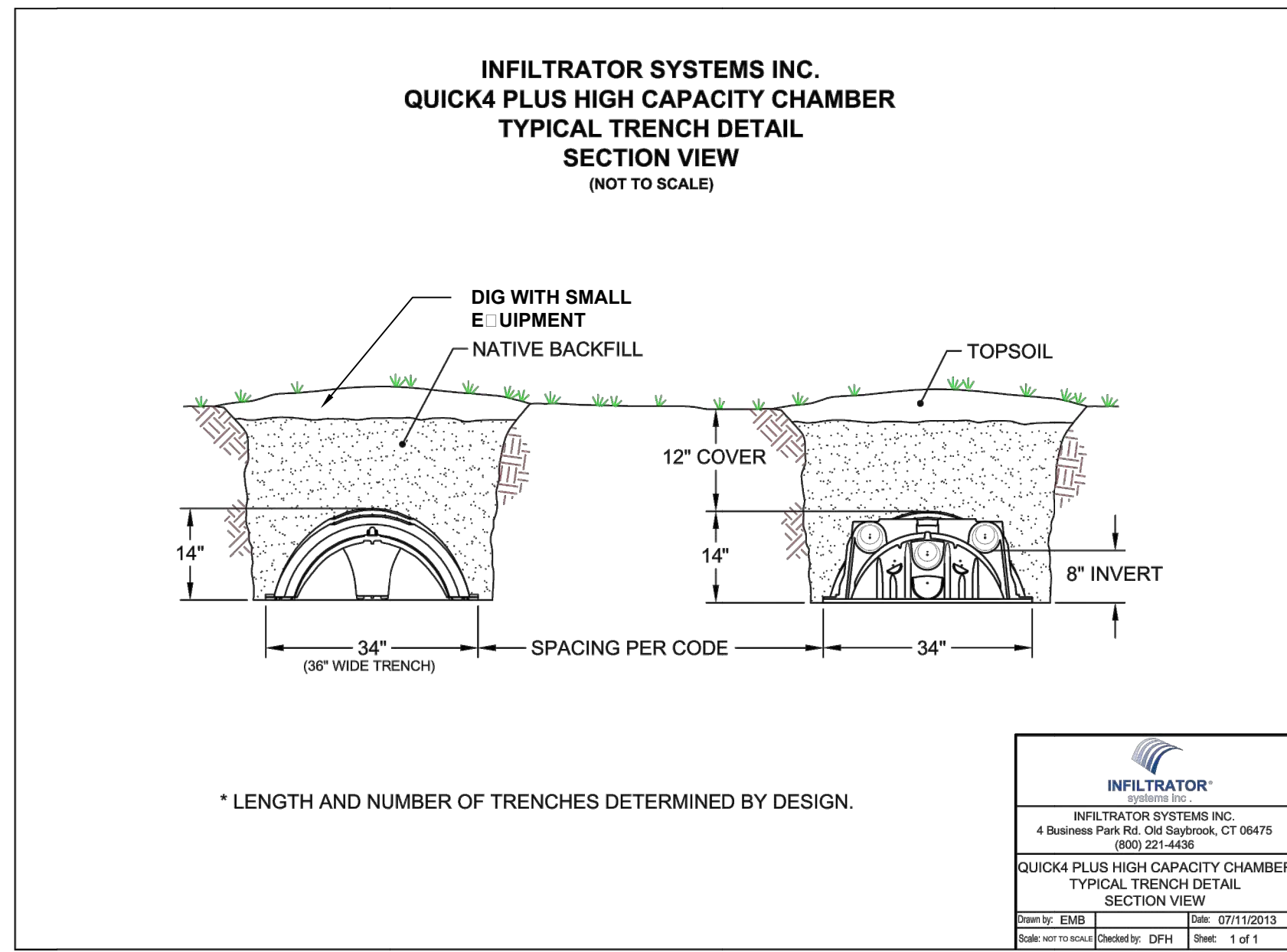
AREA INSIDE SURVEY BOUNDARY SURVEYED BY
GASKINS SURVEYING & ENGINEERING, 1266 POWDER
SPRINGS RD SW, MARIETTA, GA 30064,
(770)-424-7168
THE REMAINDER IS FROM COUNTY GIS.



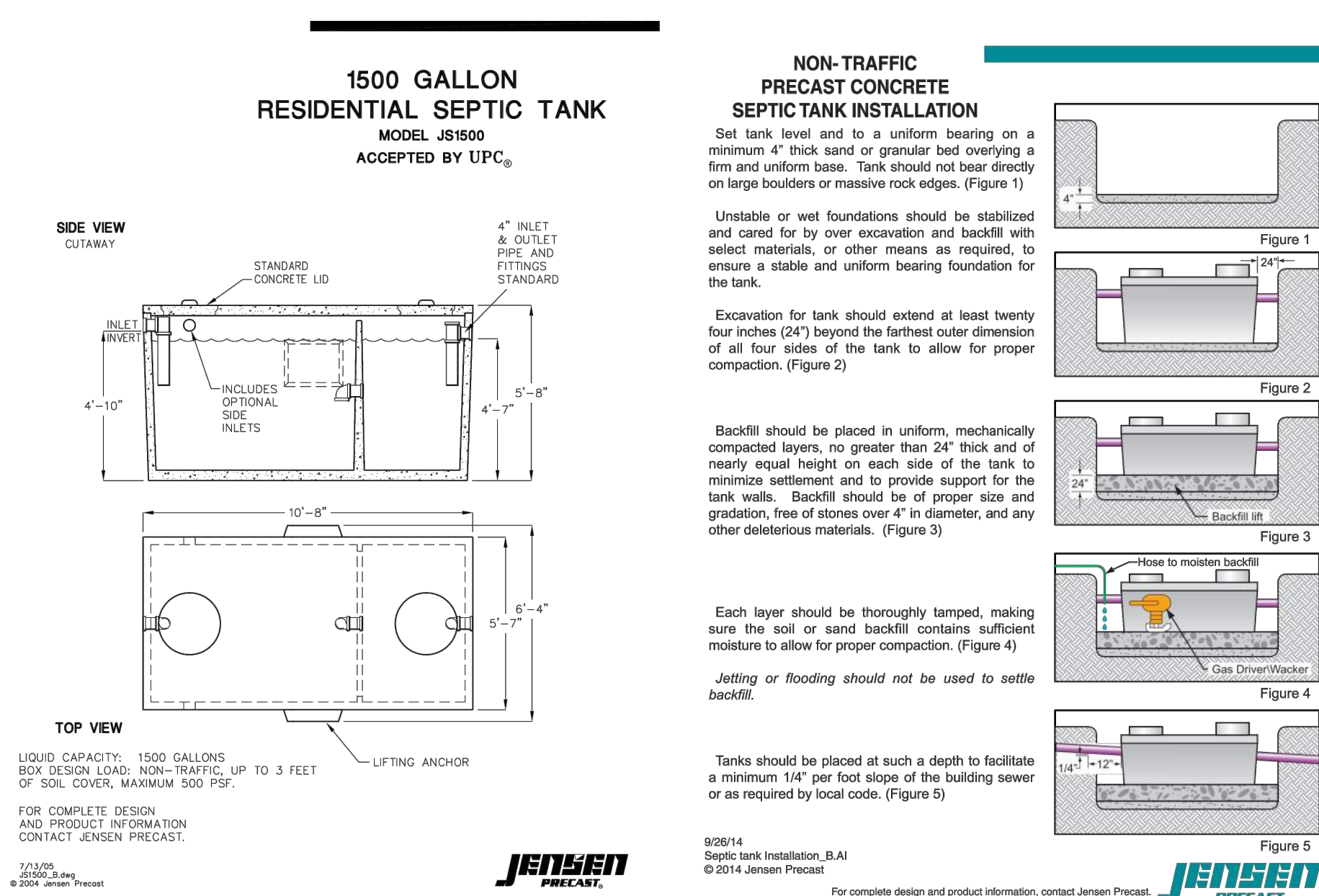




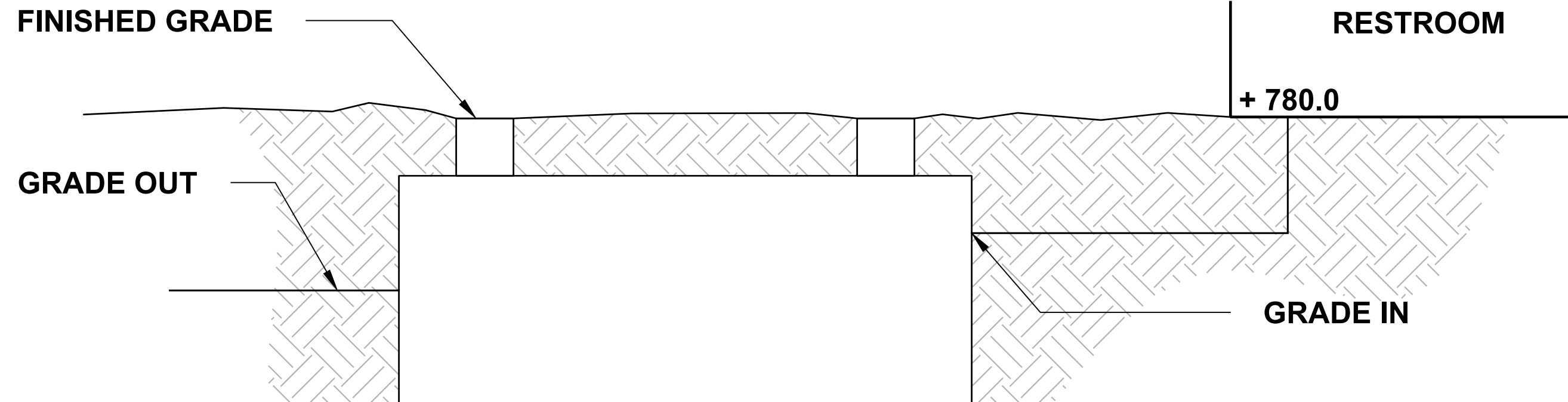
1 TYP. DETAIL
SEPTIC INFILTRATOR – SPECIFICATIONS
NTS



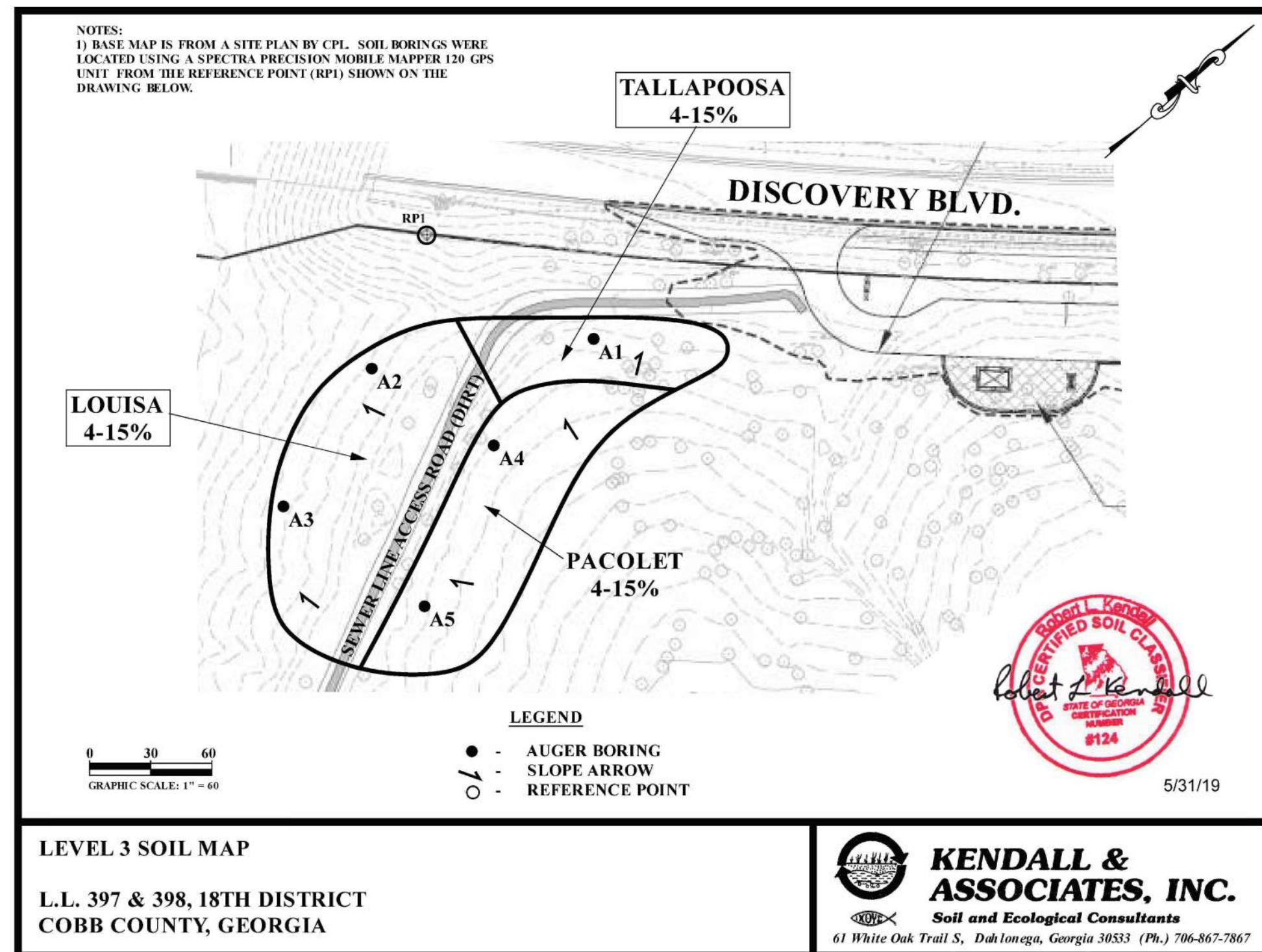
2 TYP. DETAIL
SEPTIC INFILTRATOR – TRENCH
NTS



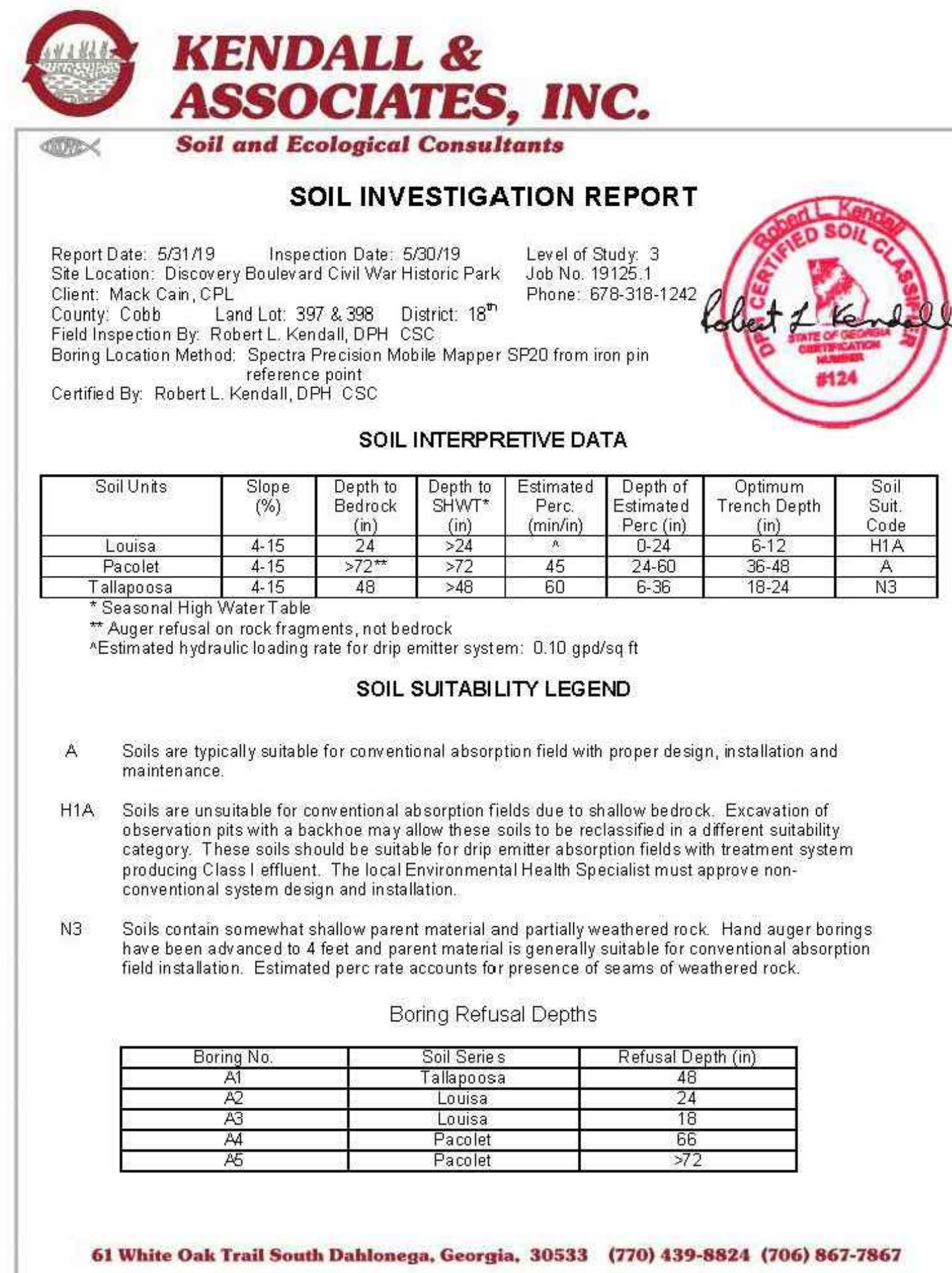
3 SEPTIC TANK AND INSTALLATION – TYPICAL
NTS



4 SEPTIC TANK ELEVATION DIAGRAM
NTS



5 SOIL REPORT
NTS



ACORD
CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/11/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
PointeNorth Insurance Group, LLC
PO Box 724728
Atlanta, GA 31139

INSURED
Kendall & Associates, Inc.
61 White Oak Trail, S.
Dahlonega, GA 30533

CONTACT
NAME: Elaine Bielenberg
PHONE: (770) 858-7540
FAX: (770) 858-7545
EMAIL: ebielenberg@pointenorthins.com
ADDRESS:

INSURER(S) AFFORDING COVERAGE

INSURER A: ARL - Admiral Insurance Company
INSURER B: Technology Insurance Company
INSURER C: Technology Insurance Company
INSURER D: Technology Insurance Company
INSURER E: Technology Insurance Company

NAIC #
42376

COVERAGES

CERTIFICATE NUMBER: 18-19 GL AI PL 17-18 WC
REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	ADDITIONAL COVERAGES	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXPI. DATE (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY	CLAIMS-MADE	FEIECC1804705	10/10/2018	10/10/2019	EACH OCCURRENCE \$ 1,000,000 PERMANENT DISMEMBERMENT \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADY INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOUND AGG. \$
B	UTILITY SERVICE LIABILITY	CLAIMS-MADE	FEIECC1804705	10/10/2018	10/10/2019	COMBINED SINGLE LIMIT (All accidents) \$ 1,000,000 BODILY INJURY (Per person) \$ 100,000 BODILY INJURY (Per accident) \$ 100,000 PROPERTY DAMAGE (Per accident) \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	TWCC670616	12/29/2017	12/29/2018	E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000 Per Occurrence \$1,000,000 Policy Aggregate \$2,000,000
D	PROFESSIONAL E&O LIABILITY AND CONTRACTOR POLLUTION LIABILITY	Y/N	FEIECC1804705	10/10/2018	10/10/2019	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER
Georgia Department of Public Health
Two Peachtree Street NW
13th Floor
Atlanta, GA 30303

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Wanda H. Decker

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ACORD 25 (06/16/03)

ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

PARKS
COBB
COUNTY

DRAWINGS SCHEDULE

No.	Date	Description
1	08/14	LDP Submittal
2	11/15	LDP Resubmittal

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
08/14/19
JEFFREY W. MULLER

COBB PARKS
DISCOVERY BOULEVARD PROPERTY
6653 DISCOVERY BLVD SE
MABLETON, GA 30126

DATE
08/14/19

DRAWN
SCALE

CHECKED
SHEET TITLE

SEPTIC DETAILS

PROJECT NUMBER
14729.00

C6.3

20
DRAWING NUMBER

COBB PARKS DISCOVERY BOULEVARD PROPERTY

COBB COUNTY, GEORGIA (SPR-2019-00329)

ADDRESS: 6653 DISCOVERY BOULEVARD SE, MABLETON, 30126

DISTRICT NO.18; LAND LOT: 398/399; TAX DISTRICT : 9

- GENERAL NOTES:**
1. THE EXISTING CONDITIONS SURVEY (JAC) WAS PREPARED BY GASKINS SURVEYING & ENGINEERING
 2. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS FOR ALL APPROPRIATE JURISDICTIONS
 3. ALL CONSTRUCTION OF UTILITIES TO BE SCHEDULED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO ANY DISRUPTION OF SERVICES
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL AND ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT DOWNSTREAM AND OFF-SITE LAND FROM EROSION AND SEDIMENT DAMAGE DUE TO GRADING OPERATIONS. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER LAND DISTURBANCE ACTIVITY AND SHALL BE MAINTAINED IN ACCORDANCE TO CURRENT EDITION OF THE MANUAL OF EROSION AND SEDIMENT CONTROL IN GEORGIA AND MEETING WITH THE COBB COUNTY DEVELOPMENT INSPECTOR
 5. WHERE NECESSARY THE CONTRACTOR SHALL PROVIDE SHORING OR OTHER APPROVED METHOD IN ORDER TO MAKE THE WORK AREA STABLE AND SAFE
 6. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REGULATIONS
 7. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ACCESS FOR ALL EMERGENCY VEHICLES AT ALL TIMES
 8. TOPS OF ALL EXISTING STRUCTURES THAT ARE TO REMAIN WITHIN THE AREA REQUIRING RE-GRADING SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET NEW GRADES. PRIOR TO ANY ADJUSTMENT THE CONTRACTOR IS TO COORDINATE SUCH WORK WITH THE OWNER
 9. ALL SURFACE AREAS TO HAVE POSITIVE DRAINAGE AT THE CONCLUSION OF CONSTRUCTION
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK. MATERIALS SHALL BE REMOVED FROM THE SITE AS SOON AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE. CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING OFF AND DISPOSING OF ANY DEBRIS TO AN APPROVED STATE LICENSED FACILITY
 11. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND INTO STORM STRUCTURES
 12. CONTRACTOR TO MAINTAIN ALL STORM DRAINAGE STRUCTURES DURING THE COURSE OF CONSTRUCTION
 13. THE CONTRACTOR IS TO VERIFY ALL LOCATIONS AND/OR TYPES OF UTILITIES NEAR THE PROJECT LIMITS BEFORE CONSTRUCTION BEGINS. ANY DAMAGE CAUSED BY THE CONTRACTOR'S PERSONNEL OR EQUIPMENT TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR TO OWNER'S SPECIFICATIONS. SUCH DAMAGE SHALL BE THE CONTRACTOR'S EXPENSE TO PAY FOR ALL MATERIALS, LABOR AND NECESSARY PERMITS
 14. CONTRACTOR SHALL ACQUIRE ALL PERMITS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT
 15. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS
 16. LAND DISTURBANCE TO BE LIMITED TO THOSE AREAS NEEDED FOR PROPOSED WORK. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE
 17. NOTIFY THE COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION
 18. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY COBB COUNTY FOR ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE (NO WETLAND ARE DISTURBED BY THESE PLANS)
 19. WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
 - a. THE NATIONAL WETLAND INVENTORY DO NOT INDICATE SENSITIVE AREAS WITHIN THE PROJECT AREA
 - b. NO WETLAND INSIDE AREA 'A' AND THE WETLAND BOUNDARY IS DEFINED IN AREA 'B'
 20. NOTIFY COMMUNITY DEVELOPMENT INSPECTOR 48 HOURS PRIOR TO PRE-CONSTRUCTION MEETING OR OBTAINING GRADING PERMIT

EXISTING UTILITIES:

INFORMATION REGARDING THE PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON IS BASED ON INFORMATION READILY AVAILABLE AT THE TIME OF PREPARATION. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE TAKEN INTO CONSIDERATION BY THOSE USING THIS DOCUMENT. THE LOCATION AND DISPOSITION OF UTILITIES SHOWN MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AFFECTED BY HIS WORK PRIOR TO BEGINNING ANY CONSTRUCTION OR LAND DISTURBANCE.

COBB CO. ZONING DIVISION NOTE:

PARK PLANS ARE EXEMPT FROM ZONING REQUIREMENTS PER SEC. 134-3 OF COBB COUNTY CODE. HOWEVER, THIS PROJECT SHALL BE REQUIRED TO MEET ALL OTHER DEVELOPMENT CODES, REGULATIONS, ORDINANCES, AND LAWS

COBB COUNTY CEMETERY PRESERVATION NOTE:

THE COBB COUNTY CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE THIS PROPERTY FOR ETHNIC, CULTURAL, AND RELIGIOUS EVIDENCE LOCATED THEREIN. IF ANY ETHNIC, CULTURAL, OR RELIGIOUS EVIDENCE IS FOUND DURING DEVELOPMENT, THEN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT (770) 323-2038. FAILURE TO DO SO WILL RESULT IN A STOP WORK ORDER.

COBB COUNTY HISTORIC PRESERVATION NOTE:

AFTER CONSULTING VARIOUS COUNTY HISTORIC RESOURCES SURVEYS, HISTORIC MAPS, ARCHEOLOGY SURVEYS AND CIVIL WAR TRENCH LOCATION MAPS, IT IS DETERMINED THAT NO KNOWN SIGNIFICANT HISTORIC RESOURCES APPEAR TO BE AFFECTED BY THIS PROJECT

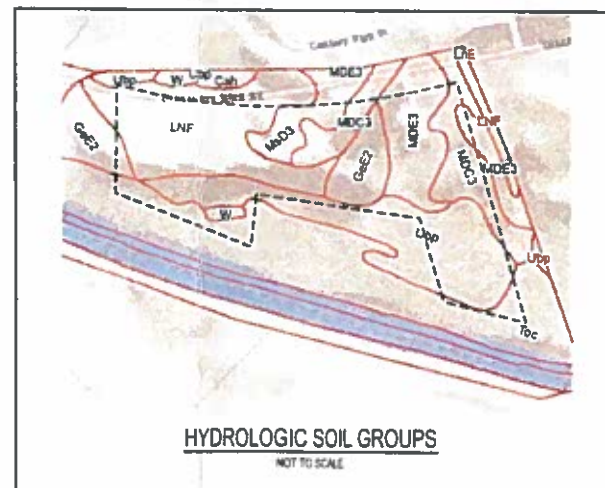
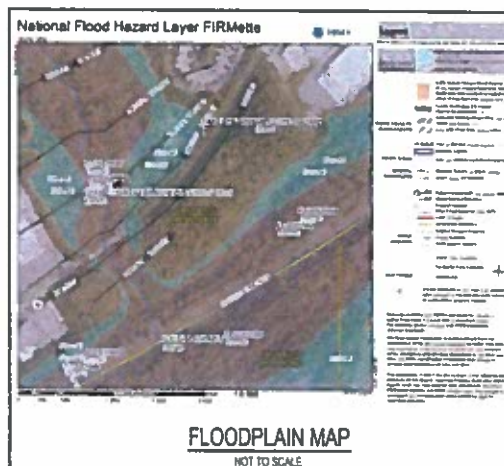
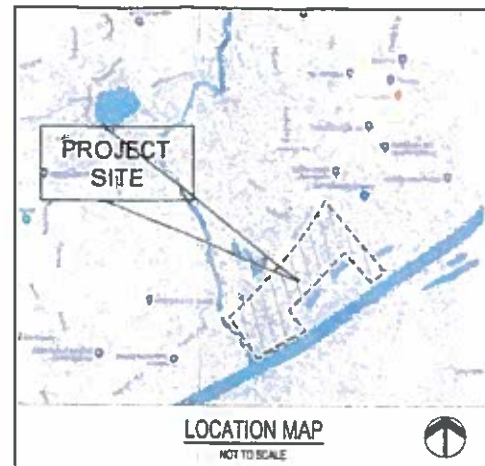
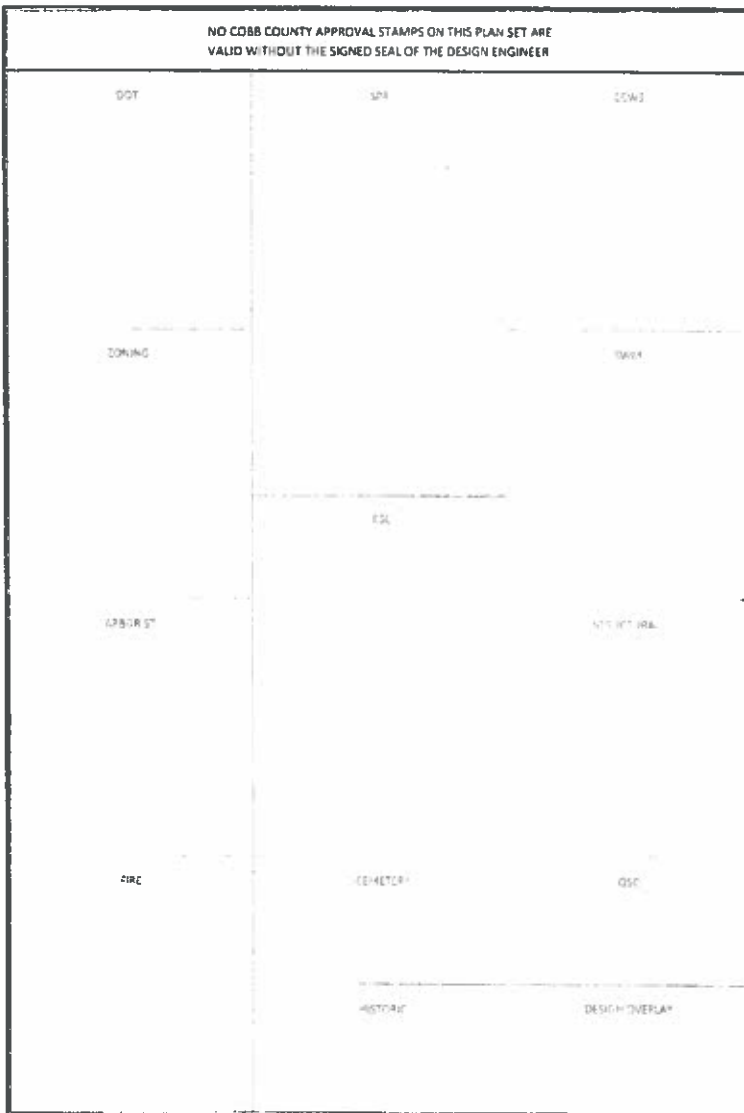
COBB COUNTY ZONING DESIGN OVERLAY NOTE:

STAFF HAS DETERMINED THAT THIS PARCEL IS NOT WITHIN THE BOUNDARIES OF APPROVED DESIGN GUIDELINES STUDY AREA. THEREFORE DOES NOT HAVE TO COMPLY WITH DESIGN GUIDELINE REQUIREMENTS. NO ACTION REQUESTED

COBB COUNTY LANDSCAPE NOTE:

A LANDSCAPE CONFERENCE IS REQUIRED FOR THIS PROJECT PRIOR TO ANY FINISH LANDSCAPING. CALL THE COBB COUNTY ARBORISTS 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

- FIRE AND EMERGENCY SERVICES GENERAL NOTES:**
1. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CDDMO INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBMO.ORG
 2. NO GATE WILL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL
 3. ANY STAIR OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION
 4. SITES WITH DEMO / CONSTRUCTION
 - a) MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20' WIDE.
 - b) THE OWNER AND/DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE REQUIREMENTS OF IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA.



SITE DATA:

PARCEL 18 039800020
OWNER COBB COUNTY
ADDRESS DISCOVERY BLVD
ACREAGE 20.073 ACRES
ZONING HEAVY INDUSTRIAL

TOTAL SITE AREA 20.073 ACRES
TOTAL DISTURBED AREA 1.41 ACRES

THIS SITE PLAN REVIEW IS LIMITED IN SCOPE TO SITE PREPARATION FOR CONSTRUCTION. THE EGRESS COMPONENTS HAVE NOT BEEN REVIEWED. ALL BUILDING(S), STRUCTURE(S), EGRESS COMPONENTS, INCLUDING RAMPS AND STAIRS MUST BE SUBMITTED SEPARATELY TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. INDEPENDENT BUILDING PERMITS ARE REQUIRED IN ADDITION TO THE LAND DISTURBANCE PERMIT. THE PERSON IDENTIFIED BELOW IS DESIGNATED AT THE DESIGN PROFESSIONAL RESPONSIBLE FOR ALL MEANS OF EGRESS COMPONENTS OUTSIDE OF THE BUILDING.

NAME: MACK CAIN PHONE: 678/318-1241

THE OWNER HEREBY DESIGNATES (PRINT) TONY KEY AS THE FIRE PREVENTION PROGRAM SUPERINTENDENT. THE ABOVE-NAMED PERSON SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IFC CHAPTER 3300 IN ITS ENTIRETY AND NFPA 241-09. FAILURE TO COMPLY CAN RESULT IN STOP WORK ORDERS AND/OR CITATION.

Utility Category	Total Average (in Sq. Ft. Footage)	Total Average (in Sq. Footage)	Total Average (in Sq. Footage)	Percent Land Disturbed (Maximum Percentages)	Percent Impervious Surface Shown Is
A	0	0	0	0	0
B	0	0	0	0	0
C	2.7	1.89	1.22	70	43
D	13.0	6.5	3.9	50	30
Undeveloped	12.4	4.22	2.51	0	15
Water	0	0	0	0	0
Total	31.1	N.A.	N.A.	N.A.	N.A.

ARC VULNERABILITY TABLE



Know what's below.
Call before you dig.

OWNER/PRIMARY PERMITEE

COBB COUNTY PARKS
1792 COUNTY SERVICES PKWY
MARIETTA, GA 30008

TOM BILLS SR CONSTRUCTION MANAGER
PHONE (770) 528-8807
EMAIL: TOM.BILLS@COBBCOUNTY.ORG

24-HOUR CONTACT:

CONTACT: HOWARD BACH
COBB COUNTY
PHONE (404) 931-3738
EMAIL: HOWARD.BACH@COBBCOUNTY.ORG

LEAD DESIGN PROFESSIONAL

CONTACT: MACK R. CAIN, RLA
CLARK PATTERSON LEE
3011 SUTTON GATE DRIVE SUITE 130
SUWANEE, GEORGIA 30024

OFFICE (678) 318-1241
EMAIL: MCAIN@CLARKPATTERSON.COM



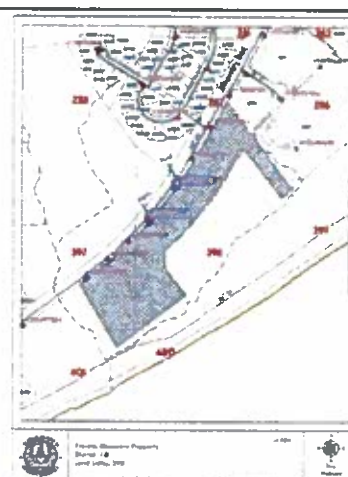
1792 County Services Parkway
Marietta, Georgia 30008
Phone: (770) 528-8807
Fax: (770) 528-8808
Website: www.cobbcounty.org

The Fire Flow Test has been conducted on April 11, 2019, at the above address. The test was conducted by the Cobb County Fire Department. The results of the test are as follows:

Flow Rate (GPM)	Pressure (PSI)
1500	20.0
1200	22.0
900	24.0
600	26.0
300	28.0



FIRE FLOW TEST



FIRE HYDRANT FLOW



DRAWINGS SCHEDULE

No.	Date	Description
1	09/14	LDP Submittal
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COBB PARKS
DISCOVERY BOULEVARD PROPERTY
6653 DISCOVERY BLVD SE
MABLETON, GA 30126

DATE	DRAWN	CHECKED
09/14/19	GC	JAP/C

COVER

PROJECT NUMBER	14729.00
SHEET NUMBER	C0.0
TOTAL SHEETS	1



EROSION AND SEDIMENTATION CONTROL NOTES

1. EROSION CONTROL PRACTICES MUST COMPLY WITH THE MINIMUM BEST MANAGEMENT PRACTICES FOR EROSION CONTROL COBB CO. CODE SECT 50-75, AND SHALL COMPLY WITH THE STANDARDS/SPECIFICATIONS IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. ALL DISTURBED AREAS LEFT IDLE FOR 5 DAYS, AND NOT TO FINAL GRADE, WILL NEED TO ESTABLISH TEMPORARY VEGETATION BY USING DS1/DS2 ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION BY USING DS3 OR DS4 IMMEDIATELY UPON COMPLETION.
3. WHEN PLANTING VEGETATION, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING.
4. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. PLEASE CALL (770) 528-2134 WITH ENOUGH LEAD TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
5. COBB COUNTY LAND DISTURBANCE PERMIT/BUILDING PERMITS MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN

6. VIEW FROM A COUNTY ROAD OR STREET. 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 THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
7. THE USE OF POLYMERS (PAMS) IS ACCEPTED AS A BMP AS RECOMMENDED BY THE STATE SOIL & WATER CONSERVATION COMMISSION BMP GREEN BOOK. COBB COUNTY ALSO REQUIRES THAT POLYMERS USED TO STABILIZE CONSTRUCTION SITES MUST BE USED IN CONJUNCTION WITH MULCHING AND OR HYDRO SEEDING.
8. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY COBB COUNTY.
9. IF STREAMS ARE ON YOUR SITE, COBB COUNTY WILL REQUIRE THAT THE STREAM BUFFERS BE LEFT UNDISTURBED AND A CONSERVATION EASEMENT OR A RESTRICTIVE COVENANT BE PLACED ON THAT PROPERTY FOR MORE INFORMATION, PLEASE FEEL FREE TO CALL DANA JOHNSON WITH THE PLANNING DIVISION @ 770-528-2199 OR DANA.JOHNSON@COBBCOUNTY.ORG

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

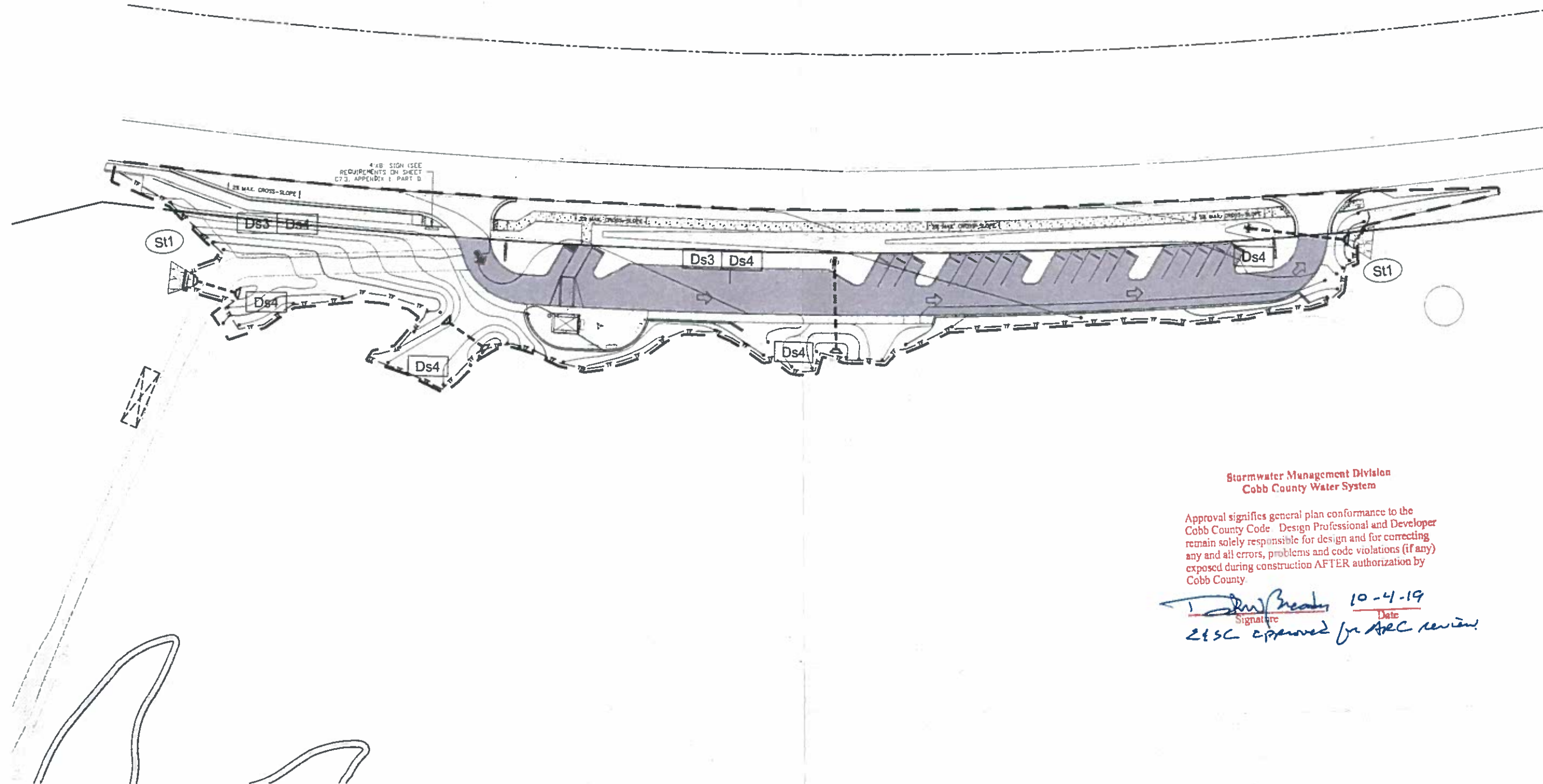
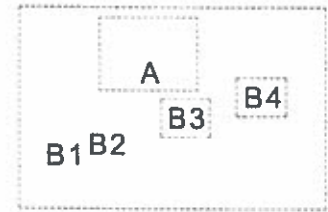
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

CONTRACTOR SHALL PERFORM SOIL TESTING AND SUBMIT SOIL TEST REPORTS THAT IDENTIFY SITE SPECIFIC FERTILIZER NEEDS AND RECOMMENDATIONS.

PER NPDES REQUIREMENTS, FLOCCULANTS OR COAGULANTS AND/OR MULCH MUST BE USED TO STABILIZE AREAS LEFT DISTURBED FOR MORE THAN SEVEN CALENDAR DAYS.

ALL SILT FENCE SHALL BE DOUBLE ROW, TYPE S, WHICH MULCH FILTER BETWEEN ROWS.

SHEET KEY



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.

Signature 10-4-19
245C approved for AEC review

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

TRENCH LOCATION IS BASED ON THE MAP IN "ARCHEOLOGY INVENTORY AND GIS ANALYSIS FOR THE CHATTAHOOCHEE RIVER LINE BATTLEFIELD (JULY 5-10, 1864)".
AREA INSIDE SURVEY BOUNDARY SURVEYED BY GASKINS SURVEYING & ENGINEERING, 1266 POWDER SPRINGS RD SW, MARIETTA, GA 30064 (770)-424-7168
THE REMAINDER IS FROM COUNTY GIS.

GSWCC
Jeffrey W. Mueller
Level II Certified Design Professional
DESIGNED BY: JWM
DATE: 09/19/19

SCALE 1"=30'
15 30 60 90 120

ARCHITECTURE
ENGINEERING
PLANNING
CPclean.com

PARKS
COBB
COUNTY

DRAWINGS SCHEDULE

No.	Date	Description
1	08/14	LDP Submittal

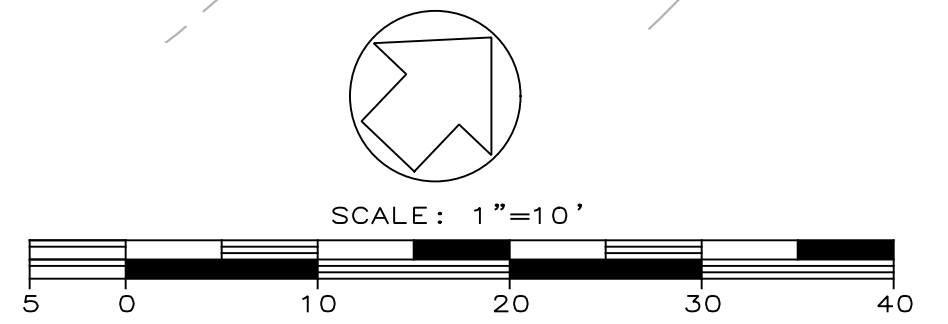
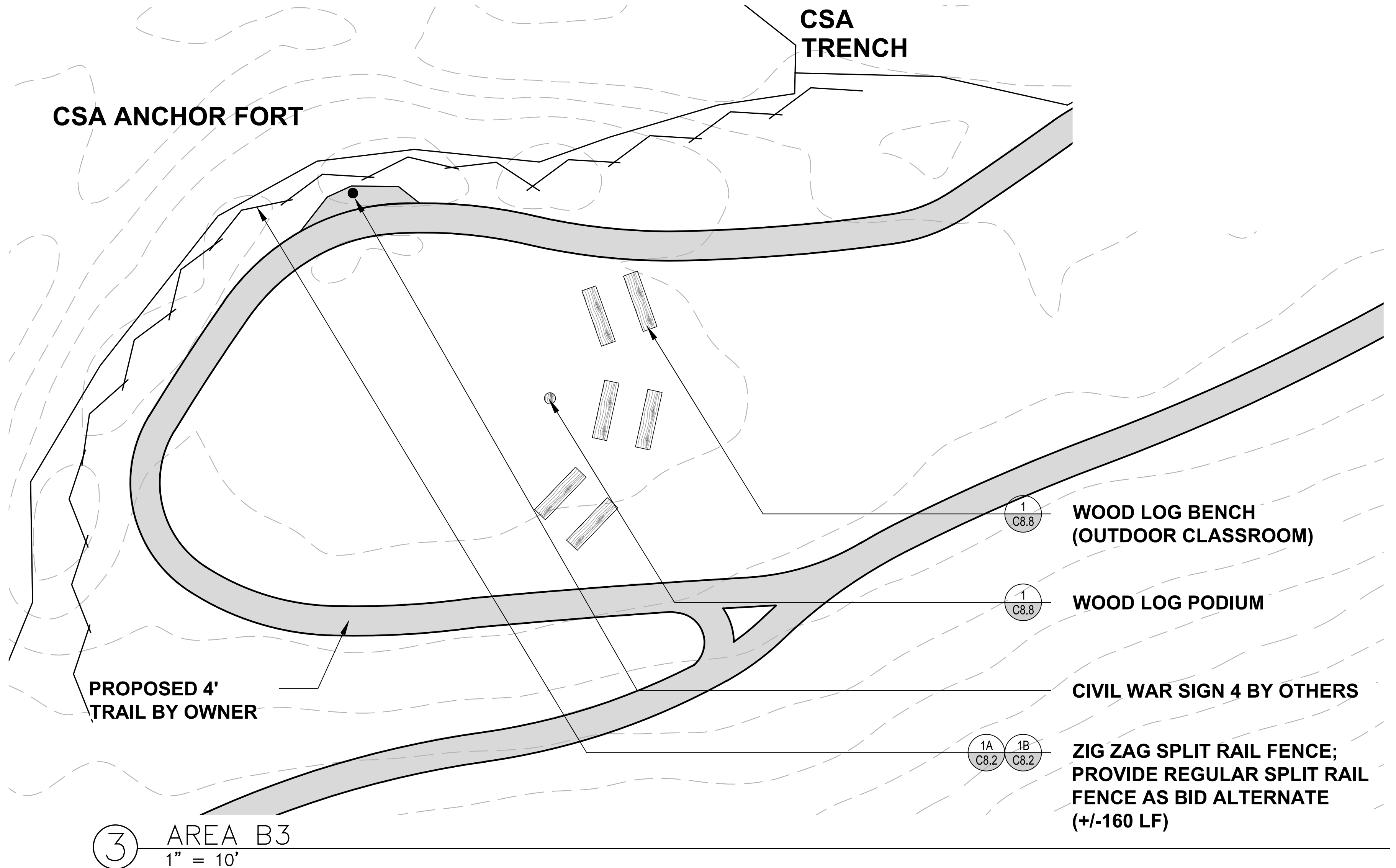
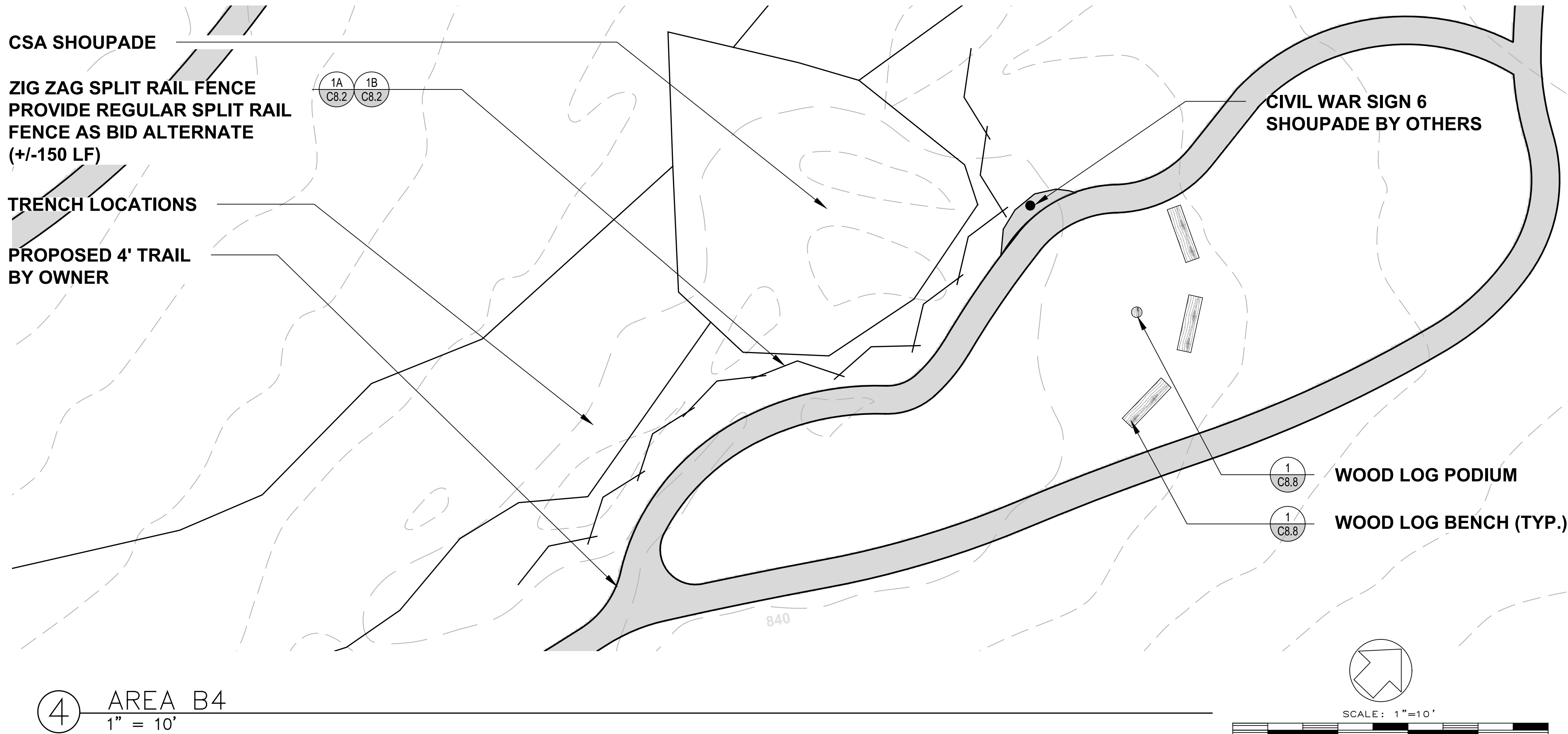
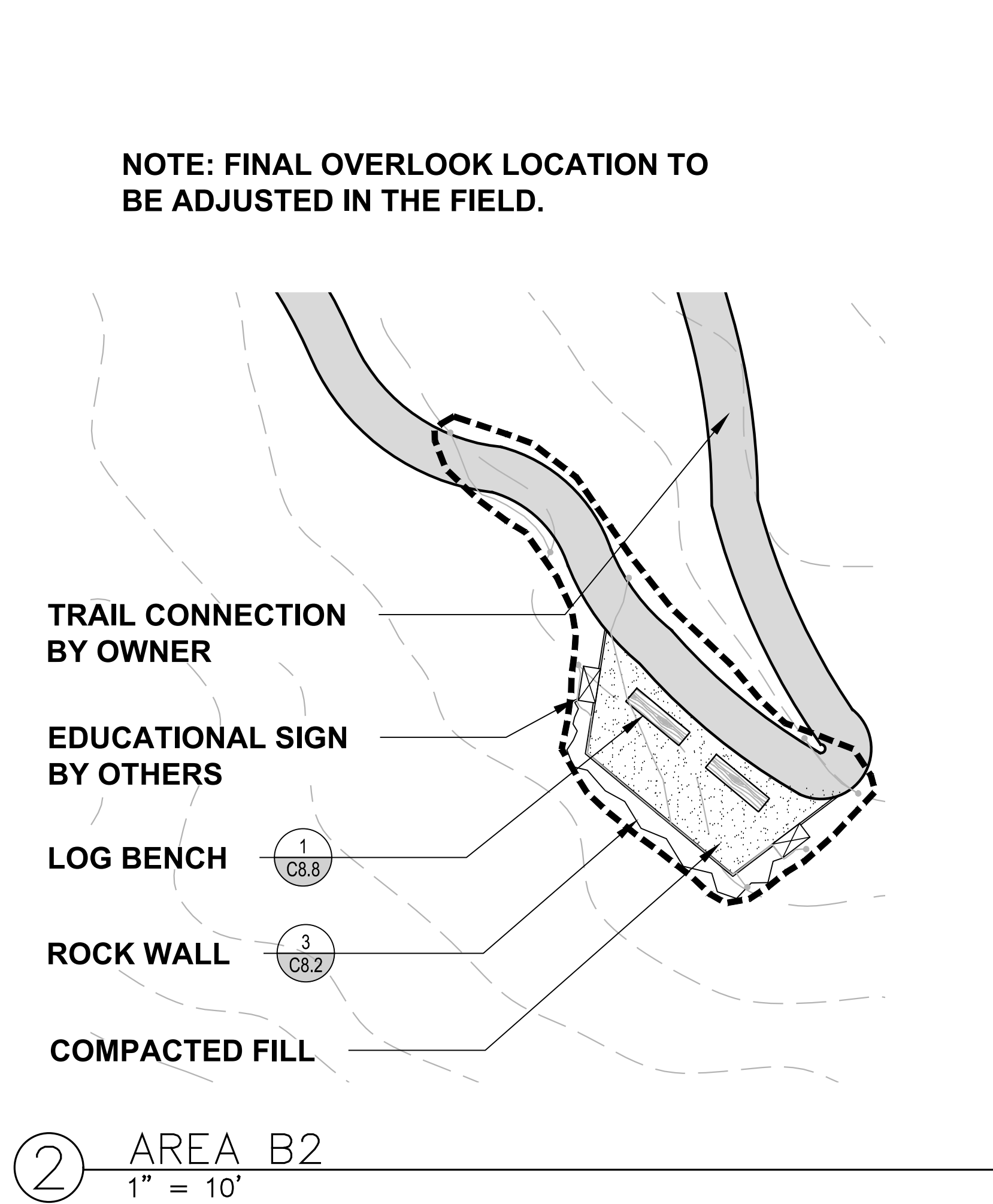
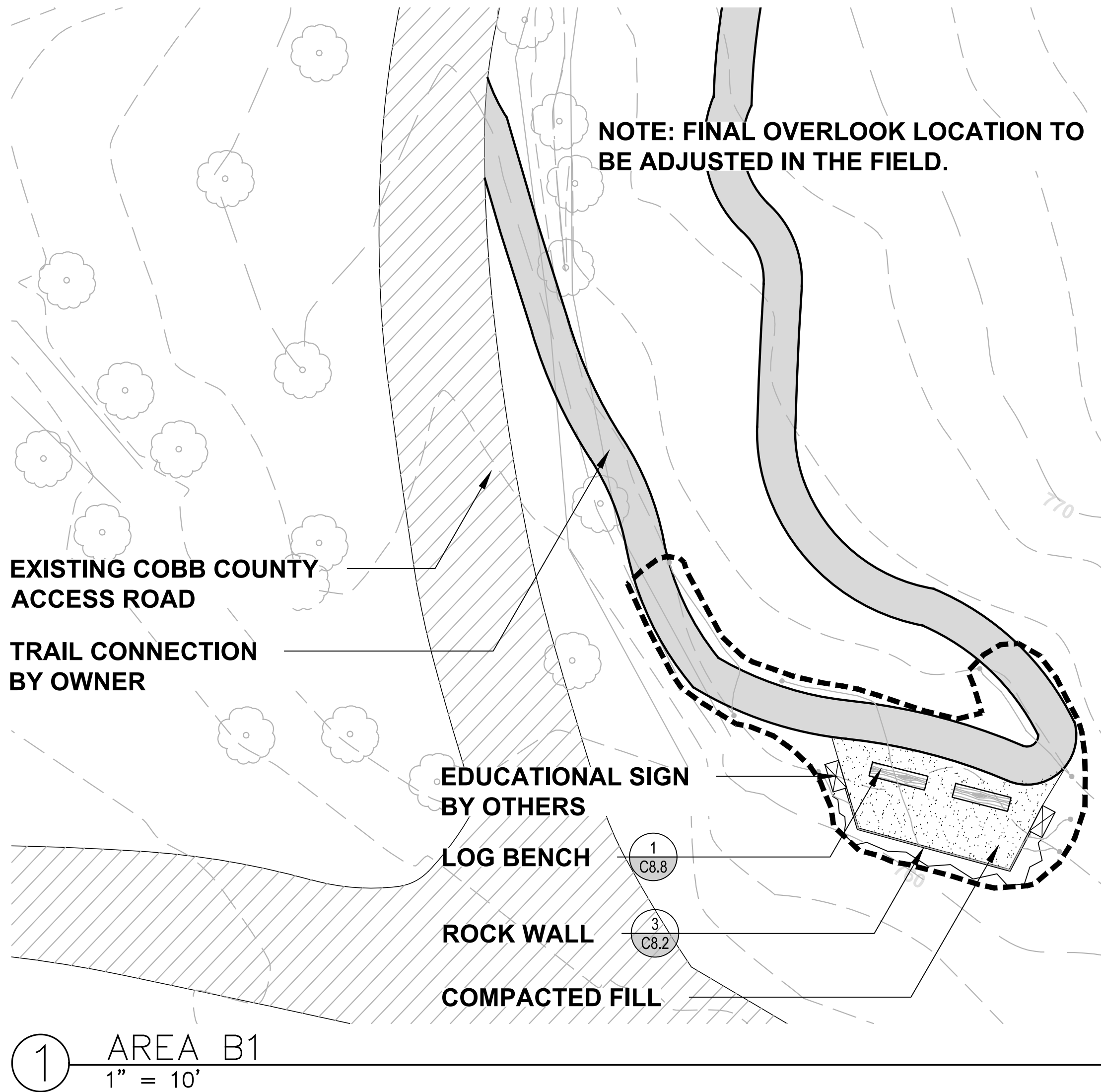
GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
JEFFREY W. MUELLER
08/14/19

COBB PARKS
DISCOVERY BOULEVARD PROPERTY
6653 DISCOVERY BLVD SE
MABLETON, GA 30126

DATE	DRAWN	CHECKED
08-14-19		
SCALE		
SHEET TITLE		
EROSION CONTROL PLAN - FINAL PHASE		

PROJECT NUMBER
14729.00
C7.6
28
LDP SHEET NUMBER

Drawing Name: S:\Projects\Cobb_Co\Discovery Blvd\Design\01 Job Info\CAD\Discovery-14729-00-C4.4-Site Plan_Signage and Planting.dwg
Date last accessed: 10/31/2019 1:39 PM
Date last plotted: 11/6/2019 8:40 AM
Plotted by: Grace Zhang



ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

**PARKS
COBB
COUNTY**

DISCOVERIES
ARCHITECTS
REGISTERED
PROFESSIONAL ARCHITECT
NO. 13501567
08/14/19
GEORGE ZHANG

COBB PARKS
DISCOVERY BOULEVARD PROPERTY
6653 DISCOVERY BLVD SE
MABLETON, GA 30126

DATE	DRAWN	CHECKED
08/14/19	GZ	MRC

SHEET TITLE
SITE PLAN - AREA B
- OVERLOOKS AND
REST AREAS

PROJECT NUMBER
14729.00

C4.4

9
DRAWING NUMBER