


DATE: April 16, 2020

ARC REVIEW CODE: V2004161

**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-20-02CC 3554 Cochise Drive

**Review Type:** Metro River

**MRPA Code:** RC-20-02CC

**Description:** A Metropolitan River Protection Act (MRPA) review of a proposal to build a new single-family home and driveway on the site of an existing single-family home that will be demolished in unincorporated Cobb County at 3554 Cochise Drive. The total acreage of the site is 48,315 SF, including 13,998 SF of disturbed area. The site is within the 100-year and 500-year floodplains. The existing impervious surface is 5,039 SF. Proposed impervious surface is 5,497 SF.

**Preliminary Finding:** ARC staff has opened its 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 River Corridor Plan.

**Submitting Local Government:** Cobb County

**Land Lot:** 975, 1018 **District:** 17 **Section:**

**Date Opened:** April 16, 2020

**Deadline for Comments:** Monday, April 27, 2020

**Earliest the Regional Review can be Completed:** Tuesday, April 28, 2020 (next business day after comments close)

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

ARC COMMUNITY DEVELOPMENT  
NATIONAL PARK SERVICE-CRNR  
CITY OF SMYRNA

ARC NATURAL RESOURCES  
GEORGIA CONSERVANCY  
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CHATTAHOOCHEE RIVERKEEPER  
CITY OF ATLANTA

If you have any questions regarding this review, please contact Greg Giuffrida at [ggiuffrida@atlantaregional.org](mailto:ggiuffrida@atlantaregional.org) or (470) 378-1531. If ARC staff does not receive comments from you on or before **5 p.m. Monday, April 27, 2020**, 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

Steve D. McCullers, P.E.  
*Director*

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

April 14, 2010

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

RE: Application for MRPA Certificate  
3554 Cochise Drive  
Land Lot 975 & 1018, 17<sup>th</sup> District, 2<sup>nd</sup> 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 owner, Kirt Hinkle (Striker Contracting). This submittal contains the application form, existing conditions survey and proposed site plan. A Vulnerability Category Reanalysis, dated 11/12/19, is also included. A \$250 cashier's check for the review fee has been provided, but was not forwarded with this digital submittal you're your instructions.

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 CERTIFICATE

1. Name of Local Government: Cobb County
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): Striker Contracting LLC  
Mailing Address: 2859 Paces Ferry Road Suite 1750  
City: Atlanta State: Georgia Zip: 30339  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-820-4434 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Chuck LeCraw  
Mailing Address: 2859 Paces Ferry Road, Suite 1750  
City: Atlanta State: Georgia Zip: 30339  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-642-3838 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: 3554 Cochise Drive SE  
Description of Proposed Use: Single Family Residence
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: Tax ID: #17101800110, 3554 Cochise Drive SE  
Cobb, County, Ga 30339 LL 975 & 1018 17th District  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: \_\_\_\_\_ Lot is more or less 1.109 acres  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Lots: Inside Corridor: 1 Lot  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Units: Inside Corridor: 1 Unit  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: \_\_\_\_\_

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): \_\_\_\_\_

7. How Will Sewage from this Development be Treated?

A. Septic tank \_\_\_\_\_

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system Yes

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>4,559 sf</u>	<u>2,280 sf</u>	<u>1,368 sf</u>	(50) <u>50</u>	(30) <u>30</u>
E	<u>36,713 sf</u>	<u>11,014 sf</u>	<u>5,507 sf</u>	(30) <u>30</u>	(15) <u>15</u>
F	<u>7,043 sf</u>	<u>704 sf</u>	<u>141 sf</u>	(10) <u>10</u>	(2) <u>2</u>
Total:	<u>48,315 sf</u>	<u>13,988 sf</u>	<u>7,016 sf</u>	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes

If "yes", indicate the 100-year floodplain elevation: 777.15

**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 Yes DUB  
If "yes", indicate the 500-year flood plain elevation: 780.0 DUB 4/15/20 4/15/20

**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:**

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

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

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

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

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

X Existing vegetation plan.

X Proposed grading plan.

X Certified as-builts of all existing land disturbance and impervious surfaces.

X Approved erosion control plan.

X Detailed table of land-disturbing activities. (Both on this form and on the plans)

☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

☐ Documentation on adjustments, if any.

☒ Cashier's check or money order (for application fee).

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

☒ Site plan.

☒ Land-disturbance plan.

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

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Kirt Hinkle  
[Signature] (Home owner) 2/16/2020  
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:

Kirt Hinkle  
[Signature] (Striker Contracting) 2/16/2020  
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.

[Signature] 4-14-2020  
Signature of Chief Elected Official or Official's Designee Date

**3554 Cochise Drive Reanalysis  
Cobb County**

November 12, 2019

Vulnerability Factor	Factor Subgroup	Score										
Hydrology	Interbasin	20										
Geology	Biotite Gneiss	5										
SUBTOTAL:		25										
Aspect:	North Slope	6	--									
	East Slope	--	9									
SUBTOTAL:		31	34									
Soils:	Low Erodibility	--	4									
	Moderate-to-Severe	16	--									
SUBTOTAL:		47	38									
Vegetation	Open	10	--	10	--	10	--	10	--			
	Hardwoods	--	20	--	20	--	20	--	20			
SUBTOTAL:		57	67	48	58	60	70					
Slope:	0-10%	--	9	--	3	--	--	--	--	--	--	--
	10-25%	--	--	--	--	9	9	--	9	--	9	--
	Over 25%	15	--	15	--	--	--	15	--	15	--	15
TOTAL:		72	76	82	51	57	67	73	69	75	79	85
CATEGORY:		E	E	F	D	D	E	E	E	E	E	F

The D category includes scores from 50 to 59  
The E category includes scores from 60 to 79  
The F category includes scores from 80 to 100

Site Notes:

1. THE SITE CONTAINS: 1.109 ACRES  
SITE ADDRESS: 3554 COCHISE DRIVE SE, COBB GEORGIA 30339
2. PARCEL ID NUMBER: 17101800110
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY GEORGIA LAND SURVEYING COMPANY DATED 11-29-18
4. A PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #130067C0227 H, DATED MARCH 4, 2013.
5. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
6. ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
7. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
9. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
10. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE COBB COUNTY, AND STATE OF GEORGIA STANDARDS.
11. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
12. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
13. THERE ARE NO WATERS OF THE STATE OF GEORGIA WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.
14. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
15. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

General Notes:

1. COMPLETE PLANS: ALL PLANS SUBMITTED FOR PERMIT MUST BE COMPLETE AND PROVIDE ALL APPLICABLE ITEMS LISTED IN THIS CHECKLIST.
2. SURVEY: ALL PLANS FOR NEW BUILDINGS OR PROPOSED WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN, WETLAND OR SEWER EASEMENT MUST INCLUDE A RECENT BOUNDARY AND TOPOLOGICAL SURVEY DRAWING SHOWING EXISTING CONDITIONS SIGNED, SEALED, AND DATED BY A GEORGIA REGISTERED LAND SURVEYOR. SUCH SURVEY IS HIGHLY RECOMMENDED FOR OTHER PROJECTS NEEDING SITE DEVELOPMENT REVIEW AND MAY BE REQUIRED AFTER PLAN REVIEW.
3. SEALED PLANS: GRADING PLANS MUST BE SIGNED AND SEALED BY A GEORGIA REGISTERED ENGINEER, LAND SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT, OR OTHER QUALIFIED PROFESSIONAL AS APPROPRIATE. PLANS WITH DISTURBED AREA GREATER THAN 1.0 ACRE OR FOR NEW BUILDINGS OR PROPOSING WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN OR WETLAND MUST INCLUDE THE CERTIFICATION OF THE GSWCC LEVEL II DESIGN PROFESSIONAL (NAME, NUMBER AND EXPIRATION DATE OF CERTIFICATE), WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL (ES&PC) PLAN.
4. DEMOLITION PLAN: ALL PLANS FOR REDEVELOPMENT MUST INCLUDE A DEMOLITION PLAN, CLEARLY INDICATING ALL EXISTING STRUCTURES AND SITE FEATURES TO BE DEMOLISHED AND THOSE STRUCTURES AND SITE FEATURES THAT WILL REMAIN.

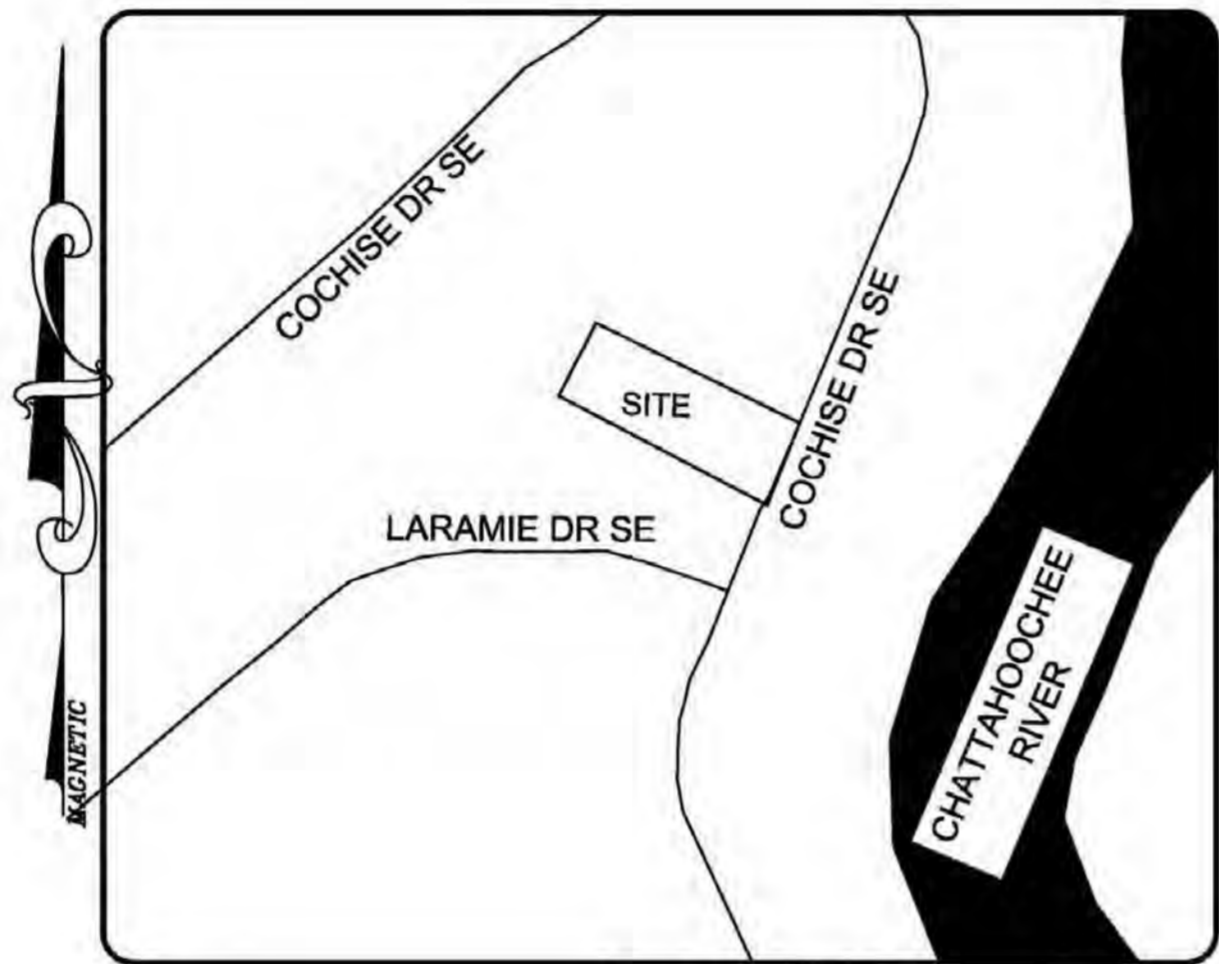
CONSTRUCTION AND FINAL INSPECTION:

1. PRE-CONSTRUCTION MEETING: BEFORE STARTING ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL. CALL 404-546-1305. FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.
2. REVISIONS TO PERMITTED PLANS: REVISIONS TO PERMITTED PLANS MUST BE SUBMITTED THROUGH THE BUREAU OF BUILDINGS. FOR SITE DEVELOPMENT PURPOSES FOUR(4) SETS OF PLANS ARE REQUIRED; HOWEVER ADDITIONAL SETS OF PLANS MAY BE REQUIRED BY BUREAU OF BUILDINGS FOR OTHER AGENCY REVIEW.
3. FINAL STABILIZATION AND SIGN-OFF: FOLLOWING THE COMPLETION OR CESSATION OF LAND-DISTURBING ACTIVITIES AT A SITE, ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE UNIFORMLY COVERED (ONE-HUNDRED (100) PERCENT OF THE SOIL WITHIN THE DISTURBED AREA) WITH PERMANENT VEGETATION WITH A DENSITY OF SEVENTY (70) PERCENT OR GREATER, OR EQUIVALENT PERMANENT STABILIZATION MEASURES, INCLUDING, BUT NOT LIMITED TO, RIP RAP, GABIONS, PERMANENT MULCHES, OR GEOTEXTILES. A FINAL SIGN-OFF BY THE DEPARTMENT OF WATERSHED MANAGEMENT SHALL BE REQUIRED FOR ALL PROJECTS INVOLVING LAND-DISTURBING ACTIVITIES, AND SAID SIGN OFF SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR THE RECORDING OF ANY FINAL PLAT. CALL 404-546-1305.

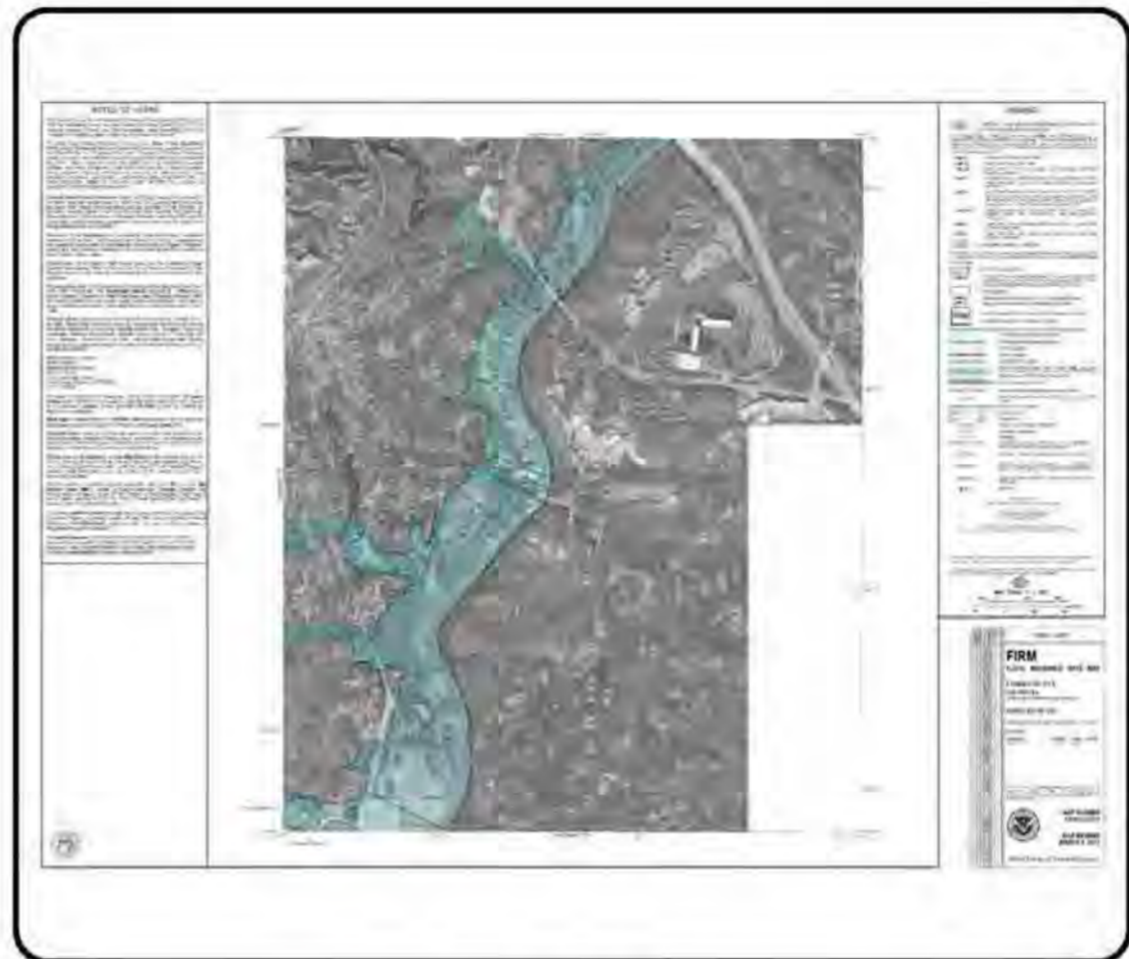
24 HOUR EMERGENCY CONTACT: CHUCK LeCRAW 404-642-3838

COBB COUNTY SINGLE FAMILY SITE CONSTRUCTION DOCUMENTS FOR

3554 Cochise Drive  
LAND LOT 975 & 1018, 17 DISTRICT  
COBB COUNTY, GEORGIA



Location Map  
N.T.S.



FEMA Map  
N.T.S.

Contractor

KIRT CHARLES HINKLE  
STRIKER CONTRACTING, LLC.  
2859 PACES FERRY RD, SUITE 1750  
ATLANTA, GEORGIA 30339  
DIRECT: 770-820-4434  
EMAIL:  
KIRT.HINKLE@STRIKERCONTRACTING.COM

Addressing:

3554 COCHISE DRIVE SE  
COBB COUNTY, GEORGIA 30339

Lot Data:

EXISTING IMPERVIOUS = 5,039 SF  
EXISTING LOT COVERAGE = 10.43%  
PROPOSED IMPERVIOUS = 5,497 SF  
PROPOSED LOT COVERAGE = 11.38%

Lot Coverage:

Proposed Impervious Area	SF
Proposed House with Garage	3739
Proposed Front Driveway	1620
Proposed Front walkway and stairs	138
Proposed Impervious Area - TOTAL	5497
Proposed Lot Coverage	11.38%

Utility Listing

GAS — ATLANTA GAS LIGHT COMPANY  
TELEPHONE — AT&T  
POWER — GEORGIA POWER  
WATER & SEWER — COBB COUNTY

Legend

COVER SHEET  
SURVEY  
SITE PLAN  
STORMWATER PLAN  
EROSION CONTROL PLAN  
CONSTRUCTION DETAILS

Sheet #

CV  
9-1  
C-1  
C-2  
C-3  
C-4

Plan Set For  
**3554 Cochise Drive**  
Land Lot 975 & 1018, 17th District  
Cobb County, Georgia

CVE PI # 19-433

Sheet No.

CV

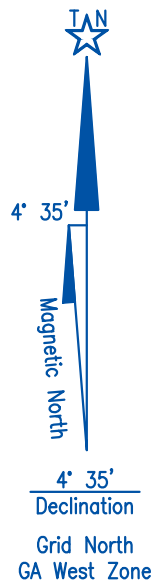
Cover

DATE	SCALE	DRAWN	CHECKED	REVISIONS	
				ARC COMMENTS	ARC COMMENTS
2-28-2020	AS SHOWN	PZ	GHB	3-9-20	3-28-20



Prepared For  
**Striker Contracting, LLC.**  
2859 Paces Ferry Road  
Suite 1750  
Atlanta, GA 30339  
770-820-4434

Prepared By:  
**CRESCENT VIEW  
ENGINEERING, LLC.**  
211 Frasier Street S.E.  
Marietta, GA 30060  
678-324-8410  
www.CrescentViewEng.com

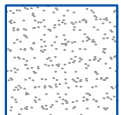


AREA

48315 SQ. FT.  
1.109 ACRES

HATCH LEGEND

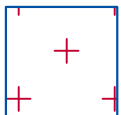
These hatchings may be found in the drawing.



Concrete



Asphalt



100 Year Flood

LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- Catch Basin
- Drop Inlet
- Guy Wire Anchor
- Light Pole
- Power Pole
- Electric Meter
- Fire Hydrant
- Water Meter
- Sanitary Sewer Manhole
- Sewer Clean Out
- Gas Meter
- Air Conditioning Unit
- Spot Elevation
- Hardwood Tree
- Pine Tree
- Fence
- Neighbor's Fence
- Overhead Electric Line
- Stormwater Pipe

**ZONING**  
[Cobb County]  
(R-30) (Single Family Residential)  
Front yard setback-50'  
Side yard setback-12'  
Rear yard setback-40'  
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

**SURVEY NOTES**  
1. Elevations are based on N.A.V.D. 88 datum.  
2. Contour lines are at one (1) foot intervals.  
3. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.  
4. Software used: Carlson Survey 2013 and Carlson Surver.  
5. This property lies within the 2000' ARC River Corridor.

**SPECIAL FLOOD HAZARD NOTE**  
I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel [is] in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due its opinion for said parcel map ID [13067C0227] effective date [March 4, 2013].

**CLOSURE STATEMENT**  
The field data used to compile this plot was gathered by radial survey measurements and has a positional tolerance of 0.1 feet. This map or plot has been calculated for closure and is found to be accurate within one foot in 162,899 feet.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR: 3554 Cochise Drive, Atlanta GA 30339

DATE: 11/29/18 SCALE: 30'

RUSSELL D. WALDON

LAND LOT: 975 & 1018 17th DISTRICT 2nd SECTION Cobb COUNTY, GA

LOT: 18 BLOCK: F UNIT: Five PHASE:

SUBDIVISION: Cochise By The Chattahoochee

PLAT BOOK 26 , PAGE 64 PARTY CHIEF: JJ FIELD DATE:

DEED BOOK 13264 , PAGE 1180 DRAFTER: JJ SHEET 1 OF 1



GEORGIA  
LAND SURVEYING CO.

EST 1955

Josh L. Lewis IV, RLS 3028

Signature:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

Site Notes:

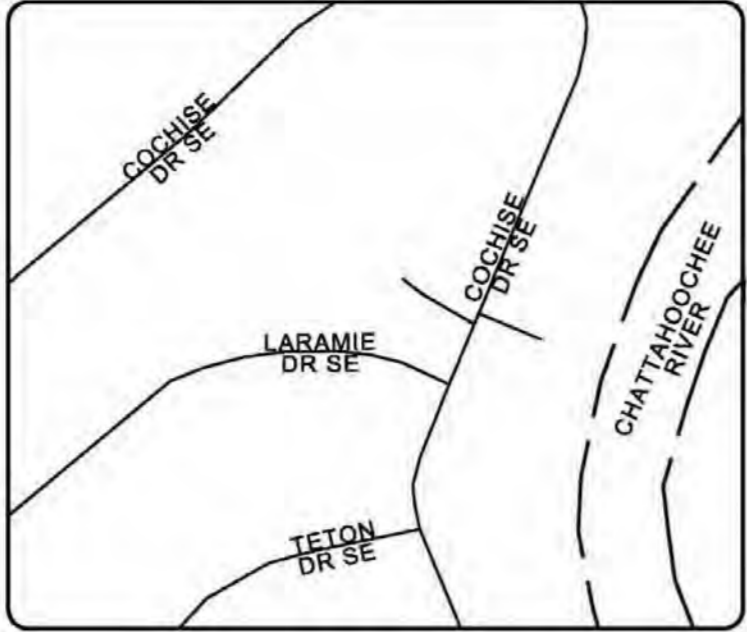
- 1. THE SITE CONTAINS: 1.109 ACRES  
SITE ADDRESS: 3554 COCHISE DRIVE SE, COBB GEORGIA 30339
- 2. PARCEL ID NUMBER: 17101800110
- 3. THE NORTH ARROW AND SCALE ARE SHOWN ON C-1
- 4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY GEORGIA LAND SURVEYING COMPANY DATED 11-29-18
- 5. A PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #130067C0227 H, DATED MARCH 4, 2013.
- 6. THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.
- 7. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- 8. THE INTENDED USE OF THE PROPERTY WILL BE FOR THE REMOVAL OF AN EXISTING SINGLE FAMILY HOME AND THE ADDITION OF A NEW SINGLE FAMILY HOME.

Zoning Requirements:

ZONING: R-30  
MINIMUM LOT AREA: 30,000 SQUARE FEET  
MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 75 FEET, 50 CUL-DE-SAC  
MINIMUM PUBLIC ROAD FRONTAGE: 75 FEET, 50 CUL-DE-SAC  
MAJOR SIDE SETBACK: 25 FEET  
MINOR SIDE SETBACK: 12 FEET  
REAR SETBACK: 40 FEET MAX  
FRONT SETBACK: 45 OR 50 FEET  
MAXIMUM IMPERVIOUS SURFACE: 35%  
HEIGHT: 35 FEET  
PARKING: 2 SPACES PER DWELLING

Grading Notes:

- 1. EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION.
- 2. INITIAL BMP'S MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. SEDIMENT BMP'S MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHMENT OF PERMANENT VEGETATION.
- 3. AFTER SITE CLEARING AND PREPARATION, CONTRACTOR SHALL EVALUATE THE EXPOSED SUBGRADE. THIS EVALUATION SHOULD INCLUDE PROOF ROLLING OF SUBGRADE SOILS TO VERIFY THAT THE SUBGRADE IS OF SUFFICIENT COMPACTION AND MATERIAL FOR PLACEMENT OF FILL TO BEGIN. IF REMEDIAL WORK IS REQUIRED, CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER BEFORE PROCEEDING.
- 4. ALL FILL MUST BE TESTED FOR COMPACTION AND QUALITY DURING THE GRADING OPERATION. PLACE FILL MATERIALS ON CONTINUOUS LAYERS AND COMPACT IN ACCORDANCE WITH ASTM D698. FILL MATERIAL MUST BE CLEAN INORGANIC NATURAL SOIL.  
COMPACTION REQUIREMENTS USING STD PROCTOR COMPACTION TEST ASTM D698 (%-MAX. DENSITY AT OPTIMUM MOISTURE CONTENT)  
UNPAVED AREAS: TOP 6 INCHES OF SUBGRADE AND SUBSEQUENT LIFTS / 90% SPT  
PAVED AREAS: FILL WILLS.  
COMPACTION ZONE FOR THESE AREAS SHALL INCLUDE A BEARING PLANE OF 1:1 FOR FILL AREAS WHICH SHALL EXTEND TO APPROVED SUBGRADE. COMPACTION REQUIREMENTS UNDER CURBING IS CONSIDERED UNDER PAVED AREAS REQUIREMENTS.
- 5. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
- 6. MAXIMUM GRADED SLOPES ALLOWED 2H:1V
- 7. ALL SLOPES AND AREAS TO BE LANDSCAPED OR GRASSED SHALL BE GRADED SMOOTH AND TOPSOIL APPLIED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED. NOTE USE OF TOPSOIL DOES NOT CHANGE FINISH GRADE CONTOURS
- 8. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- 9. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS
- 10. CONTRACTOR SHALL OBSERVE, PROTECT, AND PRESERVE ALL AREAS SHOWN TO BE PROTECTED SUCH AS TREE PROTECTED AREAS, UNDISTURBED BUFFERS, WETLANDS, STREAMS, STREAM BUFFERS, CEMETERIES, STRUCTURES TO REMAIN, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, DAMAGES, FINES, AND PENALTIES ASSOCIATED WITH FAILING TO PROTECT PROTECTED AREAS.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EARTHWORK AND GRADING OPERATIONS FROM GRADING, SEDIMENTATION, OR DAMAGE DURING CONSTRUCTION. REPAIR OR REPLACEMENT OF EARTHWORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER. REMOVING AND CLEANING UP SEDIMENT ACCUMULATIONS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- 12. CONTRACTOR SHALL PROVIDE ALL EXCAVATING, FILLING, BACKFILLING, IMPORTING, EXPORTING, AND GRADING REQUIRED TO BRING ENTIRE PROJECT TO THE FINAL GRADES AND ELEVATIONS SHOWN IN THE DESIGN DOCUMENTS.
- 13. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE.
- 14. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES SHOWN TO BE PRESERVED (IF REQUIRED).
- 15. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA.
- 16. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
- 17. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND COUNTY STANDARDS.
- 18. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
- 19. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES & ITEMS TO REMAIN.
- 20. CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER REPRESENTATIVE ALL PHASES OF CONSTRUCTION AND UTILITY CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.
- 21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
- 22. CONTRACTOR SHALL REPAIR AT HIS/HER EXPENSE, DAMAGE TO ANY NEW OR EXISTING SITE OR NEIGHOR FEATURES NOT TO BE DEMOLISHED CAUSED BY CONSTRUCTION ACTIVITIES.
- 23. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COSTS TO THE OWNER.
- 24. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS TO EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.



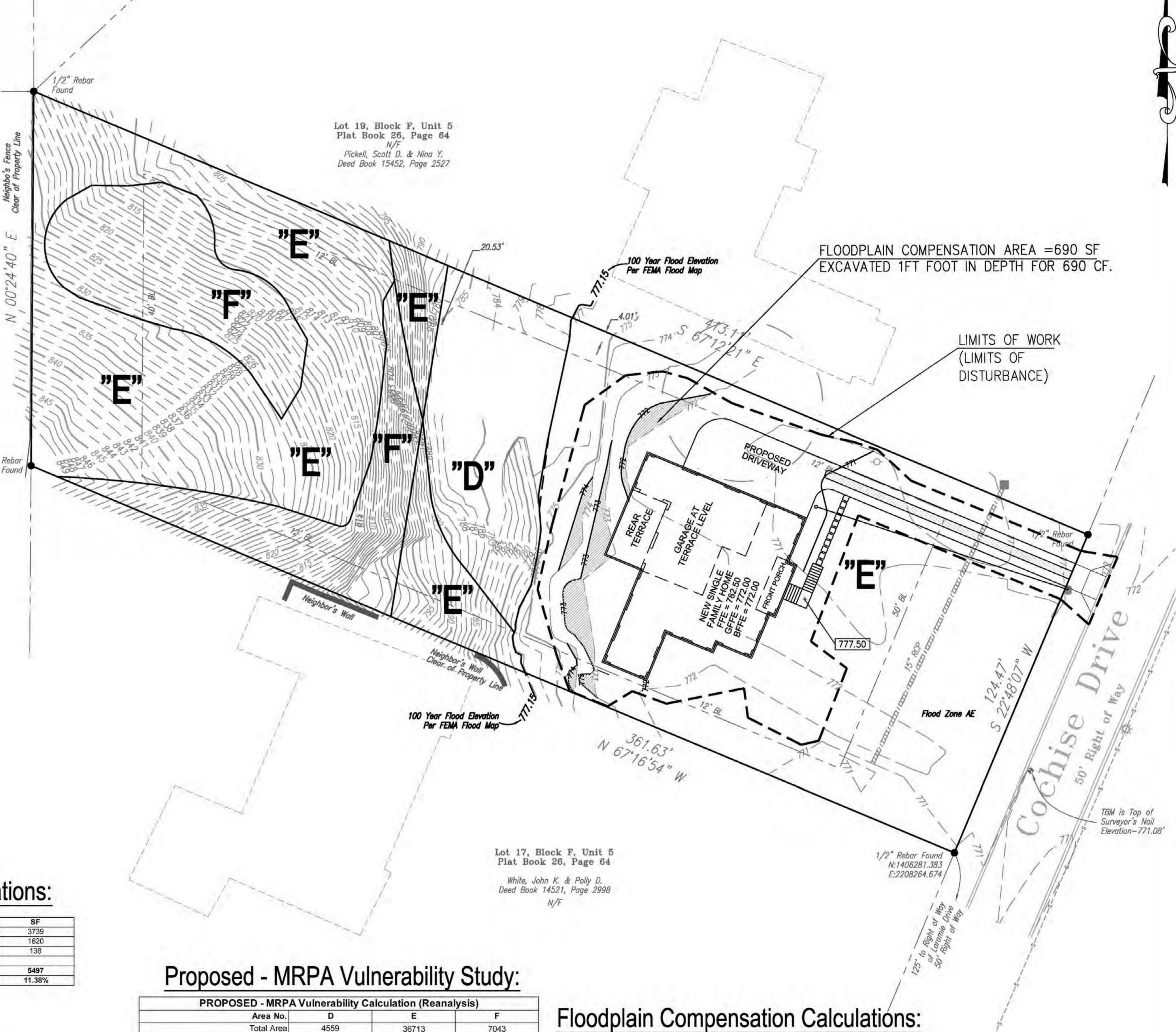
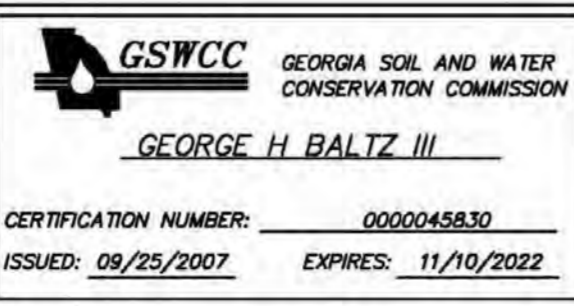
Location Map  
N.T.S.



FEMA Map  
N.T.S.

Impervious Calculations:

Proposed Impervious Area	SF
Proposed House with Garage	3736
Proposed Front Driveway	1620
Proposed Front walkway and stairs	138
Proposed Impervious Area - TOTAL	5497
Proposed Lot Coverage	11.38%



Proposed - MRPA Vulnerability Study:

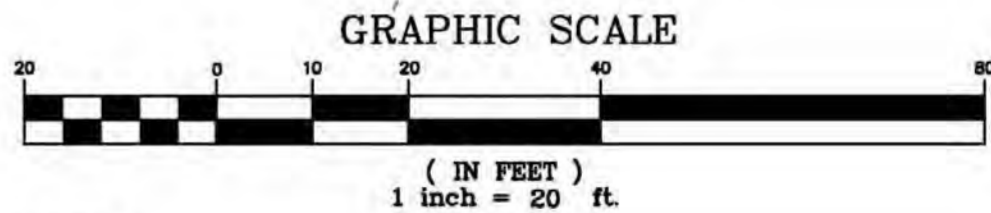
PROPOSED - MRPA Vulnerability Calculation (Reanalysis)				
Area No.	D	E	F	
Total Area	4559	36713	7043	
Impervious Max Percentage	30%	15%	2%	
Impervious Allowable	1,368	5,507	141	
Proposed Impervious Area	0	5,497	0	
Remaining Allowable Impervious Area	1,368	10	141	
Disturbed Max Percentage	50%	30%	10%	
Disturbed Allowable	2,280	11,014	704	
Proposed Disturbed Area	0	10,995	0	
Remaining Allowable Disturbed Area	2,280	19	704	

Floodplain Compensation Calculations:

SUPPORTS ARE 1' THICK AS SHOWN ON THE SITE PLAN

SURFACE AREA OF SUPPORTS = 122 SF  
AVERAGE BOTTOM OF SUPPORTS AT EXISTING GRADE = 771.50  
THE FLOODPLAIN ELEVATION = 777.15  
THE HEIGHT DIFFERENCE = 5.65

SURFACE AREA OF COLUMNS x DIFFERENCE IN HEIGHT= 689.3 CF IMPEDED FLOODPLAIN  
FLOODPLAIN COMPENSATION IS PROVIDED BY 690 CF OF GRADING IN THE REAR.



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DATE		REVISIONS	
2-28-2020	AS SHOWN	3-9-20	ARC COMMENTS
DRAWN	PZ	3-28-20	ARC COMMENTS
CHECKED	GHB		



Plan Set For  
**3554 Cochise Drive**  
Land Lot 975 & 1018, 17th District  
Cobb County, Georgia

CVE PI # 19-433

Sheet No.  
**C-1**

Grading Notes:

1. APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN)
2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY GEORGIA LAND SURVEYING COMPANY DATED 11-29-18
3. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7. ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
8. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA.
9. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
10. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
11. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
12. THE HOUSE FOOTPRINT IS PER THE ARCHITECTURAL DRAWINGS AND REPRESENT THE OUTSIDE EDGE OF THE HOUSE. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.

Water Quality Notes:

VEGETATION  
THE LANDSCAPED AREA ABOVE THE SURFACE OF TRENCH CAN BE LANDSCAPED WITH SOD OR MAY BE COVERED WITH AN ENGINEERED SOIL MIX, AND PLANTED WITH MANAGED TURF OR OTHER HERBACEOUS VEGETATION. THE STONE STORAGE IS FOR STORAGE ONLY AND CAN BE GRADED ABOVE PER THE GRADING PLAN WITH A MINIMUM COVER OF 6".

MAINTENANCE

MONTHLY

- ENSURE THAT CONTRIBUTING AREA, FACILITY AND INLETS ARE CLEAR OF DEBRIS.
- ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED.
- REMOVE SEDIMENT AND OIL/GREASE FROM PRETREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES.
- MOW GRASS FILTER STRIPS SHOULD BE MOWED AS NECESSARY. REMOVE GRASS CLIPPINGS.

SEMIANNUAL INSPECTION

- CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER. FAILURE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING.
- INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE.
- REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH. REPLACE PEA GRAVEL/TOPSOIL/GRASSING AND TOP SURFACE FILTER FABRIC (WHEN CLOGGED).

AS NEEDED

- PERFORM TOTAL REHABILITATION OF THE TRENCH TO MAINTAIN DESIGN STORAGE CAPACITY.
- EXCAVATE TRENCH WALLS TO EXPOSE CLEAN SOIL UPON FAILURE

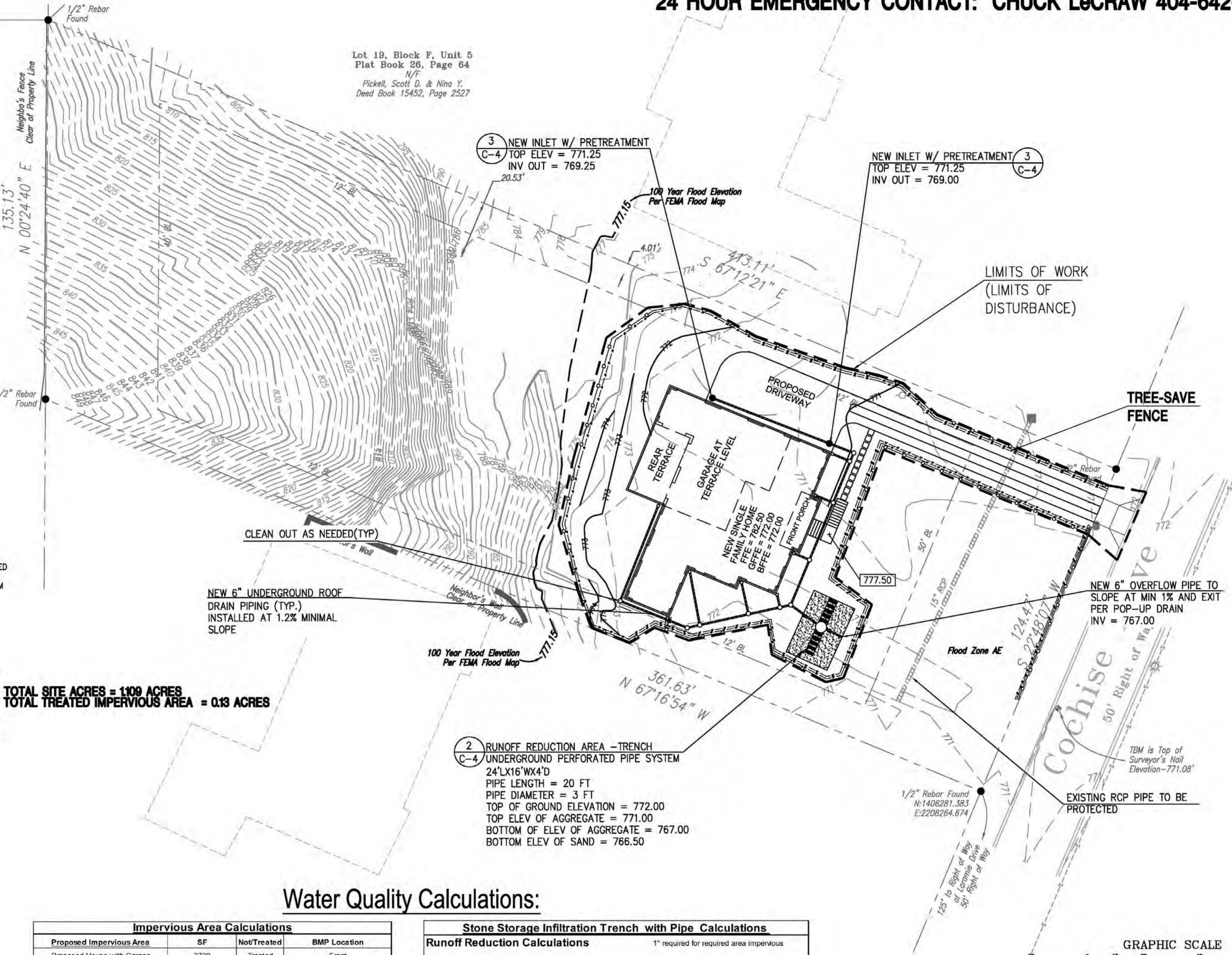
Water Quality Description:

TOTAL IMPERVIOUS AREA FOR THE SITE IS = 5,497 SQUARE FEET. WATER QUALITY IS PROVIDED FOR ALL THE NEW IMPERVIOUS AREA OF 5,497 SQUARE FEET FOR PROPOSED HOUSE, WALKWAYS, TERRACES & DRIVEWAY. SEE LOT COVERAGE CHART ON THIS PAGE.

THERE WILL BE ONE UNDERGROUND MODIFIED PERFORATED SYSTEM WHICH WILL BE LOCATED IN THE FRONT OF THE PROPERTY. THE STONE STORAGE TRENCH WILL DETAIN FOR A TOTAL OF 5,497 SF. THE TRENCH IS TO BE FILLED WITH #57 STONE (40% VOID RATIO) AND A PERFORATED PIPE. THE TOTAL REQUIRED VOLUME OF THE MODIFIED PERFORATED PIPE SYSTEM IS 694 CUBIC FEET. THE TOTAL PROVIDED VOLUME IS 708 CUBIC FEET. THE POSITION OF THE TRENCH IS SUCH THAT IT IS AT LEAST 10 FEET AWAY FROM THE STRUCTURES AND PROPERTY LINES. THE BOTTOM OF THE MODIFIED PERFORATED PIPE SYSTEM IS 4 FEET DEEP.

THE WATER QUALITY VOLUMES PROVIDED BY THE BMP SHOWN EXCEED THE WATER QUALITY STORAGE REQUIREMENTS. THE STONE STORAGE TRENCH WILL PROMOTE GROUNDWATER RECHARGE WHILE RESPECTING THE REQUIRED CRITICAL ROOT ZONE OF SAVE TREES. BECAUSE OF THE AVAILABLE SPACE, A LARGER SURFACE AREA TRENCH WAS DESIGNED TO KEEP THE STORAGE FACILITY AS SHALLOW AS POSSIBLE AND PROMOTE MORE DIRECT INFILTRATION.

OVERFLOWS FOR THE TRENCH WILL BE INSTALLED PER PLAN. THE MODIFIES PERFORATED SYSTEM WILL DISCHARGE THROUGH THE OVERFLOW PIPE TOWARD EAST SIDE OF THE PROPERTY.



TOTAL SITE ACRES = 1.109 ACRES  
TOTAL TREATED IMPERVIOUS AREA = 0.13 ACRES

Water Quality Calculations:

Impervious Area Calculations			
Proposed Impervious Area	SF	Not/Treated	BMP Location
Proposed House with Garage	3739	Treated	Front
Proposed Front Driveway	1620	Treated	Front
Proposed Front walkway and stairs	138	Treated	Front
Proposed Impervious Area - TOTAL	5497	SF	

Water Quality Calculations Per GSWMM			
Water Quality Volume			
Drainage Basin =	0.91	Acres	
Impervious Area =	0.13	Acres	5,497 sf of impervious
I = % Impervious =	14	%	
Rv = 0.05 + I*(0.009)			
	Rv =	0.176	
WQv = 1.2*Rv*(DA*43560)/12			
	WQv =	694	cu. ft.

Stone Storage Infiltration Trench with Pipe Calculations	
Runoff Reduction Calculations	
1" required for required area impervious	
Treated Impervious Area =	5497.0 SF
Required Reduction Volume =	693.8 CF
Length of Pipe	20.0 FT
Diameter of Pipe	3 FT
Volume of Pipe	141.4 CF
Infiltration Trench Calculations	
Length of System	24.0 FT
Width of Trench	16.0 FT
Depth of Trench	4.0 FT
Volume of Gravel - Pipe (including 40% Void Ratio) ((L*W*D)-Pipe Vol)*0.40	557.9 CF
Required Volume =	693.8 CF
Provided Volume =	699 CF
Provided Volume is Greater than Required Volume	

24 HOUR EMERGENCY CONTACT: CHUCK LeCRAW 404-642-3838



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Atlanta, GA 30339  
770-820-4434

Stormwater Plan

DATE	AS SHOWN	DRAWN	CHECKED	REVISIONS	
				3-4-20	ARC COMMENTS
2-28-2020				3-25-20	ARC COMMENTS



Plan Set For  
3554 Cochise Drive  
Land Lot 975 & 1018, 17th District  
Cobb County, Georgia

CVE Pl # 19-433

Sheet No.  
C-2



Know what's below.  
Call before you dig.

ES&PC Notes:

- 1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
- 2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
- 3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- 4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
- 5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
- 6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
- 7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
- 8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- 9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
- 10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS: 24 HOUR EMERGENCY CONTACT: CHUCK LECRAY 404-642-3838
- 11. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
- 12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.

Cobb ES&PC 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. IN CONCENTRATED FLOW AREAS, ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT TEN FEET OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
- 3. MULCH TEMPORARY VEGETATION ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE.
- 4. DISTURBED AREAS LEFT IDLE FOR 5 DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION (DS2). ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION (DS3) IMMEDIATELY UPON COMPLETION.
- 5. WHEN PLANTING VEGETATION, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING.
- 6. COBB COUNTY LAND DISTURBANCE PERMIT/BUILDING PERMITS MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A COUNTY ROAD OR STREET.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY COBB COUNTY.
- 11. 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 DANA JOHNSON WITH THE PLANNING DIVISION @ 770-528-2199 OR DANA.JOHNSON@COBBCOUNTY.ORG.
- 12. THE APPLICABLE PORTION OF ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND THAT EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE. LIST THE NAMES AND ADDRESSES OF ALL SECONDARY PERMITEES.
- 13. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN OS TO INSPECT THE INSTALLATION OF BMP'S WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS.
- 14. ANY AMENDMENTS/REVISIONS TO THE ES&PC PLAN WITH HAVE SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- 15. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404-PERMIT.
- 16. THE ES&PC PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS DURING AND AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- 17. NO HYDROLOGY STUDY IS REQUIRED FOR THIS PROJECT.
- 18. THE PROPOSED PLAN CALLS FOR THE CONSTRUCTION OF A NEW SIDEWALK AND ACCOMPANYING LANDSCAPE INFRASTRUCTURE. POTENTIAL SOURCES OF POLLUTION ARISE FROM POTENTIAL FOR FUEL LEAKS ON THE PAVEMENT DURING FUELING PROCESS. INDIVIDUAL SPILL WILL BE CLEANED UP IMMEDIATELY ONSITE.


THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, 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 PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

Soil Legend:

AmD- APPLING SANDY LOAM, 10 TO 15 PERCENT SLOPES  
CoH- CARTECAY FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED



GEORGIA SOIL AND WATER  
CONSERVATION COMMISSION

SIGNED

GEORGE H. BALTZ III

CERTIFICATION NUMBER: 0000045830

ISSUED: 09/25/2007 EXPIRES: 11/2/2022

EXPIRATION 11-2-22

0000045830

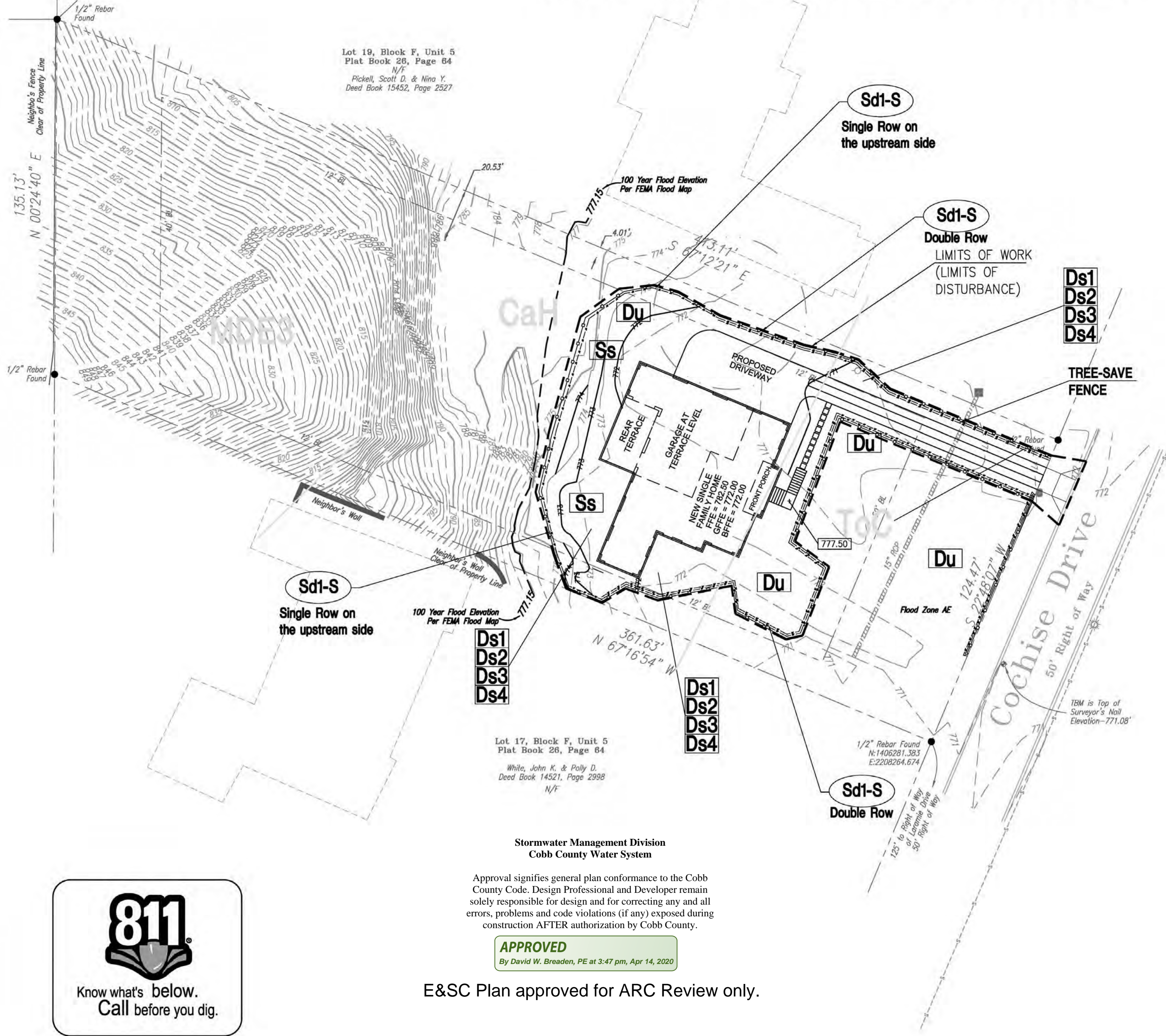
NUMBER

SIGNED

811

Know what's below.  
Call before you dig.

24 HOUR EMERGENCY CONTACT: CHUCK LeCRAW 404-642-3838

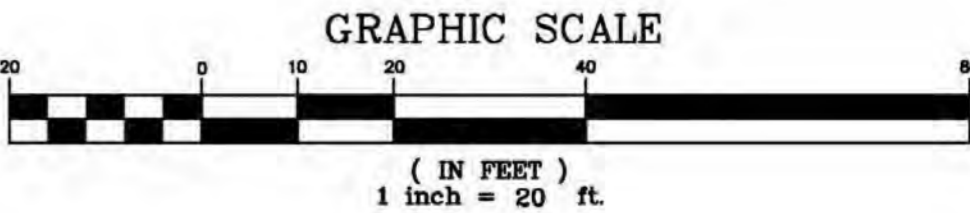


Stormwater Management Division  
Cobb County Water System

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.

APPROVED  
By David W. Brea den, PE at 3:47 pm, Apr 14, 2020

E&SC Plan approved for ARC Review only.



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ES&PC Plan

DATE	2-26-2020	REVISIONS	3-4-20
SCALE	AS SHOWN	ARC COMMENTS	ARC COMMENTS
DRAWN	PZ	3-26-20	ARC COMMENTS
CHECKED	GH-B		

Plan Set For  
3554 Cochise Drive  
Land Lot 975 & 1018, 17th District  
Cobb County, Georgia

CVE PI # 19-433

Sheet No.  
C-3