ATLANTA REGIONAL COMMISSION

# REGIONAL REVIEW FINDING

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

DATE: AUGUST 3, 2022

TO: CHAIRWOMAN LISA CUPID, Cobb County
ATTN TO: DAVID BREADEN, PE, Cobb County
FROM: Anna Roach, Executive Director, Atlanta Regional Commission

ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

**Name of Proposal:** RC-22-02CC 771 Burning Tree Drive
**Submitting Local Government**: Cobb County

| **Date Opened:** July 20, 2022 | **Date Closed:** August 3, 2022 |
|---|---|

**FINDING:** ARC staff have completed a review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

**Additional Comments:** No comments were received.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

| | | |
|---|---|---|
| ATLANTA REGIONAL COMMISSION | GEORGIA DEPARTMENT OF NATURAL RESOURCE | CHATTAHOOCHEE RIVERKEEPER |
| NATIONAL PARK SERVICE | GEORGIA CONSERVANCY | HISTORIC RIVERLINE AREA |
| COBB COUNTY | FULTON COUNTY | CITY OF SANDY SPRINGS |

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at https://atlantaregional.org/plan-reviews.

# 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):** Kevin and Christi Geiger
   **Mailing Address:** 184 Atlanta Country Club Drive
   **City:** Marietta **State:** Georgia **Zip:** 30067
   **Contact Phone Numbers (w/Area Code):**
   **Daytime Phone:** (678) 428-8930 **Fax:**
   **Other Numbers:** kevin.geiger@cbre.com

3. **Applicant(s) or Applicant's Agent(s):**
   **Name(s):** Steve Edison - Steve Edison Homes
   **Mailing Address:** 255 Village Parkway, NE
   **City:** Marietta **State:** Georgia **Zip:** 30067
   **Contact Phone Numbers (w/Area Code):**
   **Daytime Phone:** (770) 272-9445 **Fax:**
   **Other Numbers:** cm.edison@gmail.com

4. **Proposed Land or Water Use:**
   **Name of Development:** Atlanta Country Club
   **Description of Proposed Use:** single family residence

5. **Property Description (Attach Legal Description and Vicinity Map):**
   **Land Lot(s), District, Section, County:** LL 1093 / 17th District / 2nd Section / Cobb County
   **Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:**
   Atlanta Country Club S/D, Lot 28, Block "B", 771 Burning Tree Drive, 30 Ft. from Burning Tree Ct & Burning Tree Dr.
   **Size of Development (Use as Applicable):**
   **Acres:** **Inside Corridor:** 1.025 / 44,636 S.F.
   **Outside Corridor:** 0.0
   **Total:** 1.025 / 44,636 S.F.
   **Lots:** **Inside Corridor:** 1
   **Outside Corridor:** 0
   **Total:** 1
   **Units:** **Inside Corridor:**
   **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** property is sewered

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 | 0 S.F. | 0 S.F. | 0 S.F. | (90) 0 | (75) 0 |
| B | 0 S.F. | 0 S.F. | 0 S.F. | (80) 0 | (60) 0 |
| C | 13,560 S.F. | 9,744 S.F.* | 5,424 S.F | (70) 71.8% | (45) 40.0% |
| D | 11,345 S.F. | 9,365 S.F.* | 6,045 S.F** | (50) 82.5% | (30) 53.2% |
| E | 19,731 S.F. | 3,289 S.F.* | 662 S.F ** | (30) 16.7% | (15) 3.4% |
| F | 0 S.F. | 0 S.F. | 0 S.F. | (10) 0 | (2) 0 |
| Total: | 44,626 S.F. | | | N/A | N/A |

*Includes a transfer of a total of 168 SF of land disturbance from E to C at 1 to 1.5 (168 x 1.5 = 252 SF) and a total of 2,462 SF of land disturbance to D at 1 to 1.5 (2,462 x 1.5 = 3,693 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

**Includes a transfer of 1,762 SF of impervious surface from E to D at 1 to 1.5 (1,762 x 1.5 = 2,643SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No
   If "yes", indicate the 100-year floodplain elevation:_____
   NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.
   NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No
    If "yes", indicate the 500-year flood plain elevation:_____
    NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.
    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)

__X__ 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.

__X__ Documentation on adjustments, if any.

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

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

__X__ Site plan.

__X__ 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)

_____

_____

_____ 6-23-22

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:

_____

_____

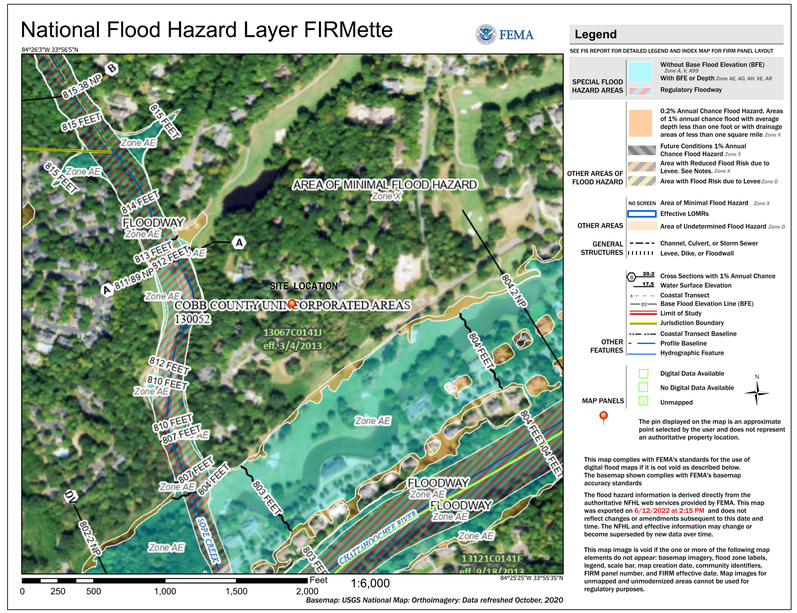
Steve E. Ellis 6-23-22

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.

John Brenden 7-7-2022

Signature of Chief Elected Official or Official's Designee Date




**Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS: Without Base Flood Elevation (BFE) Zone A, V, A99; With BFE or Depth Zone AE, AO, AH, VE, AR; Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD: 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X; Future Conditions 1% Annual Chance Flood Hazard Zone X; Area with Reduced Flood Risk due to Levee. See Notes. Zone X; Area with Flood Risk due to Levee Zone D
- OTHER AREAS: NO SCREEN Area of Minimal Flood Hazard Zone X; Effective LOMRs; Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES: Channel, Culvert, or Storm Sewer; Levee, Dike, or Floodwall
- OTHER FEATURES: 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation; Coastal Transect; 23 Base Flood Elevation Line (BFE); Limit of Study; Jurisdiction Boundary; Coastal Transect Baseline; Profile Baseline; Hydrographic Feature
- MAP PANELS: Digital Data Available; No Digital Data Available; Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/12/2022 at 2:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# 771 BURNING TREE DRIVE

# MARIETTA, GA 30067

## PROJECT DESCRIPTION

CONSTRUCT NEW RESIDENCE, RETAINING WALLS, SWIMMING POOL, DRIVEWAY

PROPERTY IS PERVIOUSLY UNDEVELOPED

## TOTAL LOT AREA

1.025 ACRES (44,636 S.F.)

## TOTAL AREA DISTURBED

0.50 ACRE (21,804 SQ. FT.)

## FLOOD STATEMENT

SUBJECT PROPERTY IS **NOT** LOCATED WITHIN

A FLOOD ZONE (A, AE, SHADED X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER(S) 13067C0141J

FOR CITY OF ATLANTA. (DATED MAR. 4, 2013)

PROPERTY IS NOT LOCATED WITHIN 200 FEET OF WATERS OF THE STATE.

PROPERTY LIES WITHIN 2,000 FOOT CHATTAHOOCHEE RIVER CORRIDOR WHICH REQUIRES ARC REVIEW

## SITE UTILITIES

SITE IS PREVIOUSLY UNDEVELOPED WHICH REQUIRES NEW UTILITIES SERVICES FOR

WATER, NATURAL GAS, ELECTRICITY, AND SEWER SERVICE

## PROJECT NARRATIVE

SITE IS PREVIOUSLY UNDEVELOPED. PROPOSED SCOPE OF WORK IS TO CONSTRUCT

NEWLY PROPOSED RESIDENCE WITH ASSOCIATED SITE IMPROVEMENTS INCLUDING

DRIVEWAY, RETAINING WALLS, SWIMMING POOL AND OTHER MISCELLANEOUS IMPROVEMENTS AS NOTED ON SITE PLAN

## PROJECT TEAM


OWNER :

KEVIN & CHRISTI GEIGER

184 ATLANTA COUNTRY CLUB DR.

MARIETTA GA 30067

PLAN PREPARER:

BILL CALDWELL, PLA

LA #1219 / GSWCC #2479

(678) 358-8055

BILL@BCLADESIGN.COM

RESIDENTIAL DESIGNER

RICK GREENE

RICKGREENE@BELLSOUTH.NET

(678) 414-7507

CONTRACTOR :

STEVE EDISON HOMES

STEVE EDISON

255 VILLAGE PKWY, NE

MARIETTA, GA 30067

(770) 272-9445

CM.EDISON@GMAIL.COM

24-HOUR CONTACT

STEVE EDISON

(404) 456-8669


## ZONING & LOT IMPACT DETAILS

PROPERTY ZONED R-30

SET BACK REQUIRED :

FRONT = 45' / SIDE = 12' / REAR = 40'

TOTAL LOT AREA

1.025 ACREs (44,636 SQ. FT.)

LOT COVERAGE

MAX LOT COVERAGE = 35%

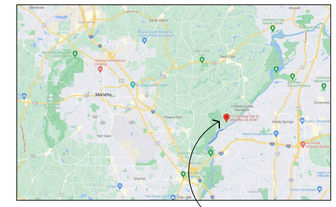
LOT AREA = 44,636 S.F.

PROPOSED LOT COVERAGE

11,582 S.F. / 44,636 S.F. = 25.9%

## SHEET INDEX






## CONSTRUCTION & INSPECTIONS:

**PRE-CONSTRUCTION MEETING:** PRIOR TO LAND-DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL (678) 631-5387 TO CONTACT THE INSPECTOR.

**FINAL STABILIZATION AND FINAL 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 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.

## GENERAL SITE DEVELOPMENT NOTES:

1. 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.
2. 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.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH AND TEMPORARY SEEDING. ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
7. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 – TYPE C TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION, AND BE WIRE REINFORCED.
8. SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL SERVICES.
9. NO GRADED SLOPE SHALL EXCEED 2H:1V.

## TREE PRESERVATION NOTES:

1. IF NEW SIDEWALK OR DRIVEWAY TO BE POURED OVER TREE CRZ'S, A 6 MIL PLASTIC SHEET MUST BE LAID FIRST TO KEEP CONCRETE OR ASPHALT FROM COMING IN CONTACT WITH TREE ROOTS. DRIVEWAYS SHALL BE LEVELED WITHIN TREE CRZ's BY HAND-INSTALLING AN OPEN-GRADED #57 STONE BASE LAYER.
2. ONCE NECESSARY WORK WITHIN TREE CRZ'S IS COMPLETE, EXPAND LIMITS OF TREE SAVE FENCE TO KEEP WORKMEN FROM ENCROACHING CRITICAL ROOT ZONES OF TREES.
3. WHERE FOOT AND MACHINE TRAFFIC IS NECESSARY THROUGH A TREE CRZ, LAY ¾" PLYWOOD & OVER A 4" THICH MULCH LAYER TO PROTECT TREE ROOTS
4. FOR DEMOLITION WITHIN TREE CRZ's; ALL WORK TO BE PERFORMED BY MANUAL LABOR WITH HAND TOOLS.
5. NO WHEELED OR TRACKED MACHINES ALLOWED WITHIN CRZ's THAT HAS NOT BEEN PROTECTED WITH MULCH AND PLYWOOD
6. CONTRACTOR SHALL TAKE EVERY PRECAUTION TO NOT CUT, RIP OR TEAR ROOTS DURING DEMOLITION. ALL ROOTS SHALL BE PRUNED OR CUT WHERE EXPOSED OR DAMAGED FROM EARTH WORK ACTIVITIES.
7. BACKFILL EXCAVATED AREAS WITH TOPSOIL AND TAMP BY HAND, NO MECHANIZED COMPACTION IS ALLOWED.


**CALL UTILITY LOCATE SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCING SITE WORK**

**RELEASED FOR CONSTRUCTION**

NATIONAL ELECTRICAL CODE (NEC) 70, ARTICLE 680.26
EQUIPOTENTIAL BONDING OF PERMANENTLY INSTALLED SWIMMING POOLS

THE NEC REQUIRES EQUIPOTENTIAL BONDING OF ALL THE FOLLOWING METALLIC PARTS IN A PERMANENTLY INSTALLED SWIMMING POOL UTILIZING A #8 AWG COPPER OR OTHER CORROSION-RESISTANT CONDUCTOR.

A) A BONDING GRID OF #8 AWG COPPER OR OTHER CORROSION-RESISTANT CONDUCTOR METAL SHALL BE INSTALLED AROUND THE PERIMETER OF A POOL DECK FOR A MINIMUM WIDTH OF 3 FEET AS MEASURED FROM THE EDGE OF WATER. THE BONDING GRID SHALL BE SET IN THE DIMENSIONS OF 12" x 12". (PREFAB GRID ROLLS AND APPROVED BOND CONNECTORS ARE AVAILABLE FROM WWW.ERICO.COM)

B) CONCRETE REINFORCING STEEL AND ALL METALLIC STRUCTURAL COMPONENTS - REINFORCING STEEL OF POOL SHELL AND CONCRETE POOL DECK SHALL BE BONDED TO THE CONDUCTOR GRID EVERY 5'.

C) UNDER WATER LIGHTING - ALL METALLIC PARTS OF HOUSINGS AND MOUNTING BRACKETS.

D) METAL FITTINGS - METAL FITTINGS FOR PIPES, DRAINS AND WATER INLETS.

E) ELECTRICAL EQUIPMENT - ALL METAL PARTS OF ANY ELECTRICAL EQUIPMENT ASSOCIATED WITH THE POOL INCLUDING PUMPS AND RECIRCULATING EQUIPMENT, HEATERS, BLOWERS AND AUTOMATIC COVERS.

F) METALLIC TUBING AND CONDUIT, METAL-SHEATHED CABLE, METAL PIPING AND ALL FIXED PARTS. IN ADDITION TO METAL WIRING METHODS AND EQUIPMENT, ANY COMPONENT WITHIN 5' HORIZONTALLY AND 12' VERTICALLY FROM THE WATER MUST BE BONDED (METAL FENCING INCLUDED).

G) POOL WATER SHALL BE BONDED UTILIZING A SACRIFICIAL IN-LINE ZINC ANODE TIED TO THE BONDING GRID. (e.g. CMP BRAND POOL DEFENDER).

SWIMMING POOL NOTES:

#1 DOORS WITH DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN OPENED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, SECTION 3109.4.1.8CI. INTERNATIONAL SWIMMING CODE SECTION 305.4

#2 NEW POOL AND SPA TO BE FILLED UTILIZING HOSE CONNECTED TO HOUSE HOSE BIB. HOUSE HOSE BIB MUST BE OUTFITTED WITH BACKFLOW PREVENTER.

#3 FENCE TO BE MIN HEIGHT OF 5 FEET AND MAX HEIGHT OF 6 FEET IF LOCATED IN BUILDING SETBACKS. FENCE TO CONSIST OF VERTICAL PICKETS SPACED NO FARTHER THAN 4" O.C. WITH NO 'LADDER EFFECT' THAT COULD AID IN UNAUTHORIZED CLIMBING.

#4 DOUBLE GATES OR MULTIPLE GATES SHALL HAVE AT LEAST ONE LEAF SECURED IN PLACE AND THE ADJACENT LEAF SHALL BE SECURED WITH A SELF-LATCHING DEVICE. THE GATE AND BARRIER SHALL NOT HAVE OPENINGS LARGER THAN ½ INCH WITHIN 18" OF THE RELEASE MECHANISM.

#5 POOL FILTER SHALL BE CARTRIDGE TYPE THAT DOES NOT REQUIRE BACK-WASHING.

#6 IF ONLY ONE SIDE OF OF THE FENCE IS TO BE FINISHED, THE FENCE SHALL BE CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY.

#7 POOL FENCES MUST INCLUDE AT LEAST ONE GATED EXIT WITH A MINIMUM WIDTH OF 36" WIDE. THIS EXIT MUST OPEN OUTWARD AND BE SELF CLOSING AND SELF LATCHING PER SECTION 4.11 OF THE SANDY SPRINGS ZONING ORDINANCE.

#8 POOL OVERFLOW SHALL BE ROUTED THROUGH STORMWATER BMP.

#9 POOL RETURNS SHALL BE COMPLIANT WITH ASME/ANSI A112.19.8-2007.

## THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

1. INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) (2022)
2. **INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)**
3. **INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (NO GEORGIA AMENDMENTS)**
4. **INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) (2022)**
5. **INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)**
6. **INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)** (2022)
7. **NATIONAL ELECTRICAL CODE, 2017 EDITION, WITH GEORGIA AMENDMENTS** (2921)
8. **INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)** (2022)
9. **2018 NFPA 101 - LIFE SAFETY CODE WITH STATE AMENDMENTS (2020)**
10. **INTERNATIONAL SWIMMING POOL & SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) & SECTION 810 CIRCULATION SYSTEMS**
11. **GEORGIA ACCESSIBILITY CODES**

INTERNATIONAL SWIMMING POOL & SPA CODE, 2018
EDITION, WITH GEORGIA AMENDMENTS (2020) SECTION 305

305.3.2 LATCHES. THE SELF-LATCHING DEVICES OF GATES OR DOORS SHALL BE ONE OF THE FOLLOWING:

1. THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE SHALL BE LOCATED ON THE POOL OR SPA SIDE OF THE GATE NOT LESS THAN 3 INCHES (76MM) OR MORE THAN 6 INCHES FROM THE TOP OF THE GATE OR DOOR. THE GATE, DOOR AND BARRIER SHALL NOT HAVE OPENINGS GREATER THAN ½ INCH (12.7MM) WITHIN 18 INCHES (457) OF THE RELEASE MECHANISM.

2. KEY-OPERATED, SELF-LATCHING LOCKS MAYBE BE MOUNTED AT ANY HEIGHT ABOVE GRADE. KEY-OPERATED, SELF-LATCHING LOCKS THAT ARE INTEGRAL TO THE GATE OR DOOR MAY BE USED AS LATCHING DEVICES, AS LONG AS THEY ARE PERMANENTLY LOCKED FROM THE OUTSIDE.

3. A DEVICE THAT IS AN ASTM F-1908, APPROVED LATCHING DEVICE. THE LATCH SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

305.3.3 NO OTHER DEVICE SHALL IMPEDE OPERATION OR OBSTRUCT CLOSING OF GATE OR DOOR AND THE SELF-LATCHING DEVICE.

INTERNATIONAL SWIMMING POOL & SPA CODE, 2018
EDITION, WITH GEORGIA AMENDMENTS (2020) SECTION 810

CIRCULATION SYSTEMS 810.3 STRAINER REQUIRED PRESSURE FILTER SYSTEMS SHALL BE PROVIDED WITH A STRAINER LOCATED BETWEEN THE POOL AND THE CIRCULATION PUMP.

ISPSC-2012-SECTION 302-ELECTRICAL, PLUMBING, MECHANICAL, AND FUEL GAS REQUIREMENTS & IPC 320.1 BACKWASH WATER OR DRAINING WATER.

BACKWASH WATER AND DRAINING WATER SHALL BE DISCHARGED TO THE SANITARY OR STORM SEWER, OR INTO AN APPROVED DISPOSAL SYSTEM ON THE PREMISE, OR SHALL BE DISPOSED OF BY OTHER MEANS APPROVED BY THE STATE OR LOCAL AUTHORITY. DIRECT CONNECTIONS SHALL NOT BE MADE BETWEEN THE END OF THE BACKWASH LINE AND THE DISPOSAL SYSTEM. DRAINS SHALL DISCHARGE THROUGH AN AIR GAP.

NFPA-70, SECTION 680.22 680.22 LIGHTING, RECEPTACLES, AND EQUIPMENT (A) RECEPTACLES.

(1) REQUIRED RECEPTACLE, LOCATION. WHERE A PERMANENTLY INSTALLED POOL IS INSTALLED, NO FEWER THAN ONE 125-VOLT, 15- OR 20-AMPERE RECEPTACLE ON A GENERAL-PURPOSE BRANCH CIRCUIT SHALL BE LOCATED NOT LESS THAN 1.83M (6FT) FROM, AND NOT MORE THAN 6.0M (20FT) FROM, THE INSIDE WALL OF THE POOL. THIS RECEPTACLE SHALL BE LOCATED NOT MORE THAN 2.0M (6FT-6IN.) ABOVE THE FLOOR, PLATFORM, OR THE POOL.

NFPA-70, SECTION 680.22(B)(2)- (B) LUMINAIRES, LIGHTING OUTLETS, AND CEILING-SUSPENDED (PADDLE) FANS.

(1) NEW OUTDOOR INSTALLATION CLEARANCES.
IN OUTDOOR POOL AREAS, LUMINAIRES, LIGHTING OUTLETS, AND CEILING-SUSPENDED (PADDLE) FANS INSTALLED ABOVE THE POOL OR THE AREA EXTENDING 1.5M (5FT) HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL SHALL BE INSTALLED AT A HEIGHT NOT LESS THAN 3.7M (12FT) ABOVE THE MAXIMUM WATER LEVEL OF THE POOL.

(2) INDOOR CLEARANCES.
FOR INSTALLATIONS IN INDOOR POOL AREAS, THE CLEARANCES SHALL BE THE SAME AS FOR OUTDOOR AREAS UNLESS MODIFIED AS PROVIDED IN THIS PARAGRAPH. IF THE BRANCH CIRCUIT SUPPLYING THE EQUIPMENT IS PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER, THE FOLLOWING EQUIPMENT SHALL BE PERMITTED AT A HEIGHT NOT LESS THAN 2.3M (7FT 6IN) ABOVE THE MAXIMUM POOL WATER LEVEL.

STRUCTURE AS A POOL BARRIER REQUIREMENTS
PER 2012 ISPSC MANUAL

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure serves as part of the barrier, doors and operable windows with a sill height of less than 48 inches, that provide direct access to the aquatic vessel through the wall shall be equipped with an alarm that produces an audible warning when the door or its screen or window, is opened. The alarm shall be listed and labeled in accordance with UL In dwellings or structures not required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located 54 inches (1372 mm) or more above the threshold of the door. In
dwellings or structures required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the threshold of the door. In addition, one or more of the following additional levels of protection
shall be provided:
1. The aquatic vessel shall be equipped with a power safety cover that is listed and labeled in accordance with ASTM F1346.
2. The aquatic vessel shall be provided with an underwater alarm that is listed and labeled in accordance with ASTM F2208.
3. The aquatic vessel shall be provided with a laser or infrared alarm that is listed and labeled in accordance with ASTM F2208.
4. Other means of protection, such as self-closing doors with self-latching devices, which are approved, shall be accepted provided that the degree of protection afforded is not less than the protection afforded by Items 1, 2 or 3.

**ARC Chattahoochee River Corrdior Site Impact Summary**

| Vulnerability Category | Total Area (Sq. Ft.) | Maximum Standard Disturbance (Perc. / S.F.) | Maximum Standard Impervious (Perc. / S.F.) | Proposed Land Disturbance (Sq. Ft.) | Percent Land Disturbance | Land Disturbance Surplus or Deficit | Propposed Impervious Surface (Sq. Ft.) | Percent Impervious | Impervious Surplus or Deficit |
|---|---|---|---|---|---|---|---|---|---|
| A | 0 | 90% / N/A | 75% / N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| B | 0 | 80% / N/A | 60% / N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| C | 13,560 | 70% / 9,492 S.F. | 45% / 6,102 S.F. | 9,744 S.F.* | 71.8% ( 70% Max) | 252 S.F. Deficit | 5,424 S.F. | 40.0% (45% Max) | 678 Surplus |
| D | 11,345 | 50% / 5,672 | 30% / 3,403 | 9,365 S.F.* | 82.5% (50% Max) | 3,693 S.F. Deficit | 6,045 S.F.** | (53.2% (30% Max) | 2,642 Deficit |
| E | 19,731 | 30% / 5,919 | 15% / 2,960 | 2,695 S.F.* | 13.6% (30% Max) | 3,224 S.F. Surplus | 113 S.F.** | 0.05% (30% Max) | 2,847 Surplus |
| F | 0 | 10% / N/A | 2% / NA | N/A | N/A | N/A | N/A | N/A | N/A |
| **Total** | **44,636** | | | | **21,804 S.F.** | **594 S.F. Residual surplus in E** | **11,582 S.F.** | | **549 S.F. Residual surplus in E** |

*** Includes a transfer of 2,630 S.F. of land disturbance from E to C & D at 1 to 1.5 ratio credit (168 x 1.5 = 252 S.F. for C) and (2,462 x 1.5 = 3,693 S.F. for D) totaling 3,945 credit transfer from E as per Part 2.A.3.c.(1) of the Chatthoochee Corridor Plan. 594 S.F. land disturbance allotment remaining in E.**

**** Includes a transfer of 1,762 S.F. of impervious cover from E to D at a 1 to 1.5 ratio credit (1,762 x 1.5 = 2,643 for D) totaling 2,643 transfer credit from E as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan. 549 S.F. impervious allotmment remaining in E.**

**SITE IMPERVIOUS ANALYSIS & RUNOFF REDUCTION CALCULATIONS**

| Description | S.F. Area |
|---|---|
| Driveway | 512 |
| Motorcourt | 1,814 |
| Front Walkway / Entry Landing | 68 |
| House / Garages / Porches | 6,274 |
| Swimming Pool | 911 |
| Pool Terrace & Steps | 1,536 |
| Retaining Walls | 467 |
| Total Proposed Impervious | 11,582 |
| Lot Area | 44,636 |
| Max Lot Coverage (35%) | 15,623 |
| **Stormwater Runoff Reduction Calculation** | **Cu. Ft.** |
| Runoff Reduction Vol. Req'd (0.083) | 961 |
| Runoff Reduction Vol Provided | 1,003 |


BCLA DESIGN, LLC
BILL CALDWELL LANDSCAPE ARCHITECTURE
WWW.BCLADESIGN.COM


771 BURNING TREE DRIVE
MARIETTA GA, 30067
LOT 28 / BLOCK "B" / 2ND SECTION / ATLANTA COUNTRY CLUB S.D.
LAND LOT 1093 / DISTRICT 17 / COBB COUNTY
PARCEL I.D. 17109300180

THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

GSWCC # 2479


| REVISIONS | DESCRIPTION | DATE |
|---|---|---|
| | PERMIT SUBMITTAL | 06-14-2022 |

COVER SHEET

L-1.0

**EROSION AND SEDIMENT CONTROL PRACTICES:**

**Ds1** DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Establish temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.

**Ds2** DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Establish a temporary vegetative cover with fast growing seedings on disturbed areas.

**Ds3** DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.

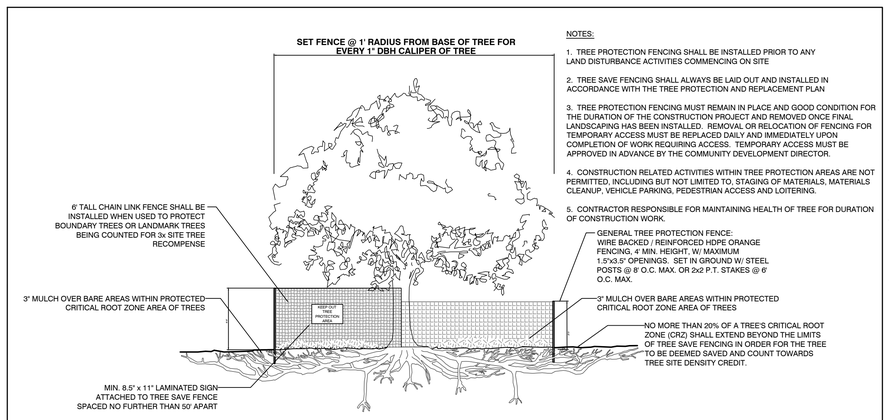
**Ds4** DISTURBED AREA STABILIZATION (SODDING)
Establish a permanent vegetative cover using sods on highly erodible or critically eroded lands.

## EROSION AND SEDIMENT CONTROL

| MULCHING APPLICATION REQUIREMENTS (Ds1) | | |
|---|---|---|
| MATERIAL | RATE | DEPTH |
| STRAW OR HAY | 2 (1/2) TON/ACRE | 2"–4" |
| WOOD WASTE, CHIPS, BARK, OR SAWDUST | 6–9 TON/ACRE | 2"–3" |
| CUTBACK ASPHALT | 1200 GAL./ACRE OR (1/4) GAL./SQ/ YD. | – |
| POLYETHYLENE FILM | SECURE WITH SOIL, ANCHORS, WEIGHTS | – |
| CUTBACK ASPHALT | SEE MANUFACTURER'S RECOMMENDATIONS | – |
| GEOTEXTILES, JUTE MATTING, NETTING, etc. | SEE MANUFACTURER'S RECOMMENDATIONS | – |

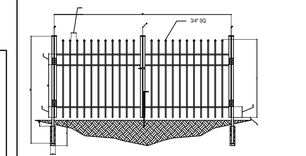
| TEMPORARY PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2) | | | | | |
|---|---|---|---|---|---|
| SPECIES | RATE PER 1,000 SQ. FT. | RATES PER ACRE | PLANTING DATES BY REGION | | |
| | | | M–L | P | C |
| RYE (GRAIN) | 3.9 LBS. | 3 BU. | 8/15–11/19 | 9/15–12/1<br>9/1–4/1 | 10/1–11/1 |
| RYEGRASS | 0.9 LBS. | 40 LBS. | 8/15–11/15 | 9/1–12/15 | 9/15–1/1 |
| RYE & ANNUAL LESEDEZA | 0.6 LBS.<br>0.6 LBS. | 0.5 BU.<br>24 LBS. | 3/1–4/1 | 9/1–4/1 | 2/1–3/1 |
| WEEPING LOVEGRASS | 0.1 LBS. | 4 LBS. | 4/1–6/1 | 4/1–6/1 | 3/1–6/1 |
| SUDANGRASS | 1.0 LBS. | 60 LBS. | 5/1–8/1 | 5/1–6/1 | 4/1–8/1 |
| BROWNTOP MILLET | 1.1 LBS. | 50 LBS. | 4/15–6/15 | 4/15–7/1 | 4/15–7/1 |
| WHEAT | 4.1 LBS. | 3 BU. | 9/15–12/1 | 10/1–12/15 | 10/15–1/1 |

| FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3) | | | | |
|---|---|---|---|---|
| TYPE OF SPECIES | PLANTING YEAR | FERTILIZER (N–P–K) | RATE (LBS./ACRE) | N TOP DRESSING RATE (LBS./ACRE) |
| COOL SEASON GRASSES | FIRST & SECOND MAINTENANCE | 6–12–12<br>6–12–12<br>10–10–10 | 1500<br>1000<br>400 | 50–100<br>---<br>30 |
| COOL SEASON GRASSES AND LEGUMES | FIRST & SECOND MAINTENANCE | 6–12–12<br>0–10–10<br>0–10–10 | 1500<br>1000<br>400 | 0–50<br>---<br>--- |
| WARM SEASON GRASSES | FIRST & SECOND MAINTENANCE | 6–12–12<br>6–12–12<br>10–10–10 | 1500<br>800<br>400 | 50–100<br>50–100<br>30 |
| WARM SEASON GRASSES AND LEGUMES | FIRST & SECOND MAINTENANCE | 6–12–12<br>0–10–10<br>0–10–10 | 1500<br>1000<br>400 | 0–50<br>---<br>--- |

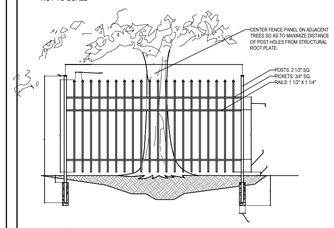



NOTES:
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON SITE
2. TREE SAVE FENCING SHALL ALWAYS BE LAID OUT AND INSTALLED IN ACCORDANCE WITH THE TREE PROTECTION AND REPLACEMENT PLAN
3. TREE PROTECTION FENCING MUST REMAIN IN PLACE AND GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION PROJECT AND REMOVED ONCE FINAL LANDSCAPING HAS BEEN INSTALLED. REMOVAL OR RELOCATION OF FENCING FOR TEMPORARY ACCESS MUST BE REPLACED DAILY AND IMMEDIATELY UPON COMPLETION OF WORK REQUIRING ACCESS. TEMPORARY ACCESS MUST BE APPROVED IN ADVANCE BY THE COMMUNITY DEVELOPMENT DIRECTOR.
4. CONSTRUCTION RELATED ACTIVITIES WITHIN TREE PROTECTION AREAS ARE NOT PERMITTED, INCLUDING BUT NOT LIMITED TO, STAGING OF MATERIALS, MATERIALS CLEANUP, VEHICLE PARKING, PEDESTRIAN ACCESS AND LOITERING.
5. CONTRACTOR RESPONSIBLE FOR MAINTAINING HEALTH OF TREE FOR DURATION OF CONSTRUCTION WORK.

Tr TREE PROTECTION FENCING DETAIL, TYP.
NOT TO SCALE




GATE PANEL ELEVATION VIEW
NOT TO SCALE




FENCE PANEL ELEVATION VIEW
NOT TO SCALE

FENCING NOTES:
1. INSTALLATION TO BE COMPL
WITH MANUFACTURER'S SPECI
2. ALL DIMENSIONS ARE CONS
MANUFACTURER'S SPECIFICAT
3. DO NOT SCALE DRAWING.
4. ALL GATES SHALL HAVE SEL
CHILD PROOF LOCKING LATCH
5. FENCE PANELS SHALL BE IN
TO MAXIMIZE DISTANCE FROM
AND STRUCTURAL ROOT PLATI
FOOTINGS INSTALLED WITHIN
STRUCTURAL ROOT PLATE ZO
FIRST PROBE SOIL WITH REBA
A POST HOLE LOCATION THAT
TREE ROOTS. ADJUST POST H
NECESSARY TO AVOID DAMAGI
6. FENCE DESIGN SHALL NOT F
EFFECT THAT COULD AID IN UN
7. THE ENCLOSURE ENTRANCE
THE POOL IS NOT IN USE.
8. IF ONLY ONE SIDE OF THE P
THE FENCE SHALL BE CONSTR
SIDE TOWARD NEIGHBORING P
9. FENCE SHALL BE BLACK PAI
ALUMINUM OR STEEL
10. REFER TO "SAFETY BARRIE
RESIDENTIAL POOLS" PUBLISH
PRODUCT SAFETY COMMISSIO
OF A POOL BARRIER FENCE WH
WWW.CPSC.GOV.

# GEORGIA
# UNIFORM CODING SYSTEM
## FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
### GEORGIA SOIL AND WATER CONSERVATION COMMISSION

### STRUCTURAL PRACTICES

| CODE | PRACTICE | DETAIL | MAP SYMBOL | DESCRIPTION |
|---|---|---|---|---|
| Cd | CHECKDAM | | | A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow. |
| Ch | CHANNEL STABILIZATION | | | Improving, constructing or stabilizing an open channel, existing stream, or ditch. |
| Co | CONSTRUCTION EXIT | | | A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets. |
| Cr | CONSTRUCTION ROAD STABILIZATION | | | A traveleway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on–site vehicle transportation routes. |
| Dc | STREAM DIVERSION CHANNEL | | | A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed. |
| Di | DIVERSION | | | An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure. |
| Dn1 | TEMPORARY DOWNDRAIN STRUCTURE | | | A flexible conduit of heavy–duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive. |
| Dn2 | PERMANENT DOWNDRAIN STRUCTURE | | | A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope. |
| Fr | FILTER RING | | | A temporary stone barrier constructed at storm drain inlets and pond outlets. |
| Ga | GABION | | | Rock filter baskets which are hand–placed into position forming soil stabilizing structures. |
| Gr | GRADE STABILIZATION STRUCTURE | | | Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies. |
| Lv | LEVEL SPREADER | | | A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils. |
| Rd | ROCK FILTER DAM | | | A permanent or temporary stone filter dam installed across small streams or drainageways. |
| Re | RETAINING WALL | | | A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design. |
| Rt | RETRO FITTING | | | A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter. |
| Sd1 | SEDIMENT BARRIER | | | A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence. |
| Sd2 | INLET SEDIMENT TRAP | | | An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities. |
| Sd3 | TEMPORARY SEDIMENT BASIN | | | A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out. |
| Sd4 | TEMPORARY SEDIMENT TRAP | | | A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser. |
| Sk | FLOATING SURFACE SKIMMER | | | A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow. |
| Spb | SEEP BERM | | | Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes. |

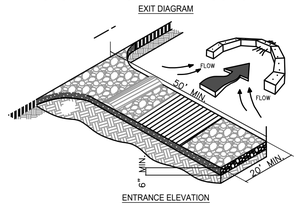
### STRUCTURAL PRACTICES

| CODE | PRACTICE | DETAIL | MAP SYMBOL | DESCRIPTION |
|---|---|---|---|---|
| St | TEMPORARY STREAM CROSSING | | | A temporary bridge or culvert–type structure protecting a stream or watercourse from damage by crossing construction equipment. |
| St | STORMDRAIN OUTLET PROTECTION | | | A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff. |
| Su | SURFACE ROUGHENING | | | A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading. |
| Tc | TURBIDITY CURTAIN | | | A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain). |
| Tp | TOPSOILING | | | The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities. |
| Tr | TREE PROTECTION | | | To protect desirable trees from injury during construction activity. |
| Wt | VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL | | | Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures. |

### VEGETATIVE PRACTICES

| CODE | PRACTICE | DETAIL | MAP SYMBOL | DESCRIPTION |
|---|---|---|---|---|
| Bf | BUFFER ZONE | | | Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams. |
| Cs | COASTAL DUNE STABILIZATION (WITH VEGETATION) | | Cs | Planting vegetation on dunes that are denuded, artificially constructed, or re–nourished. |
| Ds1 | DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) | | Ds1 | Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover. |
| Ds2 | DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING) | | Ds2 | Establishing a temporary vegetative cover with fast growing seedings on disturbed areas. |
| Ds3 | DISTURBED AREA STABILIZATION (WITH PERM SEEDING) | | Ds3 | Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas. |
| Ds4 | DISTURBED AREA STABILIZATION (SODDING) | | Ds4 | A permanent vegetative cover using sods on highly erodable or critically eroded lands. |
| Du | DUST CONTROL ON DISTURBED AREAS | | Du | Controlling surface and air movement of dust on construction site, roadways and similar sites. |
| Fl–Co | FLOCCULANTS AND COAGULANTS | | Fl–Co | Substance formulated to assist in the solids/liquid separation of suspended particles in solution. |
| Sb | STREAMBANK STABILIZATION (USING PERM. VEGETATION) | | Sb | The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems. |
| Ss | SLOPE STABILIZATION | | Ss | A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels. |
| Tac | TACKIFIERS AND BINDERS | | Tac | Substance used to anchor straw or hay mulch by causing the organic material to bind together. |

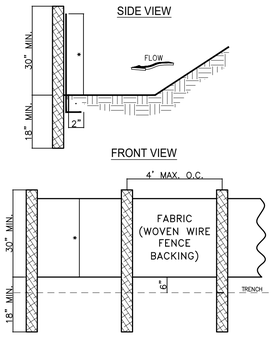
### CRUSHED STONE CONSTRUCTION EXIT




NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R–2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Co CONSTRUCTION EXIT
NOT TO SCALE

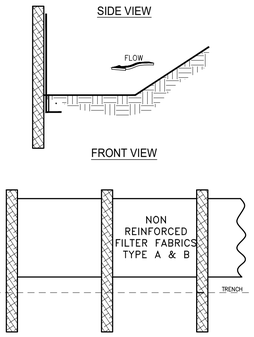
### SILT FENCE - TYPE SENSITIVE




NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Sd1–s SEDIMENT BARRIER
NOT TO SCALE

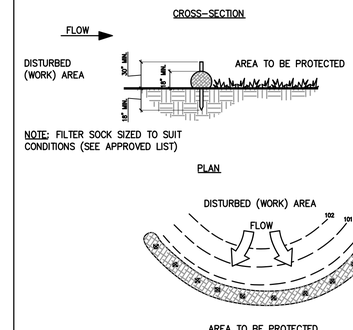
### SILT FENCE - TYPE NON-SENSITIVE




NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

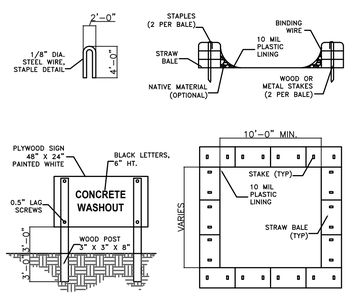
Sd1–NS SEDIMENT BARRIER
NOT TO SCALE

### COMPOST FILTER SOCK SEDIMENT BARRIER




Sd1–ns SEDIMENT BARRIER
NOT TO SCALE

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

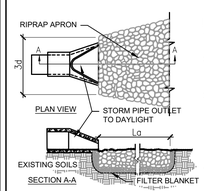



NOTE: WASHDOWN OF CONCRETE TOOLS, MIXERS & HOPPERS, AND REAR OF VEHICLES MUST OCCUR AT THE DESIGNATED WASH DOWN PIT. WASHOUT OF CONCRETE TRUCK MIXER DRUMS IS PROHIBITED.

CONCRETE WASH DOWN
NOT TO SCALE

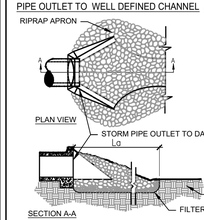
### RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA – NO WELL DEFINED CHANNEL

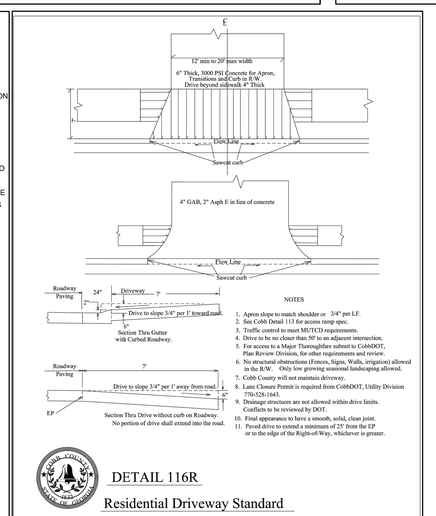



**NOTES:**
1. La IS THE LENGTH OF THE RIPRAP APRON
2. D–1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 6"
3. IN A WELL–DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS
4. A FILTER BLANKET OR FILTER FABRIC SHALL BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION
5. SEE SHEET L-1.202 FOR DESIGN SPECIFICATIONS OF INDIVIDUAL STORM PIPE OUTFALLS

PIPE OUTLET TO WELL DEFINED CHANNEL




St STORM DRAIN OUTLET PROTECTION
CROSS SECTION – N.T.S




NOTES
1. Apron slope to match shoulder or 3/4" per LF.
2. See Cobb Detail 113 for access ramp spec.
3. Traffic control to meet MUTCD requirements.
4. Drive to be no closer than 50' to an adjacent intersection.
5. For access to a Major Thoroughfare submit to CobbDOT, Plan Review Division, for other requirements and review.
6. No structural obstructions (Fences, Signs, Walls, irrigation) allowed in the R/W. Only low growing seasional landscaping allowed.
7. Cobb County will not maintain driveway.
8. Lane Closure Permit is required from CobbDOT, Utility Division 770-528-1643.
9. Drainage structures are not allowed within drive limits. Conflicts to be reviewed by DOT.
10. Final appearance to have a smooth, solid, clean joint.
11. Paved drive to extend a minimum of 25' from the EP or to the edge of the Right-of-Way, whichever is greater.

DETAIL 116R
Residential Driveway Standard

**NOT RELEASED FOR CONSTRUCTION**

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WWW.BCLADESIGN.COM

771 BURNING TREE DRIVE
MARIETTA GA, 30067
LOT 28 / BLOCK "B" / 2ND SECTION / ATLANTA COUNTRY CLUB S.D.
LAND LOT 1093 / DISTRICT 17 / COBB COUNTY
PARCEL I.D. 17109300180

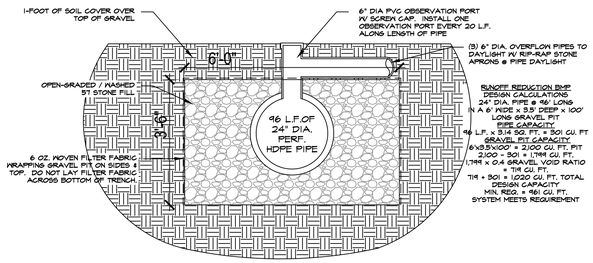
| REVISIONS | | |
|---|---|---|
| | DESCRIPTION | DATE |
| | PERMIT SUBMITTAL | 06-14-2022 |

THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

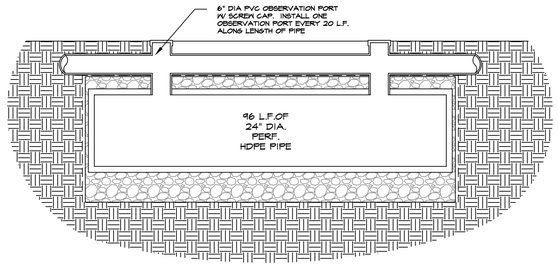
GSWCC # 2479


EROSION CONTROL & STANDARD DETAILS

L-1.1




## RUNOFF REDUCTION BMP SIDE SECTION
NOT TO SCALE



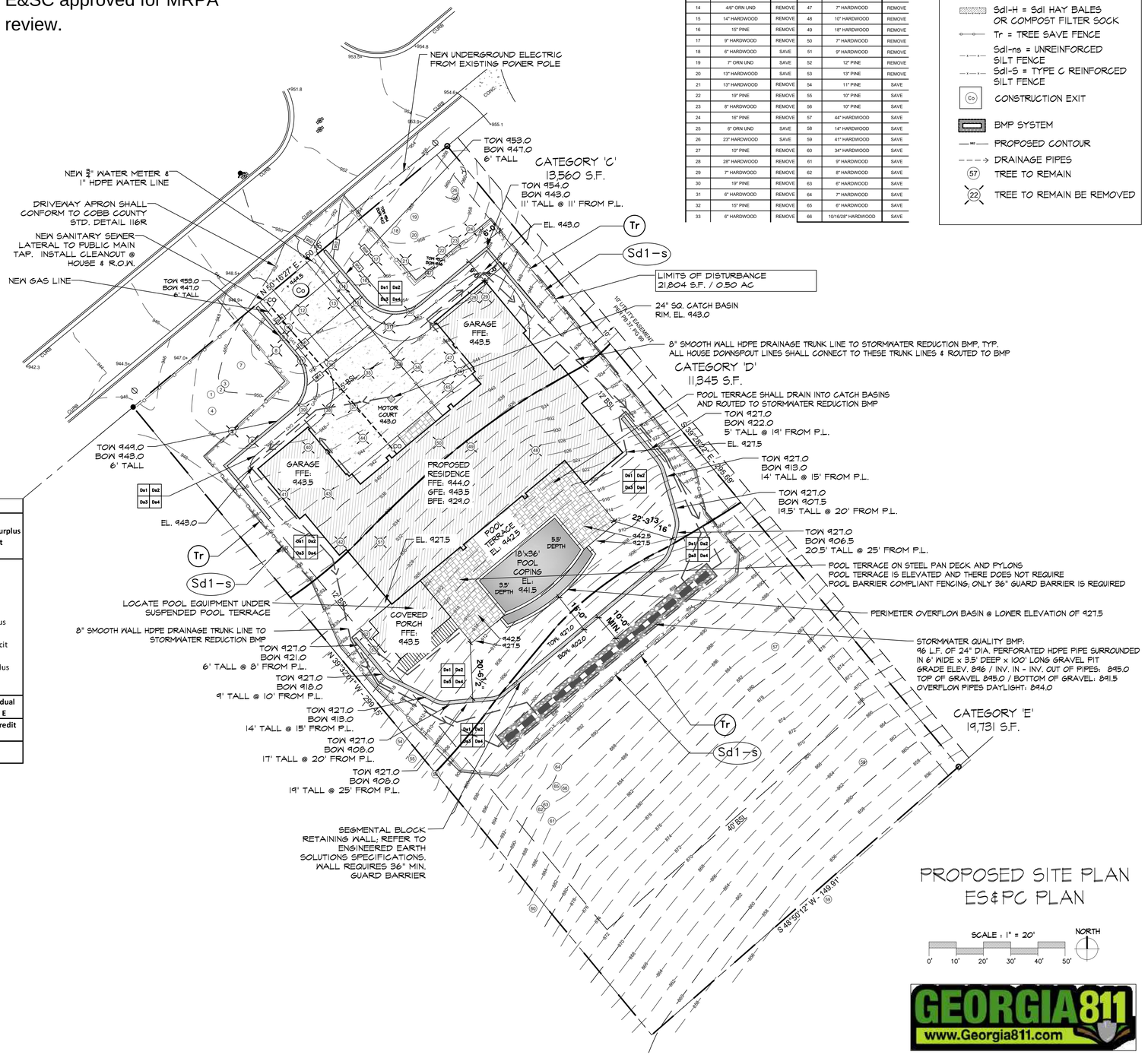

## RUNOFF REDUCTION BMP LATERAL SECTION
NOT TO SCALE

**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. Breaden, PE at 4:12 pm, Jul 07, 2022*

E&SC approved for MRPA review.




## PROPOSED SITE PLAN
## ES&PC PLAN

SCALE : 1" = 20'
NORTH
0' 10' 20' 30' 40' 50'

GEORGIA811
www.Georgia811.com

**RELEASED FOR CONSTRUCTION**

| TREE INVENTORY TABLE | | | | | |
|---|---|---|---|---|---|
| TREE # | SIZE & TYPE | ACTION | TREE # | SIZE & TYPE | ACTION |
| 1 | 6" HARDWOOD | SAVE | 34 | 7" HARDWOOD | REMOVE |
| 2 | 9" HARDWOOD | SAVE | 35 | 9" HARDWOOD | REMOVE |
| 3 | 6" HARDWOOD | SAVE | 36 | 6" HARDWOOD | REMOVE |
| 4 | 12" HARDWOOD | SAVE | 37 | 20" PINE | REMOVE |
| 5 | 10" HARDWOOD | SAVE | 38 | 6" HARDWOOD | REMOVE |
| 6 | 8" HARDWOOD | SAVE | 39 | 5/12" HARDWOOD | REMOVE |
| 7 | 36" HARDWOOD | SAVE | 40 | 22" PINE | REMOVE |
| 8 | 18" PINE | REMOVE | 41 | 6" ORN UND | REMOVE |
| 9 | 7" HARDWOOD | REMOVE | 42 | 26" HARDWOOD | REMOVE |
| 10 | 10" HARDWOOD | REMOVE | 43 | 7" ORN UND | REMOVE |
| 11 | 17" PINE | REMOVE | 44 | 25" HARDWOOD | REMOVE |
| 12 | 6 ORN UND | REMOVE | 45 | 6" HARDWOOD | REMOVE |
| 13 | 24" PINE | REMOVE | 46 | 7/8" HARDWOOD | REMOVE |
| 14 | 4/6" ORN UND | REMOVE | 47 | 7" HARDWOOD | REMOVE |
| 15 | 14" HARDWOOD | REMOVE | 48 | 10" HARDWOOD | REMOVE |
| 16 | 15" PINE | REMOVE | 49 | 18" HARDWOOD | REMOVE |
| 17 | 9" HARDWOOD | REMOVE | 50 | 7" HARDWOOD | REMOVE |
| 18 | 6" HARDWOOD | SAVE | 51 | 9" HARDWOOD | REMOVE |
| 19 | 7" ORN UND | SAVE | 52 | 12" PINE | REMOVE |
| 20 | 13" HARDWOOD | SAVE | 53 | 13" PINE | REMOVE |
| 21 | 13" HARDWOOD | REMOVE | 54 | 11" PINE | SAVE |
| 22 | 19" PINE | REMOVE | 55 | 10" PINE | SAVE |
| 23 | 8" HARDWOOD | REMOVE | 56 | 10" PINE | SAVE |
| 24 | 16" PINE | REMOVE | 57 | 44" HARDWOOD | SAVE |
| 25 | 6" ORN UND | SAVE | 58 | 14" HARDWOOD | SAVE |
| 26 | 23" HARDWOOD | SAVE | 59 | 41" HARDWOOD | SAVE |
| 27 | 10" PINE | REMOVE | 60 | 34" HARDWOOD | SAVE |
| 28 | 28" HARDWOOD | REMOVE | 61 | 9" HARDWOOD | SAVE |
| 29 | 7" HARDWOOD | REMOVE | 62 | 8" HARDWOOD | SAVE |
| 30 | 19" PINE | REMOVE | 63 | 6" HARDWOOD | SAVE |
| 31 | 6" HARDWOOD | REMOVE | 64 | 7" HARDWOOD | SAVE |
| 32 | 15" PINE | REMOVE | 65 | 6" HARDWOOD | SAVE |
| 33 | 6" HARDWOOD | REMOVE | 66 | 10/16/28" HARDWOOD | SAVE |

### SITE PLAN DEVELOPMENT LEGEND

- PROPOSED RESIDENCE
- PROPOSED RETAINING WALL
- PROPOSED POOL TERRACE
- PROPOSED DRIVE / MOTOR COURT
- LIMITS OF DISTURBANCE
- Sdi-H = Sdi HAY BALES OR COMPOST FILTER SOCK
- Tr = TREE SAVE FENCE
- Sdi-ns = UNREINFORCED SILT FENCE
- Sdi-S = TYPE C REINFORCED SILT FENCE
- Co — CONSTRUCTION EXIT
- BMP SYSTEM
- PROPOSED CONTOUR
- DRAINAGE PIPES
- (57) TREE TO REMAIN
- (22) TREE TO REMAIN BE REMOVED

| ARC Chattahoochee River Corrdior Site Impact Summary | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Vulnerability Category | Total Area (Sq. Ft.) | Maximum Standard Disturbance (Perc. / S.F.) | Maximum Standard Impervious (Perc. / S.F.) | Proposed Land Disturbance (Sq. Ft.) | Percent Land Disturbance | Land Disturbance Surplus or Deficit | Propposed Impervious Surface (Sq. Ft.) | Percent Impervious | Impervious Surplus or Deficit |
| A | 0 | 90% / N/A | 75% / N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| B | 0 | 80% / N/A | 60% / N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| C | 13,560 | 70% / 9,492 S.F. | 45% / 6,102 S.F. | 9,744 S.F.* | 71.8% ( 70% Max) | 252 S.F. Deficit | 5,424 S.F. | 40.0% (45% Max) | 678 Surplus |
| D | 11,345 | 50% / 5,672 | 30% / 3,403 | 9,365 S.F.* | 82.5% (50% Max) | 3,693 S.F. Deficit | 6,045 S.F.** | (53.2% (30% Max) | 2,642 Deficit |
| E | 19,731 | 30% / 5,919 | 15% / 2,960 | 2,695 S.F.* | 13.6% (30% Max) | 3,224 S.F. Surplus | 113 S.F.** | 0.05% (30% Max) | 2,847 Surplus |
| F | 0 | 10% / N/A | 2% / NA | N/A | N/A | N/A | N/A | N/A | N/A |
| **Total** | **44,636** | | | | **21,804 S.F.** | **594 S.F. Residual surplus in E** | **11,582 S.F.** | | **549 S.F. Residual surplus in E** |
| *** Includes a transfer of 2,630 S.F. of land disturbance from E to C & D at 1 to 1.5 ratio credit (168 x 1.5 = 252 S.F. for C) and (2,462 x 1.5 = 3,693 S.F. for D) totaling 3,945 credit transfer from E as per Part 2.A.3.c.(1) of the Chatthooche Corridor Plan. 594 S.F. land disturbance allotment remaining in E.** | | | | | | | | | |
| **** Includes a transfer of 1,762 S.F. of impervious cover from E to D at a 1 to 1.5 ratio credit (1,762 x 1.5 = 2,643 for D) totaling 2,643 transfer credit from E as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan. 549 S.F. impervious allotmment remaining in E.** | | | | | | | | | |

| SITE IMPERVIOUS ANALYSIS & RUNOFF REDUCTION CALCULATIONS | |
|---|---|
| **Description** | **S.F. Area** |
| Driveway | 512 |
| Motorcourt | 1,814 |
| Front Walkway / Entry Landing | 68 |
| House / Garages / Porches | 6,274 |
| Swimming Pool | 911 |
| Pool Terrace & Steps | 1,536 |
| Retaining Walls | 467 |
| Total Proposed Impervious | 11,582 |
| Lot Area | 44,636 |
| Max Lot Coverage (35%) | 15,623 |
| **Stormwater Runoff Reduction Calculation** | **Cu. Ft.** |
| Runoff Reduction Vol. Req'd (0.083) | 961 |
| Runoff Reduction Vol Provided | 1,003 |

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771 BURNING TREE DRIVE
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LAND LOT 1093 / DISTRICT 17 / COBB COUNTY
PARCEL I.D. 17109300180

THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

GSWCC # 2479

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
WILLIAM H. CALDWELL II
06/14/2022

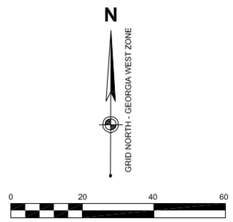
| REVISIONS | |
|---|---|
| DESCRIPTION | DATE |
| PERMIT SUBMITTAL | 06-14-2022 |

PROPOSED SITE AND ES&PC PLAN

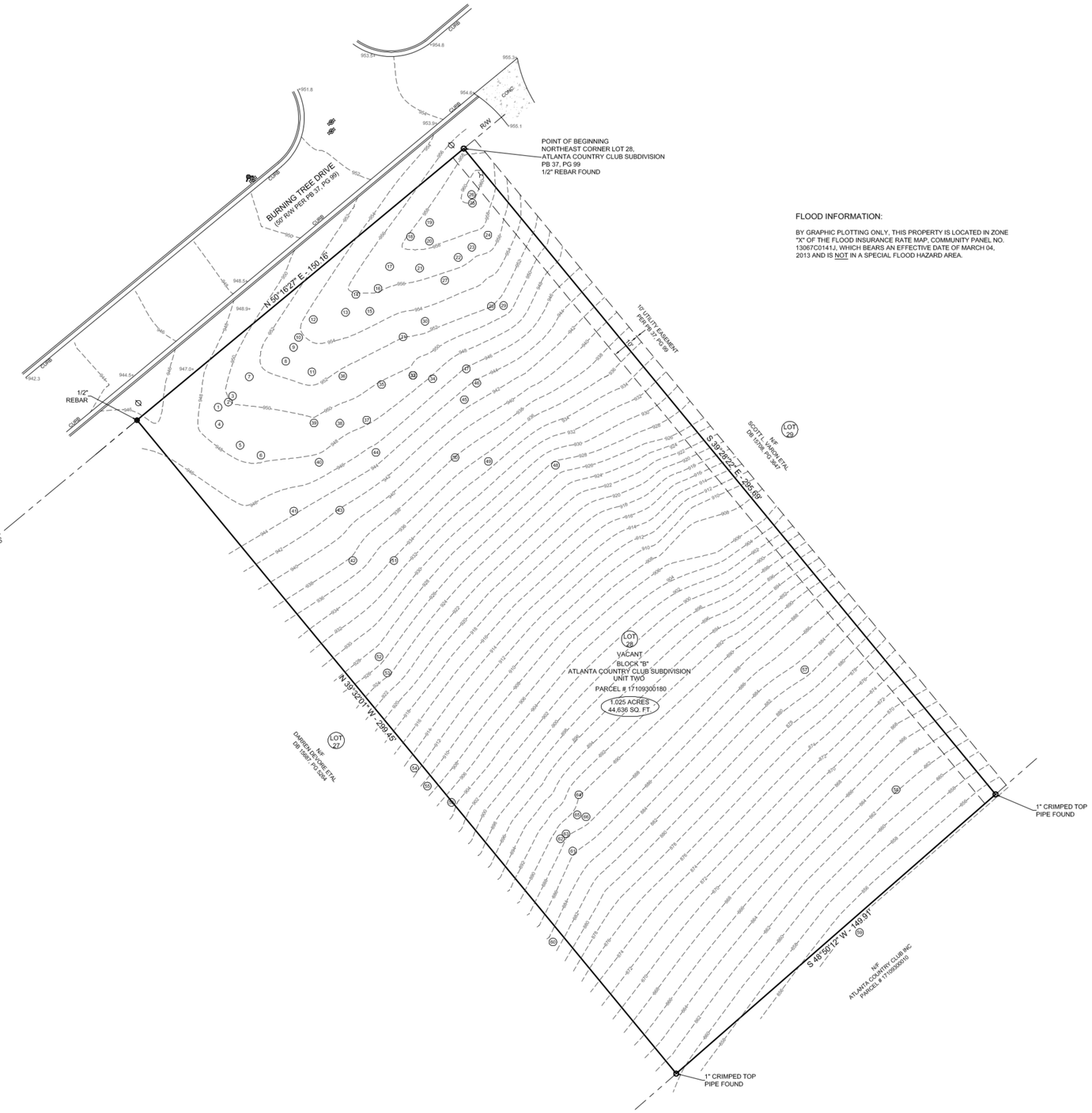
L-1.2

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF#1249
- CALCULATED POINT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- IRRIGATION VALVE
- UTILITY POLE
- GUY WIRE
- POWER METER
- TRANSFORMER
- AIR CONDITIONING UNIT
- POOL EQUIPMENT
- MAIL BOX
- LIGHT POLE
- UTILITY/LIGHT POLE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- DRAIN INLET
- SIGN
- X FENCE LINE
- BSL BUILDING SETBACK LINE
- CB CATCH BASIN
- C/L CENTERLINE
- CONC. CONCRETE
- CP CONCRETE PAD
- DB DEED BOOK
- IE INVERT ELEVATION
- N/F NOW OR FORMERLY
- P PORCH
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- S STEPS
- SQ. FT. SQUARE FEET
- SW CONCRETE WALK WAY
- BFE BASEMENT FLOOR ELEVATION
- FFE FINISHED FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- BW BOTTOM WALL
- TW TOP OF WALL




GRAPHIC SCALE IN FEET
SCALE: 1" = 20'




FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13067C0141J, WHICH BEARS AN EFFECTIVE DATE OF MARCH 04, 2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

TREE LEGEND: (SEE NOTE #12)

| | |
|---|---|
| (2) | TREE ID, SEE TREE TABLE |
| HW | LARGE OVERSTORY DECIDUOUS TREE |
| PINE | PINE TREE |
| EVG SCRN | EVERGREEN SCREENING TREE |
| OVR EVG | OVERSTORY EVERGREEN TREE |
| ORN EVG | ORNAMENTAL EVERGREEN TREE |
| ORN UND | ORNAMENTAL UNDERSTORY TREE |

| TREE TABLE | |
|---|---|
| TREE # | SIZE & TYPE |
| 1 | 6" HARDWOOD |
| 2 | 9" HARDWOOD |
| 3 | 6" HARDWOOD |
| 4 | 12" HARDWOOD |
| 5 | 19" HARDWOOD |
| 6 | 8" HARDWOOD |
| 7 | 36" HARDWOOD |
| 8 | 18" PINE |
| 9 | 7" HARDWOOD |
| 10 | 10" HARDWOOD |
| 11 | 17" PINE |
| 12 | 6 ORN UND |
| 13 | 24" PINE |
| 14 | 4/6" ORN UND |
| 15 | 14" HARDWOOD |
| 16 | 15" PINE |
| 17 | 9" HARDWOOD |
| 18 | 6" HARDWOOD |
| 19 | 7" ORN UND |
| 20 | 13" HARDWOOD |
| 21 | 13" HARDWOOD |
| 22 | 19" PINE |
| 23 | 8" HARDWOOD |
| 24 | 16" PINE |
| 25 | 6" ORN UND |
| 26 | 23" HARDWOOD |
| 27 | 10" PINE |
| 28 | 28" HARDWOOD |
| 29 | 7" HARDWOOD |
| 30 | 19" PINE |
| 31 | 6" HARDWOOD |
| 32 | 15" PINE |
| 33 | 6" HARDWOOD |
| 34 | 7" HARDWOOD |
| 35 | 9" HARDWOOD |
| 36 | 6" HARDWOOD |
| 37 | 20" PINE |
| 38 | 6" HARDWOOD |
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| 46 | 7/8" HARDWOOD |
| 47 | 7" HARDWOOD |
| 48 | 10" HARDWOOD |
| 49 | 18" HARDWOOD |
| 50 | 7" HARDWOOD |
| 51 | 9" HARDWOOD |
| 52 | 12" PINE |
| 53 | 13" PINE |
| 54 | 11" PINE |
| 55 | 10" PINE |
| 56 | 10" PINE |
| 57 | 44" HARDWOOD |
| 58 | 14" HARDWOOD |
| 59 | 41" HARDWOOD |
| 60 | 34" HARDWOOD |
| 61 | 9" HARDWOOD |
| 62 | 8" HARDWOOD |
| 63 | 6" HARDWOOD |
| 64 | 7" HARDWOOD |
| 65 | 6" HARDWOOD |
| 66 | 10/16/28" HARDWOOD |

SURVEY NOTES:

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

2. © COPYRIGHT 2021 - ON POINT SURVEYING & MAPPING, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

3. TOTAL AREA = 1.025 ACRES / 44,636 SQUARE FEET.

4. BOUNDARY REFERENCES: DEED BOOK 7746, PAGE 537 AND PLAT BOOK 37, PAGE 99.

5. LAST DATE OF FIELD WORK PERFORMED ON: 12/28/2021.

6. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1189,834 FEET.

7. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 41,985 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

8. THE SURVEY WORK COMPLETED WAS PERFORMED WITH A GEO MAX ZOOM 90 ROBOTIC TOTAL STATION.

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

10. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

11. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD88 DATUM, USING GEOID 2012A. HORIZONTAL DATUM IS BASED UPON NAD83, 2011 ADJUSTMENT, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.

12. TREE TYPE LABELS SHOWN HEREON ARE A GENERAL DESCRIPTION AND NEED TO BE VERIFIED PRIOR TO PLANNING OR CONSTRUCTION. ON POINT SURVEYING ASSUMES NO LIABILITY AS TO THE ACCURACY OF THESE LABELS.

13. BUFFERS SHOWN HEREON AS IF ANY AS MEASURED FROM THE CREEKS WRESTED VEGETATION. THE EXISTENCE, SIZE AND LOCATION OF SAID BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL MUNICIPALITY.

GEORGIA REGISTERED No. 2807 LAND SURVEYOR DANIEL W. VENABLE

12/30/2021

FOR THE FIRM
ON POINT SURVEYING
& MAPPING, INC
NOT VALID WITHOUT
ORIGINAL SIGNATURE

| NO. | REVISION | DATE |
|---|---|---|
| | | |

PROJECT NO.: 21-567
DATE: 12/30/2021
DRAWING NO.: 21-567-01
DWG: JTRLM
CHK: DWV

# BOUNDARY, TOPOGRAPHIC & TREE SURVEY

PREPARED FOR: KEVIN GEIGER
SITE ADDRESS: 771 BURNING TREE DRIVE, MARIETTA, GA 30067
LOT 28, BLOCK "B", 2ND SECTION, ATLANTA COUNTRY CLUB SUBDIVISION,
LAND LOT 1093, 17TH DISTRICT, 2ND SECTION,
CITY OF MARIETTA, FULTON COUNTY, GEORGIA


3348 PEACHTREE ROAD NE,
STE: #700, ATLANTA, GA 30326
TELEPHONE: 678-541-5650
www.onpoint-surveying.com

ON POINT
SURVEYING AND MAPPING, INC.
LAND SURVEYORS & PLANNERS


SHEET NO.
1 OF 1
SHEET SIZE: 24X36

Know what's below Call before you dig

# 771 BURNING TREE LANE

## MARIETTA, GEORGIA

## MODULAR BLOCK RETAINING WALL SYSTEM

## MAY 24, 2022

1.0 REINFORCED ZONE

THE REINFORCED BACKFILL SOIL SHALL BE COMPACTED GRANULAR FILL FREE OF DEBRIS AND MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D422.

| SIEVE SIZE | PERCENT PASSING |
|---|---|
| 1 INCH | 100 - 75 |
| NO. 4 | 100 - 20 |
| NO. 40 | 0 - 60 |
| NO. 200 | 0 - 35 |

THE MAXIMUM SIEVE SIZE SHOULD BE LIMITED TO 1 INCH. REINFORCED BACKFILL SOIL SHALL CONSIST OF MATERIAL MEETING USCS CRITERIA FOR GW, GP, SW, SP, SC OR SM & THE MATERIAL TO HAVE A PH RANGE OF 3 - 9. THE PORTION PASSING THE NO. 40 SIEVE SHALL HAVE A PLASTICITY INDEX LESS THAN 20. THE MATERIAL SHALL BE SUBSTANTIALLY FREE OF SHALE OR OTHER SOFT, POOR DURABILITY PARTICLES. THE MATERIAL SHALL HAVE A MAGNESIUM SULFATE SOUNDNESS LOSS OF LESS THAN 30 PERCENT AFTER FOUR CYCLES (OR A SODIUM SULFATE VALUE LESS THAN 15 PERCENT AFTER FIVE CYCLES). TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-104.

2.0 TECHNICAL REQUIREMENTS

FILL SHALL BE COMPACTED AS SPECIFIED BY THE PROJECT SPECIFICATIONS OR TO A MINIMUM 95% OF THE MAXIMUM DENSITY, AND WITHIN +3/-3 PERCENT OF OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH ASTM D-698 (STANDARD PROCTOR DENSITY), WHICHEVER IS GREATER.

FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES IN COMPACTED THICKNESS FOR HEAVY COMPACTION EQUIPMENT. FOR ZONES WHERE COMPACTION IS ACCOMPLISHED WITH HAND EQUIPMENT, FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN UNCOMPACTED THICKNESS. ONLY HAND OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN 3 FEET OF THE WALL FACE.

IN THE ABSENCE OF OWNER'S DIRECTION TO EMPLOY MORE STRINGENT COMPACTION SPECIFICATIONS, THE COMPACTED DENSITY OF THE FILL SHALL BE TESTED EVERY 2,000 SQUARE FEET PER 8 INCH LIFT OR EVERY 200 LINEAR FEET OF A SINGLE COURSE OF BLOCKS, WHICHEVER IS LESS. (THESE TESTS MUST INCLUDE THE BACKFILL ZONE IMMEDIATELY BEHIND THE WALL WHERE HEAVY COMPACTION EQUIPMENT MAY NOT OPERATE.)

THE CAP UNIT SHALL BE GLUED TO THE TOP MOST STANDARD UNIT.

TESTING METHODS, FREQUENCY AND VERIFICATION OF MATERIAL SPECIFICATIONS AND COMPACTION SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONSTRUCTION VERIFICATION ENGINEER.

HEAVY AND/OR CONSTRUCTION EQUIPMENT NOT INVOLVED WITH THE WALL CONSTRUCTION SHALL NOT OPERATE WITHIN 10.0' OF THE WALL FACE UNTIL FINAL PAVEMENT AND CURBING IS IN PLACE BEHIND THE WALL AS APPLICABLE.

3.0 GEOGRID PLACEMENT

GEOGRID SHALL BE PLACED AT THE LOCATIONS, ELEVATIONS AND WITH THE PROPER EMBEDMENT LENGTH AS SHOWN ON THE CONSTRUCTION DRAWINGS. EMBEDMENT LENGTH IS MEASURED FROM THE FRONT FACE OF THE WALL UNIT. THE EDGE OF THE GEOGRID SHOULD BE VISIBLE AT THE WALL FACE FOR CONSTRUCTION VERIFICATION PURPOSES.

GEOGRIDS SHALL BE CONNECTED TO THE WALL UNIT PER THE MANUFACTURER'S INSTRUCTIONS.

NO MORE THAN TWO COURSES OF BLOCK SHOULD BE STACKED PRIOR TO INFILLING UNITS WITH #57 STONE. COURSES BELOW GEOGRID LAYER MUST BE INFILLED WITH #57 STONE PRIOR TO PLACING GEOGRID REINFORCEMENT.

PRIOR TO PLACING FILL MATERIALS IN THE REINFORCED FILL AREA, THE GEOGRIDS SHALL BE ANCHORED TO THE WALL UNITS, PULLED TIGHT TO REMOVE ANY SLACK, AND LAID FLAT AND HORIZONTAL. NO PORTION OF THE GEOGRID PLACEMENT SHALL BE STEEPER THAN 10% GRADE FROM THE HORIZONTAL OR ALLOWED TO DROOP DOWN DIRECTLY BEHIND THE BLOCK.

TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOGRID MATERIALS. A MINIMUM FILL THICKNESS OF 6 INCHES IS REQUIRED FOR OPERATION OF TRACKED VEHICLES OVER THE GEOGRID. THE TURNING OF TRACKED VEHICLES SHALL BE KEPT TO A MINIMUM TO PREVENT DISPLACEMENT OF GEOGRIDS.

4.0 DRAINAGE

BACKFILL SHALL BE GRADED AWAY FROM THE WALL FACE AND COMPACTED TO 95% STANDARD PROCTOR AT THE END OF EACH WORK DAY TO PREVENT WATER FROM BEING DIRECTED TOWARDS THE REINFORCED SOIL MASS.

PERMANENT DRAINAGE AND SITE GRADING SHALL BE PERFORMED TO PREVENT RUNOFF FROM BEING DIRECTED OVER THE WALL FACE OR ALLOWED TO POND ABOVE THE REINFORCED MASS.

SURFACE WATER FLOW EITHER TEMPORARY OR PERMANENT SHOULD NOT BE ALLOWED TO RUN ALONG TOE OF EARTH STRUCTURE AT ANY TIME. CONCENTRATED WATER FLOW ALONG THE WALL TOE CAN UNDERMINE & DAMAGE THE EARTH STRUCTURE FOUNDATION. CIVIL SITE DESIGNER IS RESPONSIBLE FOR ADDRESSING ALL POSSIBLE EROSION CONCERNS TO PROTECT WALL FOUNDATION.

5.0 DESIGN PARAMETERS

DESIGN OF THE REINFORCED SOIL STRUCTURES IS BASED ON THE FOLLOWING PARAMETERS:

| | | | |
|---|---|---|---|
| REINFORCED ZONE | Φ' = 30° | C' = 0 PSF | γ = 120 PCF |
| RETAINED ZONE | Φ' = 30° | C' = 0 PSF | γ = 120 PCF |
| FOUNDATION ZONE | Φ' = 30° | C' = 100 PSF | γ = 120 PCF |

INTERNAL STABILITY:

| | |
|---|---|
| MIN. F.S. AGAINST GEOGRID PULLOUT | = 1.5 |
| SOIL-GEOGRID INTERACTION COEFFICIENT | = 0.8 |
| PERCENT COVERAGE OF GEOGRID | = 100% |
| MINIMUM F.S. FOR UNCERTAINTIES | = 1.5 |

EXTERNAL STABILITY:

| | |
|---|---|
| MINIMUM F.S. AGAINST BASE SLIDING | = 1.5 |
| MINIMUM F.S. AGAINST OVERTURNING | = 2.0 |
| MINIMUM F.S. FOR GLOBAL STABILITY | = 1.3 |
| MINIMUM F.S. FOR RAPID DRAWDOWN | = N/A |

| | |
|---|---|
| UNIFORM SURCHARGE | = 250 PSF LIVE LOAD / 1500 PSF BLGD. LOAD |
| HYDROSTATIC LOADING | = NONE |
| REQUIRED BEARING CAPACITY | = VARIES (SEE ELEVATION VIEW) |

6.0 SPECIAL PROVISIONS

ACCEPTABLE MODULAR BLOCK UNITS ARE: ANCHOR DIAMOND PRO (BATTER 7.1°)
ALLAN BLOCK CLASSIC (BATTER 6.4°)
KEYSTONE COMPAC III (BATTER 8.0°)

ACCEPTABLE GEOGRID REINFORCEMENTS ARE:

| TYPE I | TYPE 2 | TYPE 3 |
|---|---|---|
| STRATA SGU 60 | STRATA SGU 80 | STRATA SGU 120 |
| MIRAFI 3XT | MIRAFI 5XT | MIRAFI 8XT |
| HTG 35 | HTG 80 | HTG 120 |

OTHER BLOCK AND GRID SYSTEMS MUST BE SUBMITTED FOR APPROVAL BY EES PRIOR TO CONSTRUCTION.

ENGINEERED EARTH SOLUTIONS, LLC. (EES) ASSUMES NO LIABILITY FOR INTERPRETATIONS OF SUBSURFACE CONDITIONS, SUITABILITY OF SOIL PARAMETERS, AND SUBSURFACE GROUNDWATER CONDITIONS. THE WALL CONTRACTOR AND/OR CONSTRUCTION VERIFICATION ENGINEER IS RESPONSIBLE FOR REVIEWING AND VERIFYING THAT CONDITIONS DESCRIBED ABOVE ARE ACCURATE PRIOR TO AND DURING CONSTRUCTION.

ALL WALLS OVER 25.0' IN HEIGHT REQUIRE DEEP BORINGS AT THE WALL LOCATION EVERY 50.0' O.C. ALONG THE WALL LENGTH. THE BORINGS SHALL EXTEND TO 1.5 TIMES THE WALL HEIGHT. FOR EXAMPLE, A 40.0' WALL WOULD REQUIRE DEEP BORINGS TO 60.0'. THE BORING RESULTS SHOULD BE SUBMITTED TO THE CONSTRUCTION VERIFICATION ENGINEER TO VERIFY FOUNDATION DESIGN PARAMETERS PRIOR TO CONSTRUCTION.

THE WALL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR HAVING SUPERVISION OF ALL PHASES OF CONSTRUCTION BY A QUALIFIED GEOTECHNICAL ENGINEER (CONSTRUCTION VERIFICATION ENGINEER).

SETTLEMENT AND ITS EFFECT ON THE RETAINING WALL SYSTEM HAS NOT BEEN EVALUATED BY EES. FOR THE EVALUATION OF SETTLEMENT, ADDITIONAL TESTING OF THE SUBGRADE AND ADDITIONAL ENGINEERING IS REQUIRED WHICH IS OUTSIDE THE SCOPE OF PRODUCING THESE SHOP DRAWINGS. EES CAN PROVIDE A PROPOSAL TO PERFORM THE ADDITIONAL TESTING AND CALCULATIONS UPON REQUEST.

A COPY OF THESE DRAWINGS SHALL BE PROVIDED TO FUTURE OWNERS OF THE DEVELOPED PROPERTY TO PROVIDE THEM WITH A RECORD OF THE LOCATION OF THE REINFORCED ZONE AND RECOMMENDATIONS REGARDING PERMISSIBLE CONSTRUCTION ACTIVITIES AROUND THE MECHANICALLY STABILIZED EARTH STRUCTURE.

GENERAL NOTES:

1.SOIL INSTALLED IN SLOPES BOTH ABOVE AND BELOW THE REINFORCED STRUCTURE SHALL BE COMPACTED TO WITHIN 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698). FILL SOILS INSTALLED ABOVE AND BELOW THE REINFORCED ZONE MUST MEET THE REINFORCED STONE PARAMETERS NOTED IN NOTE 5.0 DESIGN PARAMETERS.

2. CONSTRUCTION VERIFICATION OF THE WALL INSTALLATION BY AN ENGINEER IS REQUIRED AND MUST BE PROVIDED BY A KNOWLEDGEABLE GEOTECHNICAL ENGINEER FAMILIAR WITH MECHANICALLY STABILIZED STRUCTURES. EES CAN PERFORM THIS VERIFICATION AS REQUESTED BUT MUST INCLUDE DAILY SITE VISITS.

3. IDENTIFICATION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

4. EXCAVATION THROUGH THE GEOSYNTHETIC REINFORCEMENT FOR THE PURPOSE OF PLANTING TREES OR INSTALLATION OF UTILITIES SHOULD NOT OCCUR WITHOUT APPROVAL BY THE ENGINEER OF RECORD.

5. WATERLINES INCLUDING IRRIGATION SYSTEMS MUST BE WATER TIGHT WITHIN 100 FEET OF THE REINFORCED ZONE. LEAKAGE BEHIND A RETAINING WALL WILL INCREASE THE HORIZONTAL PRESSURE AGAINST THE WALL LEADING TO WALL FAILURE. FOR THIS REASON, SUBSURFACE WATERLINES AND IRRIGATION SYSTEMS SHOULD NOT BE INSTALLED ABOVE THE REINFORCED ZONES OF THE RETAINING WALL, OR WITHIN 5 FEET BEHIND THE REINFORCED ZONES.

6. THE RETAINING WALLS DESIGNED HEREIN ARE IN ACCORDANCE WITH THE STANDARD OF PRACTICE AS OUTLINED BY THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS, SECOND EDITION.

7. ALL CONSTRUCTION ACTIVITY SHALL CONFORM TO THE MINIMUM REQUIREMENTS PER O.S.H.A. STANDARDS.

8. THIS DESIGN IS BASED UPON SPECIFIC PROPERTIES OF MATERIALS WHICH ARE PROPRIETARY. ANY SUBSTITUTION OF THE SPECIFIED PRODUCTS OR CHANGE IN STRUCTURE GEOMETRY WILL INVALIDATE THIS DESIGN. THIS DRAWING IS BEING FURNISHED FOR USE ON THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF ENGINEERED EARTH SOLUTIONS, LLC. THIS DRAWING, DESIGN NOTES, AND ASSOCIATED CALCULATIONS HAVE BEEN PREPARED BY ENGINEERED EARTH SOLUTIONS, LLC. FROM INFORMATION PROVIDED BY OTHERS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION CONTAINED HEREIN IS THE RESPONSIBILITY OF THE USER.

9. DISCOVERY OF SUBSURFACE GROUNDWATER SHALL BE REPORTED IMMEDIATELY TO THE PROJECT GEOTECHNICAL ENGINEER, CONSTRUCTION VERIFICATION ENGINEER AND EES FOR ADDITIONAL DRAINAGE CONSIDERATION.

10. STORM DRAIN SYSTEMS ARE PRONE TO LEAKING. THEREFORE, IF A JOINT IN A STORM WATER PIPE IS LOCATED WITHIN 100 FEET OF THE RETAINING WALL THE STORM WATER PIPE MUST BE WATER TIGHT. NEOPRENE O-RINGS MUST BE INSTALLED AT ALL STORM PIPE JOINTS AS A MINIMUM.

11. CONSTRUCTION ACTIVITIES, WHICH OCCUR ON THE SITE AFTER COMPLETION OF THE RETAINING WALL, SHOULD BE MONITORED BY THE OWNER'S REPRESENTATIVE TO INSURE THAT THEY DO NOT RESULT IN EXCAVATION THROUGH GEOSYNTHETIC REINFORCEMENT OR IN THE VICINITY OF THE WALL FOUNDATION. HEAVY CONSTRUCTION EQUIPMENT SHOULD NOT BE PERMITTED TO OPERATE WITHIN 10.0 FEET BEHIND A WALL FACE.

12. EARTH STRUCTURE LOCATION IN RELATION TO PROPERTY LINES, WATERSHED EASEMENTS, UTILITY EASEMENTS OR ANY OTHER TYPE OF EASEMENT OR BUFFER ARE THE RESPONSIBILITY OF THE OWNER OR THE SITE CIVIL ENGINEER. EES ASSUMES NO LIABILITY FOR THE LOCATION OF THE EARTH STRUCTURE. SURVEY CONTROL MUST BE PERFORMED USING THE CIVIL SITE DESIGNER'S LOCATION INFORMATION AND ACCOUNT FOR ALL STRUCTURE FACE BATTER. DEVIATION FROM THE CIVIL SITE DESIGN LAYOUT MUST BE REPORTED TO AND APPROVED BY THE CIVIL SITE DESIGNER PRIOR TO THE CONSTRUCTION OF THE EARTH STRUCTURE / RETAINING WALL.

13. THE OWNER OR OWNER'S REPRESENTATIVE HAS NOT PROVIDED SPECIFIC SOIL PARAMETERS FOR THE PROPOSED EARTH STRUCTURE, AND TESTING OF THE PROPOSED SOILS HAS NOT BEEN PERFORMED PRIOR TO THE DESIGN. IN PREPARATION OF THE DESIGN, ASSUMED SOIL PARAMETERS WERE USED. THEREFORE, CONSTRUCTION VERIFICATION OF THE ABOVE ASSUMED SOIL CONDITIONS IS IMPERATIVE PRIOR TO AND DURING CONSTRUCTION. FAILURE TO VALIDATE THE ASSUMED SOIL PARAMETERS CAN RESULT IN STRUCTURE FAILURE.

14. ALL ROOF DRAINS AND ROOF DRAIN OUTLETS MUST BE PIPED TO STORM DRAIN SYSTEM. ROOF DRAINS SHALL NOT BE EMPTIED INTO DRY WELLS OR POP UP DISSIPATERS WITHIN 20.0' OF THE REINFORCED ZONE.



NOTE: THE CIVIL SITE DESIGNER SHALL APPROVE PRIOR TO CONSTRUCTION THE DETAILED LAYOUT FOR THE RETAINING WALL(S) AS SHOWN IN THESE SHOP DRAWINGS. DESIGN AND COORDINATION OF SURFACE DRAINAGE, STORM STRUCTURES, UTILITIES, FENCES, CURBS, GUARDRAILS AND OTHER NEW AND EXISTING IMPROVEMENTS IN THE RETAINING WALL AREA REMAINS THE SOLE RESPONSIBILITY OF THE CIVIL SITE DESIGNER.

THE WALL INSTALLER IS RESPONSIBLE FOR PROVIDING DRAINAGE AS SHOWN ON THE CONSTRUCTION DRAWINGS. FAILURE TO FOLLOW THESE DRAWINGS IN THEIR ENTIRETY WILL INVALIDATE THE DESIGN.

**REVISION / ISSUE**

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 05/24/22 | ISSUE FOR CONSTRUCTION |

DRAWN BY: MBC
DESIGNED BY: CWL
CHECKED BY: LGP
DATE: 05/24/22
SCALE: AS NOTED

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ENGINEER

771 BURNING TREE LANE MAREITTA GEORGIA

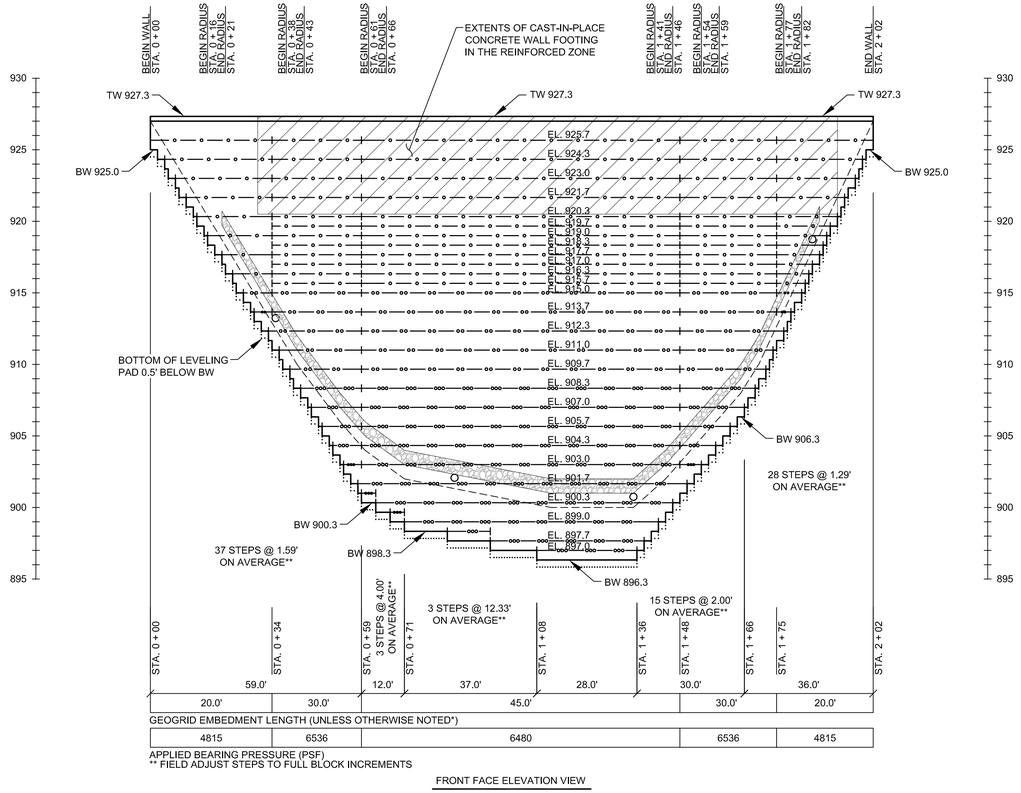
TITLE SHEET

SHEET RW1 OF 4

PROJECT NO.: Z22-0139

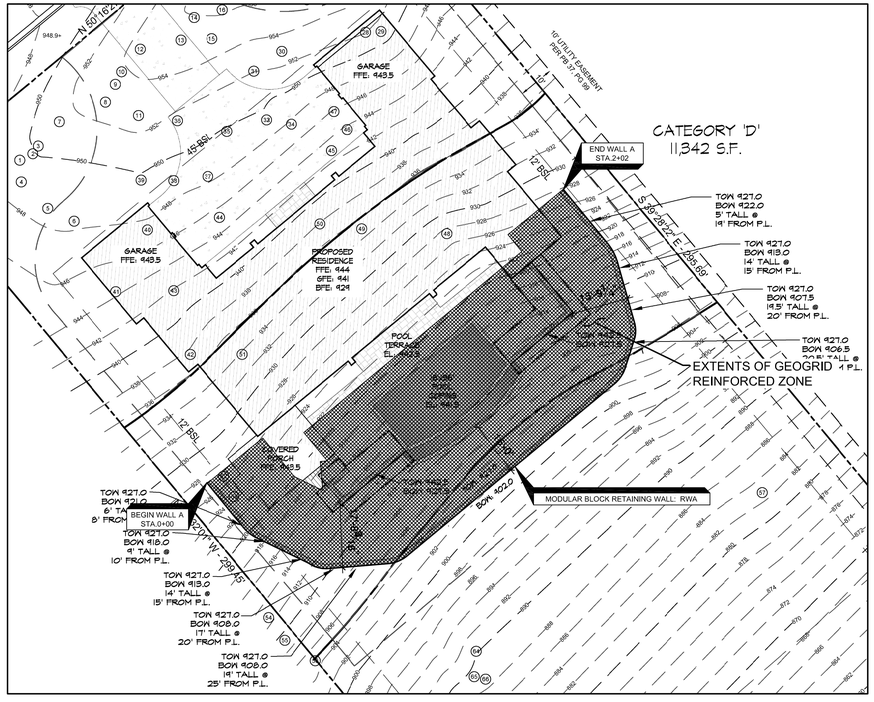
Know what's below Call before you dig

NOTE: CONSTRUCTION VERIFICATION OF THE WALL INSTALLATION BY AN ENGINEER IS REQUIRED AND MUST BE PROVIDED BY A KNOWLEDGEABLE GEOTECHNICAL ENGINEER FAMILIAR WITH MECHANICALLY STABILIZED STRUCTURES.




FRONT FACE ELEVATION VIEW

RETAINING WALL A (RWA)
*REFER TO SHEET RW3 FOR CROSS SECTION*



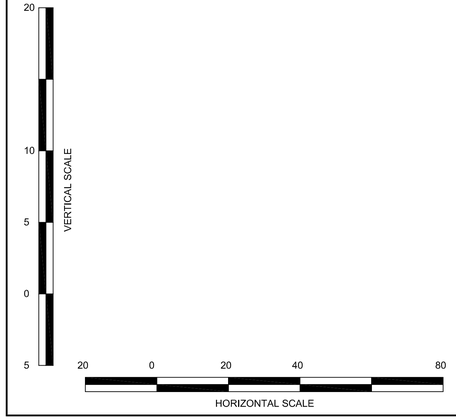

PLAN VIEW
NOT TO SCALE

THE ABOVE PLAN VIEW HAS BEEN COPIED FROM CIVIL SITE PLANS PREPARED BY BCLA DESIGN, LLC. DATED 05/02/22 FOR REFERENCE. REFER TO CIVIL SITE PLANS FOR STRUCTURE LAYOUT INFORMATION. MODULAR BLOCK WALL LAYOUT SHALL BE APPROVED BY THE CIVIL SITE DESIGNER PRIOR TO CONSTRUCTION. THE TOP OF WALL LOCATION IS SHOWN. THE SURVEYOR SHALL ADJUST THE BOTTOM OF WALL LOCATION TO ACCOUNT FOR WALL BATTER.

## LEGEND

| | |
|---|---|
| BW | BOTTOM OF WALL |
| TW | TOP OF WALL |
| | GRADE LINE |
| *X.X' | ALTERNATE REINFORCEMENT LENGTH |
| | CHANGE IN EMBEDMENT LENGTH OR REINFORCEMENT TERMINATION |
| EL. XX.X | REINFORCEMENT ELEVATION |
| | GEOGRID TYPE 1 REINFORCEMENT |
| | GEOGRID TYPE 2 REINFORCEMENT |
| | GEOGRID TYPE 3 REINFORCEMENT |
| | LEVELING PAD |
| | EXTENTS OF COLLECTOR DRAIN (REFER TO RW3 FOR DETAILS) |

REFER TO RW1 FOR GEOGRID REINFORCEMENT OPTIONS

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| DESIGNED BY: | CWL |
| CHECKED BY: | LGP |
| DATE: | 05/24/22 |
| SCALE: | AS NOTED |

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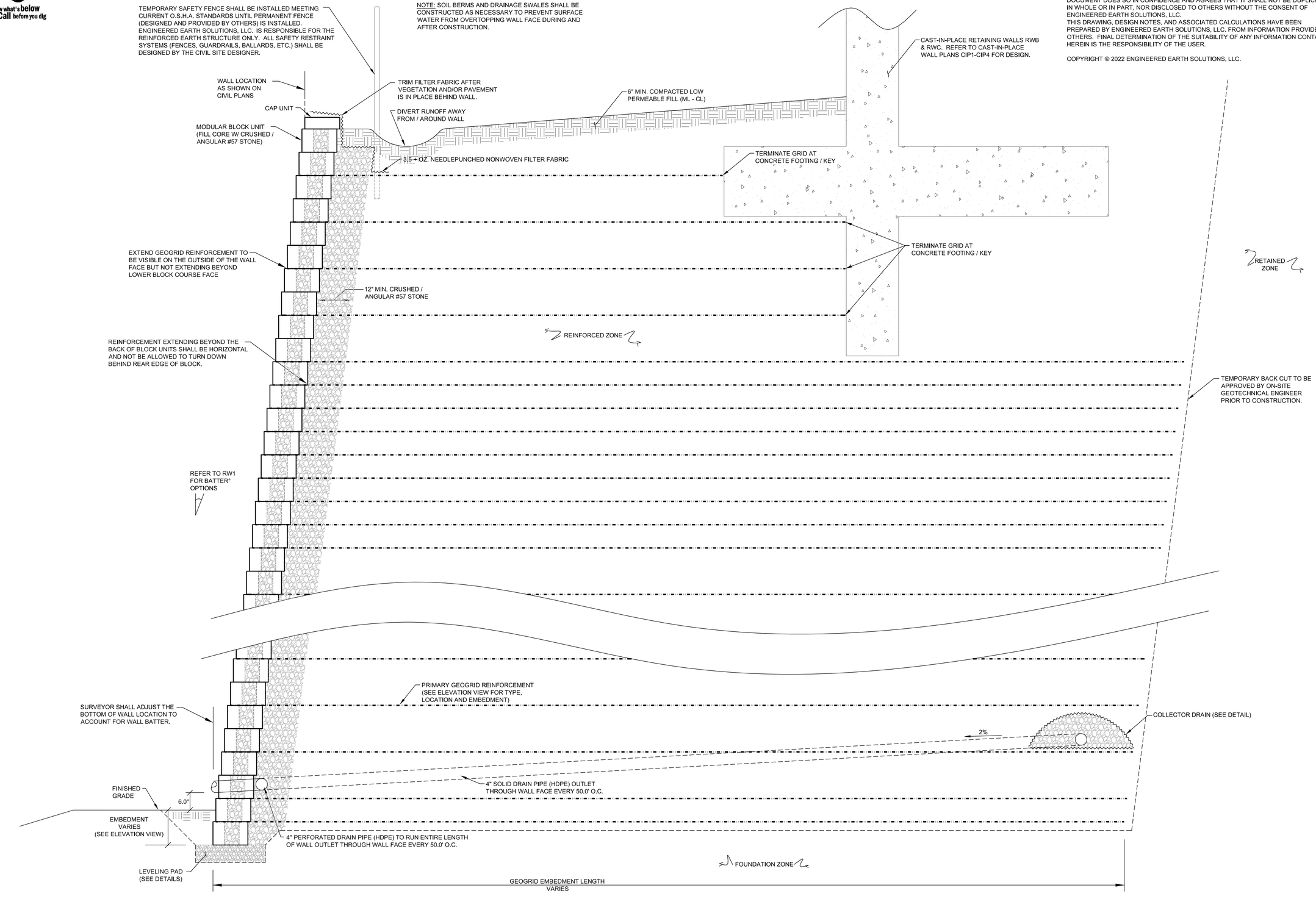
**771 BURNING TREE LANE**
MAREITTA GEORGIA

PLAN & ELEVATION VIEW SHEET

SHEET
**RW2**
OF 4

PROJECT NO.: Z22-0139

Know what's below Call before you dig




FOUNDATION REMEDIATION AS REQUIRED BY ON-SITE GEOTECHNICAL ENGINEER TO OBTAIN STABLE WORKING PLATFORM MEETING THE PARAMETERS IN NOTE 5.0 (SHEET RW1). VERIFICATION OF BEARING CAPACITY (NOTE 5.0, SHEET RW1) MUST BE APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER.

## *TYPICAL CROSS-SECTION RETAINING WALL RWA*

NOT TO SCALE



**REVISION / ISSUE**

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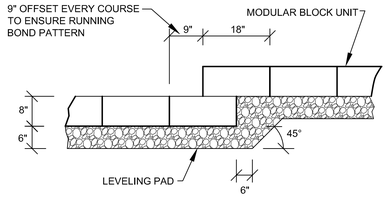
771 BURNING TREE LANE
MAREITTA GEORGIA

DETAIL SHEET

SHEET
**RW3**
OF 4

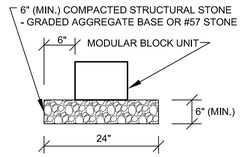
PROJECT NO.: Z22-0139

Know what's below Call before you dig



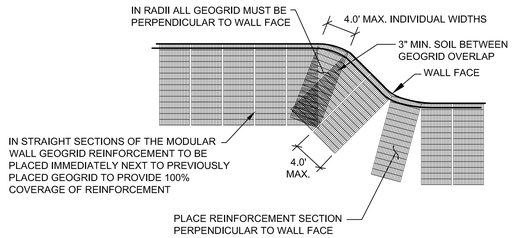

*TYPICAL LEVELING PAD STEP*

NOT TO SCALE



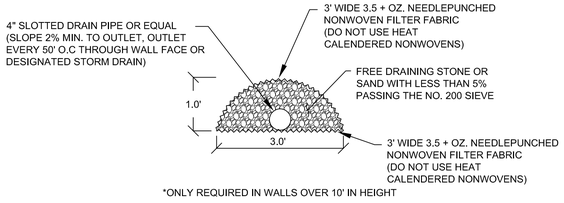

*LEVELING PAD CROSS-SECTION*

NOT TO SCALE




*PRIMARY GEOGRID PLACEMENT ON CURVES*

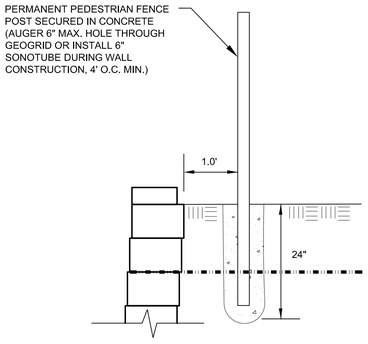
NOT TO SCALE




*ONLY REQUIRED IN WALLS OVER 10' IN HEIGHT

*COLLECTOR DRAIN*

NOT TO SCALE




*TYPICAL FENCE POST INSTALLATION*

NOT TO SCALE



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ENGINEER

771 BURNING TREE LANE
MAREITTA GEORGIA

DETAIL SHEET

SHEET
RW4
OF 4

PROJECT NO.: Z22-0139

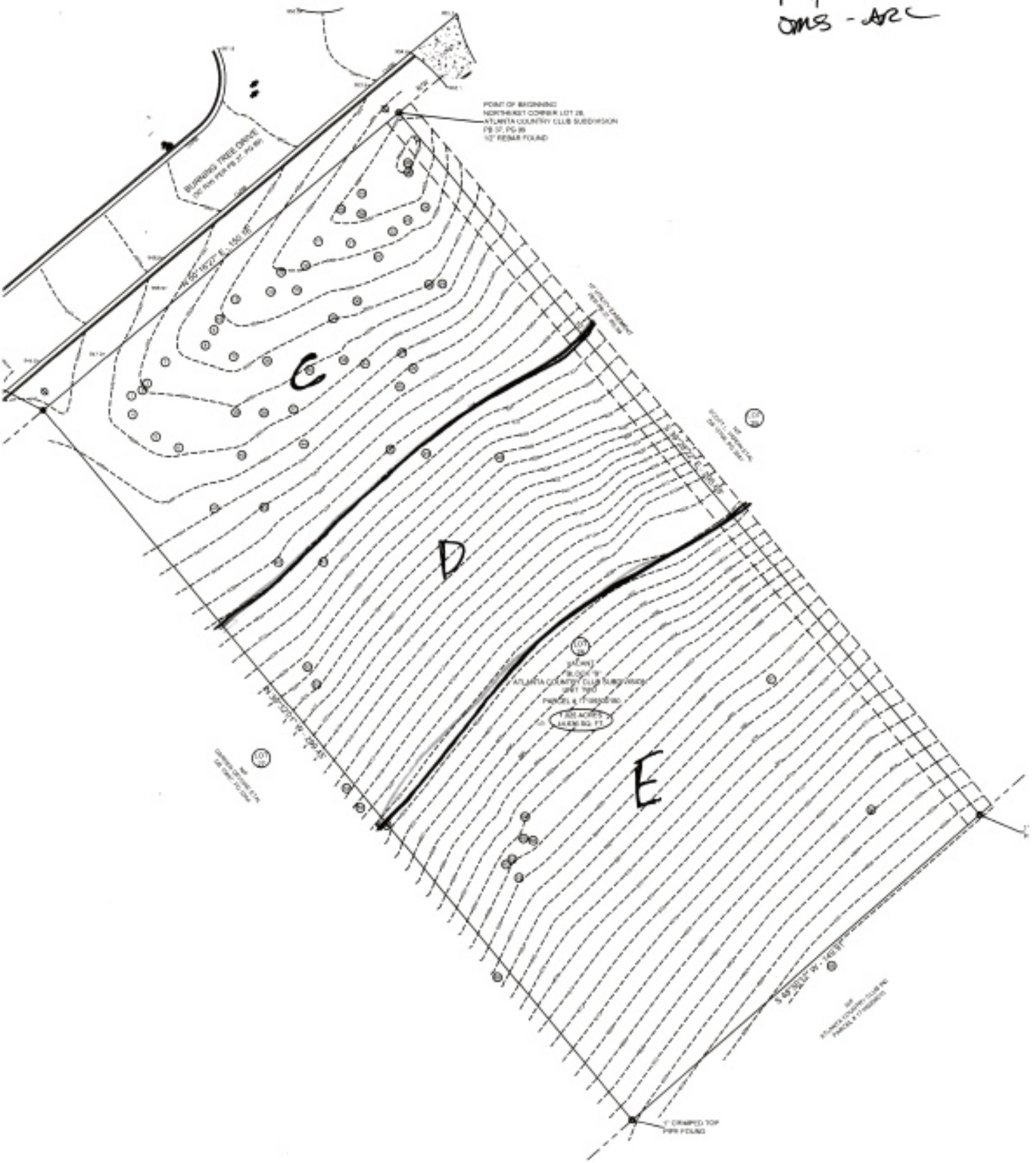
# 771 Burning Tree Drive Reevaluation
## Cobb County

**January 19, 2022**

| Vulnerability Factor | Factor Subgroup | Score | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Geology** | Biotite-Gneiss | | | 5 | | | | | | |
| **Hydrology:** | Third Order | | | 0 | | | | | | |
| **Aspect:** | Hot Spot | | 3 | | | | | | -- | |
| | South | | -- | | | | 15 | | | |
| **Subtotal:** | | | **8** | | | | | | **20** | |
| **Soils** | Moderately Erodible | | 12 | | | 12 | | | -- | |
| | Highly Erodible | | -- | | | -- | | | 20 | |
| **Subtotal:** | | | **20** | | | **32** | | | **40** | |
| **Slope** | 10-25% | | 9 | -- | 9 | -- | | | -- | |
| | Over 25% | | -- | 15 | -- | 15 | | | 15 | |
| **Subtotal:** | | | **29** | **35** | **41** | **47** | | | **55** | |
| **Vegetation** | Open | 10 | -- | 10 | 10 | 10 | 10 | -- | -- | |
| | Pines | -- | 15 | -- | -- | -- | -- | 15 | -- | |
| | Hardwoods | -- | -- | -- | -- | -- | -- | -- | 20 | |
| **TOTAL:** | | **39** | **44** | **50** | **51** | **57** | **65** | **70** | **75** | |
| **CATEGORY:** | | **C** | **C** | **D** | **D** | **D** | **E** | **E** | **E** | |

The C category includes scores from 38 to 49
The D category includes scores from 50 to 59
The E category includes scores from 60 to 79

771 Burning Tree Dr.
Revised Categories
1/19/2022
OMS - ARC



771 - Burning Tree Dr.
REVISED REEVALUATION
SCORES
1/19/2022
JMS - AKC