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: APRIL 10, 2023

TO: CHAIRWOMAN LISA CUPID, Cobb County Commission
ATTN TO: ANDREW HEATH, 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: 101 Sherwood Lane RC-23-01CC
Submitting Local Government: Cobb County

Date Opened: March 22, 2023	**Date Closed:** April 10, 2023

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 other comments were received.

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF ROSWELL
CITY OF MARIETTA
RIVER LINE HISTORIC DISTRICT
GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
FULTON COUNTY
COBB COUNTY
CHATTAHOOCHEE RIVERKEEPER
CITY OF SMYRNA
CITY OF SANDY SPRINGS
FULTON COUNTY

For questions, 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): Rob Patti
   Mailing Address: 2440 Timberland Creek Trail NE
   City: MARIETTA **State:** GA **Zip:** 30062
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 770 310-3178 **Fax:** 404 474-8150
   Other Numbers:

3. **Applicant(s) or Applicant's Agent(s):**
   Name(s): Rob Patti
   Mailing Address: 2440 Timberland Creek Trail NE
   City: MARIETTA **State:** GA **Zip:** 30062
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 770 310-3178 **Fax:** 404 474-8150
   Other Numbers:

4. **Proposed Land or Water Use:**
   Name of Development: Riverside Park Estates
   Description of Proposed Use: Residential NEW HOME CONSTRUCTION

5. **Property Description (Attach Legal Description and Vicinity Map):**
   Land Lot(s), District, Section, County: Lots 74 & 75, 1st District, 2nd Section Cobb County GA
   Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
   Lot 12, Block D, 101 Sherwood Lane, .5 miles
   Size of Development (Use as Applicable):

Acres:	**Inside Corridor:**	2.473
	Outside Corridor:	0
	Total:	2.473
Lots:	**Inside Corridor:**	1 - Lot 12
	Outside Corridor:	0
	Total:	1
Units:	**Inside Corridor:**	1
	Outside Corridor:	0
	Total:	1

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

   B. **Public sewer system** _____

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	39,606	21,568*	11,346	(50) 54.5	(30) 28.6
E	69,919	10,253*	2,834	(30) 14.7	(15) 4.05
F				(10)	(2)
Total:	109,525	31,821	14,180	N/A	N/A

* Includes a transfer of 1167.67 SF of land disturbance from E to D at 1 to 1.5 ((1,167 × 1.5) = 1,765 SF) as per part 2.A.3.C.(1) of the Chattahoochee Corridor Plan.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO
If "yes", indicate the 100-year floodplain elevation:_____
NOTE: 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:

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

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

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

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

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

✓ Existing vegetation plan.

✓ Proposed grading plan.

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

✓ Approved erosion control plan.

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

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

✓ Documentation on adjustments, if any.

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

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)

ROBERT A. PATTI
2440 Timberland Creek Trail NE
Marietta, GA 30062

Signature(s) of Owner(s) of Record — Date 2/11/23

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

GARY WARREN
1760 Platbottom Road
Ballground GA 30107

Signature(s) of Applicant(s) or Agent(s) — Date 2-10-23

14. The governing authority of COBB COUNTY requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Signature of Chief Elected Official or Official's Designee — Date 3/9/2023

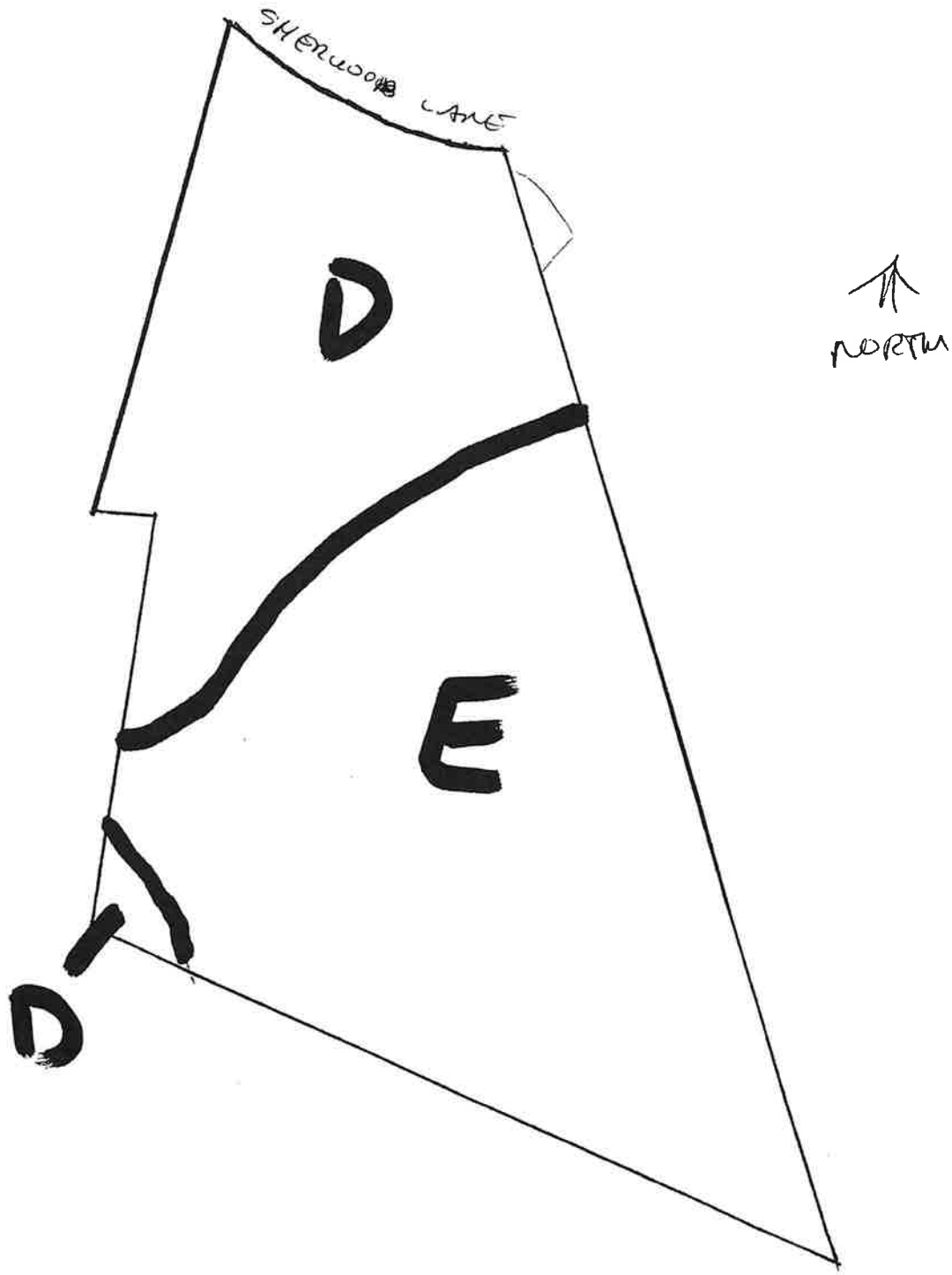
101 Sherwood Lane Category Reevaluation
Cobb County

April 25, 2022

Vulnerability Factor	Factor Subgroup	Score				
Hydrology	Interbasin	20				
Geology	Biotite-Gneiss	5				
SUBTOTAL:		**25**				
Soils	Moderate Erodibility	12			--	
	Mod.-to-Severe Erod.	--			16	
SUBTOTAL:		**37**			**41**	
Aspect	Hot Spot	3		3		--
	East	--		--		9
SUBTOTAL:		**40**		**44**		**50**
Slope	0-10%	3		3		--
	10-25%	--		--		9
SUBTOTAL:		**43**		**47**		**59**
Vegetation	Open	10	--	10	--	--
	Pines	--	15	--	15	15
TOTAL:		**53**	**58**	**57**	**62**	**74**
CATEGORY:		**D**	**D**	**D**	**E**	**E**

The D category includes scores from 60 to 59
The E category includes scores from 60 to 79

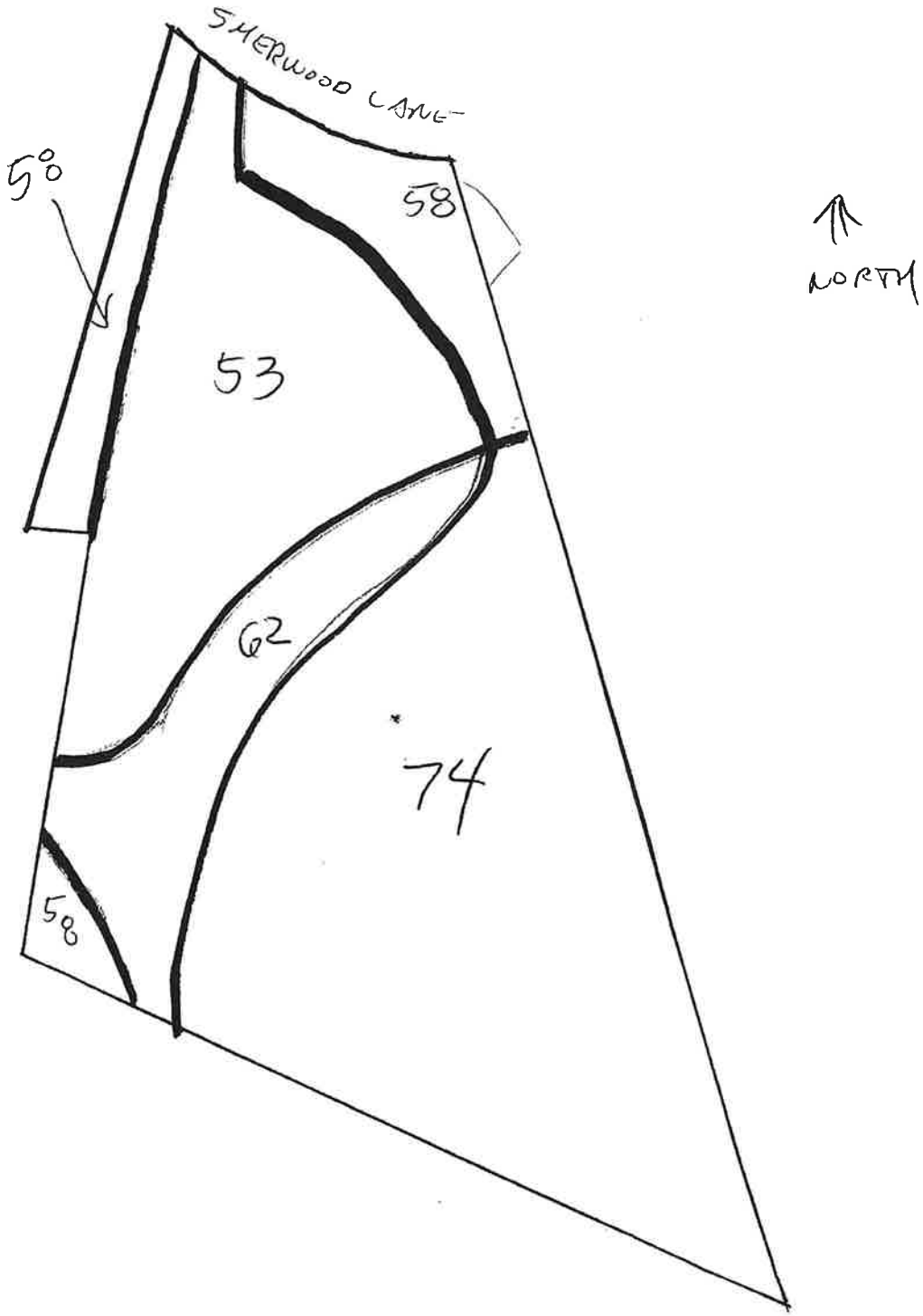
RE-EVALUATED
VULNERABILITY CATEGORIES
101 SHERWOOD LANE
DMS/ARC 4/20/22
NOT TO SCALE



RE-EVALUATED
VULNERABILITY SCORES
101 SHERWOOD LANE

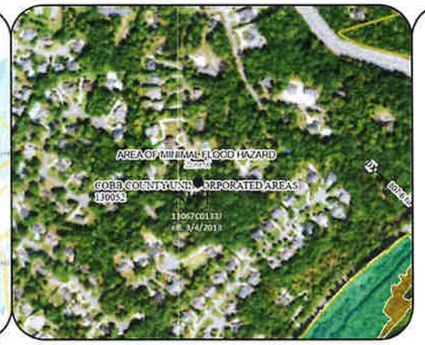
JMS/ARC - 4/25/22

NOT TO SCALE



herwood Ln SE, Marietta, (
earch results for 101 Sherwoo...
Search result
101 Sherwood Ln SE, Marietta, GA 30067
USA
Zoom to
Fox Run Ln SE
Ponte Vedra Dr SE
Dogwood Trl SE
Maple Brk SE
Rivercliff Dr SE
Columns Dr
Chattahoochee Plantation
1 Degree

Vicinity Map (N.T.S.)



FIRM Panel Vignette (N.T.S.)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF COBB COUNTY, GEORGIA
PANEL # 13067C0133J, EFFECTIVE ON 03/04/2013

GENERAL NOTES:

1. PROJECT NARRATIVE: CONSTRUCTION OF A SINGLE FAMILY HOUSE WITH POOL & POOL HUT.
2. SITE LOCATION
   101 SHERWOOD LANE
   MARIETTA, GA 30067
3. SANITARY SEWER IS PROVIDED BY SEPTIC SYSTEM
4. DRAINAGE STRUCTURE & DO NOT EXIST ON THIS PROPERTY
5. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
6. NO NEW STORM DRAIN PIPES ARE PROPOSED
7. THIS PROPERTY DOES LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
8. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE.

ZONING: R-20

MINIMUM LOT AREA: 20,000 SF

R-20 SETBACKS
AS PER PLAT

FRONT: 35 FT
SIDE: 10 FT
REAR: 35 FT
BUILDING HEIGHT: 35 FT
MAXIMUM COVERAGE: 35%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS

OWNER

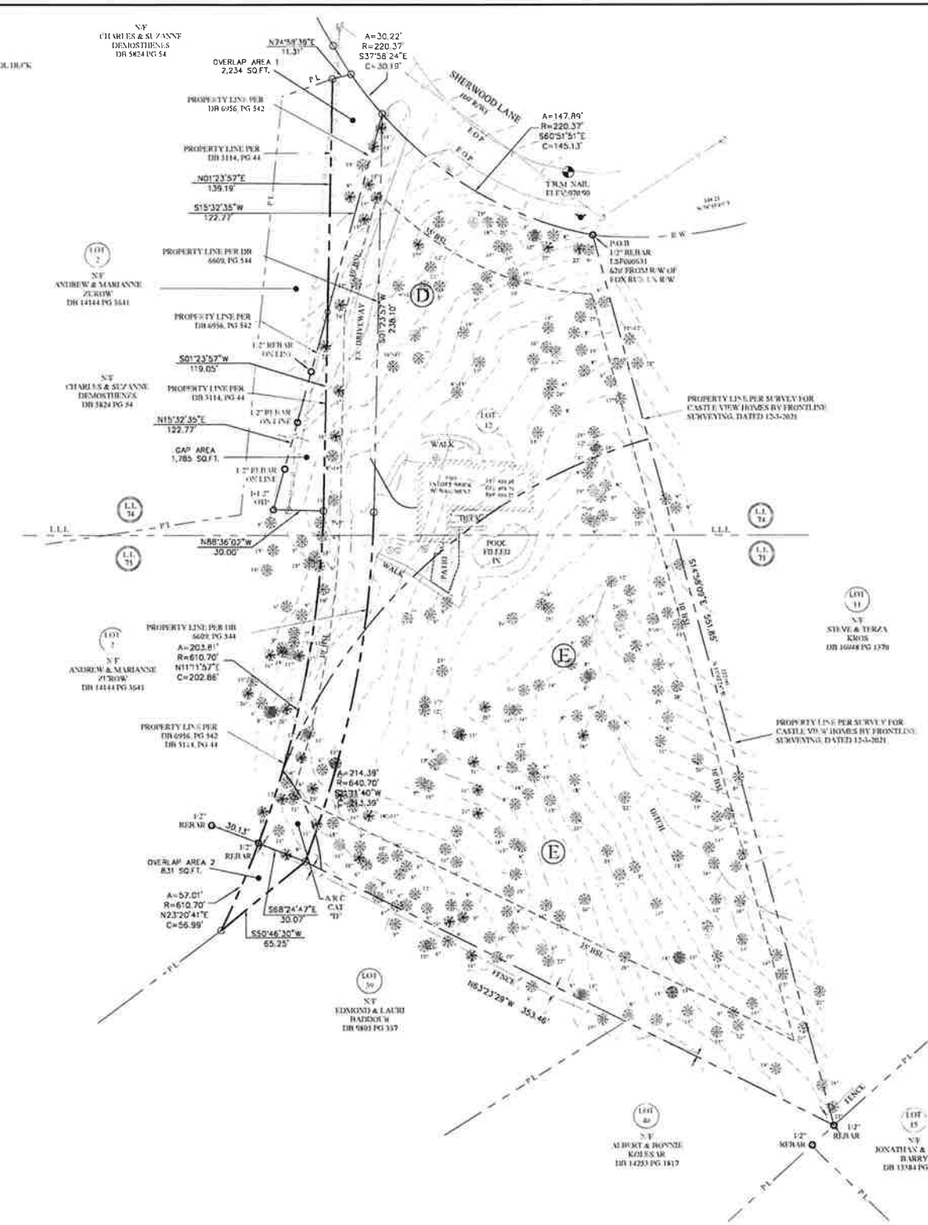
ROB PATTI
101 SHERWOOD LANE
MARIETTA, GA 30067

BUILDER / EMERGENCY CONTACT

ROB PATTI
101 SHERWOOD LANE
MARIETTA, GA 30067
770-310-3178

M.R.P.A. ALLOCATION SUMMARY

CATEGORY	TOTAL SF	CLEARING %	CLEARING ALLOWED	CLEARING USED	CLEARING REMAINING	IMPERVIOUS %	IMPERVIOUS ALLOWED	IMPERVIOUS USED	IMPERVIOUS REMAINING
A		90%	0		0	75%	0		0
B		80%	0		0	60%	0		0
C		70%	0		0	45%	0		0
D	39,606	50%	19,803	11,592	8,211	30%	11,882	6,964	4,918
E	69,919	30%	20,976	3,154	17,822	15%	10,488	2,834	7,654
F		10%	0		0	2%	0		0



GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983
SCALE: 1"=40'

NO	REVISION	DATE

EXISTING CONDITIONS SURVEY

PREPARED FOR: ROB PATTI
LOTS 12, BLOCK "D", RIVERSIDE PARK ESTATES S/D
LAND LOTS 74 & 75, 17TH DISTRICT, 2ND SECTION
101 SHERWOOD LANE
MARIETTA, GEORGIA 30067
DATE: 05/18/2022

THIS SURVEY WAS PREPARED 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

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM COUNTY OR CITY PLANNING AND ZONING DEPARTMENTS

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED LAND SURVEYOR
DANIEL F. COSKO
5/18/22
FOR THE FIRM
BOUNDARY ZONE, INC

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

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 RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON

© COPYRIGHT 2022 - BOUNDARY ZONE, 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

TOTAL AREA: 2.473 ACRES / 109,525 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 6600 PAGE 544, PLAT BOOK 14, PAGE 19
FIELDWORK PERFORMED ON 05-04-22

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,125 FEET

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE SUBSONIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET

GRAPHIC SCALE - IN FEET
20 0 40 80

LEGEND

PROPERTY CORNER FOUND (AS NOTED)	POWER METER	TELEPHONE BOX	HB HAY BALES	CONC CONCRETE	TOP TOP OF FOOTER ELEVATION
1/2" REBAR WITH CAP SET LS+3	POWER BOX	WATER LINE	FW FLOW WELL LINE	TOP TOP OF PAVEMENT	SILT FENCE
R/W MONUMENT	AC UNIT	OVERHEAD UTILITY LINE	NW NEW OR FOR SURLY	CONTOUR LINE	DRAINAGE ARROW
FIRE HYDRANT	LIGHT POLE	SEWER LINE	R/W RIGHT-OF-WAY	F.F.E. FINISHED FLOOR ELEVATION	
WATER METER	GUY WIRE	GAS LINE	BSL BUILDING SETBACK LINE	B.F.E. BASEMENT FLOOR ELEVATION	
WATER VALVE	MANHOLE	CABLE LINE	CNTL CANTILEVER	G.F.E. GARAGE FLOOR ELEVATION	
POWER POLE	CLEAN OUT	TELEPHONE LINE	CRZ CRITICAL ROOT ZONE	GRADE GROUND ELEVATION	
YARD DRAINS	GAS METER	FENCE LINE	SRP STRUCTURAL ROOT PLATE	SURFACE ELEVATION	
SIGN	GAS VALVE	SILT FENCE	(TYP)	TW TOP OF WALL ELEVATION	
	CABLE BOX	TREE PROTECTION	LL LAND LOT	BW BOTTOM OF WALL ELEVATION	

TREE LEGEND
HARDWOOD TREE
PINE TREE
X TO BE REMOVED

811 Know what's below. Call before you dig.

BOUNDARY zone, inc. SURVEYORS & GEOMATICS AND LAND PLANNERS

SUWANEE: (770) 271-5772
860 SATELLITE BLVD
SUWANEE, GEORGIA 30024

ATLANTA: (404) 654-0330
1166 PEACHTREE ST, SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW: (678) 733-4393
125 TOWNPARK DR, SUITE 300
KENNESAW, GEORGIA 30144

PROJECT
24870.02

SHEET
1 OF 4

Vicinity Map(NTS)

FIRM Panel Vignette (NTS)

ZONING: R-20

MINIMUM LOT AREA 20,000 SF

R-20 SETBACKS
AS PER PLAT

FRONT 35 FT
SIDE 10 FT
REAR 35 FT
BUILDING HEIGHT 35 FT
MAXIMUM COVERAGE 35%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS

OWNER

ROB PATTI
101 SHERWOOD LANE
MARIETTA, GA 30067

BUILDER / EMERGENCY CONTACT

ROB PATTI
101 SHERWOOD LANE
MARIETTA, GA 30067
770-310-3178

SITE NOTES:

1. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. D448 SIZE #1
2. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING
3. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION
4. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY
5. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM
6. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS
7. NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY, NEED QUALIFIED CONTRACTOR PERMIT
8. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION
9. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE
10. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY
11. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES

LANDSCAPE NOTES

1. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE
5. ALL TREE PROTECTION DEVISES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
7. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF SAND SPRING TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION
8. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION
9. NO TREES TO BE PLANTED WITHIN ANY EASEMENT

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF COBB COUNTY, GEORGIA
PANEL # 13067C0133J, EFFECTIVE ON 03/04/2013

EROSION CONTROL NOTES:

1. ALL SILT FENCE SHALL BE TYPE S
2. 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
3. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE
4. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR
5. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED
6. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES
7. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION
8. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
9. NO GRADED SLOPES SHALL EXCEED 3H:1V AND SHALL SLOPE AWAY FROM THE BUILDING
10. 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
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION
12. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY
13. SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION
14. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
    MONDAY - FRIDAY 7:00AM - 7:00PM
    SATURDAY 9:00AM - 5:00PM
15. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%+- OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS
16. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO LDC 3.1.1.F.2.D
17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER
18. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE
19. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE
20. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL
21. MAXIMUM CUT OR FILL SLOPES ARE 3 HORIZONTAL : 1 VERTICAL
22. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
23. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION
24. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC
25. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR
26. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY
27. DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES. SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA
28. UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL

GENERAL NOTES:

1. PROJECT NARRATIVE: CONSTRUCTION OF A SINGLE FAMILY HOUSE WITH POOL & POOL DECK
2. SITE LOCATION:
   101 SHERWOOD LANE
   MARIETTA, GA 30067
3. SANITARY SEWER IS PROVIDED BY SEPTIC SYSTEM
4. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
5. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
6. NO NEW STORM DRAIN PIPES ARE PROPOSED
7. THIS PROPERTY DOES LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
8. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

DISTURBED AREA
34,045 SQ. FT / 0.78 ACRES

CONSTRUCTION LEGEND

Co	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
C1	CONSTRUCTION OF NEW HOUSE W/ DETACHED GARAGE
C2	CONSTRUCTION OF PORCH & WALK
C3	CONSTRUCTION OF DRIVEWAY
C4	CONSTRUCTION OF POOL & POOL DECK & STEPS
C5	CONSTRUCTION OF RETAINING WALLS (RETAINING WALLS DESIGNED BY OTHERS)
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION
TPA	TPA PATH: NO MACHINERY ALLOWED IN THIS AREA. 8-10" OF MULCH AND 3/4" PLYWOOD. NO CONSTRUCTION ACTIVITY WITHIN THE S.R.P. (STRUCTURAL ROOT PLATE)

STORM WATER VOLUME		
IMPERVIOUS AREA	13,923.0	SF
RUNOFF	1.2	INCHES
	16,707.6	
DIVISABLE	12	
	1,392.30	CF

PIPE		
DIAMETER	30	INCHES
VOLUME	4.91	CF/LF
PIPE LENGTH	26	
VOLUME IN PIPE	127.66	

GRAVEL		
CROSS SECTION	5	FEET
	5	FEET
AREA	25	SF
LENGTH	28	LF
GROSS VOLUME	700	CF
SUBTRACT VOL. IN PIPE	127.66	CF
NET VOLUME	572.34	
VOID RATIO	0.4	%
EFFECTIVE VOLUME	228.936	CF
VOLUME PROVIDED/CHAMBER	356.596	CF

CHAMBERS	4
VOLUME PROVIDED	1426.384

PRE-CONSTRUCTION IMPERVIOUS AREA

AREA	Sq.Ft.
LOT AREA	109,525
EXISTING HOUSE	2,372
EXISTING DRIVE/STEPS/CONC.	5,231
EXISTING PORCH/DECK	285
EXISTING PATIO	1,871
EXISTING WALLS	39
TOTAL COVERAGE	9,798 8.9%

POST-CONSTRUCTION IMPERVIOUS AREA

AREA	Sq.Ft.
LOT AREA	109,525
PROPOSED HOUSE W/ DETACHED GARAGE	5,590
PROPOSED DRIVE	4,948
PROPOSED FRONT PORCH & WALK	300
PROPOSED REAR PORCH	640
PROPOSED POOL & POOL DECK & STEPS	2,445
TOTAL COVERAGE	13,923 12.7%

TOTAL LOT AREA INCLUDES GAP AREA, BUT DOES NOT INCLUDE OVERLAP AREA 1 AND OVERLAP AREA 2 SHOWN HEREON

Lot Number	Area	Allowable Disturbed Area: B Zone	C Zone	D Zone	E Zone	F Zone	Allowable Impervious Area: B Zone	C Zone	D Zone	E Zone	F Zone
12	109,525			19,803	20,976				11,882	10,488	

Lot Number	Area	Existing Disturbed Area: B Zone	C Zone	D Zone	E Zone	F Zone	Existing Impervious Area: B Zone	C Zone	D Zone	E Zone	F Zone
12	109,525			11,592	3,154				6,964	2,834	
Remaining Total				8,211	17,822	SF*			4,918	7,654	SF*

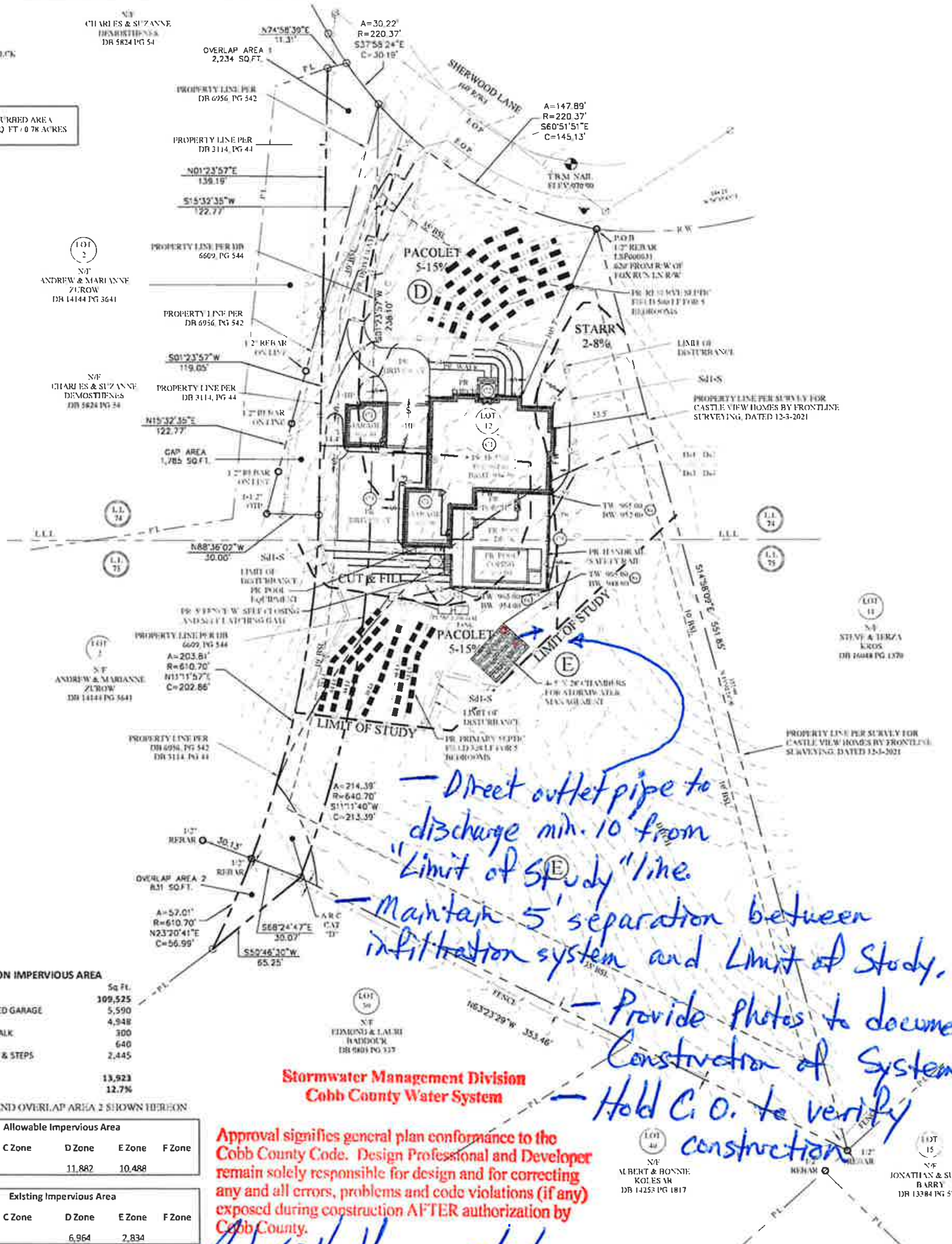
Lot Number	Area	Additional Disturbed Area: B Zone	C Zone	D Zone	E Zone	F Zone	Additional Proposed Impervious Area: B Zone	C Zone	D Zone	E Zone	F Zone
12	109,525			9,976	7,099				4,382	0	
		DISTURBED AREA TRANSFER FROM E ZONE TO D ZONE 1,765 SF									
Remaining Total				0	8,958	SF*			536	7,654	SF*

EROSION & SEDIMENT CONTROL PRACTICES

DS1	DISTURBED AREA STABILIZATION (WITH MULCH 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 (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN ±5% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLUME	1.000	1.150	27450.09 Sq. Ft.	137.08 Cu. Yd.	3019.85 Cu. Yd.	2882.77 Cu. Yd.<Fill>
Totals			27450.09 Sq. Ft.	137.08 Cu. Yd.	3019.85 Cu. Yd.	2882.77 Cu. Yd.<Fill>



- Direct outlet pipe to discharge min. 10 from "Limit of Study" line.
- Maintain 5' separation between infiltration system and Limit of Study.
- Provide photos to document construction of system.
- Hold C.O. to verify construction.
- Pipe Downspout to Infiltration System using 6" smooth interior PVC or HDPE pipe

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.

Andrew C Heath — Signature
3/9/2023 — Date

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

9-16-22
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983
SCALE: 1"=40'

NO	REVISION	DATE

SITE PLAN

PREPARED FOR: ROB PATTI
LOTS 12, BLOCK "D", RIVERSIDE PARK ESTATES S/D
LAND LOTS 74 & 75, 17TH DISTRICT, 2ND SECTION
101 SHERWOOD LANE
MARIETTA, GEORGIA 30067
DATE: 05/18/2022

GEORGIA REGISTERED SOIL EROSION AND SEDIMENT CONTROL DESIGN PROFESSIONAL — GREGORY L. DEAN — 9-16-22
FOR THE FIRM
BOUNDARY ZONE, INC

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

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

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TOTAL AREA: 2.473 ACRES / 109,525 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 6609 PAGE 544, PLAT BOOK 15 PAGE 19
FIELDWORK PERFORMED ON 2021/2022

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 198,125 FEET

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE S8 ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET

GRAPHIC SCALE - IN FEET
20 0 40 80

LEGEND

PROPERTY CORNER FOUND (AS NOTED); 1/2" REBAR WITH CAP SET LSF# 839; R/W MONUMENT; FIRE HYDRANT; WATER METER; WATER VALVE; POWER POLE; YARD DRAINS; SIGN; POWER METER; POWER BOX; AC UNIT; LIGHT POLE; GUY WIRE; MANHOLE; CLEAN OUT; GAS METER; GAS VALVE; CABLE BOX; TELEPHONE BOX; W WATER LINE; U OVERHEAD UTILITY LINE; S SEWER LINE; G GAS LINE; C CABLE LINE; T TELEPHONE LINE; X FENCE LINE; SILT FENCE; TREE PROTECTION; HB HAY BALES; FW FLOW WELL LINE; N/F NOW OR FORMERLY; R/W RIGHT-OF-WAY; BSL BUILDING SETBACK LINE; CNTL CANTILEVER; C.R.Z. CRITICAL ROOT ZONE; S.R.P. (TYP) STRUCTURAL ROOT PLATE; L.L. LAND LOT; CONC CONCRETE; EOP EDGE OF PAVEMENT; CONTOUR LINE; F.F.E. FINISH FLOOR ELEVATION; B.F.E. BASEMENT FLOOR ELEVATION; G.F.E. GARAGE FLOOR ELEVATION; GROUND ELEVATION; SURFACE ELEVATION; TW TOP OF WALL ELEVATION; BW BOTTOM OF WALL ELEVATION; TOP OF FOOTER ELEVATION; SILT FENCE; DRAINAGE ARROW

TREE LEGEND
HARDWOOD TREE
PINE TREE
X TO BE REMOVED

811 Know what's below. Call before you dig.

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS

SUWANEE (770) 271-5772 800 SATELLITE BLVD SUWANEE, GEORGIA 30024
ATLANTA (404) 446-8180 1100 PEACHTREE ST. SUITE 200 ATLANTA, GEORGIA 30309
KENNESAW (678) 730-4393 125 TOWNPARK DR. SUITE 300 KENNESAW, GEORGIA 30144

PROJECT
24870.02

SHEET
2 OF 4

Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

ZONING: R-20

MINIMUM LOT AREA 20,000 SF

R-20 SETBACKS
AS PER PLAT

FRONT 35 FT
SIDE 10 FT
REAR 35 FT
BUILDING HEIGHT 35 FT
MAXIMUM COVERAGE 35%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS

OWNER

ROB PATTI
101 SHERWOOD LANE
MARIETTA, GA 30067

BUILDER / EMERGENCY CONTACT

ROB PATTI
101 SHERWOOD LANE
MARIETTA, GA 30067
770-310-3178

SITE NOTES:

1. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1
2. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING
3. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION
4. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY
5. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM
6. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS
7. NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY. NEED QUALIFIED CONTRACTOR PERMIT
8. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION
9. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE
10. DUMPSTERS AND OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY
11. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES

LANDSCAPE NOTES

1. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE
5. ALL TREE PROTECTION DEVISES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
7. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF SAND SPRING TREE PRESERVATION ORDINANCE, ZONING ORDINANCE, AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION
8. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION
9. NO TREES TO BE PLANTED WITHIN ANY EASEMENT

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF COBB COUNTY, GEORGIA PANEL # 13067C0133J, EFFECTIVE ON 03/04/2013

DENSITY FACTOR OF TREES TO REMAIN

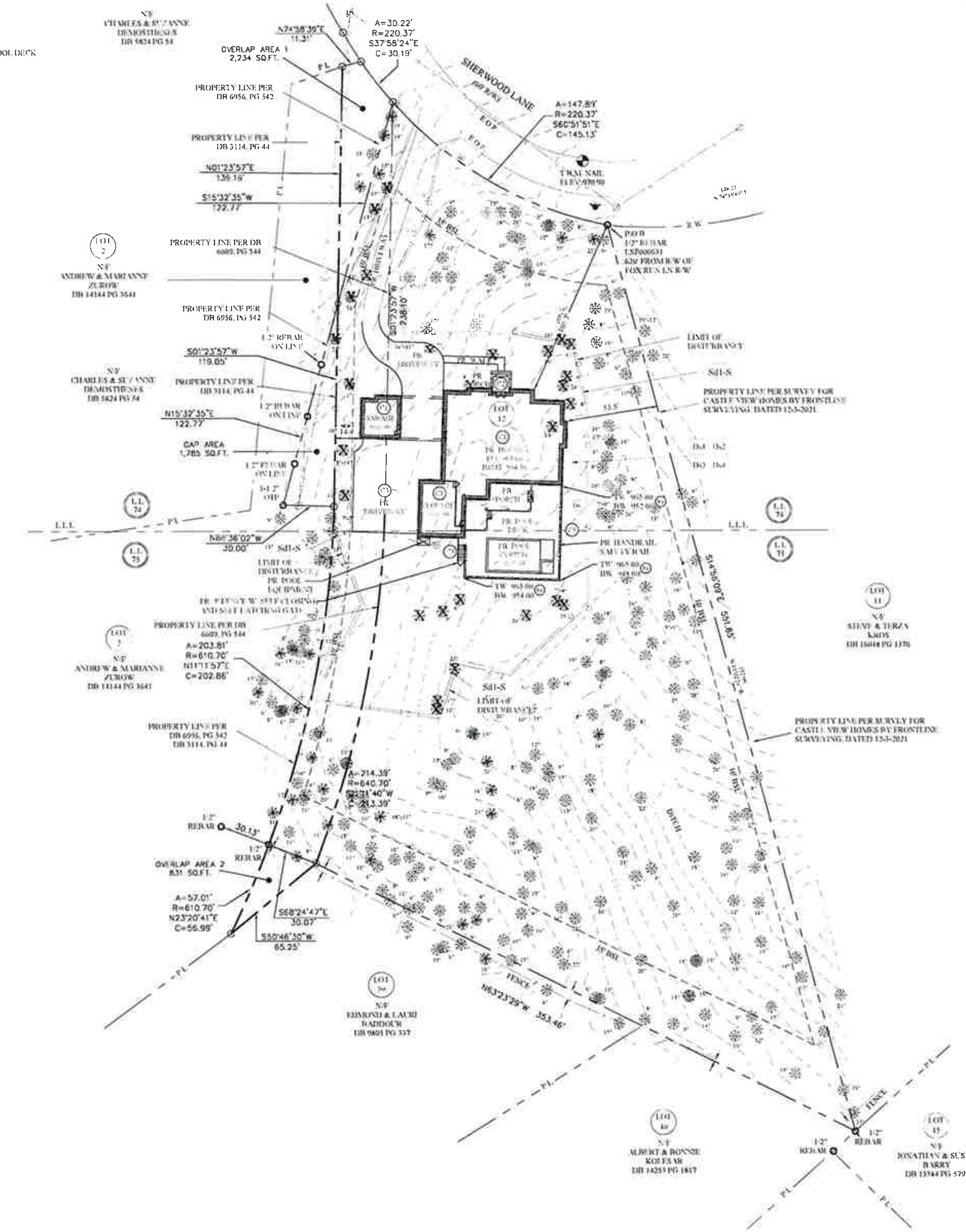
EXIST TREES	DBH INCHES	TOTAL INCHES	QTY REMOVED	TOTAL REMAIN	TOTAL IN REMAIN	U/In	TOTAL UNITS
19	6	114	1	18	108	0.30	5.40
12	7	84	4	8	56	0.30	2.40
29	8	232	5	24	192	0.30	7.20
24	9	216	2	22	198	0.60	13.20
18	10	180	3	15	150	0.60	9.00
11	11	121	2	9	99	0.60	5.40
14	12	168	2	12	144	0.60	7.20
16	13	208	3	13	169	1.20	15.60
10	14	140	1	9	126	1.20	10.80
10	15	150	2	8	120	1.20	9.60
7	16	112	3	4	64	1.20	4.80
7	17	119	2	5	85	1.90	9.50
10	18	180		10	180	1.90	19.00
9	19	171		9	171	3.80	34.20
10	20	200		10	200	3.80	38.00
5	21	105		5	105	3.80	19.00
4	22	88		4	88	3.80	15.20
3	23	69	1	2	46	4.20	8.40
3	24	72		3	72	4.20	12.60
2	25	50	2	0	0	4.20	0.00
3	26	78	1	2	52	5.10	10.20
2	28	56	1	1	28	5.10	5.10
TOTAL 228		2913	16	193	2453	-	261.80

GENERAL NOTES:

1. PROJECT NARRATIVE: CONSTRUCTION OF A SINGLE FAMILY HOUSE WITH POOL & POOL DECK
2. SITE LOCATION: 101 SHERWOOD LANE, MARIETTA, GA 30067
3. SANITARY SEWER IS PROVIDED BY SEPTIC SYSTEM
4. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
5. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
6. NO NEW STORM DRAIN PIPES ARE PROPOSED
7. THIS PROPERTY DOES LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
8. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

DISTURBED AREA
34,045 SQ. FT / 0.78 ACRES

COBB COUNTY DENSITY REQUIREMENTS	
2.473 AC x 15 UNIT / AC = 37.10 UNITS	
SITE TREE REPLACEMENT DATA	
UNITS REQUIRED	37.10
TOTAL EXISTING UNITS	261.80
REPLACEMENT DENSITY FACTOR	0.00
TOTAL SDF PROVIDED	261.80
DENSITY SURPLUS	224.70



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9/16/22
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

EROSION & SEDIMENT CONTROL PRACTICES

- **DS1** DISTURBED AREA STABILIZATION (WITH MULCH 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 (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN ±5% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS

GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983
SCALE: 1"=40'

NO	REVISION	DATE

TREE REMOVAL PLAN

PREPARED FOR: ROB PATTI
LOTS 12, BLOCK "D", RIVERSIDE PARK ESTATES S/D
LAND LOTS 74 & 75, 17TH DISTRICT, 2ND SECTION
101 SHERWOOD LANE
MARIETTA, GEORGIA 30067
DATE: 05/18/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 870 GREGORY L. DEAN
9/16/22
FOR THE FIRM BOUNDARY ZONE, INC

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

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TOTAL AREA: 2.473 ACRES / 109,525 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 6609 PAGE 544, PLAT BOOK 15 PAGE 10
FIELDWORK PERFORMED ON 05/06/2022

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,125 FEET

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET

GRAPHIC SCALE - IN FEET
20 0 40 80

LEGEND

PROPERTY CORNER FOUND (AS NOTED)	POWER METER	TELEPHONE BOX	HB HAY BALES	CONC CONCRETE
1/2" REBAR WITH CAP SET LSF #00	POWER BOX	W WATER LINE	FW FLOW WELL LINE	EOP EDGE OF PAVEMENT
R/W MONUMENT	A/C UNIT	OVERHEAD UTILITY LINE	N/F NOW OR FORMERLY	CONTOUR LINE
FIRE HYDRANT	LIGHT POLE	S SEWER LINE	R/W RIGHT-OF-WAY	F.F.E. FINISH FLOOR ELEVATION
WATER METER	GUY WIRE	G GAS LINE	BSL BUILDING SETBACK LINE	B.F.E. BASEMENT FLOOR ELEVATION
WATER VALVE	MANHOLE	C CABLE LINE	CNTL CANTILEVER	G.F.E. GARAGE FLOOR ELEVATION
POWER POLE	CLEAN OUT	T TELEPHONE LINE	C.R.Z. CRITICAL ROOT ZONE	GROUND ELEVATION
YARD DRAINS	GAS METER	X FENCE LINE	S.R.P. STRUCTURAL ROOT PLATE	SURFACE ELEVATION
SIGN	GAS VALVE	SF SILT FENCE	(TYP.)	TW TOP OF WALL ELEVATION
	CABLE BOX	TREE PROTECTION	LL LAND LOT	BW BOTTOM OF WALL ELEVATION

TF TOP OF FOOTER ELEVATION
SF SILT FENCE
DRAINAGE ARROW

TREE LEGEND
HARDWOOD TREE
PINE TREE
X TO BE REMOVED

811 Know what's below. Call before you dig.

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS

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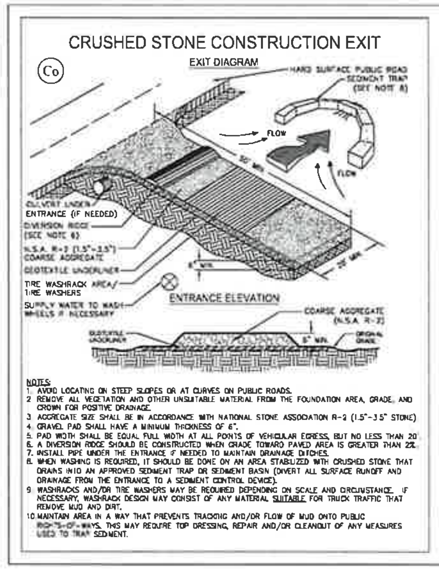
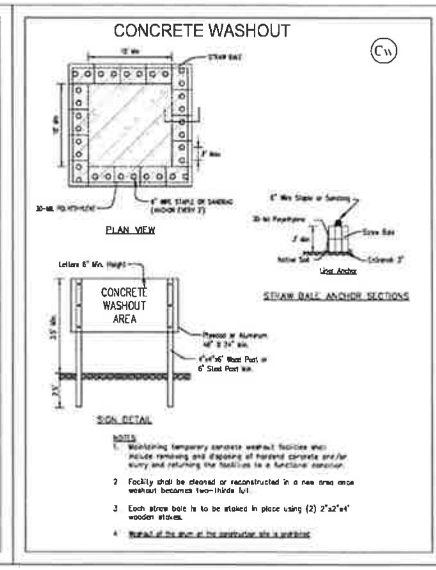
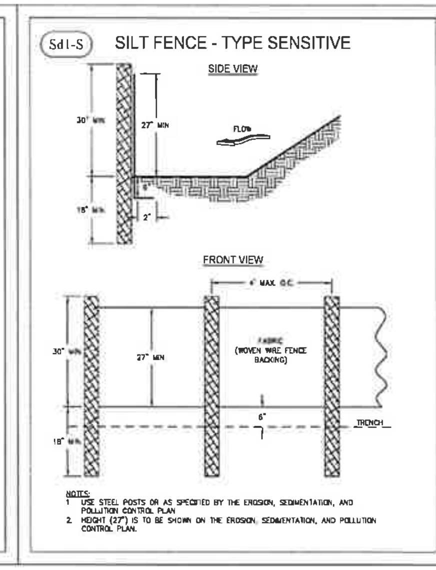
ATLANTA (404) 416-8180 1100 PEACHTREE ST, SUITE 200 ATLANTA, GEORGIA 30309
KENNESAW (678) 730-4393 125 TOWNPARK DR, SUITE 300 KENNESAW, GEORGIA 30144

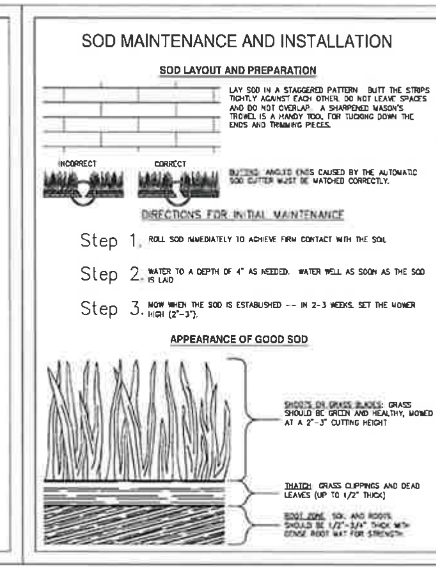
PROJECT 24870.02

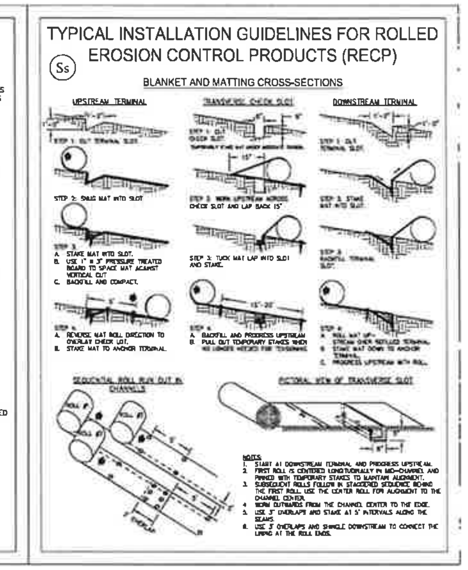
SHEET 3 OF 4

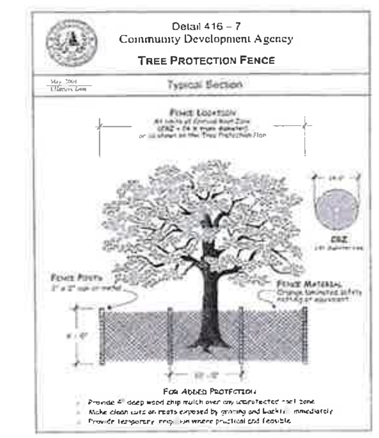












HALL ENVIRONMENTAL, LLC.
5519 FREEDOM LANDING
KENNESAW, GA 30144
PHONE: 770.757.0361 EMAIL: brentdth@gmail.com

COUNTY: COBB DATE: 5/4/2022
OWNER: ROB PATTI
SITE LOCATION: 101 SHERWOOD LANE
MAPPING INTENSITY: LEVEL 3, DPH STANDARDS
MAP SCALE: ONE INCH = ONE HUNDRED FEET

SOIL PROPERTIES

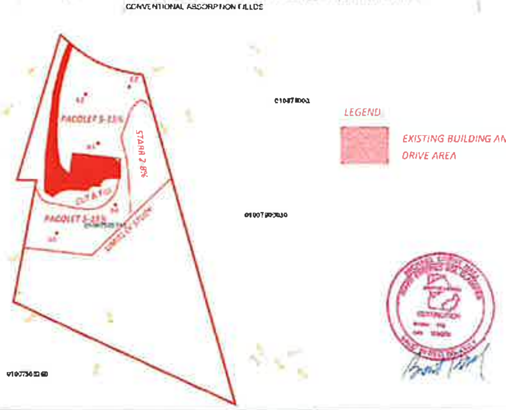
SOIL SERIES (SEE SUITABILITY CODES DEFINITION)	SLOPE % RANGES	DEPTH TO BEDROCK	DEPTH TO SEASONAL HIGH H_2O TABLE (INCHES)	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH (MIN / IN)	RECOMMENDED TRENCH DEPTH	SUITABILITY CODE
CUT & FILL				N/R	N/R	F
PACOLET	0-15%	>72"	>72	60 45	24-35" 36-48"	A
STARR	0-15%	>72"	NSI	N/R	N/R	F

SUITABILITY CODES AND SYMBOLS LEGEND

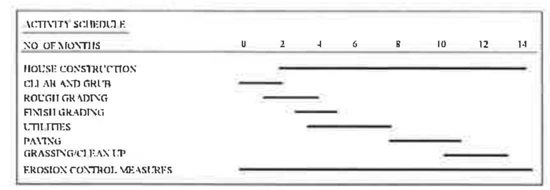
● SUCCESSFUL BORING (COMPLETED TO AT LEAST 72 INCHES)
NSI NEEDS SPECIAL INVESTIGATION

All the information contained in this report is based on the professional judgment and opinion of the soil scientist. All soil lines and site units are based on the properties classified in the field. The soil lines in this report should not be considered as exact boundaries; they should be taken as transitional zones where soil properties change from one to another. Any changes or alterations made to the site limits, soil lines, or interpretations without written permission from Hall Environmental, LLC voids the seal of the soil scientist. All borings and significant landscape features on this map were located with a Trimble Geo7x global positioning system.

A SUITABILITY CODE = SOIL SERIES SHOULD HAVE THE ABILITY TO FUNCTION AS A SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION AND MAINTENANCE
F SUITABILITY CODE = NORMALLY CONSIDERED UNSATISFACTORY FOR THE USE OF CONVENTIONAL ABSORPTION FIELDS



LEVEL 3 SOIL STUDY (GA. DPH STANDARDS) | HALL ENVIRONMENTAL, LLC
CLIENT: ROB PATTI
101 SHERWOOD LANE
COBB COUNTY, GA
LL 74 & 75, D. 1
SCALE: 1" = 100'
3319 FREEDOM LANDING
KENNESAW, GA 30144
phone 770 757 0361 / email brentdth@gmail.com
SHEET: 1 OF 1 | DATE: 5-4-2022 | FILE NAME: SHERWOOD LANE 101 LEVEL3 FINAL



Ds1 DISTURBED AREA STABILIZATION (WITH MULCH ONLY)
ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.

Ds2

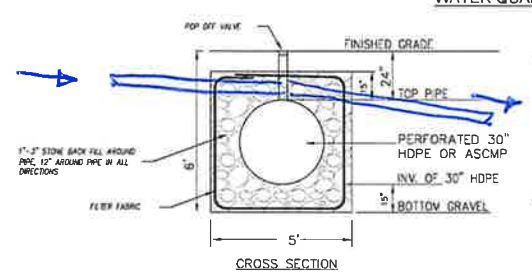
GRASSING SCHEDULE
(HYDROSEEDING RATES)

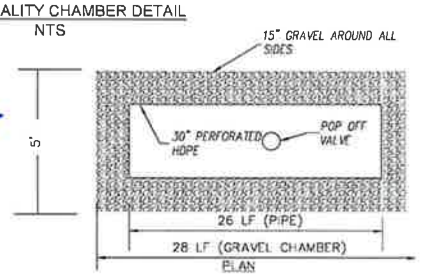
SPECIES	RATE/1000 S.F.	DATES	LIME	FERTILIZER (LBS / ACRE) N	P2O5	K2O
KY 31 FESCUE WINTER RYE	1-1/2 - 2 LBS 1-1/2 - 2 LBS	9/1-11/1 9/1-11/1 3/1-4/1	1 TON/ACRE 1 TON/ACRE	60-90 60-90	120-180 120-180	120-180 120-180
*WEEPING LOVEGRASS	2-3 LBS	3/1-6/5	1 TON/ACRE	60-90	120-180	120-180

*APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST
*HYDROSEED ON ALL 3:1 SLOPES
NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH STRAW OR HAY - 2-1/2 TONS/ACRE, WOOD WASTE, BARK ASH ... (APPROX ... TONS/ACRE)

Provide outlet overflow pipe (min. 6" DIA.) to Daylight

WATER QUALITY CHAMBER DETAIL
NTS





NOTES:
1. GRAVEL SIZE 1"-3" STONE.
2. ENTIRE PERIMETER AND ENDS OF PIPE TO BE WRAPPED IN FIILTER FARBRIC. AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE ALL AROUND STONE ST-170 (7 OZ/ SY) BY STRATA OR EQUIV.
3. PERFORATIONS TO BE ½" DIAM. AT 6" O.C.
4. MIN. 10' SEPARATION FROM FOUNDATION AND PROPERTY LINE)

WATER QUALITY NOTES

1. SLOTTED/PERFORATED FLEX PIPE ALLOWED UNDERGOUND WITH INFILTRATION TRENCH. PVC (SCHEDULE 20 MINIMUM) REQUIRED ABOVE GROUND WITH POSITIVE DRAINAGE (1% MIN.) AND UNDERGROUND CONNECTING DOWNSPOUTS/WATER QUALITY DEVICE.

2. A CLEAN OUT / EMERGENCY BYPASS SHALL BE PROVIDED. OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

3. QUALITY BMP(s) TO BE INSTALLED AT THE TIME OF FINAL LANDSPAPING.

4. ALL ROOF DOWN SPOUTS AND COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(s).

Du DUST CONTROL
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF-SITE DAMAGE MAY OCCUR WITHOUT TREATMENT.

METHOD AND MATERIALS

A. TEMPORARY METHODS

MULCHES. SEE STANDARD **DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)**. SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO SPECIFICATION **TAC - TACKIFIERS**. RESINS SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VEGETATIVE COVER. SEE SPECIFICATION **DS2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)**.

SPRAY-ON ADHESIVES. THESE ARE USED ON MINER}AL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO SPECIFICATION **TAC - TACKIFIERS**.

TILLAGE. THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE THAT SHOULD BE USED BEFORE WIND ERO)SION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT.

IRRIGATION. THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.

BARRIERS. SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.

CALCIUM CHLORIDE. APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

A. PERMANENT METHODS

PERMANENT VEGETATION. SEE SPECIFICATION **DS3 -DISTURBED AREA**

STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

TOPSOILING. THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL. SEE SPECIFICATION **TP - TOPSOILING**.

STONE. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE SPECIFICATION **CR-CONSTRUCTION ROAD STABILIZATION**.

Ds3 PERMANENT GRASSING
PERMANENT GRASSING SHALL CONSIST OF GROUND PREPARTATION, LIMING AND FERTILIZATION, SEEDING, AND MULCHING

THE GROUND SHALL BE PREPARED BY PLOWING AND DISKING NOT LESS THAN 4". FERTILIZER AND LIME SHALL BE UNIFORMLY MIXED INTO THE GROUND - FERTILIZER AT A RATE OF 1500 LBS/AC. THE GROUND SHALL BE FINISHED OFF SMOOTH AND UNIFORM BEING FREE OF ROCKS, CLODS, ROOTS, ETC. FERTILIZER MIXED GRADE SHALL BE EITHER 4-12-12 OR 10-10-10. SEEDING SHALL BE DONE WITHIN 24 HOURS OF THE FERTILIZER APPLICATION, WEATHER PERMITTING. SEED SHALL BE UNIFORMLY SPREAD AT THE RATE SHOWN IN THE GRASSING CHART. MULCHING IS REQUIRED AND SHALL BE DONE AFTER SEEDING. MULCH SHALL BE UNIFORMLY SPREAD AT THE RATE SHOWN BELOW MULCHING IS REQUIRED AND SHALL BE DONE IMMEDIATELY AFTER SEEDING. MULCH SHALL BE UNIFORMLY APPLIED OVER THE AREA LEAVING APPROXIMATELY 25% OF THE GROUND SURFACE EXPOSED. MUCHING MATERIAL SHALL BE DRY STRAW OR DRY HAY OF GOOD QUALITY, FREE OF WEED SEEDS. APPLY AT A RATE OF 2.5 TONS PER ACRE. THE RATE OF APPLICATION SHALL BE DOUBLED ON SIDE SLOPES 4:1 AND STEEPER.

Ds4 SODDING (TO MATCH EXISTING SPECIES)
SODDING SHALL CONSIST OF GROUND PREPARATION, LIMING AND FERTILIZATION, AND CERTIFIED SOD OF A VARIETY MATCHING EXISTING GRASS SPECIES, THE GROUND SHALL BE PREPARED BY CLEARING SURFACE OF TRASH, WOODY DEBRIS, STONES, AND CLODS LARGER THAN 1". APPLY AGRICULTURAL LIME AT A RATE OF 0.05 LBS / SF. IRRIGATE SOD AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION. SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY WET OR DRY WEATHER. GRASS SPECIES ARE TO MATCH EXISTING SPECIES WHEN REPLACING GRASS LAWNS OF PROPERTY OWNERS.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

9/16/22
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

DATE | REVISION | NO

DETAILS
PREPARED FOR: ROB PATTI
LOTS 12, BLOCK "D", RIVERSIDE PARK ESTATES S/D
LAND LOTS 74 & 75, 1TTH DISTRICT, 2ND SECTION
101 SHERWOOD LANE
MARIETTA, GEORGIA 30067
DATE: 05/18/2022

9/16/22
FOR THE FIRM
BOUNDARY ZONE INC

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

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.

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TOTAL AREA: 2.473 ACRES / 109,525 SQUARE FEET
BOUNDARY REFERENCE: DEED BOOK ... PAGE ... PLAT BOOK 13, PAGE 90
FIELDWORK PERFORMED ON 05/04/2022
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,125 FEET
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE S6 ROBOTIC TOTAL STATION
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET

LEGEND
○ PROPERTY CORNER FOUND (AS NOTED)	POWER METER	TELEPHONE BOX	HB HAY BALES	CONC CONCRETE	TF 1069.0 TOP OF FOOTER ELEVATION	
● 1/2" REBAR WITH CAP SET LSF# 839	POWER BOX	W WATER LINE	FW FLOW WELL LINE	EOP EDGE OF PAVEMENT	— SILT FENCE	
R/W MONUMENT	A/C UNIT	U OVERHEAD UTILITY LINE	N/F NOW OR FORMERLY	CONTOUR LINE	DRAINAGE ARROW	
FIRE HYDRANT	LIGHT POLE	S SEWER LINE	R/W RIGHT-OF-WAY	F.F.E. FINISH FLOOR ELEVATION		
WATER METER	GUY WIRE	G GAS LINE	BSL BUILDING SETBACK LINE	B.F.E. BASEMENT FLOOR ELEVATION		
WATER VALVE	MANHOLE	C CABLE LINE	CNTL CANTILEVER	G.F.E. GARAGE FLOOR ELEVATION		
POWER POLE	CLEAN OUT	T TELEPHONE LINE	C.R.Z. CRITICAL ROOT ZONE	1036.9 GROUND ELEVATION		
YARD DRAINS	GAS METER	X FENCE LINE	S.R.P. STRUCTURAL ROOT PLATE	1038.69 SURFACE ELEVATION		
SIGN	GAS VALVE	SF SILT FENCE	(TYP.)	TW 1069.0 TOP OF WALL ELEVATION		
	CABLE BOX	O TREE PROTECTION	LL LAND LOT	BW 1069.0 BOTTOM OF WALL ELEVATION		

TREE LEGEND
HARDWOOD TREE
PINE TREE
X TO BE REMOVED

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