

DATE: SEPTEMBER 26, 2024

TO: Chairwoman Lisa Cupid, Cobb County Commission
ATTN TO: Andrew Heath, PE, Cobb County
FROM: Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: 3266 Laramie Drive SE
MRPA Code: RC-24-02CC

Description: A regional MRPA review of a proposal to construct a pool and patio addition to an existing single-family home on a .73 acre site wholly within the Chattahoochee River Corridor at 3266 Laramie Drive SE in Cobb County. The total disturbed area of 17,672 SF and impervious area of 11,975 SF are within allowed limits.

Preliminary Finding: ARC staff have initiated a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: Cobb County
Date Opened: September 26, 2024
Deadline for Comments: October 7, 2024

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY

CHATTAHOOCHEE RIVERKEEPER
CITY OF ATLANTA

Please submit comments to dshockey@atlantaregional.org. For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If no comments are received by October 7, 2024, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website at <http://www.atlantaregional.org/land-use/planreviews>.

Review materials are attached.

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): JONATHAN AND SARAH LATHAM
Mailing Address: 3266 LARAMIE DRIVE, SE
City: ATLANTA State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-444-4079 (TOM DAVIS) Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): GREG DEAN
Mailing Address: 800 SATELLITE BLVD
City: SUWANEE State: GA Zip: 30024
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-271-5772 Fax: _____
Other Numbers: _____

4. Proposed Land or Water Use:
Name of Development: RESIDENTIAL LAND DEVELOPMENT
Description of Proposed Use: CONSTRUCTION OF A POOL, PATIO AND RETAINING WALLS

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: _____
LAND LOTS 974 & 975, 17TH DISTRICT, 2ND SECTION, COBB COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
COCHISE BY THE CHATTAHOOCHEE SUBDIVISION, LOT 15, UNIT 6, BLOCK E, 3266 LARAMIE DRIVE, 2,150 LF TO NEAREST INTERSECTION
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.728 AC
Outside Corridor: 0 AC
Total: 0.728 AC
Lots: Inside Corridor: 0.728 AC
Outside Corridor: 0 AC
Total: 0.728 AC
Units: Inside Corridor: 0.728 AC
Outside Corridor: 0 AC
Total: 0.728 AC
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: 0
Outside Corridor: 0
Total: 0

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** NO

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

- B. Public sewer system** YES

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

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	13,326 SF	10,661 SF	7,996 SF	(80) <u>80</u>	(60) <u>60</u>
C	5,322 SF	3,725 SF	2,395 SF	(70) <u>70</u>	(45) <u>45</u>
D	1,764 SF	882 SF	529 SF	(50) <u>50</u>	(30) <u>30</u>
E	6,371 SF	1,911 SF	956 SF	(30) <u>30</u>	(15) <u>15</u>
F	4,926 SF	493 SF	99 SF	(10) <u>10</u>	(2) <u>2</u>
Total:	31,709 SF	17,672 SF	11,975 SF	N/A	N/A

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

If "yes", indicate the 100-year floodplain elevation: 777.10

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)

Jonathan N. Latham

Jonathan Latham

Digitally signed by Jonathan Latham
Date: 2024.07.26 15:36:28 -04'00'

7/26/2024

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:

GREG DEAN



7/29/2024

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

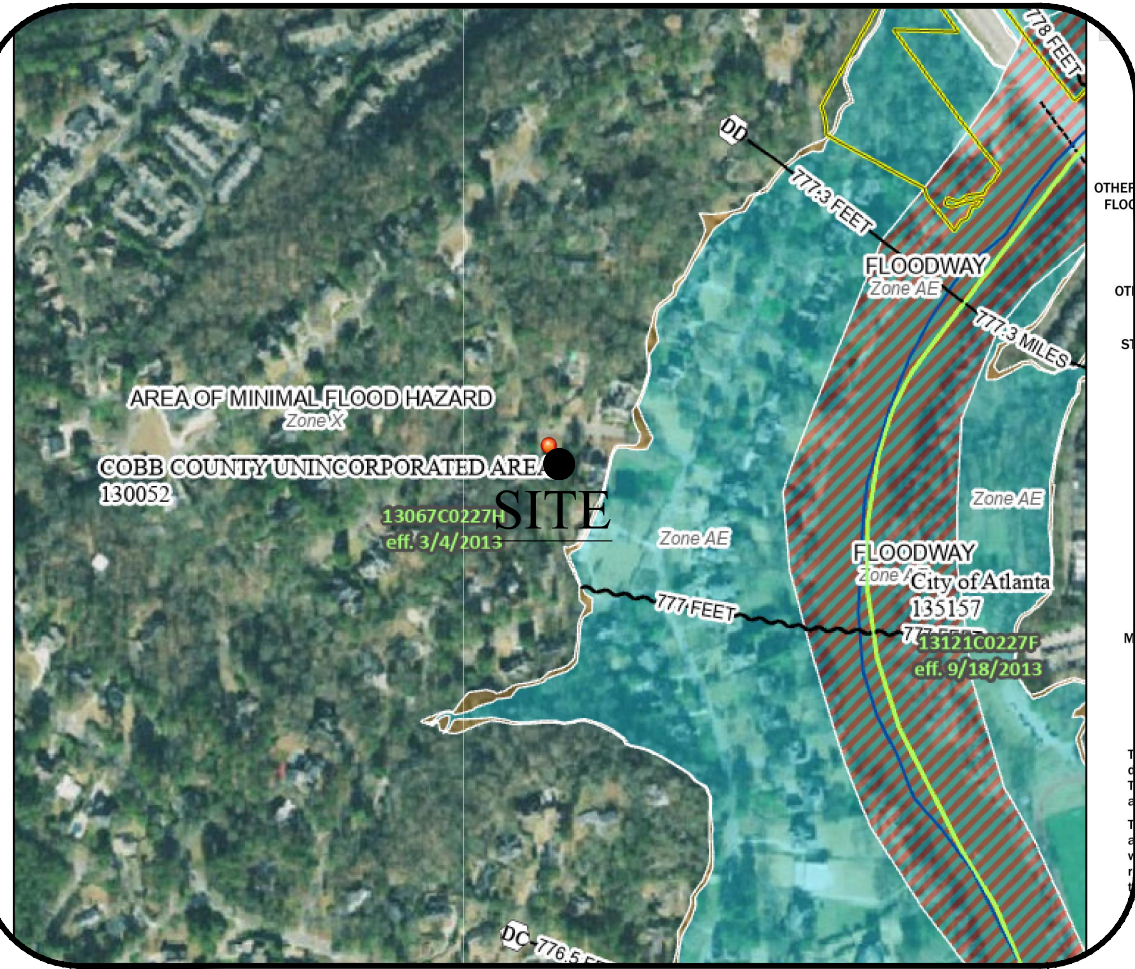
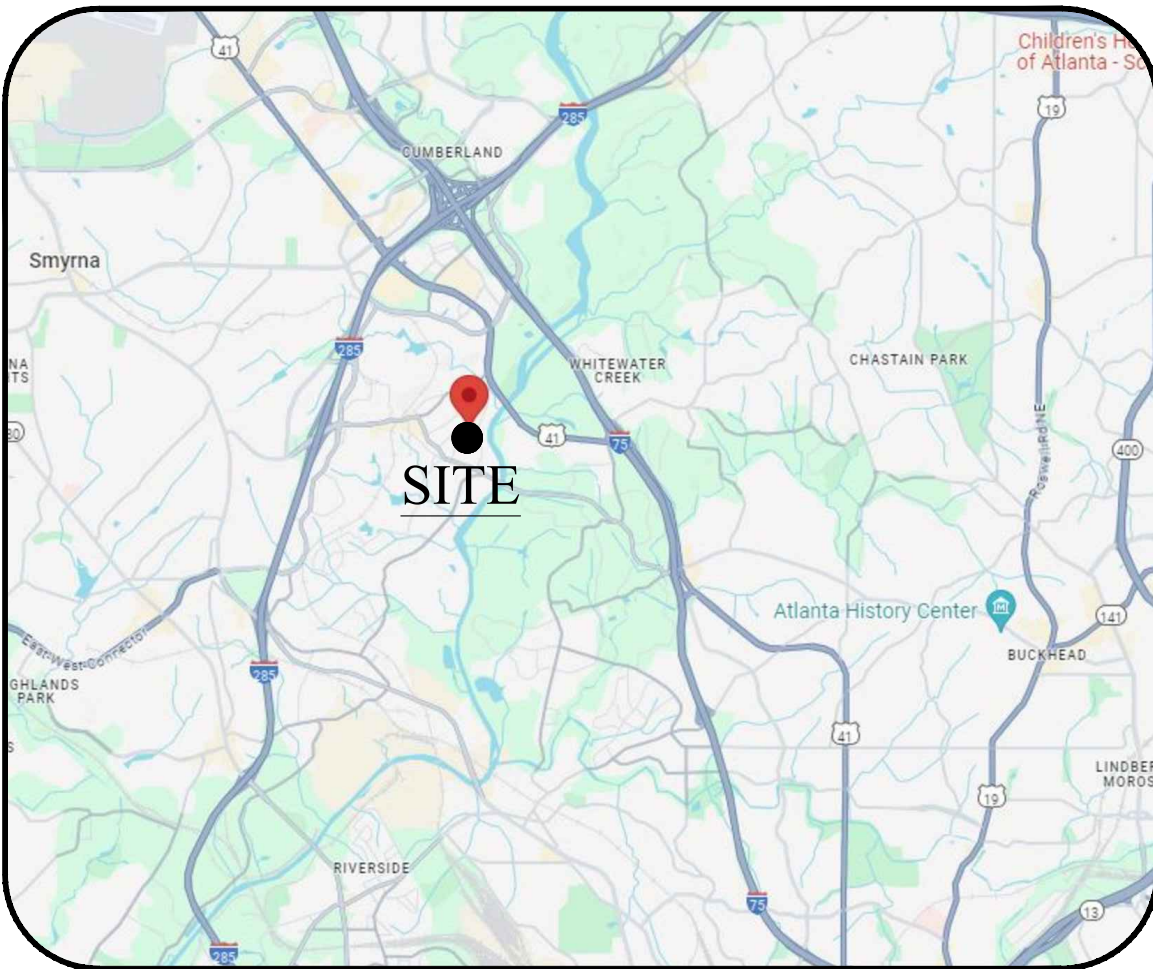
Date

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

Signature of Chief Elected Official or Official's Designee

Date

9/20/2024



GENERAL NOTES:

- PROJECT NARRATIVE: CONSTRUCTION OF A POOL, PATIO, RETAINING WALLS
- SEE ARCHITECTURAL PLANS FOR MORE DETAIL
- SITE LOCATION: 3266 LARAMIE DRIVE, ATLANTA, GA 30339
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS ON OR WITHIN 200 FEET OF WATERS OF THE STATE

CATEGORY	TOTAL SF	CLEARING				IMPERVIOUS			
		%	ALLOWED	USED	REMAINING	%	ALLOWED	USED	REMAINING
A	13326	90%	0		0	75%	0		0
B		80%	10,661	7550	3,111	60%	7,996	4700	3,296
C	5,322	70%	3,725	297	3,428	45%	2,395	17	2,378
D	1,764	50%	882	0	882	30%	529	0	529
E	6,371	30%	1,911	60	1,851	15%	956	8	948
F	4,926	10%	493	0	493	2%	99	0	99

Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER(S) 13067C0227H FOR COBB COUNTY, GEORGIA.
(USE 03, 04, 2013 MAP).

ZONING: R-30

R-30 SETBACKS

FRONT: 40 FT
SIDE: 12 FT
REAR: 40 FT
BUILDING HEIGHT: 35 FT
MAXIMUM COVERAGE: 35%

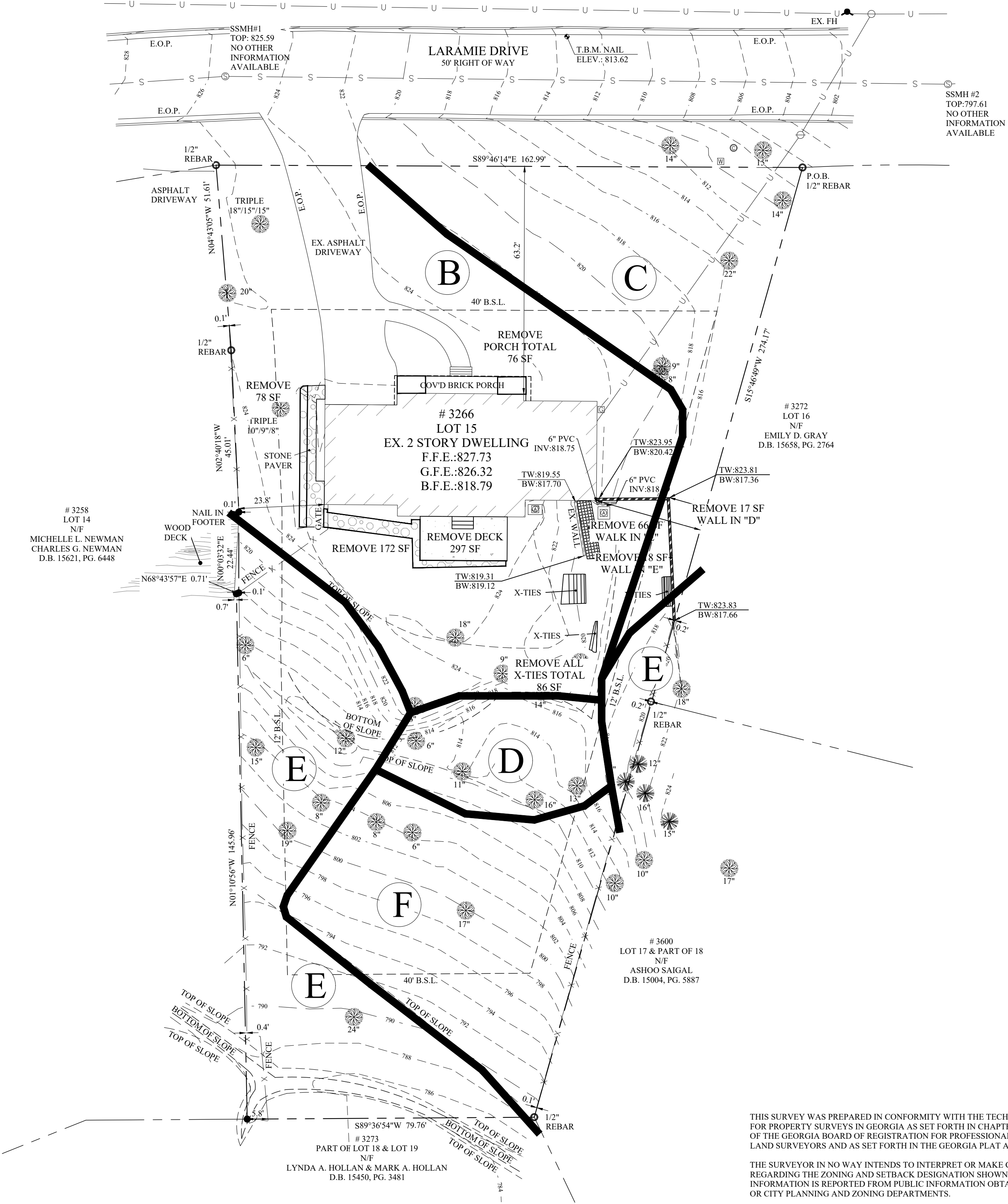
THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER

JONATHAN AND SARAH LATHAM
3266 LARAMIE DRIVE, SE
ATLANTA, GA 30339

BUILDER / 24 HR. EMERGENCY CONTACT

TOM DAVIS
3266 LARAMIE DRIVE, SE
ATLANTA, GA 30339
404-444-4079



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.

EXISTING CONDITIONS SURVEY

PREPARED FOR: JONATHAN AND SARAH LATHAM
3266 LARAMIE DRIVE SE, ATLANTA, GEORGIA, 30339
LOT 15, UNIT 6, BLOCK E, COCHISE BY THE CHATTAHOOCHEE SUBDIVISION
LAND LOTS 974 & 975, 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
DATE: 06/25/2024



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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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 THIS SURVEYOR.

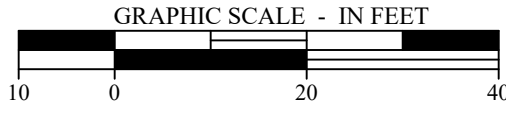
TOTAL AREA: 0.728 ACRES / 31,709 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 16194, PAGE 2967; PLAT BOOK 27, PAGE 9
FIELDWORK PERFORMED ON 05/20/2024.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 260,833 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE S SERIES 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)
- 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
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX

- TELEPHONE BOX
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- SILT FENCE
- TREE PROTECTION

- HAY BALES
- FLOW WELL LINE
- NOW OR FORMERLY
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- CANTILEVER
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE (TYP.)
- LAND LOT

- CONC. CONCRETE
- EDGE OF PAVEMENT
- CONTOUR LINE
- FINISH FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- GROUND ELEVATION
- SURFACE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION

- TOP OF FOOTER ELEVATION
- SILT FENCE
- DRAINAGE ARROW

TREE LEGEND

- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED

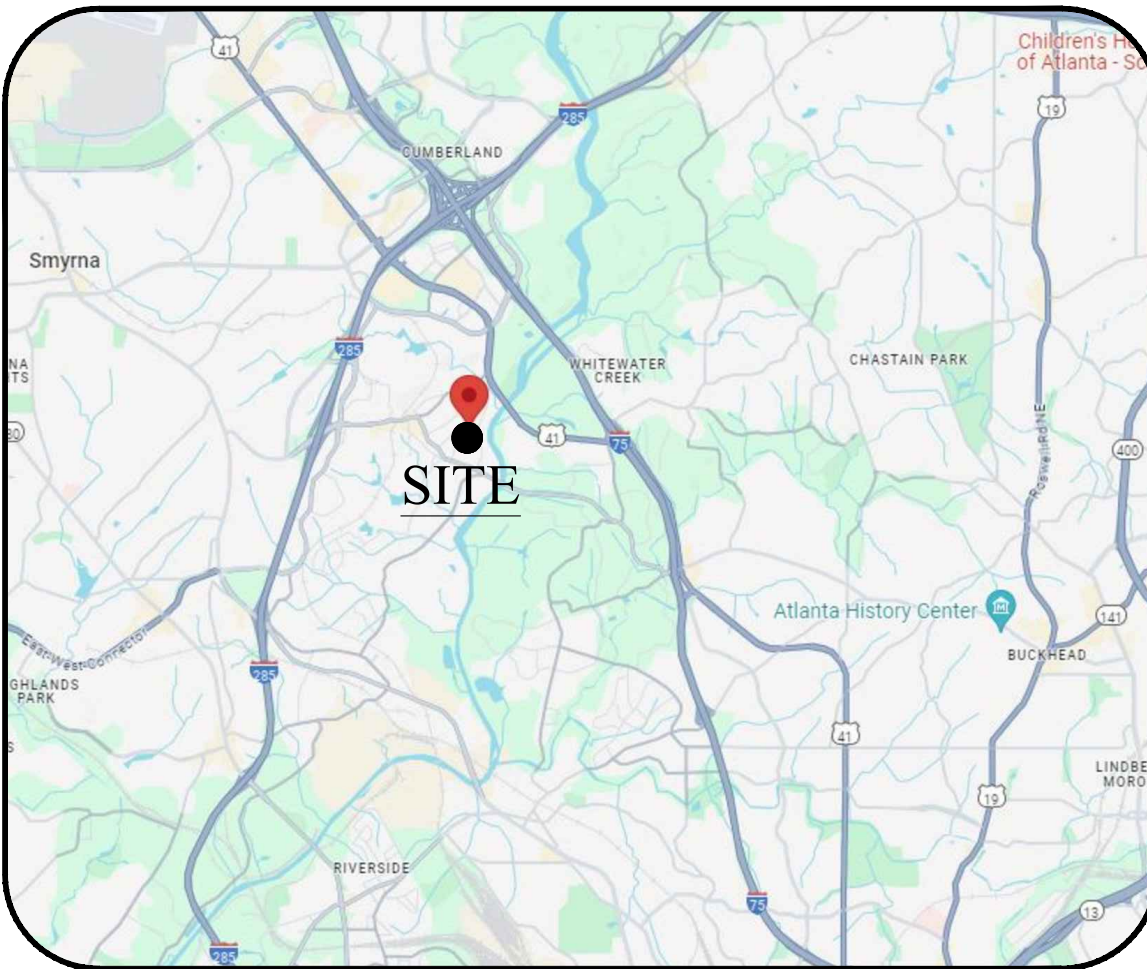


PROVIDING SERVICES FOR:
METRO ATLANTA
RALEIGH-DURHAM &
CENTRAL FLORIDA

800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772

PROJECT
26642.02

SHEET
1 OF 3



Vicinity Map(NTS)

ZONING: R-30

R-30 SETBACKS

FRONT: 40 FT
SIDE: 12 FT
REAR: 40 FT
BUILDING HEIGHT: 35 FT
MAXIMUM COVERAGE: 35%

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BUILDER / 24 HR. EMERGENCY CONTACT

TOM DAVIS
3266 LARAMIE DRIVE, SE
ATLANTA, GA 30339
404-444-4079

SITE NOTES:

- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 048 SIZE #1
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
- NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY, NEED QUALIFIED CONTRACTOR PERMIT.
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

- NO HEAVY MACHINERY ALLOWED WITHIN THE CR.Z.
- DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
- ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
- NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CR.Z. OF AN EXISTING TREE.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- 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.
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

EROSION & SEDIMENT CONTROL PRACTICES

- Ds1** DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDING 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, 800 OR LEGUMES ON DISTURBED AREAS.
- Ds4** DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN 4% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

USE EXISTING WATER, SEWER AND GAS CONNECTIONS.

ARBORISTS OFFICE MUST BE NOTIFIED IF ANY NEW UTILITY LINES ARE TO BE INSTALLED

GENERAL NOTES:

- PROJECT NARRATIVE: CONSTRUCTION OF A POOL, PATIO, RETAINING WALLS SEE ARCHITECTURAL PLANS FOR MORE DETAIL
- SITE LOCATION: 3266 LARAMIE DRIVE, ATLANTA, GA 30339
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS ON OR WITHIN 200 FEET OF WATERS OF THE STATE

PRE-CONSTRUCTION IMPERVIOUS AREA				POST-CONSTRUCTION IMPERVIOUS AREA			
LOT AREA	AREA	Sq. Ft.		LOT AREA	AREA	Sq. Ft.	
EXISTING HOUSE & PORCH		31,709		EXISTING HOUSE & PORCH		31,709	
EXISTING DECK		2,515		EXISTING ASPHALT PAVEMENT		2,448	
EXISTING ASPHALT PAVEMENT		297		EXISTING WALLS		1,397	
EXISTING BRICK PAVEMENT		1,397		EXISTING BRICK PAVEMENT		10	
EXISTING WALLS		447		PROPOSED PATIO		145	
EXISTING CONCRETE		46		PROPOSED HOUSE ADDITION		435	
		23		PROPOSED POOL W/ POOL DECK		160	
				PROPOSED WALK & STEPS		544	
				PROPOSED WALL		104	
				PROPOSED CONCRETE		38	
						190	
						5,471	
TOTAL COVERAGE		4,725		TOTAL COVERAGE		17%	
		14.9%					

CONSTRUCTION LEGEND

Co	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
C1	CONSTRUCTION OF HOUSE ADDITIONS
C2	CONSTRUCTION OF PATIO, CONCRETE
C3	CONSTRUCTION OF RETAINING WALL*
SA	STAGING AREA FOR DUMPSITE, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION
TPA	TPA PATH. NO MACHINERY ALLOWED IN THIS AREA - 4'-0" OF MULCH AND 3/4" PLYWOOD. NO CONSTRUCTION ACTIVITY WITHIN THE S.R.P. (STRUCTURAL ROOT PLATE)

*RETAINING WALL DESIGN BY OTHERS

DISTURBED AREA:
9,982 SQ. FT / 0.23 ACRES

DENSITY FACTOR OF TREES TO REMAIN

EXIST TREES	DBH INCHES	TOTAL INCHES	QTY REMOVED	TOTAL REMAIN	TOTAL IN REMAIN	U/in	TOTAL UNITS
5	6	30		5	30	0.30	1.50
1	7	7		1	7	0.30	0.30
4	8	32		4	32	0.30	1.20
3	9	27	1	2	18	0.60	1.20
1	10	10		1	10	0.60	0.60
1	11	11		1	11	0.60	0.60
2	12	24	1	1	12	0.60	0.60
1	13	13		1	13	1.20	1.20
2	14	28		2	28	1.20	2.40
3	15	45		3	45	1.20	3.60
1	16	16		1	16	1.20	1.20
1	17	17		1	17	1.90	1.90
3	18	54	1	2	36	1.90	3.80
1	19	19		1	19	1.90	1.90
1	20	20		1	20	1.90	1.90
1	22	22		1	22	2.80	2.80
1	24	24		1	24	2.80	2.80
TOTAL	32	399	3	29	360	-	29.50

COBB COUNTY DENSITY REQUIREMENTS

0.728 AC x 15 UNIT / AC = 10.92 UNITS	
SITE TREE REPLACEMENT DATA	
UNITS REQUIRED	10.92
TOTAL EXISTING UNITS	29.50
REPLACEMENT DENSITY FACTOR	0.00
TOTAL SDF PROVIDED	29.50
DENSITY SURPLUS	18.58

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 Andrew Heath at 5:59 pm, Sep 20, 2024

LEGEND:

- PROPERTY CORNER
- FOUNDING 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
- GAS WIRE
- MANHOLE
- GAS OUT
- GAS METER
- GAS VALVE
- CABLE BOX

- TELEPHONE BOX
- WATER LINE
- UNDERGROUND UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- SILT FENCE
- TREE PROTECTION

- HAY BALES
- FLOW WELL LINE
- NF
- RIGHT-OF-WAY
- B/SW
- CANTILEVER
- CR.Z.
- S.R.P.
- STRUCTURAL ROOT PLATE
- LL
- LAND LOT

- CONC. CONCRETE
- EDGE OF PAVEMENT
- CONTOUR LINE
- FINISH FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- G.F.E.
- GARAGE FLOOR ELEVATION
- GROUND ELEVATION
- SURFACE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION

- TOP OF FOOTER ELEVATION
- SILT FENCE
- DRAINAGE ARROW

TREE LEGEND

- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED

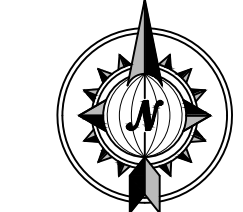


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CENTRAL FLORIDA

PROJECT
26642.02

SHEET
2 OF 3



GRID NORTH
GEORGIA NAVD 1983
SCALE: 1"=20'

DATE
07/26/2024

REVISION
REVISIONS PER EVALUATED ARC CATEGORIES

NO.

SITE PLAN
PREPARED FOR: JONATHAN AND SARAH LATHAM
3266 LARAMIE DRIVE SE, ATLANTA, GEORGIA, 30339
LOT 15, UNIT 6, COCHISE BY THE CHATTAHOOCHEE SUBDIVISION
LAND LOTS 974 & 975, 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
DATE: 06/25/2024

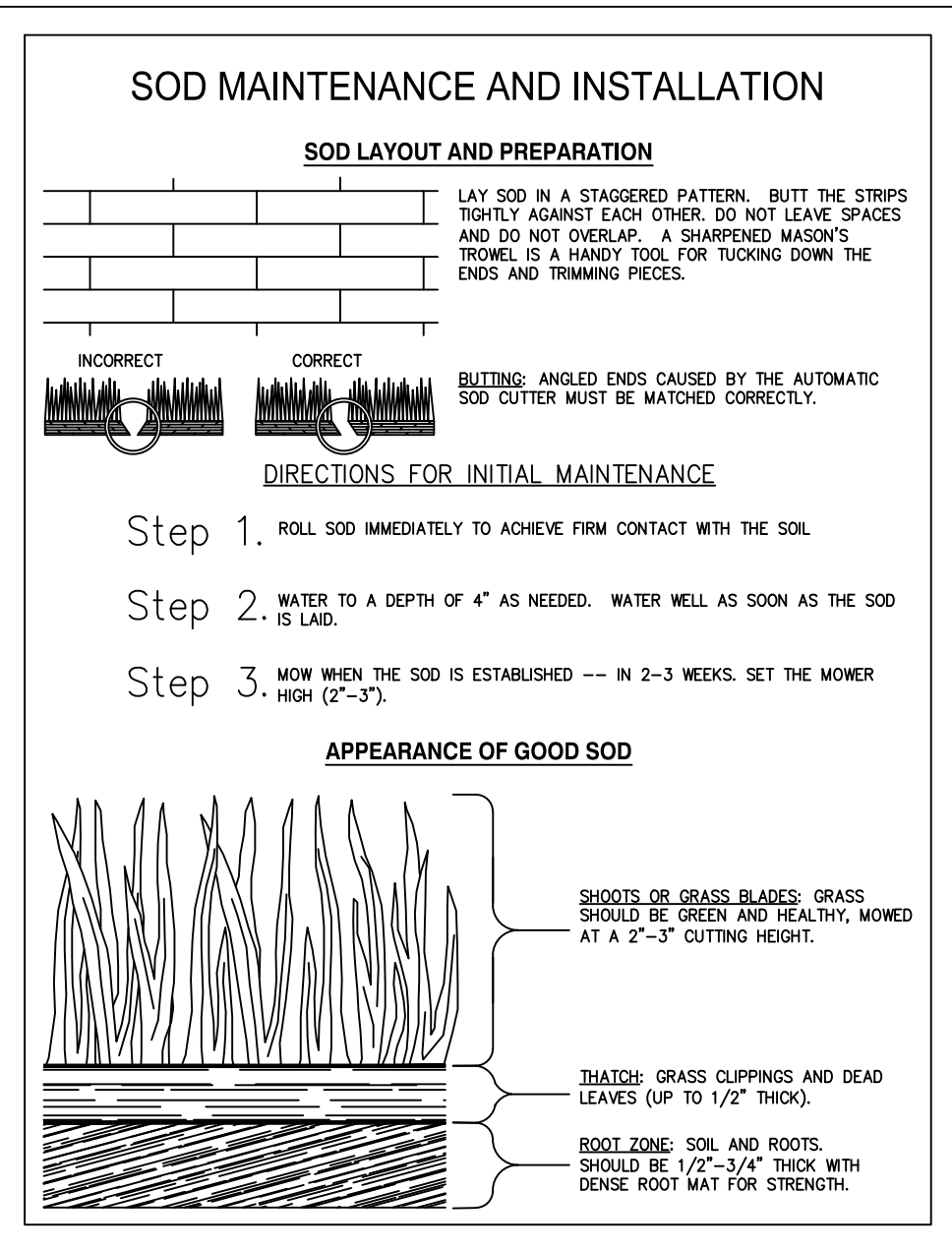
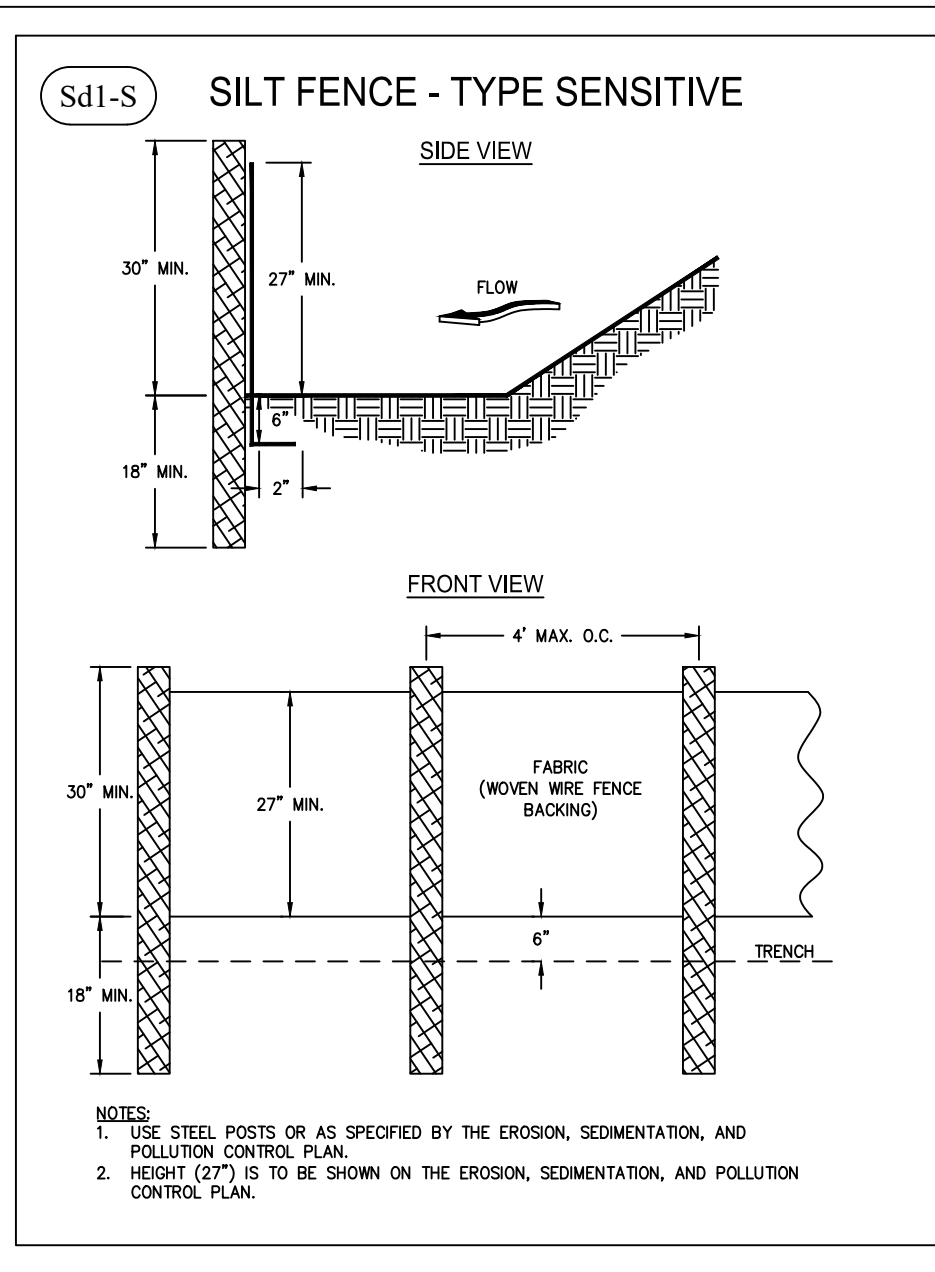
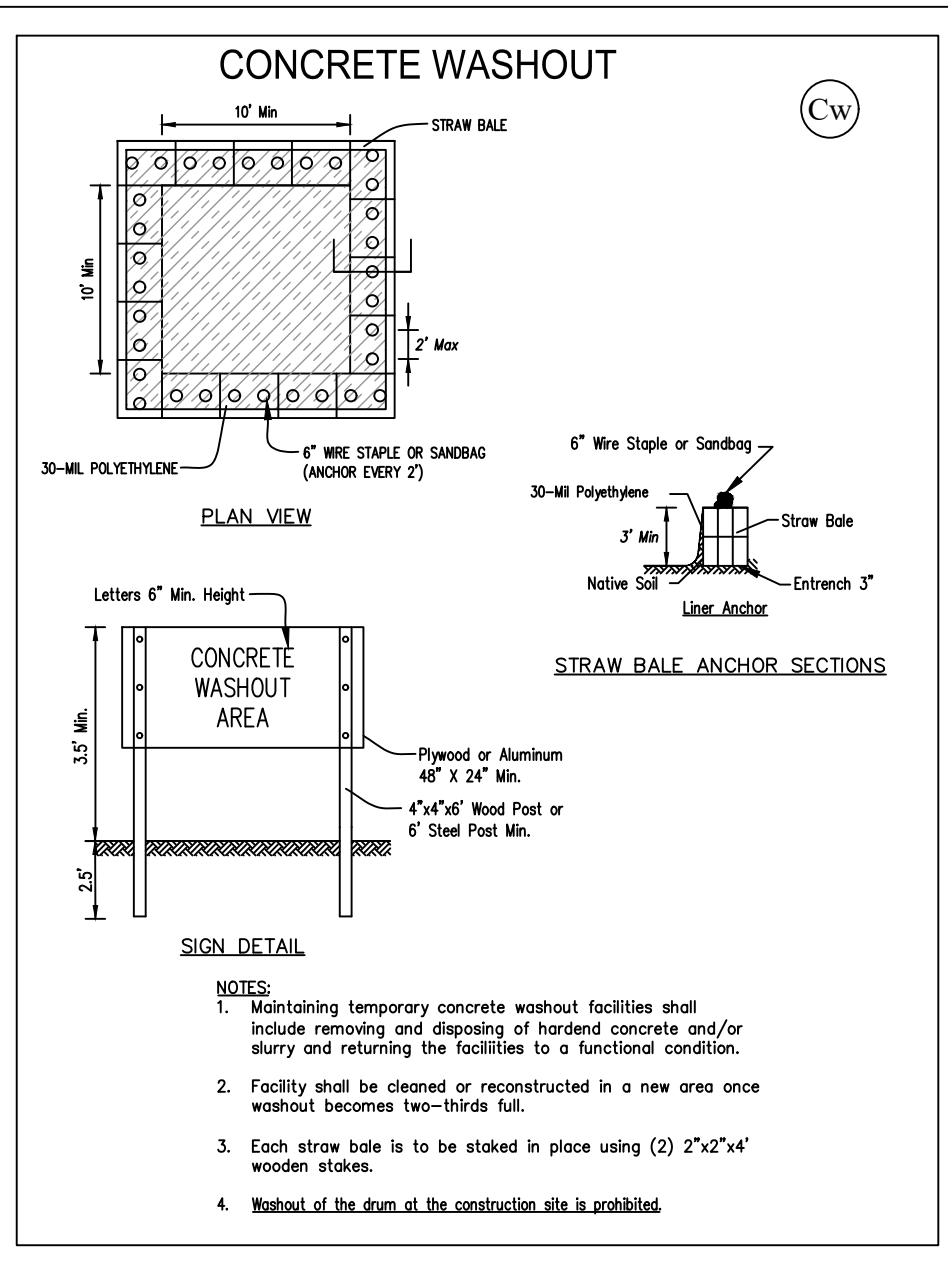
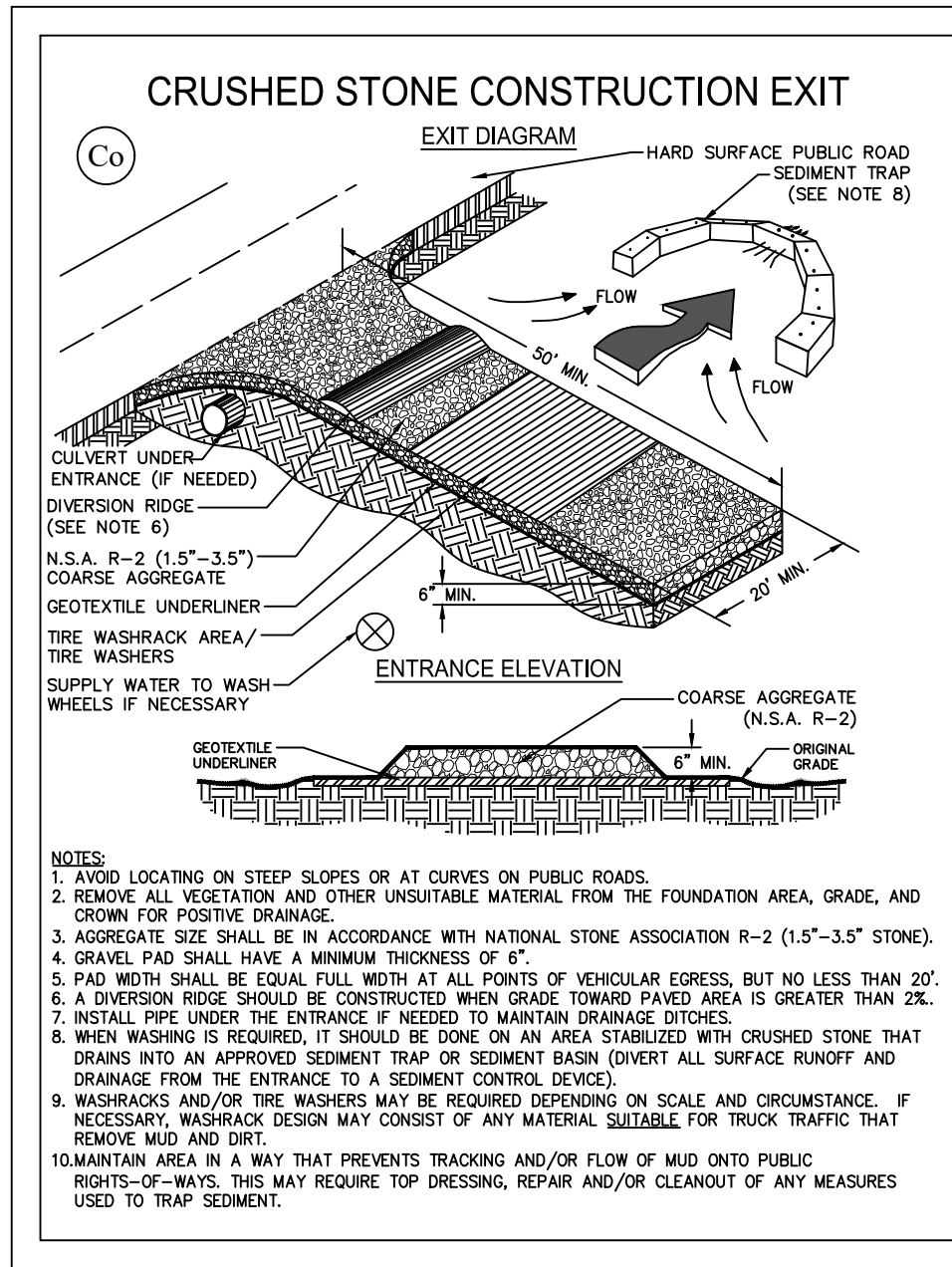
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FOR THE FIRM
BOUNDARY ZONE, INC.

"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."

7/29/24
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699



ACTIVITY SCHEDULE												
NO. OF MONTHS	0	2	4	6	8	10	12	14				
HOUSE CONSTRUCTION												
CLEAR AND GRUB												
ROUGH GRADING												
FINISH GRADING												
UTILITIES												
PAVING												
GRASSING/CLEAN UP												
EROSION CONTROL MEASURES												

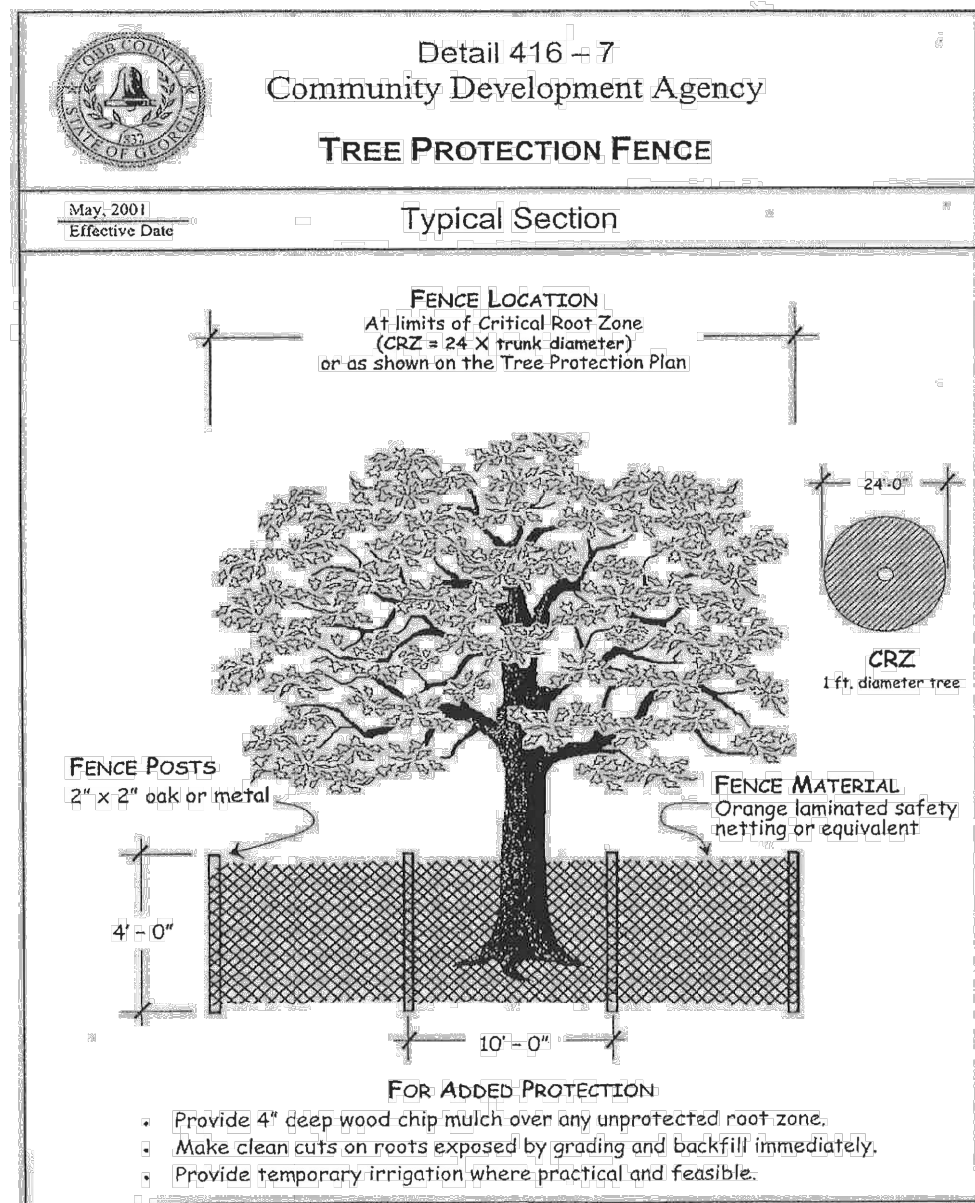
Ds1 DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.

GRASSING SCHEDULE Ds2									
(HYDROSEEDING RATES)									
SPECIES	RATE/1000S.F.	DATES	LIME	FERTILIZER (LBS./ACRE)	N	P205	K2O		
KY 31	1-1/2 - 2 LBS.	9/1-11/1	1 TON/ACRE	60-90	120-180	120-180	120-180		
FESCUE	1-1/2 - 2 LBS.	9/1-11/1	1 TON/ACRE	60-90	120-180	120-180	120-180		
WINTER RYE	3/1-4/1	3/1-4/1							
*WEEPING LOVEGRASS	2-3 LBS.	3/1-6/5	1 TON/ACRE	60-90	120-180	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 2:1 SLOPES.

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON TO BE ACCOMPLISHED WITH STRAW OR HAY. 2-1/2 TONS/ACRE. WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6.9 TONS/ACRE).



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 MINERAL 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 EROSION 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 EROSION 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 PREPARATION, 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.

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7/29/24
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

DETAILS

PREPARED FOR: JONATHAN AND SARAH LATHAM
3266 LARAMIE DRIVE SE, ATLANTA, GEORGIA, 30359
LOT 15, UNIT 6, BLOCK E, COCHISE BY THE CHATTAHOOCHEE SUBDIVISION
LAND LOTS 974 & 975, 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
DATE: 06/25/2024

NOT VALID WITHOUT ORIGINAL SIGNATURE

GEORGIA
LANDSCAPE ARCHITECT
No. 879
GREGORY L. DEAN

7/29/24
FOR THE FIRM
BOUNDARY ZONE, INC.

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TOTAL AREA: 0.728 ACRES / 31,709 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 16194, PAGE 2967; PLAT BOOK 27, PAGE 9
FIELDWORK PERFORMED ON 05/20/2024.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 260,833 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE S SERIES 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)
- 1/2" REBAR WITH CAP
- SET LSF# 839
- R/W MONUMENT
- ▲ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ LIGHT POLE
- ⊙ 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
- ⊞ OVERHEAD UTILITY LINE
- ⊞ S - SEWER LINE
- ⊞ G - GAS LINE
- ⊞ C - CABLE LINE
- ⊞ TELEPHONE LINE
- ⊞ FENCE LINE
- ⊞ SILT FENCE
- ⊞ TREE PROTECTION
- ⊞ HAY BALES
- ⊞ FLOW WELL LINE
- ⊞ NON-OR FORMERLY
- ⊞ RIGHT-OF-WAY
- ⊞ BUILDING SETBACK LINE
- ⊞ CANTILEVER
- ⊞ CRITICAL ROOT ZONE
- ⊞ STRUCTURAL ROOT PLATE (TYP.)
- ⊞ 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
- 1068.9 GROUND ELEVATION
- 1038.9 SURFACE ELEVATION
- TW-1069.0 TOP OF WALL ELEVATION
- BW-1069.0 BOTTOM OF WALL ELEVATION
- TF-1069.0 TOP OF FOOTER ELEVATION
- SF - SILT FENCE
- DRAINAGE ARROW
- ⊞ HARDWOOD TREE
- ⊞ PINE TREE
- X TO BE REMOVED

TREE LEGEND

⊞ HARDWOOD TREE

⊞ PINE TREE

X TO BE REMOVED

811
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