

LUP-18 (2008) Existing layout

All lot corners will be marked with 1/2" rebar pins unless otherwise noted.

A Topcon Total Station was used to obtain the angular and linear measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure one foot in 25,000+ feet an angular error of 2" per angle point, and was adjusted using Compass Rule.

This plat has been calculated for closure and is found to be accurate within one foot in 40,000 feet.

Bearings shown on this plat are based on one magnetic observation and angles turned.

This plat subject to all easements public and private.

This survey is for the sole use of the parties named herein and its successors and assigns. There are no easements or implied guarantees or assurances for any other parties in reference to the information on this plat.

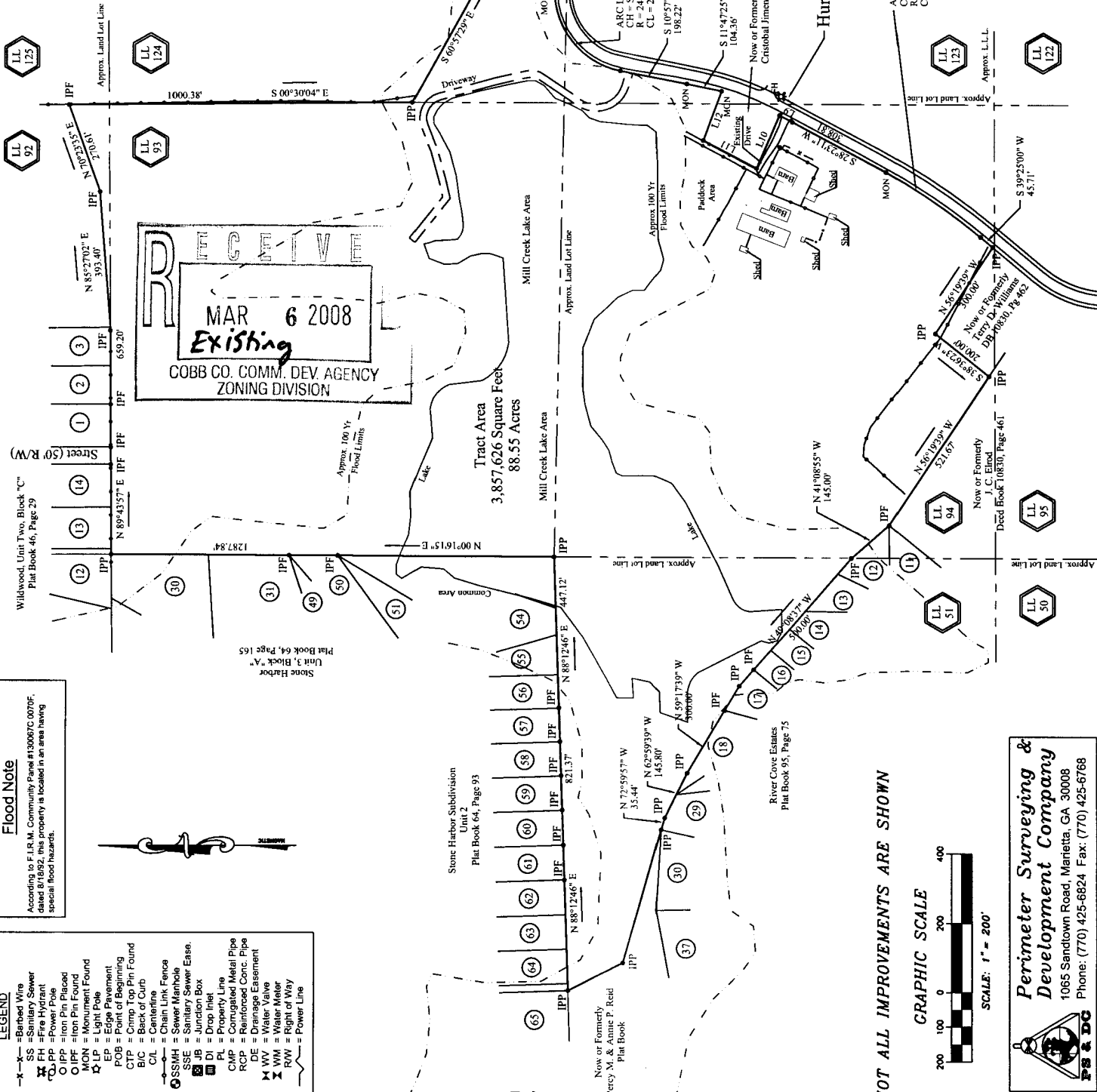
In my opinion, this plat of survey is a correct representation of the land plated and has been prepared in conformity with the minimum standards and requirements of the law.

3/16/08
No 2
[Signature]

L9	S 28°18'29" W	42.41'
L10	N 66°45'58" E	169.50'
L11	N 27°33'29" E	176.37'
L12	S 69°45'58" E	154.75'

**Boundary Survey for
GB's Stables**
448 Hurt Road, SW
Land Lots 51, 92, 93, 94, 123, and 12.
17th District, 2nd Section
Cobb County, Georgia

Date: 03/04/08
Party Chief: KLN
Computed by: MDC
Drawn by: MDC
Checked by: KLN
Sheet 1 of 1
Date Surveyed: 02/28/08
Job #: 012004



RECEIVED
MAR 6 2008
Existing
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

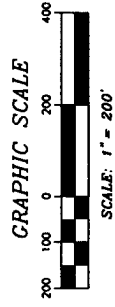
Tract Area
3,857,626 Square Feet
88.55 Acres

Flood Note
According to F.I.R.M. Community Panel #130607C.0070F, flood #14892, the property is located in an area having special flood hazards.



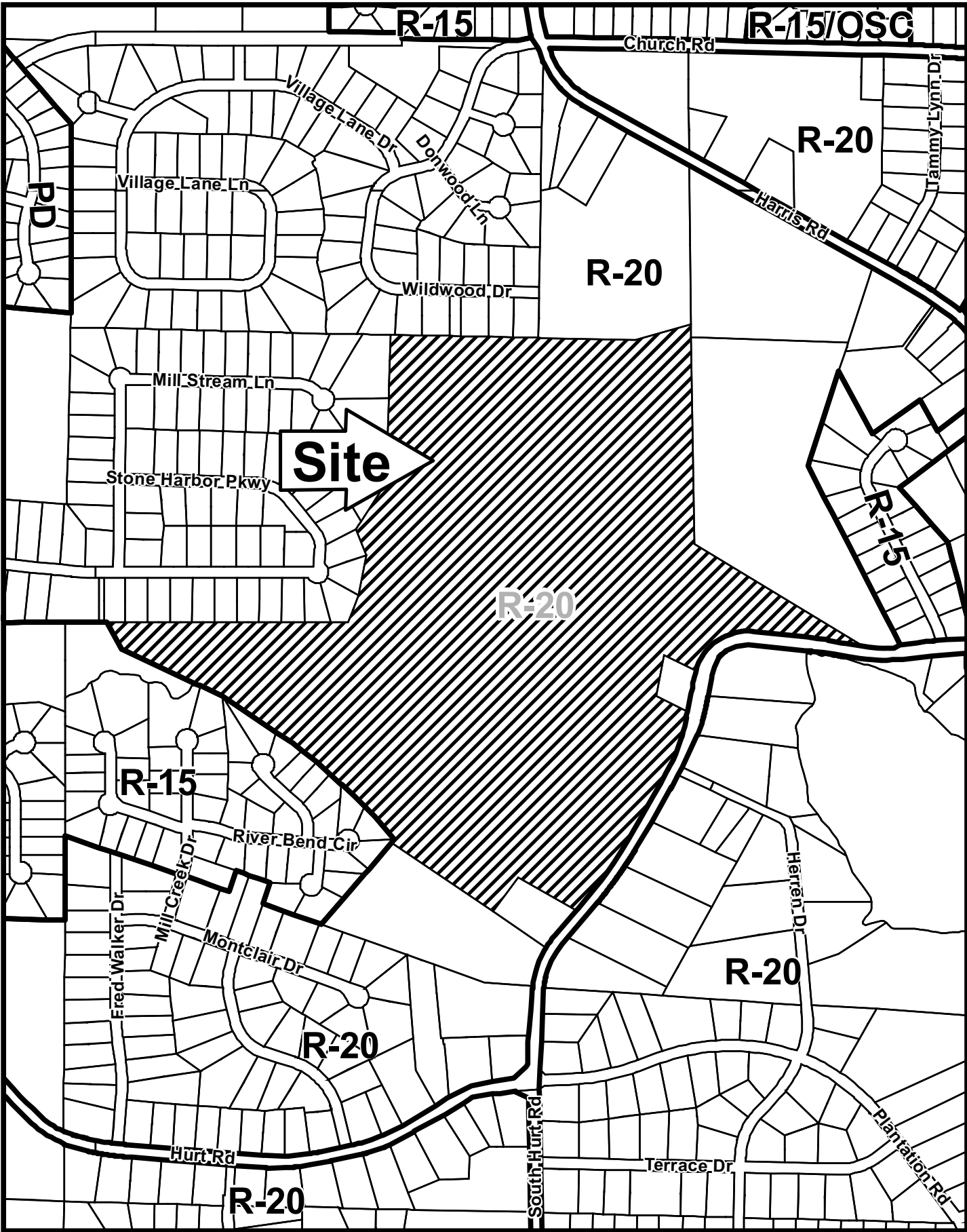
- LEGEND**
- x-x- = Barbed Wire
 - SS- = Sanitary Sewer
 - P- = Fire Hydrant
 - P- = Electric Pole
 - P- = Iron Pin Placed
 - P- = Iron Pin Found
 - P- = Monument Found
 - P- = Light Pole
 - P- = Edge Pavement
 - P- = Point of Beginning
 - P- = Comp Top Pin Found
 - P- = Back of Curb
 - P- = Centerline
 - P- = Chain Link Fence
 - P- = Sewer Manhole
 - P- = Sanitary Sewer Easement
 - P- = Electric Box
 - P- = Electric Pole
 - P- = Property Line
 - P- = Contingent Metal Pipe
 - P- = Corrugated Conc. Pipe
 - P- = Reinforced Conc. Pipe
 - P- = Drainage Easement
 - P- = Water Valve
 - P- = Water Meter
 - P- = Right of Way
 - P- = Power Line

NOT ALL IMPROVEMENTS ARE SHOWN

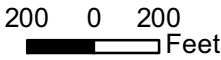


Perimeter Surveying & Development Company
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

LUP-18



This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary

APPLICANT: Chad S. Williams

PETITION NO.: LUP-18

PRESENT ZONING: R-20

PETITION FOR: LUP

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to operate a business for horse boarding and stables. The applicant currently has a horse farm on this large property. The applicant would like to remove an older barn, and replace it with a new 12,500 square-foot barn. The new barn would be approximately 150 feet from Hurt Road, and would be located behind a smaller barn. The new barn would contain approximately 45 to 50 stalls, which would be leased out to people with horses from the surrounding community. The applicant has submitted a petition signed by numerous neighbors supporting the request.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water available. Sewer not accessible to site.

TRAFFIC COMMENTS:

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to the project. No on street parking.

FIRE COMMENTS:

No comments.

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DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: **Mill Creek** FLOOD HAZARD INFO: Zone AE

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: associated with onsite lake (not impacted by proposed project)

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: **50'**, 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream **Mill Creek Lake (private/onsite)**.
Additional BMP's for erosion sediment controls should be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream _____.

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DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

The existing onsite lake will provide adequate water quality and stormwater management for this project. No additional stormwater management measures will be required.

STAFF RECOMMENDATIONS

LUP-18 CHAD S. WILLIAMS

The property has been used for horse stables and a seasonal fishing lake for many years. The applicant's proposed use is a quasi-recreational use for which the surrounding community is accustomed. The applicant's proposal is not located in a platted subdivision and the applicant has sufficient parking for the clients. The applicant has submitted a petition in support of the request signed by many of the surrounding neighbors. There has not been any complaints regarding the request. Staff would be reluctant to recommend approval of this LUP without neighbor support, and without stipulations controlling how the business is operated. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- Site plan received by the Zoning Division March 6, 2008;
- No on street parking;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations; and
- DOT comments and recommendations.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.