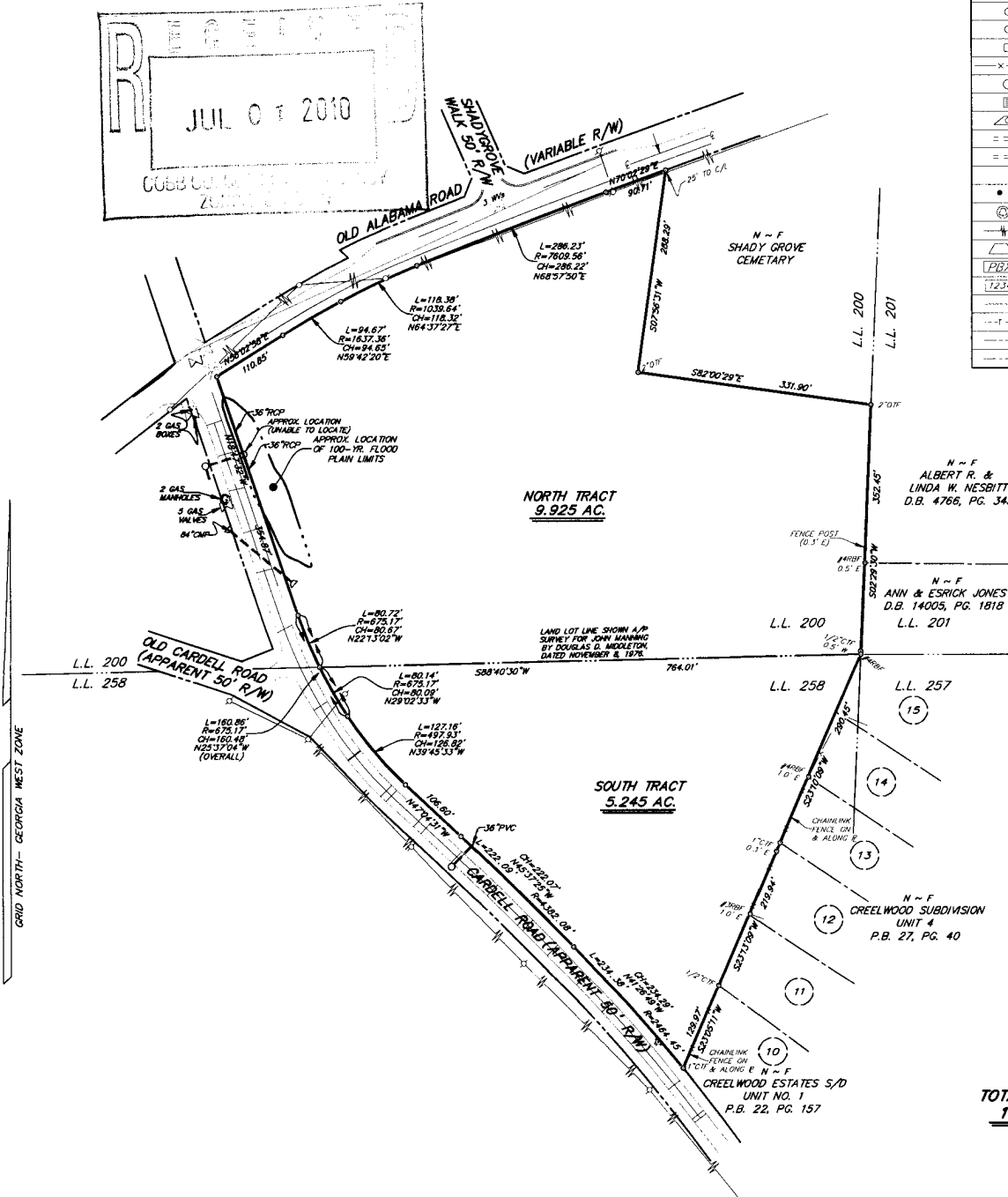
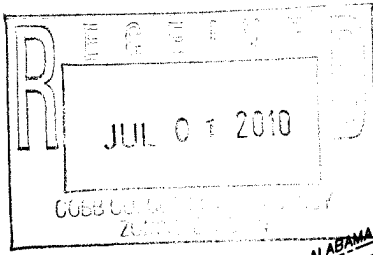


**SLUP-7
(2010)**

LEGEND

♂	P.P. - POWER POLE	
⊗	L.P. - LIGHT POLE	
⊕	F.H. - FIRE HYDRANT	
⊗	M.H. - SANITARY SEWER MANHOLE	
⊗	W.M. - WATER METER	
⊗	G.M. - GAS METER	
○	R.B.S. - REINFORCING BAR SET	
○	R.B.F. - REINFORCING BAR FOUND	
○	C.T.F. - CRIMP TOP PIPE FOUND	
○	O.T.F. - OPEN TOP PIPE FOUND	
□	R/W MON. - RIGHT-OF-WAY MONUMENT	
-x-	TYPE OF FENCE	
○	J.B. - JUNCTION BOX L.L. 258	
⊗	D.I. - DROP INLET / YARD INLET	
△	C.B. - CATCH BASIN	
===	R.C.P. - REINFORCED CONCRETE PIPE	
===	C.M.P. - CORRUGATED METAL PIPE	
---	F.F.E. - FINISHED FLOOR ELEVATION	
●	W.V. - WATER VALVE	
⊗	TELEPHONE MANHOLE	
---	OVERHEAD POWER LINES	
△	H.W. - HEADWALL	
⊗	P.B.X. - POWERBOX	
---	1234 - STREET ADDRESS	
---	---	WATER LINE
---	---	UNDERGROUND TELEPHONE LINE
---	---	GAS LINE
---	---	UNDERGROUND ELECTRICAL LINE



**TOTAL ACREAGE
15.17 AC.**

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.



THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES SEWER LINES ETC.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE/2. ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130032, MAP NUMBER 13067 C 0085 F DATED AUGUST 18, 1992.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/23,269; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/176,730. MATTERS OF TITLE ARE EXCEPTED.



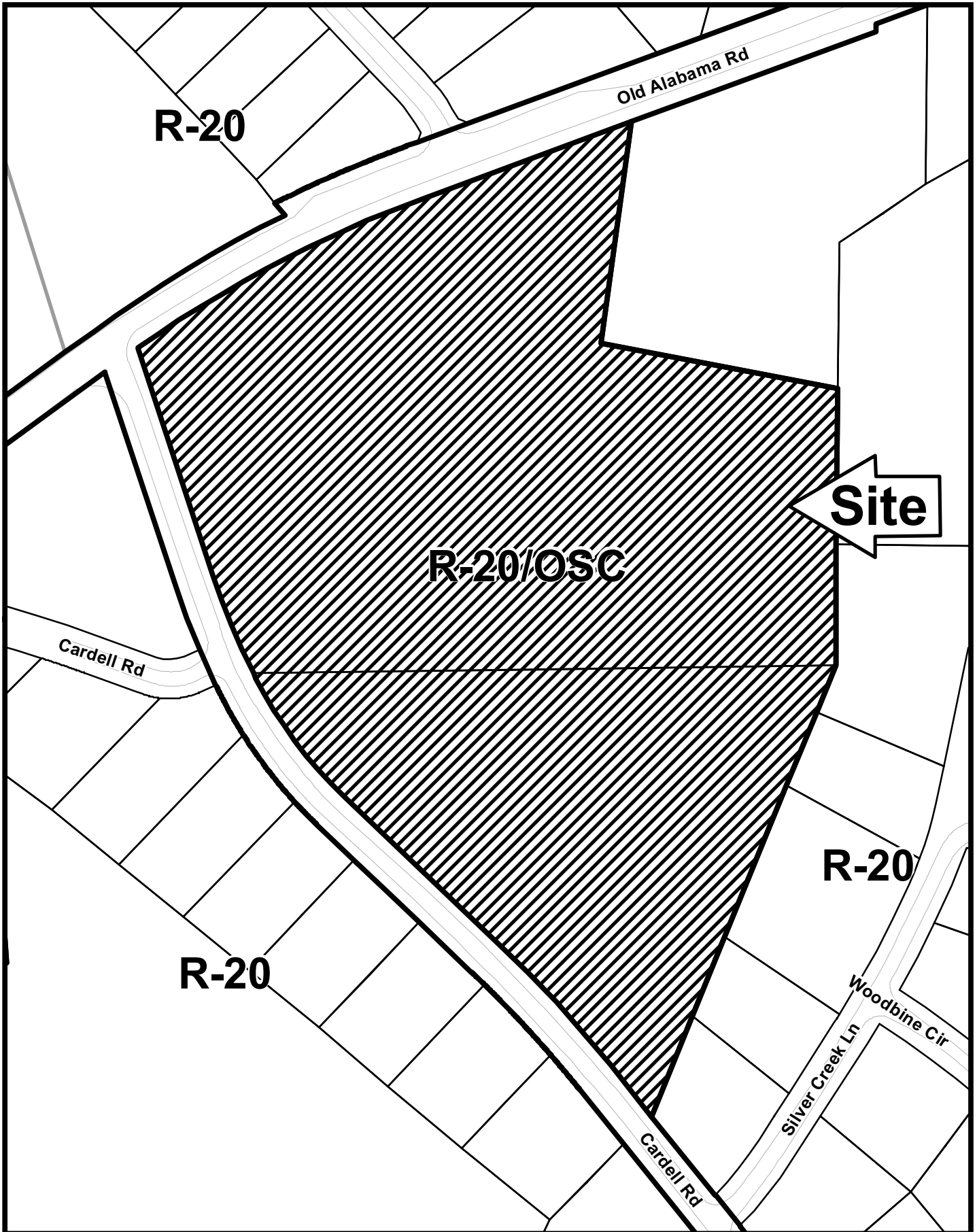
DATE	: 12-6-05	REVISIONS	
SCALE	: 1"=100'		
DRAWN BY	: MAN		
CHECKED BY	: DH/CAE		
FIELD BOOK	: RAG		

SURVEY FOR:
KEVIN JORDAN

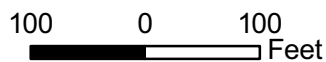




LOCATED IN L.L. 201 & 258
18th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

SLUP-7



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Aggregate Material Hauling, LLC

PETITION NO.: SLUP-7

PRESENT ZONING: R-20 OSC

PETITION FOR: SLUP

ZONING COMMENTS: **Staff Member Responsible:** John P. Pederson, AICP

The applicant is requesting a Special Land Use Permit (SLUP) for the reduction of rock. The applicant is a subcontractor for the South Cobb Sewage Tunnel project. The applicant will transport the rock spoils from the tunnel to this property (approximately 2/10 of a mile away). The rock will be sifted through a three-deck screening machine, which will sort the granite into different sizes. The granite will then be used in local construction projects. The proposal will operate eight to ten daylight hours only. To mitigate negative impacts, the applicant will leave large buffers along the perimeter and concentrate all activity to the center of the property. Additionally, the applicant will utilize a water truck and sprinklers to reduce dust from the operation. The applicant anticipates needing the SLUP for 24 months, after which, the property will be cleaned-up and readied for development as zoned.

Historic Preservation: No comment.

Cemetery Preservation:

A) Provide a fifty (50) foot undisturbed natural buffer from the common property line; or a fifty (50) foot undisturbed natural buffer around the perimeter of the outer most burials of the cemetery; whichever provides the greatest protection for the cemetery.

B) Provide and install an orange protective fence on the outer perimeter of the fifty (50) foot undisturbed natural buffer during the period of the temporary SLUP. The protective fence to be maintained in good repair throughout the length of the project. At completion of the project, the orange protective fence shall be removed from the premises.

C) A cemetery inspection by a registered archeologist will be done prior to the beginning of business activities. The purpose of the inspection is to catalog the state of repair. Should the business activities disturb or degrade the state of repair, applicant is required to bring the cemetery back to its current state. The applicant can post a bond sufficient to pay for any necessary repairs.

D) Compliance with all State and Local Laws and Ordinances.

E) All Cemetery Preservation requirements must be Site Plan specific.

APPLICANT: Aggregate Material Hauling, LLC

PETITION NO.: SLUP-7

PRESENT ZONING: R-20 OSC

PETITION FOR: SLUP

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

Recommend applicant coordinate with Cobb County DOT prior to the development plan approval to evaluate the access.

Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 390 feet for Cardell Road and 500 feet for Old Alabama Road.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

No Comments under the premise that no structures are intended for site.

APPLICANT: Aggregate Material Hauling, LLC

PETITION NO.: SLUP-7

PRESENT ZONING: R-20 OSC

PETITION FOR: SLUP

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Buttermilk 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: Floodplain area upstream of Cardell Road.

- 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 _____.
Additional BMP's for erosion sediment controls will 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 receiving system (existing Cardell Road culvert).

APPLICANT: Aggregate Material Hauling, LLC

PETITION NO.: SLUP-7

PRESENT ZONING: R-20 OSC

PETITION FOR: SLUP

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

1. Site disturbance should be limited to central portion of site leaving a substantial vegetative buffer.
2. No fill allowed within the 100-year floodplain.
3. All disturbed areas must be re-vegetated and stabilized when operation is completed.

STAFF RECOMMENDATIONS

SLUP-7 AGGREGATE MATERIAL HAULING, LLC

The applicant's proposal is located in a residential area. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The applicant's proposal, as summarized in the zoning comments is proposed to be a full time business. This type of activity is normally placed in Heavy Industrial area due to the noise, dust, traffic, vibration and viewshed. Based on the above analysis, Staff recommends DENIAL.

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.