

HORIZON
 CONSULTING ENGINEERS
 2985 County Parkway, Suite 410
 Marietta, Georgia 30066
 PH: 678.351.6827



Date Issued:
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**Z-8
 (2011)**

LITTLE LEARNERS EXPANSION

LAND LOTS 78 & 79, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

Project No.	1000000000
Project Name	Little Learners Expansion
City	Atlanta
County	Cobb
Project Number	1000000000
Drawn By	K201
Checked By	LCC
Scale	AS SHOWN

**REZONING
 SITE
 PLAN**

Sheet Number:
Z-1.0

PROPERTY TO BE REZONED:
 PARCELS 78 & 79, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA
 TOTAL AREA: 1.73 ACRES
 PROPOSED ZONING: P-20
 EXISTING ZONING: MRC
 75,142 SF
 1.73 ACRES

CHANGING ANALYSIS FOR NEW ZONING, PROPOSED:
 LOT AREA: 1.73 ACRES
 TOTAL AREA: 1.73 ACRES
 LOT: 1.73 ACRES
 TOTAL AREA: 1.73 ACRES

REZONING NOTES:

- NO CHANGES LOCATED ON SITE.
- NO REZONING LOCATED ON SITE.
- PROPOSED BUILDING ARCHITECTURE WILL MATCH EXISTING BUILDING ARCHITECTURE.
- THIS PROJECT WILL BE FOR COBB COUNTY REGULATIONS.
- NO ARCHITECTURAL OR INTERIOR LANDSCAPE AND WORK TO BE DONE.
- NO STRUCTURE OR STATE WATER ARE LOCATED ON SITE.

RECEIVED

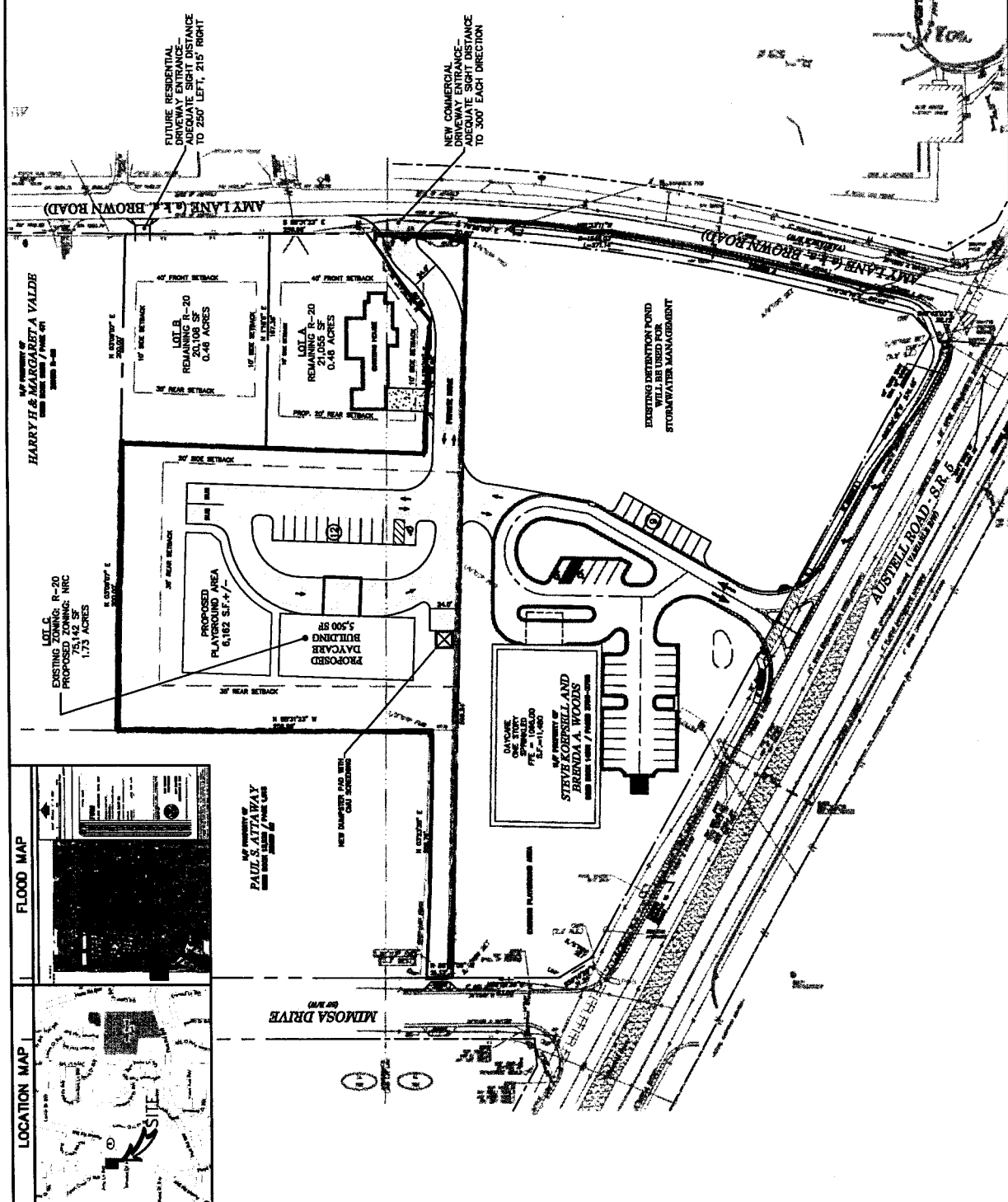
JAN 6 2011

**COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION**

FINAL STATEMENT
 THIS STATEMENT IS MADE BY THE ENGINEER AND ARCHITECT IN CONNECTION WITH THE REZONING AND SITE PLAN FOR THE PROPERTY DESCRIBED ABOVE. THE ENGINEER AND ARCHITECT HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF.

IF YOU DO GENERAL UTILITIES PROTECTION CENTER IT'S THE LAW

Know what's below. Call before you dig.



LOCATION MAP

FLOOD MAP

APPLICANT: Steven G. Koepsell
770-333-5551

PETITION NO: Z-8
HEARING DATE (PC): 03-01-11

REPRESENTATIVE: Steven G. Koepsell
770-333-5551

HEARING DATE (BOC): 03-15-11
PRESENT ZONING: R-20

TITLEHOLDER: Little Learners Academy of Marietta, LLC

PROPOSED ZONING: NRC

PROPERTY LOCATION: On the south side of Amy Lane; and on the north side of Mimosa Drive, west of Austell Road.

PROPOSED USE: Daycare

ACCESS TO PROPERTY: Amy Lane and Austell Road

SIZE OF TRACT: 1.73 acres

PHYSICAL CHARACTERISTICS OF SITE: Undeveloped

DISTRICT: 19

LAND LOT(S): 780, 781

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** SC/Magnolia Lane Condominiums
- SOUTH:** GC/Developed Commercial Property
- EAST:** NRC/Existing Daycare
- WEST:** R-20/Single-family Residence

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

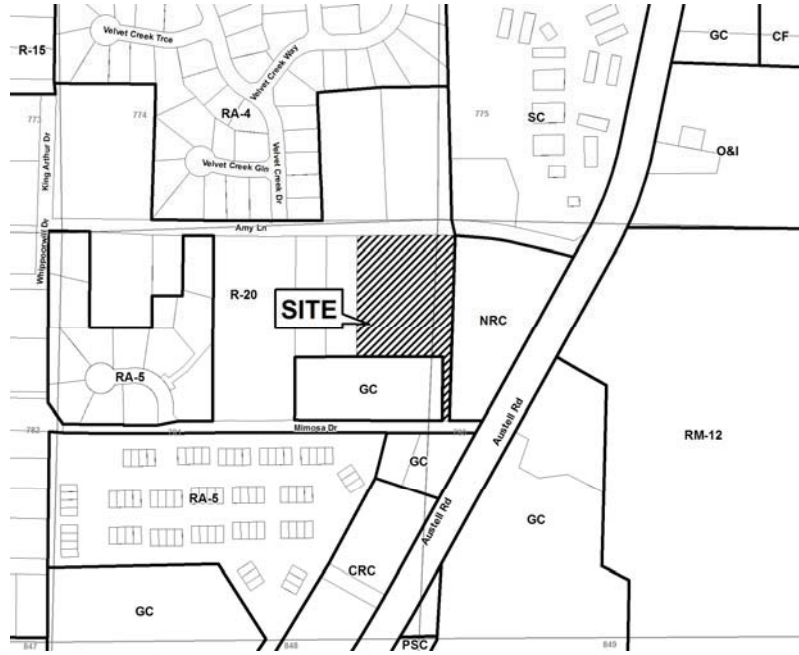
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

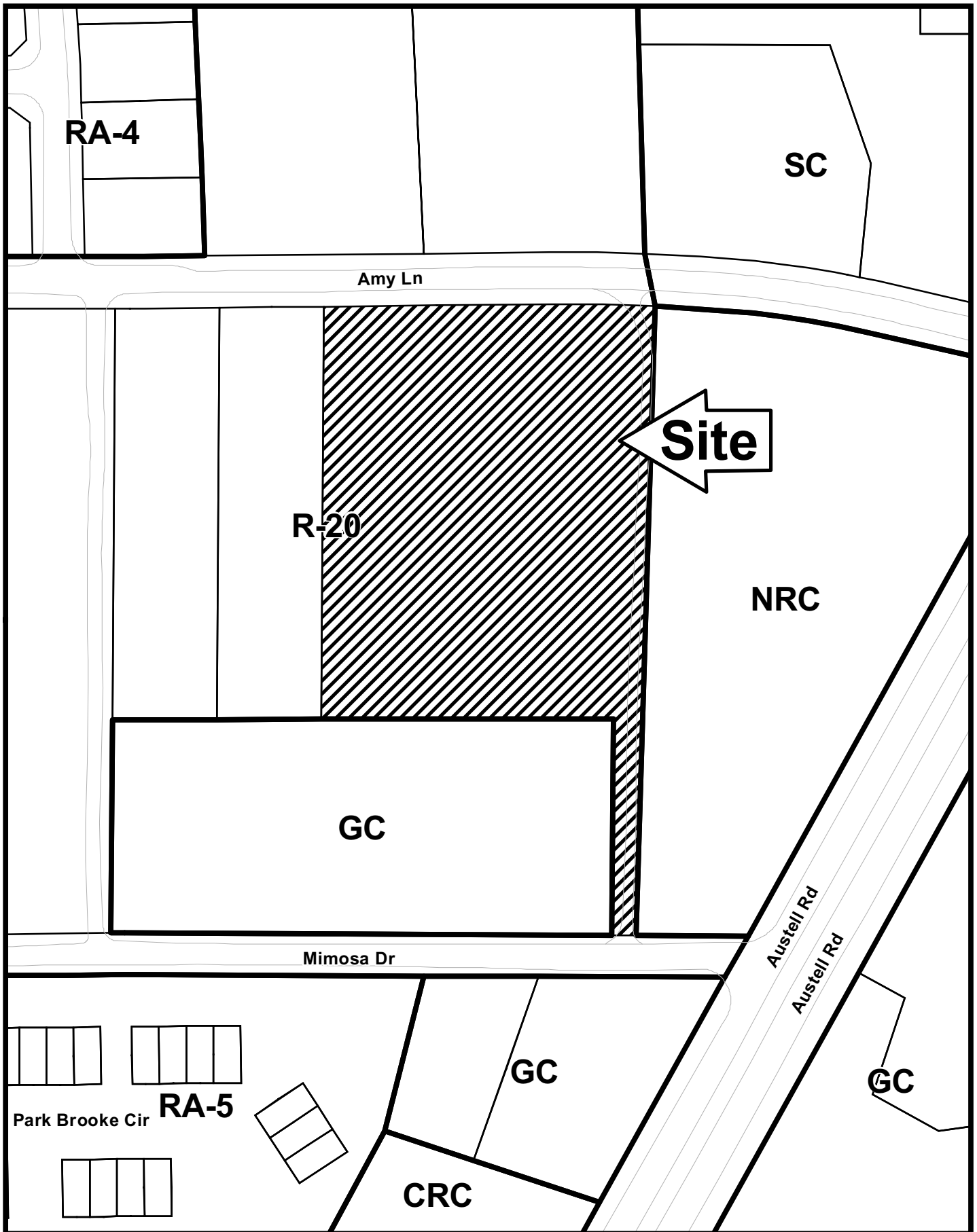
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

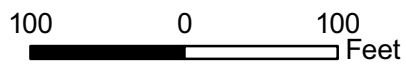
STIPULATIONS:



Z-8



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



- City Boundary
- Zoning Boundary

APPLICANT: Steven G. Koepsell

PETITION NO.: Z-8

PRESENT ZONING: R-20

PETITION FOR: NRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Low Density Residential and Community Activity Center

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 5,500

F.A.R.: .0729 **Square Footage/Acre:** 3,179

Parking Spaces Required: 20 **Parking Spaces Provided:** 21

Applicant is requesting rezoning from R-20 to NRC in order to combine the new parcel with the existing daycare parcel fronting on Austell Road that is also owned by the applicant. Applicant rezoned the developed daycare parcel in 2006 (Z-169/minutes attached) and is proposing to rezone the subject property for the development of an additional 5,500 square-foot daycare building. In addition to the new building, applicant's site plan also indicates a new playground area. The proposed building will match the stone and stucco façade of the existing daycare. The hours of operation will be 12 hours per day five days per week. The existing daycare is licensed for 186 children and the proposed building will add an additional 80-100 children. The applicant is proposing to maintain the required 20-foot landscape buffer abutting the R-20 property. The applicant is also requesting a contemporaneous variance to reduce the rear setback from the required 30 feet to 20 feet. The applicant has indicated that with the exception of the driveway, the frontage on Amy Lane will remain R-20.

Historic Preservation: After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Cemetery Preservation: No comment.

APPLICANT: Steven G. Koepsell

PETITION NO.: Z-8

PRESENT ZONING: R-20

PETITION FOR: NRC

FIRE COMMENTS:

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

HYDRANT: Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8" supply lines to all hydrants.

APPLICANT Steven G. Koepsell

PETITION NO. Z-008

PRESENT ZONING R-20

PETITION FOR NRC

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): *12" DI W side Austell Rd*

Additional Comments: Water service should come from existing Day Care

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: *At site in Amy Lane*

Estimated Waste Generation (in G.P.D.): **A D F** 12/child **Peak=** 30/child

Treatment Plant: **S Cobb**

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drv Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form ans stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Steven G. Koepsell

PETITION NO.: Z-8

PRESENT ZONING: R-20

PETITION FOR: NRC

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley Creek FLOOD HAZARD INFO: Zone X

- 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: _____

- 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 the downstream existing Little Learners Academy detention pond.

APPLICANT: Steven G. Koepsell

PETITION NO.: Z-8

PRESENT ZONING: R-20

PETITION FOR: NRC

● *****

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. The majority of the existing site drains to the west toward the adjacent residential parcel. The proposed plan will direct all impervious site improvements to the existing detention pond located on the Little Learners Academy site. Any modifications required to accommodate the additional runoff must be addressed in Plan Review. A shared maintenance agreement will need to be provided.
2. The hydrology study should also account for proposed residential lots “outparcels”.

APPLICANT: Steven G. Koepsell

PETITION NO.: Z-8

PRESENT ZONING: R-20

PETITION FOR: NRC

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Austell Road	38100	Arterial	45 mph	GDOT	100'
Amy Lane	2000	Local	25 mph	Cobb County	50'

*Based on 2009 traffic counting data taken by Georgia DOT (Austell Road)
Based on 2006 traffic counting data taken by Cobb County DOT (Amy Lane)*

COMMENTS AND OBSERVATIONS

Austell Road is classified as an Arterial and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Amy Lane is classified as a local and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend installing curb, gutter, and sidewalk along the Amy Lane road frontage.

Recommend no commercial access to Amy Lane.

Recommend applicant verify that minimum intersection sight distance is available for Amy Lane driveways and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 280'.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

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

STAFF RECOMMENDATIONS

Z-8 STEVEN G. KOEPSSELL

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other properties in the area also have a mixture of commercial uses. The applicant is proposing to add the subject parcel to his existing daycare parcel that fronts on Austell Road.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The applicant owns the parcel to the east that is currently used as a daycare.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as Community Activity Center and Low Density Residential. The applicant is requesting to rezone the subject property to the NRC category in order to combine it with his abutting NRC property to the east, fronting on Austell Road.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The applicant is proposing the same use that exists on his abutting parcel to the east in order to add to his existing daycare business.

Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division on January 6, 2011, with the District Commissioner approving minor modifications;
- New daycare building to match the existing daycare building;
- No access to Amy Lane;
- Fire department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management Division 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.

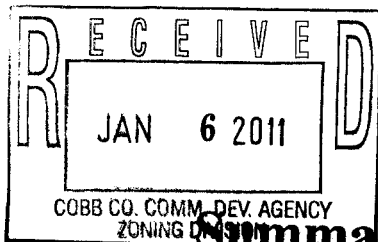
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Application No. 2-8

2011

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): NO NEW RESIDENTIAL AT
- b) Proposed building architecture: THIS TIME
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____
LOT A REQUESTING A REAR SETBACK
VARIANCE FROM 35' TO 20'

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): DAYCARE AND RESIDENTIAL
- b) Proposed building architecture: DAYCARE WILL MATCH EXISTING
DAYCARE ON EXISTING PROPERTY
- c) Proposed hours/days of operation: 12 HOURS / DAY
5 DAYS / WEEK
- d) List all requested variances: NONE

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

WITH THE EXCEPTION OF THE DRIVEWAY, THE FRONTAGE
ON AMY LANE WILL REMAIN R-20.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO

ORIGINAL DATE OF APPLICATION: 11-21-06APPLICANTS NAME: STEVEN G. KOEPESELL

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 03-20-07 ZONING HEARING:

STEVEN G. KOEPESELL (Steve Koepsell and Brenda A. Woods, owners) requesting Rezoning from **NS** to **NRC** for the purpose of Retail and Day Care in Land Lot 780 of the 19th District. Located on the west side of Austell Road between Mimosa Drive and Amy Lane.

The public hearing was opened and Mr. Steven Koepsell and Ms. Jill Chouvelon addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Kesting, second by Thompson, to **approve** Rezoning to the **NRC** zoning district **subject to:**

- letter of agreeable stipulations along with attached renderings, from Mr. Steven Koepsell dated December 2, 2006 (copy attached and made a part of these minutes)
- list of Prohibited Uses for the entire NRC development, including parcel shown on the site plan as "Automotive Retail" (copy attached and made a part of these minutes)
- use as Tutor Time Learning Center only on the northernmost parcel adjacent to Amy Lane
- southernmost parcel zoned NRC, with final use to be approved by the District Commissioner
- creation of Architectural Control Committee comprised of Ms. Jill Chouvelon or her representative, the District Commissioner and Community Development Agency designee, with District Commissioner to have final approval
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- *revised* Cobb DOT comments and recommendations (copy attached and made a part of these minutes), *with final decision regarding the Amy Lane access to be made by Cobb DOT in Plan Review*
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns

NOTE: **ADOPTED** unanimously

Application: Z169
Steven G. Koepsell
3544 Austell Road
Marietta GA 30008

Min. Bk. 48 Petition No. Z-169 ⁰⁶
Doc. Type Letter of agreeable
stipulations
Meeting Date March 22, 2007

Saturday, December 02, 2006

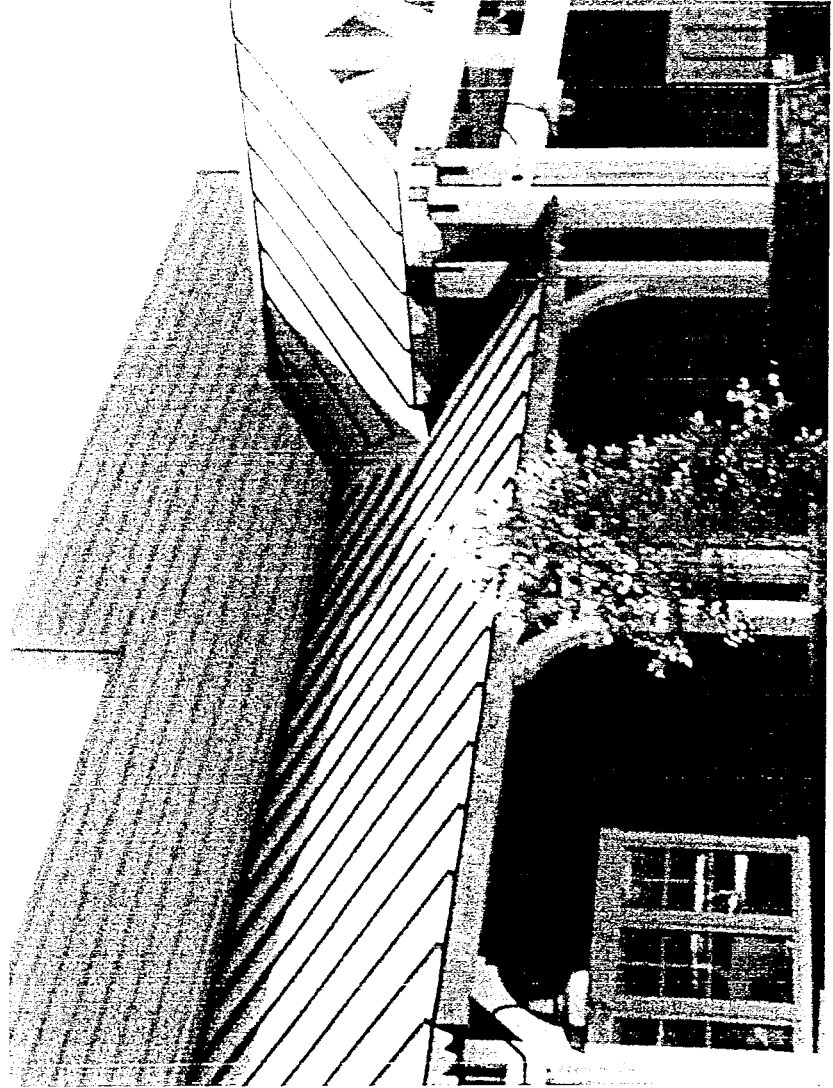
Stipulations for zoning application Z-169 [3544 Austell Road]

1. Right out only access on Amy Lane
2. Improve road area by widening the right turn area from Austell Road to the Day Care access outlet
3. Add deceleration lane on Austell Road
4. Add right in and right out only access on Austell Road
5. Keep existing tree buffer on Amy Lane to reduce sight lines to school area with the exception if needed for retention pond, and right out egress
6. Provide preliminary landscape plan at planning review
7. Provide examples of pictures of proposed front elevation including signage
8. Business to not have other signage other than proposed via the permanent sign placed facing Austell Road

Steven G. Koepsell
Brenda A Woods
[applicants]

Application: Z169
Steven G. Koepsell
3544 Austell Road
Marietta, GA 30008

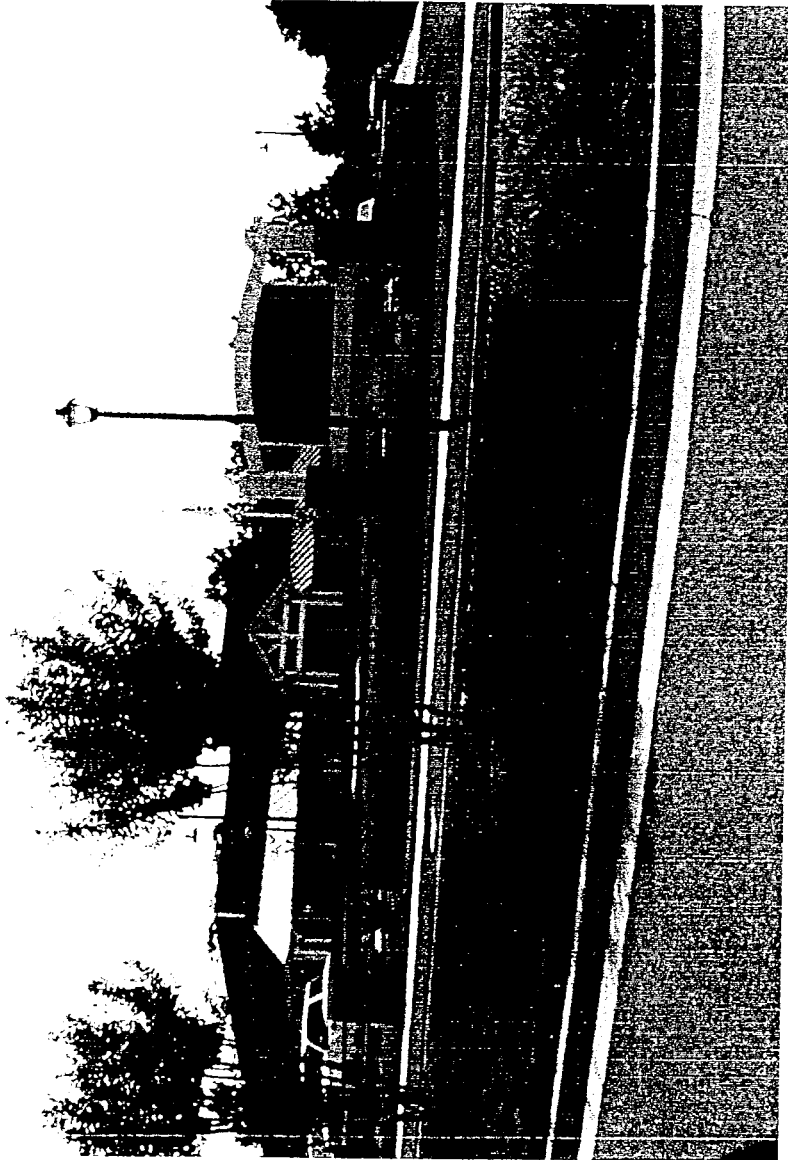
Saturday, December 02, 2006



Exterior features natural stone accents
with warm dark colors on wooden
siding.

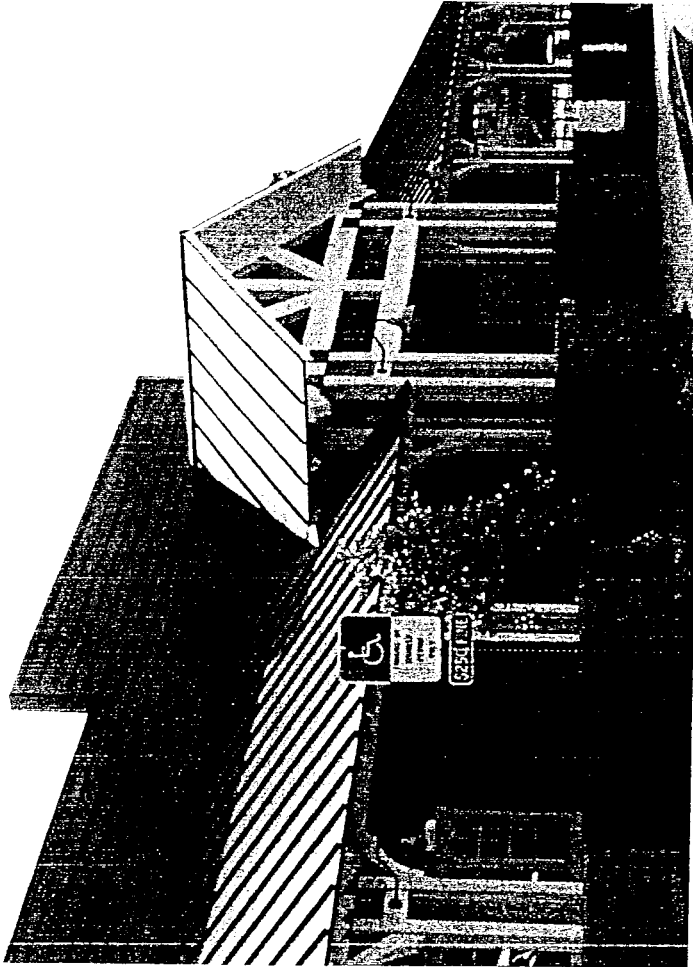
Min. Bk. 48 Petition No. Z-169 '06
Doc. Type Rebuilding Submittal
with stipulated letter
Meeting Date March 20, 2007

Petition No. Z-169 '08
Meeting Date March 20, 2007
Continued



Inviting signage follows the natural stone accents of the building to the street. Signage incorporates the same color trim and stack stone of the building for allowing visibility but simple to blend into a residential setting.

Petition No. Z-1169 '06
Meeting Date March 29, 2007
Continued



Building specs may vary but concept illustrated to have Hardy Plank siding with natural stacked stone accents. Look designed to provide "Country Home" feel with darker exterior colors and white trim to naturally blend into the neighborhood.

Min. Bk. 48 Petition No. Z-169⁰⁶
Doc. Type Prohibited Uses

Meeting Date March 20, 2007

Z-169 (Steven G. Koepsell)

Prohibited Uses
(as stated by Chairman Murray Homan on December 5, 2006)

Prohibited:

Any automobile or truck related businesses, including emission and/or inspection stations or car washes

drive-thru fast food restaurants

gas stations

billiards or pool halls

title or pawn shops or check cashing establishments

parking of vehicles on the property frontage for the purpose of advertising

assembly halls

wholesale businesses of any type.

APPLICANT: Steven G. Koepsell

PETITION NO.: Z-169

PRESENT ZONING: NS

PETITION FOR: NRC

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson

Land Use Plan Recommendation: Community Activity Center

Proposed Number of Buildings: 2 Total Square Footage of Development: 18,754

F.A.R. 5,358 Square Footage/Acre

Parking Spaces Required: 56 Parking Spaces Provided: 56

The applicant is requesting the NRC zoning district to develop an auto parts store and a child learning center. The auto parts store would be for O'Reilly Auto Parts, and would be one-story in height with a masonry exterior. The auto parts store will be open seven days a week with normal business hours. The learning center would be for Tutor Time Learning Center, and would be one story in height with a masonry siding exterior. The learning center would be open Monday through Friday, from 6:30 am to 6:30 pm., and would have approximately 250 children.

Historic Preservation: After reviewing various county resources including historic and archeological resource surveys, documented Civil War trench maps, and historic aerial maps, staff finds no known historic properties affected by this application. No further comment. No action by applicant requested at this time.

Cemetery Preservation: No comment.

FIRE COMMENTS:

The applicant is responsible to ensure all Cobb County Fire and Emergency Services Code requirements are met related to this project. Plans will need to be submitted to the Cobb County Fire Marshall's Office, prior to any permits being issued.

Standard comments:

1. Provide 24-hour emergency phone number (offset in bold print on all sheets).
2. Fire Hydrant
 - a. Commercial: Fire hydrant within 500 feet of most remote part of structure.
 - b. Residential: Fire hydrant within 500 feet of structure.
3. Fire apparatus access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor IFC 503.1 2003 Edition. **All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20-feet, 25-foot inside turning radius, 50-foot outside turning radius and unobstructed vertical clearance of not less than 13-feet 6 inches.** Dead-end access roads in excess of 150-feet shall be provided with a turn-around IFC 503.2.5 2003 Edition. Cul-de-sac with an island: minimum 60-foot radius to outside curb, measured to inside of curb. Minimum lane width = 24-feet. Residential cul-de-sac without island: 38-foot outside radius. Commercial cul-de-sac to have a 60-foot paved radius. Hammerhead turn-around: total of 110-feet needed (45-feet + 20-feet wide roadway + 45-feet).

Additional Comments:

APPLICANT Steven G Koepsell

PETITION NO. Z-169

PRESENT ZONING NS

PETITION FOR NRC

NOTE: Comments reflect only what facilities were in existence at the time of this review.

WATER COMMENTS:

Available at Development? Yes No

Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s): 12" DI / W side Austell Rd

Additional Comments: Master meter for each ownership

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

In Drainage Basin? Yes No

At Development? Yes No

Approximate Distance to Nearest Sewer: 850' NE

Estimated Waste Generation (in G.P.D.): A D F 3140 Peak 7850

Treatment Plant: S Cobb

Plant Capacity Available? Yes No

Line Capacity Available? Yes No

Projected Plant Availability: 0 - 5 year 5 - 10 years over 10 years

Dry Sewers Required? Yes No

Off-site Easements Required? Yes* No

Flow Test Required? Yes No

Letter of Allocation issued? Yes No

Septic Tank Recommended by this Department? Yes No

Subject to Health Department Approval? Yes No

Additional Comments:

Private easement of record might be workable for one ownership with homeowners association on property on north side of Amy Lane (Raes Creek) for a possible sewer connection. Sewer extension by developer required to upper property line

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuancees subject to continued treatment plant compliance with EPD discharge requirements.

* If off-site easements are required, Developer must submit easements to CCWS for review / approval as to form and stipulations prior to the execution of easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

APPLICANT: Steven G. Koepsell

PETITION NO.: Z-169

PRESENT ZONING: NS

PETITION FOR: NRC

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley Creek FLOOD HAZARD INFO: Zone A

- 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:

- 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 may be required.
- Pre- and Post-Development Lake Study may be 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 stormdrainage system and detention pond (Magnolia Lane).

APPLICANT: Steven G. Koepsell

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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 not shown for site -
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.

ADDITIONAL COMMENTS/SUGGESTIONS

1. This entire site drains to the north to an existing 15-inch RCP culvert under Amy Lane. The allowable site stormwater discharges must account for the existing capacity of this culvert as well as the capacity of the Magnolia Lane detention pond located approximately 500 feet downstream. This pond has serious erosion issues that must not be exacerbated.

APPLICANT: Steven G. Koepsell

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PRESENT ZONING: NS

PETITION FOR: NRC

TRANSPORTATION COMMENTS

Min. Bk. 48 Petition No. Z-169 '06
Doc. Type Revised DOT
Comments/Recommendations
Meeting Date March 20, 2007

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Austell Road	36300	Arterial	45 mph	GADOT	110'
Amy Lane	NA	Local	25 mph	Cobb County	50

Based on 2005 traffic counting data taken by GADOT.

COMMENTS AND OBSERVATIONS

Austell Road is classified as an Arterial and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Amy Lane is classified as a Local and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Right-out only driveway on Amy Lane.

Right-in/right driveway on Austell Road with raised concrete islands.

Upgrade or provide 100% funding for upgrading northbound traffic signal to include a protected left turn phase to help facilitate u-turn traffic movements going into the development if and when warranted.

To help facilitate turn movements onto Austell Road from Amy Lane and the apartment complex, the nose of the median along either side of the intersection along Austell Road will need to be pulled back and skip lines added.

Construct a right turn lane on Amy Lane at Austell Road.

As necessitated by this development for egress from Austell Road, a deceleration lane will be required.

Install sidewalk, curb and gutter along all road frontages.

Install guardrail along Amy Lane adjacent to the playground area of the daycare.

A speed hump study has been requested for Amy Lane, Pine Needle Drive and Whipoorwill Drive and will be initiated by mid January 2007.

GADOT permits will be required for all work that encroaches upon State right-of-way.

RECOMMENDATIONS

Recommend a right-out only driveway onto Amy Lane.

Recommend a right-in/right-out driveway with a raised concrete median on Austell Road.

Recommend applicant/developer upgrade or provide 100% funding for the upgrade of the northbound traffic signal if and when warranted, to include a protected left turn phase.

APPLICANT: Steven G. Koepsell

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PETITION FOR: NRC

TRANSPORTATION COMMENTS cont.

Petition No. Z-169
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Continued

Recommend cutting back the nose of the median the nose along either side of the intersection on Austell Road and adding skip lines to help facilitate turn movements onto Austell Road from Amy Lane and the apartment complex.

Recommend a right turn lane on Amy Lane to help mitigate any traffic impacts/congestion associated with the right-out only access from the development. (Access to Amy Lane will be determined at plan review.)

Recommend a deceleration lane on Austell Road.

Recommend installing sidewalk, curb and gutter along all road frontages.

Recommend installing guardrail along Amy Lane adjacent to the daycare play area.

Recommend GADOT permits for all work that encroaches upon State right-of-way.

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