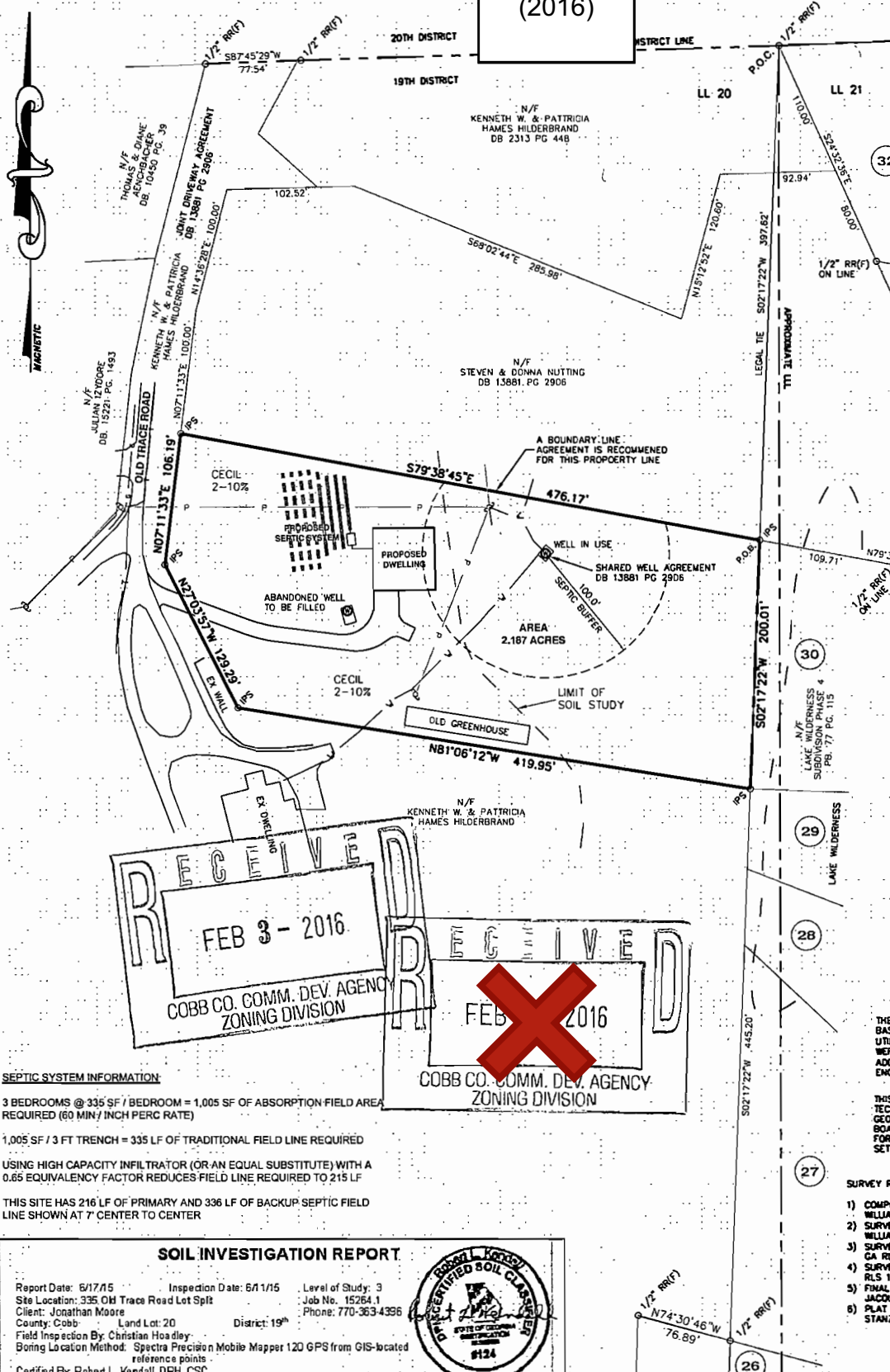


V-45
(2016)

TECHNICAL DATA
TRAVERSE PRECISION - 1" : 87.215
ANGLE ADJUSTMENT - COMPASS
TRAVERSE ADJUSTMENT - 5" / ANGLE
PLAT PRECISION -
EQUIPMENT - SOKKIA SET 2-100
DATE OF FIELD WORK - 10/15/15



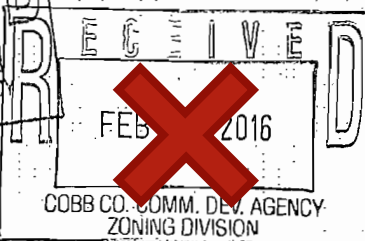
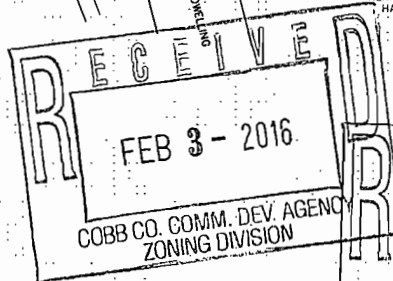
- LEGEND**
- IRON PIN SET
 - REINFORCING ROD
 - OPEN TOP PIPE
 - ADP
 - CONCRETE MONUMENT
 - FOUND
 - DISTURBED
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - LAND LOT LINE
 - RIGHT-OF-WAY
 - WATER MAIN
 - BUILDING LINE
 - EDGE OF PAVEMENT
 - SEWER
 - PROPERTY LINE
 - CENTERLINE
 - CHAIN LINK FENCE
 - BARBED WIRE FENCE
 - POWER POLE
 - GUY WIRE
 - FIRE HYDRANT
 - WATER METER
 - GATE VALVE
 - SANITARY SEWER EASEMENT
 - CORROGATED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - MANHOLE
 - SINGLE TRAP CATCH BASIN
 - DOUBLE TRAP CATCH BASIN
 - JUNCTION BOX
 - HEADWALL
 - CRIP INLET
 - DRAINAGE AREA
 - ELEVATION
 - DRAINAGE EASEMENT
 - BENCH MARK

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED ON A UTILITY LOCATE PROVIDED BY ONE VISION UTILITY SERVICES COMPLETED 7/20/15. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A.15-6-67.

SURVEY REFERENCE DATA

- 1) COMPOSITE PLAT FOR LUTHER HAMES PREPARED BY JACQUE WILLIAMS, CA RLS 859, DATED 8-1-1980.
- 2) SURVEY FOR KLP ENTERPRISES PREPARED BY JACQUE WILLIAMS, CA RLS 859, DATED 8-26-1980.
- 3) SURVEY FOR CHARLES PHILLIPS PREPARED BY A O CARLIE, CA RLS 1468, DATED 12-20-1972.
- 4) SURVEY FOR R E HIGHTOWER PREPARED BY A O CARLIE, CA RLS 1468, DATED 12-20-1972.
- 5) FINAL PLAT FOR LAKE WILDERNESS PHASE 4 PREPARED BY JACQUE WILLIAMS, CA RLS 859, RECORDED IN P.B. 77, P. 115.
- 6) PLAT OF SURVEY FOR KENNETH LUTHER PREPARED BY JOHN STANZIUS, CA RLS 2108, DATED 09-19-2013.



SEPTIC SYSTEM INFORMATION

3 BEDROOMS @ 335 SF / BEDROOM = 1,005 SF OF ABSORPTION FIELD AREA REQUIRED (60 MIN / INCH PERC RATE)

1,005 SF / 3 FT TRENCH = 335 LF OF TRADITIONAL FIELD LINE REQUIRED

USING HIGH CAPACITY INFILTRATOR (OR AN EQUAL SUBSTITUTE) WITH A 0.65 EQUIVALENCY FACTOR REDUCES FIELD LINE REQUIRED TO 215 LF

THIS SITE HAS 216 LF OF PRIMARY AND 336 LF OF BACKUP SEPTIC FIELD LINE SHOWN AT 7" CENTER TO CENTER

SOIL INVESTIGATION REPORT

Report Date: 5/17/15 Inspection Date: 5/11/15 Level of Study: 3
Site Location: 335 Old Trace Road Lot Split Job No. 15264.1
Client: Jonathan Moore Phone: 770-363-4396
County: Cobb Land Lot: 20 District: 19th
Field Inspection By: Christian Hoadley
Boring Location Method: Spectra Precision Mobile Mapper 120 GPS from GIS-located reference points
Certified By: Robert L. Kendall, DPH CSC



SOIL INTERPRETIVE DATA

Soil Units	Slope (%)	Depth to Bedrock (in)	Depth to SHWT* (in)	Estimated Perc. (min/in)	Depth of Estimated Perc./in	Optimum Trench Depth (in)	Soil Suit. Code
Cecil	2-10	>72	>72	60	24-60	36-48	A2

* Seasonal High Water Table

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

CRA FIRM LIC # LSF000458



LOT SPLIT SURVEY FOR
JONATHAN MOORE

LOCATED IN LAND LOT(S) - 20
19th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

PROJECT NO. LOT SPLIT
PLOT FILE # 15-036
DATE: 10-29-15
DRAWN BY: W.C.R.S
APPROVED BY: W.C.R.

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HWY DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300

APPLICANT: <u>Johnathan Moore</u>	PETITION No.: <u>V-45</u>
PHONE: <u>770-363-4396</u>	DATE OF HEARING: <u>04-13-2016</u>
REPRESENTATIVE: <u>Garvis L. Sams, Jr.</u>	PRESENT ZONING: <u>R-30</u>
PHONE: <u>770-422-7016</u>	LAND LOT(S): <u>20</u>
TITLEHOLDER: <u>Patricia Hames Hilderbrand</u>	DISTRICT: <u>19</u>
PROPERTY LOCATION: <u>At the south end of Old</u>	SIZE OF TRACT: <u>2.19 acres</u>
<u>Trace Road, south of Dallas Highway</u>	COMMISSION DISTRICT: <u>1</u>
<u>(No Address Given).</u>	

TYPE OF VARIANCE: 1) Waive the required public road frontage in order to allow the construction of home accessed via a private easement; and 2) allow a third house off a private easement

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

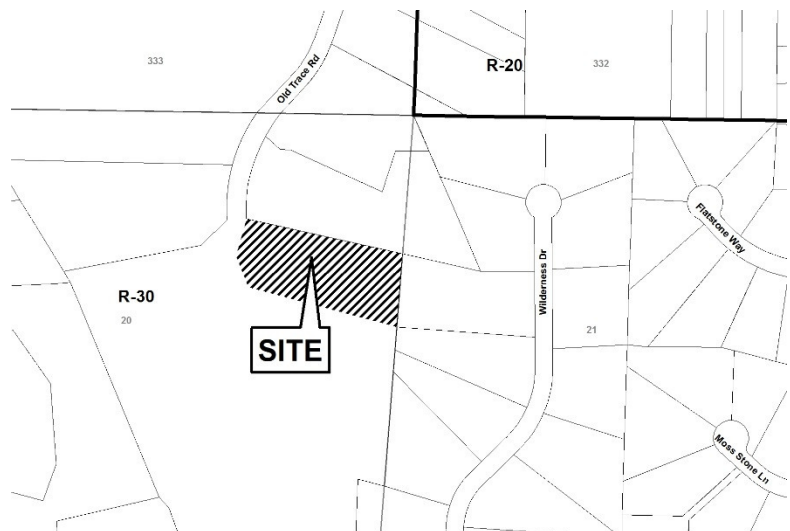
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD VOTE

STIPULATIONS:



APPLICANT: Johnathan Moore **PETITION No.:** V-45

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a lot split plat must be recorded prior to the issuance of the building permit showing the proposed lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: Well closure should be per Georgia Environmental Protection Division well abandonment requirements.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources

DESIGN GUIDELINES: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: Water service to be provided by 8" DI water main in Old Trace Rd.

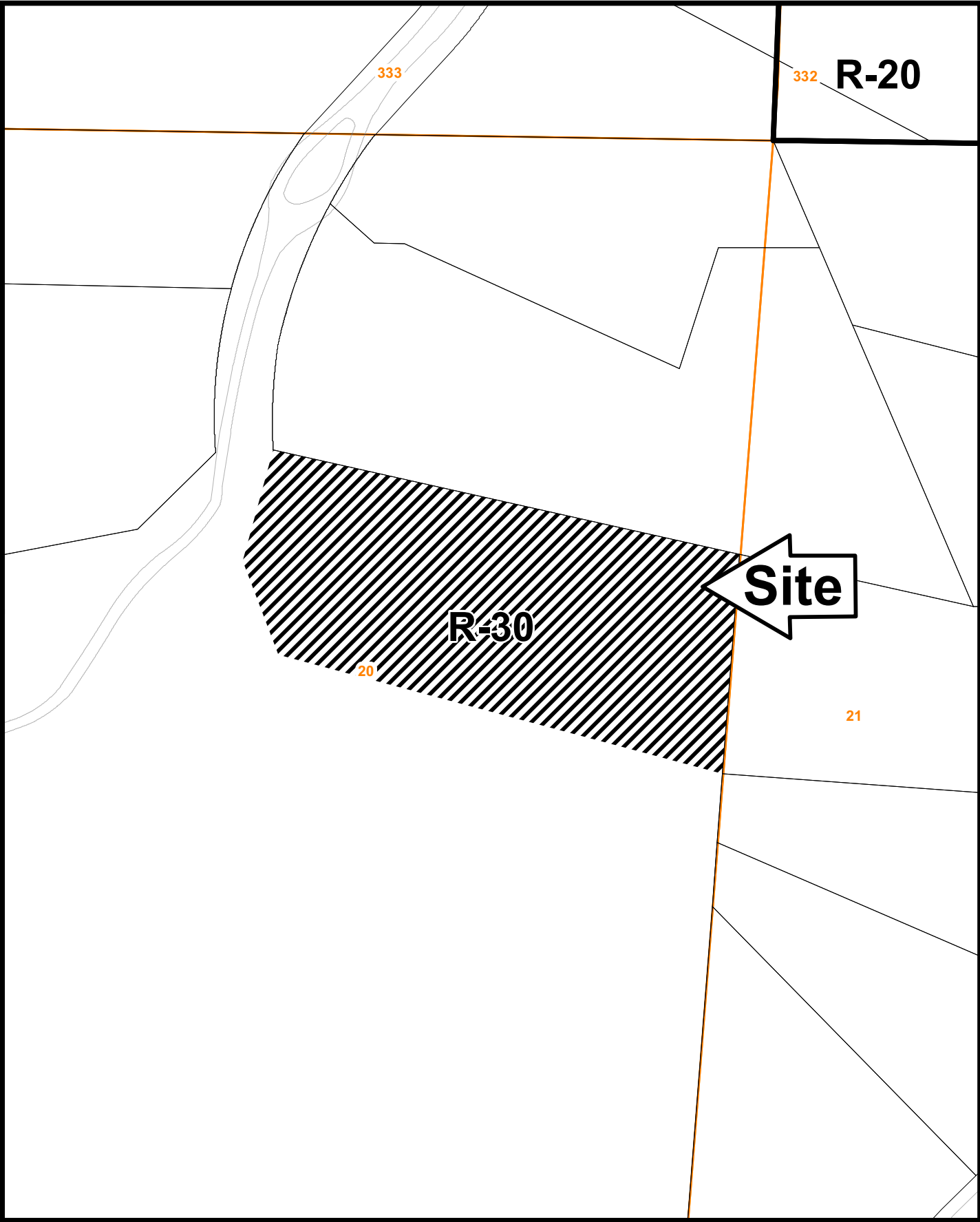
SEWER: No conflict

- FIRE DEPARTMENT:**
1. Driveway must have a minimum 20' driving surface width with minimum 25' inside turning radius where serving 3 or more residence and 12' where serving 2 or less residence.
 2. Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).
 3. Maximum grade shall not exceed 18%.
 4. Driveway must extend within 150' of the most remote portion of the structure.
 5. Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
 6. Driveway must support 25 Tons (50,000 lbs.)
 7. Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
 8. Hydrant within 500' of remote structure, minimum 6" main*
(Required Flow: 1000 gpm @ 20 psi)

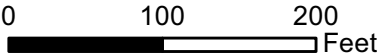
* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

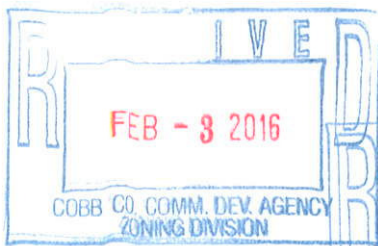
- 1.) NFPA 13D Sprinkler System
- 2.) Complete structure treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
- 3.) Non-Combustible construction.

V-45



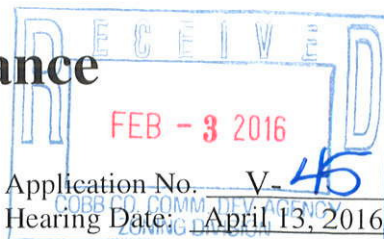
This map is provided for display and planning purposes only. It is not meant to be a legal description.





Application for Variance Cobb County

(type or print clearly)



Application No. V-45
Hearing Date: April 13, 2016

Applicant Jonathan Moore Phone # 770-363-4396 E-mail jlmoores120@gmail.com

SAMS, LARKIN, HUFF & BALL, LLP

by: Garvis L. Sams, Jr.

(representative's name, printed)

Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064

(street, city, state and zip code)

Phone # 770-422-7016

E-mail gsams@slhb-law.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 2-27-19

Karen L. King
Notary Public

Titleholder See Attached

Phone #

E-mail

Signature

(attach additional signatures, if needed)

Address:

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-30

Location At the south end of Old Trace Road, west of Wilderness Drive

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 20 District 19th Size of Tract 2.187 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other X

Does the property or this request need a second electrical meter? YES _____ NO X

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

Waiver of Development Standards, Sec. 203.03 (Lots accessing private easements). A literal interpretation or enforcement of Ordinance requirements creates an unnecessary hardship and precludes the Applicant from accepting property from family members in order to construct a private residence.

List type of variance requested: Waive the required public road frontage in order to allow the construction of home accessed via a private easement.