

# centerline

Surveying and Land Planning, Inc. 30144  
 1987, Seaside, 2604, 30078 1710, 26033345  
 Phone: (770) 424-0028 Fax: (770) 424-2889

PROPERTY ADDRESS:  
 101 DICKERSON ROAD  
 MARSHETA, GEORGIA 30067  
 BUILDING ESTABLISH:  
 FRONT-26 PER VARIANCE  
 (08-15-2016, PG. 5, 608)  
 REBAR-35  
 SIZE-10"

AREA:  
 1.98 ACRES  
 88,306 SQ. FT.

IMPERVIOUS AREA SUMMARY:  
 HOUSE/PORCH = 5,264 SF  
 DRIVEWAY/SERIALK = 6,409 SF  
 TOTAL IMPERVIOUS AREA = 11,763 SF. (13.6%)

REFERENCE PLAN:  
 PLAT BC 275 PL 222

## TREE CALCULATIONS

TREES TO BE REMOVED BEYOND ORIGINAL LIP.  
 26" PINE 1.9 UNITS  
 24" PINE 1.1 UNITS  
 20" PINE 2.2 UNITS  
 81 UNITS TOTAL

TREES PREVIOUSLY COUNTED REMOVED TO NOW REMAIN  
 22" PINE 2.6 UNITS  
 16" PINE 1.9 UNITS  
 47 UNITS TOTAL

9.1-4.7 = 4.4 UNITS DEFECT

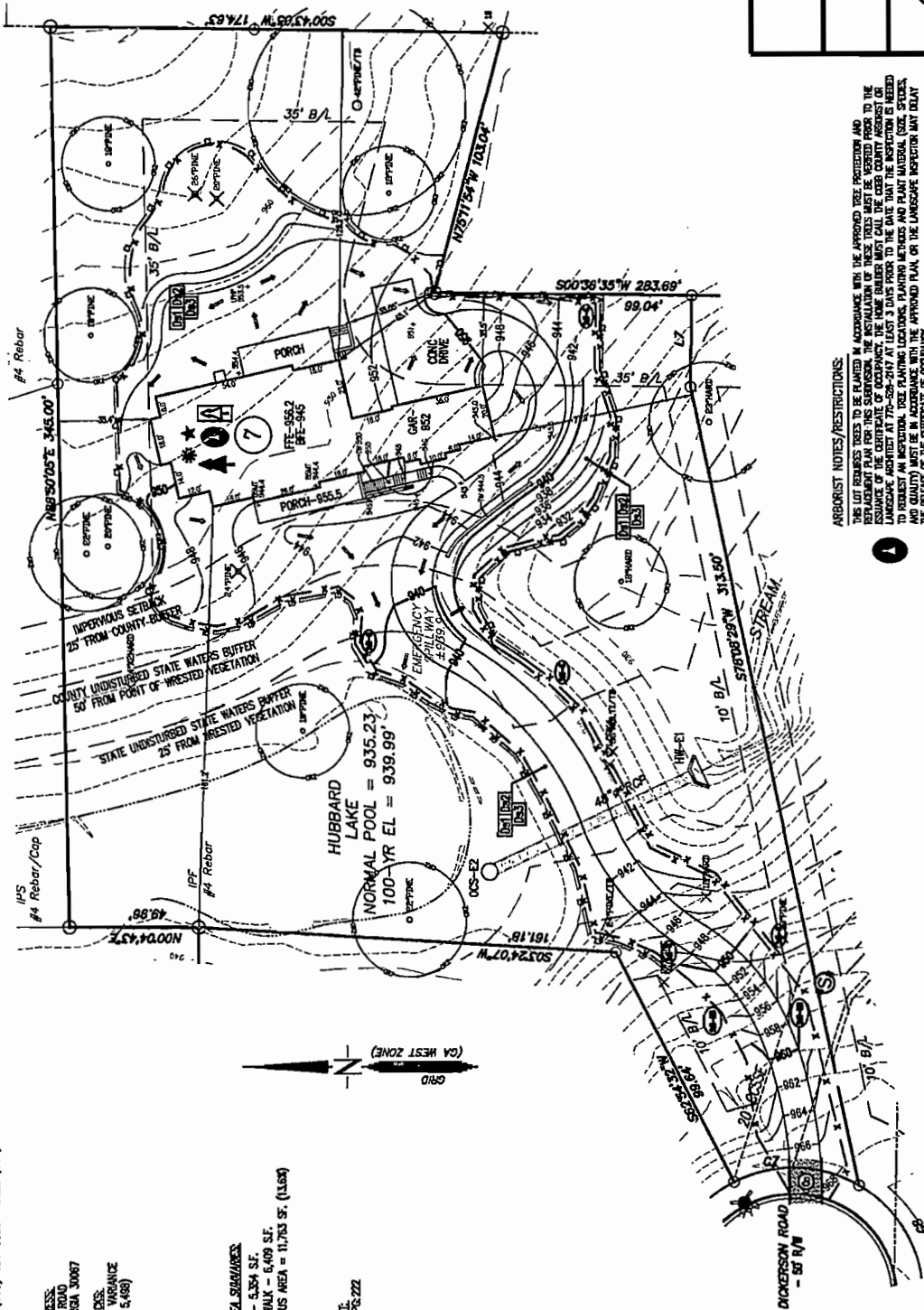
5.2 UNITS CREDIT TAKEN FROM RETENTION AREA LANDSCAPE  
 SEE APPROVED TREE REPLACEMENT LANDSCAPE PLAN  
 BY CENTERLINE SURVEYING AND LAND PLANNING DATED 4-18-18

5.2 UNITS > 4.4 UNITS  
 CREDITS SATISFIED

SITE REQUIRES (4) 4" TREES PER ORIGINAL SUBDIVISION LIP.

V-31  
 (2017)

THIS PROPERTY IS NOT LOCATED  
 FEMA 100 YEAR FLOOD ZONE AS  
 COBB COUNTY PLACED PANEL 01333, COMMUNITY  
 NUMBER 13062 DATED: MARCH 4, 2012



THE SOLE PURPOSE OF THIS DRAWING IS TO  
 SHOW THE PROPOSED LOCATION OF A PROPOSED  
 RESIDENCE TO BE CONSTRUCTED ON THIS LOT.  
 THE FOUNDATION OF THIS RESIDENCE  
 WAS VERIFIED BY THE BUILDER.

**ARBORIST NOTES/RESTRICTIONS:**  
 THE LOT BENEATH TREES TO BE PLANTED IN ACCORDANCE WITH THE APPROVED TREE PROTECTION AND  
 REPLACEMENT PLAN FOR THIS SUBDIVISION. THE INSTALLATION OF THESE TREES MUST BE VERIFIED PRIOR TO THE  
 ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE HOME BUILDER MUST CALL THE COBB COUNTY ARBORIST OR  
 LANDSCAPE ARCHITECT AT 770-526-5111 AT LEAST 3 DAYS PRIOR TO THE DATE THAT THE TREES ARE NEEDED  
 FOR INSTALLATION. THE ARBORIST MUST PROVIDE A TREE PROTECTION PLAN THAT MEETS ALL CITY, COUNTY,  
 AND QUALITY STANDARDS IN ACCORDANCE WITH THE APPROVED PLAN OR THE LANDSCAPE ARCHITECT MUST DELAY  
 THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

THIS LOT HAS A DESIGNATED TREE PROTECTION AREA. THE DIMENSIONS OF WHICH ARE ON FILE WITH THE COBB  
 COUNTY COMMUNITY DEVELOPMENT AGENCY. THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING THIS AREA IN AN  
 UNDISTURBED CONDITION UNTIL THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. PROTECTIVE FENCING MUST BE  
 INSTALLED AND MAINTAINED ACCORDING TO COBB COUNTY STANDARDS.

THE LOT BENEATH TREES TO BE PLANTED AND APPROVED BY THE COBB COUNTY ARBORIST OR  
 LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE SITE PLAN MUST INCLUDE A SURVEYED  
 LOCATION OF ANY STRENGTH TREES. THE CENTRAL ROOT ZONE OF EACH STRENGTH TREE SHALL BE ONE HUNDRED  
 FEET PER INCH OF DIAMETER. LOCATIONS AND DIMENSIONS OF PROPOSED IMPROVEMENTS AND EXISTING AND  
 PROPOSED GROUNDS IF COUNTY STATE DEPENDENT THAN IMPACTS TO THE STRENGTH TREES WILL BE TO GREAT,  
 BEFORE A BUILDING PERMIT CAN BE ISSUED. TREE PROTECTION FENCING MUST BE INSTALLED PRIOR TO THE  
 COMMENCEMENT OF CONSTRUCTION OF THE HOUSE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE  
 CONTENTION OF THE TREES MUST BE VERIFIED PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY FOR THE  
 PROJECT. THE ARBORIST MUST PROVIDE A TREE PROTECTION PLAN THAT MEETS ALL CITY, COUNTY, AND QUALITY  
 STANDARDS. AT LEAST 3 DAYS PRIOR TO THE DATE THAT THE TREES ARE NEEDED TO REQUEST AN INSPECTION OF THE  
 CENTRAL ROOT ZONE FOR THE TREES IS PLANNED TO HAVE BEEN MAINTAINED. VIOLATION MEASURES WILL BE REQUIRED  
 PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

### LOT DRAINAGE NOTES:

THE MINIMUM FLOOR ELEVATION SHALL BE AT LEAST 3-FT ABOVE THE LOCAL 100-YR  
 HEADWATER POOL ELEVATION(S). UNLESS POOLING RUNOFF WILL EXCEED THE BUILDING  
 WITH 1-FT OF PERFORATED PROTECTIVE BARRIER SHALL PROVIDE AN ADEQUATE SWALE  
 DRAINAGE SYSTEM TO ACCOMMODATE ANY OVERFLOW FROM THE BARRIER.  
 OVERFLOWS FROM BARRIERS AT THESE LOTS WILL EXCEED THE BUILDINGS AND PER RUNOFF  
 WILL BE DIRECTION IN ACCORDANCE WITH THE APPROVED HYDROLOGY STUDY. THE HOMES  
 FIRST FLOOR/CEILING ELEVATION MUST BE 1-FT ABOVE THE TOP OF CURB.

SITE PLANS MUST BE PREPARED SUBJECT TO THE REQUIREMENTS OF THE COBB  
 COUNTY CODE SEC. 58-6020. MINIMUM FLOOR ELEVATIONS SHALL BE NO LESS  
 THAN 3 FEET ABOVE THE 100 YEAR FLOOD HAZARD AREA. AN ELEVATION  
 CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED  
 PRIOR TO FOOTING INSPECTION.

## PERMIT SITE PLAN FOR: BRIGHTWATER HOMES

BEING LOT 7 CROSSVINE SUBDIVISION  
 LOCATED IN LAND LOT 1188  
 16TH DIST, 1ST SEC.  
 COBB COUNTY, GEORGIA



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 30' ft.

DRAWN BY:	NKW	DATE:	09-13-16
CHECKED BY:	MSF	DRAWING NO.:	
JOB NO.:	776033-1	SHEET:	1 OF 1
NO.:		REVISION DESCRIPTION:	
1	09-09-18	REVISED CLEARING LIMITS AND GRADING	
BY:			

**APPLICANT:** Brightwater Homes **PETITION No.:** V-31  
**PHONE:** 404-457-3093 **DATE OF HEARING:** 03-15-2017  
**REPRESENTATIVE:** Joel Ferguson **PRESENT ZONING:** R-20  
**PHONE:** 404-457-3093 **LAND LOT(S):** 1186  
**TITLEHOLDER:** Charles T. Carlin and Alison E. Carlin **DISTRICT:** 16  
**PROPERTY LOCATION:** On the eastern terminus **SIZE OF TRACT:** 1.98 acres  
of Dickerson Road, south of Lakeshore Way **COMMISSION DISTRICT:** 2  
(101 Dickerson Road).  
**TYPE OF VARIANCE:** Waive the maximum building height from the required 35 feet to 42 feet.

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**OPPOSITION:** No. **OPPOSED** \_\_\_\_\_ **PETITION No.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

[Click here to add photo](#)

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

# Application for Variance Cobb County

(type or print clearly)

Application No. V-31  
Hearing Date: 3-15-17

Applicant BRIGHTWATER HOMES Phone # 404.457.3093 E-mail joel@brightwaterhomes.com

JOEL FERGUSON Address 227 SANDY SPRINGS PL NE, STE 110, SANDY SPRINGS  
(representative's name, printed) (street, city, state and zip code) GA 30328

Joel Ferguson Phone # 404.457.3093 E-mail joel@brightwaterhomes.com  
(representative's signature)

My commission expires: 10/13/20



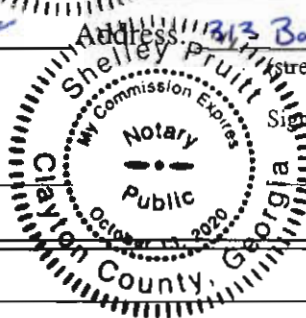
Signed, sealed and delivered in presence of:  
Shelley Pruitt  
Notary Public



Mison E. Carlin Phone # 404.226.8333 E-mail ctcarlin@gmail.com  
Signature (attach additional signatures, if needed)

Charles Carlin Address 1413 Barrington Oaks Ridge, Roswell, GA 30075  
(street, city, state and zip code)

My commission expires: 10/13/20  
5/2/17



Signed, sealed and delivered in presence of:  
Shelley Pruitt  
Naifzah Abney  
Notary Public

Present Zoning of Property R-20

Location 101 DICKERSON RD, MARIETTA, GA 30067  
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 1186 District 16 Size of Tract 1.98 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 \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

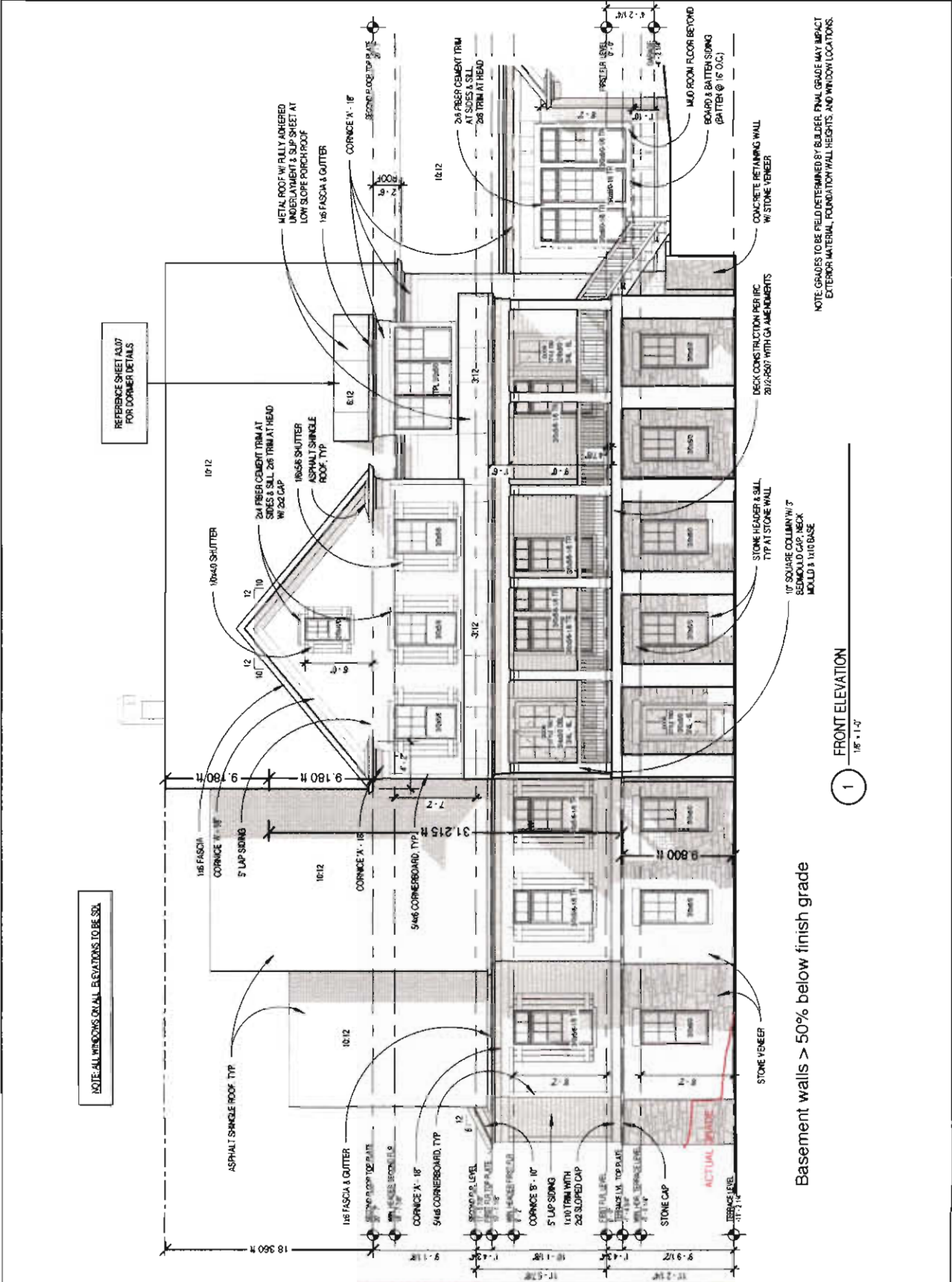
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

SEE ATTACHMENT "A"

List type of variance requested: REQUESTING A VARIANCE TO THE MAXIMUM BUILDING HEIGHT OF 35'. THE REQUEST WOULD ALLOW FOR THE CONSTRUCTION OF SINGLE FAMILY HOME AS INDICATED IN ATTACHMENT "B".

all Hsides

NOTE: ALL WINDOWS ON ALL ELEVATIONS TO BE SXL



Basement walls > 50% below finish grade

1 FRONT ELEVATION  
1/8" = 1'-0"

NOTE: GRADES TO BE FIELD DETERMINED BY BUILDER. FINAL GRADE MAY IMPACT EXTERIOR MATERIAL, FOUNDATION WALL HEIGHTS, AND WINDOW LOCATIONS.

REVISIONS	REMARKS	DATE
MMADDVY	PERMIT SET	09-08-2016
	KICK-OFF REV	10-04-2016
	FRAMING REV	10-17-2016
	ADD BEDROOM 6	10-26-2016
	STONE HEADERS	12-05-2016

V-31  
(2017)  
Exhibit

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A1.01

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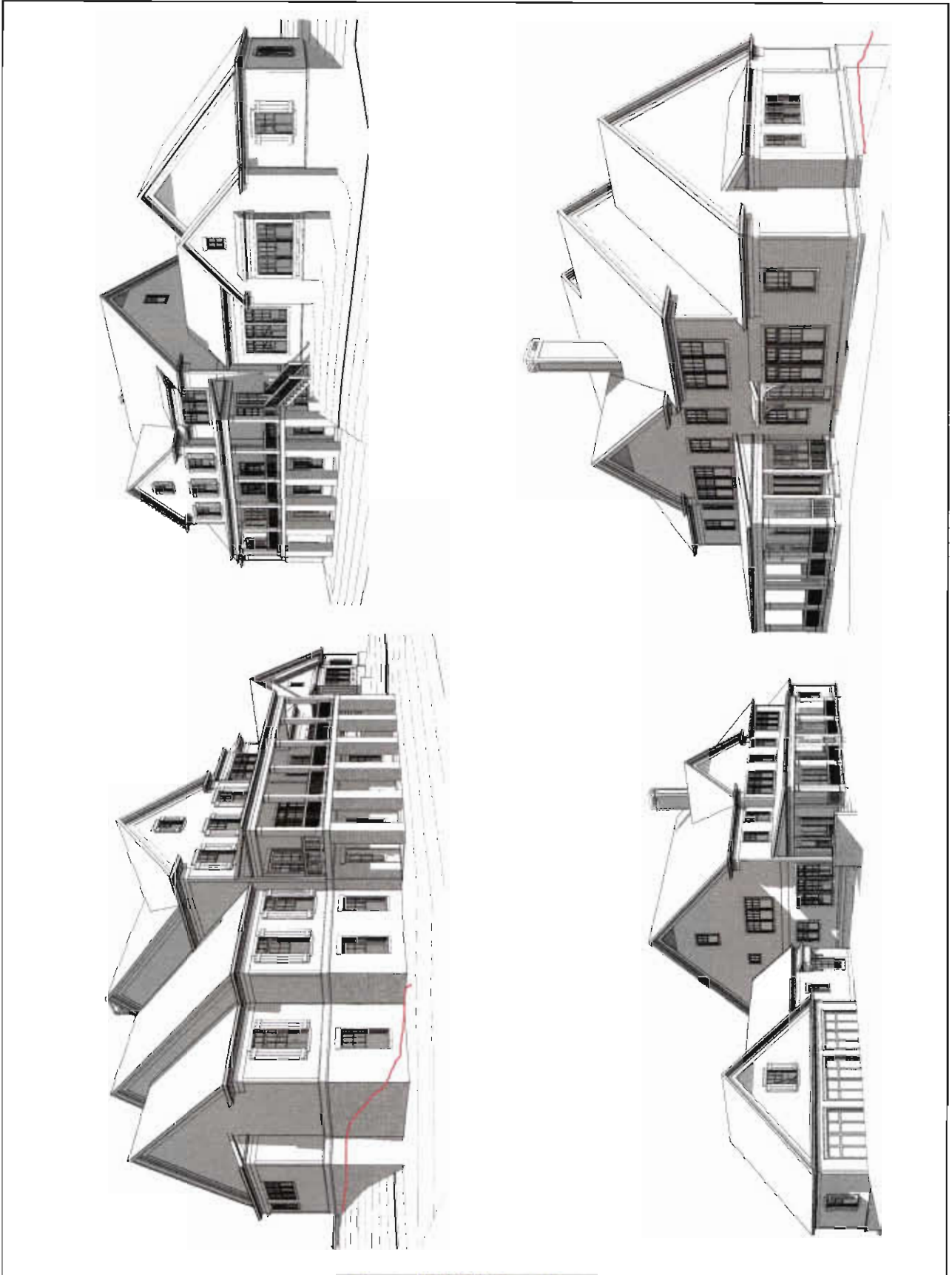
V-31  
 (2017)  
 Exhibit

OT # 07  
 GA 30067



PERSPECTIVE VIEWS

REVISIONS	
REMARKS	MIN/DIVV
PERMIT SET	09-08-2016
KICK-OFF REV	10-04-2016
FRAMING REV	10-17-2016
ADD BEDROOM 6	10-26-2016
STONE HEADERS	12-05-2016



ATTACHMENT "B"