

CHORD CH.BEARING
32.99' S 78°50'04"W

POB POINT OF BEGINNING
LLT LAND LOT LINE
MH MAIN HOLE
SNT SANITARY SEWER LINE
SOS SAN SEWER CLEANOUT
CB CATCH BASIN
JB JUNCTION BOX
DI DRAINAGE INLET
YI YIELD INLET
HW HEAD WALL
PW POWER POLE
PW POWER LINE
SSE SANITARY SEWER ESMT.
DE DRAINAGE EASEMENT
UE UTILITY EASEMENT
TE TRUNK EASEMENT
AS ABOVE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONC. PIPE
APP AS PER PLAT
APD AS PER DEED
APR AS PER RECORD
APF AS PER FIELD
BC BACK OF CURB
EP EDGE OF PAVEMENT
EB ELECTRIC POWER BOX
EM ELECTRIC METER
GM GAS METER
GV GAS VALVE
WM WATER METER
WV WATER VALVE
OH OVERHANG
OU OWNERSHIP UNCLEAR
P PIRON FOUND
P PIRON PIN SET
OTS OPEN TOP PIPE FOUND
CTP CRIMP TOP PIPE FOUND
RBS REINFORCING BAR FOUND
RBS REINFORCING BAR SET
MAG MAGNETIC READING P
A ANGLE FROM POINT
CP CALCULATED POINT
-X-X FENCE
CLF CHAIN LINK FENCE
WDF WOOD FENCE
WRF WIRE FENCE
WH WET WEATHER
FC FENCE CORNER
PL BUILDING LINE
PL/W RIGHT-OF-WAY
PL PROPERTY LINE
PL PROPERTY CORNER
CL CENTER LINE
CPT CARPORT
BR BRICK
FB FRAME
FD FLOOD
SH SHED
P PLAT
D DEED
R RECORD
F FIELD
N NOTES

NOTE: PLAT OF RECORD DOES NOT FORM MATHEMATICAL CLOSURE.

1. STOLEN SEWER, SANITARY SEWER AND OTHER BARRED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREIN AND IS BASED ON ABOVE GROUND STRUCTURES AND RECORDS. THE LOCATION OF ANY OTHER UTILITIES NOT SHOWN HEREIN, UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREIN. ADDITIONAL BARRED UTILITIES MAY BE ENCOUNTERED, NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BARRED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND GAS LOCATIONS SHOULD BE DETERMINED. THE LOCATION OF ANY OTHER UTILITIES NOT SHOWN HEREIN, UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREIN. ADDITIONAL BARRED UTILITIES MAY BE ENCOUNTERED, NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BARRED UTILITIES.

2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECOMMENDED, FENCES SHOULD NOT BE LOCATED USING SIZE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE LOCATION ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS

3. SURVEYOR HAS MADE NO INVESTIGATION ON INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT MAY ADJUSTABLE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. THIS PLAT IS NOT RECOMMENDED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON, NOR IS IT TO BE USED BY ANY UNPAID PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS WRITTEN RECOMMENDATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, OR ENTITY.

PROPERTY ADDRESS:
4960 BROWNSVILLE RD.
POWDER SPRINGS, GA 30127

LAND AREA:
6.187 AC

PLAT PREPARED FOR:

EDITH PAGE

LOT	BLOCK		
SUBDIVISION	FOREST GLEN	PHASE I	UNIT
LAND LOT 1117	19TH DISTRICT		SECTION
COBB COUNTY, GEORGIA			

FIELD WORK DATE NOV 00, 2011	PRINTED/SIGNED NOV 00, 2011
PLAT BOOK 112, PAGE 29 DEED BOOK 14227, PAGE 3109	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

[illegible]

COORD # 20110656

DWG # 20110656

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

LAND SURVEYING SERVICES

P.O. BOX 450316
ATLANTA, GA 30646
FAX 404-501-0941
TEL 404-508-9747
INFO@CUTTINGLANDPRESS.COM



TAILWATER FROM LAKE
SOUTH OF BROWNSVILLE
ROAD (APP)

BROWNSVILLE ROAD ~ 80' R/W

MTL FNC 28.5'±
INTO R/W

APPLICANT: Edith M. Page

(770) 335-2246

REPRESENTATIVE: Same

Same

TITLEHOLDER: Edith Page

PROPERTY LOCATION: On the north side of Brownsville Road,

east of Hill Road

(4960 Brownsville Road).

ACCESS TO PROPERTY: Brownsville Road

PHYSICAL CHARACTERISTICS TO SITE: Existing single-family
house

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-80/Horsepens Forty Subdivision

SOUTH: R-30/Single-family houses

EAST: R-20/Forest Glen Subdivision

WEST: R-30/Single-family houses

PETITION NO: LUP- 5

HEARING DATE (PC): 02-07-12

HEARING DATE (BOC): 02-21-12

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Group Home For Up To

Twelve People

SIZE OF TRACT: 6.187 acres

DISTRICT: 19

LAND LOT(S): 1117

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED ____ **MOTION BY** _____

REJECTED ____ **SECONDED** _____

HELD ____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED ____ **MOTION BY** _____

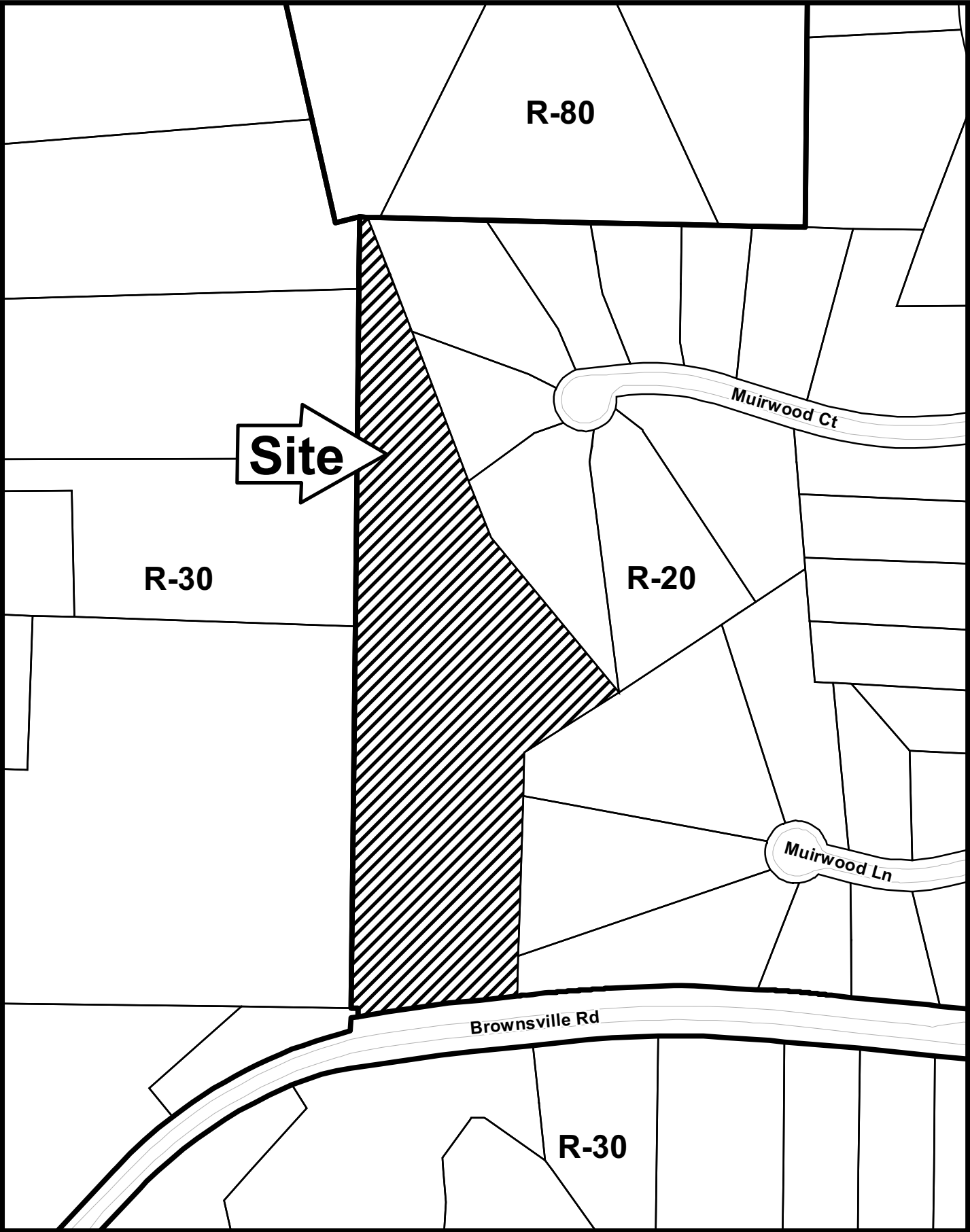
REJECTED ____ **SECONDED** _____

HELD ____ **CARRIED** _____

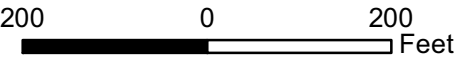
STIPULATIONS:





LUP-5



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Edith M. Page

PETITION NO.: LUP-5

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: **Staff Member Responsible:** Jason A. Campbell

Applicant is requesting a Land Use Permit for the purpose of operating a group home for 12 residents. The group home will have two employees and will operate 24 hours per day, seven days per week. The group home will have one van and one car. Applicant’s worksheet indicates the house is licensed for three residents and the applicant wants to increase the number of beds to eight and eventually 12. The Zoning Division has received letters of opposition regarding this application.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Sewer not available. Environmental Health Department approval required for continued use of septic system.

TRAFFIC COMMENTS:

Recommend no on-street parking.

APPLICANT: Edith M. Page

PETITION NO.: LUP-5

PRESENT ZONING: R-20

PETITION FOR: LUP

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: Edith M. Page

PETITION NO.: LUP-5

PRESENT ZONING: R-20

PETITION FOR: LUP

DRAINAGE COMMENTS

The only access to this property from Brownsville Road is via the existing driveway which lies within the floodplain of a tributary to Sweetwater Creek. The owner and any residents should be aware that access to and from this home will be limited during flood events. This would include Fire and Emergency Medical responders as well.

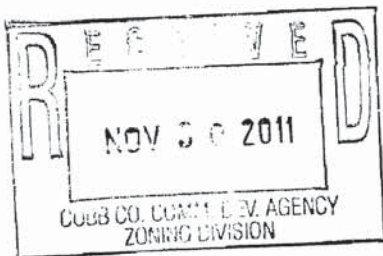
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STAFF RECOMMENDATIONS

LUP-5 EDITH M. PAGE

Applicant is requesting this Temporary Land Use Permit for the purpose of using the existing house for a group home for eight people and eventually 12. Staff feels the proposed use will be too intense when compared to the single-family residential uses in the area. The subject property is zoned R-20 and is also located in the Very Low Density land use category. Based on the above analysis, staff recommends DENIAL of this application.

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.



Application #: LUP-5
PC Hearing Date: 2-7-12
BOC Hearing Date: 2-21-12

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Assisted Living
2. Number of employees? TWO
3. Days of operation? MON, TUE, WED, THUR, FRI, SAT, SUN
4. Hours of operation? 24 HRS
5. Number of clients, customers, or sales persons coming to the house per day? TWELVE ; Per week? — Living 24/7
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): PARKING PAD
7. Signs? No: X ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 1 VAN, 1 CAR
9. Deliveries? No X ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes X ; No _____
11. Any outdoor storage? No X ; Yes _____. (If yes, please state what is kept outside): _____
12. Length of time requested: FOREVER
13. Any additional information? (Please attach additional information if needed):
This home is already approved & licensed for
Three residents, I desire to increase the
number of beds up to (8) & eventually (12)
Applicant signature: Edith M. Page Date: 10/27/2011
Applicant name (printed): Edith M. Page

Top of the Line - CLA

LUP-5 (2012)
Proposed Site
Improvements

*Exceeding the Standards of Licensure in Personal Care
4960 Brownsville Road
Powder Springs, GA 30127*

EDITH M. PAGE-GUDE, RN., Director
Gerontology and Mental Health Specialist

Office (770) 943-8277
Fax (770) 439-1997

**STATEMENT OF PROPOSED SITE IMPROVEMENTS-
4960 BROWNSVILLE RD. POWDER SPRINGS GA. 30127,
(NOT IN CITY LIMITS.) COBB COUNTY ONLY**

**TOP OF THE LINE RESIDENTIAL CARE AND DEVELOPMENT INC.,
A COMMUNITY LIVING ARRANGEMENT FACILITY
- PERMIT # CLA000594 April 2011**

1. I HAVE ALREADY TAKEN DOWN 14 TREES BECAUSE THE HOUSE SITS IN THE MIDDLE OF A 6 ACRE WOODED LOT WITH NO NEIGHBORS IN VIEW. (\$3000)
2. I HAVE ALREADY PAID ENVIROMENTAL HEALTH (\$125) TO ASSESS SEPTIC PLANS
3. I HAVE ALREADY PAID FOR SOIL TESTING (\$300) PER ENVIRO- HEALTH REQUESTED.
4. I HAVE RECEIVED QUOTES FROM SEPTIC COMPAINES (3) AND DECIDED ON HAMBY'S (\$6200) TO REPLACE 1000 GAL WITH A 1500 GAL TANK WITH REQUIRED UNDER GROUND LINES.
5. I HAVE RECEIVED A QUOTE (\$1950) FROM COBB COUNTY WATER TO CHANGE METER & TAP TO REGULATION REQUIREMENTS
6. I HAVE ALREADY PAID COBB COUNTY WATER FOR HYDRANT FLOW TEST (\$100)
7. I HAVE MET WITH COBB FIRE NOV 2011, TO REVIEW & STAMP SITE PLANS FOR REMODEL ADDITIONS, F/U PENDING APPROVIAL OF COMMISSIONERS.
8. I HAVE OBTAIN QUOTES FOR INSTALLATION OF R-COMMERCIAL SPRINKLER SYSTEM & ALARMS , STROBE LIGHTS, GENERATOR, ETC...
9. I PLAN TO HAVE A CONCRETE PARKING , LARGE ENOUGH FOR 5 CAR PARKING W/ADA.
10. I HAVE BIDS FROM THREE CONTRACTORS TO BUILD OUT TWO BEDROOMS & 1 FULL BATH, PER CONSTRUCTRAL ARCHITECTAL DRAWINGS. (see attached)
11. I HAVE A CIVIL ENGINEER TO INSTALL THE HYDRANT AND WATER LINES WITH AN ARCHITECH TO OVERSEE THE ENTIRE PROJECT FROM START TO FINISH!
12. AFTER THE FEB 7, HEARING & APPROVIAL ON THE 21ST, I WILL THEN COMPLETE THE PROPOSED PLANS AND APPLICATION FOR THE INCREASE IN THE NO# OF BEDS

Submitted by: Edith M. Page RN
Edith Page RN
4960 Brownsville Rd.
Powder Springs GA 30127
(770) 335-2246