

PRIMARY SYSTEM
CONVENTIONAL SYSTEM DESIGN CALCULATIONS
 150 G.P.D. x 3 BEDROOMS = 450
 (1.673 X 450) = 250 L.F.
 3

TOTAL OF 231 L.F. HIGH CAP. ABSORPTION SYSTEMS

REPLACEMENT SYSTEM
CONVENTIONAL SYSTEM DESIGN CALCULATIONS
 150 G.P.D. x 3 BEDROOMS = 450
 (1.673 X 450) = 250 L.F.
 3

TOTAL OF 355 L.F. GRAVEL TRENCH SYSTEMS

I CERTIFY THIS SEWAGE SYSTEM DESIGN MEETS THE MINIMUM DESIGN REQUIREMENTS ESTABLISHED BY THE GEORGIA DEPARTMENT OF HUMAN RESOURCES MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS

| | | | |
|------------|-----------|-----------|----------------|
| DATE | : 12-2-10 | REVISIONS | |
| SCALE | : 1"=40' | 2-8-11 | ADD DIRT TRAIL |
| DRAWN BY | : JCG | 2-8-11 | PROP. HSE LOC |
| CHECKED BY | : CAE | | |
| FIELD BOOK | : | | |

SEPTIC SITE DESIGN FOR
MICHAEL BEDINGFIELD
 TAX PARCEL 16091700040
 GROOVER RD. MARIETTA, GA
 LOCATED IN L.L. 917
 16th DISTRICT, 2ND SECTION
 COBB COUNTY, GA.

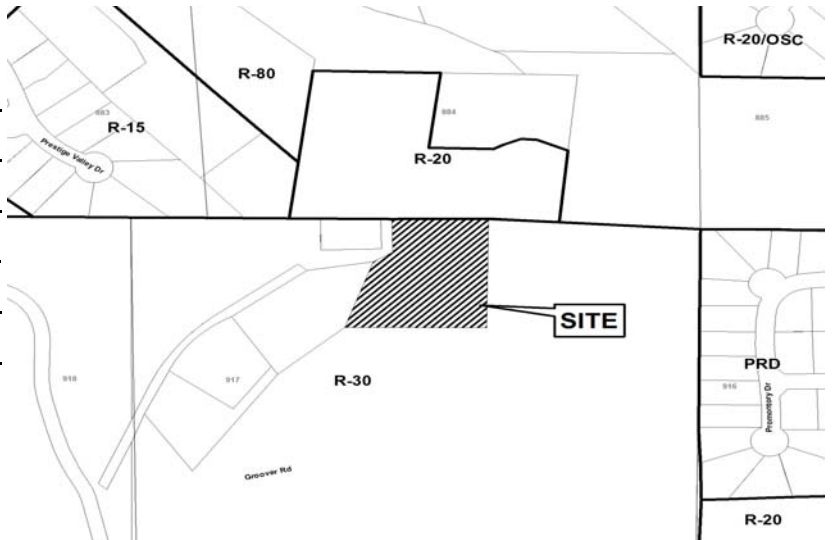
APPLICANT: Robert Groover **PETITION NO.:** V-27
PHONE: 404-630-5802 **DATE OF HEARING:** 04-11-12
REPRESENTATIVE: Robert Groover **PRESENT ZONING:** R-30
PHONE: 404-630-5802
TITLEHOLDER: Robert J. Groover, Jr. and Carol Groover Szell **LAND LOT(S):** 917
PROPERTY LOCATION: Off a private easement on the east side of Groover Road (2115 Groover Road). **DISTRICT:** 16
SIZE OF TRACT: 2.52 acres
COMMISSION DISTRICT: 3
TYPE OF VARIANCE: Waive the public road frontage to allow a third house off a private easement.

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.
DEVELOPMENT & INSPECTIONS: No comments.
SITE PLAN REVIEW: No comment.
STORMWATER MANAGEMENT: If approved, site grading should be limited due to steep terrain on southern portion of lot.
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.
CEMETERY PRESERVATION: No comment.
WATER: The water meter will be set at Groover Road right-of-way. A private easement will be required from the parcel to Groover Road for the water service line.
SEWER: No conflict.

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

BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



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**COBB COUNTY FIRE AND EMERGENCY SERVICES
SITE PLAN REVIEW COMMENTS**

Project: Robert Groover

April 3, 2012

Location: 2115 Groover Rd

Project ID#: V-27

Reviewer: Rock Toler

Private Easements and Hydrant requirements for detached one and two family dwellings

- Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.
- 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).
- Maximum grade shall not exceed 18%.
- Driveway must extend within 150' of the most remote portion of the structure.
- Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
- Hydrant within 500' of remote structure, minimum 6" main*
(Required Flow: 1000 gpm @ 20 psi)
- Fire Flow Test from closest existing hydrant*
(Required Flow: 1000 gpm @ 20 psi)

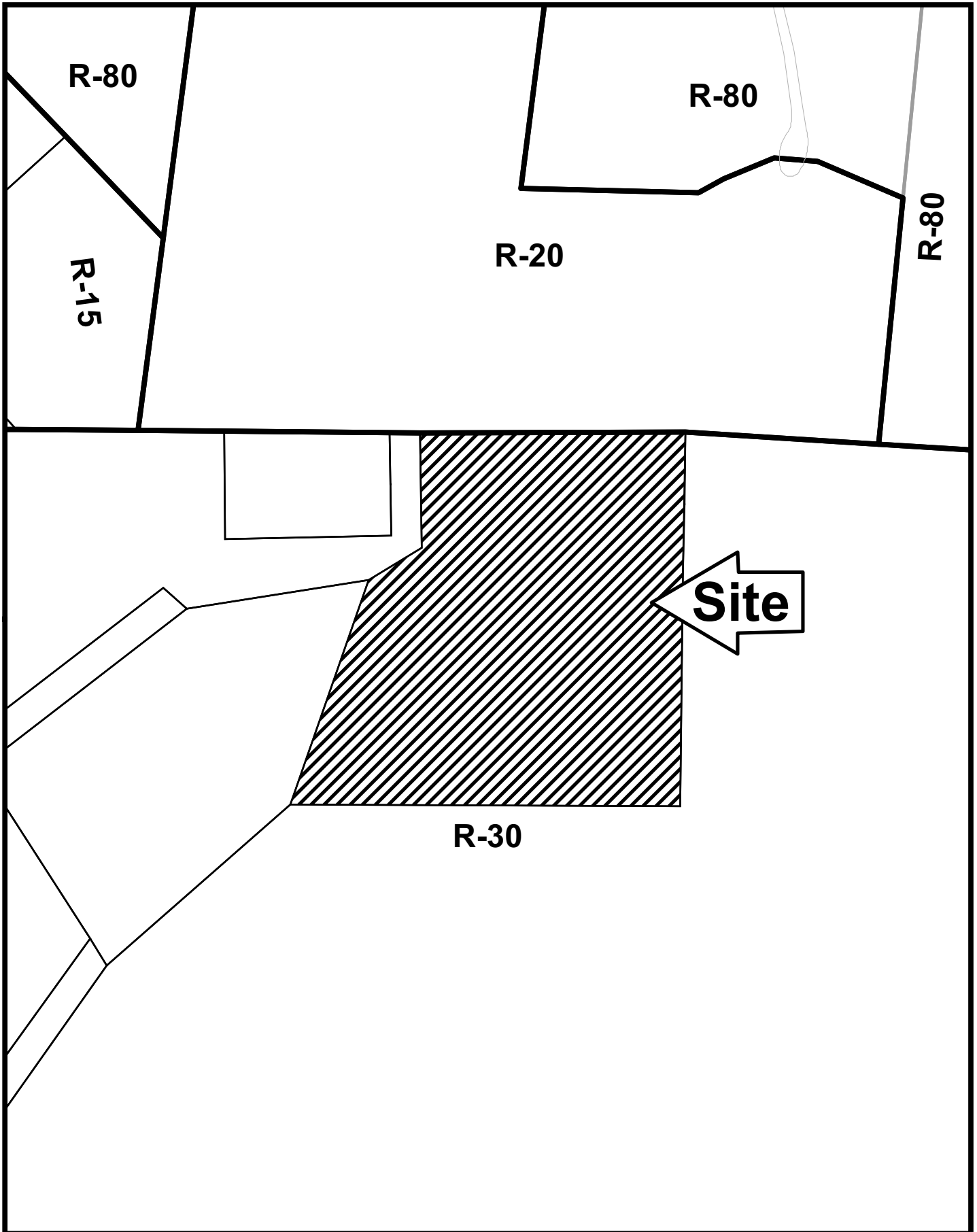
* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

- 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.

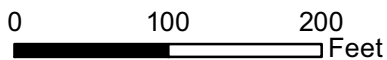
Note

-Dead-end access roads in excess of 1000 feet shall be provided with a turn-around. Residential cul-de-sac without island: 38-foot outside radius. Hammerhead turn-around: total of 120 feet needed (60 feet from center of drive).

V-27



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



City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-27
Hearing Date: 4-11-12

Applicant Robert Groover Phone # 404 630 5802 E-mail ROB6ROOVER@YALLO.COM
ROBERT GROOVER Address 1886 GROOVER RD MARIETTA 30062
(representative's name, printed) (street, city, state and zip code)

RG Phone # _____ E-mail _____
(representative's signature)

Kimberly J Kremer

Notary Public

Signed, sealed and delivered in presence of:

Cobb County, GA

My commission expires: June 1, 2014

My Commission Expires June 1, 2014

Kimberly J Kremer
Notary Public

Titleholder ROBERT GROOVER Phone # 404 630 5802 E-mail ROB6ROOVER@YALLO.COM
Signature RG Address: 1886 GROOVER RD MARIETTA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Kimberly J Kremer

Signed, sealed and delivered in presence of:

Notary Public

Cobb County, GA

My commission expires: June 1, 2014

My Commission Expires June 1, 2014

Kimberly J Kremer
Notary Public

Present Zoning of Property R-30

Location 2115 GROOVER RD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 917 District 16 Size of Tract 2.5 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 _____

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.

THE LOT HAS NO MAJOR ROAD FRONTAGE
I AM UNABLE TO BUILD A SINGLE FAMILY NEW HOME
FOR MY PERSONAL USE -

List type of variance requested: PERMISSION TO BUILD SINGLE FAMILY
NEW HOME ON PROPERTY

VARIANCE OF REQUIRED ROAD FRONTAGE FOR NEW HOME CONSTRUCTION

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Application for Variance Cobb County

(type or print clearly)

Application No. V-27

Hearing Date: 4-11-12

Applicant _____ Phone # _____ E-mail _____

(representative's name, printed) Address _____
(street, city, state and zip code)

(representative's signature) Phone # _____ E-mail _____

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Carol Groover Szell Phone # 770 509 8452 E-mail pszelle@hotmail.com

Signature Carol Groover Szell Address: 1890 Groover Rd. Marietta, GA.
(attach additional signatures, if needed) Kimberly J Kremer (street, city, state and zip code) 30062

Kimberly J Kremer
Notary Public
Cobb County, GA

Signed, sealed and delivered in presence of:

My commission expires: June 1, 2014 My Commission Expires June 1, 2014 Kimberly Kremer
Notary Public

Present Zoning of Property _____

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

Land Lot(s) _____ District _____ Size of Tract _____ 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 _____

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.

List type of variance requested: _____

