

centerline

Surveying and Land Planning, Inc. 30144
 1987, Seaside Road, 30078-1710, Marietta, Georgia 30067
 Phone: (770) 424-0028 Fax: (770) 424-2889

PROPERTY ADDRESS:
 101 DICKERSON ROAD
 MARIETTA, GEORGIA 30067

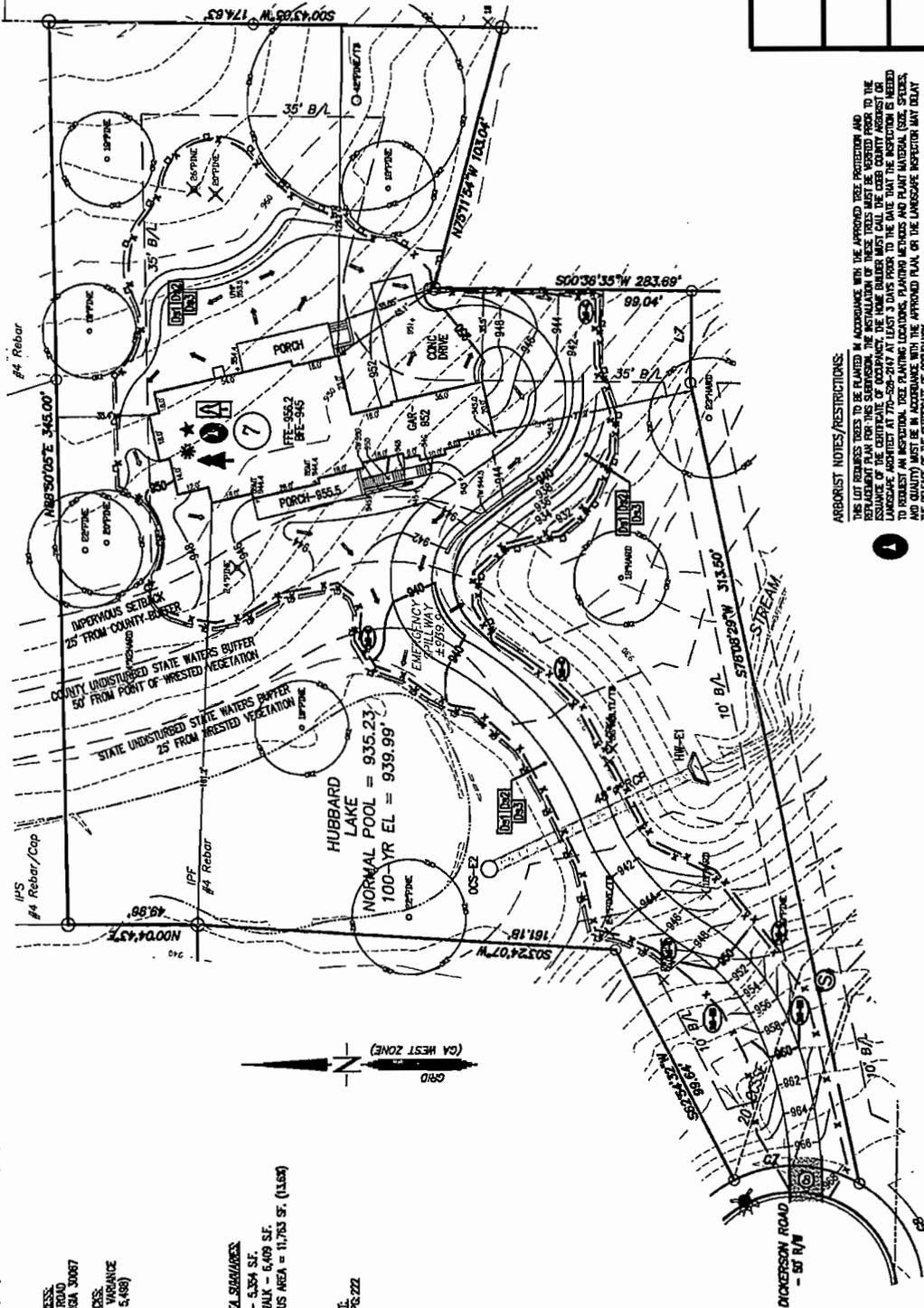
BUILDING ESTABLISH:
 FRONT-20 PER VARIANCE
 (08-15-201, PG. 5, 668)
 REAR-35
 SIDE-10'

AREA:
 1.98 ACRES
 86,306 SQ. FT.

IMPERVIOUS AREA SUMMARY:
 HOUSE/PORCH = 5,254 SF
 DRIVEWAY/SERIALK = 6,409 SF
 TOTAL IMPERVIOUS AREA = 11,763 SF. (13.6%)

REFERENCE PLAN:
 PLAT BC 275 PL 222

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 WILL BE FINISHED BY THE BUILDER.



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 1.3 UNITS
 47 UNITS TOTAL

5.2 UNITS CREDIT TAKEN FROM RETENTION AREA LANDSCAPE SEE APPROVED TREE REPLACEMENT LANDSCAPE PLAN BY CENTERLINE SURVEYING AND LAND PLANNING DATED 4-12-18

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 IN FEMA 100 YEAR FLOOD ZONE AS SHOWN ON COBB COUNTY FLOOD PANEL 0333, COMMUNITY NUMBER 13062 DATED: MARCH 4, 2011.

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	INKW

ARBORIST NOTES/RESTRICTIONS:
 THE LOT BARRIER 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 RELEASE 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 TO BE PLANTED. THE TREES MUST BE PLANTED IN ACCORDANCE WITH THE APPROVED TREE PROTECTION AND REPLACEMENT PLAN. THE TREES MUST BE PLANTED IN ACCORDANCE WITH THE APPROVED PLAN OR THE LANDSCAPE ARCHITECT MUST OBTAIN 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 HOME BUILDER 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 BARRIER TREE PROTECTION PLAN IS TO BE PLANTED AND APPROVED BY THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF A BARRIER FENCE. THE TREE PROTECTION PLAN MUST BE VERIFIED PRIOR TO THE RELEASE 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 TO BE PLANTED. THE TREES MUST BE PLANTED IN ACCORDANCE WITH THE APPROVED TREE PROTECTION AND REPLACEMENT PLAN. THE TREES MUST BE PLANTED IN ACCORDANCE WITH THE APPROVED PLAN OR THE LANDSCAPE ARCHITECT MUST OBTAIN 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 HEAVYWEATHER FLOOD ELEVATION(S). UNLESS FLOODING RAINFALL WILL EXCEED THE BUILDING WITH 1'-FT OF PERFORMED PROTECTIVE BARRIER SHALL PROVIDE AN ADEQUATE SLOPE DRAINAGE TO THE STREET OR TO A DRAINAGE SYSTEM. ANY CHANGES TO THE DRAINAGE SYSTEM SHALL BE APPROVED BY THE APPROVED PROFESSIONAL ENGINEER. THE HOME BUILDER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AT THESE LOTS WILL EXCEEDS THE BUILDINGS AND PERMITS RAINFALL WILL BE DETERMINED IN ACCORDANCE WITH THE APPROVED HYDROLOGY STUDY. THE HOMES FIRST FLOOR/GRABAGE 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. 58-6-203. 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.

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 of Dickerson Road, south of Lakeshore Way (101 Dickerson Road).

SIZE OF TRACT: 1.98 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the maximum building height from the required 35 feet to 42 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Brightwater Homes **PETITION No.:** V-31

COMMENTS

TRAFFIC: As noted on the final plat, Certificates of Occupancy shall not be issued until the completion of Cobb DOT planned road improvements to Dickerson Rd NE.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments reagrding the impact of treatment of historic and/or archaeological resources for V-23 - V-28; V-31.

DESIGN GUIDELINES: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do 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: No conflict.

SEWER: No conflict.

FIRE DEPARTMENT:

- 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)

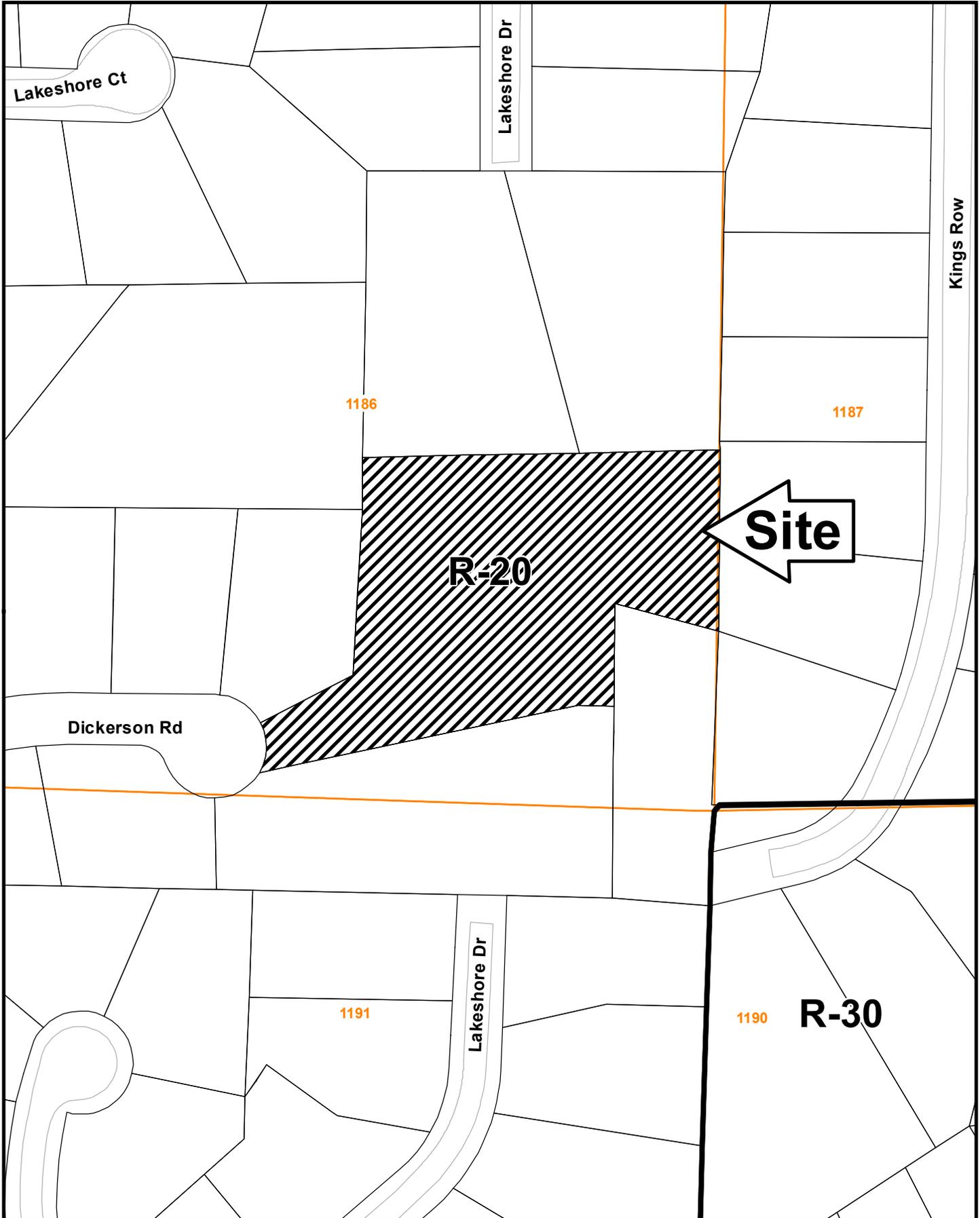
* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

- 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.

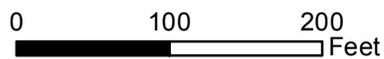
Note

-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-31-2017 GIS



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-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



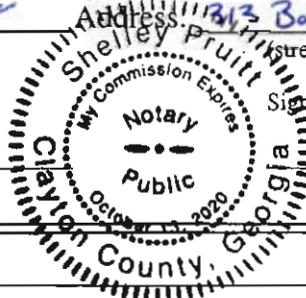
Signed, sealed and delivered in presence of:
Shelley Pruitt
Notary Public



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

Charles C. 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
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:

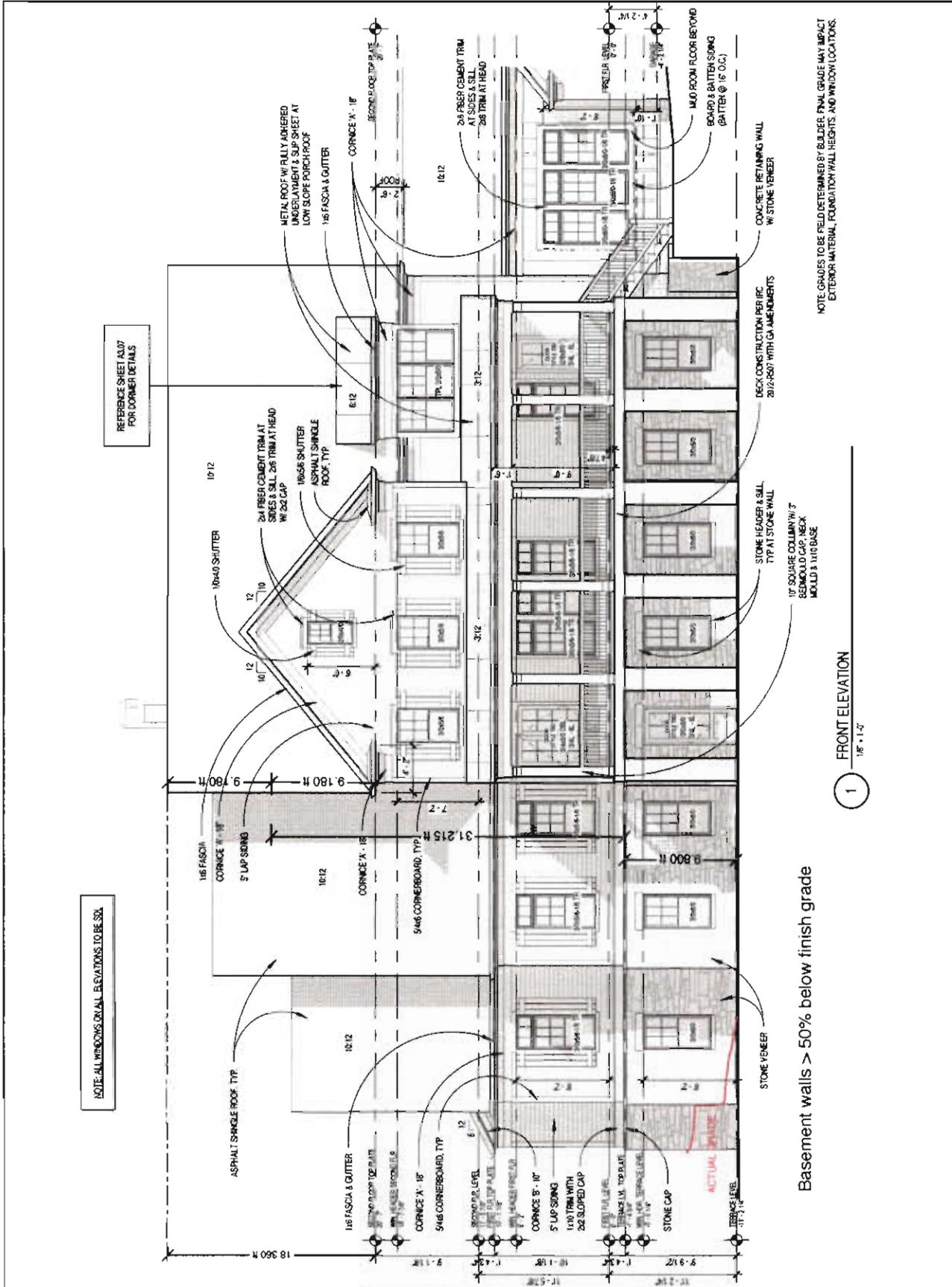
SEE ATTACHMENT "A"

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 H sides

NOTE: ALL WINDOWS ON ALL ELEVATIONS TO BE SXL

REFERENCE SHEET A4.07 FOR CORNER DETAILS



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

FRONT ELEVATION

A1.01

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DT # 07
BA 30067

Big Water Homes

ATTACHMENT B

THIS DOCUMENT MAY NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF GREATWATER HOMES, LLC. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT GUARANTEED. FEATURES, DIMENSIONS, MATERIALS, AND FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE. COPYRIGHT © 2016 GREATWATER HOMES, LLC. ALL RIGHTS RESERVED.

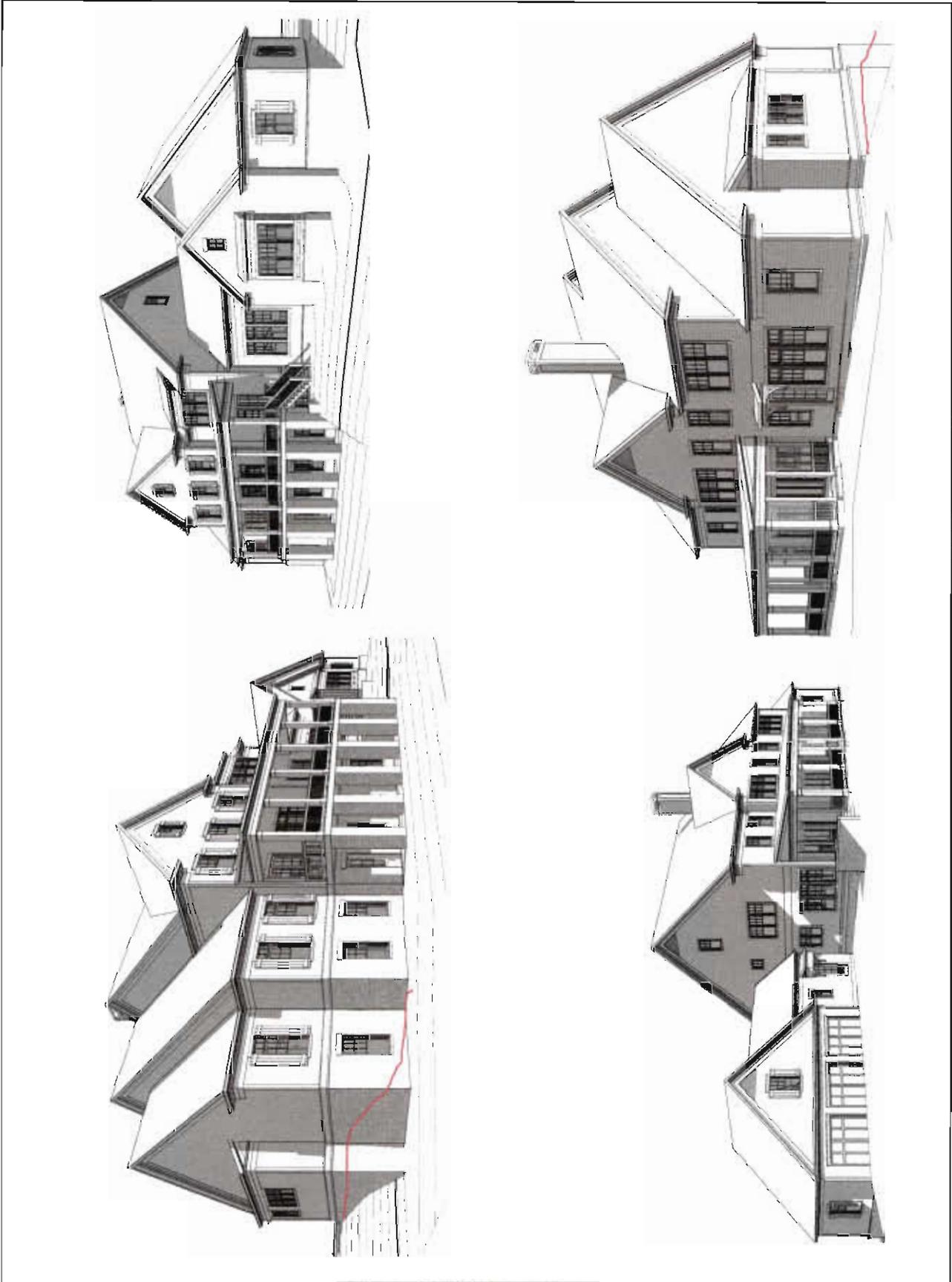
PERSPECTIVE VIEWS

V-31
(2017)
Exhibit

OT # 07
GA 30067



REVISIONS	REMARKS
MM/DD/YY	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"