



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-57
Public Hearing Dates:
PC: 10-1-19
BOC: 10-15-19

SITE BACKGROUND

Applicant: Erik Klein/Rita Klein

Phone: 404-409-8100

Email: doctorklein@yahoo.com

Representative Contact: Erick Klein or Rita Klein

Phone: 404-409-8100

Email: doctorklein@yahoo.com

Titleholder: ASAL Properties, LLC

Property location and address: Southwest side
of Providence Road, east of Roswell Road
(4198 Providence Road)

Access to Property: Providence Road

QUICK FACTS

Commission District: 2-Ott

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family house

Proposed zoning: CRC (Community Retail
Commercial)

Proposed use: Professional Office

Future Land Use Designation: CAC (Community
Activity Center)

Site Acreage: 0.520 ac

District: 16; Land Lot(s): 898

Parcel #'s: 16089800120

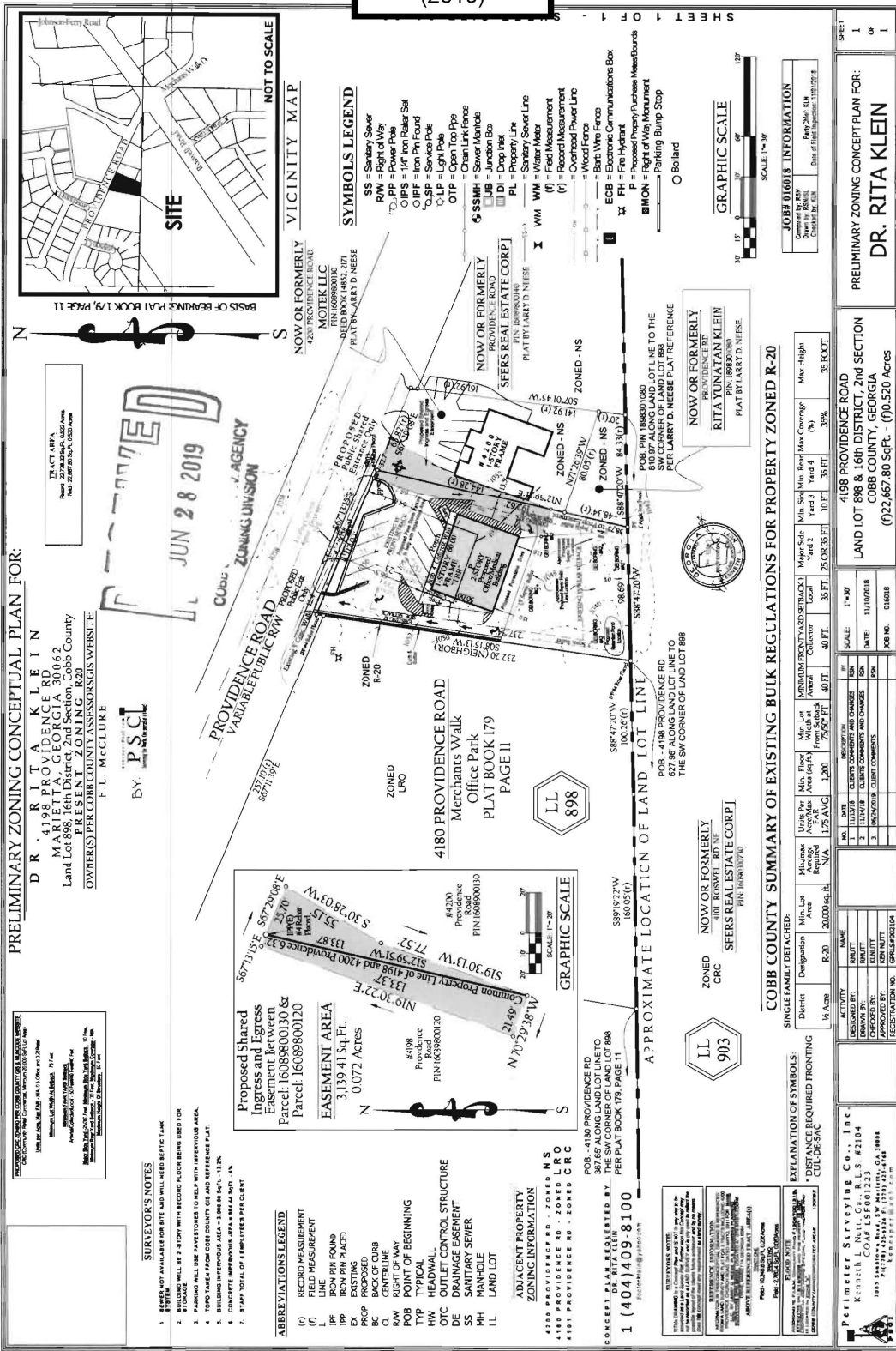
Taxes Paid: Yes

FINAL ZONING STAFF RECOMMENDATION:
(Zoning staff member: Donald Wells)

Based on the analysis of the case, Staff recommends **APPROVAL** subject to the following:

1. Site plan received by the Zoning Division on June 28, 2019, with the District Commissioner approving minor modifications;
2. Professional office uses only;
3. Variance in Zoning Comments section;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.

Z-57
(2019)



PRELIMINARY ZONING CONCEPT PLAN FOR:

DR. RITA KLEIN
 4198 PROVIDENCE RD
 MARIETTA, GEORGIA 30062
 Land Lot 898, 16th District, 2nd Section, Cobb County
 PER COBB COUNTY ZONING AGENCY WEBSITE
 OWYBEE PER COBB COUNTY ZONING AGENCY WEBSITE
 F.L. MCCLURE

BY: **P.S.C.I.**
 PROFESSIONAL SURVEYOR

DATE: JUN 28 2019
 COBB COUNTY ZONING AGENCY

SURVEYOR'S NOTES

1. BOUNDARY AVAILABLE FOR SITE AND WILL BE REPLICATED
2. BUILDING WILL BE 2 STORY WITH SECOND FLOOR BEING USED FOR OFFICE
3. PAVING WILL BE CONCRETE TO MATCH WITH IMPROVEMENTS AREA
4. TOPOGRAHY FROM COBB COUNTY GIS AND REFERENCE PLAT.
5. BUILDING IMPROVEMENT AREA = 1,500 SQ. FT. - 13.7%
6. CONCEPT IMPROVEMENT AREA = 884 SQ. FT. - 8%
7. TOTAL TOTAL OF IMPROVEMENTS = 2,384 SQ. FT.

ABBREVIATIONS LEGEND

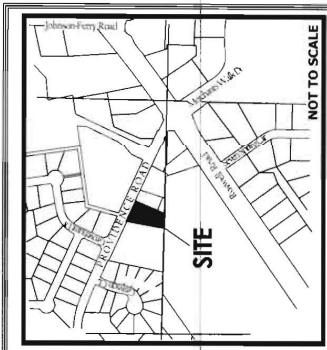
- (C) RECORD MEASUREMENT
- (I) LINKED MEASUREMENT
- IP IRON PIN FOUND
- IPP IRON PIN PLACED
- BC BACKSIGHT
- ICP INTERMEDIATE POINT
- CL CENTERLINE
- ROW RIGHT OF WAY
- TOB TOP OF BENCH MARK
- TOB TOP OF BEGINNING
- HW HEADWALL
- OTC OUTLET CONTROL STRUCTURE
- DE DRAINAGE EASEMENT
- SS SANITARY SEWER
- MH MANHOLE
- LL LAND LOT

ADJACENT PROPERTY ZONING INFORMATION

- 4180 PROVIDENCE RD - ZONED NS
- 4198 PROVIDENCE RD - ZONED NS
- 4198 PROVIDENCE RD - ZONED NS

CONCEPT PLAN REDESIGNED BY:
 PER PLAT BOOK 178, PAGE 11

1 (404) 409-8100



SYMBOLS LEGEND

- SS = Sanitary Sewer
- TOB = Top of Bench Mark
- OTC = Outlet Control Structure
- IP = Iron Pin Found
- IPP = Iron Pin Placed
- BC = Backsight
- ICP = Intermediate Point
- CL = Centerline
- ROW = Right of Way
- TOB = Top of Beginning
- HW = Headwall
- OTC = Outlet Control Structure
- DE = Drainage Easement
- SS = Sanitary Sewer
- MH = Manhole
- LL = Land Lot

GRAPHIC SCALE
 SCALE 1" = 30'

JOHN 016018 INFORMATION
 Generated by: RSN
 Checked by: RSN
 Date of File: 11/11/2018

PRELIMINARY ZONING CONCEPT PLAN FOR:
DR. RITA KLEIN

COBB COUNTY SUMMARY OF EXISTING BULK REGULATIONS FOR PROPERTY ZONED R-20

Min. Lot Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Max. Height
1,200 sq. ft.	25.00 FT.	25.00 FT.	35.00 FT.	35.00 FT.

4198 PROVIDENCE ROAD
 LAND LOT 898 & 16th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 (722,667.80 Sq.Ft. - (00,520 Acres)

NO.	DATE	DESCRIPTION	BY
1	11/11/18	CLIENT COMMENTS AND CHANGES	RSN
2	11/11/18	CLIENT COMMENTS AND CHANGES	RSN
3	11/11/18	CLIENT COMMENTS AND CHANGES	RSN

ACTIVITY	NAME
DESIGNED BY:	RSN
DRAWN BY:	RSN
APPROVED BY:	RSN
REGISTRATION NO.:	00015002104

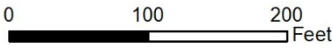
Perimeter Surveying Co., Inc.
 KENNETH COAM LSF001223
 1901 PETERSBURG AVENUE, SUITE 100
 ATLANTA, GA 30329





Z-57 2019-Aerial Map



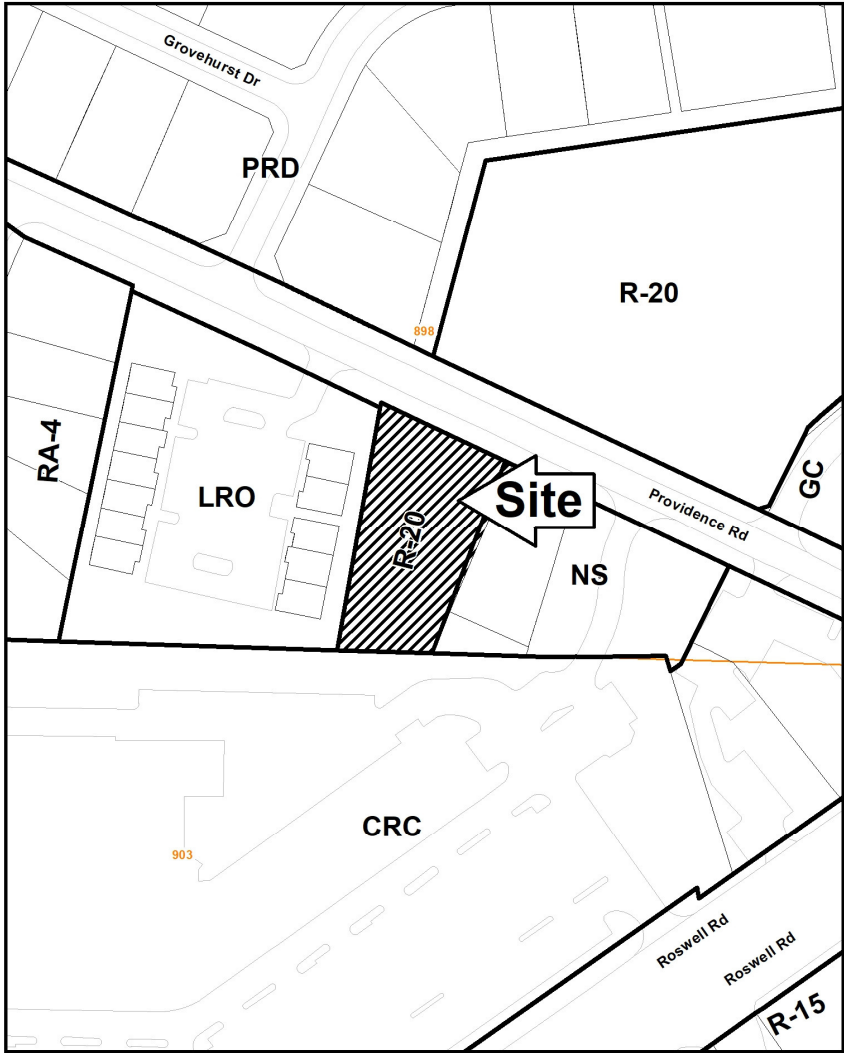
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Land Lot
-  City Boundary

North
Zoning: R-20 (Single Family Residential)
Future Land Use: CAC (Community Activity Center)

Z-57 2019-GIS

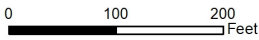


WEST
Zoning: LRO
(Low Rise Office)
Future Land Use: CAC
(Community Activity Center)

EAST
Zoning: NS
(Neighborhood Shopping)
Future Land Use: CAC
(Community Activity Center)

SOUTH
Zoning: CRC (Community Retail Commercial)
Future Land Use: CAC (Community Activity Center)

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



Zoning Boundary
City Boundary

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings.

Requested zoning district for the property

The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. CRC districts should be located on properties which are delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments and one-destination shopping and service locations to serve the community, and will minimize traffic congestion.

Summary of the applicant's proposal

The applicant is requesting the CRC zoning district to open and operate a professional office. The applicant intends to renovate the current house and will be similar in architecture and size as the office next door. The proposed renovations will increase the current building to 6000 total square feet and add a second story. The second story will be used for storage. The office will operate Monday through Friday from 9 AM to 5 PM have a total of 4 employees.

Non-residential criteria

Proposed # of buildings: 1
Proposed # of stories: 2
Total sq. footage of development: 6,000
Floor area ratio: .26
Square footage per acre: 11,494
Required parking spaces: 22
Proposed parking spaces: 14
Acres in floodplain or wetlands: 0
Impervious surface shown: Will not exceed 70%

DEPARTMENT COMMENTS- Zoning Division (continued)

Are there any zoning variances?

Waive the minimum parking requirements from 22 parking spaces to 14 parking spaces.

DEPARTMENT COMMENTS- Fire Department

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

Plans do not show a fire hydrant within 500 feet of the furthest corner of the proposed/existing building as measured along the apparatus drive path.

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

No comments.

DEPARTMENT COMMENTS- Cemetery Preservation

No comments.

DEPARTMENT COMMENTS- School System

Approval of this petition will not have an impact on the enrollment of schools.

DEPARTMENT COMMENTS- Stormwater Management

1. Flood hazard: No
2. Flood hazard zone: Zone X
3. Drainage Basin: Tributary to Thompson Creek
4. Wetlands: No
5. Streambank buffer zone: No
6. Potential or known drainage problems exist for developments downstream from this site.
7. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system.
8. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties.
9. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist.
10. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s).
11. Special site conditions and/or additional comments:
 - Runoff from this site flows offsite to the south down a steep slope into a parking lot at the rear of Providence Square Shopping Center. There is no existing stormwater infrastructure to convey a concentrated discharge from the site. This will need to be addressed at Plan Review and may require some type of drop structure and associated drainage easement.

DEPARTMENT COMMENTS- Planning Division

Cobb 2040 Comprehensive Plan: The parcel is within the Community Activity Center (CAC) future land use category. The purpose of the CAC category is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

Comprehensive Plan Designation: Consistent Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? Yes No

Was the city notified? Yes No N/A

Specific Area Policy Guidelines: Yes No

Masterplan/ Corridor Study Yes No

Design guidelines area? Yes No

Does the proposal plan comply with the design requirements? Yes No N/A

Is the property within an Opportunity Zone? Yes No

(The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? Yes No

(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? Yes No

(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area, and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(Planning comments continued on the next page)

DEPARTMENT COMMENTS- Planning Division (continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?

Yes No

(The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?

Yes No

Is the property within the Clear Zone (CZ)?

Yes No

Is the property within the Accident Potential Zone (APZ I)?

Yes No

Is the property within the Accident Potential Zone II (APZ II)?

Yes No

Is the property within the Noise Zone?

Yes No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?

Yes No

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

DEPARTMENT COMMENTS- Water and Sewer

Water comments:

Available at development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 8" in Providence Road

Additional water comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process.

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: 260' W

Estimated waste generation (in G.P.D.): Average daily flow = 240

Peak flow = 600

Treatment plant: R. L. Sutton WRF

Plant capacity: Yes NO

Line capacity: YES NO

Projected plant availability: 0-5 years 5-10 years over 10 years

Dry sewers required: YES NO

Off-site easement required: YES* NO

Flow test required: YES NO

Letter of allocation issued: YES NO

Septic tank recommended by this department: YES NO

Subject to Health Department approval: YES NO

*If off-site easements are required, the developer/owner must submit easements to the CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: Public sewer is essentially inaccessible due to the topography and existing development surrounding the parcel.

Note: The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

DEPARTMENT COMMENTS- Transportation

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Providence Road	Minor Collector	35	Cobb DOT	60'

Roadway	Location	Average daily trips	Level of service
Providence Road	East of Coyte Drive	6,000	D

Based on 2016 traffic counting data taken by Cobb County DOT for Providence Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

Comments and observations

Providence Road is classified as a minor collector roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Recommendations

1. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
2. Recommend appropriate signing and marking for one-way ingress and egress, as detailed in the Plan Review process.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The applicant's proposal is in an area that contains a mixture of office and retail establishments, and a shopping center.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

This property is situated between an office park and a dental office. The proposed use will not affect the usability of nearby properties.

C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

It is Staff's opinion that the zoning proposal will not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;

It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policies and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being with the Community Activity Center (CAC) future land use category. The purpose of the CAC category is to provide for areas that can meet the immediate needs of several neighborhoods or communities.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that that there are existing or changing conditions affecting the use and development of the property which give supporting grounds for approval of the zoning proposal. Due to the low intensity, the proposed use will also help provide a transition to the single family uses nearby. The applicant's proposal is consistent with, and compatible to other office uses in the area.

The staff analysis and recommendation 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.

Rezoning Application Z57- 4198 Providence Rd ,Marietta ,GA 30062 Erik and Rita Klein

Item 9 (a-f) from the Rezoning Application:

A. This property is surrounded on three sides by commercial properties and a power plant across the street. It is the only residential property in between all commercial so in our opinion the intended rezoning and use is suitable for this property.

B. The proposed zoning will not adversely affect the existing use or usability of adjacent or nearby properties.

C. The property does not have a reasonable economic use as currently zoned as it is the only residential property surrounded by commercial properties and it is not livable/usable as is.

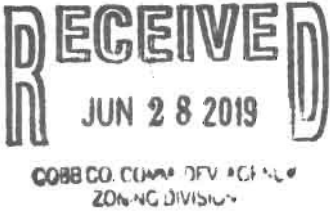
D. The proposed zoning will not result or cause excessive or burdensome use of existing streets, transportation , facilities, utilities or schools because we are not adding any extra points of entry to the property. We will be sharing one exit point with the property next door and keeping the current driveway into the property ,adjusting the position of that driveway to fit the new design of the property. Plus this will be an office so we will not have high volume of customers.

E. The Zoning Proposal is in conformity with the policy and intent of the land use plan.

F. We have attached pictures of the property as is and a conceptual building which will be similar to the remodel we did next door to the said property in 2012. We took an old decrepit building that was an eye soar and replaced it with a beautiful modern office. In effect, we are beautifying the neighborhood. Our plan is to build something very similar on 4198 Providence Rd as we did out our office property next door at 4200 Providence Rd. Please see attached before and after pictures.

Thank You for your time!





Application No. z-57

Oct. 2019

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

a) Proposed unit square-footage(s): 6000sqft - 2 story building - second floor storage

b) Proposed building architecture: _____

c) List all requested variances: _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) Proposed use(s): Professional office - medical/Dental

b) Proposed building architecture: _____

c) Proposed hours/days of operation: Monday - Friday 9AM - 5 PM

d) List all requested variances: _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

This residential property is surrounded by commercial properties on all 4 sides. Please see attached photos of property next door (4200 Providence Rd) we remodelled that property in 2012 - we plan on doing something similar here. to beautify the neighborhood.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO

4198 Providence Rd

Current Street View

RECEIVED
JUN 28 2019
COBB COUNTY



Z-57 (2019)
Photos

4198 + 4200 Providence Rd

Current Street view

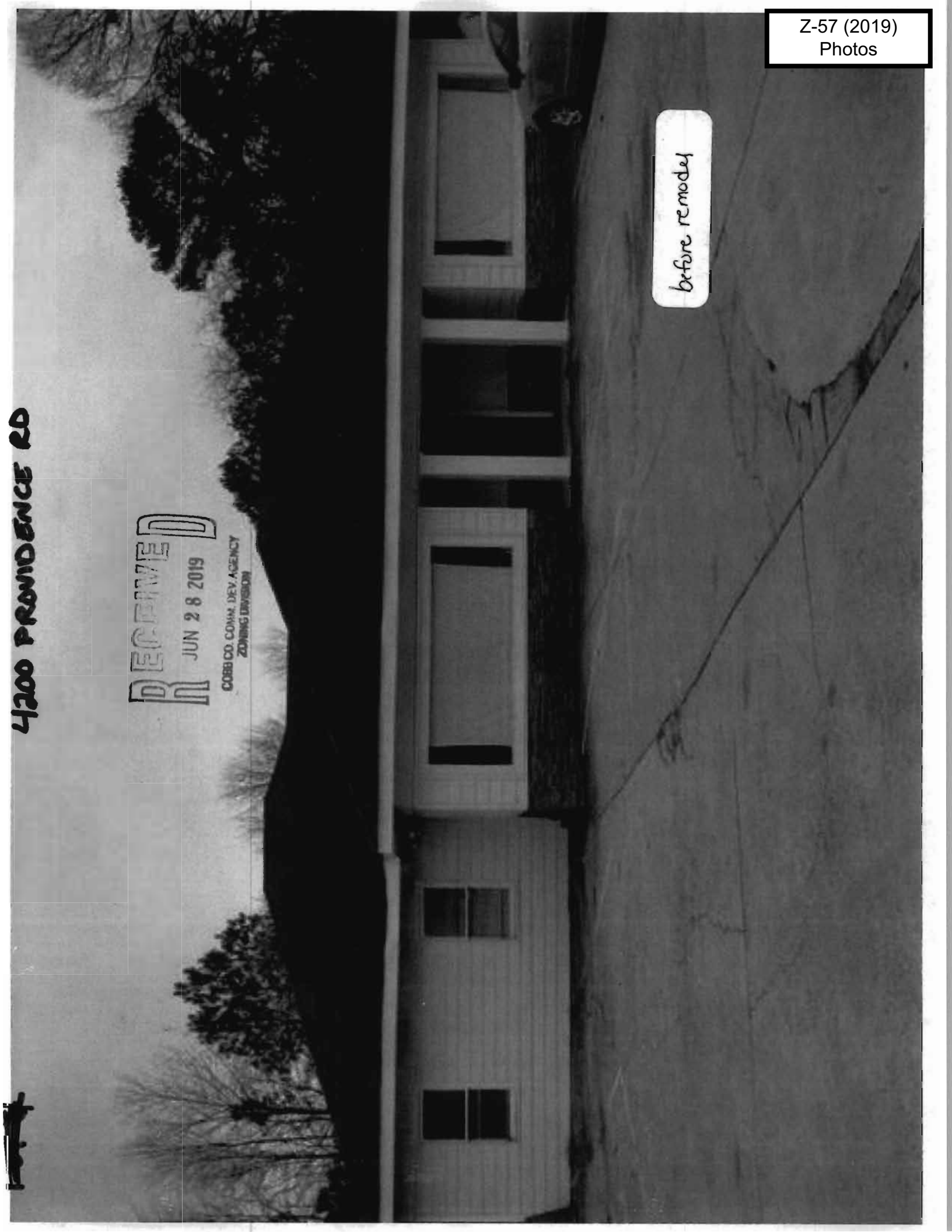


4200 PROVIDENCE RD

RECEIVED
JUN 28 2019

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

before remodel



4200 Providence Rd

After Renovation

RECEIVED

JUN 28 2019

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Z-57 (2019)
Photos

Z-57 (2019)
Environmental
Health Approval

RECEIVED
JUN 28 2019



APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

Date 6/18/19 Amount Paid \$ 645 DHD # OSC-033-01346 Received By Thea
Invoice # 571306 Authorization # 06127C Check # Cash MC Visa Discover

Street Address 4198 Providence Rd City Marietta Zip 30062
Subdivision Name Lot Phase Land Lot 898 District 16th Section 2nd

I hereby apply for a construction permit to install an on-site sewage management system and agree that the system will be installed to conform to the requirements of the Rules of the Georgia Department of Public Health, Chapter 290-5-26. I understand that a final inspection is required. I will notify Cobb & Douglas Public Health upon completion of construction and before applying the final cover.

Property Owner's Name Erik Klein, Rita Klein Phone 404 259-2000
Owner's Address PO Box 71673, Marietta, GA 30007 * 404 409-8100 *
Owner's Email doctorklein@yahoo.com Applicant's Email doctorklein@yahoo.com
Permit Applicant's Name Same as above Phone
Applicant's Address

Facility Type Single Family Other Office (professional) # Bedrooms # Gallons / Day 536 GPD*
Water Supply Public Community Individual Well Located required distance from possible pollution source? Yes No
Lot Size Front 117.62 ft. Back 98.169 ft. Right Side 192.62 ft. Left Side 232.54 ft. Square ft. (or acres) 645.87 sq. ft.
House Design Ground Level Split Level With Basement Garbage Disposal Yes No Plumbing Outlet Level Ground Level Split Level Basement
I certify that the location of this house, septic tank and drain field meets local codes and the Department of Natural Resources, EPD, Chapter 391-3-16-.01 for water supply, water sheds.
Owner / Agent Signature [Signature] Date 6/11/19

OFFICE USE ONLY

Soil Conditions (Absorption Field) Percolation Rate 60 Min / in Water Table Depth 78 in Suitable Soil Type Applying
Loading Rate Gal / sq ft Depth to Rock 78 in
Sewage Disposal Conventional High Capacity Alternative
Total Capacity Septic Tank 1000 Gals Dosing Tank Gals ATU Tank Gals Grease Trap Gals
Layout Method Distribution Box Serial Field Level Field Other
Absorption Field Area Primary LF 180' Trench Depth (inches) 54" Site Approved Yes No
Reserve LF 277 Trench Width Chamber 36" Polystyrene 30" Other

- Special Conditions:
- Install a 1000 Gal. septic tank with filter on the outlet.
 - Install 180' Linear feet of high capacity type trenches at a depth of 54" as outlined on the approved site plan.
 - All field lines shall remain a minimum of 15 feet from any embankments and 100 feet from any wells or springs.
 - All field lines shall remain a minimum of 50 feet from any streams or other bodies of water.
 - Reserve area shall be preserved for future repairs. (277')
 - System design is for a restroom use only no food service (maximum 536GPD).
 - See attached approved site plan for complete details.
- Any modifications or additions to this plan must be approved

A permit is hereby granted to install or construct the on-site sewage management system described above. This permit is not valid unless properly signed below, and expires twelve (12) months from the issue date.

Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the Georgia Department of Public Health or the Cobb & Douglas Public Health shall not be construed as a guarantee that such system will function satisfactorily for a given period of time; furthermore, said representatives do not, by an action taken in affecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system. Any site modification including burial of debris may void this permit.

Approved by [Signature] Title CM Date 6/20/19
Cobb & Douglas Public Health Representative

PERMIT VALID
FOR ONE YEAR ONLY
NOT TRANSFERABLE

ESTIMATED SOIL PROPERTIES**							
SOIL UNIT	SLOPE RANGE (%)	DEPTH TO BEDROCK (ft)	DEPTH TO WATER TABLE INDIC. (ft)	OPTIM. TRENCH DEPTH (ft)	SUSTAINABILITY CODES***	ESTIMATED PERC. RATE Depth (ft) Rate(ft/day)	MAX. HYD. LOAD. RATE (gpd/sq.ft.)
APLMS	0-25	>70	>70	34	GE1	45-53 70 54-58 80	8.10@0-12"
SGAR	0-25	-	-	NR	GE4	NR NR	-

**All depth estimates are with respect to the original grade of the floor of this basement.
***Areas with slopes greater than 20% are considered unsuitable for GE4S construction. DPH may require site modification or steeper installation to overcome this limitation.

SUSTAINABILITY CODES DESCRIPTION

GE1 - These soils should have the capacity to function as suitable media for a conventional septic system absorption field provided that the system is properly designed, installed and maintained.

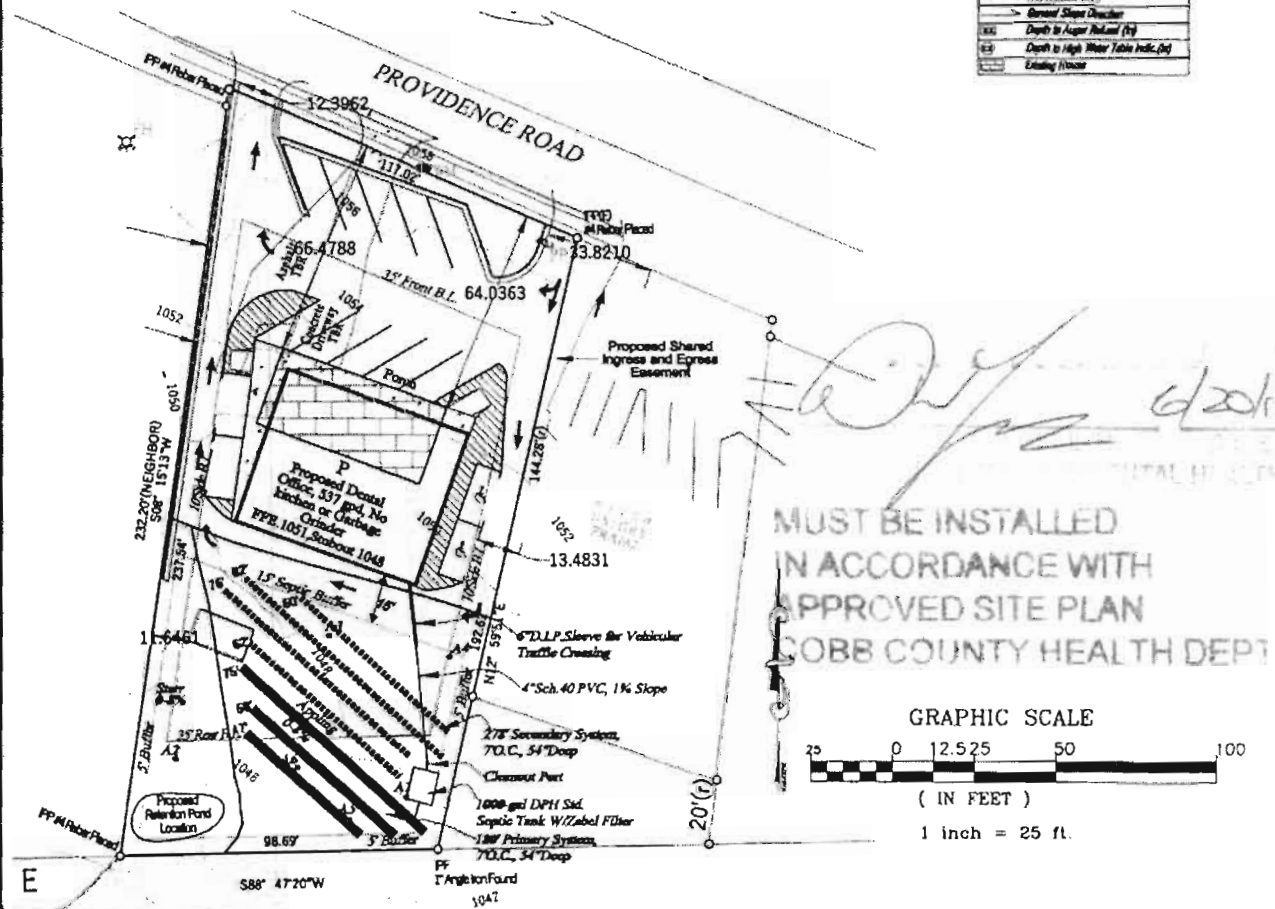
GE4 - Due to flooding potential or other drainage problems, these areas should be avoided for septic system construction. However, site alterations that divert surface and subsurface water from the absorption fields may make some of these areas suitable. A further soil study is recommended if alterations are made.

- NOTES**
- A Month One-72 GPS was used to locate all borings. The property boundaries and topographic information (if shown) are the compilation of the County GIS unless maps under a property plat provided by client or project engineer. Either way, such information should be corroborated approximately, practical to ground check before any excavation.
 - The recommendations set forth in this report are based on actual conditions of the floor of this study and professional judgement of the soil geotechnical engineer. They are merely professional opinions and based on information or observation of performance of any particular system installed.
 - This study was conducted in a manner consistent with the level of care and skills ordinarily exercised by members of the profession currently practicing under similar conditions. No other resources or personnel, either expressed or implied, are given.
 - We did not use evidence of any soil on the subject property. However, because we require 100 feet out back, it is the responsibility of the property owner to make sure there is no soil on the subject property or the adjoining properties that would have a negative impact on this site.
 - The drain field lines can be extended to the soil boundaries with an need for the 25 feet out back. The contractor shall put the system on the ground and shot of elevations prior to any excavation to make sure there is adequate space and the system can be installed as shown. Any discrepancies should be reported to design engineer for correction.
 - All discharges should be piped away from the drain field and into the detention pond. Slope ground surface so that no water ponding will occur.

CALCULATIONS
Dental Office With Dry Vacuum System, Daily Flow = 636 gpd x 1.846
w/sgpd = 830 of 13 R = 277 R x 0.85 =
180 linear feet of Primary and 277 R of Secondary system.

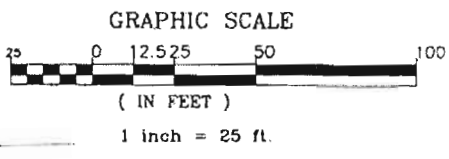
OWNER/SPONSOR
WOTBK, LLC
P.O. BOX 71673
MARIETTA, GA 30007
404-299-3000

LEGEND	
(Symbol)	Hand Auger Boring
(Symbol)	Well Weather Cover
(Symbol)	Ground Slope Contour
(Symbol)	Depth to Aquifer Indicat. (ft)
(Symbol)	Depth to High Water Table Indicat. (ft)
(Symbol)	Existing Trench



[Handwritten Signature]
6/20/19

MUST BE INSTALLED
IN ACCORDANCE WITH
APPROVED SITE PLAN
COBB COUNTY HEALTH DEPT



Date: 6-20-19 Scale: 1" = 25' JOB NO.: DPH/TH/19 Sheet: 1 of 1 Sheets	LEVEL 3 SOIL MAP & OSMS PLAN PROPOSED DENTAL OFFICE 4198 PROVIDENCE ROAD L.L. 898 DIST. 16 COBB COUNTY, GEORGIA	FIELD: GHA DRAW: GHA REVIEW: GHA FOR: BK		GEOSCIENCES ENGINEERING, INC. Soil - Environmental - Geotechnical - Civil 319 ATLANTA STREET SE, SUITE 100 MARIETTA, GEORGIA 30060-2264 TEL: 770-428-4070 FAX: 770-428-0570 geosciencesengineering.com
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Planning Commission Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____
NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:	Comments:
_____	_____
_____	_____
_____	_____
_____	_____
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_____	_____

Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____

Board of Commissioners Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____
NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:	Comments:
_____	_____
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Stipulation letter from _____ dated _____
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