



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: April 17, 2013

ARC REVIEW CODE: V1304172

TO: Chairman Tim Lee
ATTN TO: David Breaden, Cobb County Water System
FROM: Douglas R. Hooker, Executive Director

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-13-01CC 921 Surrey Trail

Review Type: Metro River

MRPA Code: RC-13-01CC

Description: An application for a Metropolitan River Protection Act Certificate for the addition of a new garage to an existing single-family residence.

Preliminary Finding: ARC staff has begun the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Cobb County

Land Lot: 224 **District:** 1 **Section:** 2

Date Opened: April 17, 2013

Deadline for Comments: April 29, 2013

Earliest the Regional Review can be Completed: April 29, 2013

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
CITY OF SANDY SPRINGS

ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

If you have any questions regarding this review, please call Jon Tuley at (404) 463-3307. If ARC staff does not receive comments from you by April 29, 2013 at 5:00 p.m., we will assume that your agency has no additional comments, and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: Cobb County
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Gordon & Cheryl Erickson
Mailing Address: 4755 Columbus Dr.
City: Marietta State: GA Zip: _____
Contact Phone Numbers (w/Area Code): Gordon
Daytime Phone: 404-771-7644 Cell: _____ Fax: _____
Other Numbers: 770-881-2811 Cheryl Cell
3. Applicant(s) or Applicant's Agent(s):
Name(s): North Georgia Renovations, Inc. John Bussey
Mailing Address: 1326 Amberwood Dr.
City: Woodstock GA State: GA Zip: 30189
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-408-7943 Fax: 770-926-2039
Other Numbers: office 770-926-2039
4. Proposed Land or Water Use:
Name of Development: 921 Surrey Trail Marietta GA 30068
Description of Proposed Use: Addition to existing house
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 224, 1st District, 2nd Section
Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
378' south of intersection of Surrey Trail and Lower Roswell Rd
Size of Development (Use as Applicable):
Acres: Inside Corridor: .721
Outside Corridor: _____
Total: .721
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank ☒ See letter from Public Health Dept.

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system _____

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A				(90)	(75)
B				(80)	(60)
C	31,403	21,982	14,131	(70) 70	(45) 45
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
Total:	31,403	21,982 *	14,131	N/A	N/A

* The existing site is entirely open lawn area.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO

If "yes", indicate the 100-year floodplain elevation: _____

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? NO

If "yes", indicate the 500-year flood plain elevation: _____

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

☒ Written consent of all owners to this application. (Space provided on this form)

☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

☒ Description of proposed use(s). (Space provided on this form)

☒ Existing vegetation plan.

☒ Proposed grading plan.

☒ Certified as-builts of all existing land disturbance and impervious surfaces.

☒ Approved erosion control plan.

☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

☐ Documentation on adjustments, if any.

☒ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☒ Site plan.

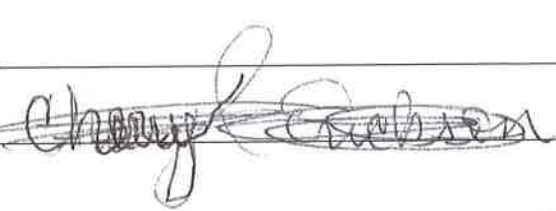
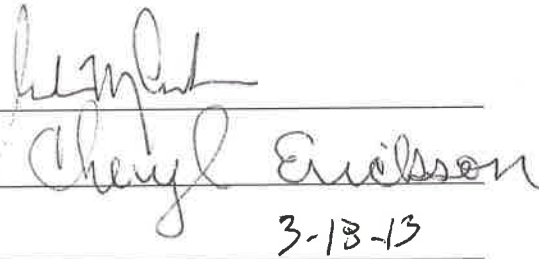
☐ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.


12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

☒  
3-18-13

Signature(s) of Owner(s) of Record

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:


3-18-13

Signature(s) of Applicant(s) or Agent(s)

Date

14. The governing authority of Cobb County requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.


4-5-13

Signature of Chief Elected Official or Official's Designee

Date



March 29, 2013

RE: Site Plan for On-site sewage management
921 Surrey Trail Marietta, GA 30068

To whom it may concern:

An inspection of the property at 921 Surrey Trail, was made on 3/26/13, to evaluate the property general suitability for use of an on-site waste management system (septic system). The inspection consisted of an on-site evaluation as well as a review of the soil report conducted by Paul Lee Consulting Engineering Associates, Inc.

The above referenced lot does appear to be suitable for the use of an on-site sewage management system. The site plan given to us by North Georgia Renovations, Inc. has primary and backup septic systems shown that are in suitable soils and would be approved when a septic permit is applied for.

Issuance of this letter for an on-site sewage management system 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 any action taken, assume liability for damages which are caused, or may be caused by the malfunction of such system.

If you have any questions or need to discuss further, please feel free to call me at (770) 438-5102.

Sincerely,

A handwritten signature in cursive script that reads "Jessica Awotona" followed by the initials "EHS3".

Jessica C. Awotona
Environmental Health Specialist 3

cc: file



TRACT AREA= 31,403.26 S.F.

EXISTING IMPERIOUS 5,114 S.F. / EX. 16.28% COVERAGE

PROPOSED IMPERIOUS 8,895 S.F. / PROPOSED 28.33% COVERAGE

VULNERABILITY CATEGORY "C"	EXISTING	PROPOSED	ALLOWED	TOTAL	PERCENT
TOTAL S.F. OF LOT				31,403	
S.F. DISTURBANCE	*	10,885	21,982	10,885	35%
S.F. IMPERVIOUS	5,114	3,781	14,131	8,895	28.33%

ALL BEARINGS ARE CALCULATED
FROM ANGLES TURNED, BASED ON A
SINGLE MAGNETIC OBSERVATION

* NOTE: THIS SITE HAS AN EXISTING HOUSE AND DRIVE AND ONLY HAS GRASS IN THE OPEN AREAS
NO TREES EXISTING ON THIS PROPERTY.

LEGEND

BL	BUILDING LINE
EX.	EXISTING
CONC	CONCRETE
N/F	NOW OR FORMERLY
OTF	OPEN TOP FOUND
PL	PROPERTY LINE
RBS	REBAR SET
R/W	RIGHT OF WAY
WM	WATER METER
-O-	POWER POLE
-24-	PROPOSED GRADE
---	EXISTING GRADE
⊗	EXISTING SPOT ELEVATION
23.00 ⊗	PROPOSED SPOT ELEVATION
-X-	PROPOSED SILT FENCE

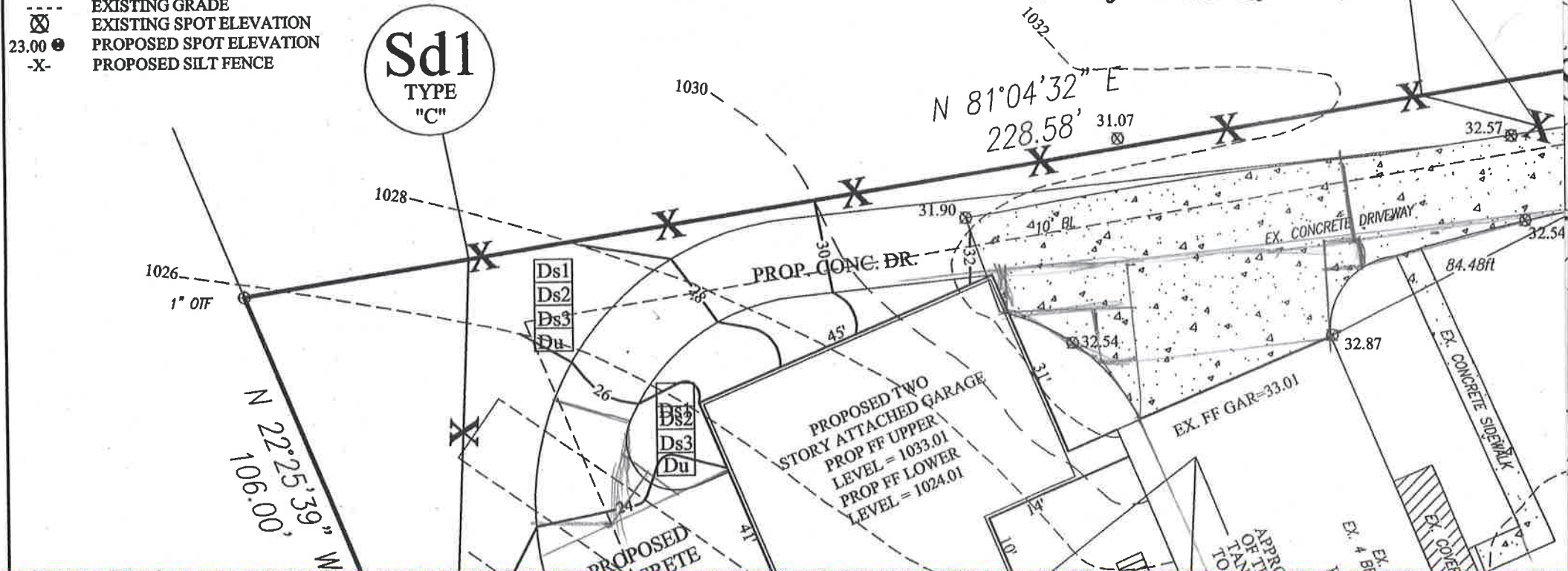
Stormwater Management Division
Cobb County Water System

Approval signifies general plan conformance to the
Cobb County Code. Design Professional and Developer
remain solely responsible for design and for correcting
any and all errors, problems and code violations (if any)
exposed during construction AFTER authorization by
Cobb County.

N/F
WALTER LEON SPROUSE Jr.
DEED BOOK 2558 PAGE 545

D.W. Brainer 4-5-13
Signature Date
E+SC approved for APC review

Sd1
TYPE
"C"



Sd1
TYPE
"C"

Sd1
TYPE
"C"

CONSTRUCTION SCHEDULE

MONTHS	1	2	3	4
INSTALL EROSION AND SEDIMENTATION CONTROL DEVICES (E.G. HAY BALES, CONSTRUCTION EXIT, SILT FENCE)				
MAINTAIN EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT ENTIRE PROJECT				
REMOVE EXISTING SEPTIC SYSTEM & INSTALL NEW SEPTIC SYSTEM				
GRADE SITE & BUILDING PADS, INSPECT, REPAIR EROSION & TEMPORARY STABILIZE				
BEGIN BUILDING AND SITE IMPROVEMENTS				
PROVIDE FINAL GROUND STABILIZATION & LANDSCAPE				
REMOVE EROSION CONTROL ONCE 90% COVER IS ESTABLISHED				

NORTH GEORGIA RENOVATIONS, INC.

LAND
COBB
DATE:

SITE ADDRESS:
921 SURREY TRAIL
MARIETTA, GA 30067
TAX ID:
01022400050
DB. 14418 PG. 1
PROPERTY:
R-20

SECTION II: VEGETATIVE MEASURES

Ds1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

Ds2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Ds3 - DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

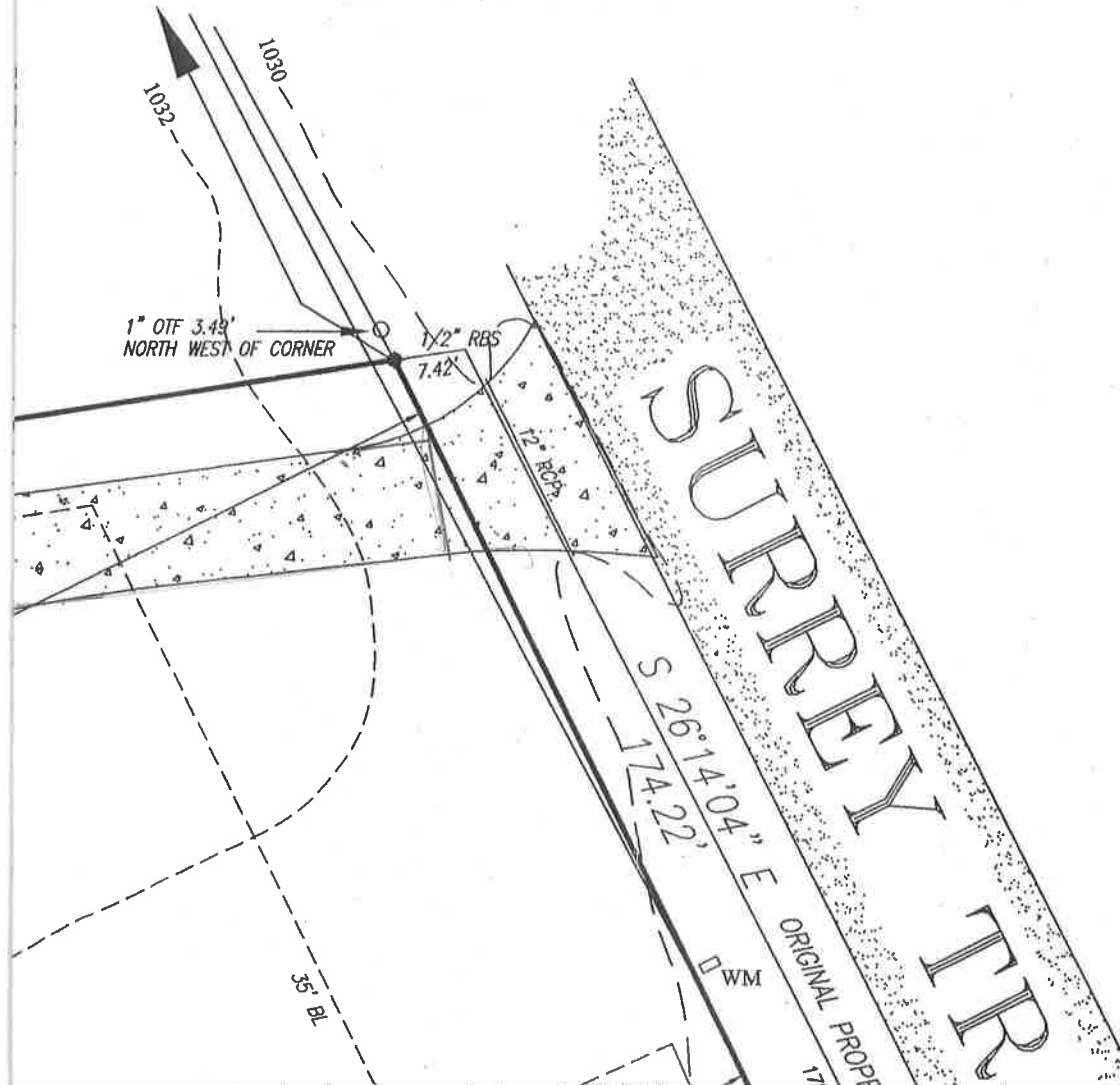
Du - DUST CONTROL ON DISTURBED AREAS

SECTION III: STRUCTURAL PRACTICES

Co - CONSTRUCTION EXIT

Sd1 - SEDIMENT BARRIER

378.44' TO R/W
LOWER ROSWELL ROAD
AS NOW MEASURED
A.K.A SOUTH ROSWELL ROAD
(70' R/W PER DEED)



-- Erosion control practices must comply with the minimum best management practices for erosion control and shall comply with the standards / specifications in the "Manual for Erosion and Sediment Control in Georgia."

-- In concentrated flow areas, all slopes steeper than 2.5:1 and with a height ten feet or greater, and cuts and fills within stream buffers, shall be stabilized with the appropriate erosion control matting or blanket.

-- Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.

-- Disturbed areas left idle for five (5) days, and not to final grade, will be established to temporary Vegetation (Ds2) - Disturbed areas left idle for two weeks or more will be established to permanent Vegetation (Ds 3) - All areas to final grade will be established to permanent vegetation immediately upon completion.

-- When hand planting, mulch (hay or straw) should be uniformly spread over the seeded area within 24 hours of seeding.

-- Mulch will be used as a temporary cover (Ds1). On slopes that are greater than 2:1, mulch, if used, will be anchored.

-- Sediment/erosion control devices must be checked after each storm event. Each device is to be maintained or replaced if sediment accumulation has reached one-half the capacity of the device. Additional devices must be installed if new channels have developed.

-- The escape of sediment from the site shall be prevented by the installation of erosion control measures and practices prior to, or concurrent with, land disturbing activities.

-- Maintenance Statement: "Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional Erosion and Sediment Control Measures shall be implemented to control or treat the sediment source."

-- Land Disturbance Permit must be displayed on site at all times during construction and in plain view from a county road or street.

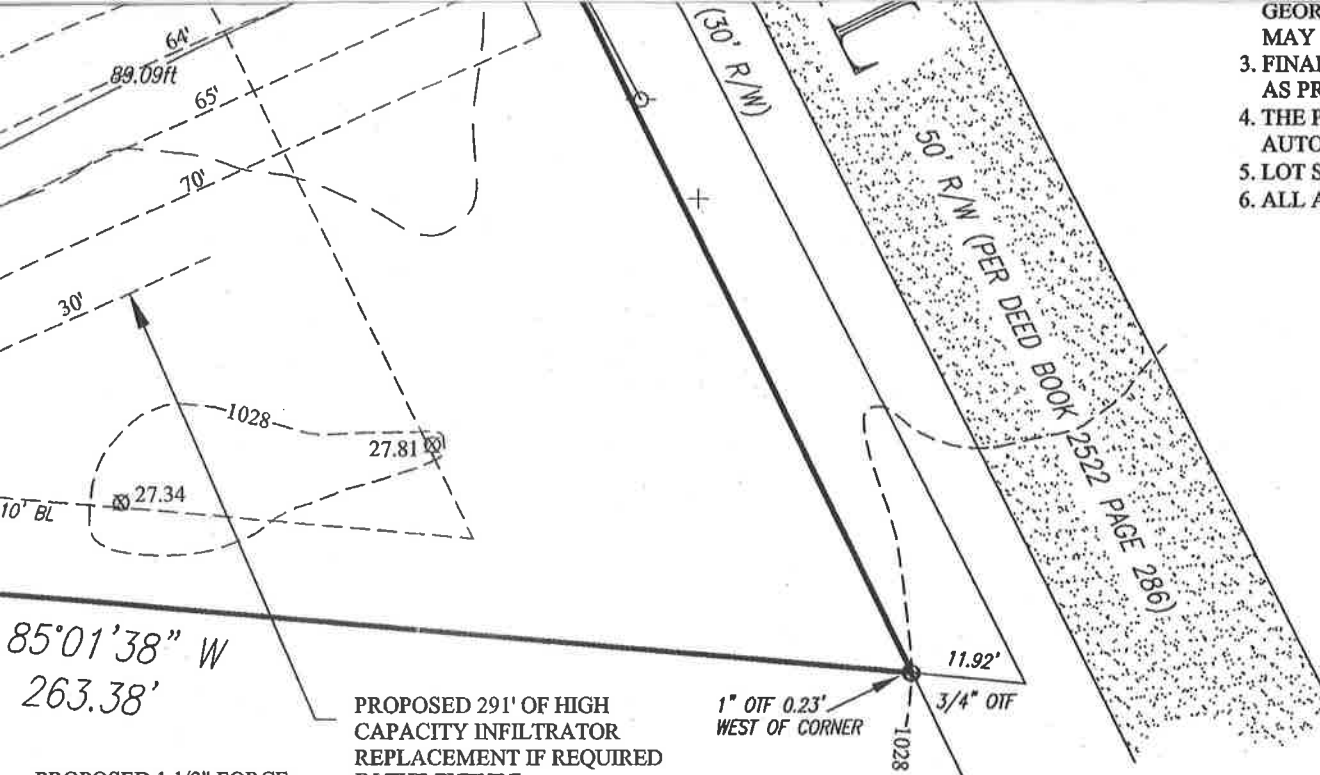
-- Erosion and sediment control devices must be installed and inspected prior to any grading on site. Please call inspector with enough lead time for an inspection to meet your schedule.

-- The use of Polymers (PAMS) is accepted as a BMP as recommended by the STATE SOIL & WATER CONSERVATION COMMISSION BMP "green book." Cobb County also permits polymers to be used to stabilize construction sites and must be used in conjunction with mulching and or hydro seeding.

-- Additional erosion control devices to be used as required by Cobb County.

-- The design professional visited the site prior to the design of the sedimentation and erosion control plans.

GENERAL NOTES:



- GEORGIA" (LATEST EDITION). ALL MEASUREMENTS MAY BE INSTALLED AS REQUIRED BY FIELD CONDITIONS.
3. FINAL STABILIZATION SHALL BE INSTALLED AS SOON AS PRACTICAL.
 4. THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.
 5. LOT SERVED BY COBB COUNTY WATER.
 6. ALL AREA OF THE PROPERTY LIES WITHIN THE CORRIDOR

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 223,513 FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0132 J DATED 3/4/13 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL 100 YR OR 500 YR FLOOD HAZARDS.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

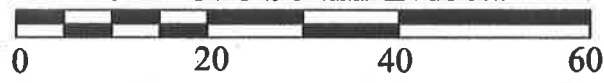
INSTRUMENT USED FOR TOPO SURVEY TOPCON GTP-3005W
TOPO SURVEY FIELD WORK PERFORMED ON: 2-27-13

NOTE: ALL BOUNDARY INFORMATION FOR THIS PLAN HAS BEEN TAKEN FROM A SURVEY PLAT FOR GORDON M. ERICKSON PREPARED BY GEORGIA LAND SURVEYING DATED 1-14-13.

TOPOGRAPHIC SURVEY HAS BEEN PERFORMED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. AND WAS PREPARED FOR NORTH GA. RENOVATION, INC. AND DATED 3-12-13. ALL ELEVATION ARE BASED ON NGVD88.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

GRAPHIC SCALE IN FEET



NOTE: THE EXISTING SEPTIC SYSTEM AS SHOWN HAS BEEN TAKEN FROM A SKETCH PROVIDED BY THE COBB COUNTY HEALTH DEPARTMENT AND IS APPROXIMATE. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE THE EXISTING SYSTEM PRIOR TO INSTALLATION OF THE NEW SYSTEM.

NOTE: ALL SOILS INFORMATION PROVIDED BY A LEVEL 3 SOILS STUDY PREPARED FOR NORTH GA. RENOVATIONS, INC. BY KENDALL & ASSOCIATES, INC. DATED 1-29-13. ALL SOILS WITHIN THE STUDY AREA & THE PROPOSED SEPTIC FIELD IS BETHLEHEM 6-15% WITH AN ESTIMATED PERCOLATION RATE OF 60 MIN./IN. SEE SOILS REPORT FOR DETAILS.

DISTRICT 2ND SECTION
GEORGIA
SCALE: 1"= 20'

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127
Ph. (770) 435-2576 - Fax (770) 943-6912

COMP.

JOB.
2013007