

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: September 3, 2014 ARC REVIEW CODE: V1408251

TO: Chairman Tim Lee, Cobb County Board of Commissioners
ATTN TO: David Breaden, Senior Engineer, Cobb County Water System

FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature
Original on file

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-14-03CC 669 Atlanta Country Club Drive

Review Type: Metro River MRPA Code: RC-14-03CC

<u>Description</u>: An application for a Metropolitan River Protection Act Certificate for the construction of a single-family residence, replacing an existing residence on a lot that is partly in the Chattahoochee River Corridor. This is a restart of a review for this proposed project that was initially opened on 8/25/2014 and was put on hold on 8/26/2014, pending the receipt of technical revisions from the applicant. Those revisions have been received, triggering the restart of this review.

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

Submitting Local Government: Cobb County Land Lot: 1098 District: 17 Section: 2 Date Opened: September 3, 2014

Deadline for Comments: September 13, 2014

Earliest the Regional Review Can Be Completed: September 13, 2014

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

ARC COMMUNITY DEVELOPMENT DIVISION CHATTAHOOCHEE RIVERKEEPER CITY OF SANDY SPRINGS

ARC NATURAL RESOURCES DIVISION NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

If you have any questions regarding this review, please contact Andrew Smith at <u>asmith@atlantaregional.com</u> or (404) 463-5581. If ARC staff does not receive comments from you by September 13, 2014, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged.

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

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: September 3, 2014 ARC REVIEW CODE: V1408251

TO: ARC Community Development, Natural Resources Division Managers

FROM: Andrew Smith, Ext. 3–5581

Reviewing staff by Jurisdiction:

Community Development: Ghani, Marisa Transportation Access and Mobility: N/A

Natural Resources: Santo, Jim Research and Analytics: N/A

Aging and Health Resources: N/A

Name of Proposal: RC-14-03CC 669 Atlanta Country Club Drive

Review Type: Metro River

<u>Description</u>: An application for a Metropolitan River Protection Act Certificate for the construction of a single-family residence, replacing an existing residence on a lot that is partly in the Chattahoochee River Corridor. This is a restart of a review for this proposed project that was initially opened on 8/25/2014 and was put on hold on 8/26/2014, pending the receipt of technical revisions from the applicant. Those revisions have been received, triggering the restart of this review.

Submitting Local Government: Cobb County

Date Opened: September 3, 2014

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Response:

- 1) Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 4) The proposal does NOT relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

Name of Local Go	overnment	t: Cobb	County		
Owner(s) of Reco	rd of Prot	nerty to be R	eviewed:		
		& Veronic	a Mansour		
Mailing Add	ress:	1544 Dona	aldson Par	k Dr.	
City: At	lanta				Zip: 30319
		rs (w/Area C	Code):		
Davtime	Phone:	404.892.2	2599	Fax:	
-					
Applicant(s) or A	nnlicant's	s Agent(s):			
· / —		100 100 100	Place		
_		3 00110130111		GA	Zip: 30030
		ers (w/Area (
				Fax: 404-5	29-4532
•					
0 0 0 0 0 0 0 0 0 0	===				
				at:	
Name of Dev	elopment	Man	sour Resid	lence	
Description	of Propos	ed Use:	Single-far	nily resid	ence replacing tristing
house	on lot	Dany in	the Corrid	do Jus 9	<i>चित्र</i>
				1.5	<i>t</i> 1
				vicinity map)•
Land Lot(s)	, District,	Section, Cou	istrict 2	nd Section	. Cobb County
Calibration	Lot Place	l Street one	Address Dis	tance to Near	est Intersection:
Subdivision,	nta Cou	ntry Club	Drive, Ma	arietta, G	A 30067; 350'
					<u> </u>
) Inside Inside	Corridor:	1.34963	acres = 58	,790 sq ft 40,3915F
ACI CS.	Outside	Corridor:	31,1,3,3,0,0,0,0	1	8,449 SF -JMS
			1.34963	acres = 58	,790 sq ft
Lots:	_				
Lans:					
Lots:					
Lots:	Outside	Corridor:_			
	Outside Total:_	Corridor:_			
Units:	Outside Total:_ Inside (Corridor:			
Units:	Outside Total:_ Inside (Outside Total:	Corridor: Corridor: Corridor:			
Units:	Outside Total:_ Inside (Outside Total:	Corridor: Corridor: Corridor:			
Units:	Outside Total:_ Inside (Outside Total:_ Descriptor	Corridor: Corridor: Corridor: Corridor:_	ı and Width o	f Easement):	
Units:	Outside Total:_ Inside (Outside Total:_ Descriptor	Corridor: Corridor: Corridor: Corridor:_ Ci.e., Length	n and Width o	f Easement):	
	Owner(s) of Reconname(s): Mailing Add City: At Contact Photo Daytime Other Nu Applicant(s) or A Name(s): Mailing Add City: Dec Contact Photo Daytime Other Nu Proposed Land of Name of Dev Description Property Description Land I Subdivision, 669 Atla Size of Deve Acres:	Owner(s) of Record of Prop Name(s): John Mailing Address: City: Atlanta Contact Phone Number Daytime Phone: Other Numbers: Applicant(s) or Applicant's Name(s): Robert \ Mailing Address: 120 City: Decatur Contact Phone Number Daytime Phone: Other Numbers: Proposed Land or Water U Name of Development Description of Propose Interpreted to the propose	Owner(s) of Record of Property to be R Name(s): John & Veronic Mailing Address: 1544 Done City: Atlanta Contact Phone Numbers (w/Area C Daytime Phone: 404.892.7 Other Numbers: 404.406 Applicant(s) or Applicant's Agent(s): Name(s): Robert J. Soens Jr Mailing Address: 123 Jefferson F City: Decatur Contact Phone Numbers (w/Area C Daytime Phone: 404-406-234 Other Numbers: Proposed Land or Water Use: Name of Development: Mans Description of Proposed Use:	Owner(s) of Record of Property to be Reviewed: Name(s): John & Veronica Mansour Mailing Address: 1544 Donaldson Par City: Atlanta State: Contact Phone Numbers (w/Area Code): Daytime Phone: 404.892.2599 Other Numbers: 404.406.5320 Applicant(s) or Applicant's Agent(s): Name(s): Robert J. Soens Jr Mailing Address: 123 Jefferson Place City: Decatur State: Contact Phone Numbers (w/Area Code): Daytime Phone: 404-406-2345 Other Numbers: Proposed Land or Water Use: Name of Development: Mansour Resident State: Property Description (Attach Legal Description and Land Lot(s), District, Section, County: Land Lot 1098, 17th District, 2 Subdivision, Lot, Block, Street and Address, Dise 669 Atlanta Country Club Drive, Massive of Development (Use as Applicable): Acres: Inside Corridor: 1.34963 Outside Corridor: 1.34963	Owner(s) of Record of Property to be Reviewed: Name(s): John & Veronica Mansour Mailing Address: 1544 Donaldson Park Dr. City: Atlanta State: GA Contact Phone Numbers (w/Area Code): Daytime Phone: 404.892.2599 Fax: Other Numbers: 404.406.5320 Applicant(s) or Applicant's Agent(s): Name(s): Robert J. Soens Jr Mailing Address: 123 Jefferson Place City: Decatur State: GA Contact Phone Numbers (w/Area Code): Daytime Phone: 404-406-2345 Fax: 404-55 Other Numbers: Proposed Land or Water Use: Name of Development: Mansour Residence Description of Proposed Use: Single-family residence Property Description (Attach Legal Description and Vicinity Mapeland Lot (s), District, Section, County: Land Lot 1098, 17th District, 2nd Section Subdivision, Lot, Block, Street and Address, Distance to Near 669 Atlanta Country Club Drive, Marietta, General Size of Development (Use as Applicable): Acres: Inside Corridor: 1.34963 acres = 58 Outside Corridor: 1.34963 acres = 58

(Has any part of the property in this application, or any right-ordering this land, previously received a certificate or any oth Corridor review approval? \(\sum_\omega\) (or "yes", please identify the use(s), the review identification number the review(s): \(\sum_\omega\)	her Chattaho mber(s), and	the date(s)
A. S B. I	Will Sewage from this Development be Treated? Septic tank //O Note: For proposals with septic tanks, the application must in local government health department approval for the selected bublic sewer system / E nary of Vulnerability Analysis of Proposed Land or Water Use	d site.	ppropriate
Inerab Categor	y (or Sq. Footage) (or Sq. Footage) (or Sq. Footage)	Percent Land	Percent Imperv.
	Land Disturbance Imperv. Surface	<u>Disturb.</u> (Maximum Parenth	
A	Land Disturbance Imperv. Surface	(Maximum	s Shown In
	c	(Maximum Parenth	s Shown In acses)
A		(Maximum Parenth	s Shown In lesses)
A B C D	1,554 1,077 * 856**	(Maximum Parenth (90) (80) (70)	(75)
A B C D	1,554 1,077 * 856**	(Maximum Parenth (90)	(75)
A B C D	1,554 1,077 * 856**	(Maximum Parenth (90)	(75)
A B C D E F	1,554 1,077 * 856**	(Maximum Parenth Parenth (90)	(75)

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?NOIf "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.
	R ALL APPLICATIONS: Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
X	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)
2	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)

Survey	Plat-level plan showing (as applicable): lot boundaries; any o and rights-of -way; 100- and 500-year river floodplains; vuln boundaries; topography; any other information that will clar	nerability category	ements
	Documentation on adjustments, if any.		
X	Cashier's check or money order (for application fee).		
	SINGLE-STEP APPLICATIONS (NON-SUBDIVISION): Site plan.		
X	Land-disturbance plan.		
	TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICAT Concept plan.	TIONS ONLY:	
	Lot-by-lot and non-lot allocation tables.		
12.	I (we), the undersigned, authorize and request review of this under the provisions of the Metropolitan River Protection Acnecessary)	application for a certifet: (use additional shee	icate ets as
	Signature(s) of Owner(s) of Record	Date	
13.	I (we), the undersigned, authorize and request review of this under the provisions of the Metropolitan River Protection A		ficate
	Signature(s) of Applicant(s) or Agent(s)	Date	
14.	The governing authority of		equests
	Today. Breaker	8-14-14	
	Signature of Chief Elected Official or Official's Designee	Date	

REBECCA KEATON CLERK OF SUPERIOR COURT Cobb Cty. GA.

ALL THAT TRACT OF PARCEL of land lying and being in Land Lot 1098 of the 17th District and 2nd Section of Cobb County, Georgia, being Lot 7, Block A, Unit One, Atlanta Country Club, as per plat recorded in Plat Book 37, page 67, Cobb County Records, which plat by reference hereto is incorporate herein and made a part hereof, being improved property having a residence thereon known as No. 669 Atlanta Country Club Drive, according to the most recent system of numbering houses in Marietta, Cobb County, Georgia;

and,

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 1098. 17th District, 2nd Section, Cobb County, Georgia, said property presently being a portion of lot 8, Block A of Atlanta Country Club, Unit One, known as 679 Atlanta Country Club Drive, Cobb County, Georgia, according to the present system of numbering houses in Cobb County, Georgia, according to plat of survey for George Hanna & Myrna R Mansour by Mack R. Price, Registered Land Surveyor, dated 5/13/85.

TO REACH THE POINT OF BEGINNING, proceed South 39 degrees 15 minutes 00 seconds East from the intersection of the common boundary line between Lots 7 and 8, said Block and Subdivision, with the southerly side of the fifty (50') foot right-of-way of Atlanta Country Club Drive, a distance of 229.53 feet to an iron pin, which pin is the POINT OF BEGINNING; thence proceed South 39 degrees 15 minutes 00 seconds East along the original property line between said Lots 7 and 8, a distance of 103.27 feet to an iron pin; thence running South 72 degrees 07 minutes 00 seconds West, a distance of 21.75 feet to an iron pin; thence running North 27 degrees 15 minutes 22 seconds West, a distance of 97.47 feet to the POINT OF BEGINNING, being property presently in the southeasterly corner of said Lot 8, aid property being quit-claimed to Grantees who are presently owners of Lot 7, said Block and Subdivision, said Lot 7 being known as 669 Atlanta Country Club Drive, Cobb, County, Georgia as shown.

MANSOUR REDENCE

RELEASED FOR CONSTRUCTION DATE: 08.26.14

SITE PLAN ENTIRE PROPERTY

(8)

2000

GENERAL NOTES:
ZONING: R-30
LOT AREA: 58,790 SQ. FT.,
OWNER: JOHN & VERONICA MANSOUR

DESCRIPTION: CONSTRUCTION OF A NEW 6,960,60 No. FT. (ENCLOSED SPACE) SINGLE FAMILY RESIDENCE WITH EXTERIOR DECKS, POOL HOUSE AND PAVED AREAS.

THE SITE

SUMMARY OF GROSS HEATED FLOOR SPACE
BASEMENT
855.65
1ST FLOOR
2,353.07
2ND FLOOR
2,753.86
TOTAL FLOOR SPACE
6,960.60

PROJECT TRUE

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VICINITY MAP NOT TO SCALE

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Interior Elevations	Wall details	Wull Defails	West Details	Wall Details	Watt Details	Frequinos Details	Defails	Stair & Wolf Certain	Star Details	Stair Details
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Star & Wall Details	State Details	Stair Details	Freming 1st floor plan	Freming 2nd Floor Plan	Framing Roof Plan	Framing Details	Framing Details	Window/Door Datails	Window/Dpor Details	Window/Door Details
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EXISTING WALK (TO REMAIN)
SEMI-PERVICUS DRIVE
CONCYETTE PADS WALKWAYS
PATTO, POOL & CONCRETE STEPN
HOUSE POOT PRINT
TOTAL INFERMINAS LOT CONFIS PERVICUS LANDSCAPING BED! TOTAL LOT COVERAGE WILKERABIUTY TABLE

CALCULATION FOR LAND DISTURB VALNERABILITYCATEGORY TOTAL AREA PERCENT ALLOWED TOTAL DISTURBANCE ALLOWED TAMAGREES FROM TO THE LAND TOTAL DISTURBANCE ALLOWED TOTAL DISTUR

























