



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

Description: 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.

Preliminary Finding: 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 asmith@atlantaregional.com 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.

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): John & Veronica Mansour
Mailing Address: 1544 Donaldson Park Dr.
City: Atlanta State: GA Zip: 30319
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404.892.2599 Fax: _____
Other Numbers: 404.406.5320
3. Applicant(s) or Applicant's Agent(s):
Name(s): Robert J. Soens Jr
Mailing Address: 123 Jefferson Place
City: Decatur State: GA Zip: 30030
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-406-2345 Fax: 404-529-4532
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Mansour Residence
Description of Proposed Use: Single-family residence replacing existing house on lot partly in the Corridor JMS 9/3/14
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: _____
Land Lot 1098, 17th District, 2nd Section, Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
669 Atlanta Country Club Drive, Marietta, GA 30067; 350'
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.34963 acres = 58,790 sq ft 40,391 SF JMS
Outside Corridor: 18,449 SF - JMS
Total: 1.34963 acres = 58,790 sq ft
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 No

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 Yes

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)
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A				(90)	(75)
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B				(80)	(60)
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C				(70)	(45)
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D	1,554	1,077 *	856 **	(50) 69.3 *	(30) 55.1 **
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E	38,787	11,436 *	5,558 **	(30) 29.5 *	(15) 14.3 **
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F				(10)	(2)
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Total:	40,341	12,513	6,414	N/A	N/A
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* THESE NUMBERS INCLUDE A TRANSFER OF 200 SF OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 (200X1.5 = 300 SF) AS PER PART 2, A. 3, C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

** THESE NUMBERS INCLUDE A TRANSFER OF 260 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1 TO 1.5 (260X1.5 = 390 SF) AS PER PART 2, A. 3, C. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

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:

X 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)

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

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

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

X Existing vegetation plan.

X Proposed grading plan.

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

X Approved erosion control plan.

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

Survey 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.

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

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

X Site plan.

X 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)

John Maman 8/6/14
Kevin A. Bell 8/6/14

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:

R. J. Bell 8-12-14

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.

Dan W. Breakey 8-14-14
Signature of Chief Elected Official or Official's Designee Date

Exhibit A

FILED FOR: 1770
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.

