



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: May 11, 2015

ARC REVIEW CODE: V1505111

TO: Chairman Tim Lee, Cobb County Board of Commissioners  
ATTN TO: David Breaden, 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-15-02CC 602 Club Lane SE

**Review Type:** Metro River

**MRPA Code:** RC-15-02CC

**Description:** An application for a Metropolitan River Protection Act Certificate to certify that the existing development on the property, which is pre-Act, is in compliance with the Chattahoochee Corridor Plan, and to request the maximum allowed land disturbance and impervious surface for the property. No construction is proposed at this time.

**Preliminary Finding:** ARC staff has begun the review of this application for a Metropolitan River Protection Act Certificate. ARC's preliminary finding is that the existing development on the property is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** Cobb County

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

**Date Opened:** May 11, 2015

**Deadline for Comments:** May 21, 2015

**Earliest the Regional Review can be Completed:** May 21, 2015

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

ARC COMMUNITY DEVELOPMENT DIVISION  
CHATTAHOOCHEE RIVERKEEPER

ARC NATURAL RESOURCES DIVISION  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE

If you have any questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com) or (404) 463-5581. If ARC staff does not receive comments from you by close of business on May 21, 2015, 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: May 11, 2015

ARC REVIEW CODE: V1505111

TO: ARC Community Development, Natural Resources Division Managers

FROM: Andrew Smith, Ext. 3-5581

### Reviewing staff by Jurisdiction:

Land Use: Ghani, Marisa

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

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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

1. Name of Local Government: Cobb County
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): Kenneth H. & Veronica M. Bridges  
Mailing Address: 602 Club Lane  
City: Marietta State: GA Zip: 30067  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-563-8888 Fax: 770-563-8885  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Same as above  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use: Possibly  
Name of Development: Re-landscape back patio area with a pool. No definitive plan yet.  
Description of Proposed Use: "  
\_\_\_\_\_
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LL2; D1; S2; LL1098 & 1099; D17; S2; L15;  
B6; U2-B; TR Cohamas; PB137; PG10  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
Atlanta Country Club Estate - 602 Club Lane, Marietta, GA 30067  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 0.58 acres  
Outside Corridor: -  
Total: 0.58 acres  
Lots: Inside Corridor: 1  
Outside Corridor: -  
Total: 1  
Units: Inside Corridor: 1  
Outside Corridor: -  
Total: 1  
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? \_\_\_\_\_

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? \_\_\_\_\_

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 \_\_\_\_\_

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	0.58 acres (25,265 SF) SMB	17,685 SF SMB	11,369 SF SMB	(70) 70	(45) 45
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	0.58 acres (25,265 SF) SMB	17,685 SF SMB	11,369 SF SMB	N/A	N/A

Analysis: See checkmark prepared by Jim Sente on 3/19/15  
(SMB)

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:** The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**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:** The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**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). *see survey attached*

☒ 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. *No change planned*

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

☒ Approved erosion control plan. *N/A - No definitive plan to do anything yet that would involve possible erosion.*

☒ 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)

Kenneth H. Briggs 4/4/15  
Veronica M. Briggs 4/4/15

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:

Kenneth H. Briggs 4/4/15  
Veronica M. Briggs 4/4/15

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

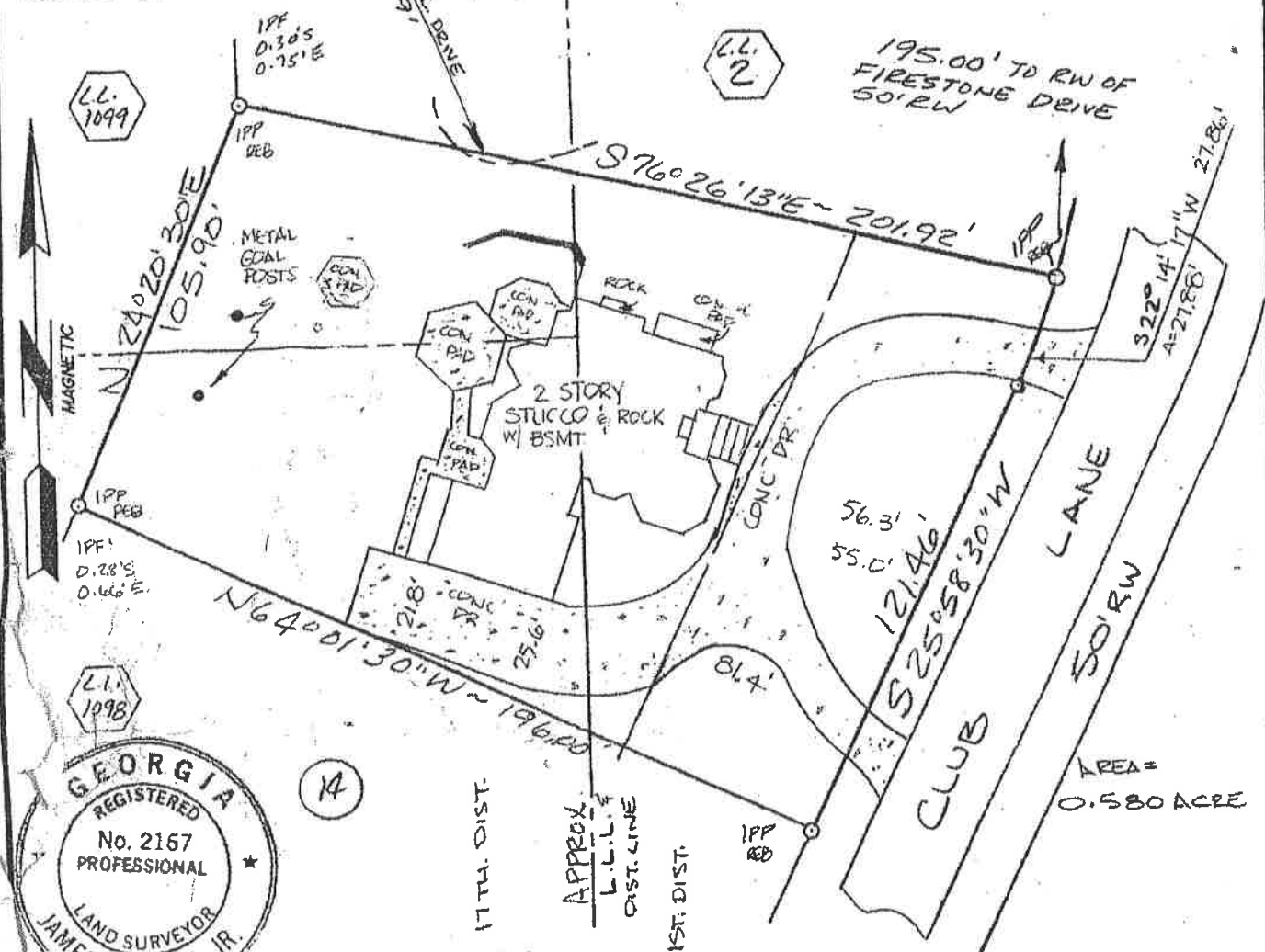
Date

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.

David W. Breaker 4-16-15  
Signature of Chief Elected Official or Official's Designee Date

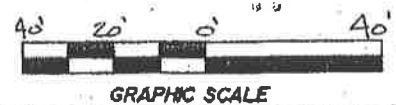
COBB COUNTY  
PANEL NUMBER  
13067C 0060 F  
ZONE X

NOTE: RECORDED PLAT IS IN  
ERROR ON FRONT DISTANCES.



HAVE THIS DATE EXAMINED THE  
FIA OFFICIAL FLOOD HAZARD MAP  
AND FOUND REFERENCED HOUSE (NOT)  
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THIS PLAT MAY BE BASED ON A  
RECORDED PLAT FROM IRON PINS  
REFERENCED ON SAID PLAT FOR  
CLOSURE TIE IN.



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS  
A CLOSURE PRECISION OF ONE FOOT IN 40,000 FEET AND AN  
ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS  
ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS  
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCU-  
RATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED:  
TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

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 LAW.

*James A. Evans, Jr.*

**J. A. EVANS**  
SURVEYING CO., INC.

SMYRNA, GEORGIA  
PH. 435-7155 770-943-0000

### SURVEY FOR:

WILLIAM H. REINING &  
JERRI A. REINING

LOT 15 BLK. "G" UNIT-ONE-B	REVISIONS
THE COLUMNS	7-2-93
	8/3/93
LAND LOT 2, 1ST DIST. 2ND SECT.	
LAND LOT 1098 & 1099-17TH DIST. 2ND SECT.	CC LY
COBB COUNTY, GEORGIA	DRWN JH
PLAT BOOK 137 PAGE 10	CHKD
DATE: 01-28-98 SCALE: 1" = 40'	JOB #
	11898

IND

**602 Club Lane Reanalysis**  
Cobb County

March 19, 2015

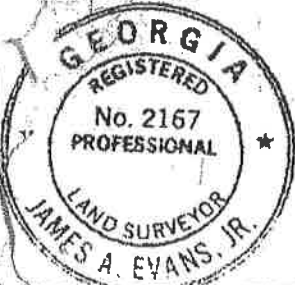
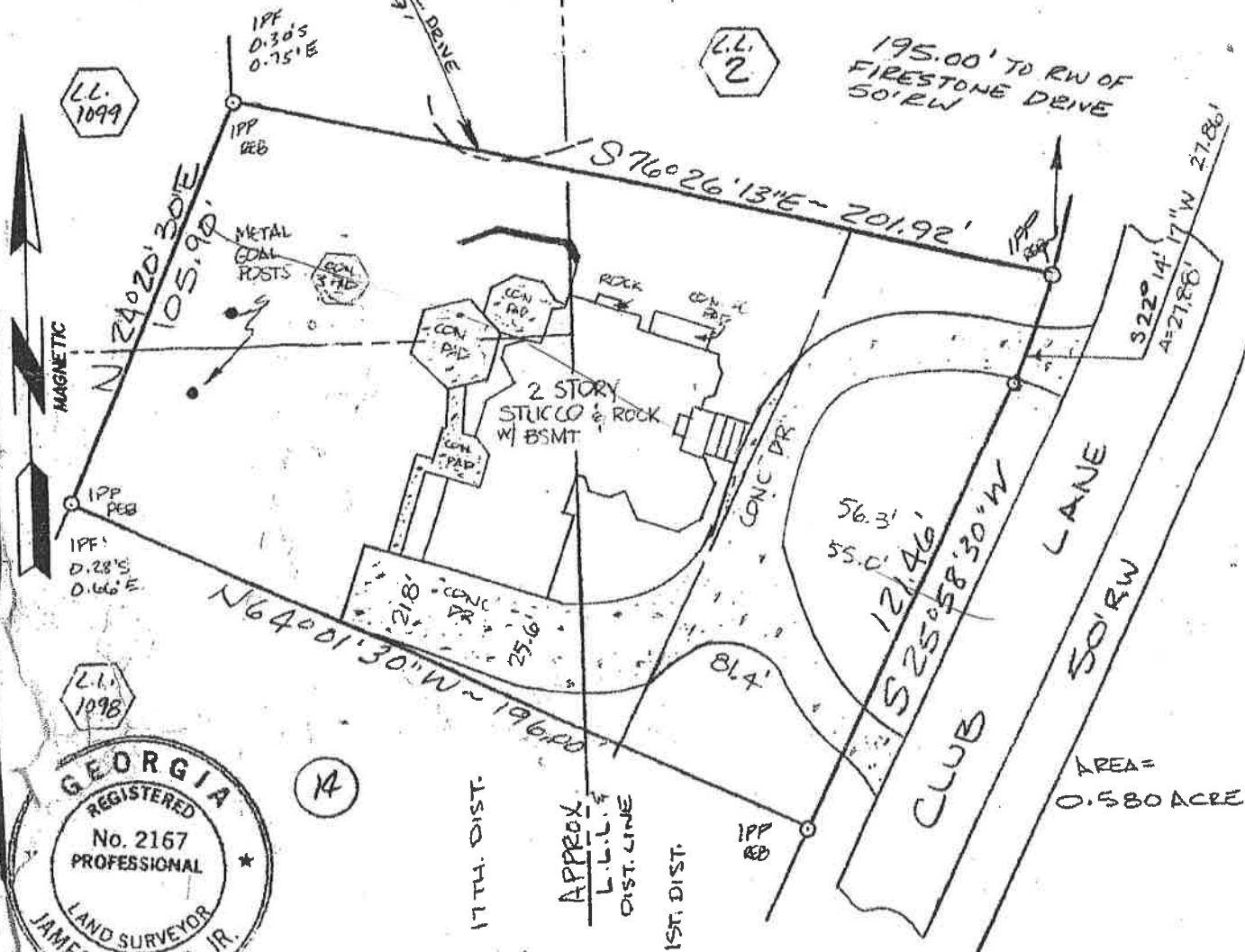
<b>Vulnerability Factor</b>	<b>Factor Subgroup</b>	<b>Score</b>
<b>Hydrology:</b>	Third Order	0
<b>Geology</b>	Biotite-Gneiss	5
<b>Aspect</b>	East	9
<b>Vegetation</b>	Open Field	10
<b>SUBTOTAL:</b>		24
<b>Slope:</b>	0-10%	3
	10-25%	--
<b>SUBTOTAL:</b>		27
<b>Soils:</b>	Moderate Erodibility	12
	Mod.-to-High Erodibility	--
<b>TOTAL:</b>		39
<b>CATEGORY:</b>		C
		C
		C
		43
		45
		49
		33
		9
		16
		49

The C category includes scores from 38 to 49



COBB COUNTY  
PANEL NUMBER  
13067C 0060 F  
ZONE X

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