



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: August 3, 2016

ARC REVIEW CODE: V1608031

TO: Chairman Tim Lee, Cobb County Board of Commissioners
ATTN TO: David Breden, 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-16-03CC 610 Club Drive

Review Type: Metro River

MRPA Code: RC-16-03CC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a single family residence, including a pool and deck.

Preliminary Finding: ARC staff has begun the review of the application for a MRPA 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: 1098 **District:** 17 **Section:** 2

Date Opened: August 3, 2016

Deadline for Comments: August 13, 2016

Earliest the Regional Review can be Completed: August 13, 2016

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
THE RIVER LINE HISTORIC AREA, INC.

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE

If you have questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC does not receive comments from you on or before **August 13, 2016**, 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: August 3, 2016

ARC REVIEW CODE: V1608031

TO: ARC Community Development, Natural Resources Division Managers

FROM: Andrew Smith, Extension: 3-5581

Reviewing staff by jurisdiction:

Community Development: Smith, Andrew

Transportation Access & Mobility: N/A

Natural Resources: Santo, Jim

Research & Analytics: N/A

Aging & Health Resources: N/A

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Deadline for Comments: August 13, 2016

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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:

[illegible]

**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): ALICE H. + JOSEPH E. MILLER
Mailing Address: 4450 CLUB LAKE CIR
City: MARIETTA State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-569-0426 Fax: 870 952 0299
Other Numbers: 404-434-2936 (JULIA)

3. Applicant(s) or Applicant's Agent(s):
Name(s): same
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____

4. Proposed Land or Water Use:
Name of Development: ATLANTA CC
Description of Proposed Use: HOME - single family on
singer lot

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 1098, 17th District, 2nd Section
COBB COUNTY, GA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 610 CLUB DR. (Lot 4, Block A, Unit One, Atlanta County Club Subd)
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.322 Ac
Outside Corridor: _____
Total: 1.322 Ac
Lots: Inside Corridor: 1
Outside Corridor: _____
Total: 1
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 _____

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	_____	_____	_____	(70)_____	(45)_____
D	<u>57,591 sf</u>	<u>28,795 sf</u>	<u>17,277 sf</u>	(50) <u>50</u>	(30) <u>30</u>
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>57,591 sf</u>	<u>28,795 sf</u>	<u>17,277 sf</u>	N/A	N/A

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).

☒ 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) 4450 Club Lake Cir, Marietta 30067

☒ Description of proposed use(s). (Space provided on this form) - Single family home

DB 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)

Roger Caldwell

DB 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.

X Documentation on adjustments, if any.

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

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

1 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)

Alia Sud Miller

4450 Club Lake Cir Marietta 30067

3/3/16

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:

Alia Sud Miller

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

Date

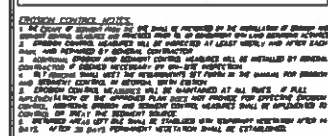
14. The governing authority of Cobb County requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

T. David Braden

7-27-16

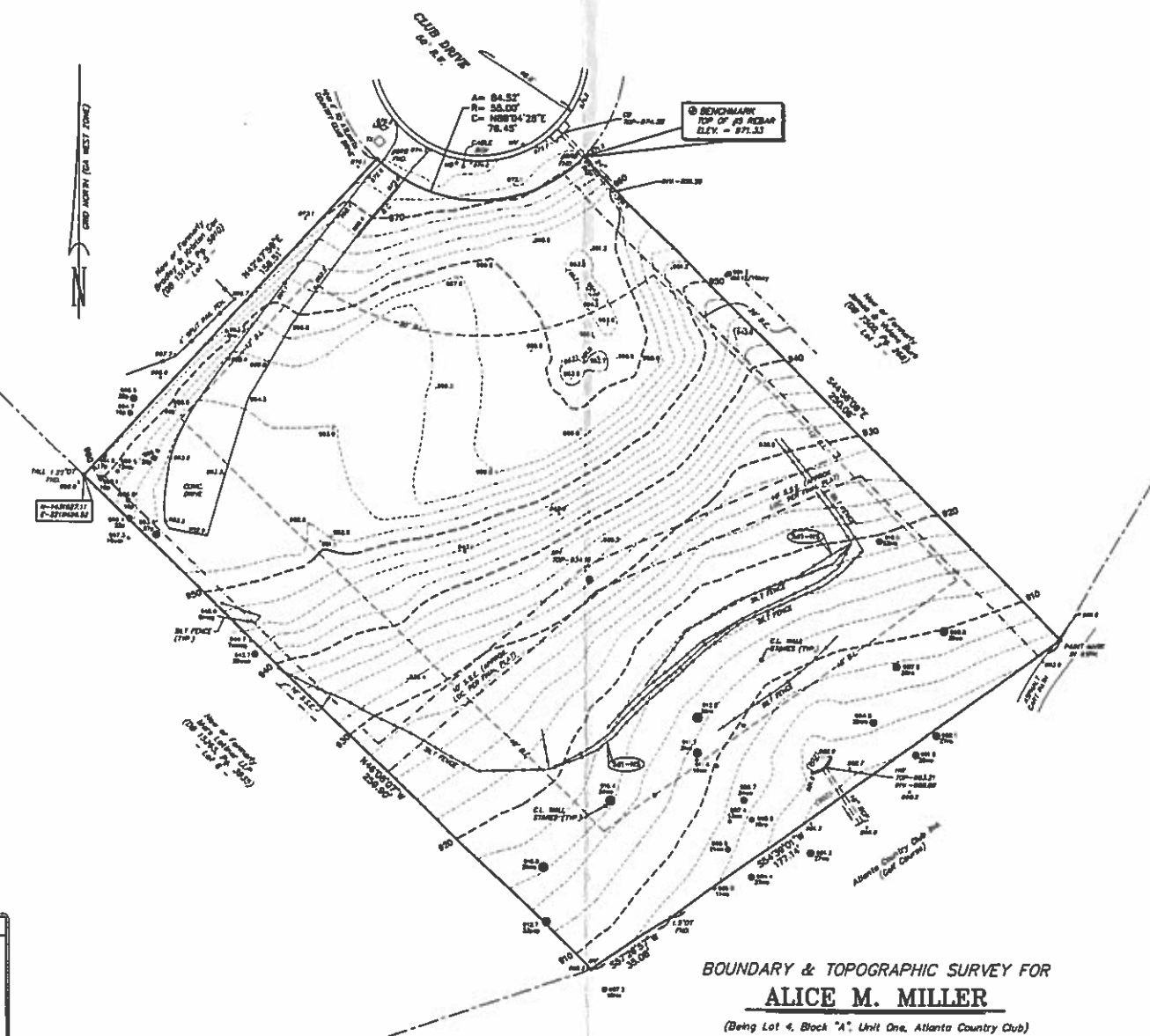
Signature of Chief Elected Official or Official's Designee

Date

[illegible]

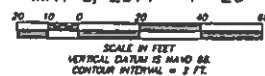
LEGEND	
•	PP 1/2" REBAR SET
•	PS 1/2" REBAR SET
•	RE HEIGHT OF MAT
•	SE SANSARY SLOPER EASEMENT
•	CR DRAINAGE EASEMENT
•	L.L.L. LAND LOT LINE
•	COV LINE
•	CT CRIMP TOP PIPE
•	OT OPEN TOP PIPE
•	CO CORRUGATED METAL PIPE
•	RCF REINFORCED CONCRETE PIPE
•	DI DROP INLET
•	UNJUNCTION BOX
•	MAN MANHOLE
•	CB GATCH BASIN
•	B BENCH MARK
•	PP POWER POLE
•	PH FIRE HYDRANT
•	CONCRETE MONUMENT P.D.
•	B.C. BACK OF CURB
•	E.P. EDGE OF PAVEMENT
•	FN FENCE
•	ON OVERHEAD ELEC. SERVICE LINE
•	B.L. BUILDING LINE
•	UNDERGROUND POWER LINE
•	TX TRANSFORMER

ADDRESS:
610 CLUB DRIVE
MARETTA, GA 30067



BOUNDARY & TOPOGRAPHIC SURVEY FOR
ALICE M. MILLER

(Being Lot 4, Block "A", Unit One, Atlanta Country Club)
 LOCATED IN LAND LOT 1098
 17th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 MAY 8, 2014 1"=20'



APR 2 2012
1) UPON REQ BIOGRAPHIC INFORMATION
2) ADDITIONAL FACTS DETAIL AND DISCUSSION CONCERNING MURKIN

GENERAL NOTES:

THE FIELD DATA UPON WHICH THIS PLAY IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 262,574. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS
WAS A TOPCON GTS-233.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE
PRECISION RATIO OF 1 IN 112,752

UNLESS OTHERWISE INDICATED ALL LP'S ARE N*
REBAPS

BEARINGS ARE CALCULATED FROM ANGLES TURNED
FROM A SINGLE GRID BASELINE

ACCORDING TO THE CURRENT F.I.A. OFFICIAL FLOOD

HAZARD MAP, COMMUNITY PANEL NO. 13087C OF 1 J.
DATED MARCH 4, 2013. THIS PROPERTY IS NOT IN
AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF FILE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
A TITLE SEARCH. THERE MAY BE EASEMENTS OR
OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT
INTENDED FOR USE OR RELIANCE BY ANY PARTIES.

ENTITIES NOT SPECIFICALLY LISTED IN THE FILE.
UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND
HOLD HARTON SURVEYING, INC. HARMLESS AGAINST

ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY INFORMATION CONTAINED THEREIN OR ON THE

* - PER DEED AND PLAT RECORDS, NO MONUMENT PLAT

REFERENCE: DB 13112, PG. 3242

JOHN: A-30 (PER COBB COUNTY'S ON LINE GIS RECORDS)

AREA = 57,591 SQ. FT.
1.323 ACRES



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-6-67.

JOB # 14-037	DRAWN BY: DB	FIELD CREW: BM, JD
FIELD DATE: 03-08-14	PLAT PREPARED: 03-14-14	

 **BARTON SURVEYING
INC.**
P.O. BOX 640
LEBANON, GEORGIA 30146
(770) 345-2810

LUB DRIVE

LIMITS OF
DISTURBANCE

LOT SUMMARY

IMPERVIOUS

HOUSE	5,935 SQ.FT.
DRIVE/POOL/WALKWAYS	5,243 SQ.FT.
TOTAL IMPERVIOUS	11,178 SQ.FT.

DISTURBED

TOTAL DISTURBED	27,480 SQ.FT.
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M.L. 962.0
L.L. 946.7

LIMITS OF
DISTURBANCE

16x30
Pool

Pool
Deck

TOW. 44

TOW. 38.0

7/8/16

1"=20.0'

BOUND

Atlanta