



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: January 19, 2017

ARC REVIEW CODE: V1701191

TO: Chairman Mike Boyce, Cobb County Board of Commissioners
ATTN TO: David Breden, 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-17-02CC 5024 South Atlanta Road

Review Type: Metropolitan River Protection Act (MRPA)

MRPA Code: RC-17-02CC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a 6,000-square foot office/warehouse building.

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: 962, 965 **District:** 17 **Section:** 2

Date Opened: January 19, 2017

Deadline for Comments: January 29, 2017

Earliest the Regional Review can be Completed: January 29, 2017

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/CRNRA

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 **January 29, 2017**, 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: January 19, 2017

ARC REVIEW CODE: V1701191

TO: ARC Community Development, Natural Resources Division Managers

FROM: Andrew Smith, Extension: 3-5581

Reviewing staff:

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Name of Proposal: RC-17-02CC 5024 South Atlanta Road

Review Type: Metro River (MRPA)

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a 6,000-square foot office/warehouse building.

Submitting Local Government: Cobb County

Date Opened: January 19, 2017

Deadline for Comments: January 29, 2017

Earliest the Regional Review can be Completed: January 29, 2017

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): APS Properties, LLC
Mailing Address: 445 Heard's Ferry Road
City: Atlanta **State:** GA **Zip:** 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-856-9686 **Fax:** N/A
Other Numbers: 404-245-8426
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Crescent View Engineering, LLC
Mailing Address: 211 Frasier Street SE
City: Marietta **State:** GA **Zip:** 30060
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-324-8410 **Fax:** N/A
Other Numbers: _____
4. **Proposed Land or Water Use:**
Name of Development: 5024 South Atlanta Road
Description of Proposed Use: 6000 SF Office/Warehouse for Pool Service Business
5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: LL 962 and 965 17th District 2nd Section, Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 5024 South Atlanta Road
Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 0.869 Acres
Outside Corridor: _____
Total: 0.869 Acres
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 _____

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	13,348 ^{sq}	11,278 ^{sq} *	10,008 ^{sq} **	(80) 84.5% ^{sq}	(60) 75% ^{sq} **
C	24,505 ^{sq}	16,554 ^{sq} *	9,027 ^{sq} **	(70) 67.6% ^{sq}	(45) 36.8% ^{sq} **
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
Total:	37,853 ^{sq}	27,832 ^{sq}	19,035 ^{sq}	N/A	N/A

* INCLUDES A TRANSFER OF 600 SF OF LAND DISTURBANCE FROM C TO B AT 1-TO-1 AS PER PART 2. A. 3. C. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

** INCLUDES A TRANSFER OF 2000 SF OF IMPERVIOUS SURFACE FROM C TO B AT 1-TO-1 AS PER PART 2. A. 3. C. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

(AL-SMS-ALC-1/14/17)

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)



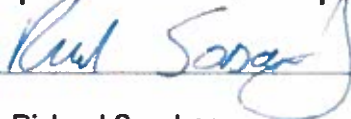
JAN 11, 2017

Richard Sosebee

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:



JAN 11, 2017

Richard Sosebee

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.



1-13-17

Signature of Chief Elected Official or Official's Designee

Date

LEGAL DESCRIPTION

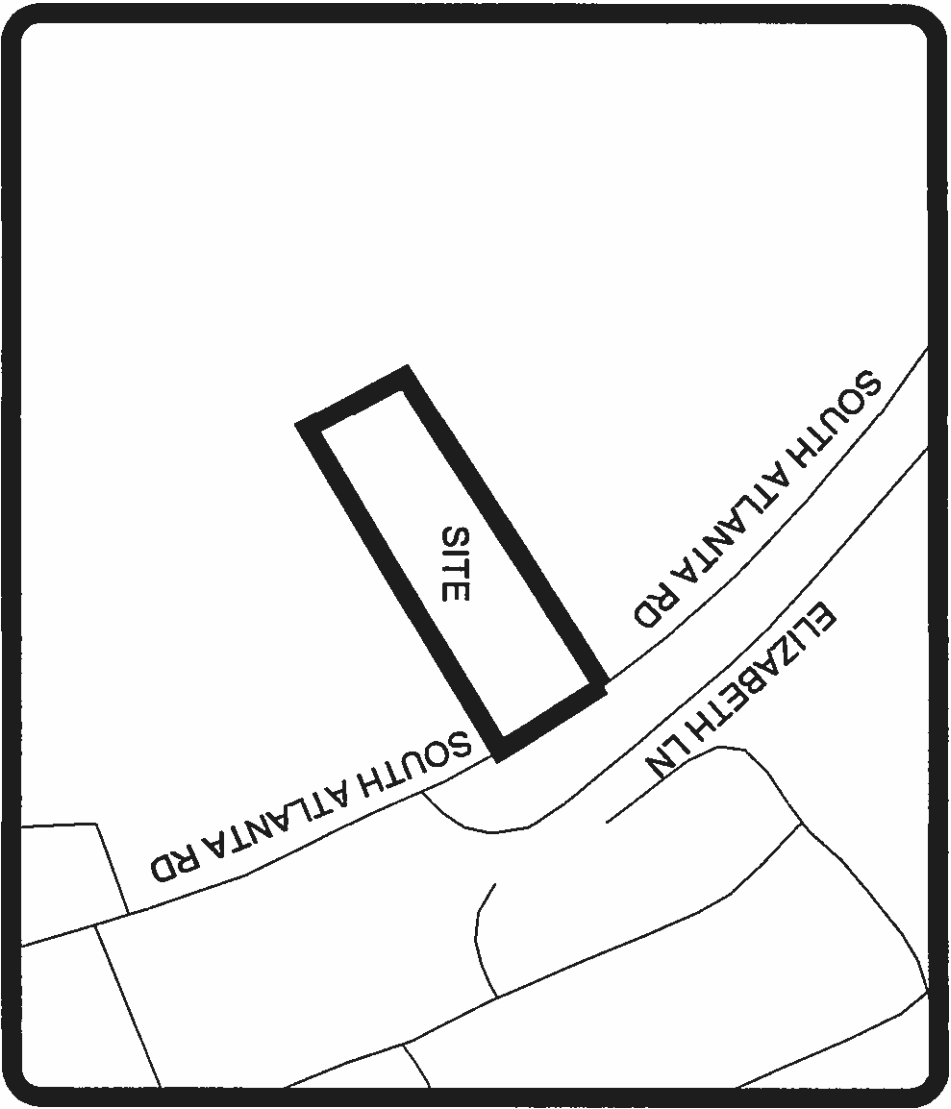
5024 for
~~4994~~ S Atlanta Road

All that tract or parcel of land lying and being located in Land Lots 962 & 965 of the 17th District, Cobb County, Georgia and being more particularly described as follows:

Point of Commencement begins at the right-of way intersection of the southwesterly right-of-way of S Atlanta Road (R/W Varies) and the northwesterly right-of-way of Nifa Drive; thence along S Atlanta Road right-of-way $N23^{\circ}13'04''W$, a distance of 315.30 feet to a point; said point being the **Point of Beginning**; thence leaving said right-of-way $S59^{\circ}59'32''W$, a distance of 391.52 feet to a 1/2 inch rebar found; thence $N19^{\circ}10'26''W$, a distance of 99.82 feet to a 1 inch crimp top pipe (CTP); thence $N59^{\circ}41'36''E$, a distance of 372.23 feet to a 1/4 inch rebar found and back to S Atlanta Road right-of-way; thence going into a curve to the right having an arc length of 100.00 feet, a radius of 1,587.02 feet with a bearing of $S30^{\circ}18'43''E$, having a chord distance of 99.98 feet back to the Point of Beginning.

Said overall tract containing 37,852 square feet or 0.869 acres.

*LEGAL DESCRIPTION
FROM LAND SERVICES UNLIMITED.*



Location Map
N.T.S.

SITE NOTES:

THE SITE CONTAINS: 0.869 ACRES
TOTAL DISTURBED AREA: 0.72 ACRES (ONSITE DISTURBED AREA = 27,775 SF)
SITE ADDRESS: 5024 SOUTH ATLANTA ROAD, LAND LOT 962 & 968, DISTRICT 17, COBB COUNTY GA 30080 PARCEL ID
NUMBER: 16086600170

THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN

SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY ADVANCE SURVEY INC., DATED JULY 15, 2014.

NO PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD
INSURANCE RATE MAP #13067C0299H H, DATED MARCH 4, 2013.

THERE ARE WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE
WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

NO WETLANDS EXIST WITHIN 200 FT OF THE PROJECT SITE.

TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON
SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE
CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS
TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR
SURVEY.

THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER
ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE
UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO
VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF
RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH
EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL
LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.

UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW
ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL
UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY
PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES
NOT LOCATED WITHIN THE RIGHT OF WAY.

CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED
PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN
THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER
IN THESE PLANS.

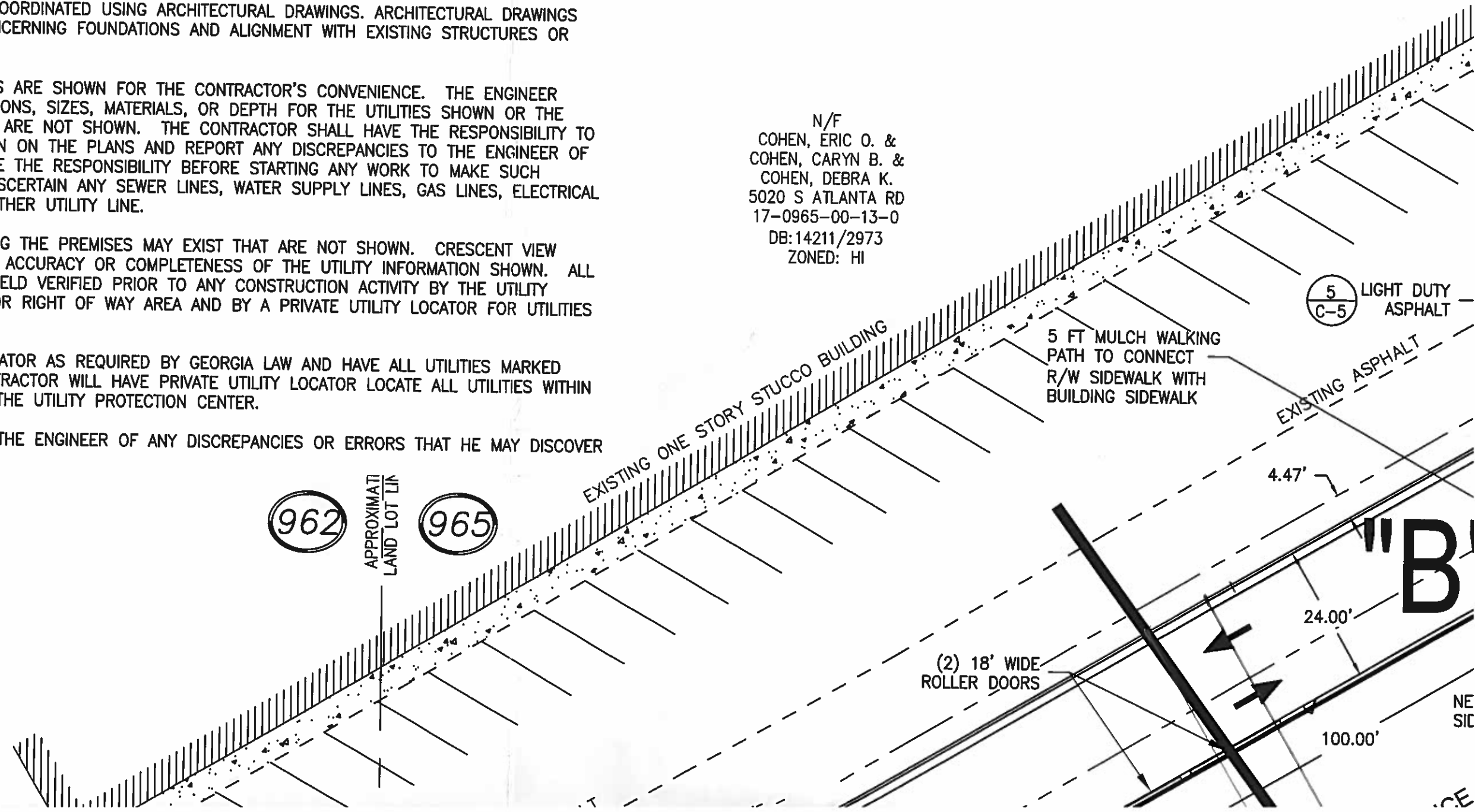
24 HOUR EMERGENCY CONTACT: RI

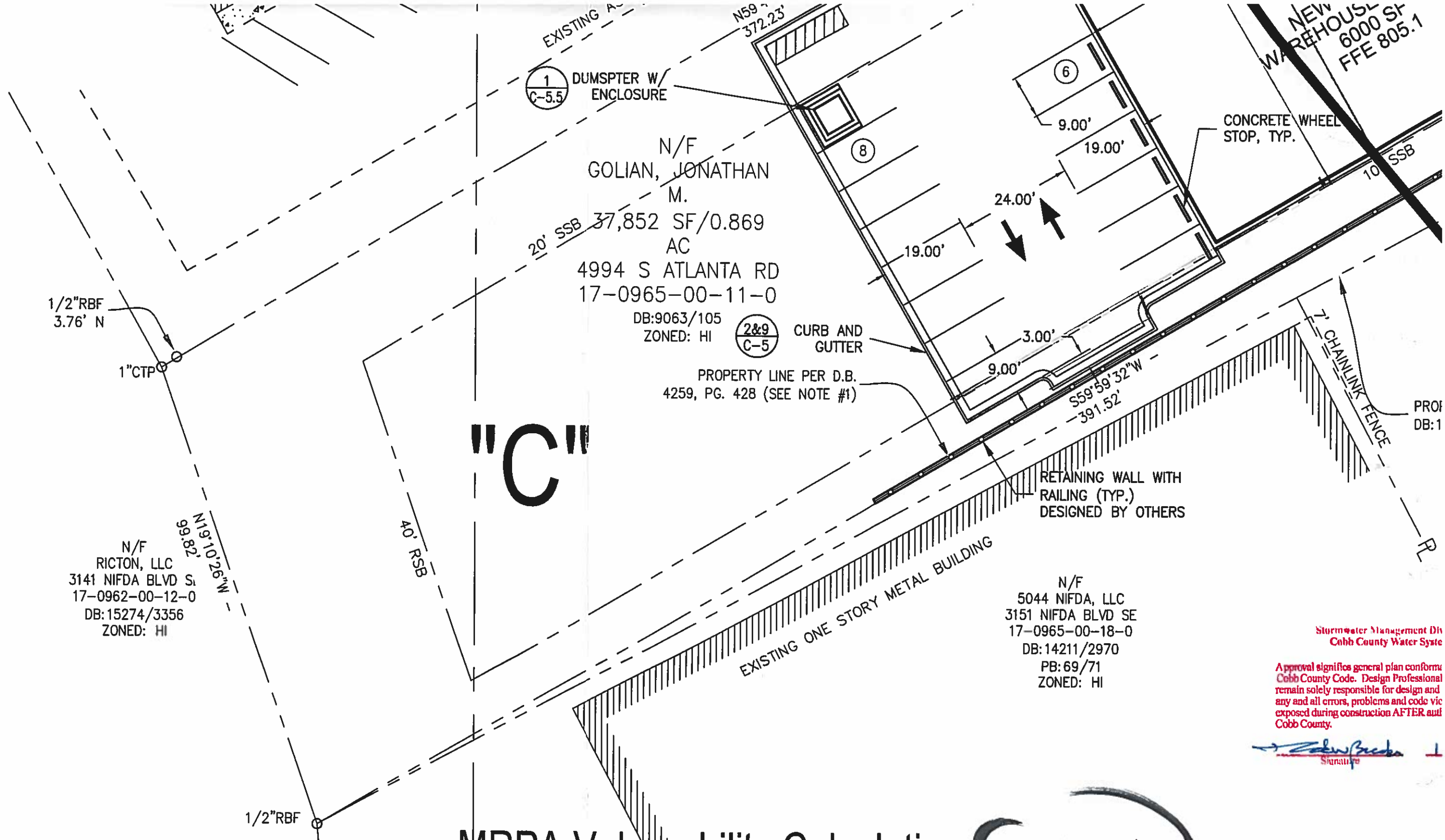
Cobb County Tree Preservation Notes:

THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PL
PENINSULAS, ISLANDS AND MEDIANS WITHOUT PRIOR APPROVAL OF THE COUNTY ARBORIST. 20
PROPOSED OVER-STORY HARDWOOD TREE (OR EXISTING TREE COUNTED FOR TREE ORDINANCE
THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO
DRAWINGS APPROVED BY COBB COUNTY FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING
DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/ LANDSCAPE ARCHITECT FOR REVIEW AND A
APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING I

8 FT LANDSCAPE
STRII

N/F
COHEN, ERIC O. &
COHEN, CARYN B. &
COHEN, DEBRA K.
5020 S ATLANTA RD
17-0965-00-13-0
DB:14211/2973
ZONED: HI





"C"

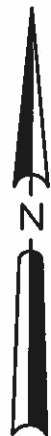
MRPA Vulnerability Calculations

all done - JMS - 1/19/17

CATEGORY	LOT AREA	ALLOWABLE CLEARING	ALLOWABLE IMPERVIOUS	TRANSFER OF ALLOWABLE FROM C TO B
C	24,505 SF	17,154 SF (70%)	11,027 SF (45%)	TRANSFERRED 17,153 SF OF CLEARING FROM "C" TO "B" 2000
B	13,348 SF	10,678 SF (80%)	8,008 SF (60%)	TRANSFERRED 11,027 SF OF IMPERVIOUS FROM "C" TO "B" 2000
TOTAL	37,853 SF	27,832 SF	19,035 SF	As per Part 2.A.3.C.(1) of the CORRIDOR PLAN

0 10' 20' 40'

SCALE: 1"=20'



Stormwater Management Division
Cobb County Water System

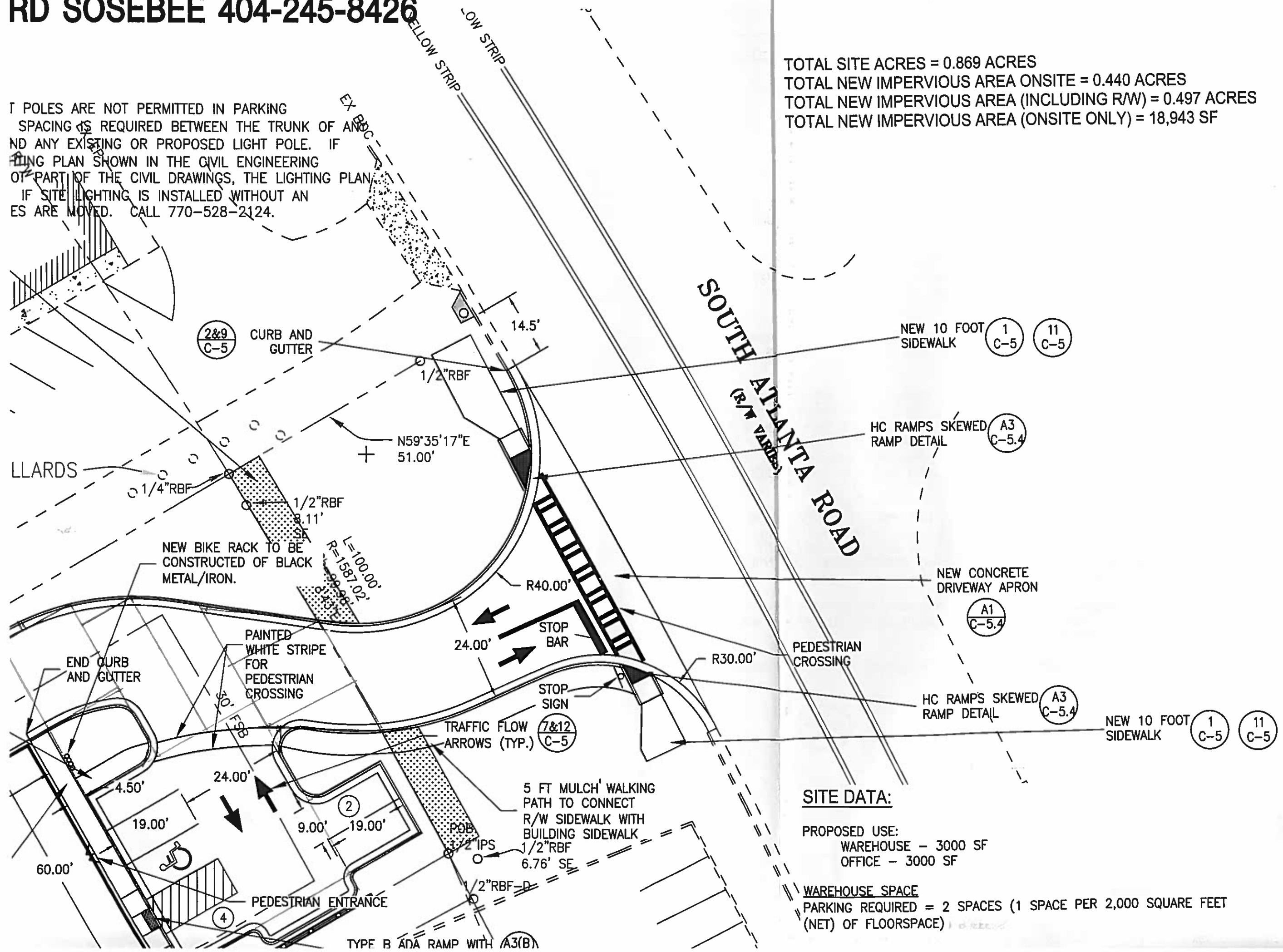
Approval signifies general plan conforms to Cobb County Code. Design Professional remains solely responsible for design and any and all errors, problems and code violations exposed during construction AFTER and Cobb County.

[Signature]
Signature

RD SOSEBEE 404-245-8426

IF LIGHT POLES ARE NOT PERMITTED IN PARKING SPACING IS REQUIRED BETWEEN THE TRUNK OF AND ANY EXISTING OR PROPOSED LIGHT POLE. IF LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING OR PART OF THE CIVIL DRAWINGS, THE LIGHTING PLAN. IF SITE LIGHTING IS INSTALLED WITHOUT AN ES ARE MOVED. CALL 770-528-2124.

TOTAL SITE ACRES = 0.869 ACRES
TOTAL NEW IMPERVIOUS AREA ONSITE = 0.440 ACRES
TOTAL NEW IMPERVIOUS AREA (INCLUDING R/W) = 0.497 ACRES
TOTAL NEW IMPERVIOUS AREA (ONSITE ONLY) = 18,943 SF



SITE DATA:

PROPOSED USE:
WAREHOUSE - 3000 SF
OFFICE - 3000 SF

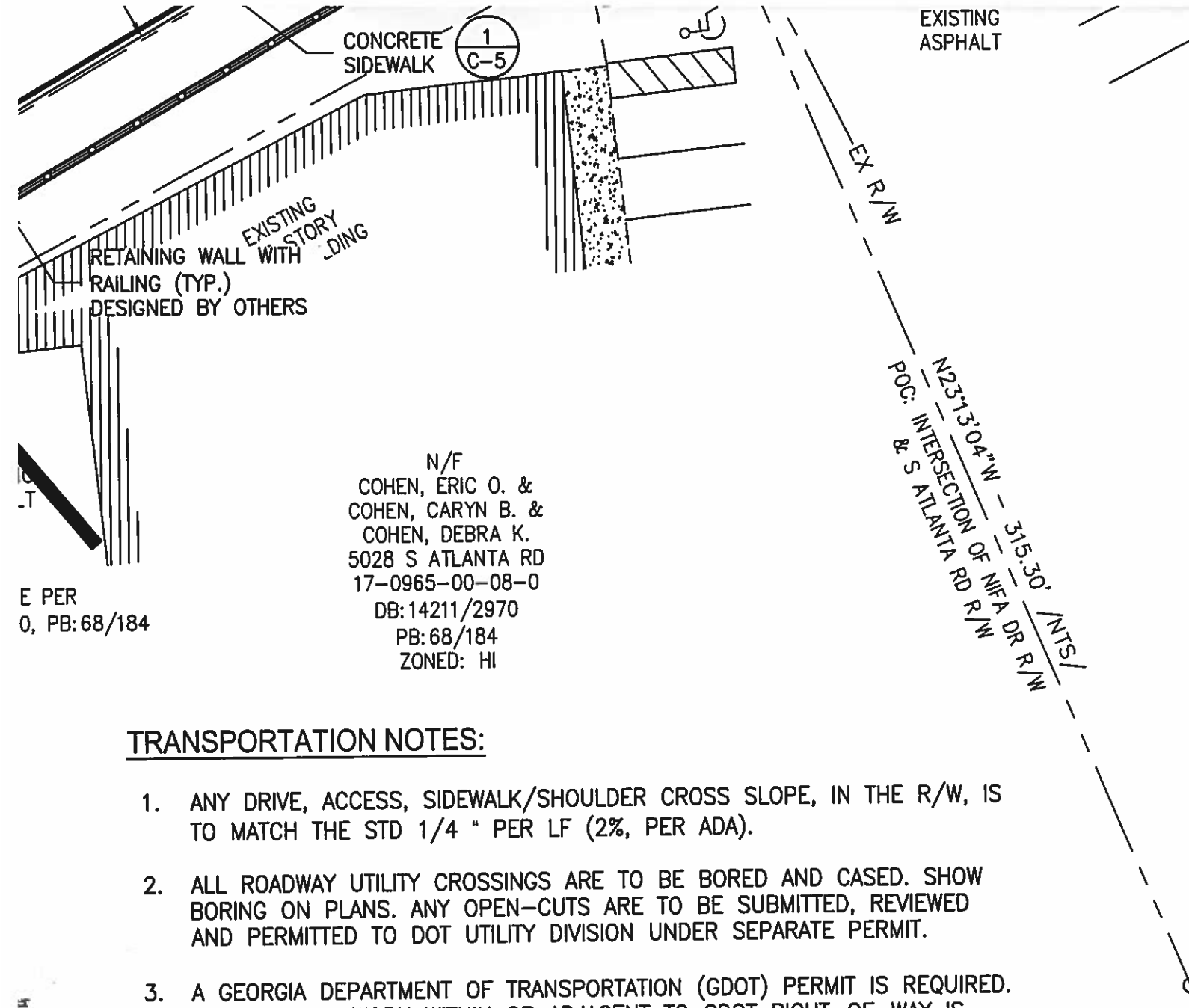
WAREHOUSE SPACE
PARKING REQUIRED = 2 SPACES (1 SPACE PER 2,000 SQUARE FEET (NET) OF FLOORSPACE)

Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC.**
1003 Kenmill Drive
Marietta, GA 30060
678-324-8410

Prepared For
Andy's Pool Service
5020 South Atlanta Road

lan

REVISIONS



N/F
COHEN, ERIC O. &
COHEN, CARYN B. &
COHEN, DEBRA K.
5028 S ATLANTA RD
17-0965-00-08-0
DB:14211/2970
PB:68/184
ZONED: HI

(NET) OF FLOORSPACE)
TOTAL PARKING REQUIRED = 13 SPACES
TOTAL PARKING PROVIDED = 20 SPACES (INCLUDING 1 HC SPACES)

ZONING NOTES:

1. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.
2. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
3. ANY SIGNS TO BE PERMITTED THROUGH COBB COUNTY CODE ENFORCEMENT DIVISION; I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.
4. PLEASE CONTACT TERRY MARTIN, PLANNER 2, WITH ANY QUESTIONS AT 770-528-2055 OR TERRY.MARTIN@COBBCOUNTY.ORG

ZONING REQUIREMENTS

ZONING: HI (HEAVY INDUSTRIAL DISTRICT) ZONING (VARIANCE V-190)
PROPOSED USE: COMMERCIAL
MINIMUM LOT AREA: 40,000 SQUARE FEET.

MINIMUM LOT WIDTH, AREA, ALL USES: NO FIXED MINIMUM LOT WIDTHS OR AREAS ARE ESTABLISHED FOR THESE DISTRICTS, BUT LOT DIMENSIONS SHALL BE SUFFICIENT TO MEET OTHER REQUIREMENTS SET FORTH HEREIN.

MINIMUM YARD REQUIREMENTS:
MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 150 FT
MINIMUM PUBLIC ROAD FRONTAGE: 50 FT
FRONT YARD: 30 FT
SIDE YARD: 10 FT
REAR YARD: 40 FT

MAX HEIGHT: 35 FT, WITH NO MORE THAN FOUR STORIES

FIRE NOTES

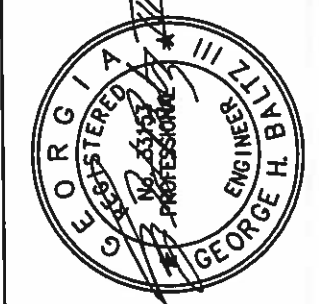
1. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CCFMO. CALL 770 528-8310 TO SCHEDULE AN APPOINTMENT FOR PLAN REVIEW.
2. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH TH ZONING DIVISION.

TRANSPORTATION NOTES:

1. ANY DRIVE, ACCESS, SIDEWALK/SHOULDER CROSS SLOPE, IN THE R/W, IS TO MATCH THE STD 1/4 " PER LF (2%, PER ADA).
2. ALL ROADWAY UTILITY CROSSINGS ARE TO BE BORED AND CASED. SHOW BORING ON PLANS. ANY OPEN-CUTS ARE TO BE SUBMITTED, REVIEWED AND PERMITTED TO DOT UTILITY DIVISION UNDER SEPARATE PERMIT.
3. A GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) PERMIT IS REQUIRED. APPROVAL OF WORK WITHIN OR ADJACENT TO GDOT RIGHT-OF-WAY IS DEFERRED TO GDOT, CHAMBLEE PERMITTING OFFICE.
4. ALL STRIPING TO BE THERMOPLASTIC.

PROPOSED JUSTIFIED CLEARING (w/1700sf for)	PROPOSED ADJUSTED IMPERVIOUS (w/1700sf for)	PROPOSED CLEARING	PROPOSED IMPERVIOUS
0 SF 16,554 SF	0 SF 9,027 SF	0 SF	0 SF
27,831 SF 11,278 SF	19,035 SF 10,008 SF	27,775 SF	18,943 SF
27,831 SF	19,035 SF	27,775 SF	18,943 SF

Site			
DATE	SCALE	AS SHOWN	12-0
10-19-16	AR	AR	12-0



Construction Plans For
5024 South Atlanta Road
Land Lot 962 & 968, 17th District
Cobb County, Georgia

CVE PI #	16-265
----------	--------

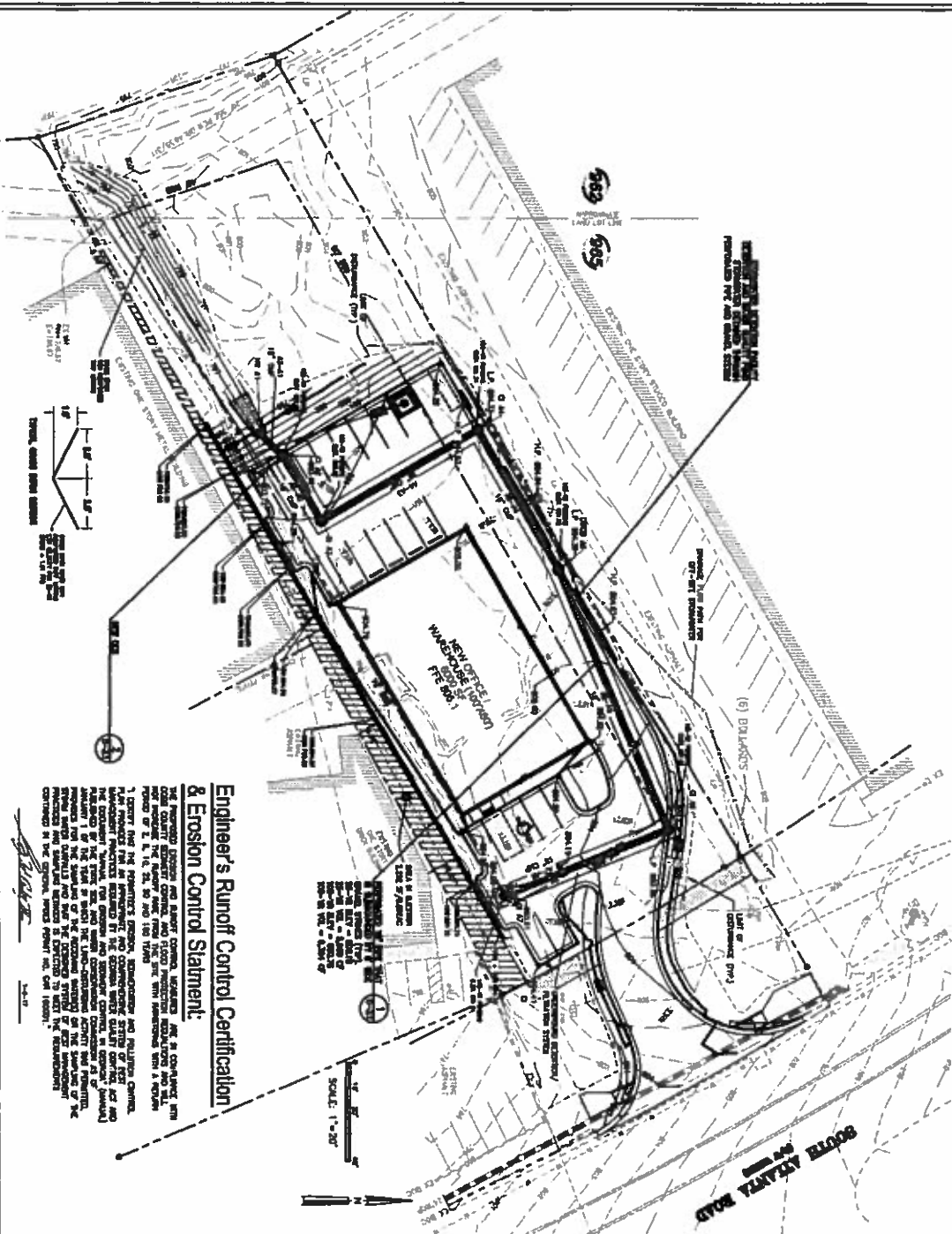
Sheet No.
C-1

☐ **CRISTINE CORTESE**
☐ **PROPOSED CHAIRMAN**
☐ **SCIENCEWISE LINK**
☐ **WILL AND ANN C. BLATT**
☐ **DEPT. OF SURFING SCIENCE, OREGON**
☐ **CLARE BLATT**
☐ **DEPT. MARIT. V. SCIENCES**
☐ **SCIENCE, NATIONAL**

TOTAL SITE ACRES = 0.008 ACRES
TOTAL DISTURBED AREA = 0.72 ACRES
PERCENTAGE AREA = 0.41 ACRES

THERE ARE NO WETLANDS ON SITE.

THERE WILL BE NO DOWNSTREAM FLOOD PROBLEM AS A RESULT OF THIS PROPOSED DEVELOPMENT DEVELOPMENT



Engineer's Runoff Control Certification
& Erosion Control Statement:

[illegible]

5202

24-17

GRAND HOTEL

- [illegible]

Sheet No.
C-2

CONSTRUCTION PLANS FOR
5024 South Atlanta Road
 Land Lot 962 & 963, 17th District
 Cobb County, Georgia



Grading and Drainage Plan

DATE	NO. OF	REVISED
1941	10-10-41	10-10-41
1942	11-11-42	11-11-42
1943	12-12-43	12-12-43
1944	13-13-44	13-13-44
1945	14-14-45	14-14-45
1946	15-15-46	15-15-46
1947	16-16-47	16-16-47
1948	17-17-48	17-17-48
1949	18-18-49	18-18-49
1950	19-19-50	19-19-50
1951	20-20-51	20-20-51
1952	21-21-52	21-21-52
1953	22-22-53	22-22-53
1954	23-23-54	23-23-54
1955	24-24-55	24-24-55
1956	25-25-56	25-25-56
1957	26-26-57	26-26-57
1958	27-27-58	27-27-58
1959	28-28-59	28-28-59
1960	29-29-60	29-29-60
1961	30-30-61	30-30-61
1962	31-31-62	31-31-62
1963	32-32-63	32-32-63
1964	33-33-64	33-33-64
1965	34-34-65	34-34-65
1966	35-35-66	35-35-66
1967	36-36-67	36-36-67
1968	37-37-68	37-37-68
1969	38-38-69	38-38-69
1970	39-39-70	39-39-70
1971	40-40-71	40-40-71
1972	41-41-72	41-41-72
1973	42-42-73	42-42-73
1974	43-43-74	43-43-74
1975	44-44-75	44-44-75
1976	45-45-76	45-45-76
1977	46-46-77	46-46-77
1978	47-47-78	47-47-78
1979	48-48-79	48-48-79
1980	49-49-80	49-49-80
1981	50-50-81	50-50-81
1982	51-51-82	51-51-82
1983	52-52-83	52-52-83
1984	53-53-84	53-53-84
1985	54-54-85	54-54-85
1986	55-55-86	55-55-86
1987	56-56-87	56-56-87
1988	57-57-88	57-57-88
1989	58-58-89	58-58-89
1990	59-59-90	59-59-90
1991	60-60-91	60-60-91
1992	61-61-92	61-61-92
1993	62-62-93	62-62-93
1994	63-63-94	63-63-94
1995	64-64-95	64-64-95
1996	65-65-96	65-65-96
1997	66-66-97	66-66-97
1998	67-67-98	67-67-98
1999	68-68-99	68-68-99
2000	69-69-00	69-69-00
2001	70-70-01	70-70-01
2002	71-71-02	71-71-02
2003	72-72-03	72-72-03
2004	73-73-04	73-73-04
2005	74-74-05	74-74-05
2006	75-75-06	75-75-06
2007	76-76-07	76-76-07
2008	77-77-08	77-77-08
2009	78-78-09	78-78-09
2010	79-79-10	79-79-10
2011	80-80-11	80-80-11
2012	81-81-12	81-81-12
2013	82-82-13	82-82-13
2014	83-83-14	83-83-14
2015	84-84-15	84-84-15
2016	85-85-16	85-85-16
2017	86-86-17	86-86-17
2018	87-87-18	87-87-18
2019	88-88-19	88-88-19
2020	89-89-20	89-89-20
2021	90-90-21	90-90-21
2022	91-91-22	91-91-22
2023	92-92-23	92-92-23
2024	93-93-24	93-93-24
2025	94-94-25	94-94-25
2026	95-95-26	95-95-26
2027	96-96-27	96-96-27
2028	97-97-28	97-97-28
2029	98-98-29	98-98-29
2030	99-99-30	99-99-30

Prepared For
Andy's Pool Service
5020 South Atlanta Road
Suite 6
Brynm, GA 30039

Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC**
1400 Russell State
Highway, CA 95602
916-224-9118
info@crescentvieweng.com
www.crescentvieweng.com



Time Lot(s): 062 District: 17 Section: 2
 Cobb County, Georgia
 Section 1' = 20' Date: OCTOBER 10, 1968

D. W. LYNAL SURVEYORS
8032 Atlanta Road, Smyrna, Ga. 30080
(Phone: (404) 433-8800)
Job No. Atlanta

THE ENGINEER HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.

Engineer's Runoff Control Certification & Erosion Control Statement

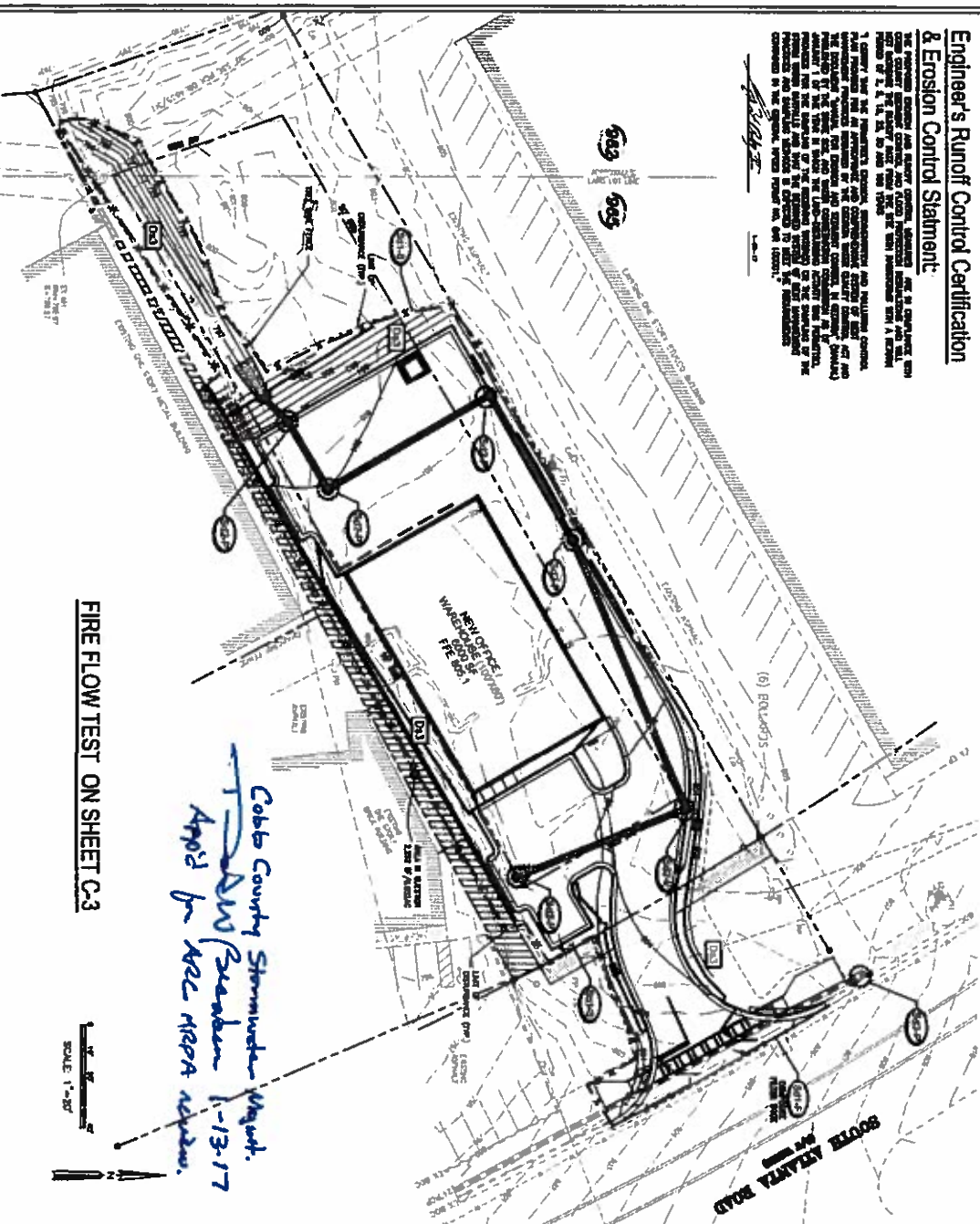
THE ENGINEER HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.

24 HOUR EMERGENCY
CONTACT: RICHARD
SOSEBE 404-246-8426

DATE: 06/05/05
TOTAL SITE ACRES: 0.177 ACRES
TOTAL DISTURBED AREA: 0.177 ACRES

DATE: 06/05/05
TOTAL SITE ACRES: 0.177 ACRES
TOTAL DISTURBED AREA: 0.177 ACRES

DATE: 06/05/05
TOTAL SITE ACRES: 0.177 ACRES
TOTAL DISTURBED AREA: 0.177 ACRES



FIRE FLOW TEST ON SHEET C-3

SCALE: 1"=50'

Cobb County Street
App'd for ACC 11-13-17
App'd for ACC 11-13-17

ESAPC NOTES

1. THE ENGINEER HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
2. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
3. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
4. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
5. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
6. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
7. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
8. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
9. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
10. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
11. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
12. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.

COBB COUNTY EROSION CONTROL

1. THE ENGINEER HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
2. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
3. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
4. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
5. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
6. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
7. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
8. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
9. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
10. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
11. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.
12. THE ENGINEER HAS ALSO REVIEWED THE EROSION CONTROL PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL ACT, 1974, AND THE EROSION CONTROL REGULATIONS, 1975.



C-4.4

Construction Plans For
5024 South Atlanta Road
Land Lot 962 & 968, 17th District
Cobb County, Georgia



ESAPC - Final

DATE	BY	REVISION
06/05/05	RS	1.0
06/05/05	RS	1.1
06/05/05	RS	1.2
06/05/05	RS	1.3
06/05/05	RS	1.4
06/05/05	RS	1.5
06/05/05	RS	1.6
06/05/05	RS	1.7
06/05/05	RS	1.8
06/05/05	RS	1.9
06/05/05	RS	1.10

Prepared For
Andy's Pool Service
5024 South Atlanta Road
Suite 6
Brynmia, GA 30039

Prepared By
CRESCENT VIEW
ENGINEERING, LLC
11111
Atlanta, GA 30309
404-246-8426
info@crecengine.com
www.crecengine.com