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: February 21, 2017 **ARC REVIEW CODE**: V1702211

TO: Chairman Mike Boyce, Cobb County Board of Commissioners
ATTN TO: David Breaden, Senior Stormwater 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-17-03CC 751 Burning Tree Drive
Review Type: Metro River (MRPA)
MRPA Code: RC-17-03CC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a single family residence, replacing an existing home.

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: 1093 **District:** 17 **Section:** 2
Date Opened: February 21, 2017
Deadline for Comments: *March 3, 2017*
Earliest the Regional Review can be Completed: March 3, 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 **March 3, 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: February 21, 2017 **ARC REVIEW CODE**: V1702211

TO: ARC Community Development, Natural Resources Division Managers
FROM: Andrew Smith, Extension: 3-5581

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew	**Natural Resources:** Santo, Jim

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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): Peggy and Jack Sinks
   Mailing Address: 222 12th Street NE, Unit 1906
   City: Atlanta **State:** Georgia **Zip:** 30309
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 404-202-8890 **Fax:**
   Other Numbers: 404-713-4331

3. **Applicant(s) or Applicant's Agent(s):**
   Name(s): Doug Patten c/o Daniel Joy
   Mailing Address: 1655 Wilkinson Way SE
   City: Smyrna **State:** GA **Zip:** 30080
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 404-323-0591 **Fax:**
   Other Numbers: 678-524-6361

4. **Proposed Land or Water Use:**
   Name of Development: Single residential home to replace existing
   Description of Proposed Use: Single residential home

5. **Property Description (Attach Legal Description and Vicinity Map):**
   Land Lot(s), District, Section, County: Lot 30, Block B, Unit 2, Cobb County also know as 751 Burning Tree Drive, Marietta, GA 30067
   Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:

   Size of Development (Use as Applicable):
   - **Acres:** Inside Corridor: 1.0; Outside Corridor: —; Total: 1.0
   - **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: Not applicable

   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): Not applicable

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** COBB

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.
A	0	0	0	(90) 0%	(75) 0%
B	0	0	0	(80) 0%	(60) 0%
C	12,612	11,483* SF DMS	4,743	(70) 91.0%*	(45) 37.6%
D	9,134	7,489* SF DMS 2,098* DUB	6,055** SF DMS 1,083** DUB	(50) 81.9%*	(30) 66.3%** DMS 9.6% * DUB 4.9% ** DUB
E	21,952			(30)	(15)
F	0	0	0	(10) F	(2) F
Total:	43,698	21,070 SF DMS ~~9,572~~ DUB	11,931 DMS ~~10,798~~ DUB	N/A	N/A

* INCLUDES A TRANSFER OF 1,770 SF DMS OF LAND DISTURBANCE FROM E TO C AT 1.5 TO 1 AND 1,948 SF DMS OF LAND DISTURBANCE FROM E TO D AT 1.5 TO 1 AS PER PART 2.A.3.C.4) OF THE CHATTAHOOCHEE CORRIDOR PLAN. (1770 X 1.5 = 2655, 1948 X 1.5 = 2922 - DMS 2/20/17)

** INCLUDES A TRANSFER OF 2,210 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1.5 TO 1 AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN. (2210 X 1.5 = 3315) DMS 2/20/17 DUB 2/14/17

DMS 2/20/17 (AM)

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:

- 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)

X 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):

X Site plan.

X Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

NA Concept plan.

NA 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)

Jack E Sinks dotloop verified 01/30/17 8:53PM EST MTVS-KDZR-AB7E-JZAP

Peggy Sinks dotloop verified 01/30/17 8:52PM EST OETK-FALB-MFPA-2PKL

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:

1/30/2017

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.

2-14-2017

Signature of Chief Elected Official or Official's Designee Date

LAND VULNERABILITY

LEGEND

A B C D E F — AREAS OF LEAST VULNERABILITY

AREAS OF GREATEST VULNERABILITY

BOUNDARY OF 50 YEAR FLOOD PLAIN WITH BUFORD DAM OPERATING FOR FLOOD CONTROL.
SOURCE: US ARMY CORPS OF ENGINEERS. 1/1971

BOUNDARY OF FLOOD HAZARD ZONE.

RIVER

STREAMS

LAKES

HARD SURFACE ROAD — COUNTY BOUNDARY

LIGHT DUTY ROAD — CITY BOUNDARY

DIRT ROAD & TRAIL — WATER WELL & SPRING

RAILROAD — INTERMITTENT STREAM

PERENNIAL STREAM

BUILDINGS — DISAPPEARING STREAM

SMALL RAPIDS

SCHOOL, CHURCH & CEMETERY — LARGE RAPIDS

INTERMEDIATE CONTOUR — SMALL FALLS

INDEX CONTOUR — LARGE FALLS

DEPRESSION CONTOURS — MARSH

URBAN AREA

ARC

CHATTAHOOCHEE CORRIDOR STUDY

ATLANTA REGIONAL COMMISSION

SHEET 4 OF 23

NORTH

751 Burning Tree Drive
Location Map

751 Burning Tree Drive
Existing Conditions

centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

THE SOLE PURPOS
PROPOSED LOCATI
CONSTRUCTED ON
PROPOSED RESIDEN

RETAINING WALL TO

AREA:
TOTAL AREA LOT 1 = 1.00 ACRES (43,699 S.F.)
DISTURBED AREA = .47 ACRES (20,259 S.F.)

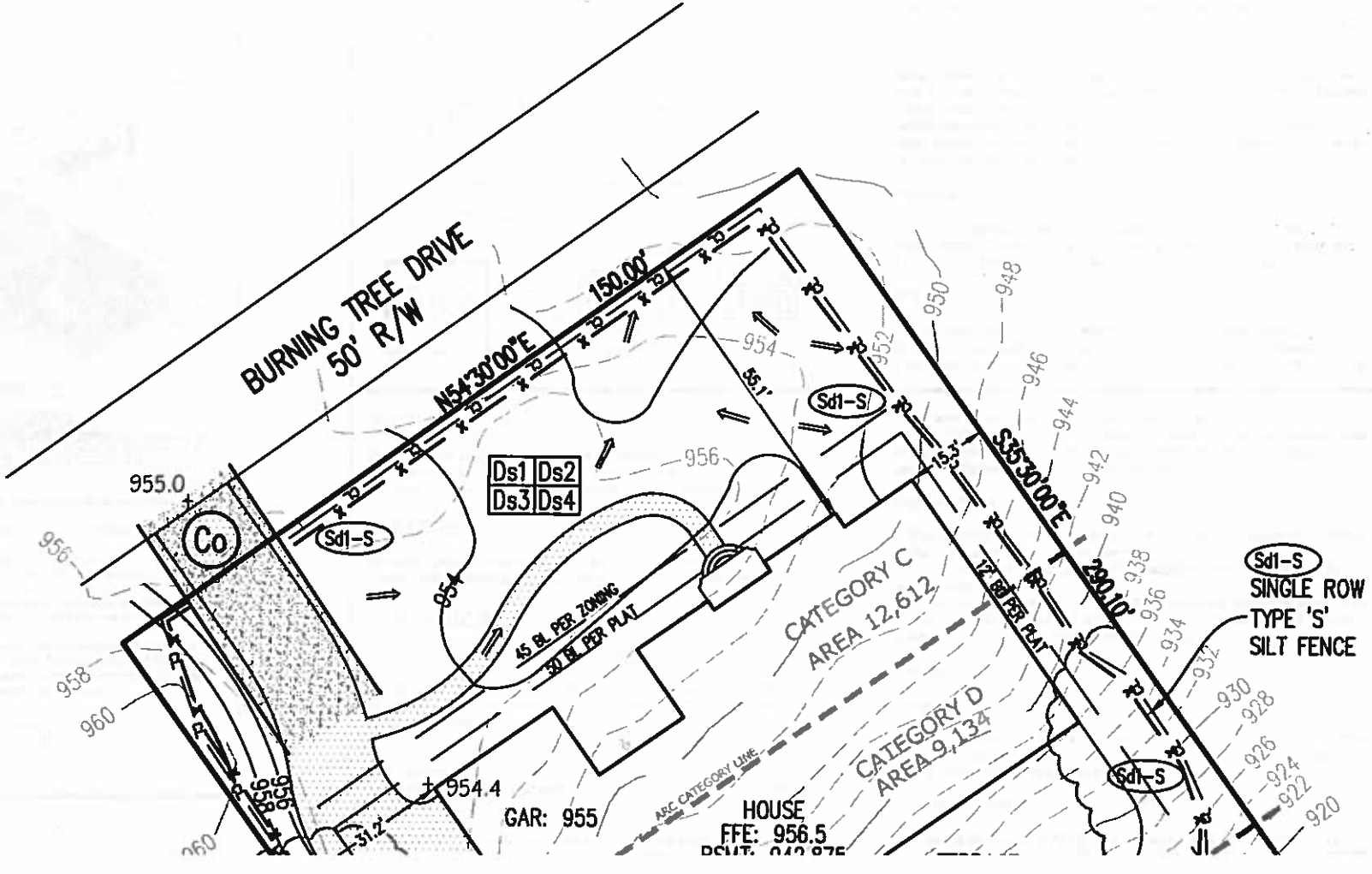
IMPERVIOUS SUMMARY:
IMPERVIOUS PROPOSED LOT 1:
HOUSE – 6,097 S.F.
TERRACE – 2,235 S.F.
DRIVE & SIDEWALK – 2,464 S.F.
TOTAL – 10,796 S.F. (24.7%)

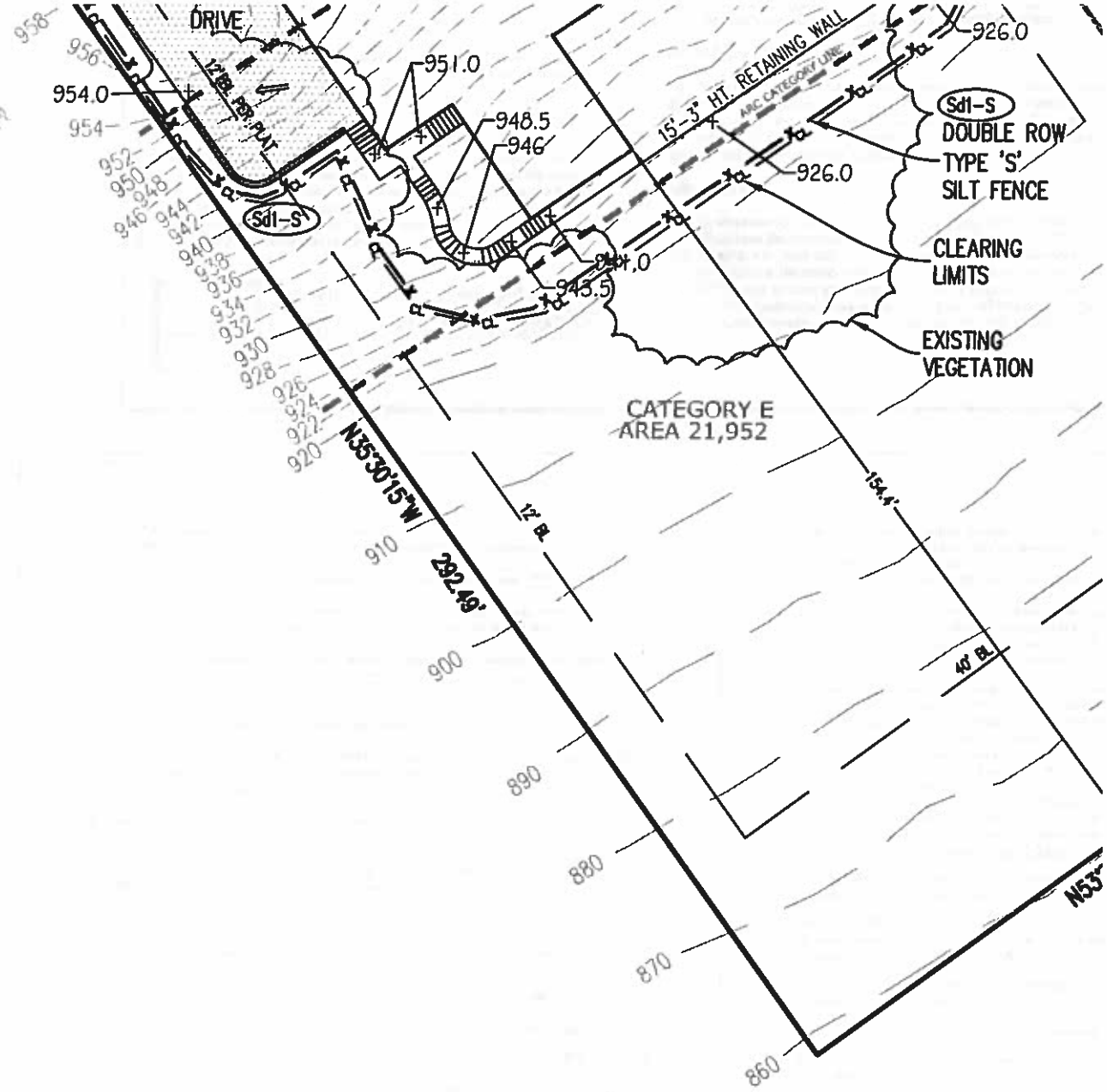
BUILDING SETBACK REQUIREMENTS:
FRONT – 45' (PER ZONING)
FRONT – 45' (PER PLAT)
SIDE – 12'
REAR – 40'

PRESENT ZONING:
R-30

24 HOUR CONTACT:
DANIEL JOY
404-323-0591

FLOOD INFORMATION:
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA F.I.R.M. MAP #13067C0141J DATED: MARCH 4, 2013





SEDIMENT/EROSION CONTROL LEGEND:

SILT FENCE (Sd1-S)	Sd1-S
TEMP. MULCH/GRASSING	Ds1 Ds2
PERM. GRASSING	Ds3
SODDING	Ds4
DUST CONTROL	Du
SLOPE STABILIZATION	SS
TEMPORARY SILT TRAP (Sd2-P) (PIGS IN A BLANKET)	Sd2-P
TEMPORARY SILT TRAP (Sd2-F) (FABRIC AND FRAME)	Sd2-F
WATER FLOW	⟹
20'x50' CONSTRUCTION OUTLET (Co) (WITH UNDERLINER)	Co

DRAWING IS TO SHOW THE
OPOSED RESIDENCE TO BE
THE FOOT PRINT OF THIS
RNISHED BY THE BUILDER.

SIGNED BY OTHERS.

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	0	0	0	(90) 0%	(75) 0%
B	0	0	0	(80) 0%	(60) 0%
C	12,612	11,483 DMS	4,743	(70) 91.0%*	(45) 37.6%
D	9,134	7,488	6,055	(50) 81.9%*	(30) 66.3%**
E	21,952	~~772~~ 2,098 DMS	~~0~~ 1,083 DMS	(30) ~~7.5%~~ 9.6%* DMS	(15) ~~0%~~ 4.9%** DMS
F	0	0	0	(10) F	(2) F
TOTALS	43,698	~~19,742~~ 21,068 DMS	~~10,798~~ 11,881 DMS	–	–

* SEE TRANSFER CALCULATIONS BELOW

TRANSFERS FROM CATEGORY E:

CATEGORY E –> CATEGORY C

~~1799~~ 1795 DISTURBANCE x 1.5 = 2655 SF ADDITIONAL ALLOWED DISTURBANCE

2565 TRANSFERRED + 8828 ALLOWED IN CATEGORY C = 11483 TOTAL DISTURBANCE WITHIN CATEGORY C

CATEGORY E –> CATEGORY D

1947 DISTURBANCE x 1.5 = 2921 SF ADDITIONAL ALLOWED DISTURBANCE

2921 TRANSFERRED + 4567 ALLOWED IN CATEGORY D = 7488 TOTAL DISTURBANCE WITHIN CATEGORY D

2210 IMPERVIOUS x 1.5 = 3315 SF ADDITIONAL ALLOWED IMPERVIOUS

3315 TRANSFERRED + 2740 ALLOWED IN CATEGORY D = 6055 TOTAL IMPERVIOUS ALLOWED IN CATEGORY D

REMAINING IN CATEGORY E AFTER TRANSFERS:

6,586 SF ALLOWED DISTURBANCE – 772 SF PROPOSED DISTURBANCE = 5,814 AVAILABLE FOR TRANSFER
5814 SF – 1769 TRANSFERRED TO CATEGORY C – 1947 TRANSFERRED TO CATEGORY D = 2,098 REMAINING

2,098 ALLOWABLE DISTURBANCE REMAINS IN CATEGORY E.

3,293 SF ALLOWED IMPERVIOUS – 0 SF PROPOSED IMPERVIOUS AREA = 3,293 ALLOWABLE FOR TRANSFER
3,293 SF ALLOWED IMPERVIOUS – 2210 SF TRANSFERRED TO CATEGORY D = 1,083 REMAINING

1,083 ALLOWABLE IMPERVIOUS REMAINS IN CATEGORY E.

CERTIFIED PROFESSIONAL
CPESC
Douglas B. Patten
No. 4315
EROSION AND SEDIMENT CONTROL

Stormwater Management Division
Cobb County Water System

Approval signifies general plan conformance to the Cobb County Code. Design Professional and Developer remain solely responsible for design and for correcting any and all errors, problems and code violations (if any) exposed during construction AFTER authorization by Cobb County.

2-14-17

ESC approved for ARC

ARC SITE PLAN FOR:

751 BURNING TREE DR.

PROPERTY IS LOCATED IN LAND LOT 1093
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

GEORGIA REGISTERED No. 3288 LAND SURVEYOR MATTHEW S. FREY

GRAPHIC SCALE

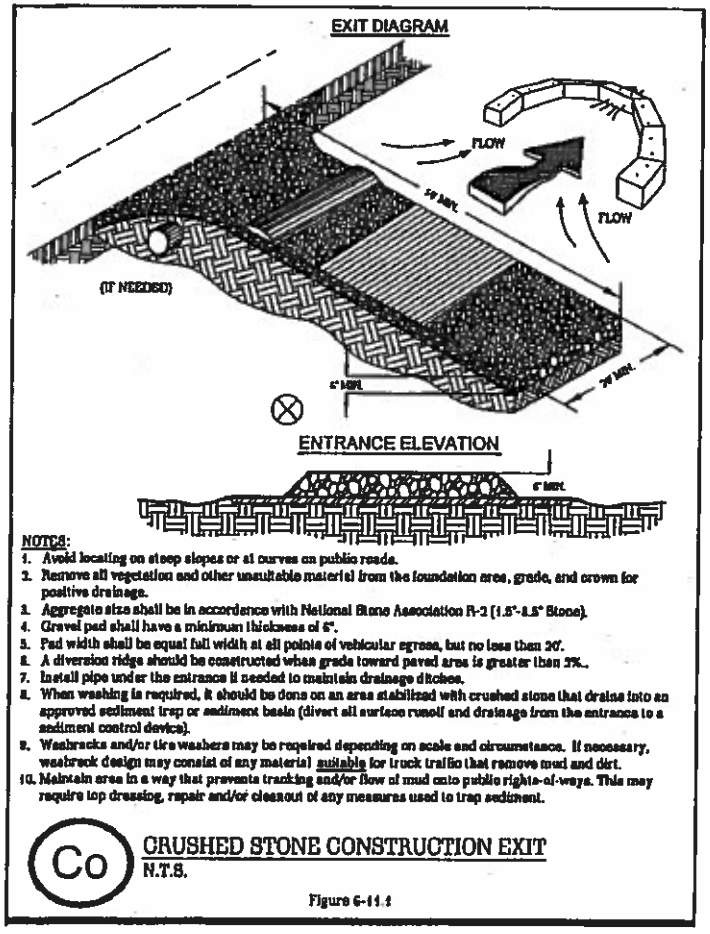
-50 0 25 50 100

(IN FEET)
1 inch = 30' ft.

DRAWN BY: NKW	DATE: 01-31-17
CHECKED BY: DP	DRAWING NO.: 117013-1
JOB NO.:	SHEET 1 OF 2

NO.	DATE	REVISION DESCRIPTION	BY

centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399



NOTES:
1. Avoid locating on steep slopes or at curves on public roads.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. Aggregate size shall be in accordance with National Stone Association R-2 (1.5"-3.5" Stone).
4. Gravel pad shall have a minimum thickness of 6".
5. Pad width shall be equal full width at all points of vehicular egress, but no less than 20'.
6. A diversion ridge should be constructed when grade toward paved area is greater than 2%..
7. Install pipe under the entrance if needed to maintain drainage ditches.
8. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin (divert all surface runoff and drainage from the entrance to a sediment control device).
9. Washracks and/or tire washers may be required depending on scale and circumstance. If necessary, washrack design may consist of any material suitable for truck traffic that removes mud and dirt.
10. Maintain area in a way that prevents tracking and/or flow of mud onto public rights-of-ways. This may require top dressing, repair and/or cleanout of any measures used to trap sediment.

Co **CRUSHED STONE CONSTRUCTION EXIT**
N.T.S.

Figure 6-11.1

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.
seded.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40 lbs.	8/15-4/1
Annual Lespedeza	0.9 pound	40 lbs.	1/15-3/15
Weeping Lovegrass	0.1 pound	4 lbs.	2/15-6/15
Sudangrass	1.4 pounds	60 lbs.	3/1-8/1
Browntop Millet	0.9 pound	40 lbs.	4/1-7/15
Wheat	4.1 pounds	5 bu.	9/15-2/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperture variations and conditions.

Ds2 **DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)**

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Dst - Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization..

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

oncentrations of water that will cause excessive soil erosion shall be diverted to

4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Planting

Hydraulic Seeding

Mix the seed (innoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches, alleviate compaction, incorporate lime and fertilizer, smooth and firm the soil, allow for the proper placement of seed, sprigs, or plants, and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.

for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is do following maturity of the cover crop or if the temporary cover stand is spa enough to allow adequate growth of the permanent (perennial) species. N seeding shall be done with appropriate no-till seeding equipment. The see must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or han tools. Pine trees shall be planted manually in the subsoil furrow. Each pla shall be set in a manner that will avoid crowding the roots. Nursery stock shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the grou surface. Where individual holes are dug, fertilizer shall be placed in the b of the hole, two inches of soil shall be added and the plant shall be set in t hole.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

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): Peggy and Jack Sinks
   Mailing Address: 222 12th Street NE, Unit 1906
   City: Atlanta State: Georgia Zip: 30309
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 404-202-8890 Fax:
   Other Numbers: 404-713-4331

3. Applicant(s) or Applicant's Agent(s):
   Name(s): Doug Patten c/o Daniel Joy
   Mailing Address: 1655 Wilkinson Way SE
   City: Smyrna State: GA Zip: 30080
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 404-323-0591 Fax:
   Other Numbers: 678-524-6361

4. Proposed Land or Water Use:
   Name of Development: Single residential home to replace existing
   Description of Proposed Use: Single residential home

5. Property Description (Attach Legal Description and Vicinity Map):
   Land Lot(s), District, Section, County: Lot 30, Block B, Unit 2, Cobb County also know as 751 Burning Tree Drive, Marietta, GA 30067
   Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
   Size of Development (Use as Applicable):
   Acres: Inside Corridor: 1.0
   Outside Corridor: 0.0
   Total: 1.0
   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: Not Applicable
   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): Not Applicable

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 COBB

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	0	0	0	(90) 0%	(75) 0%
B	0	0	0	(80) 0%	(60) 0%
C	12,612	11,481	4,743	(70) 91%	(45) 37.6%
D	9,134	7,487	6,054	(50) 82%	(30) 66%
E	21,952	772	0	(30) 3.5%	(15) 0%
F	0	0	0	(10) 0%	(2) 0%
Total:	43,698	19,740	10,797	N/A	N/A

SEE TRANSFER CALCULATIONS – SHEET 1 OF 2

9. Is any of this Land within the 100-Year Floodplain
   If "yes", indicate the 100-year floodplain eleva
   NOTE: The 100-year river floodplain is defin hundred- (100) year flood elevations floodplain study for the Chattahooch Federal Emergency Management Ag
   NOTE: All river 100-year floodplain is assign allocations can be combined with tho year floodplain cannot be reanalyzed

10. Is any of this land within the 500-year floodplain
    If "yes", indicate the 500-year flood plain elev
    NOTE: The 500-year floodplain is defined as hundred- (500) year flood elevations recent floodplain study for the Chatt States Federal Emergency Managem jurisdiction.
    NOTE: Plan Standards include a 35-foot heig within the 500-year floodplain (includ to this standard must be noted on the Chattahoochee Corridor Plan).

11. The following is a checklist of information requir application. Individual items may be combined.

FOR ALL APPLICATIONS:

- X Description of land in the application and any ad description or surveyed boundaries).
- X Name, address, and phone number(s) of owner(s) (Space provided on this form)
- X Written consent of all owners to this application.
- X Name, address, and phone number(s) of applicant on this form)
- X Description of proposed use(s). (Space provided o
- ___ Existing vegetation plan.
- X Proposed grading plan.
- ___ Certified as-builts of all existing land disturbance
- X Approved erosion control plan.
- X Detailed table of land-disturbing activities. (Both

vegetation using sods on highly erodible or critically eroded lands.

NS

ion is appropriate for areas which require immediate vegetative inlets, grass swales, and waterways with intermittent flow .

ITION SPECIFICATIONS INSTALLATION

ion

urface to final grade. Clear surface of trash, woody debris, stones rger than 1". Apply sod to soil surfaces only and not frozen gravel type soils.
arly applied will help guarantee stand. Don't use topsoil recently herbicides or soil sterilants.
r into soil surface. Fertilize based on soil tests or Table 6-6.1. For ol warm season species, half the fertilizer should be applied at l the other half in the spring.

ertilizer Requirements for Soil Surface Application

ype)	Fertilizer Rate (lbs./acre)	Fertilizer Rate	Season
)	1000	.025	Fall

lime should be applied based on soil tests or at a rate of 1 to 2 e.

t tight joints and in straight lines. Don't overlap joints. Stagger not stretch sod.
eaper than 3:1, sod should be anchored with wooden or le pins or other approved methods.
l should be rolled or tamped to provide good contact between sod

and soil to a depth of 4" immediately after installation.
ot be cut or spread in extremely wet or dry weather.
ould be used to supplement rainfall for a minimum of 2-3 weeks.

54 DISTURBED AREA STABILIZATION (WITH SODDING)

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" ± 1/4" of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

Table 6-6.2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L,P,C P,C P,C P,C	Warm Weather
Bahiagrass	Pensacola	P,C	Warm Weather
Centipede	-	P,C	Warm Weather
St. Augustine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P,C	Warm Weather
Tall Fescue	Kentucky	M-L,P	Cool Weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated by soil test or every 4-6 years.
- Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool Season Grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
Warm Season Grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

CONDITIONS

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. TEMPORARY METHODS

Mulches. See standard Dst - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to standard Tb-Tackifiers and Binders. Resins such as Curasol or Terratack should be used according to manufacturer's recommendations.

Vegetative Cover. See standard Ds2 - Disturbed Area Stabilization (With Temporary Seeding).

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to standard Tb-Tackifiers and Binders.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure which should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snow fences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. PERMANENT METHODS

Permanent Vegetation. See standard Ds3 -Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable protection if left in place.

Topsoiling. This entails covering the surface with less erosive soil material. See standard Tp - Topsoiling.

Stone. Cover surface with crushed stone or coarse gravel. See standard Cr-Construction Road Stabilization.

Du DUST CONTROL ON DISTURBED AREAS

uired for all permanent vegetation applications. Mulch applied to s shall achieve 75% soil cover. Select the mulching material from and apply as indicated:

or dry hay of good quality and free of weed seeds can be used. Dry e applied at the rate of 2 tons per acre. Dry hay shall be applied at 2 tons per acre.
lose mulch or wood pulp fiber shall be used with hydraulic ell be applied at the rate of 500 pounds per acre. Drystraw or dry applied (at the rate indicated above) after hydraulic seeding. and pounds of wood cellulose or wood pulp fiber, which includes a ll be used with hydraulic seeding on slopes 3/4:1 or steeper. spedeza hay containing mature seed shall be applied at a rate of r acre.
or pine bark shall be applied at a thickness of 3 inches for bedding her suitable materials in sufficient quantity may be used where or other ground covers are planted. This is not appropriate eas.
g temporary erosion control blankets or block sod, mulch is not

e treated roving may be applied on planted areas on slopes, in y waterways to prevent erosion. Bituminous treated roving shall be n 24 hours after an area has been planted. Application rates and

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade SS-1h or CSS-1h emulsified asphalt and 100 gallons of water per ton of mulch.
Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.
2. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
3. Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Tb - Tackifiers and Binders.
4. Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
5. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Irrigation

DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

CONDITIONS

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 80% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 80% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed.

SPECIFICATIONS

MULCHING WITHOUT SEEDING

This standard applies to grades or cleared areas where

2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Cutback asphalt (slow curing) shall be applied at 1200 gallons per acre (or 1/4 gallon per sq.yd.).
4. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and reused.

Applying Mulch

When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanicalequipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Cutback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian traffic due to problems of "tracking in" or damage to shoes, clothing, etc.
4. Apply polyethylene film on exposed areas.

ıhibiting factors. They shall be evenly dispersed when agitated in water. The
hers shall contain a dye to allow visual metering and aid in uniform application
uring seeding.

pplying Mulch

ıraw or hay mulch will be spread uniformly within 24 hours after seeding
ıd/or planting. The mulch may be spread by blower-type spreading equipment,
her spreading equipment or by hand. Mulch shall be applied to cover 75% of
ıe soil surface.

'ood cellulose or wood fiber mulch shall be applied uniformly with hydraulic
ıeding equipment.

ıchoring Mulch

ıchor straw or hay mulch immediately after application by one of the following
ethods:
Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is
ected from the blower machine or (b) sprayed on the mulch immediately
llowing mulch application when straw or hay is spread by methods other than
ıecial blower equipment.

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 LBS.	1/1-12/31
WEEPING LOVE GRASS	0.1 POUND	4 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	2/15-6/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperature variations and conditions.

with a smooth cover.

Site Preparation
1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials
Select one of the following materials and apply at the depth indicated:
1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately
after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-6 or SS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use
100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Tackifiers and binders can be substituted for emulsified asphalt. Please refer to specification Tb -Tackifiers and Binders. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

hee River? NO

and surface below the one
Profiles of the most recent
by the United States
idor jurisdiction.
gory; its allowable
d in the review. Also, 100-
transfers.

ıee River? NO

ırface below the five
Profiles of the most
ıroved by the United
ı Corridor

ıre-construction grade
odplain). Adherence
ee Part 2.B.(4) of the

ı part of the

project (attach legal

ıd in the application.

ı this form)

ıl. (Space provided

faces.

ı the plans)

_X_ 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):
_X_ Site plan.

_X_ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:
_NA_ Concept plan.

_NA_ 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)

Joel E Stiefe
Peggy Stiefe

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:

Signature(s) of Applicant(s) or Agent(s) 1/30/2017 Date

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

Signature of Chief Elected Official or Official's Designee Date

EROSION CONTROL DETAILS FOR:
751 BURNING TREE DR.

PROPERTY IS LOCATED IN LAND LOT 1093
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

GRAPHIC SCALE

−50 0 25 50 100

(IN FEET)
1 inch = 30' ft.

DRAWN BY: NKW	DATE: 01−31−17
CHECKED BY: DP	DRAWING NO.: 117013−1
JOB NO.:	SHEET 1 OF 2

NO.	DATE	REVISION DESCRIPTION	BY