




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: March 14, 2017

ARC REVIEW CODE: V1703141

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-17-04CC 711 Burning Tree Drive

Review Type: Metro River (MRPA)

MRPA Code: RC-17-04CC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the addition of a pool to an existing single family residence.

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: March 14, 2017

Deadline for Comments: March 24, 2017

Earliest the Regional Review can be Completed: March 24, 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 24, 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: March 14, 2017

ARC REVIEW CODE: V1703141

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:

[illegible]

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: COBB

2. Owner(s) of Record of Property to be Reviewed:
Name(s): Audie & Pierre BARRIAL
Mailing Address: 711 Burning Tree Drive
City: MARIETTA State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678 643 5289 Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): Gray Timms Signature Pool Designs
Mailing Address: 7045 Greenfield Lane
City: Comming State: GA Zip: 30028
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-900-5210 Fax: _____
Other Numbers: _____

4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: PROPOSED POOL

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL. 1093, 17TH DIST, 2ND SECTION
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
ATLANTA COUNTRY CLUB Lot 34, Block B, UNIT 2 711 BURNING TREE DR.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.02
Outside Corridor: 0
Total: 1.02
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 ✓ (CORR)

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	_____	_____	_____	(80)_____	(60)_____
C	23,871 SF	16,710 SF	10,742 SF	(70) 78%	(45) 45%
D	14,479 SF	7240 SF	5019 SF *	(50) 50%	(30) 34.7%
E	5,989 SF	1797 SF	448 SF *	(30) 30%	(15) 7.5%
F	_____	_____	_____	(10)_____	(2)_____
Total:	44,339	25,747	16,209	N/A	N/A

* INCLUDES A TRANSFER OF 450 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1 TO 1.5 (450 X 1.5 = 675 SF) AS PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

ALL JMS - 2/21/17
(HRC)

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. EXISTING LOT IN NEIGHBORHOOD - LAWN AND SHRUBS TO BE REMOVED

☒ 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)

Signature(s) of Owner(s) of Record 02/22/2017
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) 2-22-2017
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.

Signature of Chief Elected Official or Official's Designee 3-6-17
Date

**711 Burning Tree Drive Reanalysis
Cobb County**

January 30, 2017

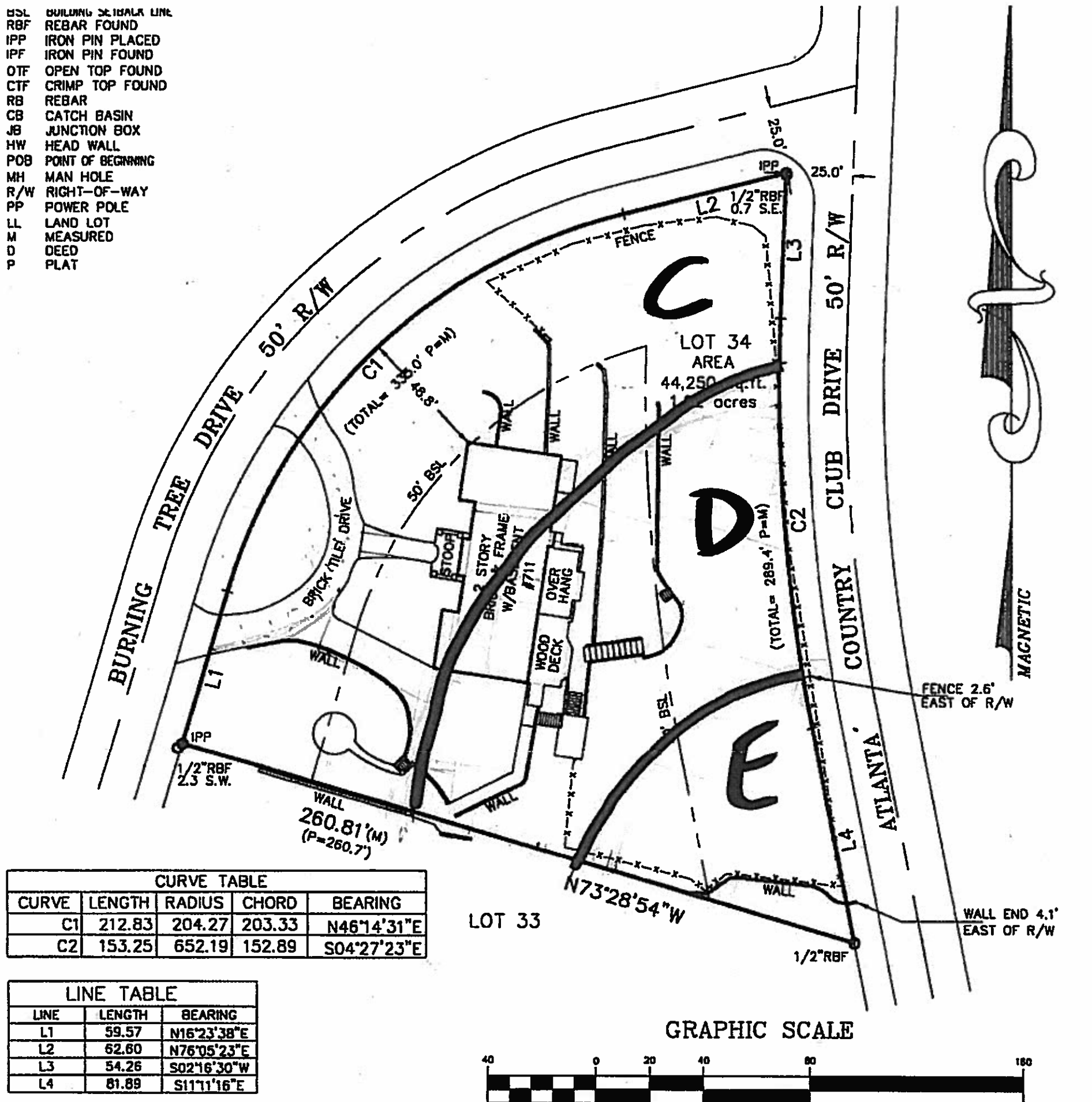
Vulnerability Factor	Factor Subgroup	Score			
Geology	Biotite-Gneiss	5			
Hydrology:	Third Order	0			
Vegetation	Pines	15			
Aspect:	Hot Spot	3		--	
	East	--		9	
SUBTOTAL:		23		29	
Slope	0-10%	3		--	
	Over 25%	--		15	
SUBTOTAL		26		44	
Soils	Moderately Erodible	12		12	--
	Highly Erodible	--	--	--	20
TOTAL:		38		56	64
CATEGORY:		C		D	E

The C category includes scores from 38 to 49

The D category includes scores from 50 to 59

The E category includes scores from 60 to 79

BSL	BUILDING SEPARATE LINE
RBF	REBAR FOUND
IPP	IRON PIN PLACED
IPF	IRON PIN FOUND
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
RB	REBAR
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEAD WALL
PBB	POINT OF BEGINNING
MH	MAN HOLE
R/W	RIGHT-OF-WAY
PP	POWER POLE
LL	LAND LOT
M	MEASURED
D	DEED
P	PLAT



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	212.83	204.27	203.33	N46°14'31"E
C2	153.25	652.19	152.89	S04°27'23"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	59.57	N16°23'38"E
L2	62.60	N76°05'23"E
L3	54.26	S02°16'30"W
L4	81.89	S117°16"E

PLAT CERTIFICATION NOTICE -

THIS PLAY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON,
PERSONS OR ENTITY NAMED HEREON. THIS PLAY DOES NOT EXTEND
TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS
RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

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 THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100-7 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. 15-6-87. AUTHORITY O.C.G.A. SECS. 15-6-87, 43-15-8, 43-15-18, 43-15-22.


**NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR
FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING**

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

FIELD DATE 06/30/2016

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: AURELIE BARRIAL		DATE 07/06/2016
	OWNER / PURCHASER AURELIE BARRIAL		SCALE 1" = 40'
	LAND LOT 1093 17th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA		
	LOT 34 BLOCK B UNIT 2 AREA OF LOT: 44,250 S.F.		
	SUBDIVISION ATLANTA COUNTRY CLUB		
PLAT BOOK <u>47</u> PAGE <u>110</u> DEED BOOK <u>1462B</u> PAGE <u>625</u>	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		<div style="border: 1px solid black; padding: 5px;"> SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052 </div>

centerline

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

AREA:
TOTAL AREA LOT 1 = 1.02 ACRES (44,249 S.F.)
DISTURBED AREA = .47 ACRES (2,607 S.F.)

BUILDING SETBACK REQUIREMENTS:
FRONT - 50'
MAJOR SIDE - 50'

PRESENT ZONING:
R-30

24 HOUR CONTACT:
GRAY TIMMS
770-900-5210

FLOOD INFORMATION:
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA
100 YEAR FLOOD ZONE ACCORDING TO FEMA
MAP 13067C01414, DATED: MARCH 4, 2013

THE SOLE PURPOSE OF THIS DRAWING IS TO SHOW THE
PROPOSED LOCATION OF A PROPOSED POOL TO BE
CONSTRUCTED ON THIS LOT. THE FOOT PRINT OF THIS
PROPOSED POOL WAS FURNISHED BY THE POOL CONTRACTOR.

VULNERABILITY CATEGORY	TOTAL ACREAGE (OR SQ. FOOTAGE)	TOTAL ACREAGE (OR SQ. FOOTAGE) LAND DISTURBANCE (INCL. EX. IMP.)	TOTAL ACREAGE (OR SQ. FOOTAGE) IMPERV. SURFACE (INCL. EX. IMP.)	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	23,871	16,710	10,742	(70) 70%	(45) 45%
D	14,479	7240	5019 *	(50) 50%	(30) 34.7%*
E	5,989	1,797	448 *	(30) 30% 8.4%	(15) 7.5%*
F	0	0	0	(10) 0%	(2) 0%
TOTALS	43,698 44,339	11,257.7 25,747	10,798 16,209	-	-

* SEE TRANSFER CALCULATIONS BELOW

TRANSFERS FROM CATEGORY E:

CATEGORY E -> CATEGORY D

450 IMPERVIOUS x 1.5 = 675 SF ADDITIONAL ALLOWED IMPERVIOUS

450 ~~075~~ TRANSFERRED* + 4343.7 ALLOWED IN CATEGORY D = 5,018.7 TOTAL IMPERVIOUS ALLOWED IN CATEGORY D
* 450 T TRANSFERRED AT 1.5 X 1 (450 X 1.5 = 675 SF) AS PER PART 7.A.3.C (1) OF THE CHALLENGER
Ground Plan - JMS - 3/12/17

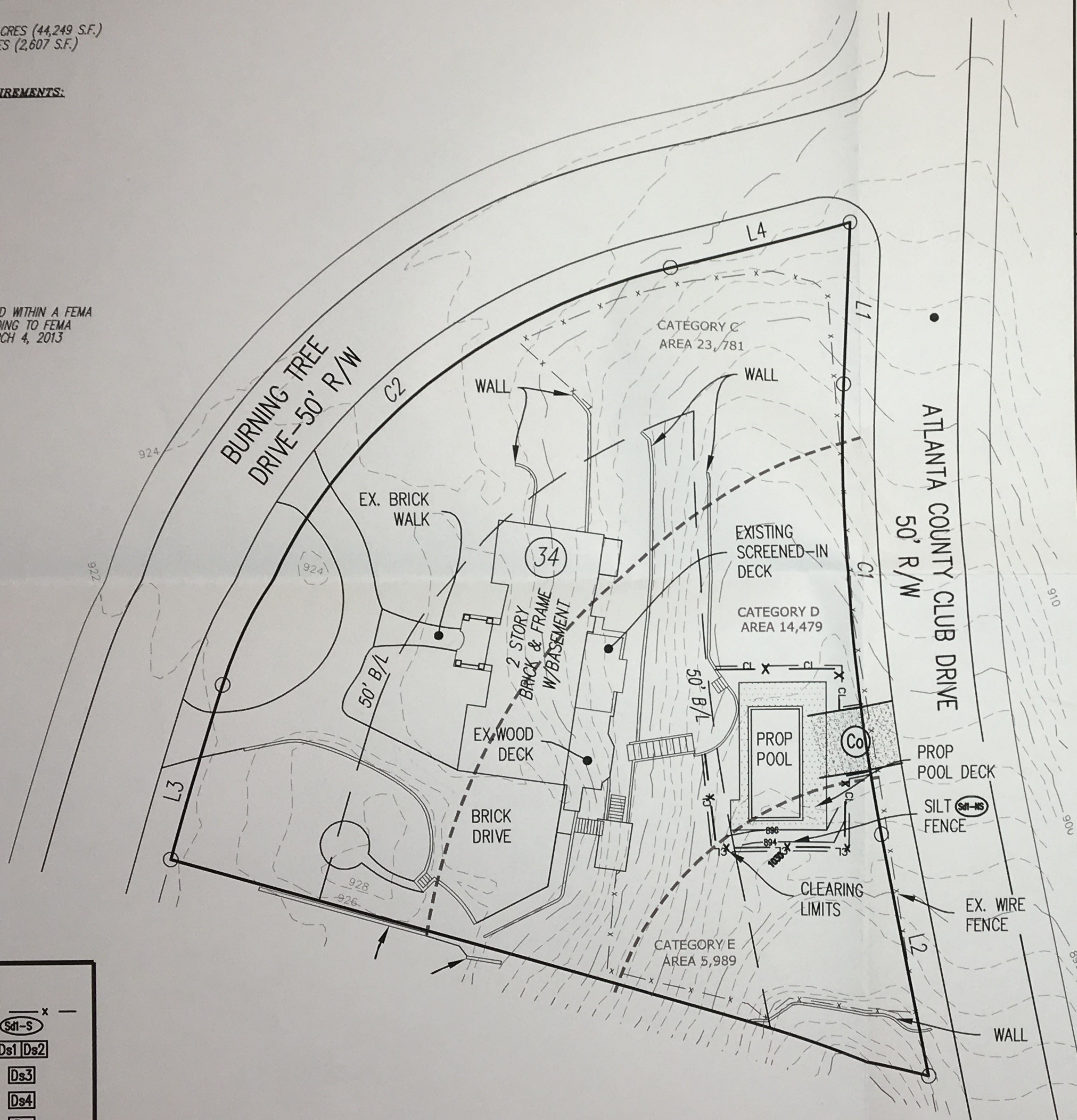
REMAINING IN CATEGORY E AFTER TRANSFERS:

448
450 - 1,796.7 SF ALLOWED IMPERVIOUS - 675 SF TRANSFERRED TO CATEGORY D = 1,121.7 REMAINING
1,121.7 ALLOWABLE IMPERVIOUS REMAINS IN CATEGORY E.
223.4 448 SF JMS

Water Pollution Control Division
Cobb County Water System

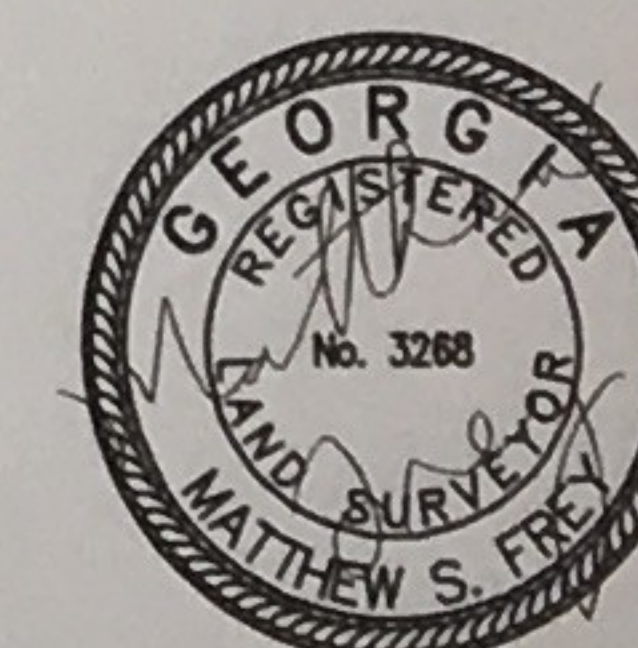
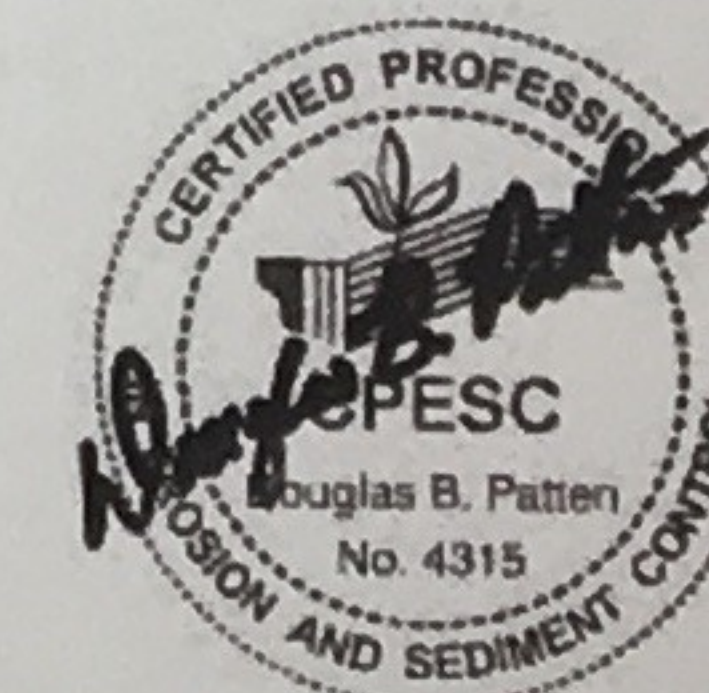
Approval signifies general plan conformance to the
Cobb County Code. Design Professional and Developer
remain solely responsible for design and for correcting
any and all errors, problems and code violations (if any)
exposed during construction AFTER authorization by
Cobb County.

1 - DW/3/17
E+SC approved for ARC review

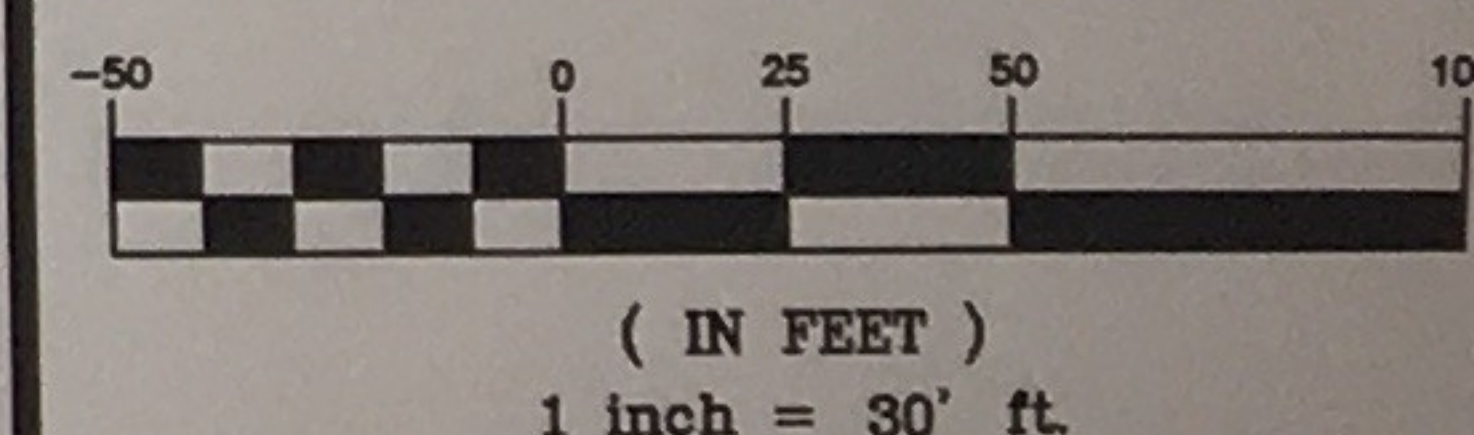


SEDIMENT/EROSION CONTROL LEGEND:

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



GRAPHIC SCALE



ARC SITE PLAN FOR: 711 BURNING TREE DR.

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

DRAWN BY:	NKW	DATE:	02-21-17
CHECKED BY:	DP	DRAWING NO.:	217003-1
JOB NO.:		SHEET	1 OF 2
NO.	DATE	REVISION DESCRIPTION	BY
1	03-03-17	REVISED ARC CALCS TO MATCH APPLICATION	KW