



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: May 26, 2017

ARC REVIEW CODE: V1705261

TO: Chairman Mike Boyce, Cobb County Board of Commissioners
ATTN TO: David Breden, Cobb County Water System
FROM: Douglas R. Hooker, Executive Director, ARC

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-17-06CC 760 Atlanta Country Club Drive
Review Type: Metro River
MRPA Code: RC-17-06CC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new single-family house on an existing single family housing site.

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: May 26, 2017
Deadline for Comments: June 5, 2017
Earliest the Regional Review can be Completed: June 5, 2017

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER

ARC NATURAL RESOURCES
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 **June 5, 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: May 26, 2017

ARC REVIEW CODE: V1705261

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

Name of Proposal: RC-17-06CC 760 Atlanta Country Club Drive

Review Type: Metro River

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Submitting Local Government: Cobb County

Date Opened: May 26, 2017

Deadline for Comments: June 5, 2017

Earliest the Regional Review can be Completed: June 5, 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): City Commercial Investments, Inc.
Mailing Address: 345 Dogwood Trail SE
City: Marietta **State:** GA **Zip:** 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-751-6500 **Fax:** _____
Other Numbers: Fernando Calvo fcalvo@citycreinvestments.com
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Fernando Calvo
Mailing Address: 345 Dogwood Trail SE
City: Marietta **State:** GA **Zip:** 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-751-6500 **Fax:** _____
Other Numbers: Fernando Calvo fcalvo@citycreinvestments.com
4. **Proposed Land or Water Use:**
Name of Development: 760 Atlanta Country Club Drive
Description of Proposed Use: Single Family Residential Lot
5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County:
Land Lot 1093 , 17th District, Second Section, Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
Atlanta Country Club, Lot 35, Block B, 760 Atlanta Country Club Drive, .2 miles, River Knoll
Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>1.275 Acres</u>
	Outside Corridor:	_____
	Total:	<u>1.275 Acres</u>
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 No

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 YES

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	<u>17,002</u>	<u>11,858</u>	<u>7,620</u>	(70) <u>69.7</u>	(45) <u>44.8</u>
D	<u>12,354</u>	<u>5,514</u>	<u>174</u>	(50) <u>44.6</u>	(30) <u>1.4</u>
E	<u>26,170</u>	<u>3,488</u>	<u>514</u>	(30) <u>13.3</u>	(15) <u>2.0</u>
F				(10)	(2)
Total:	<u>55,526</u>	<u>20,860</u>	<u>8,308</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: 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:

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.

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

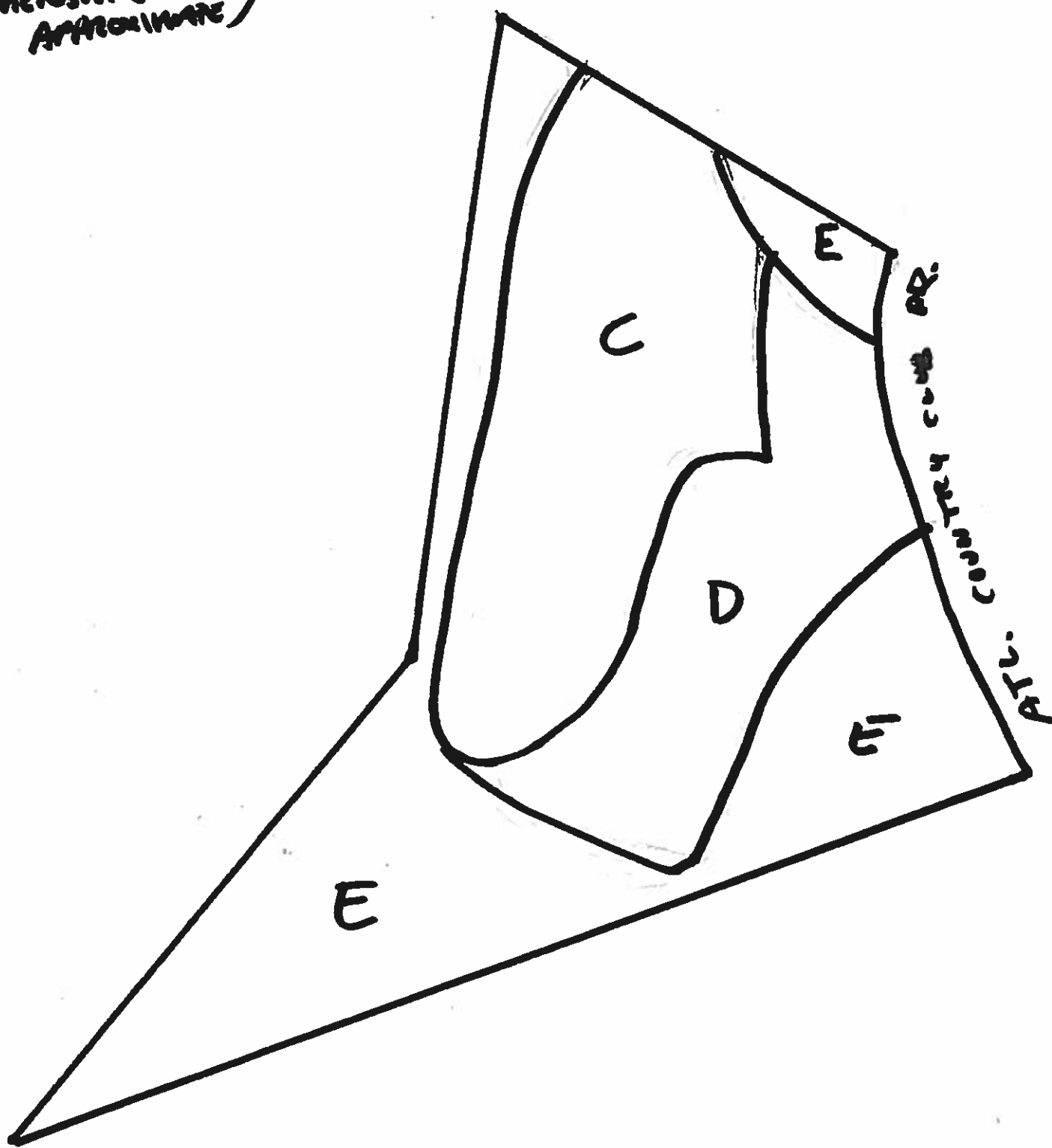
X Approved erosion control plan.

X Detailed table of land-disturbing activities. (Both on this form and on the plans)

Date _____



APPROX SCALE: 1" = 50'
(DIMENSIONS ARE APPROXIMATE)



REANALYZED CATEGORIES 760 ATL. COUNTRY CLUB
2/14/17 JMS



Zoning Notes:

- [illegible]

[illegible]

1. Paper	200
2. Ink	100
3. Travel Permit	100
4. New Personal Paper	100
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99. New Personal Paper	100
100. New Personal Paper	100

Estimated Sales	100
Estimated Expenses	20
Estimated Profit (Loss)	80
Working Capital \$	100
Net Income	100

TOTAL SITE ACRES = 1278 ACRES

Zoning Notes:

1 COOK COUNTY ACCEPTS THE SUBPOENA IN ACCORDANCE WITH THE DISCOVERY ACT (ADA), EXCEPT FOR INFORMATION THAT IS NOT RELEVANT TO THE LITIGATION. COOK COUNTY IS NOT RESPONSIBLE FOR COMPLIANCE WITH THE DISCOVERY ACT. (b)(7)(D)

2 ANY CONTINUATION DATES WILL BE PERMITTED BY THE COURT. (b)(7)(D)

3 ANY DATES TO BE PERMITTED BY THE COURT. (b)(7)(D)

4 IF A SUBPOENA IS PROPOSED FOR THE LOCATION OF THE SUBPOENA, THE LOCATION OF THE SUBPOENA SHALL BE DETERMINED BY THE COURT. (b)(7)(D)

5 NO DATES TO BE PERMITTED BY THE COURT. (b)(7)(D)

6 NO DATES TO BE PERMITTED BY THE COURT. (b)(7)(D)

CLEARING AND
READING ONLY

Source: <http://www.management.irs.gov>

Cobb County Water System
Appropriates for 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 omissions (if any)
resulting during construction AFTER authorization by
Cobb County.

No pipe installation until variance is approved.

24 HOUR EMERGENCY CONTACT: FERNANDO CALVO 404-751-8500

REANALYZED CATEGORIES 760 ATL. COUNTRY SUBB
7/14/17

2/14/17

5415

Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC**
1400 Laurel Drive
Chattanooga, TN 37404
423-234-4414

Prepared For
Fernando Calvo
1111 Adams Center's Que Ave
San Jose, C.R. 10001

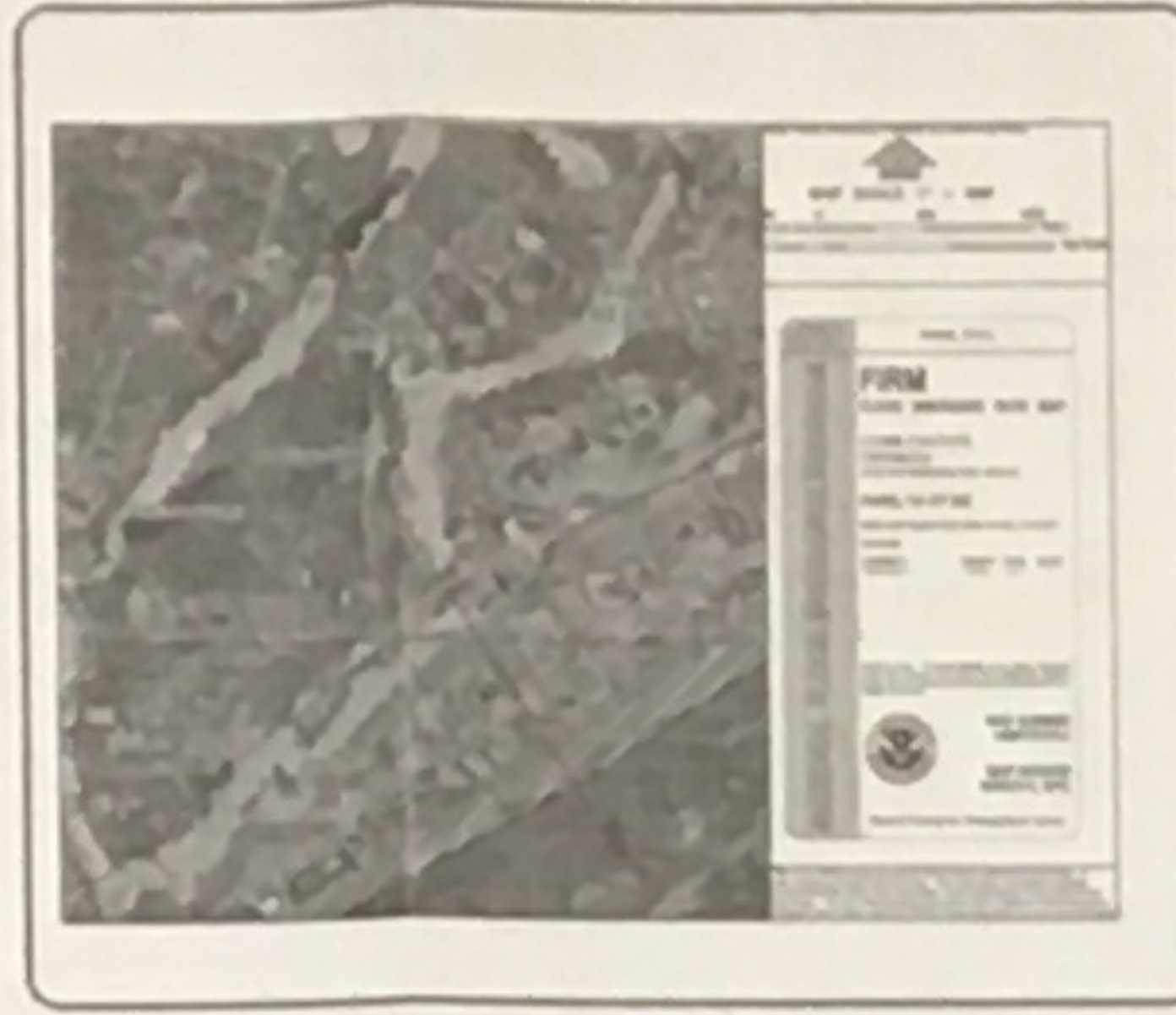
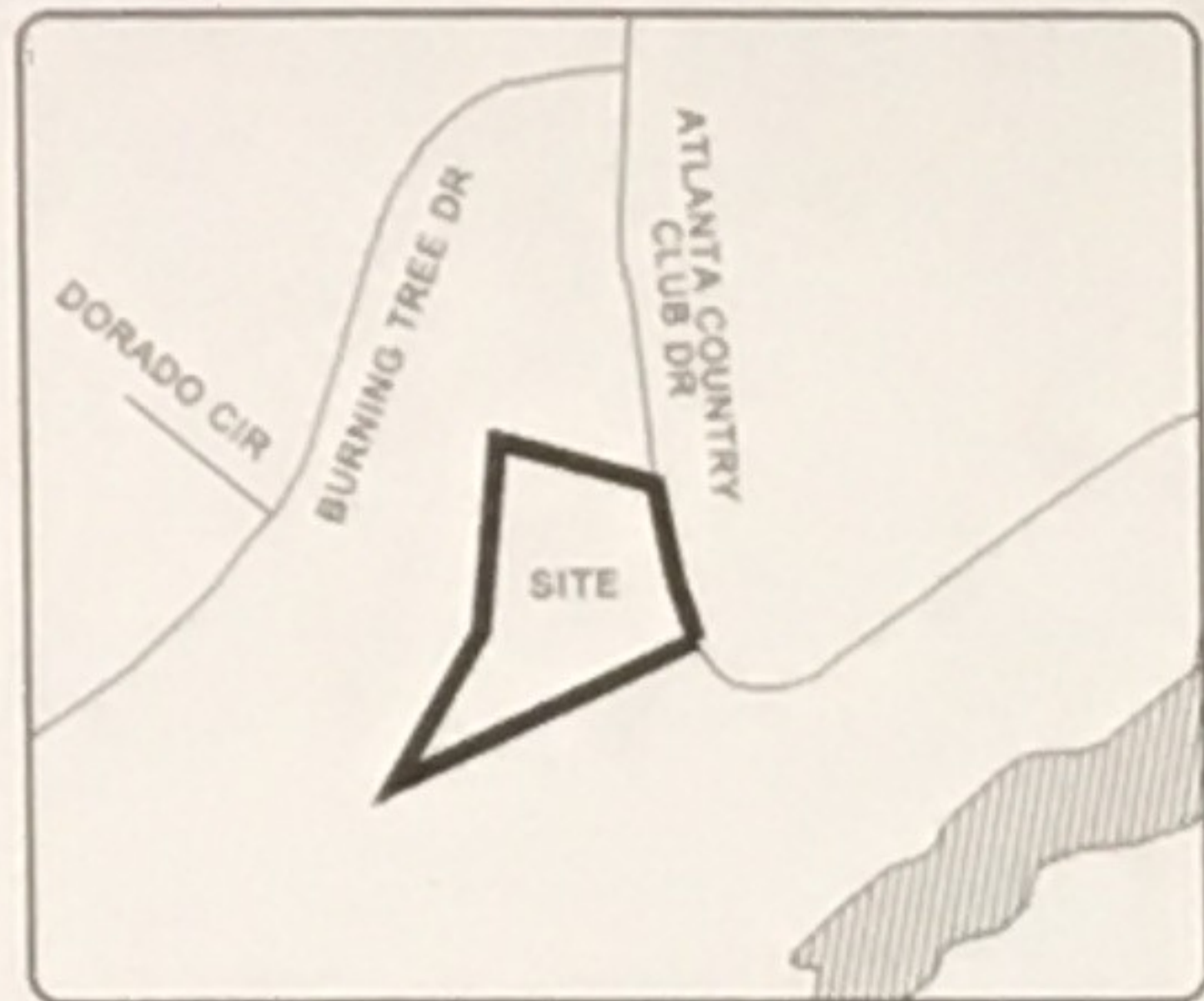
Site Variance Plan



760 Atlanta Country Club Drive

Slack 2

C-



FEMA Map
N.T.S.

Site Notes:

1. THE SITE CONTAINS: 1.275 ACRES
2. SITE ADDRESS: 760 ATLANTA COUNTRY CLUB RD, MARIETTA GA 30067
PARCEL ID NUMBER: 17109300250
3. THE NORTH ARROW AND SCALE ARE SHOWN ON C-1
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MCCLUNG SURVEYING SERVICES, INC., DATED FEB. 29, 2016.
5. NO PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13067C0141 J, DATED MARCH 4, 2013.
6. 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.
7. 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.
8. THE INTENDED USE OF THE PROPERTY WILL BE FOR THE REMOVAL OF AN EXISTING SINGLE FAMILY HOME AND THE ADDITION OF A NEW SINGLE FAMILY HOME.

Zoning Requirements:

ZONING: R-30 SINGLE-FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT AREA: 30,000 SQUARE FEET.
MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 75 FEET;
CUL-DE-SAC, 50 FEET
MINIMUM PUBLIC ROAD FRONTAGE: 75 FEET, CUL-DE-SAC,
50 FEET.
BUILDING SETBACKS SHALL BE MEASURED FROM FUTURE
RIGHT-OF-WAY.
FRONT YARD: 40 OR 50 FT (50 SHOWN)
SIDE YARD: 12 FT
REAR YARD: 40 FT (VARIANCE FOR 15 FT)
MAX HEIGHT: 35 FT
PARKING REQUIREMENTS: ONE SPACE PER FIVE RESIDENCES.
MAX IMPERVIOUS SURFACE SHALL NOT EXCEED 35%.

TOTAL SITE ACRES = 1.275 ACRES

MRPA Vulnerability Chart:

MRPA Vulnerability Calculation			
Area No	C	D	E
Total Area	17.002	12.354	26.170
Impervious Area	7.620	174	514
Impervious Max Percentage	45%	30%	15%
Impervious Percentage	44.82%	1.41%	1.96%
Disturbed Area	11.858	5.514	3.488
Disturbed Max Percentage	70%	50%	30%
Disturbed Percentage	69.74%	44.63%	13.33%

Zoning Notes:

1. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICAN'S 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. NO DUMPSTER IS PROPOSED FOR THIS SITE. GARBAGE PICKUP WILL BE PROVIDED BY THE OWNER.

Sd1-S

Ds1
Ds2
Ds3

N/F
DAVID M. COOPERMAN
DB 15104 PG 3028

N/F
JAMES B. WEINSTEIN
DB 14933 PG 4702

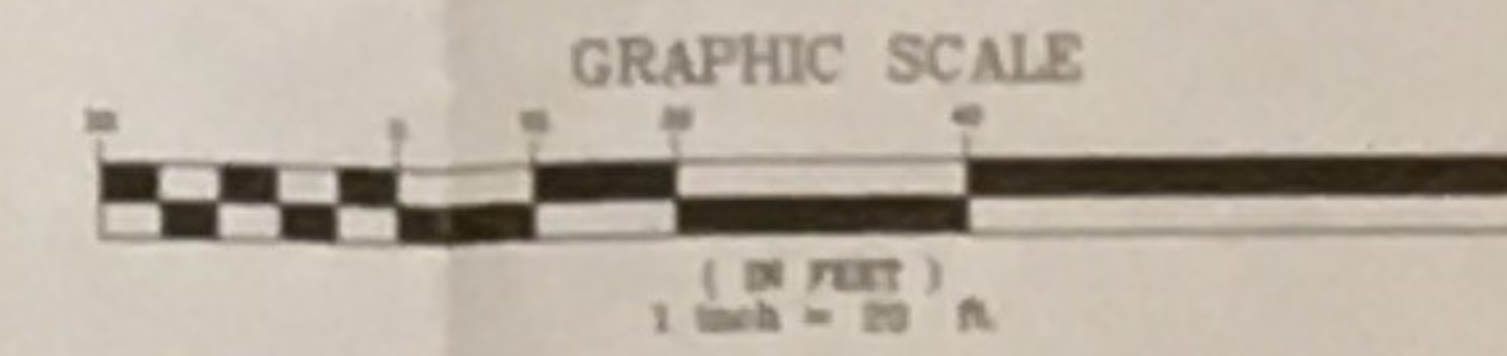
N/F
PEGGY W. SINKS
JACK E. SINKS

PROPOSED REDUCTION OF REAR
SETBACK FROM 40 FEET TO 15
FEET TO ALLOW FOR THE HOUSE
TO BE LOCATED OUTSIDE OF THE
EXISTING SEWER LINE EASEMENT.

NEW SINGLE
FAMILY HOME
FFE= 868.00
BFFE= 856.00

FUTURE
POOL AREA

Ds1
Ds2
Ds3



24 HOUR EMERGENCY CONTACT: FERNANDO CALVO 404-751-6500

Prepared By
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Prepared For
Fernando Calvo
760 Atlanta Country Club Drive
Marietta, GA 30067

Site Plan



Site Plan For
760 Atlanta Country Club Drive
Land Lot 1093, 17th District
Cobb County, Georgia

CVE PS # 16-0962

Sheet No.
C-1