



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: May 31, 2017

ARC REVIEW CODE: V1705311

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-17-07CC 801 Atlanta Country Club Drive

**Review Type:** Metro River

**MRPA Code:** RC-17-07CC

**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:** 1097 **District:** 17 **Section:** 2

**Date Opened:** May 31, 2017

**Deadline for Comments:** June 10, 2017

**Earliest the Regional Review can be Completed:** June 10, 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](mailto:asmith@atlantaregional.com) or (404) 463-5581. If ARC does not receive comments from you on or before **June 10, 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 31, 2017

**ARC REVIEW CODE: V1705311**

**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-17-07CC 801 Atlanta Country Club Drive

**Review Type:** Metro River

**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.

### Submitting Local Government: Cobb County

**Date Opened:** May 31, 2017

**Deadline for Comments:** June 10, 2017

**Earliest the Regional Review can be Completed: June 10, 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): MEWBORN F B II

Mailing Address: 801 Atlanta Country Club Drive

City: Marietta State: GA Zip: 30067

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-887-1125

Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_

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: fcalvo@citycreinvestments.com

4. Proposed Land or Water Use:

Name of Development: 801 Atlanta Country Club Dr.

Description of Proposed Use: Single Family Residential Home

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County:

Land Lot 1097, District XX, Section 2, Cobb County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:

Atlanta Country Club (NBHD - 17011376), Land Lot 1097 -, Block E , 801 Atlanta Country Club Drive, corner lot

Size of Development (Use as Applicable):

Acres: Inside Corridor: .91 Acres

Outside Corridor: \_\_\_\_\_

Total: .91 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: Lot Dimensions: 174x200x198x166

Outside Corridor: \_\_\_\_\_

Total: Lot Dimensions: 174x200x198x166

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.
A				(90)	(75)
B				(80)	(60)
C	14,579 sf	11,706 sf **	6,205 sf	(70) 79.7	(45) 42.3
D	5,461 sf	4,123 sf **	2,250 sf *	(50) 75.5	(30) 41.2
E	16,181 sf	2,972 sf **	2,019 sf *	(30) 13.4	(15) 12.5
F				(10)	(2)
Total:	36,321 sf	18,801 sf	10,474 sf	N/A	N/A

\* INCLUDES A TRANSFER OF 408 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1 TO 1.5 AS PER PART 2.A.3.C (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

\*\* INCLUDES A TRANSFER OF 923 SF OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 AND 954 SF OF LAND DISTURBANCE FROM E TO C AT 1 TO 1.5 AS PER PART 2.A.3.C (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN. (923 x 1.5 = 1392, 954 x 1.5 = 1431)

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)

☒ 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.

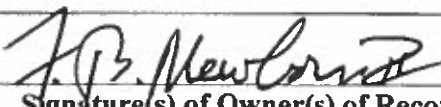
☒ Land-disturbance plan.

**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)

 3-10-17  
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:

Fernando A. Calvo  3/8/17  
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.

 5-19-17  
Signature of Chief Elected Official or Official's Designee Date

Return Recorded Document to:

Allan Richards

One Buckhead Plaza 3060 Peachtree Rd, NW, Suite 1450  
Atlanta, GA 30305

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

File #: 990042

This Indenture made this 5th day of November, 1999 between DEBORAH T. CORSIGLIA and GUY W. THOMPSON, of the County of, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and EDD O. THOMAS, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1097, 17TH DISTRICT, 2ND SECTION, COBB COUNTY GEORGIA, BEING LOT 2, BLOCK E, UNIT ONE-A, THE COLUMNS, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 18, COBB COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY KNOWN AS 655 RIVERKNOLL DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ON SURVEY PREPARED BY J. A. EVANS SURVEYING CO., INC., DATED MAY 29, 1997.

LESS AND ACCEPT:

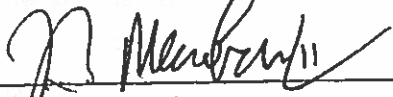
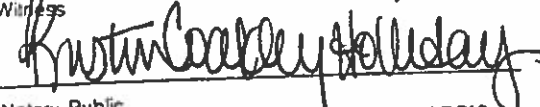
TO FIND THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WEST BOUNDARY OF RIVERKNOLL DRIVE ( A 50 FOOT RIGHT OF WAY) AND THE NORTHWESTERLY BOUNDARY OF ATLANTA COUNTRY CLUB DRIVE ( A 60 FOOT RIGHT OF WAY) AND RUN THENCE NORTHERLY 165.70 FEET ALONG THE WESTERLY BOUNDARY OF RIVERKNOLL DRIVE TO A POINT LOCATED AT THE INTERSECTION OF THE LOT LINE DIVIDING LOT 2 AND LOT 1 OF SAID UNIT, BLOCK AND SUBDIVISION. THENCE RUN SOUTH 82 DEGREES 50 MINUTES 00 SECONDS WEST A DISTANCE OF 75 FEET ALONG THE SAID SOUTHERN LOT LINE OF SAID LOT 2 TO A POINT BEING THE POINT OF BEGINNING. RUN THENCE NORTH 85 DEGREES 51 MINUTES 13 SECONDS WEST 51.31 FEET TO A POINT; THENCE SOUTH 83 DEGREES 06 MINUTES 13 SECONDS WEST 27.03 FEET TO A POINT; THENCE SOUTH 17 DEGREES 12 MINUTES 26 SECONDS EAST 10.35 FEET TO AN IRON PIN LOCATED ON THE SOUTHERN LOT LINE OF SAID LOT 2; THENCE RUN NORTH 82 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE SOUTHERN LOT LINE OF LOT 2 A DISTANCE OF 75.53 FEET TO A POINT BEING THE POINT OF BEGINNING.


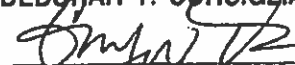
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness  
  
Notary Public  
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA  
MY COMMISSION EXPIRES NOVEMBER 12, 2001

  
DEBORAH T. CORSIGLIA (Seal)  
  
GUY W. THOMPSON (Seal)

# 801 ATLANTA COUNTRY CLUB DRIVE REVISED REANALYSIS

Cobb County

February 13, 2017

Vulnerability Factor	Subgroup	Score	
Hydrology:	Third Order	0	
Geology:	Biotite Gneiss	5	
SUBTOTAL		5	
Aspect:	East	9	--
	South	--	15
SUBTOTAL:		14	20
Slope:	0-10%	3	--
	10-25%	--	9
	25%+	--	15
SUBTOTAL:		17	29
Vegetation:	Open Field	10	10
	Hardwoods	--	20
SUBTOTAL		27	39
Soils:	Mod. Erodibility	12	--
	Sev. Erodibility	--	20
TOTAL		39	59
CATEGORY:		C	D

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.





Location Map  
NTS



FEMA Map  
NTS

### Site Notes:

1. THE SITE CONTAINS: 0.834 ACRES
2. SITE ADDRESS: 801 ATLANTA COUNTRY CLUB RD, MARIETTA GA 30067  
PARCEL ID NUMBER: 1710070210
3. THE NORTH ARROW AND SCALE ARE SHOWN ON (S)-1
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MCELLEN SURVEYING SERVICES, INC.  
(DATED JUNE 27, 2016)
5. NO PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F-1A SPECIAL FLOOD HAZARD AREA  
AS PER THE FLOOD INSURANCE RATE MAP (FIRM 1308702A) 4, DATED MARCH 4, 2013.
6. THERE ARE WATERS OF THE STATE OF GEORGIA OR NEGLIGIBLE 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 CELESTIAL, ARCHITECTURAL, OR  
ARCHAEOLOGICAL 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  
CL-1-45-SAG: 50 FEET  
MINIMUM PUBLIC ROAD FRONTAGE: 75 FEET, CL-1-45-SAG:  
50 FEET  
BUILDING SETBACKS SHALL BE MEASURED FROM FUTURE  
RIGHT-OF-WAY  
FRONT YARD: 40 OR 50 FT (NO SHOWN)  
SIDE YARD: 12 FT  
REAR YARD: 40 FT  
MAX HEIGHT: 30 FT  
FLOOD REQUIREMENTS: ONE SPACE FOR FIVE RESIDENCES  
MAY IMPROVED SURFACE SHALL NOT EXCEED 30%  
**TOTAL SITE ACRES = 0.834 ACRES**  
**TOTAL DISTURBED ACRES = 0.47 ACRES**

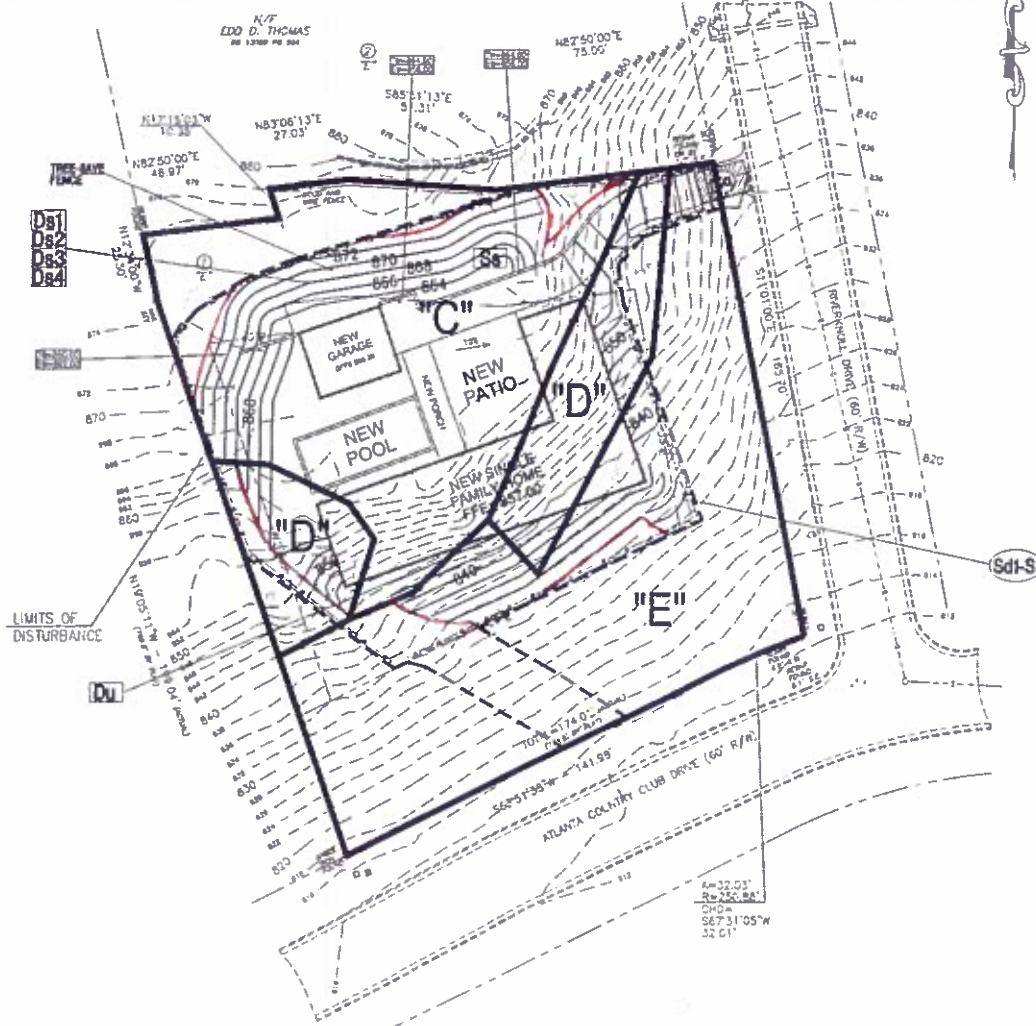
CONTRACTOR TO REMOVE EXISTING  
DRIVEWAY AND APRON LOCATED OFF  
OF ATLANTA COUNTRY CLUB DRIVE  
DURING DEMOLITION

### MRPA Vulnerability Chart:

MRPA Vulnerability Calculation			
Area No.	C	D	E
Total Area	44,670	5,461	10,161
Impervious Area Percentage	43%	38%	19%
Impervious Area	6,508	1,856	2,427
Run Impervious Area	6,508	2,250	3,117
Detention Area	42.1 A	41.2 B	17.5 C
Detention Area Percentage	72%	39%	30%
Detention Area	10,373	2,721	4,804
Non Detention Area	1,146	1,740	5,357

\*TRANSFER OF IMPERVIOUS CREDIT OF 438 + 15 = 453 SF FROM CATEGORY E TO CATEGORY D  
\*\*TRANSFER OF IMPERVIOUS CREDIT OF 453 + 15 = 468 SF FROM CATEGORY D TO CATEGORY C  
\*\*\*SUM OF CATEGORY D AND SUM OF CATEGORY C

Revised Cont. Dist. #3 + Area from GCU Co. 5/26/17 9/15/20/17



### 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 EXCHANGE SIGNS, MONUMENTS, AND ALL COMMERCIAL  
SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE  
PLANS.
4. NO SHAPES/IS PROPOSED FOR THIS SITE. CARRIAGE PORCH WILL BE PROVIDED  
BY THE OWNER.



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

Prepared By:  
FERNANDO CALVO  
ENGINEERING, LLC  
2111 Peachtree Street  
Atlanta, GA 30309  
www.fcalvoengineering.com

Prepared For:  
Atlanta Country Club Drive  
801 Atlanta Country Club Drive  
Marietta, GA 30067

Site Plan  
DATE: 5/26/17  
BY: FERNANDO CALVO  
CHECKED: FERNANDO CALVO  
SCALE: AS SHOWN



Site Plan For  
801 Atlanta Country Club Drive  
Parcel ID: 1710070210  
Cobb County, Georgia

Sheet No  
C-1





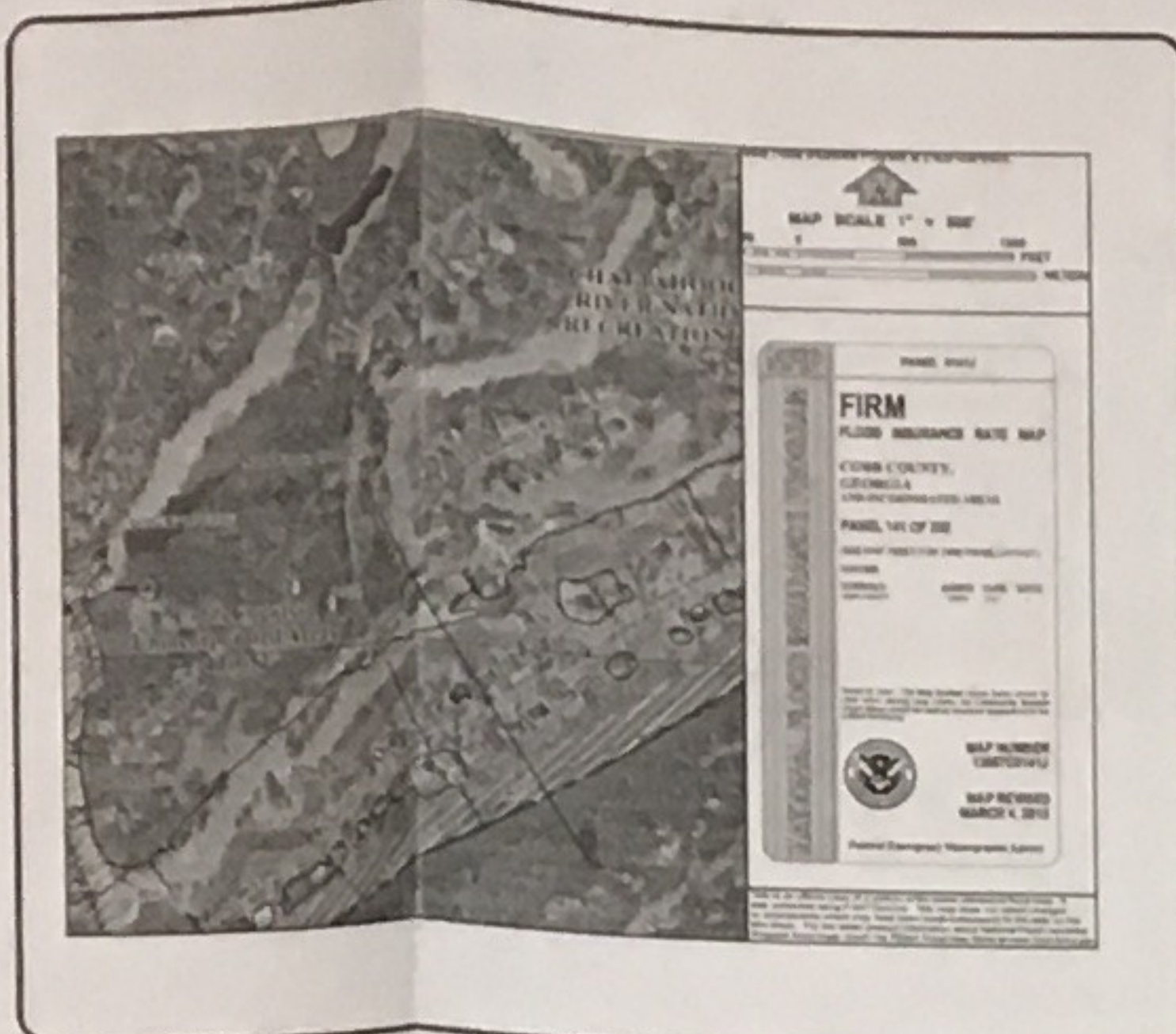
801 Atlanta Country Club Dr







Location Map  
N.T.S.



FEMA Map  
N.T.S.

### Site Notes:

- THE SITE CONTAINS: 0.834 ACRES
- SITE ADDRESS: 801 ATLANTA COUNTRY CLUB RD, MARIETTA GA 30067  
PARCEL ID NUMBER: 17109700110
- THE NORTH ARROW AND SCALE ARE SHOWN ON C-1
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MCCLUNG SURVEYING SERVICES, INC., DATED JUNE 21, 2016.
- 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.
- 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.
- 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
- 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  
MAX HEIGHT: 35 FT  
PARKING REQUIREMENTS: ONE SPACE PER FIVE RESIDENCES.  
MAX IMPERVIOUS SURFACE SHALL NOT EXCEED 35%.

**TOTAL SITE ACRES = 0.834 ACRES**

**TOTAL DISTURBED ACRES = 0.47 ACRES**

### MRPA Vulnerability Chart:

MRPA Vulnerability Calculation			
Area No.	C	D	E
Total Area	14,679	5,461	16,181
Impervious Max Percentage	45%	30%	15%
Impervious Allowable	6,606	1,638	2,427
New Impervious Area	6,205	2250*	2019*
Percent % Impervious	42.3%	41.2%	12.5%
Disturbed Max Percentage	70%	50%	30%
Disturbed Allowable	10,275	2,731	4,854
New Disturbed Area	12472**	4467**	2232.4192**
Proposed % Disturbed	85.0%	81.8%	13.8%

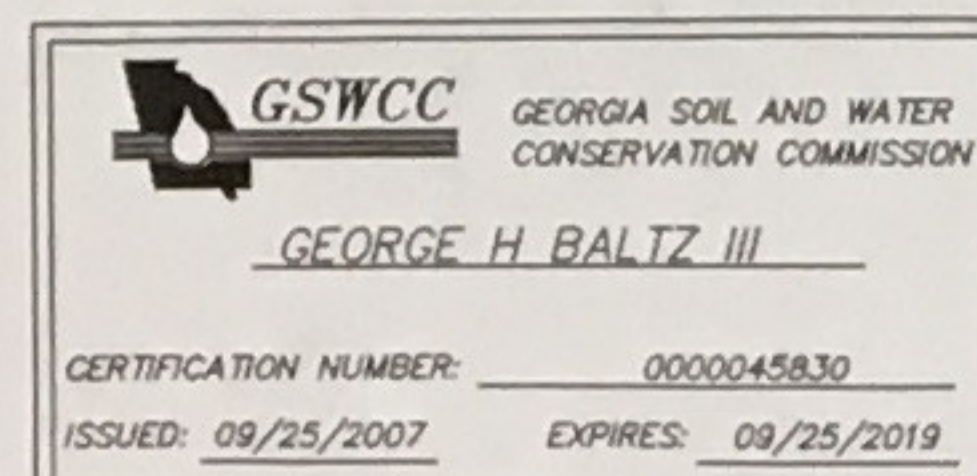
\*TRANSFER OF IMPERVIOUS CREDIT OF 408 x 1.5 = 612 SF FROM CATEGORY E TO CATEGORY D  
\*\*TRANSFER OF DISTURBED CREDIT OF 2622 x 1.5 = 3933 SF FROM CATEGORY E TO 1736 IN CATEGORY D AND 2197 IN CATEGORY C

### Zoning Notes:

- 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.
- ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
- 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.
- NO DUMPSTER IS PROPOSED FOR THIS SITE. GARBAGE PICKUP WILL BE PROVIDED BY THE OWNER.

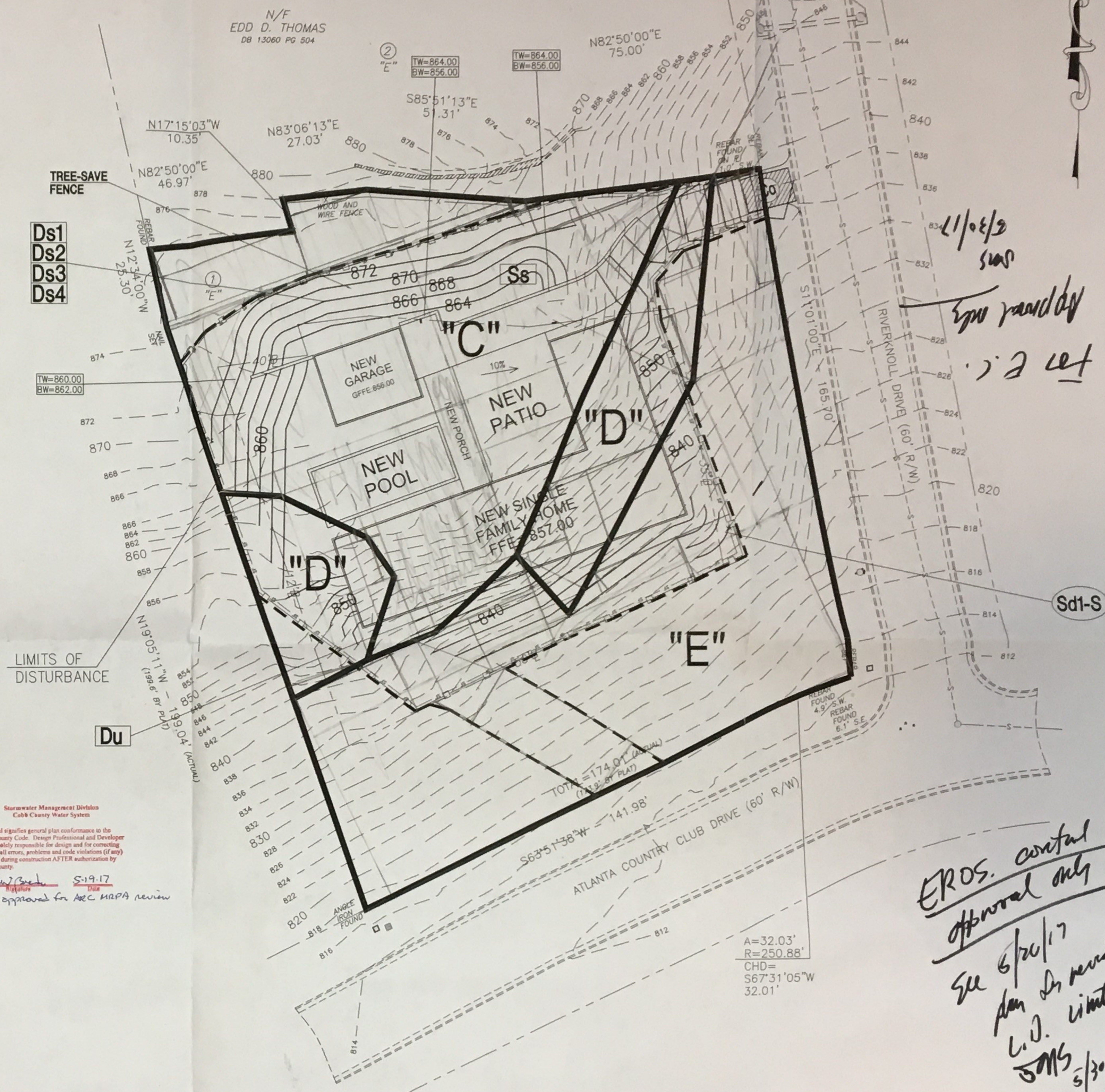


Know what's below.  
Call before you dig.



Signed: *George H. Baltz III*

EXPIRATION 9-25-19  
NUMBER



*EROS. control approval only*  
*see 6/30/17 plan as revised L.O. limits SMS 6/30/17*

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

Prepared By:  
**CRESCENT VIEW  
ENGINEERING, LLC.**  
211 Fraser Street  
Marietta, GA 30060  
678-324-8410  
www.crescentvieweng.com

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

Site Plan



Site Plan For  
**801 Atlanta Country Club Drive**  
Land Lot 1097, 17th District  
Cobb County, Georgia

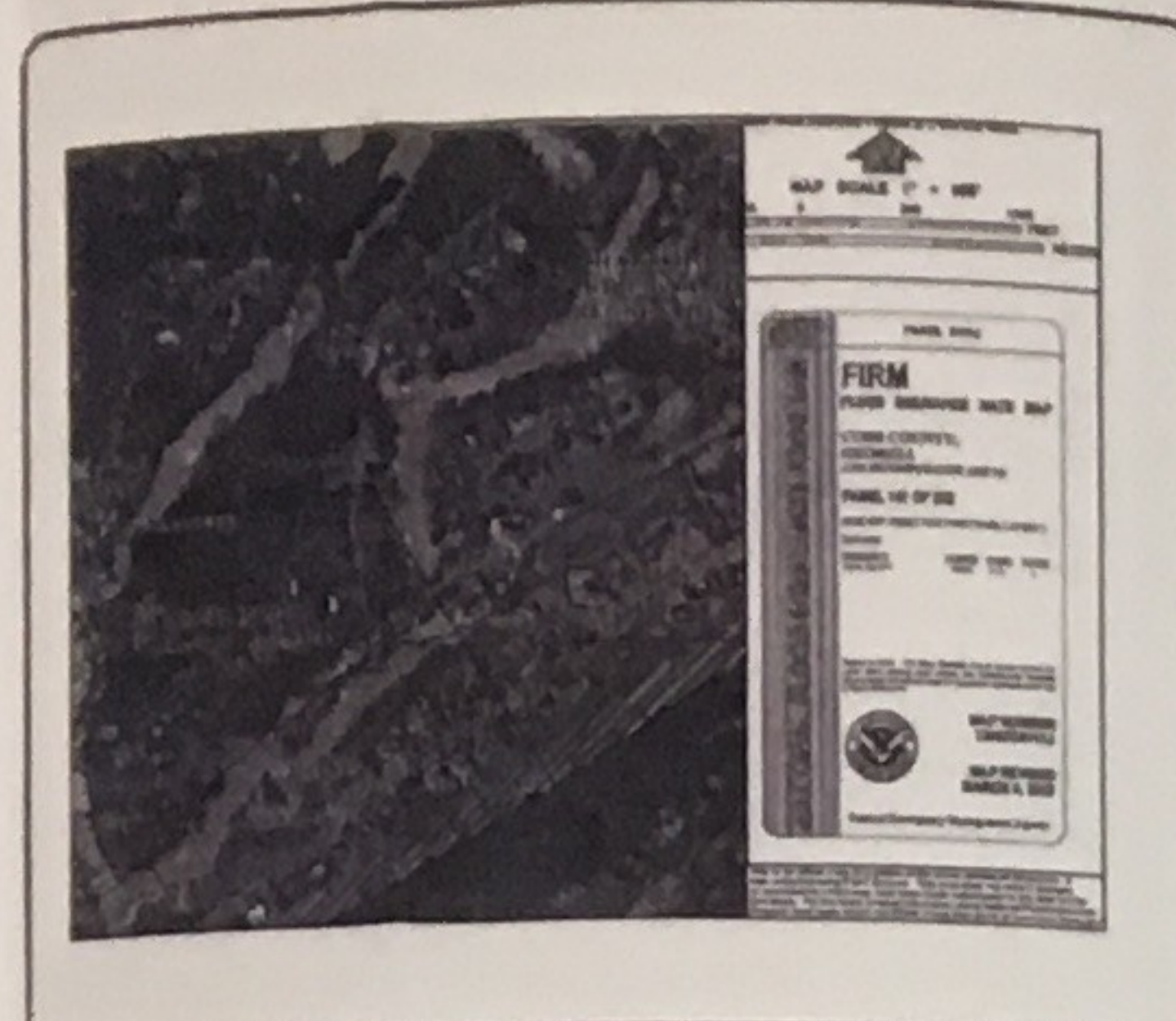
CVE PI # 16-184

Sheet No.  
**C-1**





**Location Map**  
NTS



**FEMA Map**  
NTS

### Site Notes:

1. THE SITE CONTAINS: 0.834 ACRES
2. SITE ADDRESS: 801 ATLANTA COUNTRY CLUB RD, MARIETTA GA 30067  
PARCEL ID NUMBER: 17109700110
3. THE NORTH ARROW AND SCALE ARE SHOWN ON C-1
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MCCLUNG SURVEYING SERVICES, INC., DATED JUNE 21, 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  
MAX HEIGHT: 35 FT  
PARKING REQUIREMENTS: ONE SPACE PER FIVE RESIDENCES.  
MAX IMPERVIOUS SURFACE SHALL NOT EXCEED 35%.

**TOTAL SITE ACRES = 0.834 ACRES**

**TOTAL DISTURBED ACRES = 0.47 ACRES**

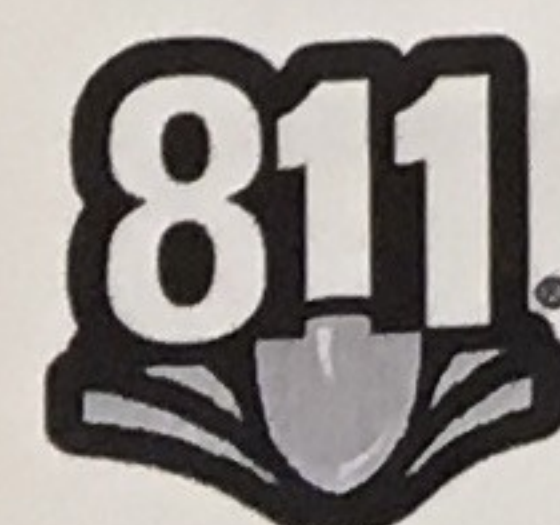
### MRPA Vulnerability Chart:

MRPA Vulnerability Calculation			
Area No	C	D	E
Total Area	14,679	5,461	16,181
Impervious Max Percentage	45%	30%	15%
Impervious Allowable	6,606	1,638	2,427
New Impervious Area	9,205	2250*	2019*
permitted % IMPERV	42.3%	41.2%	12.5%
Disturbed Max Percentage	70%	60%	30%
Disturbed Allowable	10,275	2,731	4,854
New Disturbed Area	11,706-12472**	4,183-4467**	2672-2192** 1372
permitted % DISTURB	79.7%	75.5%	16.4%

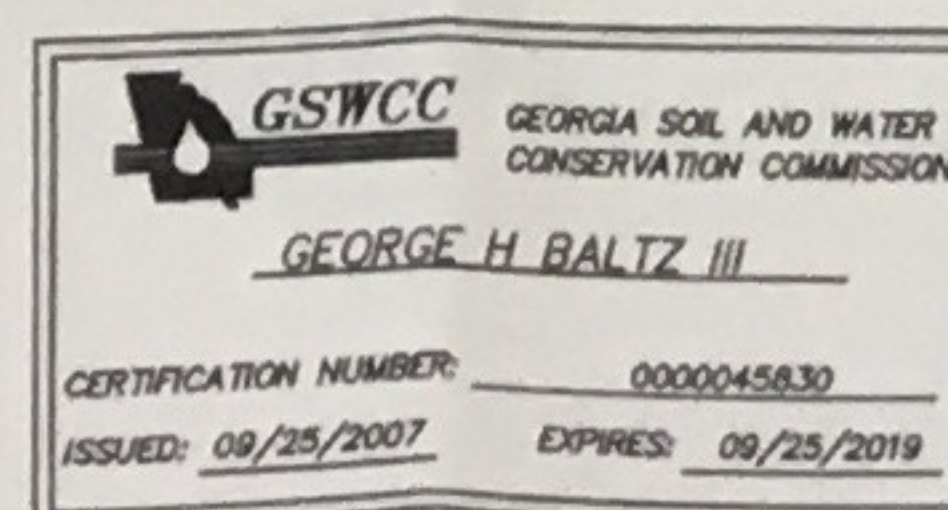
\*TRANSFER OF IMPERVIOUS CREDIT OF  $408 \times 1.5 = 612$  SF FROM CATEGORY E TO CATEGORY D  
\*\*TRANSFER OF DISTURBED CREDIT OF  $2000 \times 1.5 = 3000$  SF FROM CATEGORY E TO  
1247 IN CATEGORY D AND 2497 IN CATEGORY C 2672

### Zoning Notes:

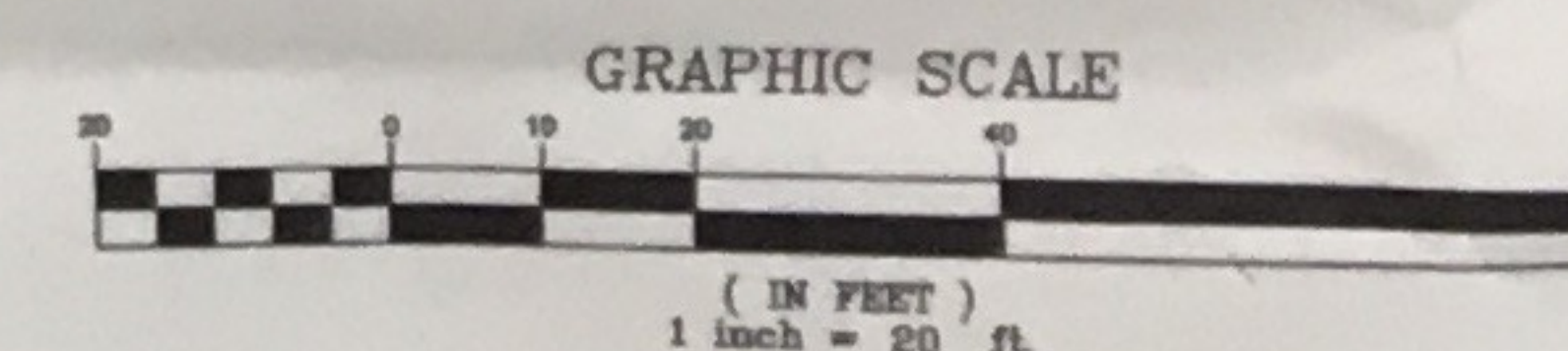
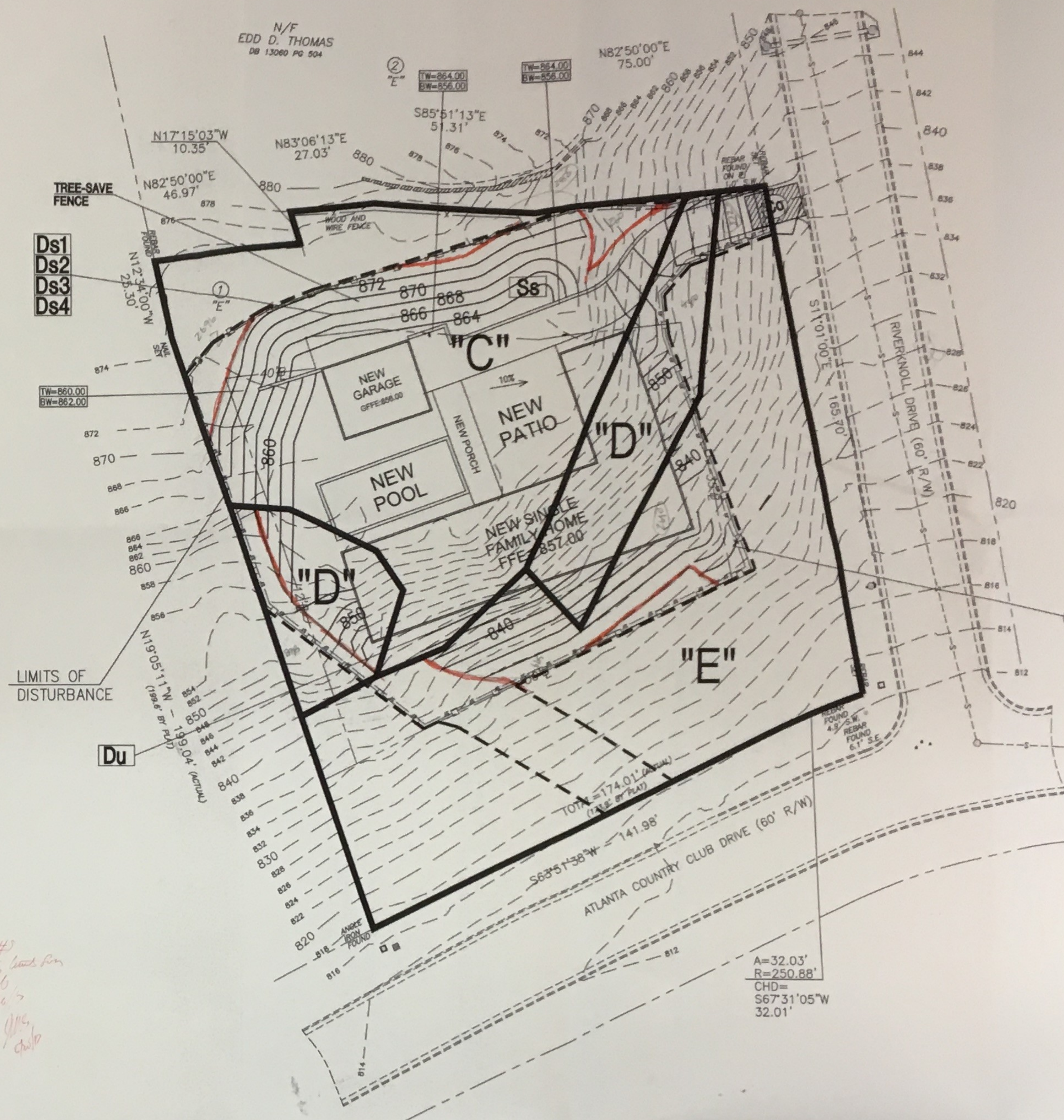
1. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.
2. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
3. ANY SIGNS TO BE PERMITTED THROUGH 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. NO DUMPSTER IS PROPOSED FOR THIS SITE. GARBAGE PICKUP WILL BE PROVIDED BY THE OWNER.



Know what's below.  
Call before you dig.



CERTIFICATION NUMBER: 0000045830  
ISSUED: 09/25/2007 EXPIRES: 09/25/2019  
EXPIRATION 0-25-19  
NUMBER



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

Prepared By:  
**CRESCENT VIEW  
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Prepared For  
**Fernando Calvo**  
700 Atlanta Country Club Drive  
Marietta, GA 30067

### Site Plan

DATE	SCALE	AS SHOWN	PZ	CHECKED	GHB
5-19-17					



Site Plan For  
**801 Atlanta Country Club Drive**  
Land Lot 1097 17th District  
Cobb County, Georgia

CVE PI # 16-184

Sheet No.  
**C-1**