

# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: July 12, 2018

ARC REVIEW CODE: V1807121

**TO:** Chairman Mike Boyce, Cobb County  
**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-18-05CC 3200 Laramie Drive

**Review Type:** Metro River

**MRPA Code:** RC-18-05CC

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the installation of an inground pool.

**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:** 974 **District:** 17 **Section:** 2

**Date Opened:** July 12, 2018

**Deadline for Comments:** July 22

**Earliest the Regional Review can be Completed:** July 23, 2018

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

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
FULTON COUNTY

ARC NATURAL RESOURCES  
GEORGIA CONSERVANCY  
CITY OF ATLANTA

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE/CRNRA  
CITY OF SMYRNA

If you have any questions regarding this review, please contact Robert Herrig at [Rherrig@atlantaregional.org](mailto:Rherrig@atlantaregional.org) or (470) 378-1636. If ARC staff does not receive comments from you on or before July 22, 2018, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

**COMMENTS:**



## COBB COUNTY WATER SYSTEM

Field Operations Center  
680 South Cobb Drive  
Marietta, Georgia 30060-3113

SYNOPSIS  
#1000039729  
\$250.00  
7/2/18

Steve D. McCullers, P. E.  
Director

DIVISIONS:  
Business Services  
Customer Services  
Engineering & Records  
Stormwater Management  
System Maintenance  
Water Protection

July 10, 2018

Mr. Jim Santo  
Atlanta Regional Commission  
229 Peachtree Street, NE  
Suite 100  
Atlanta, Georgia 30303

RE: Application for MRPA Certificate  
3200 Laramie Drive  
Land Lot 974, 17<sup>th</sup> District, 2<sup>nd</sup> Section  
Cobb County, Georgia

Dear Mr. Santo:

Cobb County is requesting a formal review of the referenced application for a certificate under the provisions of the Metropolitan River Protection Act. The application for the submittal is by the applicant, Construction Specialties & Design, on behalf of the owner Dr. Kenneth Lazaras. This submittal contains the application form, existing conditions, boundary survey and proposed site plan as well as a \$250 check for the review fee. A Vulnerability Category re-analysis is also included.

If you have any questions, please give me a call at 770-419-6454.

Sincerely,

A handwritten signature in blue ink that reads "David W. Breaden".

David W. Breaden, PE  
Stormwater Management Division  
Cobb County Water System

Enclosures

Cc: ARC File

# 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): Dr. Kenneth Lazarus  
Mailing Address: 3200 Laramie Dr.  
City: Atlanta State: GA Zip: 30339  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 678-472-4342 Fax: 404-783-4455  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Construction Specialties and Design  
Mailing Address: 3900 Macland Road  
City: Hiram State: Georgia Zip: 30141  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: Private Residence of Dr. Kenneth Lazarus  
Description of Proposed Use: install inground pool
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LL-974; 17 District 2nd Section, Cobb County  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Cochise by the Chattahoochee, Lot 9; Block E; 3200 Laramie Dr. Atlanta, GA 30339  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 27,712 sq-ft.  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
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 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>12,331</u>	<u>8,632</u>	<u>6,290*</u>	(70) <u>70%</u>	(45) <u>51.0%</u>
D	<u>6,998</u>	<u>3,499</u>	<u>2,171*</u>	(50) <u>50%</u>	(30) <u>31.0%</u>
E	<u>8,092</u>	<u>2,428</u>	<u>672*</u>	(30) <u>30%</u>	(15) <u>8.3%</u>
F	<u>291</u>	<u>29</u>	<u>6</u>	(10) <u>10%</u>	(2) <u>2%</u>
Total:	<u>27,712</u>	<u>14,588</u>	<u>9,139</u>	N/A	N/A

\* Includes a transfer of 494 SF of impervious surface from E to C at 1 to 1.5 (494 x 1.5 = 741 SF) and a transfer of 48 SF from E to D at 1 to 1.5 (48 x 1.5 = 72 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

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:**

☒ 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. Asmt - JMS-7/12/16

MA Proposed grading plan. with

☒ Certified as-builts of all existing land disturbance and impervious surfaces. GMS 7/12/16

☒ 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)

\_\_\_\_  
Dr. Kenneth Lazarus  
\_\_\_\_  
Signature(s) of Owner(s) of Record  
\_\_\_\_  
7/9/2018  
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:

\_\_\_\_  
Construction Specialties & Design, Inc.  
\_\_\_\_  
3900 Macland Rd, Hiram, GA 30141 770-222-5747  
\_\_\_\_  
Lisa Randolph  
Signature(s) of Applicant(s) or Agent(s)  
\_\_\_\_  
7/6/18  
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  
\_\_\_\_  
7-10-18  
Date



# \* LEGEND \*

APD	AS PER DEED	IR	IRON ROD FOUND
AE	ACCESS EASEMENT	IV	IRRIGATION VALVE
APF	AS PER FIELD	JB	JUNCTION BOX
AI	ANGLE IRON FOUND	LLL	LAND LOT LINE
APP	AS PER PLAT	MAG	MAGNETIC READING IP
APR	AS PER RECORD	MGN	MAGNOLIA TREE
BC	BACK OF CURB	MH	MAN HOLE
BLK	BLOCK	MTF	METAL FENCE
BLS	BUILDING LINE SETBACK	N	N'ORS
BRK	BRICK	NH	OVERHANG
BSMT	BASEMENT	OTP	OPEN TOP PIPE FOUND
CBX	CABLE BOX	OU	OWNERSHIP UNCLEAR
C	CONCRETE	PC	PROPERTY CORNER
CB	CATCH BASIN	PL	PROPERTY LINE
CL	CENTER LINE	PN	PINE TREE
CLF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
C.O.A.	CITY OF ATLANTA	PW	POWER LINE
CD	SAN SEWER CLEANOUT	P	PORCH
CRWL	CRAWL SPACE	(P)	PLAT
CP	CALCULATED POINT	R	RECORD
CPT	CARPORT	RBF	REINFORCING BAR FOUND
CTP	CRIMP TOP PIPE FOUND	RBS	REINFORCING BAR SET
D	DEED	RCP	REINFORCED CONC. PIPE
DE	DRAINAGE EASEMENT	R/W	RIGHT-OF-WAY
DI	DRAINAGE INLET	SN	SIGN
EB	ELECTRIC POWER BOX	SSL	SANITARY SEWER LINE
EM	ELECTRIC METER	SSE	SANITARY SEWER EASEMENT
EP	EDGE OF PAVEMENT	SP	SCREENED PORCH
F	FIELD	SW	SIDEWALK
FP	FENCE POST	TB	TOP OF BANK
FC	FENCE CORNER	UE	UTILITY EASEMENT
FH	FIRE HYDRANT	WD	WOOD
FR	FRAME	WDF	WOOD FENCE
GL	GAS LINE	WOK	WOOD DECK
GM	GAS METER	WL	WATER LINE
GV	GAS VALVE	WM	WATER METER
GW	GUY WIRE	WRF	WIRE FENCE
HDW	HEAD WALL	WV	WATER VALVE
HW	HARDWOOD TREE	WW	WET WEATHER
IPF	IRON PIN FOUND	W/	WITH
IPS	IRON PIN SET	YI	YARD INLET

INDICATES STAIRS

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.

*[Signature]* 7-10-18  
Date  
EISC approved for ARC Kevin

Curve	Radius	Length	Chord	Chord Bearing
C1	1976.70'	111.00'	110.99'	N 46°47'06"E

Length	Distance	Chord Bearing
L1	24.00'	N 44°49'41"E

LARAMIE DRIVE ~ 50' R/W  
26'± BC/BC

720.00' ALONG R/W  
TO R/W OF  
PAGES FERRY RD  
(APP)

300.00'

N 53°13'01"W 236.20

2-STORY BR  
W/BSMT

S 44°34'14"E 239.13

## SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

## ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY,  
DEVELOPER AND ARCHITECT TO CONFIRM  
ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-30  
BUILDING SETBACK:  
FRONT 45'  
SIDE 12'  
REAR 40'  
MAX LOT COVERAGE 35%

TOTAL LAND AREA

27711.64 SF / 0.636 AC

EXISTING LOT COVERAGE

7627.16 SF / 0.175 AC / 27.52%

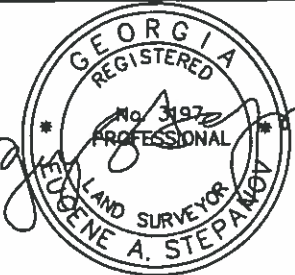
PROPOSED LOT COVERAGE

9477.25 SF / 0.217 AC / 34.21%

LOT 9	BLOCK E
COCHISE BY THE CHATTAHOOCREE SUBDIVISION	UNIT
LAND LOT 974	17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	PB.27/PG.9 DB.15322/PG.5412
FIELD WORK DATE MAR 20, 2018	PRINTED/SIGNED APR 02, 2018
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 11" x 17"

BOUNDARY SURVEY PREPARED FOR: SHEET 1 OF 1  
**DR KENNETH LAZARUS**

PROPERTY ADDRESS:  
3200 LARAMIE DRIVE  
ATLANTA, GA 30339



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION  
OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY  
WITH THE MAPPING STANDARDS AND REQUIREMENTS OF LAW.

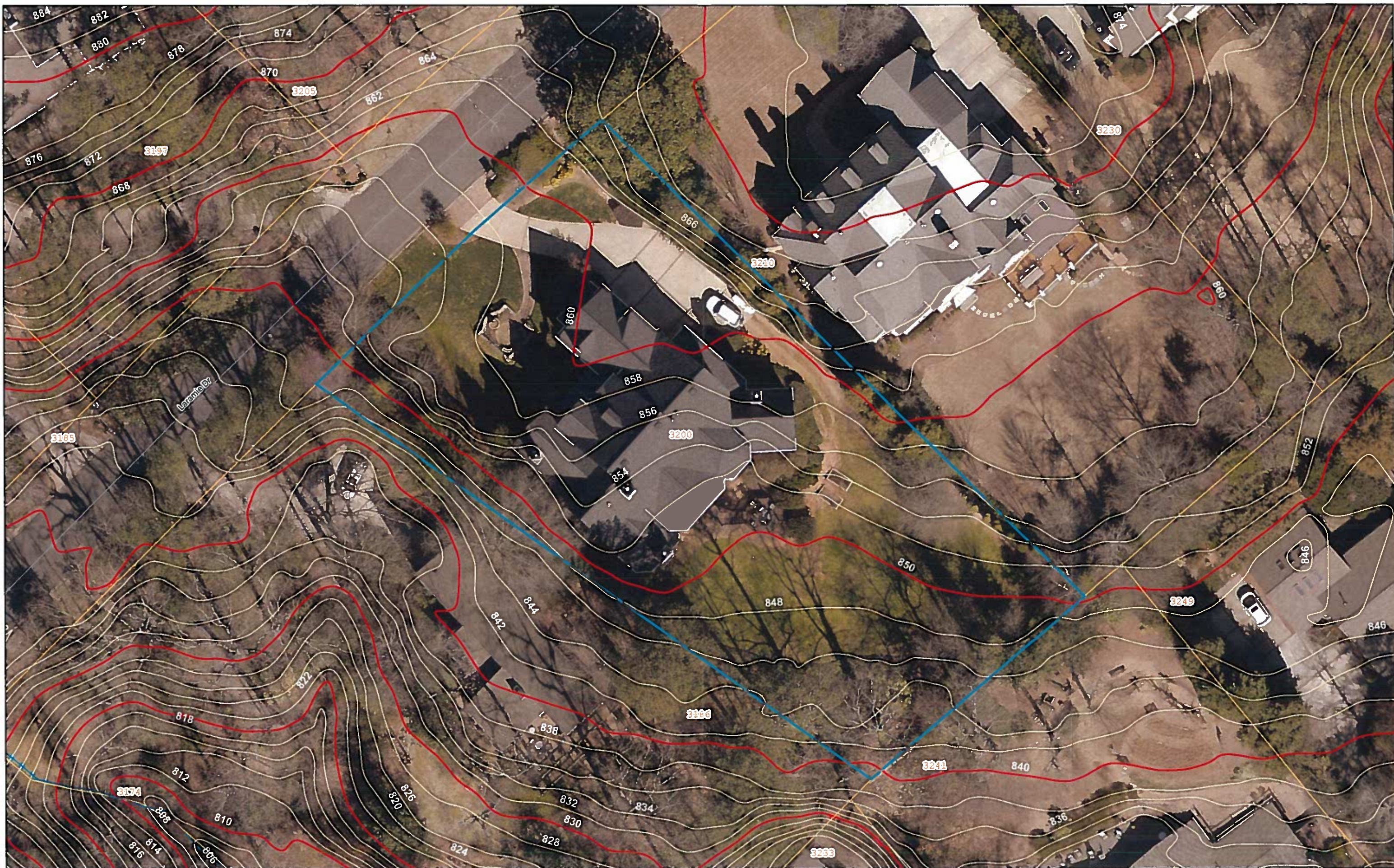
0 30  
SCALE 1" = 30'

AM  
COORD #20180564  
DWG #20180564

**SURVEY LAND EXPRESS, INC**  
LAND SURVEYING SERVICES

70 LENOX POINTE  
ATLANTA, GA 30324  
FAX 404-601-0941  
TEL 404-252-5747  
INFO@SURVEYLANDEXPRESS.COM





**3200 Laramie Drive**  
**Existing Conditions**

