

DATE: November 14, 2018

ARC REVIEW CODE: V1811141

TO: Chairman Mike Boyce, Cobb County
ATTN TO: David Breaeden, Stormwater Management Division
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-18-08CC 710 Atlanta Country Club Drive

Review Type: Metro River

MRPA Code: RC-18-08CC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new 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: 1092 **District:** 17 **Section:** 2

Date Opened: November 14, 2018

Deadline for Comments: November 24, 2018

Earliest the Regional Review can be Completed: November 25, 2018

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF MARIETTA

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA
CITY OF SANDY SPRINGS

If you have any questions regarding this review, please contact Robert Herrig at Rherrig@atlantaregional.org or (470) 378-1636. If ARC staff does not receive comments from you on or before November 24, 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:

**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): Jeffrey + Cynthia Joyce
Mailing Address: 250 Pine Valley Road SE
City: Marietta State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404 642 6900 Fax: —
Other Numbers: —

3. Applicant(s) or Applicant's Agent(s):
Name(s): Jeffrey Joyce and Cynthia Joyce
Mailing Address: 250 Pine Valley Road SE
City: Marietta State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404 642 6900 Fax: —
Other Numbers: —

4. Proposed Land or Water Use:
Name of Development: 710 ATLANTA COUNTRY CLUB DRIVE
Description of Proposed Use: SINGLE FAMILY RESIDENTIAL

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL. 1092, 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
ATLANTA COUNTRY CLUB, LOT 9, BLOCK B 205' TO BURNING TREE DRIVE.
Size of Development (Use as Applicable):
Acre: Inside Corridor: .755 AC
Outside Corridor: .753
Total: 1.508
Lots: Inside Corridor: 1/2
Outside Corridor: 1/2
Total: 1
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 X COBB COUNTY.

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)
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A	<u>0</u>	<u>0</u>	<u>0</u>	(90) <u>0</u>	(75) <u>0</u>
B	<u>0</u>	<u>0</u>	<u>0</u>	(80) <u>0</u>	(60) <u>0</u>
C	<u>0</u>	<u>0</u>	<u>0</u>	(70) <u>0</u>	(45) <u>0</u>
D	<u>32,924</u>	<u>16,399</u>	<u>8,125</u>	(50) <u>49.7</u>	(30) <u>30.6</u>
E	<u>0</u>	<u>0</u>	<u>0</u>	(30) <u>0</u>	(15) <u>0</u>
F	<u>0</u>	<u>0</u>	<u>0</u>	(10) <u>0</u>	(2) <u>0</u>
Total:	<u>32,924</u>	<u>16,399</u>	<u>8,125</u>	N/A	N/A

ALL - SMS - 11/13/18 - County copies change of County.

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.
- ☒ 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:

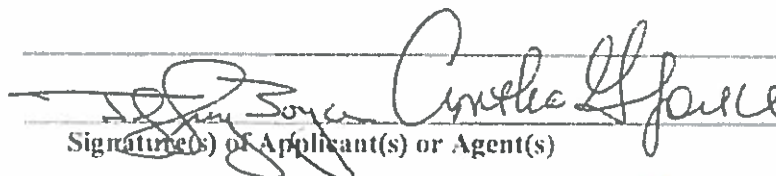
☐ Concept plan.

☐ 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)

 Cynthia L. Gault 10/4/18
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:

 Cynthia L. Gault 10/4/18
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.

 David Bracken 11-5-18
Signature of Chief Elected Official or Official's Designee Date

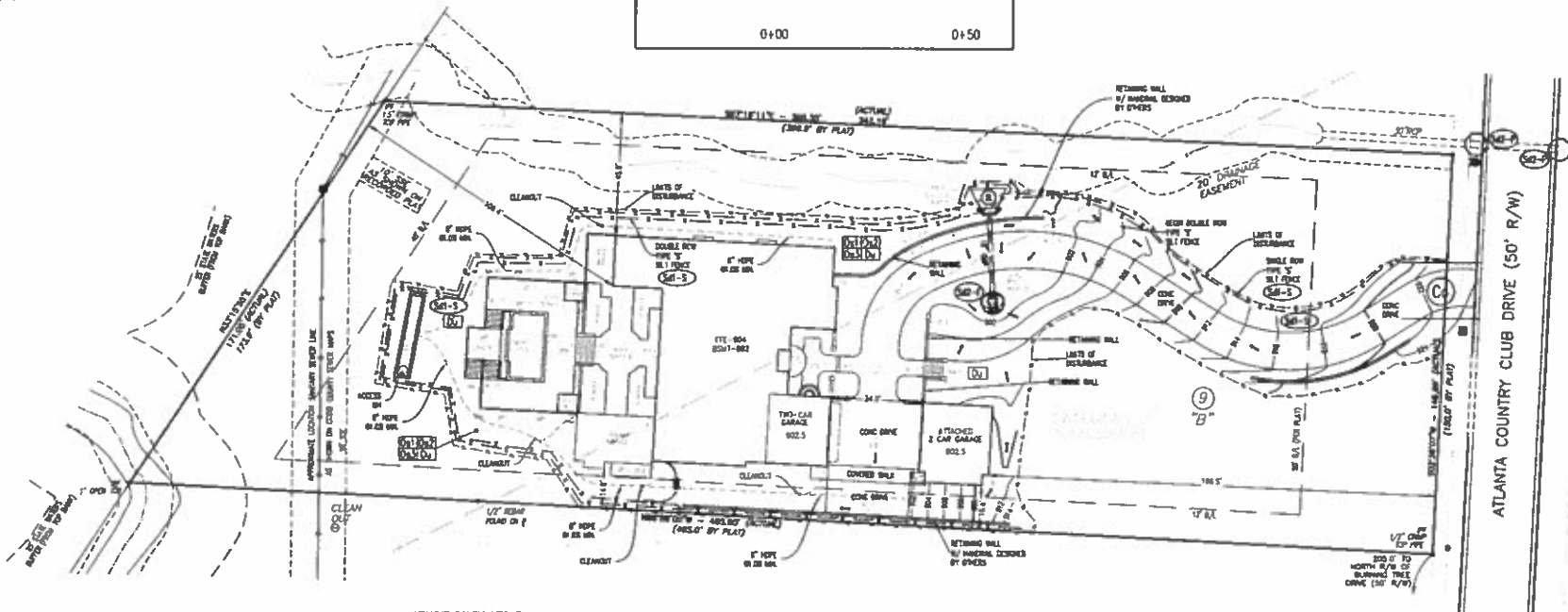
ASCE
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DESIGNER'S RESPONSIBILITY
 THE PURPOSE OF THIS DRAWING IS TO SHOW THE
 PROPOSED LOCATION OF A PROPOSED RETAINING WALL
 CONSTRUCTION ON THE SITE. THE EXISTING OF THIS
 PROPOSED RETAINING WALL IS FURNISHED BY THE CLIENT.

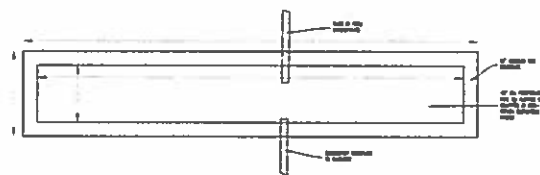
RETAINING WALLS TO BE DESIGNED BY OTHERS
 HYDRAFLOW STORM SEWER TABULATION
 HYDRAFLOW INLET REPORT

ALL WORK CONTAINED
 HEREIN IS THE PROPERTY OF
 THE ENGINEER AND SHALL REMAIN HIS OWN
 PROPERTY AND SHALL NOT BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY ANY MEANS
 WITHOUT THE WRITTEN PERMISSION OF THE
 ENGINEER.

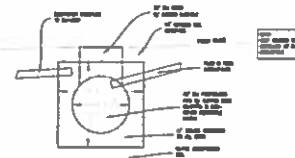
PLAN INFORMATION
 THIS PROPERTY IS NOT LOCATED WITHIN
 A FLOOD HAZARD ZONE ACCORDING
 TO FEMA FLOOD MAPS. (SEE FLOOD MAP
 DATED MARCH 4, 2011)



VOLUME CALCULATIONS
 Volume of Pipe = $3.14 \times 2^2 \times 50 = 376.8 \text{ CU FT}$
 Volume of Gravel = $(L \times W \times H) \times 4 = 310.1 \text{ CU FT}$
 VOLUME OF TRENCH = Pipe + Gravel = 686.9 CU FT



WATER QUALITY DEVICE
 PLAN VIEW
 SCALE: 1/4" = 1'-0"



WATER QUALITY DEVICE
 SECTION VIEW
 SCALE: 1/4" = 1'-0"



BOUNDARY, TREES, AND TOPOGRAPHY TAKEN FROM A
 SURVEY PROVIDED BY MCDONALD SURVEYING SERVICES
 LATEST REVISION DATED 5-25-18



VULNERABILITY CATEGORY	TOTAL AREA (OR SQ. FOOTAGE)	TOTAL AREA (OR SQ. FOOTAGE) LAND DISTURBANCE	TOTAL AREA (OR SQ. FOOTAGE) IMPERV. SURFACE	PERCENT LAND DISTURBANCE	PERCENT IMPERV. SURFACE
A	0	0	0	(%)	(%)
B	0	0	0	(%)	(%)
C	0	0	0	(%)	(%)
D	32,924	16,396	0.125	(%)	(%)
E	0	0	0	(%)	(%)
F	0	0	0	(%)	(%)
TOTALS	32,924	16,396	0.125		

centerline

710 ATLANTA COUNTRY CLUB DRIVE

DATE: 5-25-18
 BY: [Signature]
 PROJECT: 18-0000000000

SHEET NO. 1



SEEDING RATES FOR TEMPORARY SEEDING

0s2 DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING

[illegible]

Recovery requires use of some skills or attributes critical to success.

Strong and accurate in both growth. They are rich in vitamins, mostly from the sun-dried and steam-sterilized form. They are also rich in calcium and iron. They are also rich in calcium and iron.

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Group	Number of Subjects	Group Mean	Group Range
Control Group	10	10.0	8.0-12.0
Experimental Group	10	10.0	8.0-12.0

[illegible][illegible]

Representing the words among the surface sets that exhibit all features has

100

100%

Du DESTROYED APOLLO

FEEDBACK

© 2011 Blackwell Publishing Ltd *Journal of Internal Medicine* 270: 103–110

Ds3 DISTURBED AREA STABILIZATION
WITH PERMANENT VEGETATION

1. The following should be used to help you understand the concept of a function: (a) The function $f(x)$ is a rule that assigns to each input x a unique output $f(x)$. (b) The function $f(x)$ is a rule that assigns to each input x a unique output $f(x)$. (c) The function $f(x)$ is a rule that assigns to each input x a unique output $f(x)$.

සමස්තයක් ලෙස මෙම පර්යේෂණයේ ප්‍රධාන අරමුණ වන්නේ මෙම ප්‍රදේශයේ පවතින පරිසරයේ වෙනස් වීම් හේතු සහ ප්‍රතිඵලයන් පිළිබඳව සවිස්තරව අධ්‍යයනය කිරීමයි.

1. **Համանվագ** կազմի քաղաքական կողմնակցությունը պետք է համընկնի ՀՀ Կոնստիտուցիայի 13-րդ հոդվածին և 14-րդ հոդվածի 1-ին մասին համապատասխանում և չպարզապես համընկնի 13-րդ հոդվածի 2-րդ մասին:

1. **What is the purpose of the research?**
 The purpose of the research is to determine the effect of the new curriculum on the learning outcomes of the students.

၁။ နှစ်သစ်ကူး

Ds1 **DISTURBED AREA**
STABILIZATION WITH
MACHINE ONLY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible][illegible][illegible]

**710 Atlanta Country Club Drive Reanalysis
Cobb County**

September 21, 2018

Vulnerability Factor	Factor Subgroup	Score
Geology	Biotite-Gneiss	5
Hydrology:	Third Order Basin	0
Aspect:	North	6
Slope	10-25%	9
Vegetation	Pines	15
Soils	High Erodibility	20
TOTAL:		55
CATEGORY:		D

The D category includes scores from 50 to 59