

DATE: JANUARY 10, 2020

ARC REVIEW CODE: V2001101

TO: Chairman Mike Boyce, Cobb County
ATTN TO: David W. Breden, Cobb County, 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-20-01CC 761 Burning Tree Drive

Review Type: Metro River

MRPA Code: RC-20-01CC

Description: A Metropolitan River Protection Act (MRPA) review of a proposed project to replace an existing single-family home with a new single-family home at 761 Burning Tree Drive in unincorporated Cobb County. The total area of the property is 44,089 SF with 20,949 SF of disturbed area. As proposed, the new impervious surface would total 10,228 SF including the house/porch (5,561 SF); walls (333 SF); drive & sidewalk (2,790 SF); AC pads (27 SF); pool deck (852 SF); and pool (665 SF).

Preliminary Finding: ARC staff has opened its 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 River Corridor Plan.

Submitting Local Government: Cobb County

Land Lot: 1093 **District:** 17 **Section:** 2

Date Opened: January 10, 2020

Deadline for Comments: Monday, January 20, 2020

Earliest the Regional Review can be Completed: Tuesday, January 21, 2020 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPERS
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE-CRNRA

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you **on or before 5 p.m. on Monday, January 20, 2020**, 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

Steve D. McCullers, P.E.
Director

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

December 20, 2019

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

RE: Application for MRPA Certificate
761 Burning Tree Drive
Land Lot 1093, 17th District, 2nd 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, Scott & Julie Varon, on behalf of the owner, James Watkins. This submittal contains the application form, existing conditions exhibit, proposed site plan and reanalysis documentation as well as a \$250 check for the review fee.

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

Sincerely,

A handwritten signature in blue ink, reading "David W. Breaden".

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

Enclosures

Cc: ARC File

54111111
#530142982
OFFICIAL CHECK
\$250.00
12/20/19

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): James Watkins
Mailing Address: 2869 Torreya Way
City: Marietta **State:** GA **Zip:** 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-849-8157 **Fax:** _____
Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Scott L. Varon and Julie B. Varon
Mailing Address: 3785 Clubland Trail
City: Marietta **State:** GA **Zip:** 30068
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-356-7747 **Fax:** _____
Other Numbers: 404-664-2236

4. **Proposed Land or Water Use:**
Name of Development: _____
Description of Proposed Use: Single family residence to replace single family residence

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: LL 1093, 17th District, 2nd Section, Cobb County, GA

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
Atlanta Country Club, Lot 29, Blok B, Unit 2; 761 Burning Tree Drive, Marietta, GA 30067
Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 1.012
Outside Corridor: _____
Total: 1.012
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 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)
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>14,882 SF</u>	<u>14,854 SF*</u>	<u>6,566 SF</u>	(70) <u>99.8%*</u>	(45) <u>44.1%*</u>
D	<u>5,933 SF</u>	<u>4,659 SF*</u>	<u>2,929 SF**</u>	(50) <u>78.5%*</u>	(30) <u>49.3%**</u>
E	<u>23,274 SF</u>	<u>1,431 SF</u>	<u>735 SF</u>	(30) <u>6.1%</u>	(15) <u>3.2%</u>
F	<u>0</u>	<u>0</u>	<u>0</u>	(10) <u>0%</u>	(2) <u>0%</u>
Total:	<u>44,089 SF</u>	<u>20,941 SF</u>	<u>10,228 SF</u>	N/A	N/A

*Includes transfers of land disturbance of 1128 SF from E to D and 2958 SF from E to C at 1 to 1.5 (1128 x 1.5 = 1692 SF; 2958 x 1.5 = 4437 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

**Includes a transfer of impervious surface of 766 SF from E to D at 1 to 1.5 (766 x 1.5 = 1149 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: 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.

 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)

x 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.

x Documentation on adjustments, if any.

x Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

x Site plan.

x Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

NA Concept plan.

NA 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)

James Watkins III dotloop verified
12/20/19 11:38 AM EST
DW5F-NNZR-FMSQ-RXKC

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:

DocuSigned by:
Scott L. Varon 12/20/2019
B8ED5A00D754A0
[Signature] 12/20/2019
5C915584C95349C

Signature(s) of Applicant(s) or Agent(s)

Date

14. The governing authority of Cobb County, Georgia requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

[Signature] 12.20.19
Signature of Chief Elected Official or Official's Designee Date

centerline

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

FLOOD INFORMATION:

THIS PROPERTY IS NOT LOCATED WITHIN
A FEMA 100 YEAR FLOOD ZONE ACCORDING
TO FEMA F.I.R.M. MAP #13067C0141J
DATED: MARCH 4, 2013

AREA:

TOTAL AREA = 1.01 ACRES (44,089 S.F.)
DISTURBED AREA = .48 ACRES (20,949 S.F.)

IMPERVIOUS SUMMARY:

IMPERVIOUS PROPOSED:
HOUSE/PORCH - 5,561 S.F.
WALLS - 333 S.F.
DRIVE & SIDEWALK - 2,790 S.F.
AC PADS - 27 S.F.
POOL DECK - 852 S.F.
POOL - 665 S.F.

TOTAL - 10,228 S.F. (23.1%)

BUILDING SETBACK REQUIREMENTS:

FRONT - 45' (PER ZONING)
FRONT - 50' (PER PLAT)
SIDE - 12'
REAR - 40'

PRESENT ZONING:

R-30

24 HOUR CONTACT:

ANN LINDNER
770-815-3462

WATER QUALITY:

ROOF BASIN A:
2200 SQ. FT. x .1 = 220 CU. FT.
220 CU. FT. = 1645.7 GAL. STORAGE REQUIRED

ROOF BASIN B:
2124 SQ. FT. x .1 = 212.4 CU. FT.
212.4 CU. FT. = 1588.8 GAL. STORAGE REQUIRED

DRIVEWAY BASIN:
2245 SQ. FT. x .1 = 224.5 CU. FT.
224.5 CU. FT. = 1679.3 GAL. STORAGE REQUIRED

POOL DECK BASIN:
852 SQ. FT. x .1 = 85.2 CU. FT.
85.2 CU. FT. = 637.3 GAL. STORAGE REQUIRED

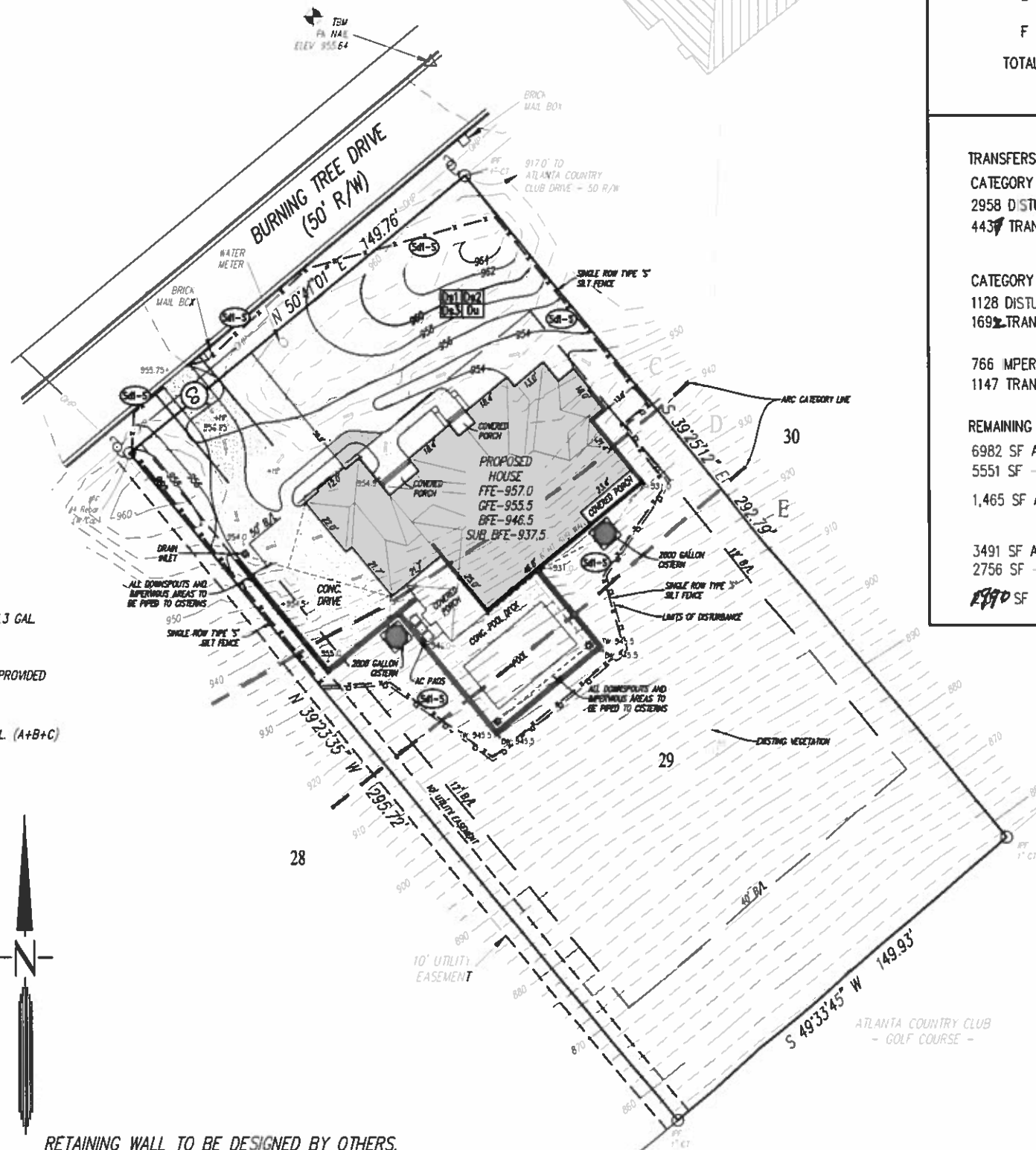
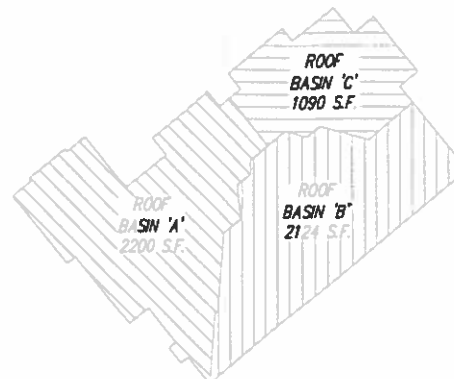
REQUIRED STORAGE:
1645.7 GAL. + 1588.8 GAL. + 1679.3 GAL. + 637.3 GAL.
= 5551.1 GAL. REQUIRED

WATER STORAGE PROVIDED:
2 x 2800 GAL. CISTERNS = 5600 GAL. STORAGE PROVIDED
5600 GAL. > 5551.1 GAL.

ROOF BASIN C NOT CAPTURED
REQUIRED STORAGE FOR ENTIRE ROOF = 4049 GAL. (A+B+C)

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

ROOFLINE BASIN EXHIBIT:



SEDIMENT/EROSION CONTROL LEGEND:

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

RETAINING WALL TO BE DESIGNED BY OTHERS.

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	0	0	0	(90) 0%	(75) 0%
B	0	0	0	(80) 0%	(60) 0%
C	14,882	14,858 <i>ms</i>	6,566	(70) 99.8%*	(45) 44.1%
D	5,933	4,657 <i>ms</i>	2,927 <i>ms</i>	(50) 78.5%*	(30) 49.3%*
E	23,274	1,431	735	(30) 6.1%	(15) 3.2%
F	0	0	0	(10) 0%	(2) 0%
TOTALS	44,089	20,941	10,228	-	-

* SEE TRANSFER CALCULATIONS BELOW

TRANSFERS FROM CATEGORY E:

CATEGORY E -> CATEGORY C

2958 DISTURBANCE x 1.5 = 4437 SF ADDITIONAL ALLOWED DISTURBANCE

4437 TRANSFERRED + 10417 ALLOWED IN CATEGORY C = 14854 TOTAL DISTURBANCE WITHIN CATEGORY C

CATEGORY E -> CATEGORY D

1128 DISTURBANCE x 1.5 = 1691 SF ADDITIONAL ALLOWED DISTURBANCE

1691 TRANSFERRED + 2967 ALLOWED IN CATEGORY D = 4657 TOTAL DISTURBANCE WITHIN CATEGORY D

766 IMPERVIOUS x 1.5 = 1149 SF ADDITIONAL ALLOWED IMPERVIOUS

1147 TRANSFERRED + 1780 ALLOWED IN CATEGORY D = 2927 TOTAL IMPERVIOUS ALLOWED IN CATEGORY D

REMAINING IN CATEGORY E AFTER TRANSFERS:

6982 SF ALLOWED DISTURBANCE - 1431 SF PROPOSED DISTURBANCE = 5551 AVAILABLE FOR TRANSFER

5551 SF - 2958 TRANSFERRED TO CATEGORY C - 1128 TRANSFERRED TO CATEGORY D = 1465 REMAINING

1,465 SF ALLOWABLE DISTURBANCE REMAINS IN CATEGORY E.

3491 SF ALLOWED IMPERVIOUS - 735 SF PROPOSED IMPERVIOUS AREA = 2756 ALLOWABLE FOR TRANSFER

2756 SF - 1147 TRANSFERRED TO CATEGORY D = 1609 REMAINING

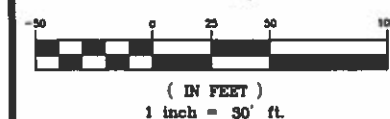
1609 SF ALLOWABLE IMPERVIOUS REMAINS IN CATEGORY E.

ARC SITE PLAN FOR: 761 BURNING TREE DR.

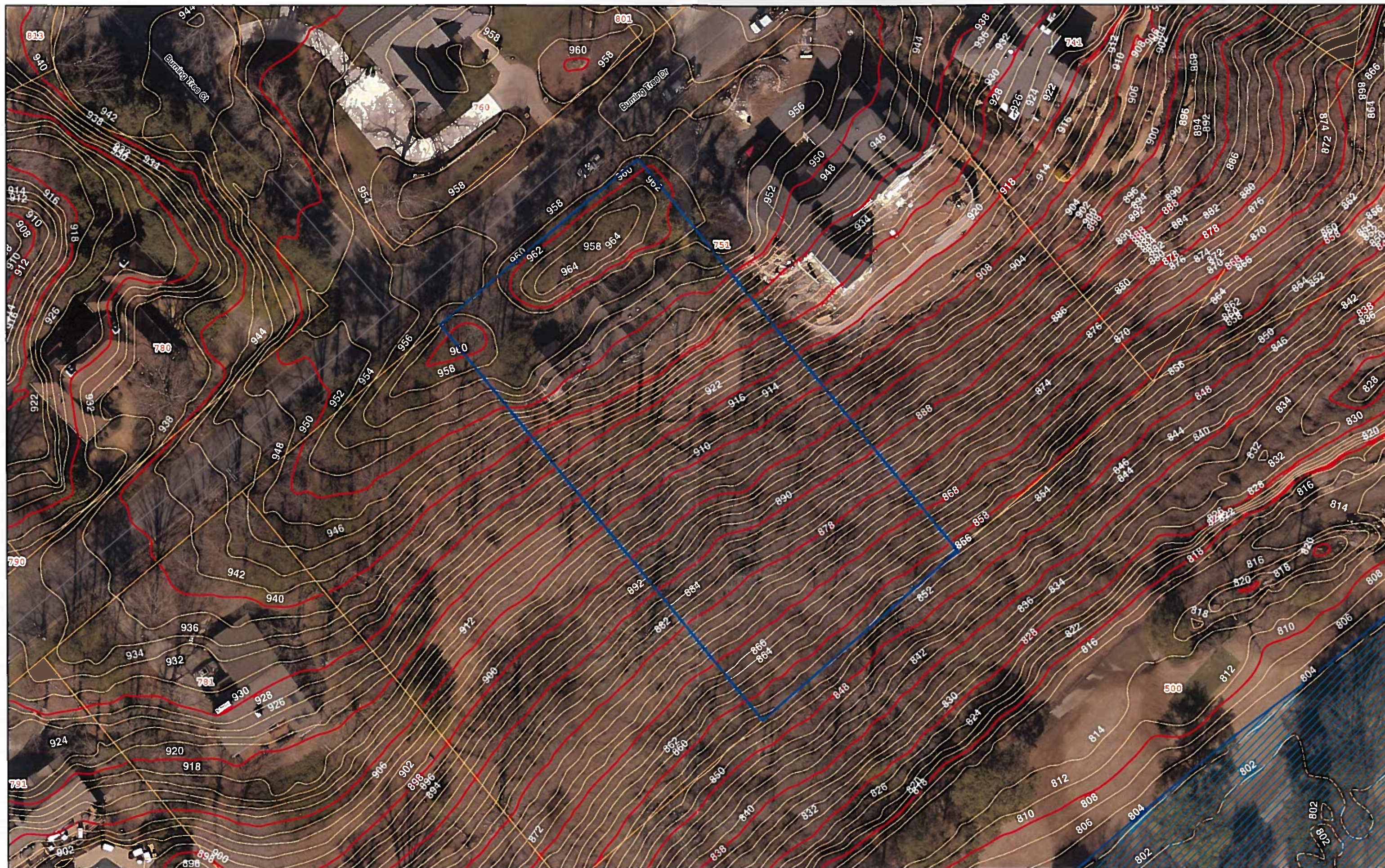
BEING LOT 29, BLOCK 'B' ATLANTA COUNTRY CLUB, UNIT TWO
LOCATED IN LAND LOT 1093
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA



GRAPHIC SCALE



DRAWN BY:	CKW	DATE:	12-19-19
CHECKED BY:	NKW	DRAWING NO.:	1
JOB NO.:	1019036-1	SHEET	1 OF 2
NO.	DATE	REVISION DESCRIPTION	BY



761 Burning Tree Dr - Existing Conditions

