


DATE: Sept. 1, 2020

ARC REVIEW CODE: V2009011

TO: Chairman Mike Boyce, Cobb County
ATTN TO: David W. 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-20-03CC 710 Burning Tree Drive

Review Type: Metro River

MRPA Code: RC-20-03CC

Description: A Metropolitan River Protection Act (MRPA) review of a proposed project to build a new single-family home on the site of a former single-family home at 710 Burning Tree Drive in unincorporated Cobb County. The total size of the development within the Chattahoochee River Corridor is 94,315 square feet. Proposed land disturbance area in Categories C, D, and E is 39,087 square feet. Final impervious surface would be 16,979 square feet.

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: 1092,1093 **District:** 17 **Section:** 2

Date Opened: Tuesday, Sept. 1, 2020

Deadline for Comments: Friday, Sept. 11, 2020

Earliest the Regional Review can be Completed: Monday, Sept. 14, 2020 (next business day after deadline for comments)

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 SANDY SPRINGS

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
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 **Friday, Sept. 11, 2020**, we will assume that your agency has no additional comments and will close the review. Comments must be emailed. 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

August 27, 2020

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

RE: Application for MRPA Certificate
710 Burning Tree Drive
Land Lot 1092 & 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 builder, Charlie Sears on behalf of the owner, Tony Kepano. This submittal contains the application form, existing conditions survey and proposed site plan. A \$250 cashier's check for the review fee has been provided, but was not forwarded with this digital submittal per your instructions.

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

Sincerely,

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): TONY KEPANO
Mailing Address: 524 GRAMERCY DRIVE
City: MARIETTA State: GA Zip: 30068
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-712-2284 Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): CHARLIE SEARS
Mailing Address: 445 PHARR ROAD NE
City: ATLANTA State: GA Zip: 30305
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-238-9595 EXT. 233 Fax: _____
Other Numbers: 404-617-9961

4. Proposed Land or Water Use:
Name of Development: KEPANO RESIDENCE
Description of Proposed Use: SINGLE FAMILY RESIDENCE WITH
SWIMMING POOL, DRIVEWAY, WALLS, WALKS ETC.

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOTS 1092 & 1093, 17TH DISTRICT,
2ND SECTION, COBB COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
ATLANTA COUNTRY CLUB SUBDIVISION, LOT 11, BLOCK B, 710 BURNING TREE DR.
Size of Development (Use as Applicable): 200' TO BURNING TREE DR. & ATLANTA COUNTRY CLUB DR.

Acres:	Inside Corridor:	94,315 SF	
	Outside Corridor:	0 SF	
	Total:	94,315 SF	
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 JMS 8/31/20

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 JMS 8/31/20

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 JMS 8/31/20

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	0 SF	0 SF	0 SF	(90) /	(75) /
B	0 SF	0 SF	0 SF	(80) /	(60) /
C	16,889 SF	12,381 SF	4,394 SF	(70) 73*	(45) 26
D	11,118 SF	10,696 SF	6,800 SF	(50) 96*	(30) 61** JMS
E	66,306 SF	16,010 SF	5,785 SF	(30) 24**	(15) 9** JMS
F	0 SF	0 SF	0 SF	(10) /	(2) /
Total:	94,315 SF	39,087 SF	16,979 SF	N/A	N/A

* INCLUDES A TRANSFER OF 372 SF OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 ($372 \times 1.5 = 558$) AND A TRANSFER OF 3424 SF OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 ($3424 \times 1.5 = 5136$) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

** INCLUDES A TRANSFER OF 2310 SF OF IMPERVIOUS FROM E TO D AT 1 TO 1.5 ($2310 \times 1.5 = 3465$) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN (24 - JMS) 8/31/20

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.
- ☒ 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:


~~N/A~~ Concept plan.

~~N/A~~ Lot-by-lot and non-lot allocation tables.

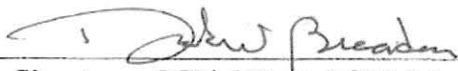
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

 7/9/20
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:

 7-17-20
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.

 8-27-2020
Signature of Chief Elected Official or Official's Designee Date

- THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE CONTRACTOR WITH GENERAL GUIDELINES FOR SOUND CONSTRUCTION FOR THE SCOPE OF WORK INDICATED BY DEVIATIONS FROM THESE DRAWINGS ARE AT THE CONTRACTOR'S RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM LAND PLUS ASSOCIATES, LTD.
- ANY AND ALL FIELD CHANGES / MODIFICATIONS / REVISIONS TO THE DESIGN OR DESIGN INTENT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF LAND PLUS ASSOCIATES, LTD. BY PHONE AT 424-738-9636 AND IN WRITING VIA EMAIL TO THE PROJECT MANAGER LISTED ON THIS SHEET. PRIOR TO PROCEEDING WITH WORK IN QUESTION. FAILURE TO DO SO SHALL RELEASE LAND PLUS ASSOCIATES, LTD. OF ALL RESPONSIBILITIES.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY LAND PLUS ASSOCIATES, LTD., IT SHALL BE HIS / HER DUTY TO IMMEDIATELY INFORM LAND PLUS ASSOCIATES, LTD. BY PHONE AT 424-738-9636 AND IN WRITING VIA EMAIL TO THE PROJECT MANAGER LISTED ON THIS SHEET. LAND PLUS ASSOCIATES, LTD. WILL PROMPTLY FERRY THE SAME. ANY WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN PREPARED FROM INFORMATION AVAILABLE TO LAND PLUS ASSOCIATES, LTD. AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND HAVE THEM MARK OR RE-MARK THEIR FACILITIES.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ALL SETBACK REQUIREMENTS AND ZONING CONDITIONS PRIOR TO CONSTRUCTION.
- GRADES INDICATED ON PLAN ARE APPROXIMATE ONLY AND ARE TO BE USED TO IDENTIFY ELEVATIONAL RELATIONSHIPS. FINAL GRADES SHALL BE FIELD DETERMINED BY CONTRACTOR AND SHALL ALLOW FOR POSITIVE DRAINAGE OF ALL SURFACE AREAS.
- ALL PAVED SURFACES INCLUDING LANDINGS AND STEPS ARE TO BE SLOPED AT A 1% MINIMUM TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- THE MINIMUM ACCEPTABLE SLOPE ON ALL DRAINAGE LINES IS 2%. CONTRACTOR SHALL USE SLICK, RIGID PVC AND SIZE PER PLAN, IF SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED OR NECESSARY INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY OF ALL ELEMENTS.
- THE CONTRACTOR SHALL FIELD VERIFY THE EXACT NUMBER OF RISERS TO BE USED IN ALL LOCATIONS REQUIRING STAIRS / STEPS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY LAND PLUS ASSOCIATES, LTD. BY PHONE AT 424-738-9636 IF FIELD CONDITIONS DIFFER FROM THESE PLANS / DOCUMENTS BEFORE PROCEEDING WITH WORK IN QUESTION. FAILURE TO DO SO IS AT THE CONTRACTOR'S RISK.
- THE CONTRACTOR SHALL PROVIDE FOUNDATION DRAINS AROUND PERIMETER OF WALLS, AS SHOWN ON DETAILS.
- THE CONTRACTOR SHALL PROVIDE EXPANSION JOINTS AND SAIL OUT JOINTS AS REQUIRED.
- THE CONTRACTOR SHALL DETERMINE THICKNESS OF WALL, CAVITIES, AMOUNT AND LOCATION OF STEEL, AND FOOTING DEPTH AND SIZE OF ALL WALLS AND STEPS, UNLESS SHOWN ON DETAILS.
- THE CONTRACTOR SHALL TIE IN ALL DOWNSPOUTS TO PROPOSED SUBSURFACE DRAINAGE SYSTEM.
- THE CONTRACTOR TO ENSURE ALL SLEEVES THROUGH WALLS HAVE DEPTH BELOW FINISH GRADE SO AS NOT TO BE SEEN.
- THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY RAIL ATOP ALL RETAINING WALLS AND ALONG STEPS AS NECESSARY.
- ALL MORTAR SHALL BE TYPE S ONLY.
- THE CONTRACTOR SHALL USE VIBRATORY COMPACTOR TO 95% COMPACTION ON ALL DRAIN LINE TRENCHES WHERE PAVING OCCURS OVER THEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL FILL AREAS ARE COMPACTED TO 95% IN ALL AREAS WHERE LANDSCAPES ARE PROPOSED.

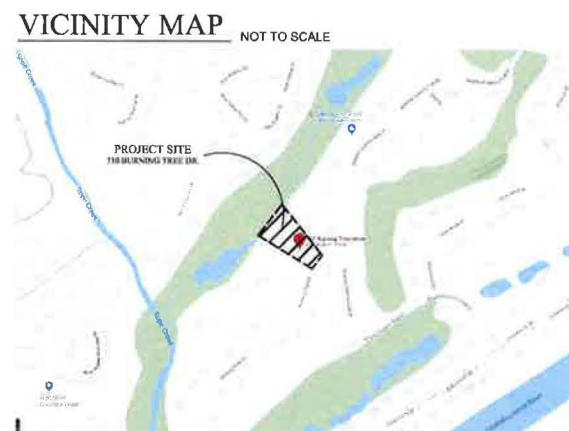
1. ANY EARTHWORK ESTIMATE PROVIDED IN THESE DRAWINGS / DOCUMENTS IS PROVIDED FOR GENERAL PURPOSES ONLY. VARIANCE IN FIELD CONDITIONS, AMOUNT OF TOPSOIL PRESENT, CONDITIONS OF SOIL AND ROCK, PRESENCE OF SOIL UNSUITABLE FOR CONSTRUCTION ACTIVITIES, AND CONSTRUCTION TECHNIQUES MAY AFFECT THE ACTUAL AMOUNT OF EARTHWORK REQUIRED FOR THE PROPOSED SITE DEVELOPMENT SHOWN ON THESE PLANS.
2. ADDITIONAL EARTHWORK MAY BE REQUIRED FOR SPECIFIC CONSTRUCTION TECHNIQUES LEFT UP TO THE DISCRETION OF THE CONTRACTOR PERFORMING THE WORK, INCLUDING, BUT NOT LIMITED TO: OVERCUTTING FOR FOUNDATION AND RETAINING WALLS, OVERCUTTING FOR SLAB CONSTRUCTION AND STABILIZATION, TRENCHING FOR UTILITIES AND DRAINAGE MEASURES, ETC.
3. OWNER AND CONTRACTORS ARE STRONGLY URGED TO USE THESE EARTHWORK ESTIMATES FOR GENERAL GUIDELINE PURPOSES ONLY AND TO CONFIRM ALL REQUIRED EARTHWORK AMOUNTS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. OWNER AND CONTRACTORS SHALL CONTACT LANDSCAPE ARCHITECT WITH ANY VARIANCE IN ANTICIPATED EARTHWORK PRIOR TO CONSTRUCTION.

1. IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE(S) IN RELATION TO THE PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
2. THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED LOCATION OF THE STRUCTURE(S) DOES NOT ENCRoACH INTO REQUIRED BUILDING SETBACKS OR KNOWN EASEMENTS PRIOR TO COMMENCEMENT OF WORK.
3. IF THE STAKED LOCATION OF THE STRUCTURE(S) SHOWN ON THIS DRAWING ARE FOUND TO BE ENCRoACHING INTO THE BUILDING SETBACK OR KNOWN EASEMENT ONCE LAID OUT IN THE FIELD, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE CONTRACTOR AND THE LANDSCAPE ARCHITECT PRIOR TO ANY DIGGING OF THE FOUNDATION.
4. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY FOUNDATIONS OR STRUCTURES THAT ENCRoACH INTO THE SETBACK IF NOTIFICATION OF SUCH ENCRoACHMENT IS NOT MADE BY THE SURVEYOR AFTER STAKING THE FOUNDATION OR STRUCTURE IN THE FIELD.

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL PIPES CONTRIBUTING RUNOFF TO ANY OF THE STORMWATER MANAGEMENT DEVICES WILL HAVE A MINIMUM SLOPE OF 2% TOWARDS THE SYSTEM ONCE ROUGH GRADE IS ESTABLISHED.
2. IF FIELD CONDITIONS DIFFER FROM THE PLANS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT 404-238-9595 **BEFORE** THE EXCAVATION AND INSTALLATION OF THE DIRT-WELL CISTERNS OR OTHER STORMWATER MANAGEMENT DEVICES.
3. THE CONTRACTOR SHALL VERIFY THAT FIELD CONDITIONS WILL ALLOW ALL STORMWATER OVERFLOW PIPES TO PROPERLY DISCHARGE AS INDICATED IN THESE DOCUMENTS / DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM PLAN **BEFORE** THE INSTALLATION OF ANY PIPES OR STORMWATER MANAGEMENT DEVICES.

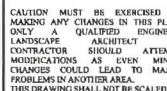
RELEASED FOR CONSTRUCTION
2020.07.17

REFERENCE INFORMATION	
BOUNDARY AND TOPOGRAPHICAL INFORMATION PROVIDED BY THE OWNER / BUILDER IN THE FORM OF A SURVEY PREPARED BY:	
SURVEYOR	CENTERLINE SURVEYING AND LAND PLANNING INC. CHARLES C. FRANKLIN RLS NO. 2143
SURVEY DATE	FEBRUARY 26, 2010 (DATE STAMPED)
ARCHITECTURAL INFORMATION SHOWN IN THE FOLLOWING DOCUMENTS / DRAWINGS REPRESENTS PLANS PREPARED BY:	
ARCHITECT	T.S. ADAMS STUDIO NOAH SFEIGHTS
DATE LAST REVISED	
1. OWNER / BUILDER ARE RESPONSIBLE FOR PROVIDING THE MOST CURRENT AND ACCURATE INFORMATION TO THE LANDSCAPE ARCHITECT. 2. ANY LATER DATED PLANS MAY REQUIRE REVISIONS TO THE DOCUMENTS / DRAWING PREPARED BY LAND PLUS ASSOCIATES, LTD. 3. OWNER / BUILDER SHALL IMMEDIATELY NOTIFY LAND PLUS ASSOCIATES, LTD. AT 404-730-9536 OF ANY LATER DATED PLANS AND PROVIDE THEM TO LAND PLUS ASSOCIATES, LTD. FOR REVIEW BEFORE PROCEEDING WITH WORK.	



A COPY OF THESE PLANS ARE TO BE KEPT ON THE SITE DURING THE DURATION OF THE PROJECT.

PROJECT TEAM	
OWNER	TONY KEPANO 710-110-2784
ARCHITECT	T.S. ADAMS STUDIO 2369 HARDYMAN COURT NE ATLANTA, GA 30305 Tim Adams 404-267-3499 tsa@tsadamsstudio.com
LANDSCAPE ARCHITECT	LAND PLUS ASSOCIATES, LTD. 416 E. PACES FERRY RD NE ATLANTA, GA 30305 ALEC MICHAELIDES, PRINCIPAL CHARLIE BEARS, PRINC. MGR. 404-238-9595 charlie@landplussociates.com
SURVEYOR	CENTERLINE SURVEYING AND LAND PLANNING, INC. 1301 SHILOH ROAD, SUITE 210 KENNESAW, GA 30144 CHARLES C. FRANKLIN 770-424-0028
CONTRACTOR/ 24 HOUR CONTACT	<u>TERO</u>



KEPANO RESIDENCE
710 BURNING TREE DRIVE
MARIETTA, GEORGIA 30067

prepared for:

REVISIONS



2020.07.17
RELEASED FOR CONSTRUCTION

JOB NO. 23391

SHEET NO:

COVER



LAND PLUS ASSOCIATES, LTD.
445 PHARR ROAD NE
ATLANTA, GA 30305
404.238.9595
LAND PLANNING
LANDSCAPE ARCHITECTURE
www.landplusassociates.com

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THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF LAND PLUS ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE CONSENT OF LAND PLUS ASSOCIATES, LTD.

LAND PLUS ASSOCIATES, LTD. ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND ZONING CODES IN THE AREA WHERE THE ELEMENTS ARE TO BE CONSTRUCTED.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES TO THIS PLAN. ONLY A QUALIFIED ENGINEER, LANDSCAPE ARCHITECT, OR CONTRACTOR SHOULD ATTEMPT MODIFICATIONS AS EVEN MINOR CHANGES COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA. THIS DRAWING SHALL NOT BE SCALED.

KEPANO RESIDENCE
710 BURNING TREE DRIVE
MARIETTA, GEORGIA 30067

Prepared for:
MR. TONY KEPANO

ISSUED

DATE	DESCRIPTION
2020.07.17	PERMIT

REVISIONS

NO.	DESCRIPTION

2020.07.17
RELEASED FOR CONSTRUCTION
JOB NO. 23391
SCALE: 1" = 20'
DRAWN: CLH/WY
CHECKED: CS

NORTH:

SURVEY

SHEET NO.

L-0

TRAVERSE CLOSURE - OPEN TRAVERSE
TOTAL ANGULAR ERROR - 1/4"
ADJUSTMENT - NO ADJUSTMENT
CUMULATIVE - IRMABLE SS ROBTIC TOTAL STATION
PLAT CLOSURE - 1:616,828
ALL MATTERS OF TITLE EXCEPTED.
DATE OF FIELD WORK: 1-30-2020

BUILDING SETBACK PER CURRENT P-30 REQUIREMENTS:

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

REFERENCE PLAT:
PB. 47, PG. 110

TOTAL AREA:
34,417 S.F.
2.168 ACRES

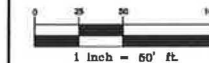
PRESENT ZONING:
R-30

PROPERTY ADDRESS:
710 BURNING TREE DRIVE
MARIETTA, GEORGIA 30067

CURRENT OWNER OF RECORD:
LESLIE A. REEDE

REFERENCE DEED:
DB. 15433, PG. 3424

FINAL LOT SURVEY FOR:
EDISON HOMES
BEING LOT 11, BLOCK 70, ATLANTA COUNTRY CLUB - UNIT TWO
LOCATED IN LAND LOT 1092 & 1093
IN THE 17TH DISTRICT, 2ND SECTION
CLERMONT COUNTY, GEORGIA
SCALE: 1" = 50' DATE: FEBRUARY 11, 2020
REVISED: FEBRUARY 26, 2020



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.G.C.A. 15-6-67.

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP #13067C01414, DATED: MARCH 4, 2013

CHORD	RADIUS	LENGTH	CHORD	BEARING
CT	254.14'	128.81'	128.81'	S 84°41'42" E

SYMBOL LEGEND	
○	PROPERTY CORNER
○	WATER METER
○	POWER POLE/ GUY WIRE
—	OVER HEAD POWER LINE
☆	LIGHT POLE
⊙	MANHOLE/ SEWER LINE
IF	IRON PIN FOUND
⊕	FIRE HYDRANT
—	STORM PIPE
⊖	CLEAN OUT



centerline
Surveying and Land Planning, Inc.
1501 SULLY ROAD, SUITE 1210, DUNWOODY, GA 30144
PHONE: (770) 424-0088 FAX: (770) 424-2398
LSF001206 120004-J

PROJECT TEAM	
OWNER	TONY KEPANO T10-12-2284
ARCHITECT	T.S. ADAMS STUDIO 2969 HARDMAN COURT NE ATLANTA, GA 30305 T.S. Adams 404-262-3499 tsa@tsadamsstudio.com
LANDSCAPE ARCHITECT	LAND PLUS ASSOCIATES, LTD. 416 E. PACES FERRY RD NE ATLANTA, GA 30305 ALEC MICHAELIDES, PRINCIPAL CHARLIE BEARS, PROJ. MGR. 404-238-9595 charlie@landplusassociates.com
SURVEYOR	CENTERLINE SURVEYING AND LAND PLANNING, INC. 1301 SHILOH ROAD, SUITE D10 KENNESAW, GA 30144 CHARLES C. FRANKLIN T10-424-0028
CONTRACTOR/ 24 HOUR CONTACT	TBD

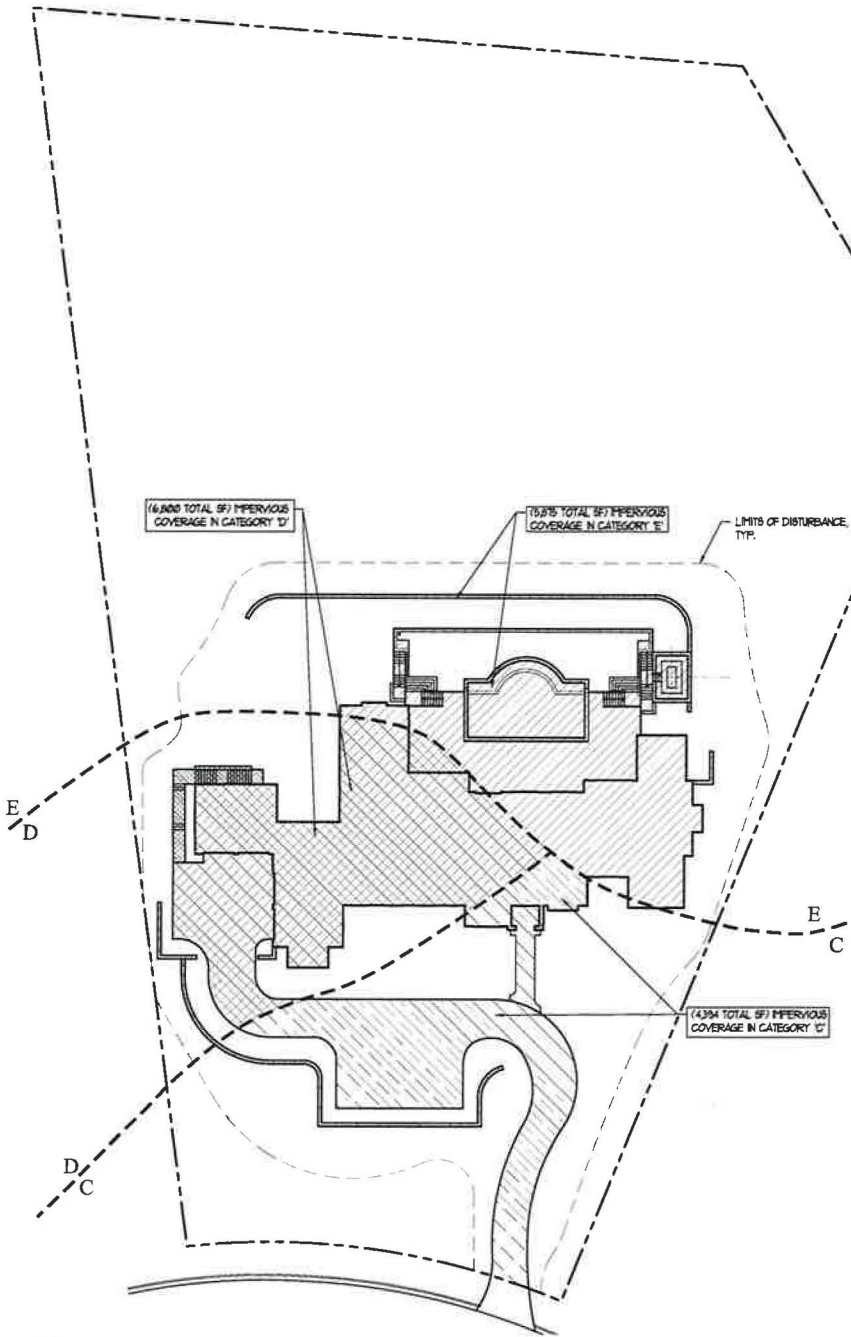
REFERENCE INFORMATION	
BOUNDARY AND TOPOGRAPHICAL INFORMATION PROVIDED BY THE OWNER / BUILDER IN THE FORM OF A SURVEY PREPARED BY:	
SURVEYOR	BOUNDARY ZONE, INC. BEN E. BUTTERWORTH RLS NO. 2294
SURVEY DATE	FEBRUARY 17, 2017 (DATE STAMPED)
ARCHITECTURAL INFORMATION SHOWN IN THE FOLLOWING DOCUMENTS / DRAWINGS REPRESENTS PLANS PREPARED BY:	
ARCHITECT	T.S. ADAMS STUDIO NOAH SPEIGHTS
DATE LAST REVISED	
1. OWNER / BUILDER ARE RESPONSIBLE FOR PROVIDING THE MOST CURRENT AND ACCURATE INFORMATION TO THE LANDSCAPE ARCHITECT.	
2. ANY LATER DATED PLANS MAY REQUIRE REVISIONS TO THE DOCUMENTS / DRAWINGS PREPARED BY LAND PLUS ASSOCIATES, LTD.	
3. OWNER / BUILDER SHALL IMMEDIATELY NOTIFY LAND PLUS ASSOCIATES, LTD. AT 404-238-9595 OF ANY LATER DATED PLANS AND PROVIDE THEM TO LAND PLUS ASSOCIATES, LTD. FOR REVIEW BEFORE PROCEEDING WITH WORK.	

710 BURNING TREE DRIVE Metropolitan River Protection Act ANALYSIS						
MRPA Category	TOTAL (SF)	MRPA CLEARING %	TOTAL ALLOWED	TOTAL EXISTING	EXISTING NET	
C	16,889.69	70%	11,822.78	2,856.34	8,966.44	
D	11,118.51	50%	5,559.26	8,358.61	(2,799.35)	
E	66,306.85	30%	19,892.06	3,112.70	16,779.36	
*excess in CAT E can cover coverage in CAT D & E						
MRPA Category	TOTAL (SF)	MRPA IMPERVIOUS %	TOTAL ALLOWED	TOTAL EXISTING*		
C	16,889.69	45%	7,600.36	0.00		
D	11,118.51	30%	3,335.55	0.00		
E	66,306.85	15%	9,946.03	0.00		
*assumes all existing impervious surface is demolished						

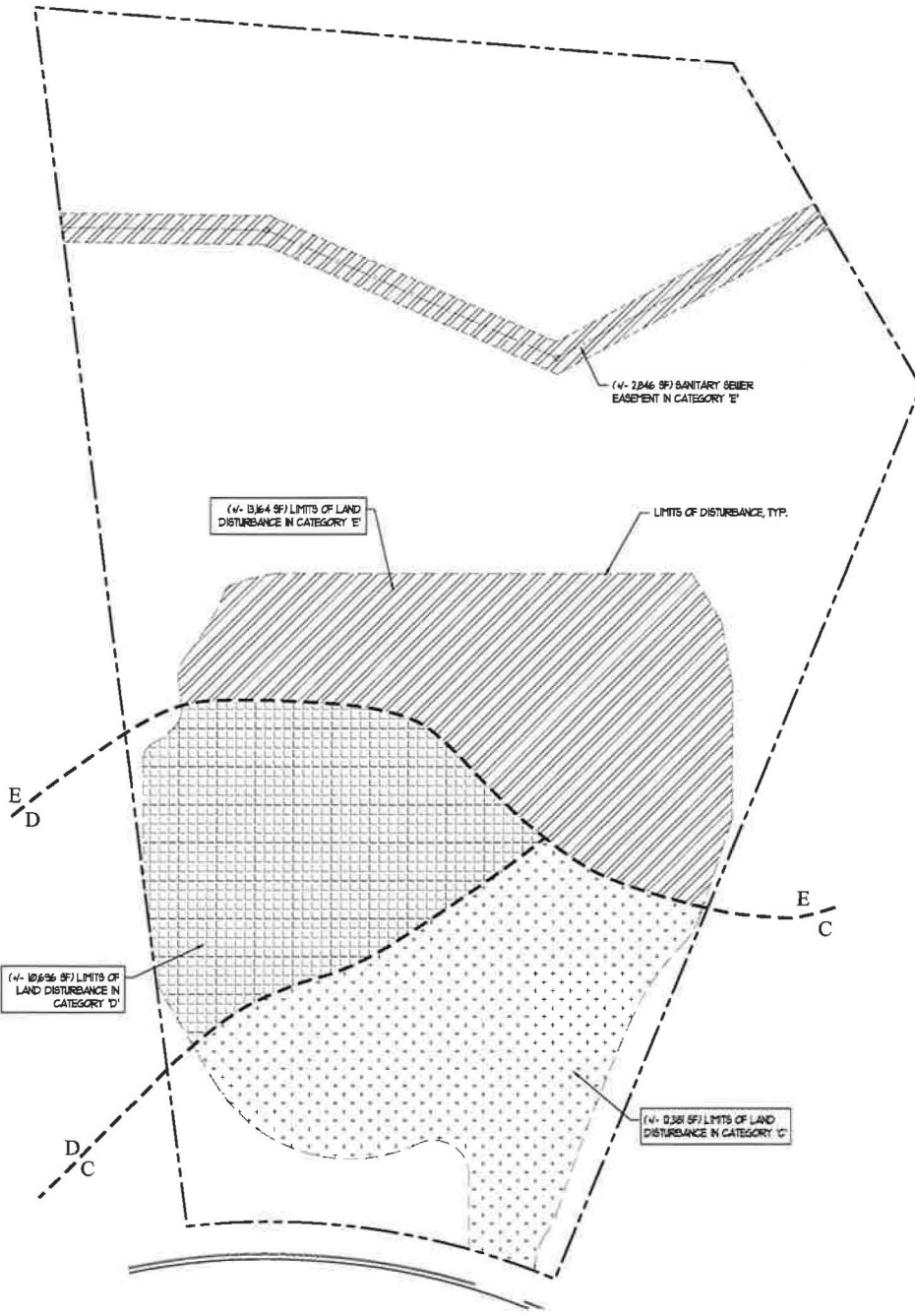
2020.07.17 PERMIT		
PROPOSED LAND DIST.	EXIST-PROP (NET)	XFER VALUE 1.5:1 ratio
12,381.00	(558.22)	
10,696.00	(5,136.75)	
16,010.00	3,882.06	5,823.08
*excess in CAT E can cover coverage in CAT D & E		
PROPOSED IMPERVIOUS	EXIST-PROP (NET)	XFER VALUE 1.5:1 ratio
4,394.00	3,206.36	
6,800.00	(3,464.45)	
5,785.00	4,161.03	6,241.54
*excess in CAT E can cover coverage in CAT D		
All calculations are in SF.		

PROPOSED LAND DISTURBANCE CREDIT TRANSFER AT 1.5:1 RATIO	
ARC VULNERABILITY CATEGORY	LAND DISTURBANCE (SF)
C	558.22 SF REQUIRED
D	5,136.75 SF REQUIRED
E	3,882.06 SF EXCESS X 1.5 = 5,823.08 SF AVAILABLE IN CATEGORY 'E' TO TRANSFER TO CATEGORIES 'C' & 'D' -5,136.75 SF REQUIRED FOR CATEGORY 'D' 686 SF EXCESS AVAILABLE TO TRANSFER TO CATEGORY 'C' -588.22 SF REQUIRED FOR CATEGORY 'C' 127 SF EXCESS REMAINING OF (127 / 1.5) 84.67 SF REMAINING IN CATEGORY 'E'

PROPOSED IMPERVIOUS CREDIT TRANSFER AT 1.5:1 RATIO	
ARC VULNERABILITY CATEGORY	LAND DISTURBANCE (SF)
C	3,206.36 SF EXCESS
D	3,464.45 SF REQUIRED
E	4,161.03 SF EXCESS X 1.5 = 6,241.54 SF AVAILABLE IN CATEGORY 'E' TO TRANSFER TO CATEGORY 'D' -3,464.45 SF REQUIRED FOR CATEGORY 'D' 2,777.09 SF EXCESS REMAINING OR (2777.09 / 1.5) 1,851.3 SF REMAINING IN CATEGORY 'E'



IMPERVIOUS EXHIBIT
PLAN VIEW
SCALE: 1" = 30'-0"



LAND DISTURBANCE EXHIBIT
PLAN VIEW
SCALE: 1" = 30'-0"

SHEET NO.
L-2

ARC STUDY

2020.07.17
RELEASED FOR CONSTRUCTION
JOB NO. 23391
SCALE 1" = 30'
DRAWN: CLHWY
CHECKED: CS
NOTED:



REVISIONS

DATE	DESCRIPTION
2020.07.17	PERMIT

KEPANO RESIDENCE
710 BURNING TREE DRIVE
MARIETTA, GEORGIA 30067

prepared for:
MR. TONY KEPANO

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