



ATLANTA REGIONAL COMMISSION

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: November 10, 2020

ARC REVIEW CODE: V2011102

TO: Chairman Mike Boyce, Cobb County
ATTN TO: David Breaeden, 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-20-04CC 690 River Knoll Drive

Review Type: Metro River

MRPA Code: RC-20-04CC

Description: A Metropolitan River Protection Act (MRPA) review of a proposal to to demolish an existing single-family house and deck for construction of a new single-family house, pool, and deck. The site is located at 690 River Knoll Drive in unincorporated Cobb County. The total area of the site is 30,928 SF. The plan proposes land disturbance of 18,376 SF for a final impervious area of 10,541 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: 1097,1098 **District:** 17 **Section:** 2

Date Opened: Tuesday, November 10, 2020

Deadline for Comments: Friday, November 20, 2020

Earliest the Regional Review can be Completed: Monday, November 23, 2020 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT
GEORGIA CONSERVANCY
FULTON COUNTY

ARC NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER

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 **Friday, November 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.

[illegible]



COBB COUNTY WATER SYSTEM

Field Operation Center
680 South Cobb Drive
Marietta, Georgia 30060-3105

P.E.

Judy B. Jones,

Director

Divisions:

Accounting
Communications & Education
Customer Services
Engineering & Records
Environmental Compliance
Stormwater Management
System Maintenance
Water Protection

November 3, 2020

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

RE: Application for MRPA Certificate
690 River Knoll Drive
Land Lot 1097 & 1098, 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 Jason Williams on behalf of the owner, Victoria Deljoo. This submittal contains the application form, existing conditions survey and proposed site plan as well as a reanalysis performed by Jim Santo on January 24, 2019. 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): Victoria Deljou
Mailing Address: 4695 Ponte Vedra Drive
City: MARIETTA State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-441-5676 Fax: _____
Other Numbers: Email: adeljou@dacartconsulting.com
3. Applicant(s) or Applicant's Agent(s):
Name(s): Jason E. Williams
Mailing Address: 454 Satellite Blvd. Suite 200
City: Suwanee State: GA Zip: 30024
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-271-5772 Fax: _____
Other Numbers: Email: jwilliams@boundaryzone.com
4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: Demolish existing house and deck
Construction of new house, pool & pool deck
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: _____
Land lot 1097 and 1098, 17th district, 2nd section, Cobb county
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Lot 15, Block E. The columns unit one-A. 690 River knoll drive, 45 Feet to River knoll drive
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.710
Outside Corridor: 0.000
Total: 0.710
Lots: Inside Corridor: 0.710
Outside Corridor: 0.000
Total: 0.710
Units: Inside Corridor: 0.710
Outside Corridor: 0.000
Total: 0.710
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? _____

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 Yes

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 (DWB 11.9.20)

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				(90)	(75)
B				(80)	(60)
C	18,867	12,491	9,822 **	(70)	66.2 (45) 52.1 **
D	9,085	5,885 * ^{DWB 11/9/20}	719	(50)	64.8 * (30) 8
E	2,976	0 *	0 **	(30)	0 * (15) 0 **
F				(10)	(2)
Total:	30,928	18,376	10,541	N/A	N/A

* Includes transfer of land disturbance of 893 sf from E to D at 1:1.5 ($893 \times 1.5 = 1340$ sf) per Part 2.A.3.c. (i) of the Chattahoochee Corridor Plan.

** Includes transfer of impervious surface of 446 sf from E to C at 1:1.5 ($446 \times 1.5 = 669$ sf) and 663 sf from D to C at 1:1 (663 sf) as per Part 2.A.3.a. (i) of the Chattahoochee Corridor Plan.

___ 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):

X Site plan.

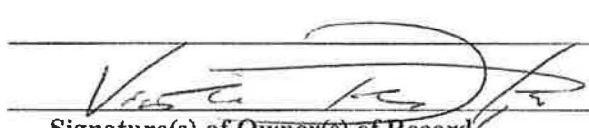
___ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

___ Concept plan.

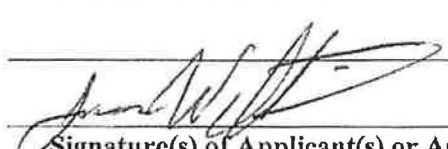
___ Lot-by-lot and non-lot allocation tables.

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)


Signature(s) of Owner(s) of Record

8/10/20
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:


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

8-7-20
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

11-3-2020
Date

PROJECT
20584.02
SHEET
1 OF 4



Vicinity Map (n)

FIRM Panel Vignette (n)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT THIS SITE LIES WITHIN A FEDERALLY
DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE
FIRM MAP OF COBB COUNTY, GEORGIA
PANEL 4 13667C0411, EFFECTIVE ON 03/04/2013

ZONING: R-30

MINIMUM LOT AREA: 10,000 SF

MINIMUM FRONT SETBACK: 15 FT

R-16 SETBACKS

AS PER ZONING

FRONT: 45 FT MIN

REAR: 15 FT

MINIMUM SIDE SETBACK: 10 FT

MINIMUM SIDE SETBACK: 10 FT

BOUNDARY ZONE: 10' WIDE TO BE MAINTAINED TO

DEVELOP OR MAINTAIN CONCERNING THE

ZONING AND SETBACK REQUIREMENTS

THE INFORMATION IS BASED ON PUBLIC

INFORMATION OBTAINED FROM CITY OF COBB

PLANNING AND ZONING DEPARTMENT

OWNER

VICTORIA DELJOI

400 RIVERKNOLL DRIVE

MARIETTA, GEORGIA 30067

BUILDER /

EMERGENCY CONTACT

VICTORIA DELJOI

400 RIVERKNOLL DRIVE

MARIETTA, GEORGIA 30067

604-441-8575

NOTES

1. THIS DEMOLITION PERMIT IS TO BE USED FOR THE DEMOLITION OF THE
EXISTING STRUCTURE ONLY. NO NEW CONSTRUCTION IS TO BE PERMITTED
ON THE SITE. ALL MATERIALS REMOVED OR TRUCKED FROM THE SITE
MUST BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.
2. THE DEMOLITION OF THE EXISTING STRUCTURE MUST BE COMPLETED
WITHIN THE SPECIFIED TIME FRAME. ANY DELAY IN COMPLETION
MAY RESULT IN THE PERMIT BEING REVOKED.
3. THE DEMOLITION OF THE EXISTING STRUCTURE MUST BE COMPLETED
WITHIN THE SPECIFIED TIME FRAME. ANY DELAY IN COMPLETION
MAY RESULT IN THE PERMIT BEING REVOKED.

4. IF PROPOSED RETAINING WALLS OR OTHER STRUCTURES ARE TO BE
CONSTRUCTED ON THE SITE, THEY MUST BE DESIGNED AND CONSTRUCTED
IN ACCORDANCE WITH THE CITY OF COBB REQUIREMENTS.
5. THE CITY OF COBB RESERVES THE RIGHT TO SUSPEND OR REVOKE THIS
PERMIT IF THE DEMOLITION IS NOT COMPLETED WITHIN THE
SPECIFIED TIME FRAME.

6. COBB COUNTY APPROVED MAINTAINANCE OF THE ROADWAY IS TO BE
PROVIDED TO THE CITY OF COBB PRIOR TO THE START OF THE
DEMOLITION WORK.

GENERAL NOTES:

1. TOTAL AREA: 9.76 ACRES (424,000 SQ. FT.)
2. DEMOLITION OF EXISTING STRUCTURE: 10,000 SQ. FT.
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19. DEMOLITION OF EXISTING STRUCTURE: 10,000 SQ. FT.
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DEMOLITION LEGEND

- 1. CONSTRUCTION DIST.
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- 19. CONSTRUCTION DIST.
- 20. CONSTRUCTION DIST.

LANDSCAPE NOTES

1. NO NEW CONSTRUCTION IS TO BE PERMITTED ON THE SITE.
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19. NO NEW CONSTRUCTION IS TO BE PERMITTED ON THE SITE.
20. NO NEW CONSTRUCTION IS TO BE PERMITTED ON THE SITE.

M.R.P.A. ALLOCATION SUMMARY				
CATEGORY	TOTAL SF	% REMOVED	% ALLOWED	% ALLOWED
A	90%	0	75%	0
B	80%	0	60%	0
C	15,867	13,327	45%	8,500
D	5,085	50%	15%	7,776
E	2,970	30%	89%	4%
F	10%	0	2%	0

Allowable Disturbed Area										
Lot	Area	B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone
15	30,038	13,727	2,543	893			8,430	2,725	446	
Existing Disturbed Area										
Lot	Area	B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone
15	30,038	10,111	1,005	0			4,454	11	0	
Remaining Total		3,616	1,538	893	5*		3,976	2,614	446	5*
Additional Disturbed Area										
Lot	Area	B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone
15	30,038	0	0	0	0	0	0	0	0	0
Remaining Total		3,616	1,538	893	5*		3,976	2,614	446	5*

ADDITIONAL DISTURBED AREA

10,000 SQ. FT. MAXIMUM

THE EXISTING WATER, SEWER

AND GAS CONNECTIONS

PRIOR TO LAND DISTURBING ACTIVITIES, THE

CONTRACTOR SHALL SCHEDULE A

PRECONSTRUCTION MEETING WITH THE AREA

ENGINEER, CONTRACTOR, INSPECTOR

LEGEND

- 1. EXISTING STRUCTURE
- 2. EXISTING STRUCTURE
- 3. EXISTING STRUCTURE
- 4. EXISTING STRUCTURE
- 5. EXISTING STRUCTURE
- 6. EXISTING STRUCTURE
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- 16. EXISTING STRUCTURE
- 17. EXISTING STRUCTURE
- 18. EXISTING STRUCTURE
- 19. EXISTING STRUCTURE
- 20. EXISTING STRUCTURE

X TO BE REMOVED



PROJECT
20584.02

SHEET
2 OF 4



DEMOLITION PLAN

PREPARED FOR: VICTORIA DELJOI

LOT 15, BLOCK 1, THE COLUMBIAN UNIT ONE-A

LAND LOT 1097 AND 1098, 17TH DISTRICT, AND SECTION

16, TOWNSHIP 36 NORTH, RANGE 10 WEST, COBB COUNTY,

MARIETTA, GEORGIA 30067

DATE: 10/1/2007

690 River Knoll Drive Reanalysis

Cobb County

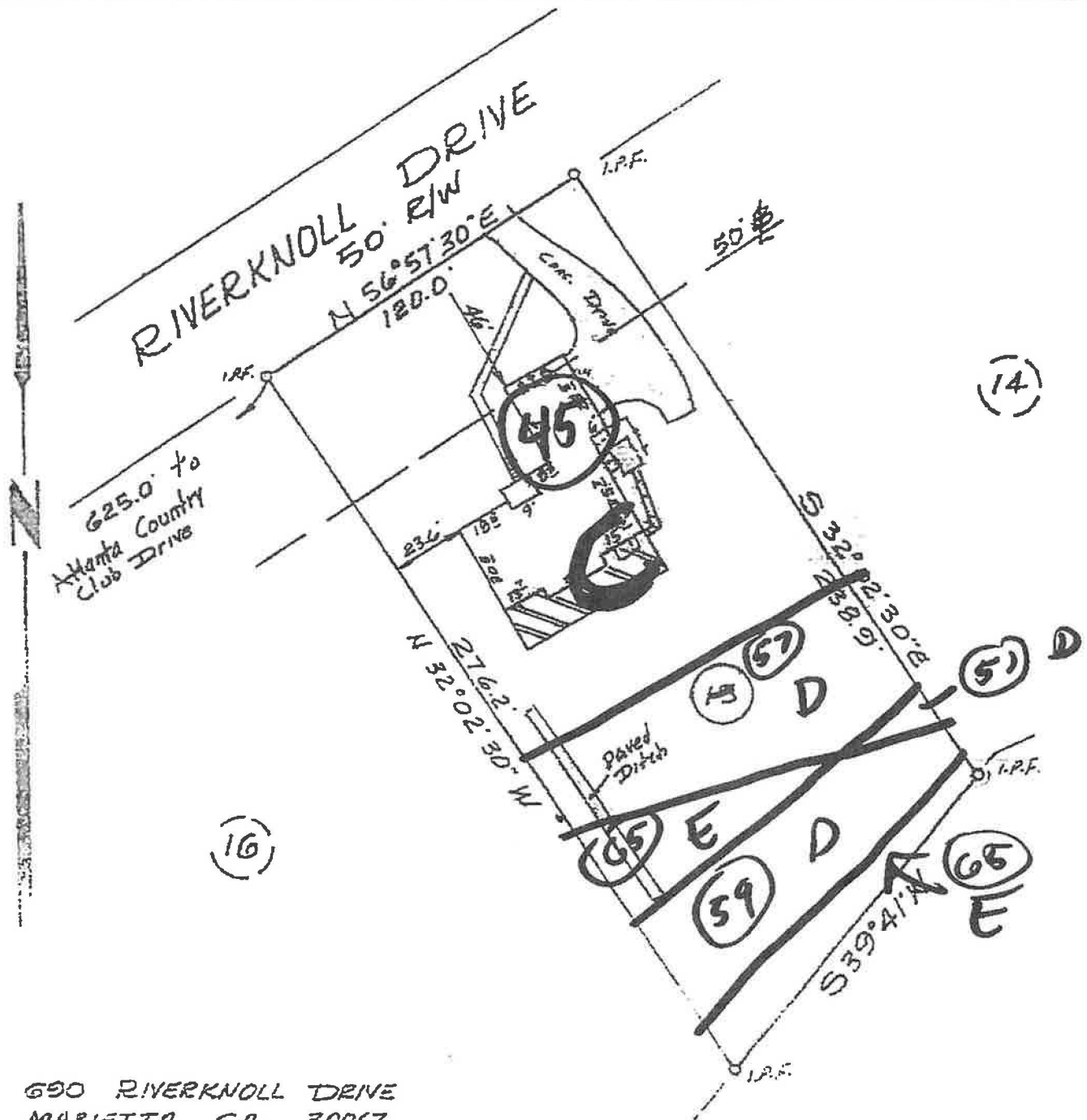
January 24, 2019

Vulnerability Factor	Factor Subgroup	Score				
Hydrology	Third Order Basin	0				
Geology	Biotite Gneiss	5				
Aspect:	South	15				
Vegetation	Open	10				
SUBTOTAL		30				
Slope:	0-10%	3	--	--		
	10-25%	--	9	--		
	Over 25%	--	--	15		
SUBTOTAL:		33	39	45		
Soils:	Mod. Erodibility	12	12	--	12	--
	Severe Erodibility	--	--	20	--	20
TOTAL:		45	51	59	57	65
CATEGORY:		C	D	D	D	E

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



690 RIVERKNOLL DRIVE
MARIETTA, GA. 30067

"F.I.A. Official Flood Hazard Map" Community No. 130052, Page 100-B, dated 1-3-79 shows this property not to be in an area having special flood hazards.

All matters of title are accepted

W. W. WILKINSON SURVEYING & MAPPING CO., INC.
2079 EDGEMOOR ROAD, N.E.
MARIETTA, GEORGIA 30065
PHONE 625-7759



SURVEY FOR

EDWARD A. FAUSTI

DECATUR FEDERAL S & L. ASSOC.
SUBD.

THE COLUMNS

LOT- 15 BLOCK- E UNIT- ONE "A"

LAND LOT- 1097 & 1098

DISTRICT- 17th SECTION- 2nd

COUNTY- COBB STATE- GA.

DATE- JAN. 7, 1981 SCALE 1" = 50'

REVISED- A 765-80



Cobb County Georgia



Current Land Vulnerability Chart

	Total Land Area	Disturbance Ratio	Disturbance Sq/Ft	Impervious Ratio	Impervious Sq/Ft.
	30,337				
C - 70% disturbance, 45% Impervious	19,177	70%	13,423.90	45%	8,630
D - 50% disturbance, 30% Impervious	8,374	50%	4,187	30%	2,512
E1 - 30% disturbance, 15% Impervious	1,416	30%	434	15%	217
E2 - 30% disturbance, 15% Impervious	1,340	30%	402	15%	201

Proposed Land Vulnerability Transfer From E1 & E2 to D

	Total Land Area		Disturbance Sq/Ft		Impervious Sq/Ft.
E1 - 217 sq/ft less 106 for paved ditch = 112 sq/ft available to transfer.					
E2 - Transfer to Category D	1,446	30%	100% Used	15%	112
Sub total of E1+E2	1,340	30%	402	15%	201
Transfer Ratio			402		313
E1+E2 - Transfer to Category D			603		470
D - 50% disturbance, 30% Impervious	8,374	50%	4,187	30%	2,512
D - With transfer from E1 +E2			4,790		2,982

200.0

100.00 200.0 Feet

W088_1084_V00_Mercedur_Auxiliary_Spline
© Cobb County Georgia

THE COMMISSION
LOT - 15
LAND LOT - 1091 & 1098
DISTRICT - 17th
SECTION - 2nd
CITY OF ATLANTA, GEORGIA
DATE OF MAP - 11/1/2011
SCALE 1" = 50' ± 200
A 765-00



Map Station