



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: Jan. 13, 2021

ARC REVIEW CODE: V2101131

TO: Chair Lisa Cupid, Cobb County
ATTN TO: David Breaden, 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-21-01CC 781 Burning Tree Drive
Review Type: Metro River
MRPA Code: RC-21-01CC

Description: A Metropolitan River Protection Act (MRPA) review of a proposed project to add a retaining wall and swimming pool to an existing single-family home at 781 Burning Tree Drive in unincorporated Cobb County. The project would increase total impervious surface in Category C to 3,717 SF and Category D to 4,492 SF, including some transfer of allowable impervious from Category E.

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: Wednesday, Jan. 13, 2021
Deadline for Comments: Saturday, Jan. 23, 2021
Earliest the Regional Review can be Completed: Monday, Jan. 25, 2021 (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
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE-CRNRA

Comments and questions must be emailed to Greg Giuffrida at ggiuffrida@atlantaregional.org. If ARC staff does not receive comments from you on or before **Saturday, Jan. 23, 2021**, we will assume that your agency has no additional comments and will close the review. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.



COBB COUNTY WATER SYSTEM

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

Judy B. Jones, P.E.
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
781 Burning Tree Drive
Land Lot 1093 & 1094, 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 Whitney Shakar on behalf of the owner, Pam DeVore. This submittal contains the application form, existing conditions survey and proposed site plan as well as a reanalysis performed by Jim Santo on April 6, 2020. 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): DARREN & PAM DEVORE
Mailing Address: 781 BURNING TREE DRIVE
City: Marietta State: GA Zip: 30068
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Whitney Shakar
Mailing Address: 10525 Old Alabama Road Connector - Suite 100
City: Alpharetta State: GA Zip: 30022
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-944-1770 Fax: _____
Other Numbers: _____
4. **Proposed Land or Water Use:**
Name of Development: Atlanta Country Club Lot 27
Description of Proposed Use: Residential Property to add a retaining wall
and pool
5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: LL 1092, 1093, 17th District,
2nd Section, Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Atlanta Country Club, Lot 27, Block B, 781 Burning Tree Drive
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.031
Outside Corridor: _____
Total: 1.031
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? _____

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): (RC-80-15CC)

REVIEW FOR HOUSE AND POOL - POOL NEVER BUILT.

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	0	0	0	(90) 0%	(75) 0%
B	0	0	0	(80) 0%	(60) 0%
C	10,587	7,180	3,717	(70) 68%	(45) 35%
D	13,773	5,625	4,492 *	(50) 40.8%	(30) 33%
E	20,580	1,222	0 *	(30) 6%	(15) 0.0%
F	0	0	0	(10) 0%	(2) 0%
Total:	44,940	17,811	8,209	N/A	N/A

* Includes transfer of impervious surface of 240 sf from E to D at 1.5:1 (240 x 1.5 = 360 sf) per Part 2.A.3.c(i) 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:

___ 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.

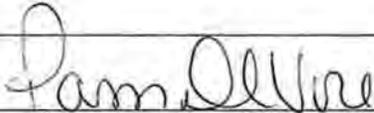
___ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

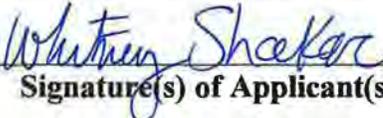
___ Concept plan.

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

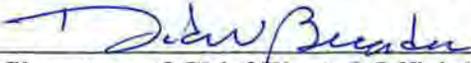
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)


Signature(s) of Owner(s) of Record
12.11.2020
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)
12/14/20
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
1-11-21
Date

Breaden, David

From: Kristian Wiles <kwiles@centerlinesurveying.com>
Sent: Friday, April 17, 2020 10:30 AM
To: Breaden, David
Subject: Fwd: Delineation
Attachments: 781 Burning Tree Drive Cobb County Reanalysis 04-06-2020.doc; 781 Burning Tree Reanalysis Scores.pdf; 781 Burning Tree Reanalyzed Categories.pdf

Here is Jim's email regarding the re-delineation.

----- Forwarded message -----

From: Jim Santo <JSanto@atlantaregional.org>
Date: Mon, Apr 6, 2020 at 3:59 PM
Subject: RE: Delineation
To: Kristian Wiles <kwiles@centerlinesurveying.com>

Kristian,

Here is my reanalysis of the properties. I am attaching the table showing the scoring, a layout of those scores on the property, and a layout of just the categories on the property. I used historic aerial data (historicaerials.com) to get an idea of what the vegetation was on the site about the time the Act took effect, which is why it may differ from what is there now. The open areas down the hill appear to have been cleared sometime in the 1960s. The other information was drawn from ARC information (I happened to bring the base layers of this map home with me for another project when we closed the office). quad sheets and Cobb GIS.

If these categories work better than what was approved in the review (if Cobb has it), you can use them in lieu of the mapped categories in a new review.

Jim Santo

Principal Planner

Natural Resources

Atlanta Regional Commission
regional impact + local relevance

International Tower

**781 Burning Tree Drive Reanalysis
Cobb County**

April 6, 2020

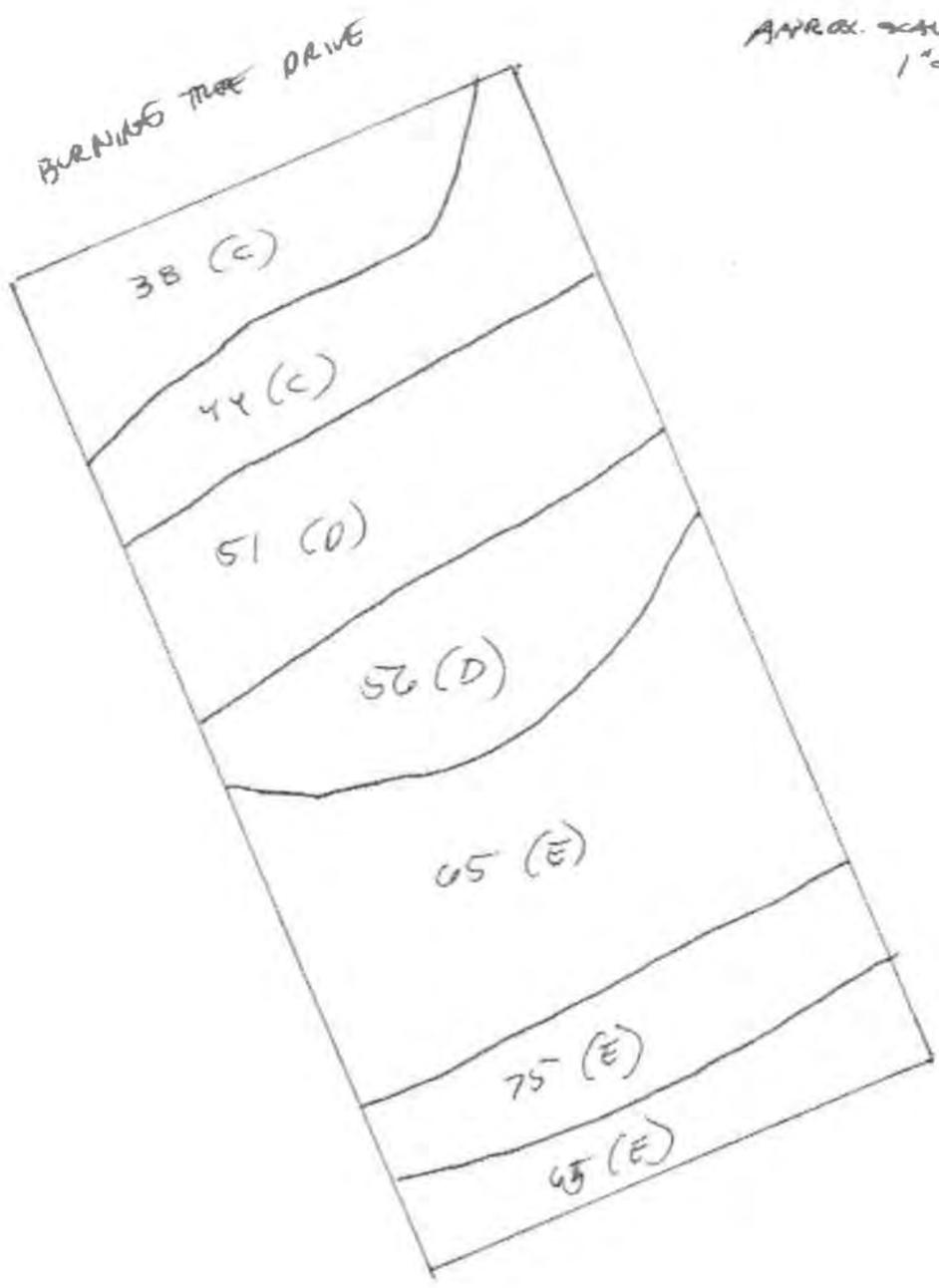
Vulnerability Factor	Factor Subgroup	Score						
Geology	Biotite-Gneiss							5
Hydrology:	Third Order							0
Aspect:	Hot Spot		3				--	
	South		--				15	
SUBTOTAL:			8					20
Slope	0-10%	3	--	--	--	--	--	--
	10-25%	--	9	9	9	--	--	--
	Over 25%	--	--	--	--	--	15	--
SUBTOTAL:		11	17	29	35	35	35	35
Vegetation	Open	--	--	10	--	10	--	--
	Pines	15	15	--	15	--	--	--
	Hardwoods	--	--	--	--	--	--	20
SUBTOTAL		26	32	39	44	45	45	55
Soils	Moderately Erodible	12	12	12	12	--	--	--
	Highly Erodible	--	--	--	--	20	20	20
TOTAL:		39	44	51	56	65	75	75
CATEGORY:		C	C	D	D	E	E	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

Reanalysis Scopes
4/6/2020

↑
NORTH

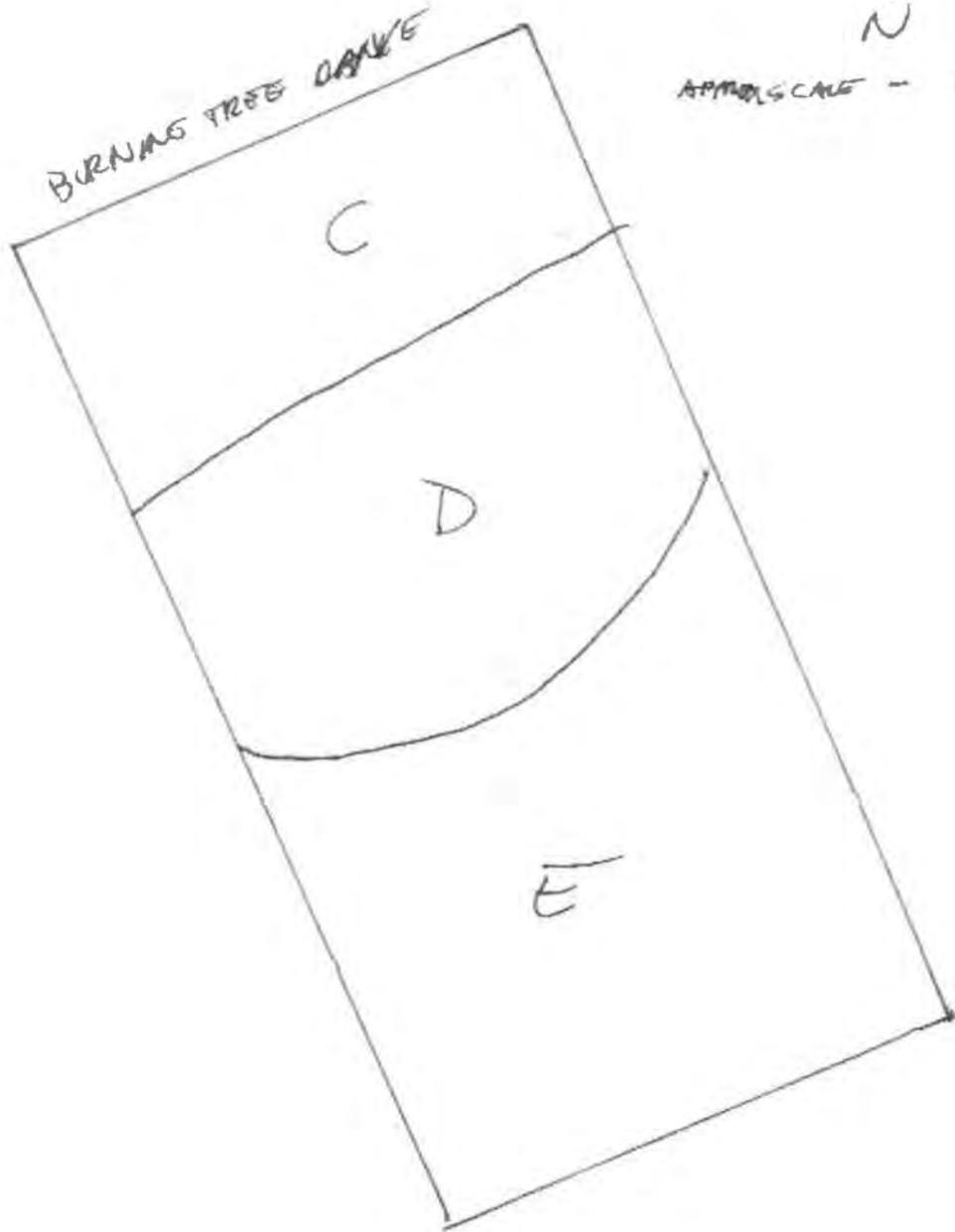
APPROX. SCALE:
1" = 50'



781 BURNING TREE DRIVE

REANALYZED CATEGORIES

4/6/2020



APPROX SCALE - 1" = 50'

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. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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 OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 82,181 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

MAGNETIC
N

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF FRANK J. SCHRIFERT AND CAROL D. SCHRIFERT DEED BOOK 5894 PAGE 89 COBB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

9. THIS PROPERTY LIES WITHIN 2000' OF THE CHATTAHOOCHEE RIVER CORRIDOR AND IS SUBJECT TO CERTAIN RESTRICTIONS. FOR DETAILED INFORMATION CONTACT THE ATLANTA REGIONAL COMMISSION (ARC).



LEGEND

BL	DENOTES BUILDING LINE
PL	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
CL	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X-X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S-S	DENOTES SANITARY SEWER LINE
SSM	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a re-division of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles
Michael R. Noles Georgia RLS No. 2646 Date 11/6/19

NO.	REVISIONS	DATE

McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smryno, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
PAM DEVORE
DARREN DEVORE

781 BURNING TREE DRIVE
MARIETTA, GEORGIA
TOTAL AREA= 1.031± ACRES
OR 44,906± SQ. FT.

LOT 27 BLOCK "B"
UNIT TWO
ATLANTA COUNTRY CLUB
LAND LOTS 1092 AND 1093
17TH DISTRICT 2ND SECTION
COBB COUNTY
GEORGIA
PLAT PREPARED: 11-6-19
FIELD: 11-5-19 SCALE: 1"=40'
JOB#251719 PG 47
PG 110



FLOOD INFORMATION:
 THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA FIRM MAP #30670014J DATED: MARCH 4, 2013

AREA:
 TOTAL AREA = 1.031 ACRES (44,906 S.F.)
 DISTURBED AREA = .63 ACRES (27,480 S.F.)
 (INCLUDES ALL AREA ABOVE SILT FENCE - INCLUDES LANDSCAPED AREA RE-PLANTED)

IMPERVIOUS SUMMARY:
IMPERVIOUS PROPOSED:
 HOUSE/PORCH - 3,713 S.F.
 WALLS - 202 S.F.
 POOL DECK - 656 S.F.
 DRIVE & SIDEWALK - 2,849 S.F.
 (INCLUDES 60% ADJ. FOR PAVEMENT AREAS)
 GRAVEL CART PATH - 249 S.F. (60% ADJ. FROM 414 S.F.)
 TOTAL - 7,669 S.F. (17.1%)

BUILDING SETBACK REQUIREMENTS:
 FRONT - 50' (PER PLAT)
 SIDE - 12'
 REAR - 40'

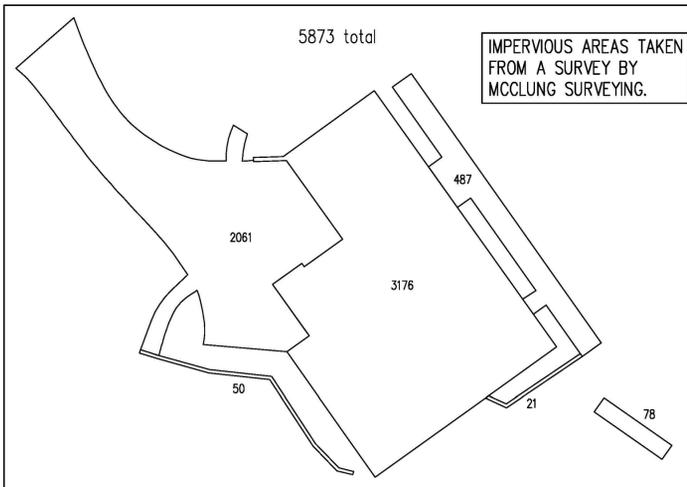
PRESENT ZONING:
 R-30

CONTRACTOR:
 Dwayne Purcell
 Moeller Purcell Construction Company
 10525 Old Alabama Road Connector, Suite 100
 Alpharetta, Georgia 30022

24 HOUR CONTACT:
 DWAYNE PURCELL
 770-527-9227

WATER QUALITY:
 ROOF BASIN A:
 1759 SQ. FT. x .1 = 176 CU. FT.
 ROOF BASIN B:
 429 SQ. FT. x .1 = 43 CU. FT.
 ROOF BASIN C:
 1524 SQ. FT. x .1 = 152 CU. FT.
 DRIVEWAY BASIN:
 2,767 SQ. FT. x .1 = 277 CU. FT. (100% CAPTURE)
 REQUIRED STORAGE:
 176 C.F. + 43 C.F. + 152 + 277 = 648 C.F.
 WATER STORAGE PROVIDED:
 46 LF 3" DIAMETER PIPE W/ 1' GRAVEL SURROUND = 660 CF

PREVIOUS IMPERVIOUS EXHIBIT:



ZONING IMPERVIOUS

100% IMPERVIOUS
 RETAINING WALLS - 202 SF
 CONCRETE DRIVEWAY - 2646
 HOUSE - 3713 SF
 POOL DECK - 656 SF

60% IMPERVIOUS (ZONING ONLY)
 DRIVEWAY INSET - 201 SF (121 SF)
 GRAVEL CART PATH - 414 SF (249 SF)
 FRONT WALK - 137 (82 SF)

ARC CALCULATIONS

100% IMPERVIOUS
 RETAINING WALLS - 202 SF
 DRIVEWAY - 2847 SF
 FRONT WALK - 137 SF
 HOUSE - 3713 SF
 POOL DECK - 656 SF
 GRAVEL CART PATH - 414 SF

TRANSFERS FROM CATEGORY E:

CATEGORY E -> CATEGORY D
 240 IMPERVIOUS x 1.5 = 360 SF ADDITIONAL ALLOWED IMPERVIOUS
 360 TRANSFERRED + 4132 ALLOWED IN CATEGORY D = 4,492 TOTAL DISTURBANCE WITHIN CATEGORY D

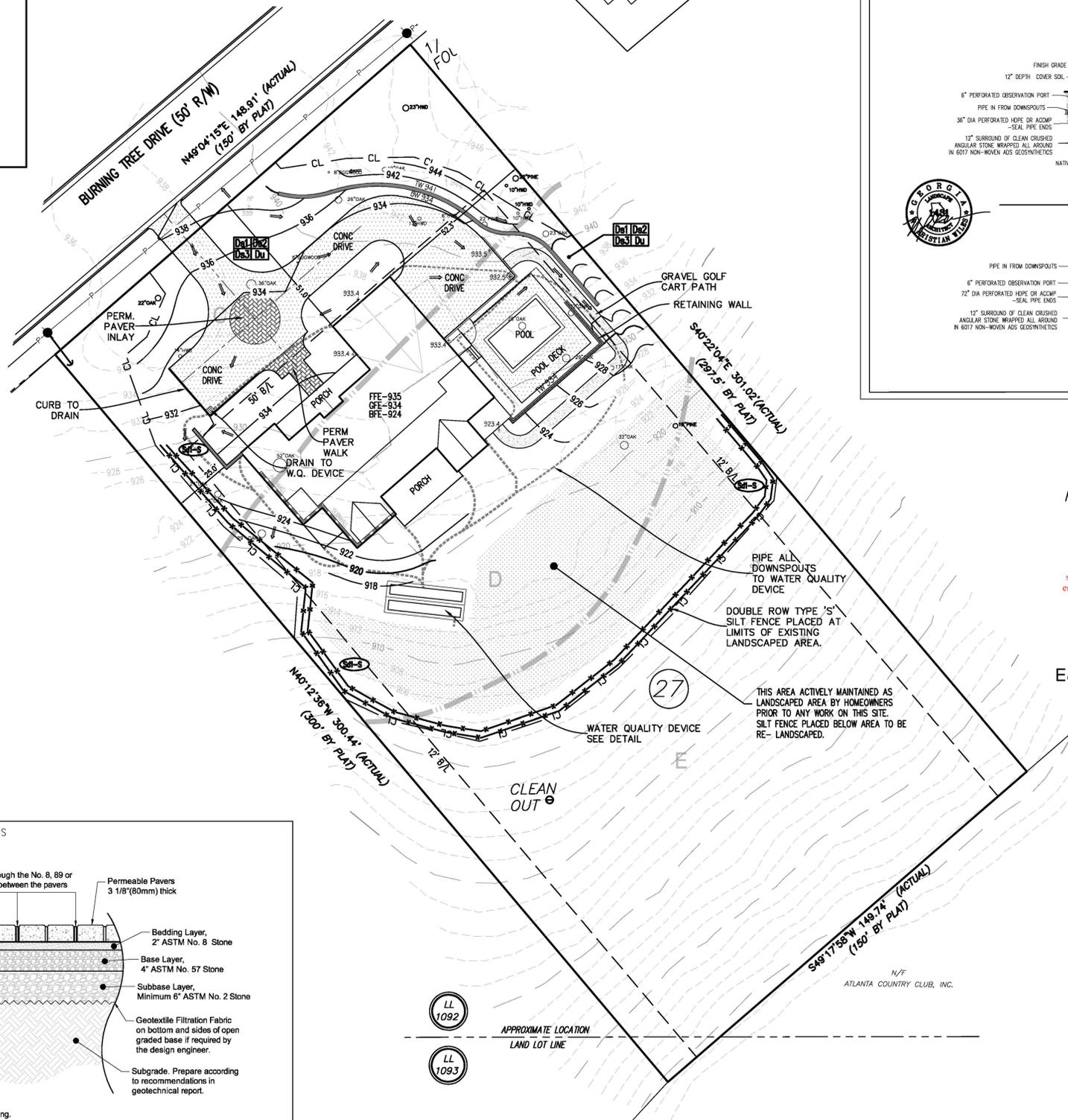
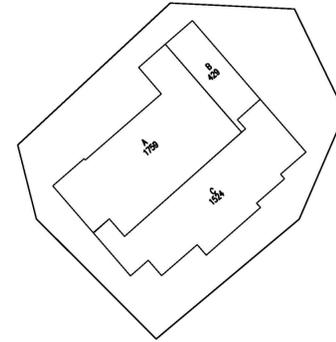
REMAINING IN CATEGORY E AFTER TRANSFERS:
 6174 SF ALLOWED DISTURBANCE - 1222 SF PROPOSED DISTURBANCE = 4952 AVAILABLE FOR TRANSFER
 4,952 SF ALLOWABLE DISTURBANCE REMAINS IN CATEGORY E.

3,087 SF ALLOWED IMPERVIOUS - 0 SF PROPOSED IMPERVIOUS = 3,087 AVAILABLE FOR TRANSFER
 3,087 SF - 240 TRANSFERRED TO CATEGORY D = 2,847 SF REMAINING
 2,847 SF ALLOWABLE DISTURBANCE REMAINS IN CATEGORY E.

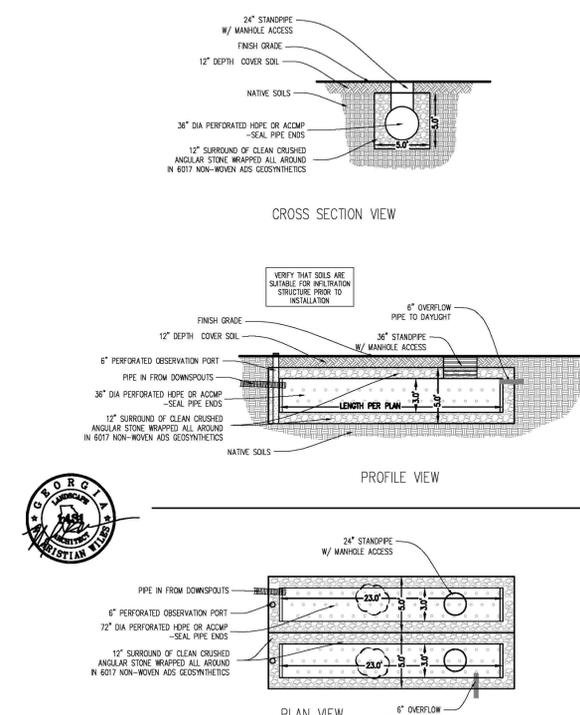
THE SOLE PURPOSE OF THIS DRAWING IS TO SHOW THE PROPOSED LOCATION OF A PROPOSED RESIDENCE TO BE CONSTRUCTED ON THIS LOT. THE FOOT PRINT OF THIS PROPOSED RESIDENCE WAS FURNISHED BY THE BUILDER.

† THE AREA SHOWN IN THIS TABLE AS "DISTURBANCE" FOR CATEGORIES C, D & E ARE NOT AREAS OF UNDISTURBED NATIVE VEGETATION. ALL AREAS WERE ACTIVELY MAINTAINED AS LANDSCAPED AREAS AROUND THE HOUSE OR WERE PART OF THE STRUCTURE AND SURROUNDING USES THAT EXISTED BEFORE DEMOLITION. SILT FENCE SHOWN ON THIS PLAN WAS PLACED AT THE DOWNHILL LIMIT OF THE ACTIVELY LANDSCAPED AND PREVIOUSLY MAINTAINED YARD. TREES IN THE IMMEDIATE ENVIRONS OF THE EXISTING / PROPOSED STRUCTURES HAVE BEEN REMOVED IN CATEGORY C & D AS PART OF CONSTRUCTION OF THE NEW HOUSE. NO REMOVAL OF NATIVE VEGETATION IN CATEGORY E IS PROPOSED. MERELY REPLACEMENT OF EXISTING NON-NATIVE LANDSCAPE AND VEGETABLE GARDEN AREA WITH OTHER LANDSCAPE MATERIAL. DISTURBANCE LISTED IS THAT OF THE AREA IMMEDIATELY AROUND THE SILT FENCE WHERE SOIL WAS DISTURBED.

ROOFLINE BASIN EXHIBIT:



WATER QUALITY DEVICE DESIGN



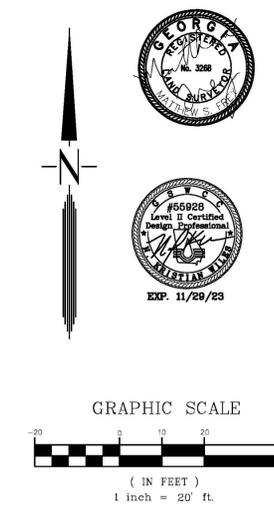
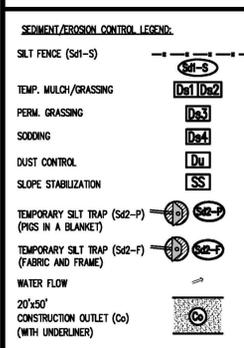
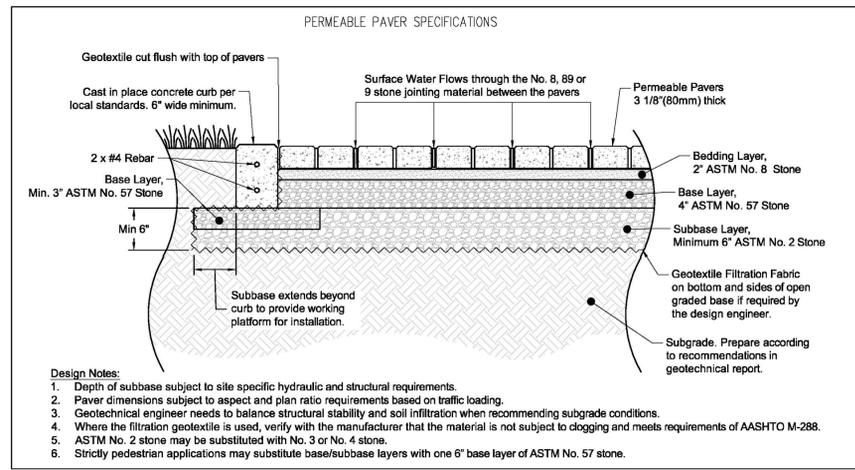
RETAINING WALLS TO BE DESIGNED BY OTHERS.

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.

APPROVED
 By David W. Broaden, PE at 9:18 am, Jan 11, 2021

E&SC approved for ARC review



centerline
 Surveying and Land Planning, Inc.
 1309 HUNTERS TRAIL, SUITE 100, ALPHARETTA, GA 30009
 PHONE: (770) 427-0058 FAX: (770) 427-2339

781 BURNING TREE DRIVE
 LAND LOTS 1082, 1083 17TH DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA

NO. DATE REVISION DESCRIPTION BY
 1 5/14/20 GRADING, ADDITION OF POOL TO SITE PLAN NKW
 2 5/14/20 REMOVE POOL SHOWN DRIVE MATCH IMPERVIOUS NKW
 3 5/15/20 LOWER HOUSE ELEVATION BY 2' NKW
 4 10/05/20 ADD POOL, REVISE DRIVE REDD CALCS NKW

DRAWN BY: NKW
 CHECKED BY:
 DATE: 4-7-20
 SCALE: 1" = 20'
 PROJECT No.: 220006-1

SHEET No. 1