

DATE: APRIL 28, 2022

TO: Chairwoman Lisa Cupid, Cobb County
ATTN TO: David Breaeden, Cobb County, Cobb County
FROM: Mike Alexander, Director, ARC Center for Livable Communities

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: 3995 Woodland Brook Drive
MRPA Code: RC-22-01CC

Description: A MRPA review of a proposal to build a new single-family residence with a pool, cabana, tennis court, driveway and garage on a 9.14 acre lot at 3995 Woodland Brook Drive wholly within the Chattahoochee River Corridor. The project proposes a land disturbance area of 119,552 sf or 30% of the property which is the allowed limit. The project also proposes 36,509 sf of impervious surface, or 9.16% of the site, which is under the allowed 15% maximum.

Preliminary Finding: ARC staff have begun a review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: Cobb County
Land Lot: 156,971,972 **District:** 17 **Section:** 2
Date Opened: April 28, 2022
Deadline for Comments: May 9, 2022
Earliest the Regional Review can be Completed: May 9, 2022

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
RIVERLINE HISTORIC DISTRICT

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
COBB COUNTY

CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY
CITY OF ATLANTA

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before May 9, 2022, 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.

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: Cobb County, GA.
2. Owner(s) of Record of Property to be Reviewed:
Name(s): COCHRAN Decendants Trust
Mailing Address: 4300 Paces Ferry Rd, Suite - 363
City: Atlanta State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-316-7218 Fax: _____
Other Numbers: 678-766-1135 - Cell
3. Applicant(s) or Applicant's Agent(s):
Name(s): LARRY MANSFIELD
Mailing Address: POB 52791
City: Atlanta State: GA Zip: 30355
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-626-0632 Fax: _____
Other Numbers: l.mansfieldiii@gmail.com
4. Proposed Land or Water Use:
Name of Development: GARRISON Residence
Description of Proposed Use: SINGLE FAMILY RESIDENCE
AND FREE STANDING GARAGE, Pool, & CABANA
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND Lots 156, 971, + 972,
17th District, 2nd Section, Cobb County, GA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: N/A
3995 WOODLAND BROOK DR, Atlanta, 30339, ADJACENT TO
BRANDY STATION WOODLAND BROOK
Size of Development (Use as Applicable):
Acres: Inside Corridor: 9.148
Outside Corridor: 0
Total: 9.148
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: 1-SINGLE FAMILY RESIDENCE, 1-GARAGE
Outside Corridor: 0
Total: 1-SINGLE FAMILY RESIDENCE, 1-GARAGE,
Other Size Descriptor (i.e., Length and Width of Easement): pool, & CABANA
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? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): 1976 (RC-76-02CC) Review for 6.69-Acres, TRACT IS NOW 9.148-Acres

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

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	_____	_____	_____	(70)	(45)
D	_____	_____	_____	(50)	(30)
E	398,507-SF, 119,552-SF ^{SWMS}	_____	36,509-SF	(30)	30% ^{SWMS} (15) 9.16%
F	_____	_____	_____	(10)	(2)
Total:	398,507-SF, 119,552-SF ^{SWMS}	_____	36,509-SF	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes
If "yes", indicate the 100-year floodplain elevation: 775.4

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? Yes
If "yes", indicate the 500-year flood plain elevation: 778.4

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)

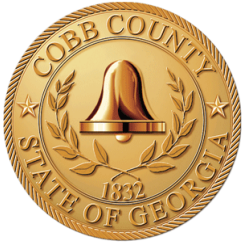
Cochran Decendants TRUST
George A. Petters Jr, Sole Trustee
George A. Petters
Sole Trustee Mar 23, 2022
Signature(s) of Owner(s) of Record Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Peachtree Construction Co.
L. E. MANSFIELD III, President
[Signature] 3-23-22
Signature(s) of Applicant(s) or Agent(s) Date

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

David W. Breaden 3-23-22
Signature of Chief Elected Official or Official's Designee Date
DAVID M. BREADEN STORM WATER DIVISION MANAGER
P.E. Cobb County



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

March 28, 2022

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

RE: Application for MRPA Certificate
3995 Woodland Brook Drive
Land Lots 156,971 & 972, 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 Larry Mansfield on behalf of the owner, George A. Petters. This submittal contains the application form, existing conditions exhibit and proposed site plan. A \$460 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



3995 Woodland Brook Dr



400.0 0 200.00 400.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Cobb County Georgia

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 2,400



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Existing Conditions

VICINITY MAP

ADDRESS

GENERAL CONTRACTOR / 24 Hour contact

PROPERTY ZONING

MIN. BUILDING SETBACKS

PROPOSED IMPERVIOUS SURFACE

PROPOSED - MRPV VULNERABILITY STUDY

3995 WOODLAND BROOK DRIVE
ATLANTA, GEORGIA 30339

LARRY MANSFIELD
PEACHTREE CONSTRUCTION
P.O. BOX 52791
ATLANTA, GEORGIA 30355
404-626-0632

3995 WOODLAND BROOK DRIVE
ATLANTA, GEORGIA 30339
35%
35'

50'
12'
40'

TOTAL AREA 398,507 SQFT
35% OF LOT 139,477 SQFT

HOUSE 4726 SQFT
GARAGE 627 SQFT
POOL 629 SQFT
TERRACES 1812 SQFT
CABANA 289 SQFT
MOTOR COURT 1442 SQFT
ENTRY STEPS 353 SQFT
DRIVEWAY 8128 SQFT
TENNIS COURT 7200 SQFT
ARTIFICIAL LAWN 10880 SQFT
TOTAL 36,086 SQFT

MAX. COVERAGE PER ZONING 35%
TOTAL 36,086/398,507 9.05% COVERAGE

AREA IN CAT. "E" 398,507 SQFT
IMPERVIOUS MAX. PERCENTAGE ALLOWABLE 15%
EXISTING IMPERVIOUS AREA 59,776 SQFT
PROPOSED IMPERVIOUS AREA 423 SQFT
REMAINING IMPERVIOUS AREA 23,267 SQFT
PERCENTAGE IMPERVIOUS 9.16%
DISTURBED MAX. PERCENTAGE ALLOWABLE 30%
EXISTING DISTURBED AREA 119,552 SQFT
PROPOSED DISTURBED AREA 27,091 SQFT
REMAINING DISTURBED AREA 91,755 SQFT
PERCENTAGE DISTURBED 29.82%

HARD SURFACE PUBLIC ROAD

6" MIN.

N.S.A. R-2 (1.5" x 3.5")

COARSE AGGREGATE

GEOTEXTILE UNDERLINER

50' MIN.

20' MIN.

CONSTRUCTION EXIT NOT TO SCALE

BRIGHT ORANGE POLYETHYLENE LAMINAR FENCE FABRIC

METAL STAKES (TYPICAL)

2" MAX

TREE SAVE AREA STAY OUT

6'-0" MAX

4'-0" MIN.

SIGNAGE TO READ - "TREE SAVE AREA STAY OUT"

PROTECTIVE TREE FENCING NOT TO SCALE

GSWCC

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Philip A Ballantine

Level II Certified Plan Reviewer

CERTIFICATION NUMBER 0000094400

ISSUED: 05/21/2021

EXPIRES: 05/21/2024

GEORGIA811

Utilities Protection Center, Inc.

Know what's below. Call before you dig.

Scale: 1" = 30'-0"

30 15 0 30 60 90 120

Scale in Feet

contour interval = 2 ft.

BUILDING CODES

PROJECT TO COMPLY WITH ALL CURRENT AND APPLICABLE CODES

2018 INTERNATIONAL RESIDENTIAL CODE WITH GEORGIA AMENDMENTS 2020

2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS 2020

NOTES

1. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

2. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.

3. ANY DISTURBED AREAS REMAINING MORE THAN 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

4. SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE RIGHT-OF-WAY. CONTACT TECHNICAL SERVICE.

5. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE GEORGIA STANDARD SPECIFICATIONS 1995 EDITION.

6. MAINTENANCE STATEMENT - EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCES.

7. MAINTENANCE STATEMENT - EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AFTER EACH RAIN, AND BE REPAIRED BY THE GENERAL CONTRACTOR.

8. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEMONSTRATED BY ON SITE INSPECTOR.

10. NO UNDESIRABLE SLOPES SHALL EXCEED 3:1.

11. ALL UNDESIRABLE SLOPES AND TOP SOILS SHALL BE STOCKPILED ON SITE AND SPREAD ON ALL PROPOSED SLOPES TO FACILITATE THE ESTABLISHMENT OF A GRASS COVER.

12. CONTRACTOR TO ANTICIPATE THAT ONE GRASSING ATTEMPT OF THE DISTURBED AREAS WILL NOT BE ADEQUATE TO PROVIDE A SUFFICIENT STAKE OF GRASS COVER. MULTIPLE ATTEMPTS AT GRASSING OF DISTURBED AREAS SHOULD BE ANTICIPATED FOR THIS PROJECT. GRASSING PROCEDURES WILL BE CARRIED OUT ON REGULAR AND TIMELY INTERVALS UNTIL A GOOD AND COMPLETE STAKE OF GRASS COVER HAS BEEN ESTABLISHED.

13. CONTRACTOR TO RE-USE EXISTING SEWER AND UTILITY CORRIDOR. IN THE EVENT THAT A NEW UTILITY OR SEWER LOCATION IS REQUIRED, THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE CITY OF ATLANTA AMBRODT DIVISION PRIOR TO SITE DISTURBANCE.

EROSION & SEDIMENT CONTROL NOTES

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

2. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCES.

3. DISTURBED AREAS LEFT EXPOSED SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS, AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED.

4. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS 1995 EDITION, AND BE REPAIRED BY THE GENERAL CONTRACTOR.

5. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.

6. EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AND AFTER EACH RAIN, AND BE REPAIRED BY THE CONTRACTOR.

7. ALL MATERIAL AND METHODS OF CONSTRUCTION MUST CONFORM TO CITY OF ATLANTA STANDARDS AND SPECIFICATIONS.

8. PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL (404) 330-1355 TO CONTACT THE INSPECTOR.

9. NOTIFY SUBMITTER OF ANY DISCREPANCIES BETWEEN THE AS-BUILT AND FIELD CONDITIONS.

10. ALL EXISTING TREES ARE TO REMAIN AND SHALL BE PROTECTED UNLESS OTHERWISE NOTED. TREES TO BE REMOVED WILL BE CUT OR MARKED WITH RED PAINT BY THE LANDSCAPE ARCHITECT PRIOR TO ANY CLEARING ACTIVITIES.

11. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND IMPROVEMENTS TO REMAIN TO EQUAL OR BETTER EXISTING CONDITION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

12. THE CONTRACTOR SHALL PROVIDE FOR ADEQUATE DRAINAGE OF THE SITE AND ADJOINING PROPERTIES AND ROADS DURING ALL PHASES OF CONSTRUCTION.

13. ALL DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE CITY OF ATLANTA CONSTRUCTION STANDARDS. ELEVATIONS SHOWN ON DRAWINGS OF STRUCTURES ARE TO THE TOP OF STRUCTURE. PIPE LENGTHS SHOWN ARE APPROXIMATE DISTANCES FROM CENTER OF STRUCTURES AND SLOPES SHOWN ARE THEORETICAL SLOPES USING THESE LENGTHS.

14. TOPSOIL, EQUIPMENT, AND MATERIAL SHALL BE STORED IN AREAS DESIGNATED BY THE OWNER.

15. UNLESS OTHERWISE NOTED, CONSTRUCT NEW IMPROVEMENTS TO MATCH EXISTING ELEVATION OF EXISTING PAVEMENT, SIDEWALKS, AND FLOORS.

16. SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND DETAILS OF THOSE RESPECTIVE AREAS.

17. THE LOCATION OF EXISTING UTILITIES SHALL BE SHOWN ON THESE PLANS. SHOWN UTILITIES INCLUDE: GAS, WATER, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, ETC. AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE INFORMATION OF THE CONTRACTOR. ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES SEVERAL TWO HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. QUESTIONS CALL THE UTILITY PROTECTION SERVICE: (404) 491-0044.

18.

3995 Woodland Brook Drive

ballantine

CUSTOM LANDSCAPE DESIGN

site plan 4-26-2022 L-1