

DATE: OCTOBER 27, 2022

TO: Chairwoman Lisa Cupid, Cobb County
ATTN TO: David Breaden, PE 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 Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. ARC requests your comments related to the proposal.

Name of Proposal: RC-22-04CC 90 Sherwood Lane
MRPA Code: RC-22-04CC

Description: A MRPA review of a proposal to construct a swimming pool addition to an existing house on a .8 acre site wholly within the Chattahoochee River Corridor at 90 Sherwood Lane in Cobb County. Proposed land disturbance areas and impervious areas are within the allowed limits.

Preliminary Finding: ARC staff have initiated a review of an 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

Date Opened: October 27, 2022

Deadline for Comments: November 7, 2022

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
FULTON COUNTY

CHATTAHOOCHEE RIVERKEEPER
RIVER LINE HISTORIC AREA

For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before November 7, 2022, 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>.

Review materials are attached.

**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): Anthea Isaie & Thomas Winston
Mailing Address: 90 Sherwood Ln SE
City: Marietta State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-731-8276 Fax: _____
Other Numbers: 630-660-3428
3. Applicant(s) or Applicant's Agent(s):
Name(s): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Residential Home
Description of Proposed Use: Swimming Pool Addition
to house
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Paper Mill Rd & Johnson
Ferry Rd - 90 Sherwood Ln SE
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Size of Development (Use as Applicable):
Acres: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Lots: Inside Corridor: Single family lot
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 see attached septic permit approval

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 _____

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 | <u>35,284 sf</u> | <u>10,555 sf</u> | <u>6,396 sf</u> | <u>(50) 29.9</u> | <u>(30) 18.1</u> |
| E | _____ | _____ | _____ | (30)_____ | (15)_____ |
| F | _____ | _____ | _____ | (10)_____ | (2)_____ |
| Total: | <u>35,284 sf</u> | <u>10,555 sf</u> | <u>6,396 sf</u> | N/A | N/A |

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.

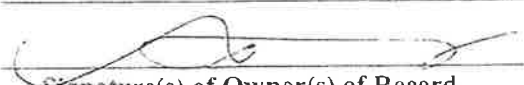
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

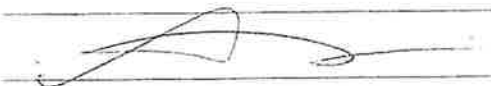
☒ Concept plan.

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

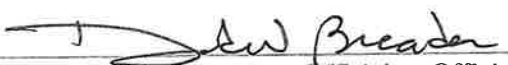
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

 8/12/22
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:

 8/12/22
Signature(s) of Applicant(s) or Agent(s) Date

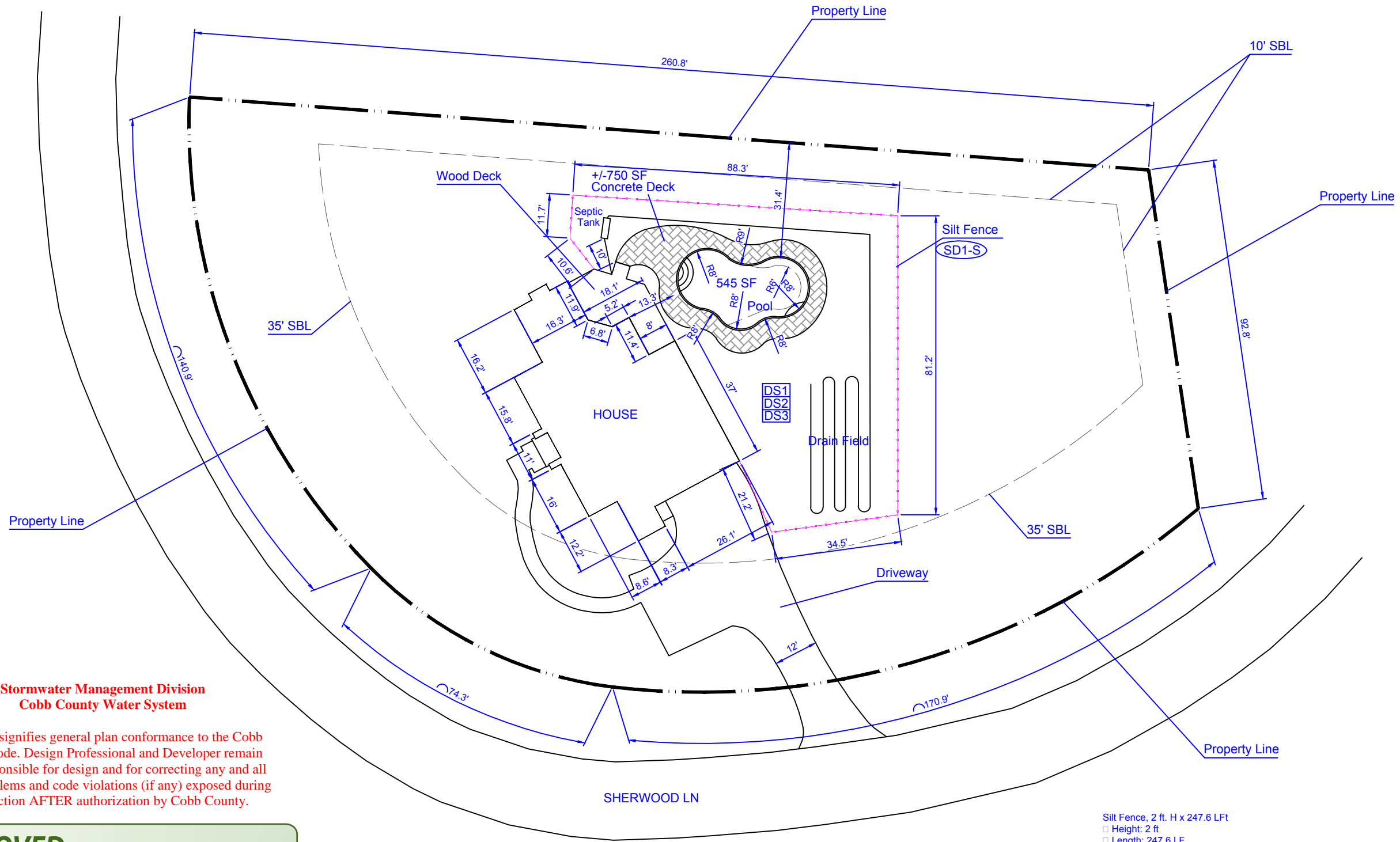
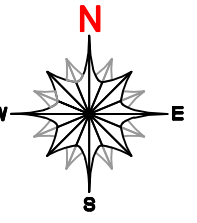
14. The governing authority of Cobb County requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

 10/4/22
Signature of Chief Elected Official or Official's Designee Date



90 Sherwood Ln - Existing Conditions





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.

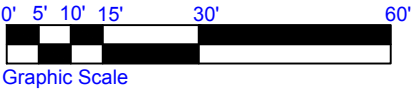
APPROVED
By David W. Breaden, PE at 3:52 pm, Oct 04, 2022

E&SC approved for ARC review

| | |
|---------------------|------------------|
| Existing Impervious | 5,101 SF |
| Proposed Impervious | 1,295 SF |
| Total Impervious | 6,396 SF (18.1%) |

- Silt Fence, 2 ft. H x 247.6 LFt
- Height: 2 ft
- Length: 247.6 LF
- Color: Black
- Material: Polypropylene
- Item: Silt Fence
- Number of Stakes: 11
- Length (Straight Wireway): 100 ft
- Country of Origin (subject to change): United States

| | |
|------------------------|--|
| Parcel No. (APN) | 01007400380 |
| Land Use | RESIDENTIAL SINGLE FAMILY RESIDENCE |
| Building Area | 3,550 SF |
| Lot Area | 35,284 SF (0.81 ACRES) |
| Impervious Surface, Ex | 5,101 SF 14.45% |



90 SHERWOOD LN SE
MARIETTA, GA 30067
Scale: 1"=30'





P.M. J.F.

**APPLICATION FOR PERMIT TO CONSTRUCT AN INDIVIDUAL
RESIDENTIAL SWIMMING POOL WHEN SERVED BY AN
ON-SITE SEWAGE MANAGEMENT SYSTEM**

OFFICE USE ONLY

Date 4/5/2021 Amount Paid \$ 150.00 Received By Mary
Invoice # 740235 Authorization # _____ Check # _____ ☐ Cash ☐ MC ☒ Visa ☐ Discover

Pursuant to the Cobb & Douglas Public Health Rules and Regulations, the undersigned hereby applies for a permit to construct an individual residential swimming pool, as described below.

Homeowner's Name: Anthea & Thomas Isaie Phone #: 404.731.8276
Address: 90 Sherwood Lane SE Marietta GA 30067
Street # and Name City Zip Code

Homeowner's Email: Anthea@Airsources.com

Additional Information: Lot: _____ Land Lot: _____ District: _____

Contractor Company Name: My Pool Builders, Inc

Contact Name: Jeff Clement Contact Phone #: 678.521.8620

Contractor's Address: 149 Lakestone Parkway Woodstock GA 30188
Include Suite # Street No. and Name Suite # City Zip Code

Contractor's Email: JeffClement@MyPoolBuilders.com

Applicant's Signature: _____ Date: 3-4-21

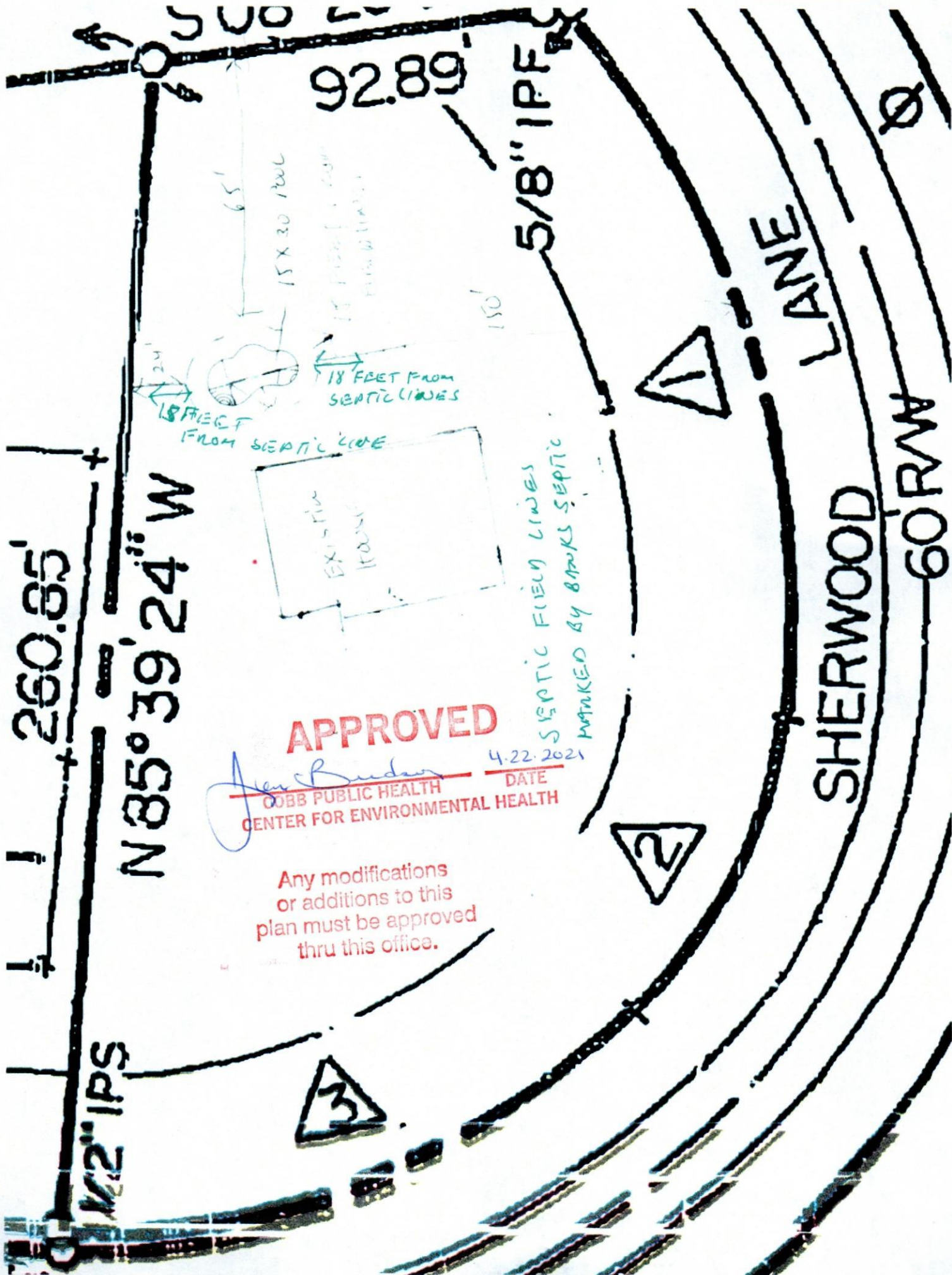
Individual Residential Swimming Pool Construction Permit

A permit is hereby granted to the applicant hereon, for the purpose of constructing the individual residential swimming pool described above in accordance with the Rules and Regulations of Cobb & Douglas Public Health. The permit is **NON-TRANSFERABLE** from person to person and **EXPIRES** one year from the date of issue.

Approved By: Ben Budson Title: EHS IV Date: 4.9.2021
(Board of Health Representative)

Variances or Special Conditions approved by the Environmental Health Specialist:

1. Do Not Drive Over Septic Drainfield with Heavy
 2. VEHICLES - Do Not Add Fill Dirt Over Septic Drain
 3. MAINTAIN 15' SETBACK - SEPTIC DRAINFIELD AND POOL WATER
 4. MAINTAIN 5' SETBACK - SEPTIC DRAINFIELD AND CONCRETE
 5. MAINTAIN 10' SETBACK - SEPTIC TANK AND BOTH
- POOL WATER EDGE / CONCRETE DECKING



APPROVED

Jane R. Bunker
COBB COUNTY PUBLIC HEALTH
CENTER FOR ENVIRONMENTAL HEALTH

4-22-2021
DATE

Any modifications
or additions to this
plan must be approved
thru this office.

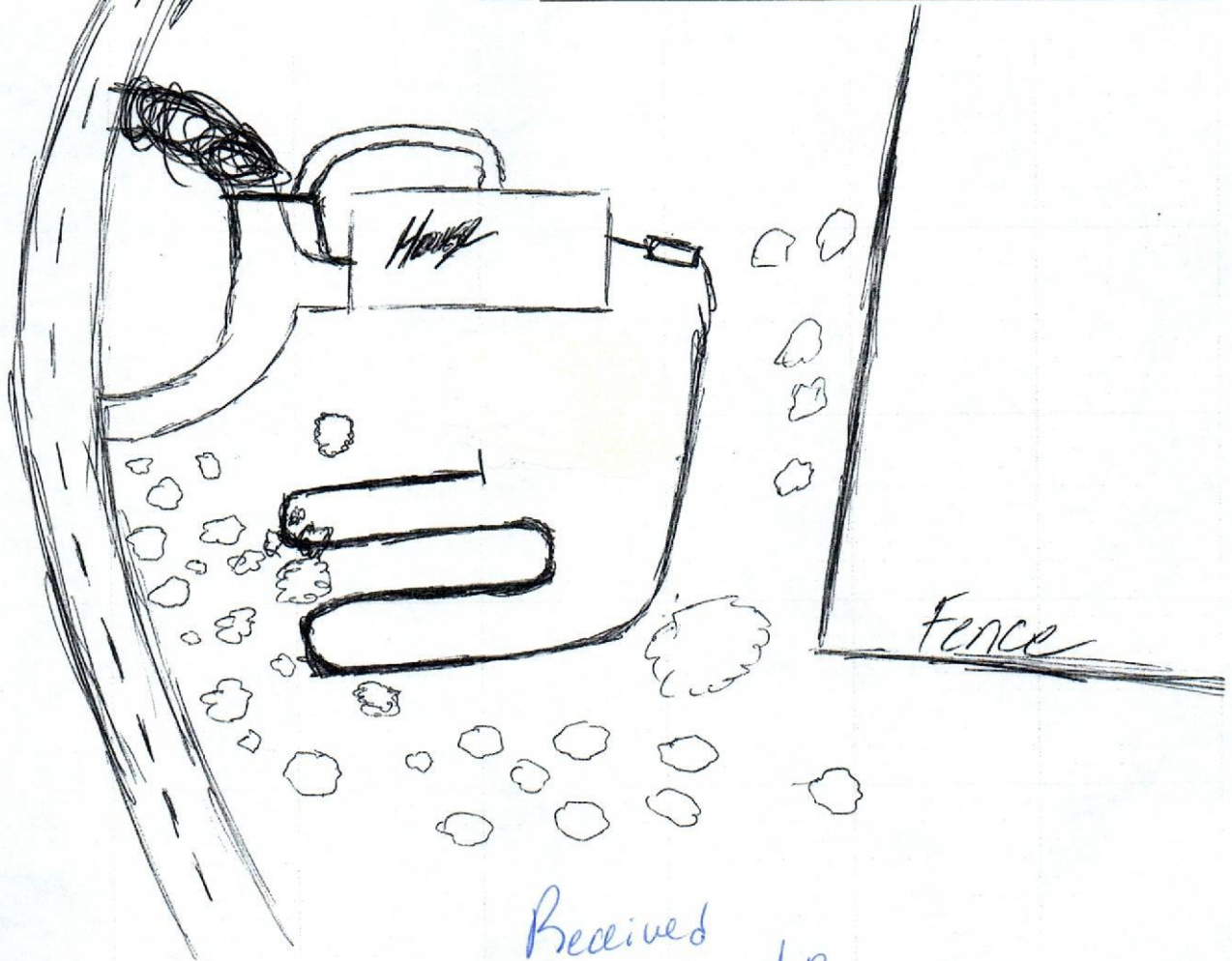
SEPTIC FIELD LINES
MARKED BY BANKS SEPTIC



BANKS SEPTIC

5765 Hubbard Town Road
Cumming, GA 30028
(770) 889-2708

JOB _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____



Received
2021

JB
Marked for pool
construction