

REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: NOVEMBER 30, 2022

TO: CHAIRWOMAN LISA CUPID, Cobb County
ATTN TO: DAVID BREADEN, PE, Cobb County
FROM: Anna Roach, Executive Director, Atlanta Regional Commission



ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

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

Submitting Local Government: Cobb County

Date Opened: October 27, 2022

Date Closed: November 28, 2022

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

Additional Comments: Comments were received from the National Park Service. The Chattahoochee River at the project site near the Johnsons Ferry and Conchran Shoals NPS units is listed as impaired on the state of Georgia's 303(d) listing for not fully meeting its designated uses. The following recommendations were provided: wash and clean all mud and debris that may transport unwanted pests before being brought on-site; use only native grass seed or native vegetation for stabilizing the project area following construction; use native plant species for landscaping to reduce the spread of exotic species into natural areas; utilize Best Management Practices to comply with the standards and specifications outlined in the Manual for Erosion and Sediment Control in Georgia (GSWCC); implement an approved erosion/sedimentation control plan before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975; and ensure BMP measures are properly maintained and operated after construction.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED 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 (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>

**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: SAME AS ABOVE
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: | <u>Single family lot</u> |
| | 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.
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.

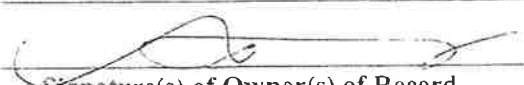
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

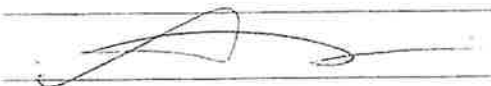
☒ Concept plan.

☒ 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

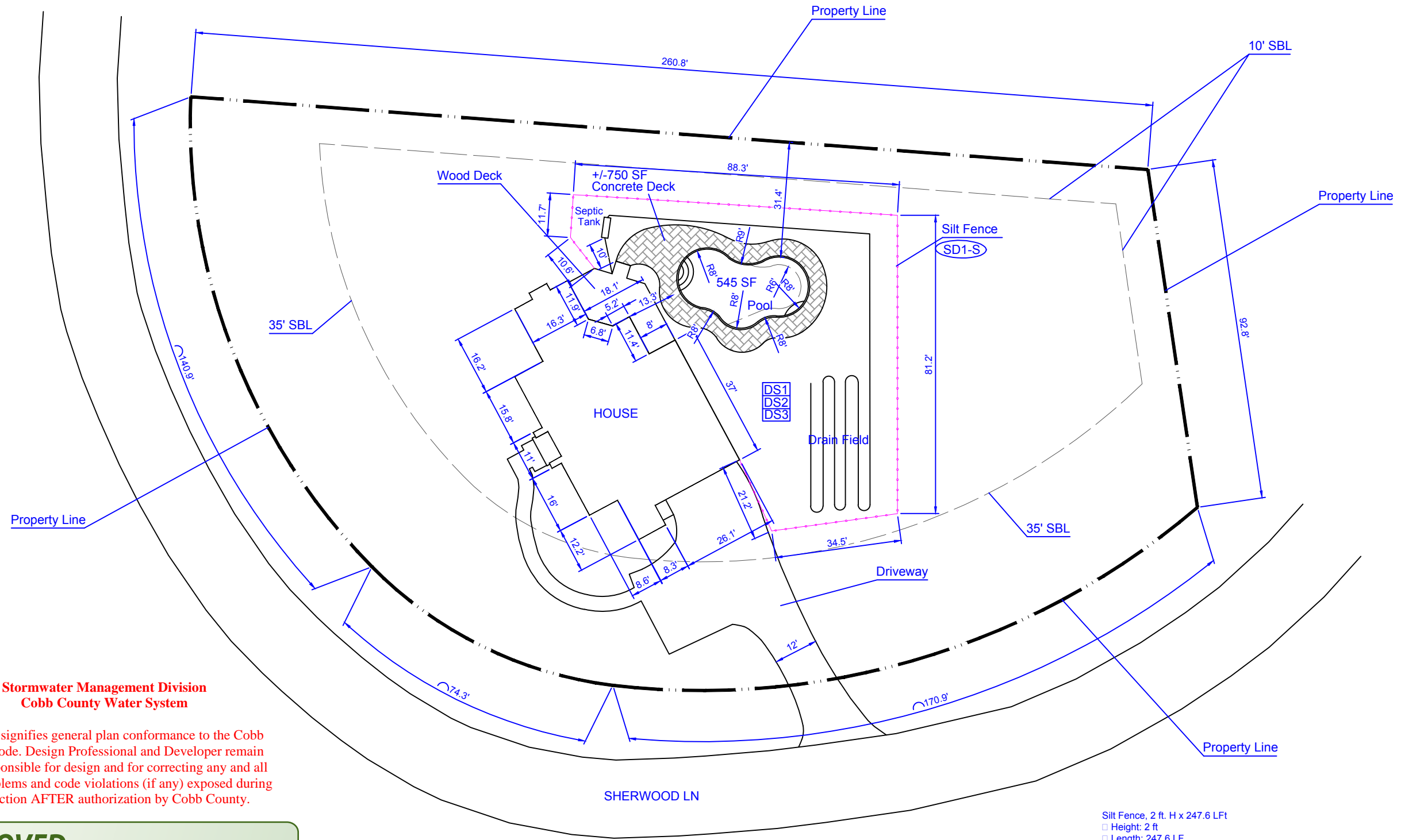
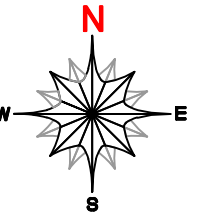
14. The governing authority of Cobb County requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

 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.

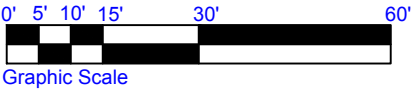
APPROVED
By David W. Breaden, PE at 3:52 pm, Oct 04, 2022

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'





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: [Signature] 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

APPROVED

5/8, 1P5

END

SHERWOOD

AND SO

APPROVED

COBB PUBLIC HEALTH
CENTER FOR ENVIRONMENTAL HEALTH

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

N 35° 39' 24" W

52-193

7000

Ex-15-112

SEPTIC FUEL LINES
NOTAKED BY BANKS SEPTIC

4.22.2021
DATE

3

SEPTIC TANK

EXFILTRATION

65' - 15 x 30 Pool

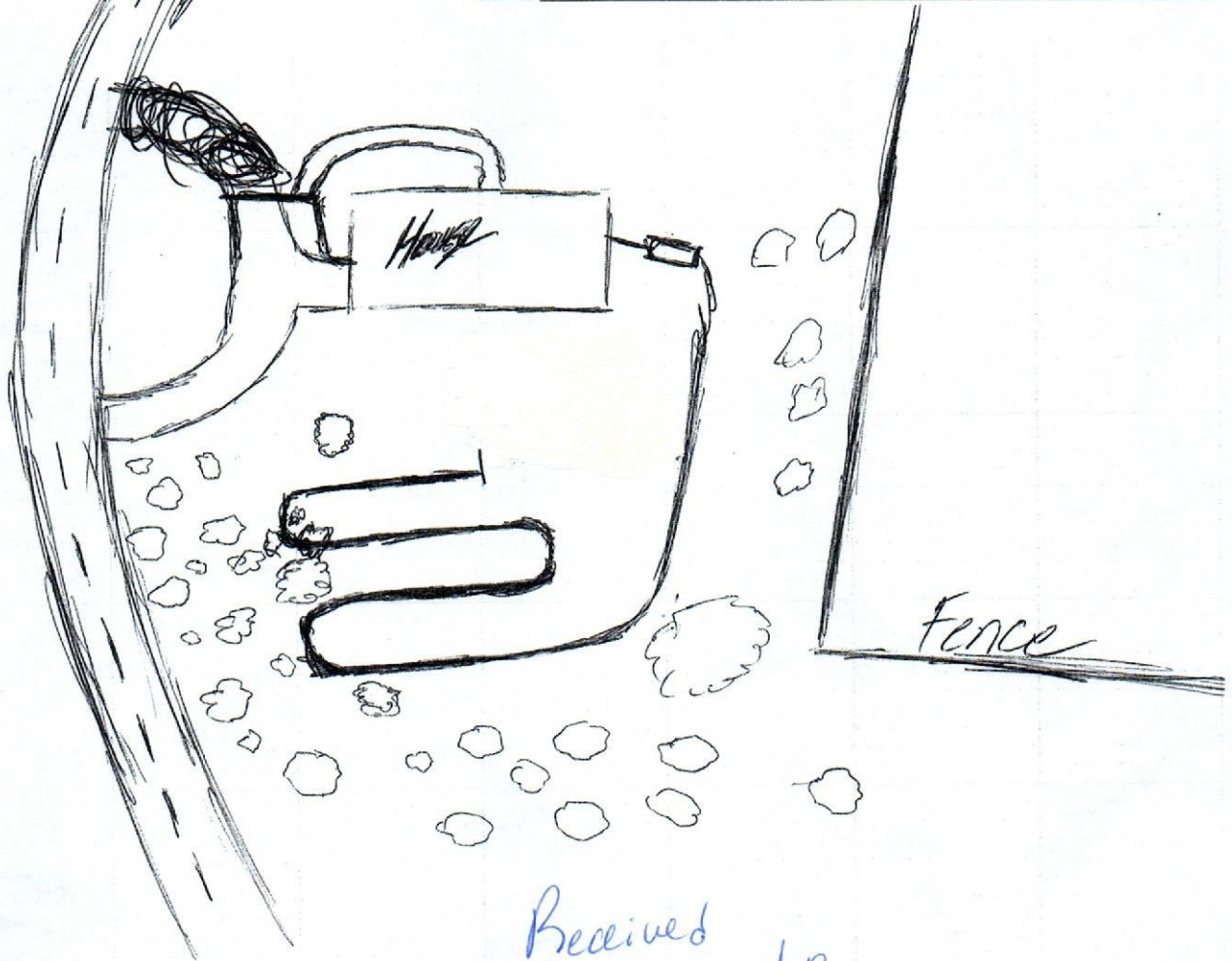
18 FEET FROM
SEPTIC LINES



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



United States Department of the Interior

NATIONAL PARK SERVICE
Chattahoochee River National Recreation Area
1978 Island Ford Parkway
Sandy Springs, GA 30350



IN REPLY REFER TO:

1.A.2

October 31, 2022

Donald Shockey
Atlanta Regional Commission
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303

Dear Mr. Shockey:

This letter is a notification of receipt of the MRPA Review Notification RC-22-04CC in Cobb County, Georgia. This project will involve construction of a swimming pool addition to an existing house on a 0.8-acre site wholly within the Chattahoochee River Corridor. The analysis estimates that 10,555 square feet of land disturbance and 6,396 square feet of impervious area meet the criteria for vulnerability category D.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. Congress expressly provided the Secretary of the Interior, acting through the National Park Service (NPS) and CRNRA, with the authority to protect the "natural, scenic, recreation, historic and other values" of the Chattahoochee River. We are concerned that the project could cause detrimental impacts to park resources if proper Best Management Practices (BMPs) are not followed and maintained. It is with these concerns in mind that NPS offers the following comments and recommendations:

Introduce/Promote Non-native Species

The project site is near our Johnsons Ferry and Cochran Shoals units. Construction activities have the potential to transport exotic invasive plant and animal species.

Recommendation: We request that all equipment be washed and cleaned of mud and debris that may transport unwanted pests before being brought on-site. The NPS encourages the project applicant to use only native grass seed or native vegetation for stabilizing the project area following construction. Non-native species are easily transported downstream and can start new colonies in CRNRA.

Landscaping with Native Species

Landscaping with native plant species provides a beautiful, hardy, drought resistant yard that benefits the natural environment. It requires less water, fertilizer, and pesticides, therefore

Interior Region 2 • South Atlantic-Gulf

Alabama, Florida, Georgia, Kentucky, Louisiana, Mississippi
North Carolina, Puerto Rico, South Carolina, Tennessee, U.S. Virgin Islands

costing less in maintenance. Furthermore, native plants promote stewardship of our natural heritage by supporting pollinators, birds, and other wildlife while supporting biological diversity and ecological functions.

Recommendation: Since the project location is in close proximity to the Chattahoochee River, NPS encourages the use native plant species for landscaping to reduce the spread of exotic species into natural areas.

Erosion and Sedimentation

In general, to protect the stream and water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975. Currently, the Chattahoochee River at the proposed project site is listed as impaired on the state of Georgia's 303(d) listing for not fully meeting its designated uses. CRNRA is vested in improving the current state of this water body, and any addition of sediment or run-off would further disrupt the current water quality condition. Due to the proximity of this proposed project to the Chattahoochee River, caution is advised to prevent a flush of sediment deposits during the construction process.

Recommendation: After proper installation, continued and unfailing maintenance and repair of the BMP's should be guaranteed in order to ensure their effectiveness and specifically to control, as far as possible, the effects of this project on the river.

We appreciate your consideration of these comments. Please feel free to contact park's Chief of Planning, Resources, and Education, Beth Wheeler, directly if you have any questions or concerns that we could help to address. She can be reached at 678-538-1321 or by email at Beth_Wheeler@nps.gov.

Sincerely,

Ann Honious
Superintendent