

DATE: JANUARY 4, 2023

TO: CHAIRWOMAN LISA CUPID, Cobb County  
ATTN TO: ANDREW HEATH, 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-22-05CC 60 Sherwood Lane

**Submitting Local Government:** Cobb County

**Date Opened:** December 12, 2022

**Date Closed:** January 4, 2023

**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 received from the National Park Service are attached and include the following: (1) in order to lessen the threat of the introduction of invasive plant and animal species, we request that all equipment be washed and cleaned of mud and debris that may transport unwanted pests before being brought on-site and that only native grass seed or native vegetation for stabilizing the project area following construction; (2) utilize native plant species in landscaping to support biological diversity and ecological functions; (3) 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) and 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; (4) construct the driveway of pervious materials to further limit runoff; and (5) given that the proposed design will disturb both the city's 50' vegetative buffer and the 75' impervious surface buffer for the stream that runs through the site, consider design alternatives that reduce buffer impacts and replant disturbed areas with native vegetation.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION

GEORGIA DEPARTMENT OF NATURAL RESOURCE

CHATTAHOOCHEE RIVERKEEPER

NATIONAL PARK SERVICE  
CITY OF SANDY SPRINGS

GEORGIA CONSERVANCY  
CITY OF MARIETTA

COBB COUNTY  
FULTON COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto: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): Antoine Fregeolle  
Mailing Address: 60 Sherwood Lane  
City: Marietta State: GA Zip: 30067  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-733-3691 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Antoine Fregeolle  
Mailing Address: 60 Sherwood Lane  
City: Marietta State: GA Zip: 30067  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-733-3691 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: Riverside Park Estates  
Description of Proposed Use: Single-family residential home
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: Land Lots 74 & 80  
1<sup>st</sup> District, 2<sup>nd</sup> Section Cobb Co., GA  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
Riverside Park Estates Lot 23  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 43,851 sf  
Outside Corridor: 40,737 sf  
Total: 84,588 sf  
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? 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 ✓

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>1404 sq ft</u>	<u>0 sq ft</u>	<u>0 sq ft</u>	(50) <u>0</u>	(30) <u>0</u>
E	<u>42447 sq ft</u>	<u>12710 sq ft</u>	<u>6363 sq ft</u>	(30) <u>29.9</u>	(15) <u>15</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>43851 sf</u>	<u>12710 sf</u>	<u>6363 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: No

**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: No

**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.

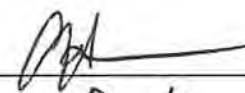
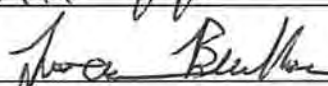
\_\_\_ Land-disturbance plan.

**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)

Antoine Fregeolle  11/10/22  
Jennifer Bellas  11/10/22

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:

Antoine Fregeolle  11/10/22

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.

 11-16-2022  
Signature of Chief Elected Official or Official's Designee Date



## Site Notes:

- THE SITE CONTAINS: 84,593 SF / 1.942 ACRES  
TOTAL DISTURBED ACREAGE: 0.88 ACRES
- SITE ADDRESS: 60 SHERWOOD LANE, COBB GA, 30068,  
PARCEL ID NUMBER: 01008000130
- THE NORTH ARROW AND SCALE ARE SHOWN ON C-1
- SURVEY INFORMATION TAKEN FROM SITE PLAN, PROVIDED BY  
McCLUNG SURVEYING, DATED 11-13-2021.
- THIS SITE IS NOT LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X)  
AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13067C0133J,  
DATED MARCH 4, 2013 FOR UNINCORPORATED COBB COUNTY, GA.
- THERE ARE NO WATERS OF THE STATE OF GEORGIA OR  
WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE  
STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE  
ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES,  
ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS EXIST ON  
SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED  
DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED  
IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION  
PLANS
- THE INTENDED USE OF THE PROPERTY WILL BE FOR THE  
CONSTRUCTION OF A NEW SINGLE FAMILY HOME.

## Zoning Requirements:

ZONING: R-20  
MINIMUM LOT AREA: 20,000 SF  
MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 75 FEET, 50 CUL-DE-SAC  
MINIMUM PUBLIC ROAD FRONTAGE: 75 FEET, 50 CUL-DE-SAC  
MINIMUM FLOOR AREA: 1,200 SF  
FRONT SETBACK:  
ARTERIAL: 40 FT  
COLLECTOR: 40 FT  
LOCAL: 35 FT  
MAJOR SIDE SETBACK: 25 FEET  
MIN. SIDE SETBACK: 10 FEET  
REAR SETBACK: 35 FEET  
MAXIMUM IMPERVIOUS SURFACE: 35%  
HEIGHT: 35 FEET  
PARKING: 2 SPACES PER DWELLING

## Grading Notes:

- EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION.
- INITIAL BMP'S MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. SEDIMENT BMP'S MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHMENT OF PERMANENT VEGETATION.
- AFTER SITE CLEARING AND PREPARATION, CONTRACTOR SHALL EVALUATE THE EXPOSED SUBGRADE. THIS EVALUATION SHOULD INCLUDE PROOF ROLLING OF SUBGRADE SOILS TO VERIFY THAT THE SUBGRADE IS OF SUFFICIENT COMPACTION AND MATERIAL FOR PLACEMENT OF FILL TO BEGIN. IF REMEDIAL WORK IS REQUIRED, CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER BEFORE PROCEEDING.
- ALL FILL MUST BE TESTED FOR COMPACTION AND QUALITY DURING THE GRADING OPERATION. PLACE FILL MATERIALS ON CONTINUOUS LAYERS AND COMPACT IN ACCORDANCE WITH ASTM D698. FILL MATERIAL MUST BE CLEAN INORGANIC NATURAL SOIL.  
COMPACTION REQUIREMENTS USING STD PROCTOR COMPACTION TEST ASTM D698 (%-MAX. DENSITY AT OPTIMUM MOISTURE CONTENT)  
UNPAVED AREAS: TOP 6 INCHES OF SUBGRADE AND SUBSEQUENT LIFTS / 90% SPT  
PAVED AREAS:  
FILL WALLS:  
COMPACTION ZONE FOR THESE AREAS SHALL INCLUDE A BEARING PLANE OF 1:1 FOR FILL AREAS WHICH SHALL EXTEND TO APPROVED SUBGRADE. COMPACTION REQUIREMENTS UNDER CURBING IS CONSIDERED UNDER PAVED AREAS REQUIREMENTS.
- DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
- MAXIMUM GRADED SLOPES ALLOWED 2H:1V
- ALL SLOPES AND AREAS TO BE LANDSCAPED OR GRASSED SHALL BE GRADED SMOOTH AND TOPSOIL APPLIED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED. NOTE USE OF TOPSOIL DOES NOT CHANGE FINISH GRADE CONTOURS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
- CONTRACTOR SHALL OBSERVE, PROTECT, AND PRESERVE ALL AREAS SHOWN TO BE PROTECTED SUCH AS TREE PROTECTED AREAS, UNDISTURBED BUFFERS, WETLANDS, STREAMS, STREAM BUFFERS, CEMETERIES, STRUCTURES TO REMAIN, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, DAMAGES, FINES, AND PENALTIES ASSOCIATED WITH FAILING TO PROTECT PROTECTED AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EARTHWORK AND GRADING OPERATIONS FROM GRADING, SEDIMENTATION, OR DAMAGE DURING CONSTRUCTION. REPAIR OR REPLACEMENT OF EARTHWORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER. REMOVING AND CLEANING UP SEDIMENT ACCUMULATIONS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE ALL EXCAVATING, FILLING, BACKFILLING, IMPORTING, EXPORTING, AND GRADING REQUIRED TO BRING ENTIRE PROJECT TO THE FINAL GRADES AND ELEVATIONS SHOWN IN THE DESIGN DOCUMENTS.
- ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES SHOWN TO BE PRESERVED (IF REQUIRED).
- THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA.
- ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND COUNTY STANDARDS.
- BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES & ITEMS TO REMAIN.
- CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER REPRESENTATIVE ALL PHASES OF CONSTRUCTION AND UTILITY CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
- CONTRACTOR SHALL REPAIR AT HIS/HER EXPENSE, DAMAGE TO ANY NEW OR EXISTING SITE OR NEIGHBOR FEATURES NOT TO BE DEMOLISHED CAUSED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COSTS TO THE OWNER.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

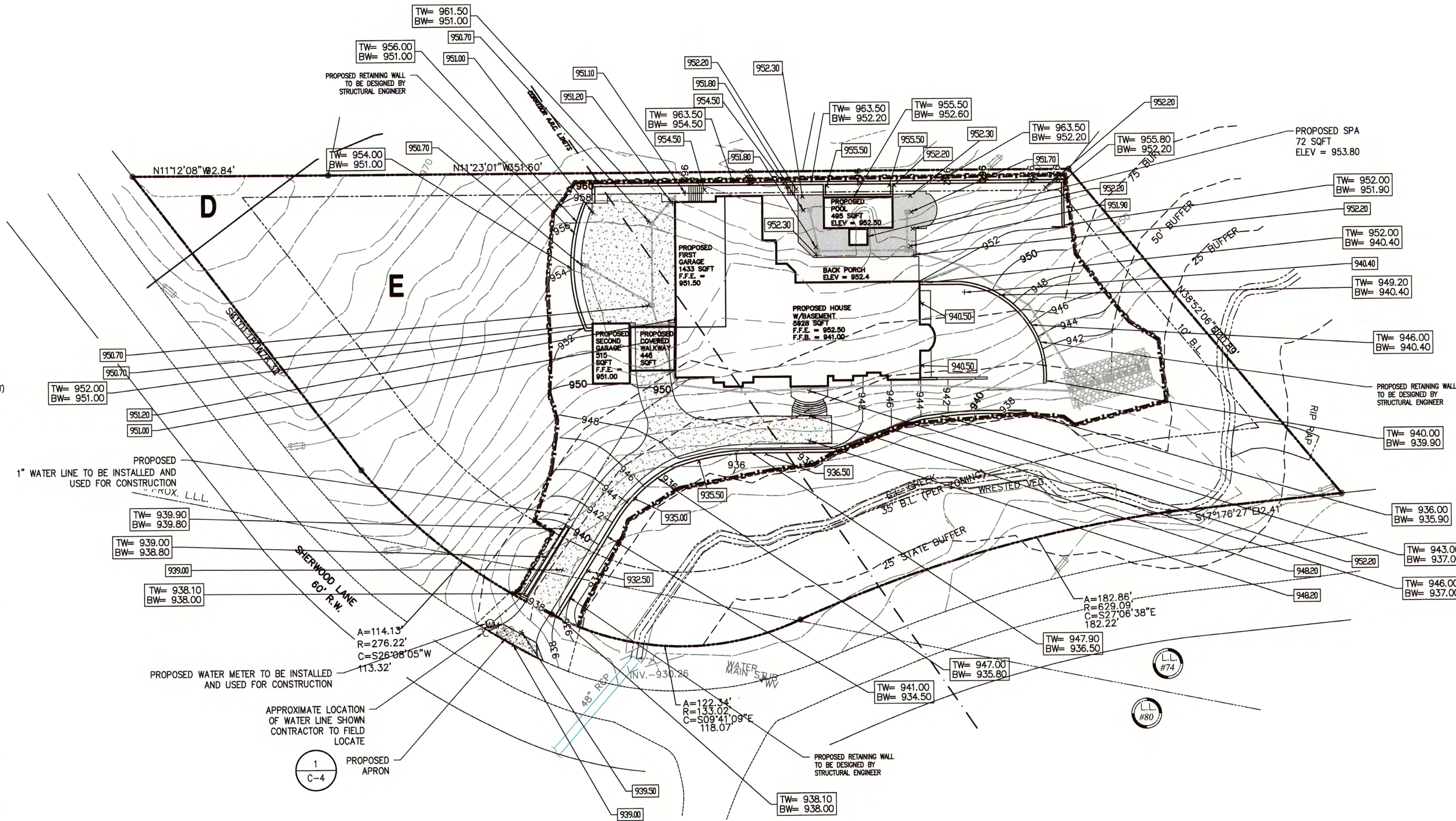
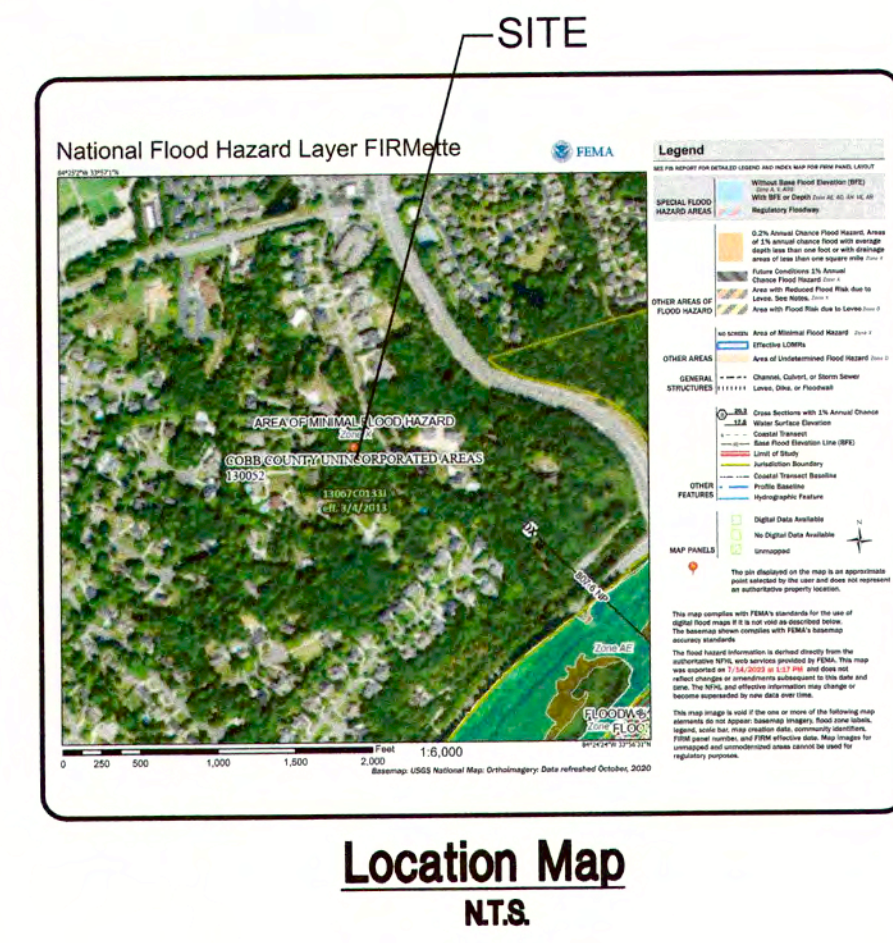
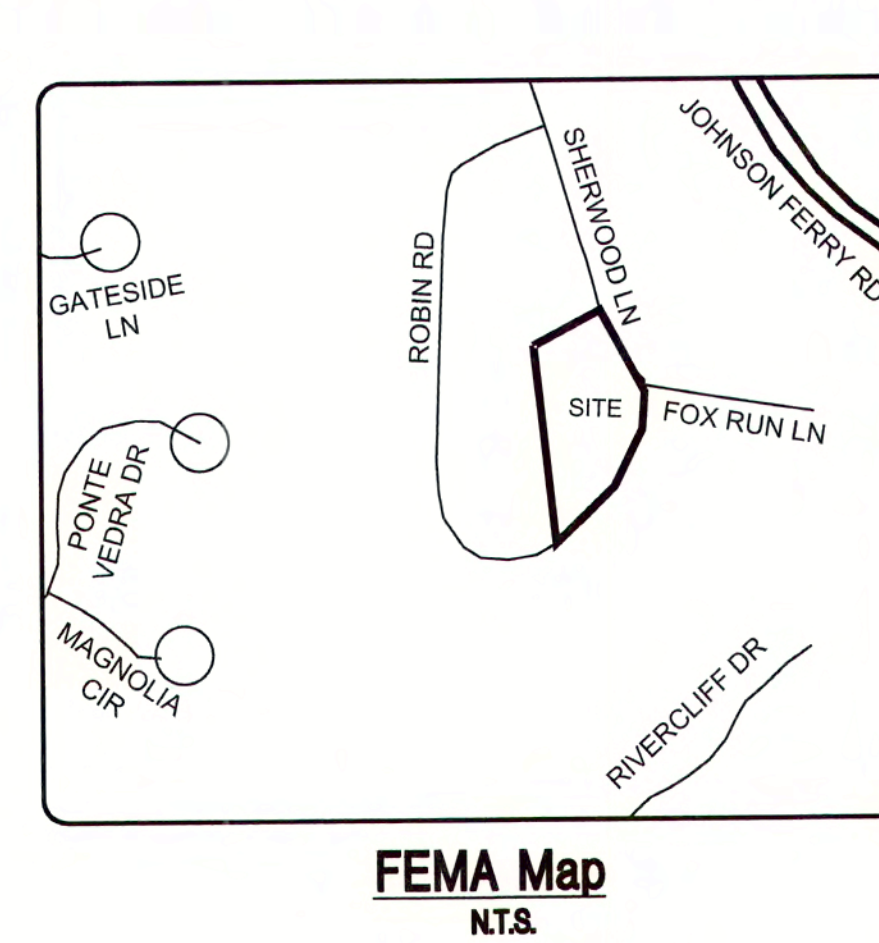
## Post-Construction Impervious Calculations:

IMPERVIOUS AREA	
Existing Impervious Area	SF
	0
Existing Lot Coverage	0.00%
Proposed Impervious Area	
Proposed House	5928
Proposed Driveway	5436
Proposed Back Porch and Pool Deck	2379
Proposed First Garage	1433
Proposed Walls	921
Proposed Second Garage	515
Proposed Pool	495
Proposed Covered Walkway	446
Proposed Stairs	301
Proposed Hardscape	141
Proposed Spa	72
Total Proposed Impervious Area	18067
Proposed Lot Coverage	21.36%

## Arc Vulnerability Calculations:

Area No.	D	E
Total Area	1404	42447
Impervious Max Percentage	30%	15%
Impervious Allowable	421	6,367
Proposed Impervious Area	0	6,363
Remaining Impervious Area	421	4
Disturbed Max Percentage	50%	30%
Disturbed Allowable	702	12,734
Proposed Disturbed Area	0	12,710
Remaining Disturbed Area	702	24

## 24 HOUR EMERGENCY CONTACT: NICK HARRELL 404-285-7399



## Stream Buffer Calculations:

	EXISTING IMPERVIOUS TOTAL (SF)	PROPOSED IMPERVIOUS TOTAL (SF)	NET INCREASE OR DECREASE (SF)
25' STATE BUFFER	0	0	0
50' CITY BUFFER	0	2466	2466
75' CITY IMPERVIOUS BUFFER	0	2939	2939

Prepared By:  
**CRESCENT VIEW  
ENGINEERING LLC.**  
271 Fraser Street, SE  
Marietta, GA 30060  
404-324-8410  
www.CrescentViewEng.com

Prepared For  
**Nick Harrell, PLA**  
Latitude Design & Construction  
1000 Peachtree Street, NE  
Atlanta, GA 30309  
nick@latitudeconstruction.com

## Site Plan

REVISIONS	
DATE	10-19-22
SCALE	AS SHOWN
DRAWN	AJC
CHECKED	GHB



Construction Plans For  
**60 Sherwood Lane**  
Land Lot 74 and 80, 1st District  
Cobb County, Georgia

CVPE PI # 22-456

Sheet No.

# C-1



Erosion Control Notes:

1.

EROSION CONTROL PRACTICES MUST COMPLY WITH THE MINIMUM BMP'S FOR JANUARY 2014 NRCS, AND SHALL COMPLY WITH THE STANDARDS/SPECIFICATIONS IN "THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
2.

IN CONCENTRATED FLOW AREAS, ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT TEN FEET OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
3.

MULCH TEMPORARY VEGETATION ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE.
4.

WHEN PLANTING VEGETATION, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING.
5.

SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE THIRD THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
6.

ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY CITY OF SANDY SPRINGS INSPECTORS.
7.

LIMITS OF CONSTRUCTION DISTURBANCE – THE LIMITS ARE SHOWN ON THIS PLAN AND INCLUDE THE AREA FOR THE PROPOSED BUILDING ADDITION, THE NEW PAVEMENT FOR DRAINAGE, AND THE FIRE TRUCK ACCESS DRIVEWAY.
8.

CRITICAL SLOPE: SPECIAL CARE MUST BE TAKEN TO STABILIZE THIS SLOPE WITH SOD OR PLANTS/MULCH AS WELL AS SURFACE ROUGHENING DURING CONSTRUCTION. THERE ARE NO CRITICAL SLOPES ON THIS LOT.
9.

NO LAND DISTURBANCE IS TO TAKE PLACE ON ANY ADJACENT LOT THAT IS NOT PROPERTY OF THE OWNER.
10.

CONTRACTOR TO VERIFY ALL ELEVATIONS BEFORE ANY CONSTRUCTION.
11.

ALL GRASSING SHALL BE IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
12.

THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE DETENTION AND SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
13.

EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RE-TOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
14.

ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT
15.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
16.

ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1A (BLUE CARD) GASWCC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWCC CERTIFIED DESIGNER. A CONSTRUCTION EXIT IS NOT PROPOSED DUE TO THE SMALL SIZE OF THE PROJECT AND THE LEVEL 1A CONTRACTOR MUST PROVIDE ALL MEASURES TO PREVENT ANY SILT FROM ENTERING THE ROADWAY. THIS INCLUDES CLEANING ANY MACHINES ON THE PROPERTY BEFORE TRANSPORTING THEM AWAY. IF THE CONTRACTOR CANNOT KEEP SILT FROM LEAVING THE SITE AT THE ENTRANCE, THEN A CONSTRUCTION EXIT WILL BE REQUIRED.
17.

Ds1 / Ds2 / Ds3 IS TO BE APPLIED TO ALL DISTURBED AREAS.
18.

NO WASTE WILL BE DISPOSED OF INTO STORM WATER SYSTEM INLETS OR WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
19.

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE.
20.

ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOBSITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
21.

AN AREA IDENTIFIED AS "DISPOSAL AREA" SHOWN AS A BMP FOR CONCRETE WASH-DOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF VEHICLES. AS NECESSARY TO BE INSTALLED TO PREVENT SILT FORM LEAVING THE SITE (SAME AS Co). WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
22.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
23.

ANY AMENDMENT TO EROSION CONTROL PLANS WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

24 HOUR EMERGENCY CONTACT: NICK HARRELL 404-285-7399

Erosion Description

THE PURPOSE OF THIS PROJECT IS TO STABILIZE EXISTING TERRAIN AND INSTALL PERIMETER BMPS . PREPARE THE LOT FOR THE PROPOSED HOME CONSTRUCTION. EROSION CONTROL TO BE 100% STABILIZED.

Sediment Storage

SILT FENCE PROVIDED = 1200 LINEAR FEET  
SEDIMENT STORAGE REQUIRED = 59.06 CU YD  
SEDIMENT STORAGE PROVIDED = 60.00 CU YD

State Waters Statement:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER 13067C0133J, DATED MARCH 4, 2013, FOR COBB COUNTY AND INCORPORATED AREAS.

THERE ARE NO WATERS OF THE STATE OF GEORGIA ON AND WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATERS PER THESE CONSTRUCTION DOCUMENTS.

GSWCC

GEORGIA SOIL AND WATER  
CONSERVATION COMMISSION

GEORGE H BALTZ III

CERTIFICATION NUMBER: 0000045830

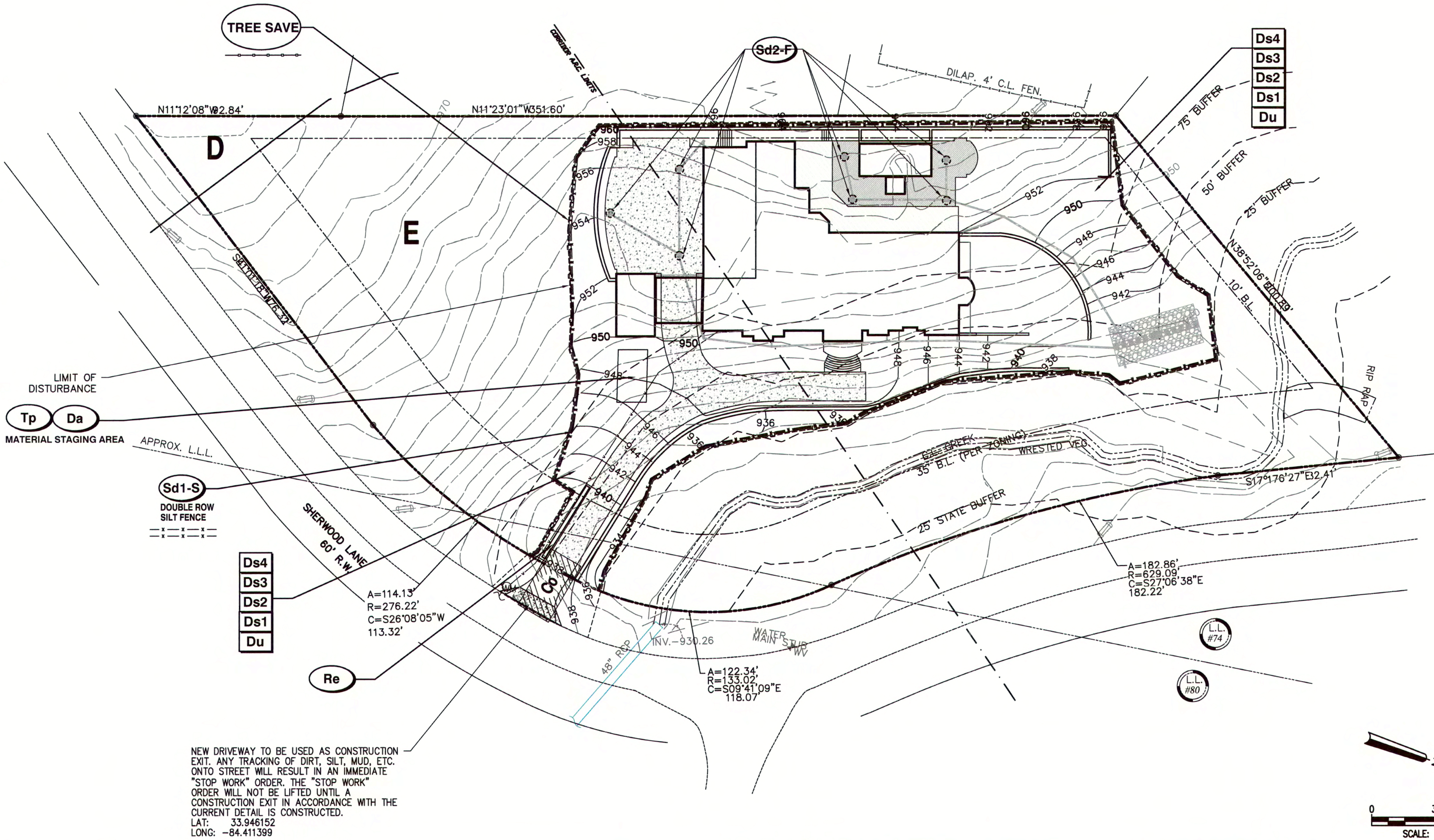
ISSUED: 09/25/2007 EXPIRES: 11/10/2022

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.

EROSION 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 PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

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)  
required during construction AFTER authorization by  
Cobb County.  
Signature: *[Signature]* Date: 11/16/22  
EISC approved for ADG review



Symbol Legend	
SYMBOL	PRACTICE
Bf	BUFFER ZONES
Co	CONSTRUCTION EXIT
Cd	CHECKDAM
Cr	CONSTRUCTION ROAD STABILIZATION
Dc	STREAM DIVERSION CHANNEL
Df	DIVERSION
Dn1	TEMPORARY DOWNDRAIN STRUCTURE
Dn2	PERMANENT DOWNDRAIN STRUCTURE
Ds1	STABILIZATION (mulching only)
Ds2	STABILIZATION (temporary seeding)
Ds3	STABILIZATION (permanent seeding)
Ds4	STABILIZATION (Sodding)
Fr	FILTER RING
Gc	GABIONS
Mb	EROSION CONTROL MATTING & BLANKETS
Pm	PLYACRYLAMIDE (PAM)
Tb	TACKIFIERS AND BINDERS
Re	RETAINING WALL
Rt	RETROFITTING
Sd1	SEDIMENT BARRIER
Sd2	INLET SEDIMENT TRAP
Sd3	TEMPORARY SEDIMENT BASIN
Sr	TEMPORARY STREAM CROSSING
St	STORM DRAIN OUTLET PROTECTION
Si2	STORM WATER RETENTION STRUCTURE
Su	SURFACE ROUGHENING
Tp	TOPSOILING
Wt	STORMWATER CONVEYANCE CHANNEL

Prepared By:  
CRESCENT VIEW  
ENGINEERING, LLC:  
211 Fraser Street S.E.  
Marietta, GA 30060  
678-324-8410  
www.CrescentViewEng.com

Prepared For  
Nick Harrell, PLA  
Latitude Design & Construction  
404-285-7399  
nick@latitudeconstruction.com

ES&PC Plan

REVISIONS	
DATE	10-19-22
SCALE	AS SHOWN
DRAWN	AJC
CHECKED	GHB



Construction Plans For  
60 Sherwood Lane  
Land Lot 74 and 80, 1st District  
Cobb County, Georgia

CVE PI # 22-466

Sheet No.

C-2





# 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

December 16, 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-22-05CC 60 Sherwood Ln in Cobb County, Georgia. This project will involve construction of a new single-family house including a driveway, garage, pool, and deck on an undisturbed site. The analysis estimates that 12,710 square feet of land disturbance and 6,363 square feet of impervious area meet the criteria for vulnerability categories D and E

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

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



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 near the Johnsons Ferry unit, 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.

This project will impact a stream that flows directly into the Chattahoochee River. 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.

### Installation of Impervious Surface

The addition of impervious surface contributes to the growing problem of uncontrolled storm water runoff and resulting pollutant loads. This leads to adverse effects on hydrology and ecological functions of the Chattahoochee River and its tributaries.

**Recommendation:** We request that the applicant seriously consider constructing the driveway of pervious materials.

### Buffers

Riparian buffers have a crucial role in the health of the environment. The Metropolitan River Protection Act provides for a 35-foot no disturb buffer on flowing streams within the corridor. This project will disturb both the city's 50' vegetative buffer and the 75' impervious surface buffer.

**Recommendation:** We request the applicant consider design alternatives that reduce buffer impacts. Additionally, the native vegetation should be allowed to regrow and/or be planted within the buffer to both maintain the stability of the banks and to filter and minimize impacts from stormwater runoff.



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](mailto:Beth_Wheeler@nps.gov).

Sincerely,

(acting for)  
Ann Honious  
Superintendent