

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: DECEMBER 13, 2023

TO: CHAIRWOMAN LISA CUPID, Cobb County Commission
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-23-03CC 810 Atlanta Country Club Drive

Submitting Local Government: Cobb County

Date Opened: November 24, 2023

Date Closed: December 13, 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: Attached comments received from the National Park Service make the following recommendations: wash and clean all construction equipment that may transport unwanted pests before being brought on-site and use only native grass seed for construction area stabilization; use native plants for project landscaping; follow Best Management Practices for erosion and sedimentation control; construct the driveway of pervious materials; and limit development within the 500-year floodplain adjacent to the 100-year floodplain.

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF MARIETTA

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SMYRNA

CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY
CITY OF SANDY SPRINGS

If you have any questions regarding this review, 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>.



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

November 29, 2023

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-23-03CC 810 Atlanta County Club Drive in Cobb County, Georgia. This project will involve construction of two-story single-family home with a garage, driveway, parking area, and deck. The analysis estimates that 24,277 sqft of land disturbance and 13,406 sqft of impervious area meet the criteria for vulnerability categories C 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.

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: 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 near 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. 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 driveway of pervious materials.

500-year Floodplain Development

Climate change is altering the probability thresholds that have been previously used to set the risk of flooding. This will cause an expansion of the 100-year and 500-year floodplain. This project avoids development within the current 100-year floodplain; however, sections of the house, garage, and concrete driveway are planned to be developed within the 500-year floodplain.

Recommendation: NPS encourages the applicant to limit development within the 500-year floodplain adjacent to the 100-year floodplain.

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

**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): Amir S. Abbassi
Mailing Address: 810 Atlanta Country Club Drive
City: Marietta State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-699 5313 Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): see above
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: Columns
Description of Proposed Use: New Construction Single House at
810 Atlanta Country Club Drive, Marietta 30067 GA

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 810 Atlanta Country Club Drive
Marietta 30067 GA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____

Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.945
Outside Corridor: _____
Total: _____
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? YES

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): BC-83-13FC

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)
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A	_____	_____	_____	(90)_____	(75)_____
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B	_____	_____	_____	(80)_____	(60)_____
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C	<u>29,790 SF</u>	<u>20,853 SF</u>	<u>13,406 SF</u>	<u>(70) 70%</u>	<u>(45) 45%</u>
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D	_____	_____	_____	(50)_____	(30)_____
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E	<u>11,413 SF</u>	<u>3,424 SF</u>	<u>0 SF</u>	<u>(30) 30%</u>	<u>(15) 0%</u>
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F	_____	_____	_____	(10)_____	(2)_____
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Total:	<u>41,203 SF</u>	<u>24,277 SF</u>	<u>13,406 SF</u>	N/A	N/A
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NOTE: ALL ENTRIES ON THIS PAGE BY J. SANTO, ARC. 1/14/2023.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? yes

If "yes", indicate the 100-year floodplain elevation: 804.5

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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: _____

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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)

Provisions of the Metropolitan River Protection Act.

James C. Heath 11/9/2023
Signature of Chief Elected Official or Official's Designee Date

NOTES:

1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN HEREON WAS MADE TO PLAT BOOK 65, PAGE 32 OF COBB COUNTY RECORDS.

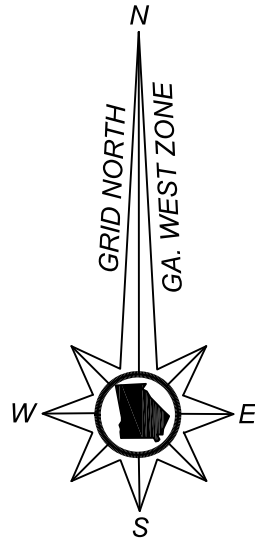
2. A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13067C0141 J, DATED MARCH 4, 2013.

3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

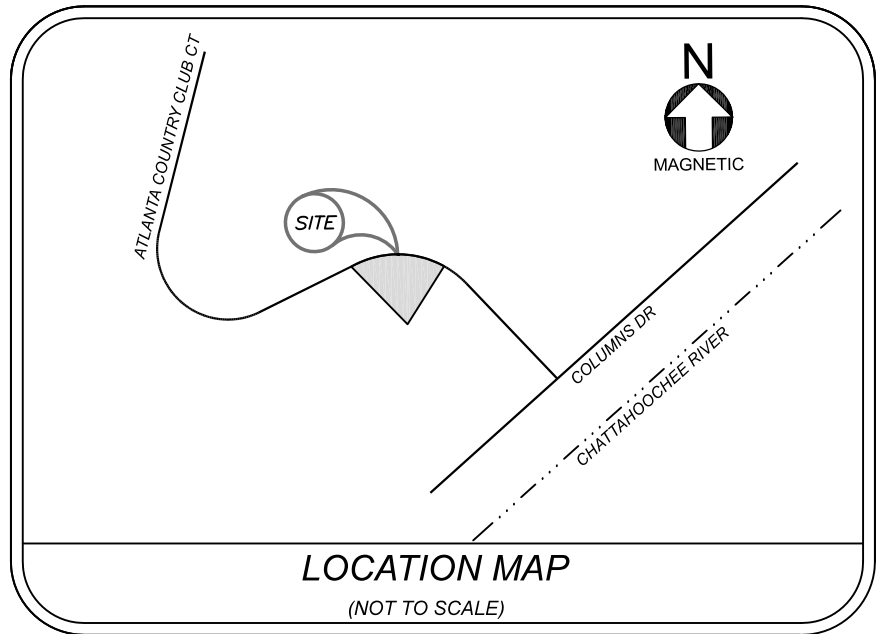
4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.

5. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE COBB COUNTY ZONING ORDINANCE FOR R-30 ZONING CLASSIFICATION.

6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON OCTOBER 30, 2023.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	219.11'	295.42'	273.55'	S 76°44'06" E	77°15'00"



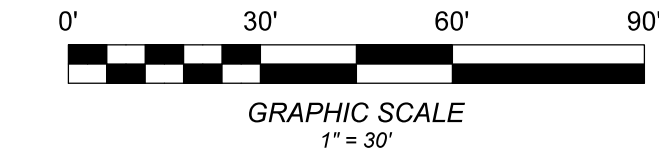
IMPERVIOUS SURFACE CALCULATIONS:

TOTAL IMPERVIOUS SURFACE: 13,158 S.F.
- HOUSE: 7,175 S.F.
- DRIVE: 5,306 S.F.
- DECK: 656 S.F.
- PORCHES: 112 S.F.
- WALKS: 228 S.F.

TOTAL LOT AREA: 41,203 S.F.
IMPERVIOUS SURFACE RATIO: 31.9%
(13,158 S.F. / 41,203 S.F.=0.319)
(MAXIMUM COVERAGE: 35% PER R-30 ZONING)

LEGEND

DRAINAGE STRUCTURES		ABBREVIATIONS	
	SWCB	=	SINGLE WING CATCH BASIN
	DWCB	=	DOUBLE WING CATCH BASIN
	JB	=	JUNCTION BOX
	GI	=	GRATE INLET
	CI	=	CURB INLET
	YI	=	YARD INLET
	DI	=	DROP INLET
	HW	=	HEAD WALL
	SSMH	=	SANITARY SEWER MANHOLE
	SSCO	=	SANITARY SEWER CLEANOUT
	GT	=	GREASE TRAP
	FES	=	FLARED END SECTION
UTILITY SYMBOLS			
	A/C	=	AIR CONDITIONING UNIT
	ET	=	ELECTRIC TRANSFORMER
	CPED	=	CABLE TV PEDESTAL
	FH	=	FIRE HYDRANT
	GM	=	GAS METER
	GV	=	GAS VALVE
	TPED	=	TELEPHONE PEDESTAL
	PP	=	UTILITY POLE
	LP	=	LIGHT POLE
	WM	=	WATER METER
	WV	=	WATER VALVE
MISC. SYMBOLS			
		=	PARKING SPACE COUNT
		=	SATELLITE DISH
UTILITY LINETYPES			
	P	=	POWER LINE (UP=UNDERGROUND)
	T	=	TELEPHONE LINE (UT=UNDERGROUND)
	C	=	CABLE TV LINE (UC=UNDERGROUND)
	S	=	SANITARY SEWER LINE
	G	=	GAS LINE
FENCE LINES			
		=	CHAIN LINK FENCE (CLF)
		=	WIRE FENCE
		=	WOODEN FENCE
		=	HARDWOOD
		=	PINE/CONIFER



NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 164,064 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 50,000 FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

DATE: NOVEMBER 3, 2023

SCALE: 1" = 30'

ACREAGE: 0.945 ACRES (41,203 S.F.)

LAND LOT: 1097

DISTRICT: 17th

SECTION: 2nd

CITY: N/A

COUNTY: COBB

STATE: GEORGIA

SURVEYED: AH

DRAWN: MJS

CHECKED:

APPROVED: CAM

PROJECT #: 23-280

ISSUE		NO.	DESCRIPTION	DATE
DATE				
		1	REVISED ARC INFORMATION	11/14/2023

SURVEY FOR:

810 ATLANTA COUNTRY CLUB DRIVE

LOT 1, BLOCK B, THE COLUMNS S/D
LAND LOT 1097, 17th DISTRICT, 2nd DISTRICT,
COBB COUNTY, GEORGIA
PARCEL No: 17109700100



GA
LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024
LSF: 1101

SHEET
1
OF
1