

DATE: NOVEMBER 24, 2023

**TO:** Chairwoman Lisa Cupid, Cobb County Commission  
**ATTN TO:** Andrew Heath, PE, Cobb County  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

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. The ARC requests your comments related to the proposal.

**Name of Proposal:** RC-23-03CC 810 Atlanta Country Club Drive  
**MRPA Code:** RC-23-03CC

**Description:** A regional MRPA review of a proposal to build a two-story single-family home with a garage, driveway, parking area, and deck on a 1-acre site wholly within the Chattahoochee River Corridor at 810 Atlanta Country Club Drive in Cobb County. The total proposed disturbed area of 24,277 SF and impervious area of 13,406 SF are within 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:** November 24, 2023

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). For questions, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If no comments are received by December 4, 2023, we will assume that your agency has no additional input on the subject plan. For more information visit the ARC review website 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): 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)
------------------------	--------------------------------	---	--	---	---

A	_____	_____	_____	(90)_____	(75)_____
---	-------	-------	-------	-----------	-----------

B	_____	_____	_____	(80)_____	(60)_____
---	-------	-------	-------	-----------	-----------

C	<u>29,790 SF</u>	<u>20,853 SF</u>	<u>13,406 SF</u>	<u>(70) 70%</u>	<u>(45) 45%</u>
---	------------------	------------------	------------------	-----------------	-----------------

D	_____	_____	_____	(50)_____	(30)_____
---	-------	-------	-------	-----------	-----------

E	<u>11,413 SF</u>	<u>3,424 SF</u>	<u>0 SF</u>	<u>(30) 30%</u>	<u>(15) 0%</u>
---	------------------	-----------------	-------------	-----------------	----------------

F	_____	_____	_____	(10)_____	(2)_____
---	-------	-------	-------	-----------	----------

Total:	<u>41,203 SF</u>	<u>24,277 SF</u>	<u>13,406 SF</u>	<u>N/A</u>	<u>N/A</u>
--------	------------------	------------------	------------------	------------	------------

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 Mississippi 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.

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

- 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

ABBREVIATIONS

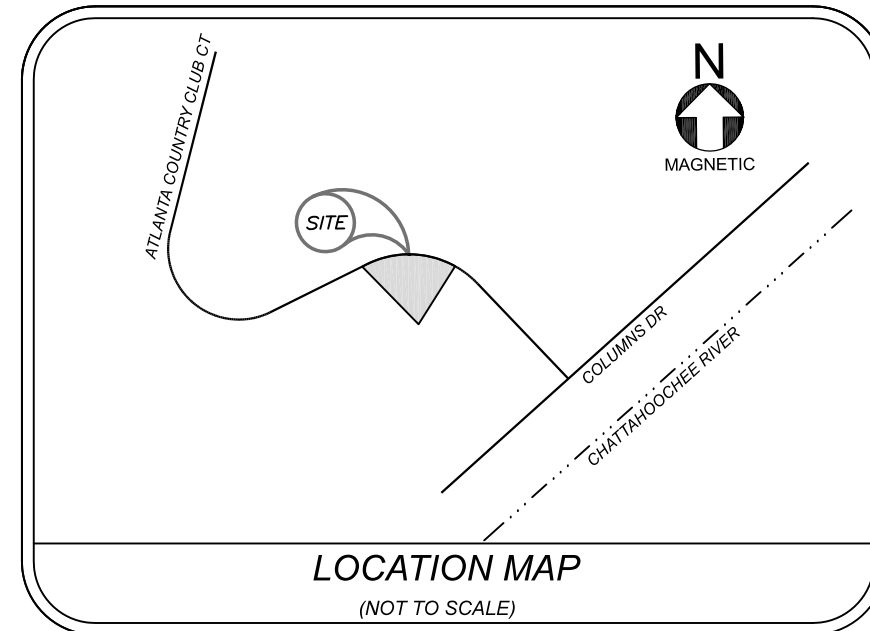
- BC = BACK OF CURB  
BH = BUILDING HEIGHT  
B/L = BUILDING SETBACK LINE  
BW = BOTTOM OF WALL  
C&G = CURB AND GUTTER  
C/L = CENTERLINE  
CMP = CORRUGATED METAL PIPE  
CMF = CONCRETE MONUMENT FOUND  
CO = CLEAN OUT  
CONC = CONCRETE  
CTF = CRIMP TOP PIPE FOUND  
DE/PO = DEED BOOK / PAGE  
DIP = DRAINAGE EASEMENT  
DIPCB = DUCTILE IRON PIPE  
DYL = DOUBLE YELLOW LINE STRIPING  
EP = EDGE OF PAVING  
F.I.R.M. = FEDERAL INSURANCE RATE MAP  
HDPE = HIGH DENSITY POLY ETHYLENE PIPE  
HW = HEADWALL  
IE = INVERT ELEVATION  
IPS = 1/2" REBAR PIN SET W/CAP  
LL = LAND LOT  
LLL = LAND LOT LINE  
MW = MONITORING WELL  
N/F = NOW OR FORMERLY  
N/S = NAIL SET  
NTS = NOT TO SCALE  
OTF = OPEN TOP PIPE FOUND  
OSD = OUTSIDE DIMENSION  
OCS = OUTLET CONTROL STRUCTURE  
P.B./P.G. = PLAT BOOK/PAGE  
P/L = PROPERTY LINE  
POB = POINT OF BEGINNING  
P.O.E. = POINT OF ENTRY  
PVC = POLYVINYL CHLORIDE PIPE  
RFB = REBAR PIN FOUND  
RCP = REINFORCED CONCRETE PIPE  
R/W = RIGHT OF WAY  
S.F. = SQUARE FEET  
SRF = SOLID ROD FOUND  
SSE = SANITARY SEWER  
SSE = SANITARY SEWER EASEMENT  
TBM = TEMPORARY BENCH MARK  
TP# = TAX PARCEL NUMBER  
POC = POINT OF COMMENCEMENT  
TOP = TOP OF WALL  
TW = TYPICAL  
WI = WEIR INLET

0' 30' 60' 90'

GRAPHIC SCALE

1" = 30'

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"



LIMITS OF 100 YR SPECIAL FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL No. 13067C0141 J, DATED MARCH 4, 2013. ELEVATION = 804.5 - AS SHOWN ON THE PLANS FOR 810 COUNTRY CLUB DRIVE, BY GASKIN SURVEYING COMPANY, DATED 10/04/2022.

LIMITS OF 500 YR SPECIAL FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL No. 13067C0141 J, DATED MARCH 4, 2013.

0.945 ACRES  
41,203 S.F.  
LOT 1, BLOCK B  
THE COLUMNS S/D  
PB 65, PG 32  
PARCEL No: 17109700100  
ZONED R-30

MRPA VULNERABILITY ZONES

ZONE E

TOTAL AREA: 11,413 S.F.

ALLOWED DISTURBANCE AREA: 3,424 S.F.

POST - CONSTRUCTION AREA: 108 S.F.

ALLOWED IMPERVIOUS SURFACE: 1,711 S.F.

POST - CONSTRUCTION IMPERVIOUS SURFACE: 0 S.F.

MRPA VULNERABILITY ZONES

ZONE C

TOTAL AREA: 29,790 S.F.

ALLOWED DISTURBANCE AREA (70%): 20,853 S.F.

POST - CONSTRUCTION DISTURBANCE AREA: 17,864 S.F.

ALLOWED IMPERVIOUS SURFACE (45%): 13,408 S.F.

POST - CONSTRUCTION IMPERVIOUS AREA: 13,158 S.F.

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.

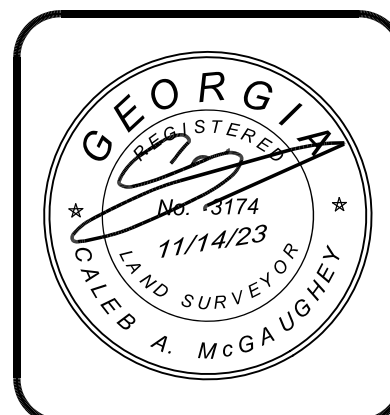
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 50,000 FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

DATE: NOVEMBER 3, 2023	NO.	ISSUE	DESCRIPTION	DATE
SCALE: 1" = 30'	1	REVISED ARC INFORMATION		11/14/2023
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				

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**