

DATE: FEBRUARY 19, 2024

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

ORBO 

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-24-01CC 700 River Knoll Drive SE

Submitting Local Government: Cobb County

Date Opened: February 5, 2024

Date Closed: February 19, 2024

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: No comments were received.

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 SANDY SPRINGS

CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY
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): Glennnda Baker LeBlanc
Mailing Address: 700 River Knoll DR SE
City: Marietta State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-553-3711 Fax: -
Other Numbers: (Faye) AquaDesign Pools - 770-517-1117
3. Applicant(s) or Applicant's Agent(s):
Name(s): Faye Colbert - Aqua Design Pools & Spas LLC
Mailing Address: 6905 Alan Thomas RD
City: Comming State: GA Zip: 30078
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-517-1117 Fax: N/A
Other Numbers: 678-862-5926 (Cell)
4. Proposed Land or Water Use:
Name of Development: The Columns Subdivision
Description of Proposed Use: installation of inground Gunite Swimming pool
and Spa with Paver Decking
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 1097 + 1098, 17th District 2nd Section
of Cobb County, GA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: The Columns Subdivision, Lot 14, Block 'E' - 700 River Knoll DR SE - 1 mile to Atlanta
Size of Development (Use as Applicable): Country club DR intersects
Acres: Inside Corridor: 0.67 ac
Outside Corridor: 0.00
Total: 0.67
Lots: Inside Corridor: 0.67
Outside Corridor: 0.00
Total: 0.67
Units: Inside Corridor: 0.67
Outside Corridor: 0.00
Total: 0.67
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 NO

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 YES

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	-	-	-	(90)	(75)
B	-	-	-	(80)	(60)
C	<u>21,833.39</u>	<u>13,299.2</u>	<u>7,975</u>	(70) <u>60.1%</u>	(45) <u>36.2%</u>
D	<u>74,206.61</u>	<u>0</u>	<u>0</u>	(50) <u>0</u>	(30) <u>0</u>
E	-	-	-	(30)	(15)
F	-	-	-	(10)	(2)
Total:	<u>29,254</u>	<u>13,299.2</u>	<u>7,975</u> _{SE}	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: 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? NO

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)

☒ 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)

DocuSigned by:
Amanda Baker
44FD00D4B780424

1/29/2024

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:

Jaye G. Calhoun
Signature(s) of Applicant(s) or Agent(s)

12-14-23
Date

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

John C. Heath
Signature of Chief Elected Official or Official's Designee

1/26/2024
Date

Prepared By and Return to:
The Fryer Law Firm, PC
70 Lenox Pointe, NE
Atlanta, Georgia 30324
22-00072

Deed Book 16026 Page 2749
Filed and Recorded 02/14/22 8:53:00 AM
2022-0017529
Real Estate Transfer Tax \$1,500.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 4582573621
0466245412

P.I.D. 17109800290

EXECUTOR'S DEED

STATE OF GA
COUNTY OF Fulton

THIS INDENTURE, Made this 8th day of February, 2022, between James Weston Quintrell a/k/a Weston Quintrell, as Executor U/L/W/T of Judy Borg Turner (Estate No. 2021-1704, Cobb County, Georgia Probate Court), deceased, of the first part, (hereinafter called Grantor), and Glenna Baker LeBlanc, as party or parties of the second part, (hereinafter called Grantees); the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH: That the said Grantor (acting under and by virtue of the power and authority contained in the said will, the same having been duly probated and recorded in the Probate Court of Cobb County, Georgia, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the said Grantees the following described real property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1097 AND 1098 OF THE 17TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING KNOWN AS LOT 14, BLOCK E, OF THE COLUMNS SUBDIVISION, UNIT 1- A, ACCORDING TO A PLAT OF SURVEY PREPARED BY WATTS AND BROWNING, SURVEYORS, DATED APRIL 23, 1973, RECORDED IN PLAT BOOK 58, PAGE 108, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE; in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

(Continued on Page 2)

FLOOD NOTE:

By graphically plotting only, the subject property does not fall within a 100-year federally designated flood hazard area. The subject property falls within zone "X" of the Flood Insurance Rate Map, Corroborated and effective date of MARCH 04, 2013.

LEGEND AND SYMBOLS USED

- IPE - Iron Pin Found
- RFB - Rebar Found
- RFB - Open Top Rebar Found
- CTF - Concrete Foundation Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculator Point
- LIP - Light Pole
- PED - Utility Pedestal
- FH - Fire Hydrant
- W - Water Meter
- W - Water Valve
- GM - Gas Meter
- SMH - Sewer Manhole
- CB - Catch Basin
- PWB - Power Box
- CO - Cleat
- D - Deadwood Tree
- RCP - Reinforced Concrete Pipe
- RW - Right of Way
- N - New or Formerly
- DB - Debris Box
- PB - PG - Plot Book and Page
- POB - Point of Beginning
- P - Plot
- M - Measured

ZONING STATEMENT

Any graphic depiction of setback lines and other matters of zoning classification in the surveyor's interpretation of the zoning information furnished. The surveyor attests to the accuracy of the information furnished, but does not warrant compliance with zoning regulations for the structures or businesses on the subject property.

Subject Property Currently Zoned R-30

Building Setbacks:

- Arterial/Collector Front - 50 feet
- Local Front - 45 feet
- Side - 12 feet
- Rear - 40 feet
- Max Coverage = 35%

EXISTING LOT COVERAGE CALCULATIONS:

HOUSE = 2,834 S.F.
FRONT STONE W/ STEPS = 136 S.F.
CONC PAVEMENT = 34 S.F.
BRICK WALL = 1 S.F.
RIGHT SIDE BRICK WALL, STEPS, LANDING & BRICK PAD = 137 S.F.
LEFT SIDE BRICK WALL, STEPS, LANDING & BRICK PAD = 137 S.F.
LEFT SIDE SIDEWALK = 112 S.F.
REAR SIDEWALK = 40 S.F.
REAR STONE WALL, STEPS, LANDING & CONC PAD = 700 S.F.
TOTAL = 6,538 S.F. (22.3%)

PROPOSED POOL & POOL DECK = 1,437 S.F.

PROPOSED TOTAL = 7,975 S.F. (27.3%)

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer and Land Surveyor, do hereby certify that I am the author of this survey and that I am a duly licensed Professional Engineer and Land Surveyor in the State of Georgia. I am not aware of any other persons who have been or may be engaged in the preparation of this survey. I am not aware of any other persons who have been or may be engaged in the preparation of this survey. I am not aware of any other persons who have been or may be engaged in the preparation of this survey.

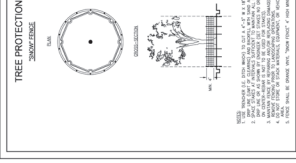
John C. Groves, Jr. RLS 9237

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DISTURBED AREA
STABILIZATION
(W/ MULCHING ONLY)

Ds2
DISTURBED AREA
STABILIZATION
(W/ TEMP. SEEDING)

Ds3
DISTURBED AREA
STABILIZATION
(W/ PERM. VEGETATION)

Ds4
DISTURBED AREA
STABILIZATION
(W/ PERM. VEGETATION)



SURVEYOR'S NOTES:

- The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- This plat has been calculated for closure and has a mathematical error of 1: 800,000.
- Field angles and measurements acquired for the project were obtained on 05/03/23 using a Leica TCRP 1203 Total Station.
- This plat was prepared without benefit of a current title insurance policy and does not constitute a warranty of title or interest in the land shown hereon. All matters pertaining to title are excepted.
- No positions have been made to ensure the delineation of any wellhead, historical, or cultural features that may exist on this property.
- Information regarding the required presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be the responsibility of the owner to verify the location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner and/or its agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or accuracy of information shown hereon as to such underground installations.
- The certification, as shown hereon, is purely a statement of the surveyor's knowledge and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

811

Know what's below.
Call before you dig.

DATE: 02/26/2023
SCALE: 1"=20'
DRAWING: 23-374
COORD:
REVISIONS:
DB: 06/26 PG. 2749
PB: 08 PG. 108
SHEET # 1 of 1

FOOTHILLS
LAND SURVEYING
3380 TRICKUM ROAD
WOODSTOCK, GA 30188
(678) 533-8637
www.foothillsurveying.com

POOL SITE PLAN
PREPARED FOR
AQUA DESIGNS POOLS & SPAS
THE COLUMNS SUBDIVISION
UNIT ONE "A"
LOT 14 BLOCK "E"
LOCATED IN LAND LOT 1097 & 1098
17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA



AREA
29,254 SQ. FT.
0.67 ACRES

RESERVED FOR THE CLERK OF COURTS

FLOOD NOTE:
By graphically depicting only the subject property does not fall within a 100-year flood designated flood hazard area. The subject property falls within zone "X" of the Flood Insurance Rate Map, Community Panel No. 1300701415, effective date of MARCH 04, 2013.

SURVEYOR'S NOTES:

1. This plat was prepared without benefit of a current title insurance policy and without a survey of the entire tract. The survey was made from a mathematical error of 1:300,000.
2. This plat has been calculated for closure and found to be mathematically correct.
3. Field angles and measurements obtained for the production of this plat were obtained on 05/22/23 using a Leica 1100 1200 1600 Station.
4. This plat was prepared without benefit of a current title insurance policy and without a survey of the entire tract. The survey was made from a mathematical error of 1:300,000.
5. No provisions have been made to secure the boundaries of any adjacent, recorded, or cultural features of the subject property.
6. Information regarding the recorded easements, covenants, and location of existing underground utilities and structures is shown herein. There is no certainty of the location of any underground utilities and structures shown herein. The location and arrangement of underground utilities and structures not shown may be ascertained by other means. No warranty is made by the surveyor as to the accuracy of the information shown herein. The surveyor is not responsible for the correctness or completeness of the information shown herein as to such underground installations.
7. The certification as shown herein is based on a statement of professional opinion based on knowledge, information and belief, and based on existing field notes and records. The surveyor does not warrant that the certification is not an expression of implied warranty or guarantee.

FLOOD NOTE:

By graphically depicting only the subject property does not fall within a 100-year flood designated flood hazard area. The subject property falls within zone "X" of the Flood Insurance Rate Map, Community Panel No. 1300701415, effective date of MARCH 04, 2013.

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By graphically plotting designated flood Insurance Rate

By graphically plotting only, the subject property does not fall within a 100-year federally designated flood hazard area. The subject property falls within zone "X" of the Flood Insurance Rate Map, Comins No. 13067CP447, effective date of MARCH 04, 2013.

IPF - Iron Pin Found
RBF - Rubber Foot Found
RTF - Rubber Tip Found
CFF - Copper Foot Found
CMF - Concrete Monument Found
CF - Calculated Point
PF - Power Pole
PEU - Electric Utility Pedestal
FH - Fire Hydrant
WM - Water Meter
VV - Valve Valve
SMH - Sewer Manhole
CB - Catch Basin
DI - Drop Inlet
CO - Cleanout
SBP - Sewer Box
CT - Curb Tree
CMP - Cast-in-place Metal Pipe
RCMP - Reinforced Concrete Pipe
NRP - Night of Way
DB, PG - Dead Book and Page
PFB, PG - Plot Book and Page
P-Rail
M-Measured

Any graphic depiction of setback lines and other matters of zoning classification are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or businesses on the subject property.

Subject Property Currently Zoned R-30
Building Setbacks:
Arterial/Collector Front - 35 feet
Local Front - 45 feet
Side - 12 feet
Rear - 40 feet
Max Coverage = 35%

HOUSE = 2,834 S.F.
FRONT STONE WALK = 9 S.F.
CONC DRIVEWAY = 1,819 S.F.
CONC PAVK = 34 S.F.
BRICK WALL = 1 S.F.
RIGHT SIDE BRICK WALL, STEPS, LANDING & BRICK
HIGH SIDE STONE WALL = 9 S.F.
LEFT SIDE STONE WALL, SIDEWALK, LANDING
LEFT SIDE SIDEWALK = 112 S.F.
REAR WOOD DECK, STEPS, LANDING & CONC PAD
A/C PAD = 10 S.F.
REAR STONE WALL, STEPS AND LANDING = 364 S.F.
TOTAL = 6,539 S.F. (22.1%)

PROPOSED POOL & POOL DECK = 1,437 S.F.
PROPOSED TOTAL = 7,976 S.F. (27%)

SURVEYORS CERTIFICATION

The plat is a representation of an existing parcel or parcels of land and does not purport to create a new parcel or make any changes to any real property. The surveyor certifies that the plat was prepared in accordance with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.


John C. Groves, Jr., RLS 3237

AREA
29.254 SQ.FT.



 **FOOTHILLS**
LAND SURVEYING

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BUILDING 300
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www.foothillslandsurveying.com

POOL SITE PLAN
PREPARED FOR
AQUA DESIGNS POOLS & SPAS
THE COLUMNS SUBDIVISION
UNIT ONE - "A"
LOT 14 BLOCK "E"
LOCATED IN LAND LOT 1097 & 1098
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DATE: 8/29/2023

now what's below.
Call before you dig.

811

SURVEYOR'S NOTES

[illegible]

011

**Know what's below.
Call before you dig.**

PLAN FOR	DATE: 8/29/2023
	SCALE: 1"=20'

FOR	DRAWING: 23-374
TOOLS & SPAS	COORD:
SUBDIVISION	REVISIONS:
DATE	

OT 1097 & 1098	DB, 16026, PG. 2749
NDSECTION	PA. 58, PG. 103

GEORGIA
SHEET #: 1 of 1

700 River Knoll Drive Reevaluation

Cobb County

November 29, 2023

Vulnerability Factor	Factor Subgroup	Score
Hydrology	Third Order Basin	0
Geology	Biotite Gneiss	5
Aspect:	South	15
Soils:	Mod. Erodibility	12
Vegetation	Open	10
SUBTOTAL		42
Slope:	0-10%	3
	Over 25%	--
TOTAL:		45
CATEGORY:		C
		D

The C category includes scores from 38 to 49.
The D category includes scores from 50 to 59.