

**Cook's Valley Home Owners' Association**  
**[cvhoa@cooksvalleyhoa.com](mailto:cvhoa@cooksvalleyhoa.com)**

July 24, 2020

Lei Yang (Penny) & Aiping Guo (Eric)  
2566 Chestea Drive  
Marietta, GA 30066

Following our meeting with you yesterday afternoon, your drainage control program, caused by the unapproved removal of trees in rear yard, is conditionally approved by the Architectural Control Committee as presented in the two drawings attached. It must also include grading the lot to allow the installation of the sod and the creation of the grassed swale to pitch run-off away from the neighbor's property as noted in the attached response from the Cobb County Storm Management Division regarding this situation. It is also understood that this project will not intrude on the adjoining property's lot. Per our discussion at the end of our meeting, work on this project will commence within the next week. It is strongly suggested that you have the contractor sign off that his implemented plan will eliminate the problem or substantially reduce it to the levels noted in the email from Cobb County.

Good luck with your project,

Bob Kern  
770-331-1314  
Chairman ACC  
Cook's Valley HOA Inc.

Thanks for your efforts on this project.

Regards,

Bob Kern

Chairman, ACC Cook's Valley HOA Inc

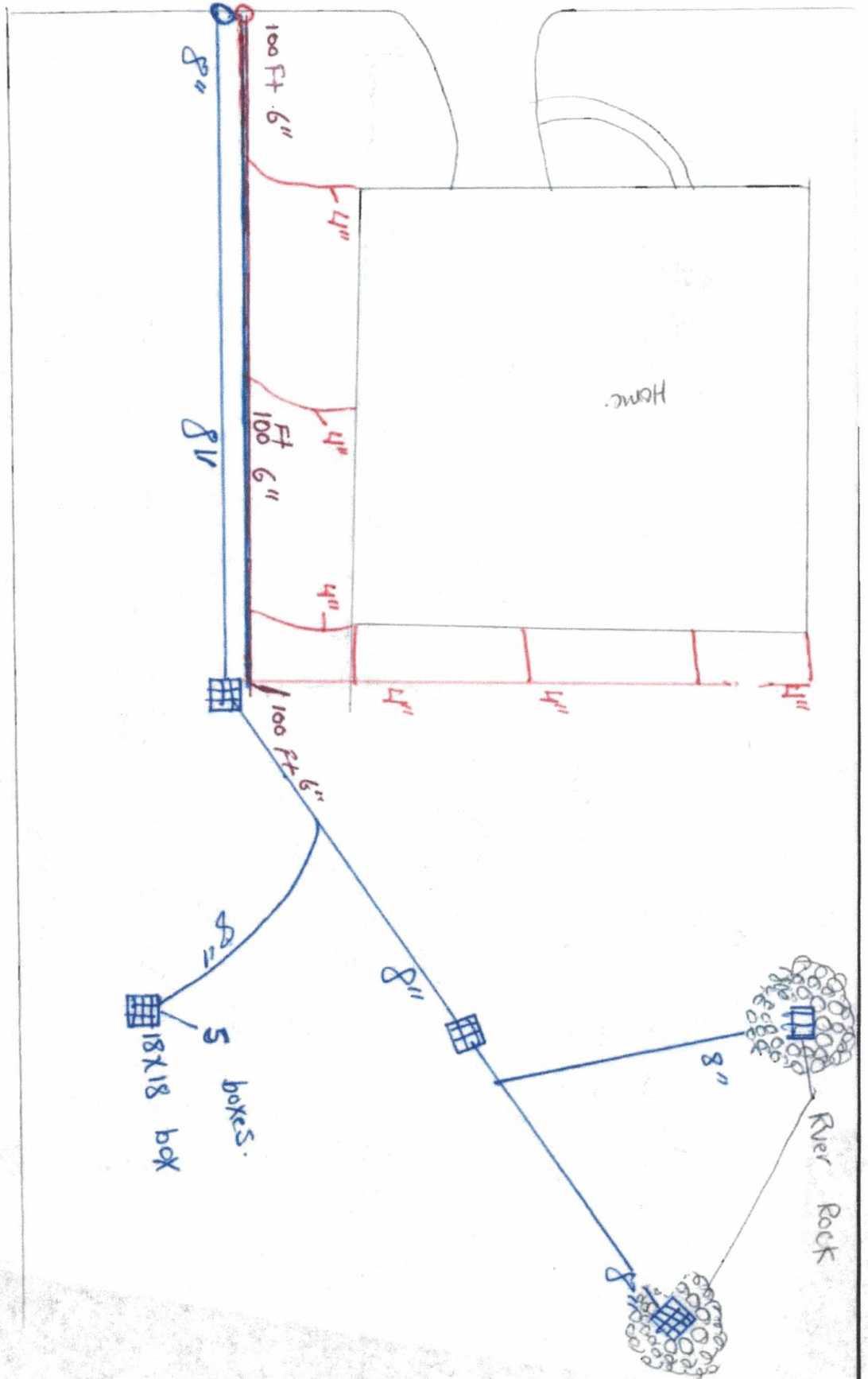
770-331-1314 Cell.

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CHESTEAL LN NE

CHESTEAL LN

Q



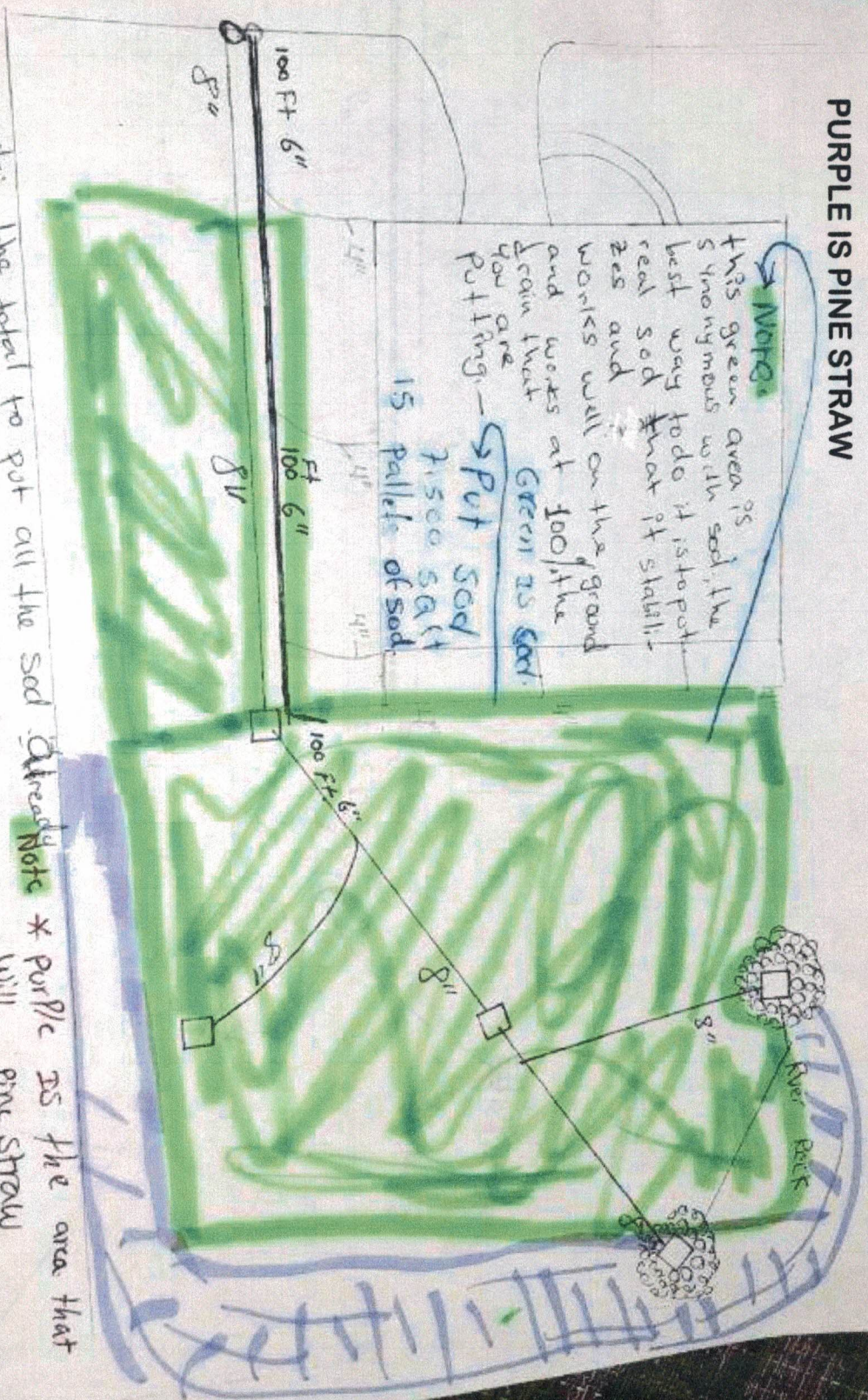
N



2566 CHESTEA DR NE

GREEN IS SOD  
PURPLE IS PINE STRAW

NOTE:  
this green area is  
synonymous with sod, the  
best way to do it is to put  
real sod that it stabil-  
izes and  
works well on the ground  
and works at 100 ft the  
drain that  
you are  
putting. — SPUT SOD  
7,500 SOD  
15 pallets of sod.  
GREEN IS SOD.



note: the total to put all the sod Already Note  
installed and the Pine straw  
are \$ 6,000 and I would  
buy everything.

\* Purple IS the area that  
will pine straw  
\* TO cover the earth and  
Help those who do not  
wash.



David Breaden <david.breaden@cobbcounty.org>

7/22/2020 2:18 PM

## RE: 2566 Chestea DR NE

To Bob Kern <bob.kern@cooksvalleyhoa.com>

Bob,

This is definitely a better design than the previous plan. As we discussed on the phone, this will obviously not convey runoff from a 100-year event like a County-dedicated system would be required to do, but should be adequate for smaller, more frequent events. **Particularly if a grassed swale is created** roughly along the new pipe alignment to direct additional surface water runoff to the street right-of-way along the same path.

### David W. Breaden, PE

Division Manager  
Stormwater Management Division  
Cobb County Water System  
770-419-6454

#### COVID-19 Notice:

Water System Divisions are encouraging all customers to conduct business with our office virtually or by phone. For assistance related to stormwater, you may contact the Stormwater Management Division at 770-419-6435 or by email at [stormwater@cobbcounty.org](mailto:stormwater@cobbcounty.org).

If required, plans or permits may be dropped off in the Water System Field Operations Center lobby. However, access into the building to meet with staff will be limited and by appointment only.

**From:** Bob Kern <[bob.kern@cooksvalleyhoa.com](mailto:bob.kern@cooksvalleyhoa.com)>

**Sent:** Monday, July 20, 2020 4:53 PM

**To:** Breaden, David <[David.Breaden@cobbcounty.org](mailto:David.Breaden@cobbcounty.org)>

**Cc:** Eli Sbaity <[eli.sbaity@cooksvalleyhoa.com](mailto:eli.sbaity@cooksvalleyhoa.com)>; Bob Adamec <[bob.adamec@cooksvalleyhoa.com](mailto:bob.adamec@cooksvalleyhoa.com)>

**Subject:** 2566 Chestea DR NE

David,

Bob Adamec (Eli had a conflict) and I finished meeting earlier this afternoon with a representative of F & D Landscaping Services regarding resolving the drainage problem that has plagued us for the last couple of months. I have attached a scanned-in copy of the drawing provided by F & D at that time. He is to email the landscape drawing later.

From what we can draw from this drawing is that the rear of the lot will feed through river rock from both points indicated on the drawing into an 8" line which will follow around the house and feed into the street. The 4" gutters at the rear of the house will feed into a 6" line running along side the west side of the house. The 4" gutters on the west side of the house will also feed into this 6" line and from there into the street. At no point will they tap into the county easement storm drain on the Price property.

My question is whether the 6" pipe is adequate to handle the volume of water collected by the 4" gutter system? Do you feel this configuration along with the accompanying 8" configuration, will perform to abate or substantially reduce this problem? Any recommendation you can suggest will be most appreciated. Our goal is to have them get the desired results from the funds they will be allocating to this project.

Thanks for your efforts on this project.

Regards,

Bob Kern  
Chairman, ACC Cook's Valley HOA Inc  
770-331-1314 Cell.

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