

Cook's Valley Home Owners' Association
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,

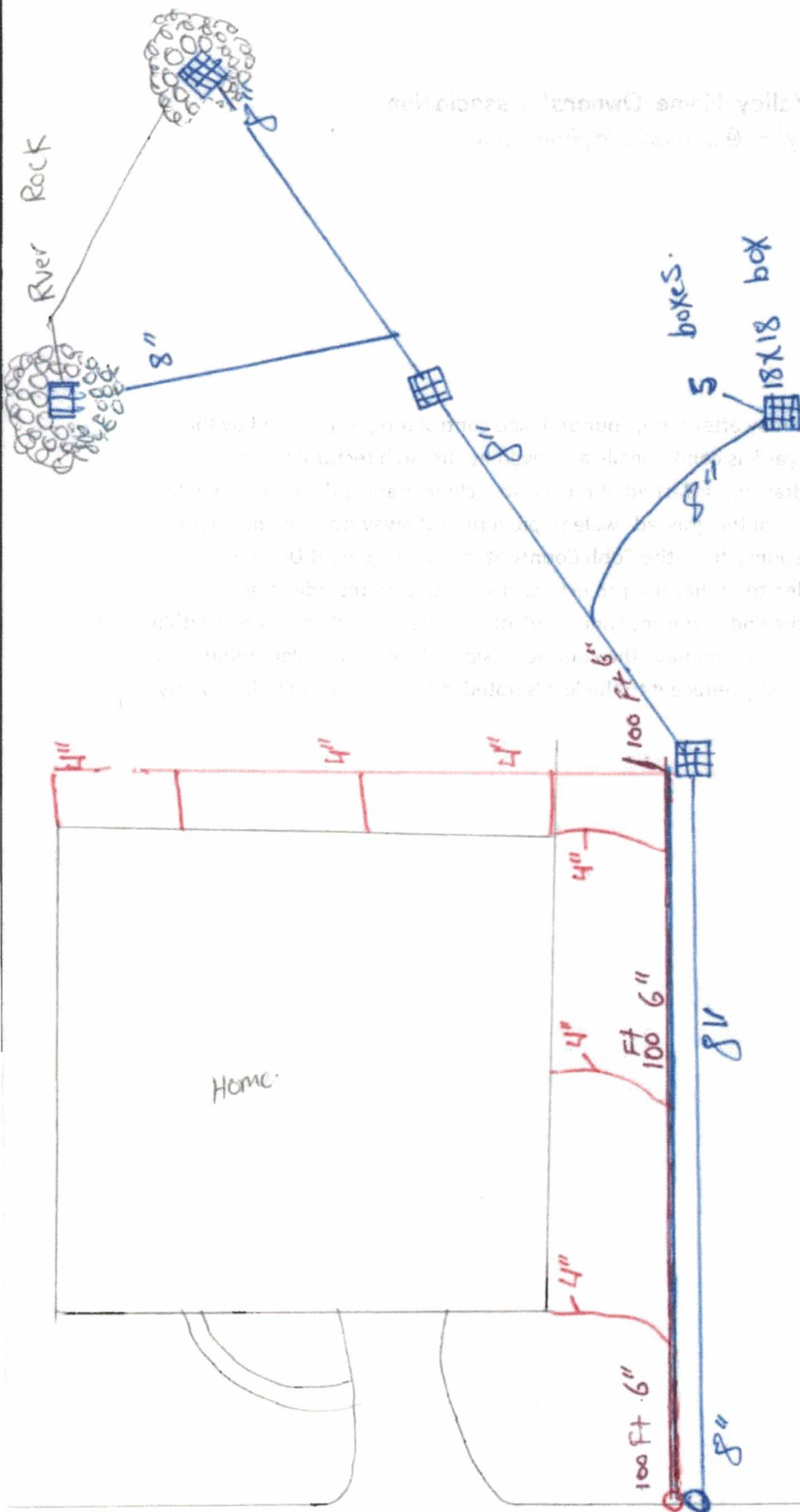
Bob Kern
770-331-1314
Chairman ACC
Cook's Valley HOA Inc.

CHESTER LN NE

CHESTER LN

0

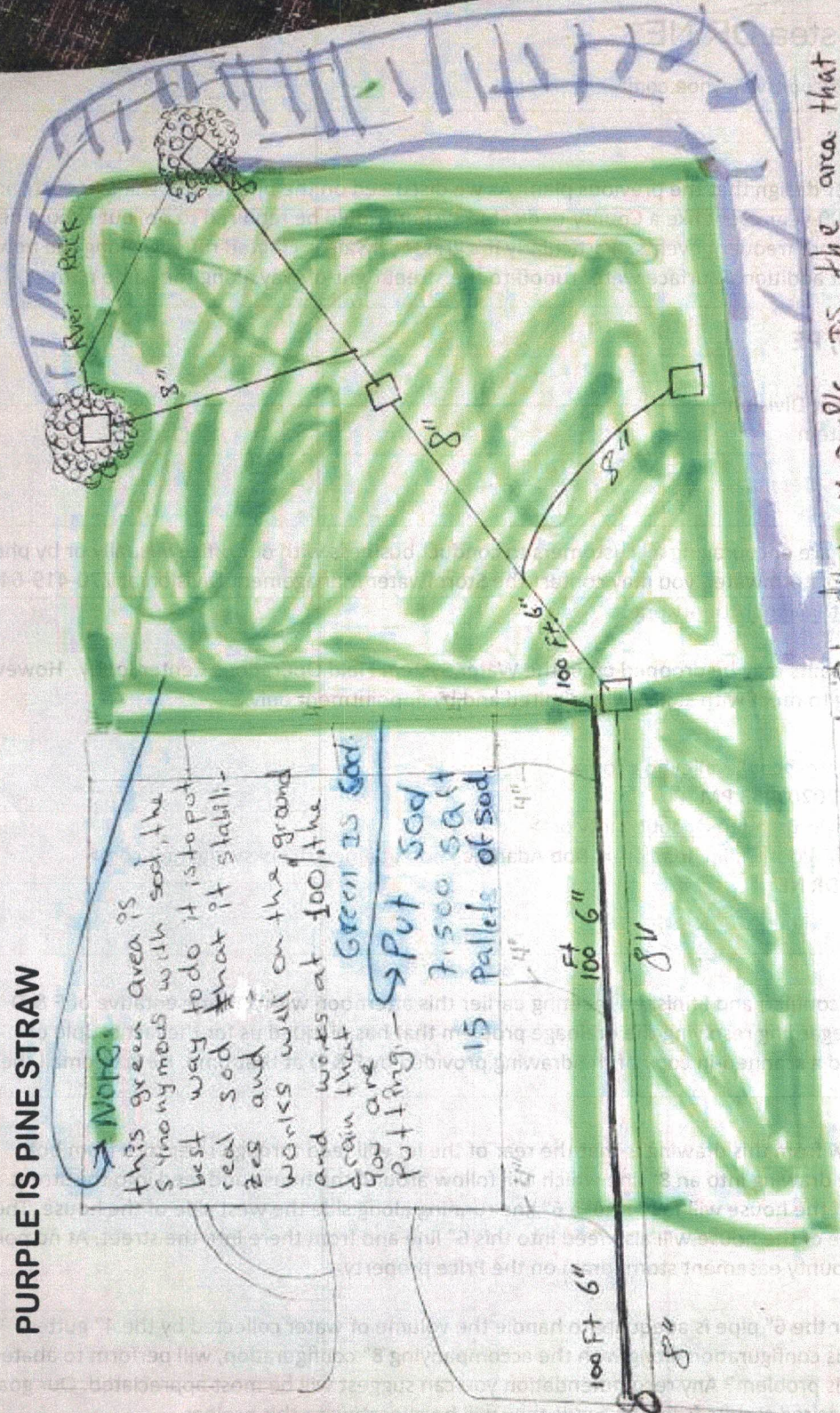
N



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 stabilizes and works well on the ground and works at 100% the grain that green is sod. you are

Putting - Put sod 7,500 salt 15 pallets of sod. 4\"/>

Note: the total to put all the sod already note * Purple is the area that will pine straw * To cover the earth and help those who do not wash.

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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.

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>**Sent:** Monday, July 20, 2020 4:53 PM**To:** Breaden, David <David.Breaden@cobbcounty.org>**Cc:** Eli Sbaity <eli.sbaity@cooksvalleyhoa.com>; Bob Adamec <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.

CAUTION: This email originated outside Cobb County Government. Please exercise caution when opening links/attachments in this email .