



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Jul 23 2008

ARC REVIEW CODE: V807221

TO: Chairman Sam Olens
ATTN TO: David Breaden, Cobb County
FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-08-06CC 3171 Farmington Drive

Review Type: Metro River

MRPA Code: RC-08-06CC

Description: An application for a metro river certificate to construct a single family residence. The ARC preliminary staff finding is that the proposed development while not consistent with the Chattahoochee Corridor Plan in all respects will provide a level of land and water resource protection equivalent to an application consistent with the plan.

Submitting Local Government: Cobb County

Land Lot: 957,970 **District:** 17 **Section:** 2

Date Opened: Jul 23 2008

Deadline for Comments: Aug 4 2008

Earliest the Regional Review can be Completed: Aug 4 2008

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
GEORGIA CONSERVANCY
GEORGIA DEPARTMENT OF NATURAL RESOURCES

UPPER CHATTAHOOCHEE RIVERKEEPER
NATIONAL PARK SERVICE

ARC ENVIRONMENTAL PLANNING
COBB COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by 2008-08-04 00:00:00, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Jul 23 2008

ARC REVIEW CODE: V807221

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Haley Fleming, Review Coordinator, Extension: 3-3311

Reviewing staff by Jurisdiction:

Land Use: Fleming, Haley

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: Lawler, Kathryn

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Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

**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): FRANK BEDINGER
Mailing Address: 3171 FARMINGTON DR
City: ATLANTA State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770 801 0856 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): JERRY RAGAN
Mailing Address: 94 Duluth Hwy Suite D3135
City: Lawrenceville State: GA Zip: 30043
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770 289-4176 Fax: 770 456-5281
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: FARMINGTON
Description of Proposed Use: SEER Add Deck & Porch
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 957, 970 DIST 17 SECT 2nd
Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
FARMINGTON LOT 16 A 3171 FARMINGTON DR
Size of Development (Use as Applicable):
Acres: Inside Corridor: _____
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? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): N/A

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	_____	_____	_____	(70) ____	(45) ____
D	_____	_____	_____	(50) ____	(30) ____
E	<u>44,787 SF</u>	<u>20,704 SF</u>	<u>6,000 SF</u>	(30) <u>46.2</u>	(15) <u>13.4</u>
F	_____	_____	_____	(10) ____	(2) ____
Total:	<u>44,787 SF</u>	<u>20,704 SF</u>	<u>6,000 SF</u>	N/A	N/A

NOTE: This property includes 50 feet of a 100-foot wide Georgia Power Easement and a 20-foot drainage easement that puts it over the maximum for land disturbance in the E vulnerability category. Because the lot, the house and the easements all pre-date the effective date of the Metropolitan River Protection Act, the easements constitute a hardship and the property is eligible for the finding of equivalent to a consistent project. The average weighted runoff coefficient test involved in determining whether or not it is equivalent and the numbers proposed in the review are on the attached memorandum. The proposed project meets the average weighted runoff coefficient test and, while not consistent with the Plan in all respects, is equivalent to a fully consistent project. It can be built as proposed.

all - JMS
7/22/08

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes
If "yes", indicate the 100-year floodplain elevation: 775'

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

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: 778'

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). *250.00*
(payable to Atlanta Regional Commission)

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)

Frank Bedinger III / with permission
John C. Ross

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:

Jerry Ragan
JERRY RAGAN
 Signature(s) of Applicant(s) or Agent(s) *6-9-08*
 Date

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

David W. Branda
 Signature of Chief Elected Official or Official's Designee *7-2-08*
 Date

Memorandum

Date: July 10, 2008
To: File
From: Jim Santo 
Subject: 3171 Farmington Drive Hardship and Average Weighted Runoff Coefficient Test

The proposed project at 3171 Farmington Drive is located in Farmington Subdivision in Cobb County. The property was developed before the Metropolitan River Protection Act took effect and has never been reviewed. The property contains an existing house and has an area of 44,787 square feet (SF). The property is entirely in the river floodplain and therefore it is automatically in the E category and cannot be reanalyzed. A 100-foot Georgia Power easement straddles the western property line (50 feet of the easement is on this lot). A 20-foot drainage easement is also on the property. Both easements pre-date the Act and are automatically considered to be land disturbance as per Part 2.A.3.a. of the Chattahoochee Corridor Plan. The proposed house addition would be consistent on its own but the easement land disturbance exceeds the maximum allowed amounts of land disturbance in E, the property is inconsistent before any other activity is considered. This constitutes a legal and physical hardship that prevents the project from reaching full consistency. Under the Plan and Act, this situation makes the project eligible for an "equivalent consistency" finding, if it can meet an average weighted runoff coefficient test. Because the proposed impervious surface is less than the maximum allowable impervious surface area, the proposal does meet the average weighted runoff coefficient test.

The maximum allowable amounts of land disturbance and impervious surface on this property are as follows:

Category	Total Area (Sq. Ft.)	Land Disturbance (Sq. Ft.)	Impervious Surface (Sq. Ft.)
E	44,787	13,436 (30%)	6,718 (15%)

For the proposed project, the land disturbance and impervious areas are as follows:

Category	Total Area (Sq. Ft.)	Land Disturbance (Sq. Ft.)	Impervious Surface (Sq. Ft.)
E	44,787	20,704 (46%)	6,000 (13.4%)

Memorandum

July 10, 2008

The average weighted runoff coefficient compares the runoff coefficient totals for the natural, landscaped (unpaved disturbed) and impervious areas for a hypothetical project built to the maximum allowed amounts and for the proposed project. If the proposed project's average weighted runoff coefficient is the same as or less than the coefficient for the maximum consistent project, then it meets the test.

The natural, landscaped and impervious areas are totaled and then each is expressed as a (decimal) percentage of the total site area. They are then multiplied by the appropriate runoff coefficient (0.30 for natural, 0.35 for landscaped and 0.95 for impervious) and the results are added, giving the coefficient.

For the Maximum Consistent Project:

Natural:	31,351 SF / 44,787	=	0.70 x 0.30	=	0.210
Landscaped:	6,718 SF / 44,787	=	0.15 x 0.35	=	0.0525
Impervious	6,718 SF / 44,787	=	0.15 x 0.95	=	<u>0.1425</u>
					0.405

For the Proposed Project:

Natural:	24,083 SF / 44,787	=	0.538 x 0.30	=	0.1614
Landscaped:	14,704 SF / 44,787	=	0.328 x 0.35	=	0.1148
Impervious	6,000 SF / 44,787	=	0.134 x 0.95	=	<u>0.1273</u>
					0.4035

The proposed project's average weighted runoff coefficient is lower than that for the maximum consistent project, and therefore meets the runoff coefficient test.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

THROUGH OUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

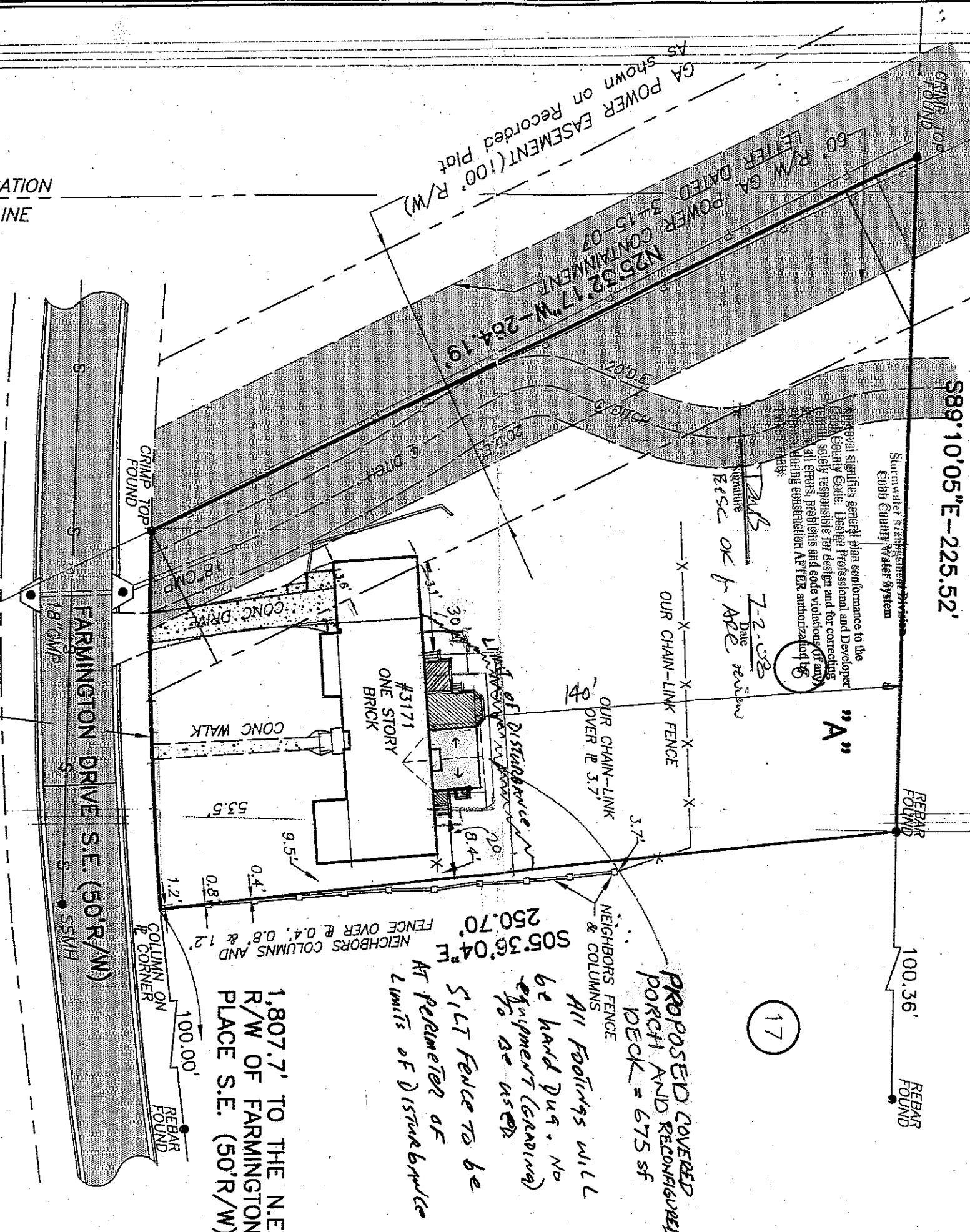
6. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

7. THIS PLAT NOT INTENDED FOR RECORDING.



MAGNETIC
N

EXHIBIT "A"



A=127.55' R=1295.96'
CH=S88°21'37"W-127.49'

TOTAL AREA= 1.028 ACRES
OR 44,787 SQ. FT.

REVISED: 60' GA. POWER R/W 3-16-07

3171 FARMINGTON DRIVE S.E.
MARIETTA, GEORGIA

LEGEND

S.S.E. SANITARY SEWER EASEMENT
SSMH SANITARY SEWER MANHOLE
B.S.E. BELLSOUTH EASEMENT
D.E. DRAINAGE EASEMENT
CB CATCH BASIN
DI DROP INLET
JB JUNCTION BOX
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
HW HEADWALL
U.E. UTILITY EASEMENT
L.L. LAND LOT LINE
P. PROPERTY LINE
C. CENTERLINE

PROPERTY OF
FRANK C. BEDINGER, III

LOT 16, BLOCK "A"

UNIT TWO

FARMINGTON

LAND LOT 957 & 970
DISTRICT 17TH SECTION 2ND
COUNTY COBB
GEORGIA

PLAT PREPARED: 3-6-07
FIELD: 3-5-07 SCALE: 1"=40'

PG 50
DB 12337
PG 463
CB-B

McLUNG
SURVEYING SERVICES, INC.

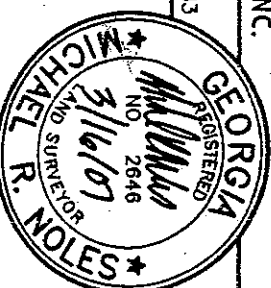
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383

This property (is) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

ZONE "AE"

In my opinion this plat is a correct representation of the land platted.

Fences should not be placed using side dimensions from house.



Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#223781