



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: Aug 20 2009

ARC REVIEW CODE: V908201

TO: Chairman Samuel 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-09-03CC 3234 Cochise Drive

Review Type: Metro River

MRPA Code: RC-09-03CC

Description: An application for a Metropolitan River Protection Act Certificate for the addition of a screened room and deck to an existing single family home.

Submitting Local Government: Cobb County

Land Lot: 975 **District:** 17 **Section:** 2

Date Opened: Aug 20 2009

Deadline for Comments: Aug 30 2009

Earliest the Regional Review can be Completed: Aug 30 2009

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

ARC LAND USE PLANNING
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
UPPER CHATTAHOOCHEE RIVERKEEPER

Attached is information concerning this review.

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by 2009-08-30, 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: Aug 20 2009

ARC REVIEW CODE: V908201

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

FROM: Jon Tuley, Extension: 3-3309

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

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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): MARIAN + RICHARD ADAMSON
Mailing Address: 3234 COCHISE DR
City: ATLANTA State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770 434 0154 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): MARIAN ADAMSON
Mailing Address: 3234 COCHISE DR
City: ATLANTA State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770 434 0154 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: COCHISE BY THE RIVER
Description of Proposed Use: ADDITION OF SCREENED ROOM + DECK
(400 sq ft) to Home
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: _____
0975 17 Cobb
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
COCHISE 0044 F07 3234 Cochise DR, 7500 ft to Paces Ferry Rd
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): _____

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 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 Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
A	_____	_____	_____	(90)	(75)
B	_____	_____	_____	(80)	(60)
C	<u>14,960 #</u>	<u>10,472 #</u>	<u>6,732 #</u>	(70) <u>20</u>	(45) <u>45</u>
D	<u>6,877 #</u>	<u>3,438 #</u>	<u>2,063 #</u>	(50) <u>50</u>	(30) <u>30</u>
E	<u>7,533 #</u>	<u>2,260 #</u>	<u>1,130 #</u>	(30) <u>30</u>	(15) <u>15</u>
F	_____	_____	_____	(10)	(2)
Total:	<u>29,370 #</u>	<u>16,170 #</u>	<u>9,925</u>	N/A	N/A

Revised this page JMS-AEC
9/14/09

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: 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? NO

If "yes", indicate the 500-year flood plain elevation: _____

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)

<hr/>	
 Marian V. Adamson	8/7/09 8/7/09
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:

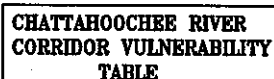
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Signature(s) of Applicant(s) or Agent(s)	Date

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. Seaton	8-17-09
Signature of Chief Elected Official or Official's Designee	Date

A horizontal scale bar with markings at 30, 0, 30, and 60. The bar is divided into segments of alternating black and white. Below the bar, the text "SCALE IN FEET" is written.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THIS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.



CATEGORY- C

CATEGORY- C

TOTAL AREA- 14,960 S.F.

- 10,472 MAX. LAND DISTURBANCE (70%)

- 6.732 MAX. IMPERVIOUS SURFACE (45%)

CATEGORY- D

TOTAL AREA~ 6.877 S.F.

- 3,439 MAX. LAND DISTURBANCE (50%)

- 2.063 MAX IMPERVIOUS SURFACE (10%)

CATEGORY 5

CATEGORY - L

TOTAL AREA= 7,333 S.F.

- 2,250 MAX. LAND DISTURBANCE (30%)

- 1,130 MAX. IMPERVIOUS SURFACE (15%)

*INFORMATION FROM JIM SANTO WITH
ATLANTA REGIONAL COMMISSION

EXISTING CONDITIONS

TOTAL IMPERVIOUS- 5,301 S.F.

CATEGORIES & IMPERVIOUS:

C- 5.286 S.F.

F-15 SF

* EX. LANDSCAPING DOES NOT AS DISTURBED.

PROPOSED CONSTRUCTION

LAND DISTURBANCE- 656 S.F.

ADDED IMPERVIOUS- 248 S.F.

* DECK WILL BE OPEN & IS NOT
CONSIDERED IN IMPERVIOUS. DECK
IS 140 S.F.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. A 2 POINT UNADJUSTED TRAVERSE WAS USED. LINEAR PRECISION OF THIS PLAT: $1/141,887$. MATTERS OF TITLE ARE EXCEPTED.

DATE : 7-30-09	REVISIONS
SCALE : 1" = 30'	
DRAWN BY : MAN	
CHECKED BY : CAE	
FIELD BOOK : 564	

SURVEY FOR:

MARIAN ADAMSON
COCHISE BY THE
CHATTAHOOCHEE, UNIT 7
LOT 44

LOCATED IN L.L. 953 & 974
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



Gaskins

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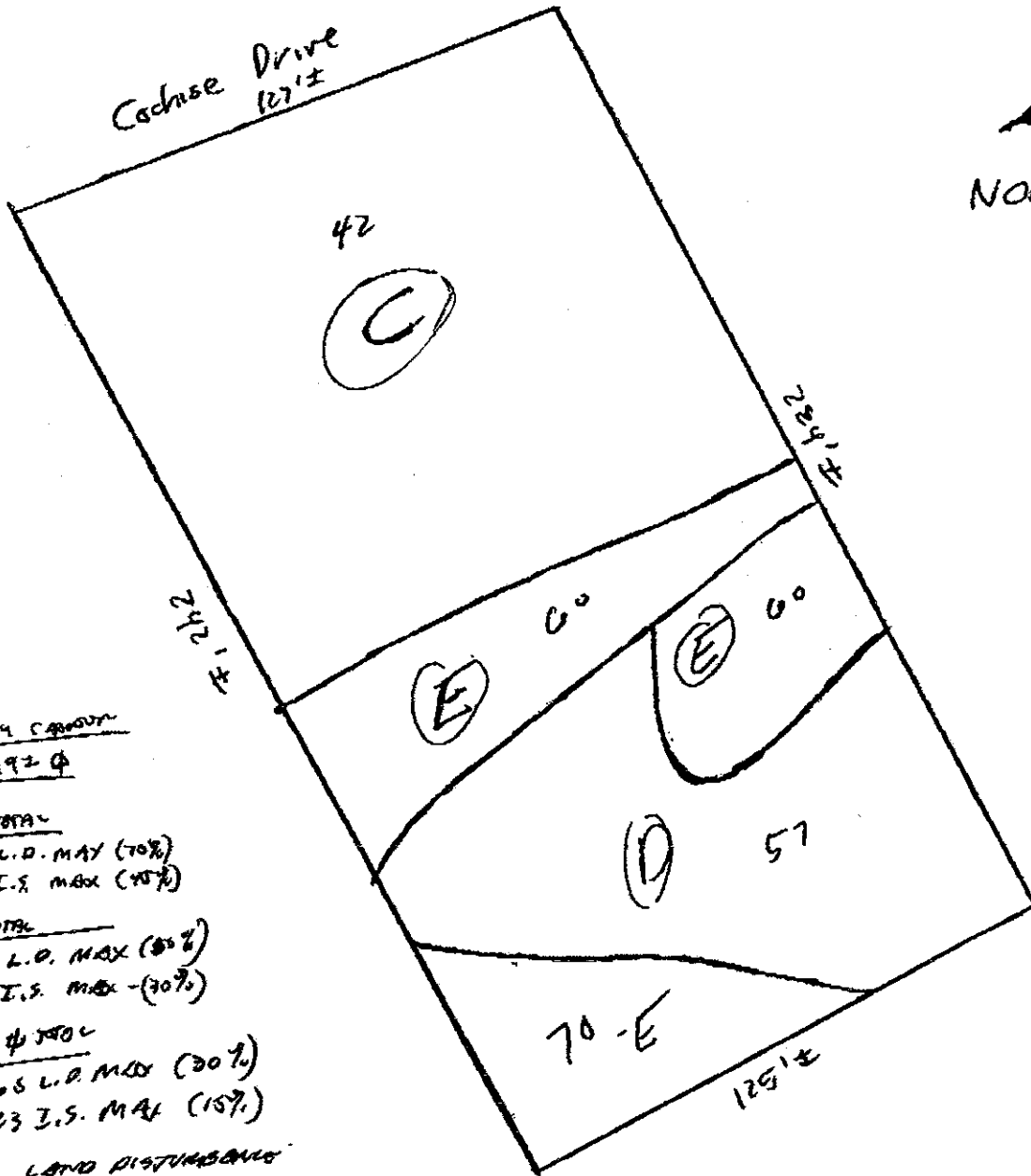
July 14, 2009

The C category includes scores from 38 to 49
The D category includes scores from 50 to 59
The E category includes scores from 60 to 70

3234 Cochise

REMANAGED CARRIAGES

Cochise Drive
127'±



APPROX AREA BY CARRIAGE
TOTAL 29,099± sq

15,003± TOTAL

- 10502 L.O. MAX (70%)
- 6751 I.S. MAX (45%)

D - 6879± TOTAL

- 3440 L.O. MAX (50%)
- 2004 I.S. MAX (30%)

E - 7217± TOTAL

- 2106 L.O. MAX (30%)
- 1083 I.S. MAX (15%)

- L.O. = LAND DISTURBANCE
I.S. = IMPERVIOUS SURFACE

EXISTING LANDSCAPING DOES NOT COUNT AS DISTURBANCE

APPROX. LOT DIMENSIONS - FROM CARRIAGE

APPROX SCALE: 1" = 40'