



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 17 2011

ARC REVIEW CODE: V1108171

TO: Chairman Tim Lee
ATTN TO: David Breden, Cobb County
FROM: I. Emerson Bryan, Interim Executive Director

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-11-02CB 3210 Farmington Drive

Review Type: Metro River

MRPA Code: RC-11-02CB

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a single family home.

Preliminary Finding: The ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Cobb County

Land Lot: 970 **District:** 17

Date Opened: Aug 17 2011

Deadline for Comments: Aug 27 2011

Earliest the Regional Review can be Completed: Aug 27 2011

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
CITY OF SMYRNA

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

UPPER CHATTAHOOCHEE RIVERKEEPER
CITY OF ATLANTA

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 2011-08-27, 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>.

Attached is information concerning this review.

**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): SAMUEL L. JACILSON
Mailing Address: P. O. BOX 76482
City: ATLANTA State: GA Zip: 30358
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-408-5122 Fax: _____
Other Numbers: 404-256-3667
3. Applicant(s) or Applicant's Agent(s):
Name(s): JON F. RUBEL ARCHITECT
Mailing Address: 3240 LARAMIE DRIVE
City: ATLANTA State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-316-1493 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: SINGLE FAMILY RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 970, 17TH DISTRICT, COBB CO.
PARCEL ID# 17097000070
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: FARMINGTON SUB., LOT 2, BLOCK D, UNIT 2 / 132 FT. TO FARMINGTON PLACE
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.895
Outside Corridor: _____
Total: 0.895
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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
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A	_____	_____	_____	(90)	(75)
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B	_____	_____	_____	(80)	(60)
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C	_____	_____	_____	(70)	(45)
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D	_____	_____	_____	(50)	(30)
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E	<u>38,986.2</u>	<u>11,695.9</u>	<u>5,847.9</u>	<u>14,695.9</u> (30) <u>30</u>	<u>15</u> (15) <u>5,847.9</u>
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F	_____	_____	_____	(10)	(2)
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Total:	_____	_____	_____	N/A	N/A
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☒ 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.

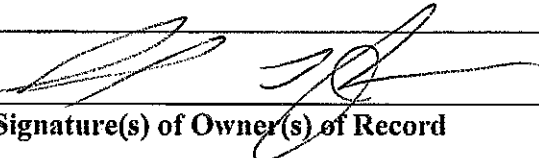
☐ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

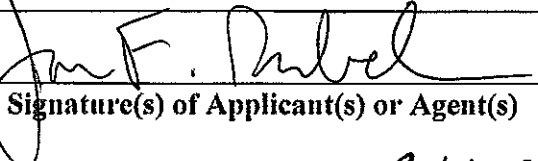
☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

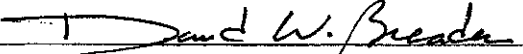
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)


Signature(s) of Owner(s) of Record
7/27/11
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:


Signature(s) of Applicant(s) or Agent(s)
7/27/11
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.


Signature of Chief Elected Official or Official's Designee
8-10-11
Date