



# REGIONAL REVIEW FINDING

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

DATE: DEC 15 2012

ARC REVIEW CODE: V1212051

TO: CHAIRMAN TIM LEE  
ATTN TO: DAVID BREADEN, COBB COUNTY WATER SYSTEM  
FROM: Douglas R. Hooker, Executive Director

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

**Name of Proposal:** RC-12-01CC 3666 Cochise Drive  
**Submitting Local Government:** Cobb County

**Review Type:** Metro River

**Date Opened:** Dec 5 2012

**Date Closed:** Dec 15 2012

**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 finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Additional Comments:** Cobb County staff has indicated that the proposed development is consistent with County code and development standards.

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE  
UPPER CHATTAHOOCHEE RIVERKEEPER

ARC ENVIRONMENTAL PLANNING  
CITY OF SMYRNA  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CITY OF ATLANTA

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3307. This finding will be published to the ARC website.

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

**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): J. DONALD CHILDRENS

Mailing Address: 4896 Thompson Ct.

City: Mableton State: GA Zip: 30126

Contact Phone Numbers (w/Area Code):

Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Other Numbers: 843-822-6729 cell

3. Applicant(s) or Applicant's Agent(s):

Name(s): HEWITT HOMES LLC Aaron Gibling

Mailing Address: 5775 Glenridge Drive Building B Suite 380

City: Atlanta State: GA Zip: 30328

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-459-6791 Fax: 404-459-6081

Other Numbers: 770-527-1926 cell

4. Proposed Land or Water Use:

Name of Development: Single family home: Childrens Residence

Description of Proposed Use: \_\_\_\_\_

single family residential

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: Land lots 974 & 1019, District 17

2nd section, Cobb County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_

COCKEY SUBDIVISION, lot 15, Block D, 3666 Cockeys Dr.; 450 ft from Teton Dr. SE

Size of Development (Use as Applicable):

Acres: Inside Corridor: 0.66 acres

Outside Corridor: \_\_\_\_\_

Total: \_\_\_\_\_

Lots: Inside Corridor: one single family lot

Outside Corridor: \_\_\_\_\_

Total: \_\_\_\_\_

Units: Inside Corridor: one home

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 WPS

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>0.86 ACRES</u>	<u>0.26 AC</u>	<u>0.13 AC</u>	(30) <u>30</u>	(15) <u>15</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>0.86 AC</u>	<u>0.26 AC</u>	<u>0.13 AC</u>	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? yes  
If "yes", indicate the 100-year floodplain elevation: 776

**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: 790.5 Corp. Buck 798.2

**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.

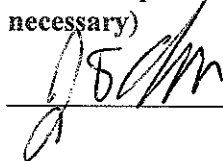
☒ Land-disturbance plan.

**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)

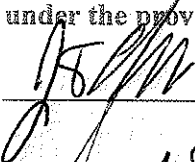


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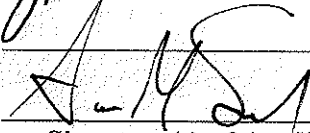
\_\_\_\_\_  
Signature(s) of Owner(s) of Record

\_\_\_\_\_  
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:



11/16/12

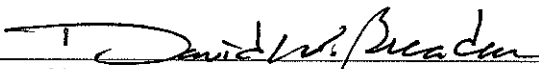


11/16/12

\_\_\_\_\_  
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.



11-19-12

\_\_\_\_\_  
Signature of Chief Elected Official or Official's Designee

\_\_\_\_\_  
Date

