



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: Dec 21 2012

ARC REVIEW CODE: V1212211

TO: Chairman Tim Lee
ATTN TO: David Breaden, Cobb County
FROM: Douglas R. Hooker, Executive Director
RE: Metropolitan River Protection Act (MRPA) Review

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-12-02CC Paces Ferry Estates

Review Type: Metro River

MRPA Code: RC-12-02CC

Description: An application for a Metropolitan River Protection Act Certificate for the construction of two single-family residences within the corridor.

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 Lots: 954 and 973 **District:** 17 **Section:** 2

Date Opened: Dec 21 2012

Deadline for Comments: Dec 31 2012

Earliest the Regional Review can be Completed: Dec 31 2012

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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. If the ARC staff does not receive comments from you by 12-31-2012, 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.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Dec 21 2012

ARC REVIEW CODE: V1212211

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

FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

Name of Proposal: RC-12-02CC Paces Ferry Estates

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act Certificate for the construction of two single-family residences within the corridor.

Submitting Local Government: Cobb County

Date Opened: Dec 21 2012

Deadline for Comments: Dec 31 2012

Earliest the Regional Review can be Completed: Dec 31 2012

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): Grove Street Partners, LLC
Mailing Address: 3625 Cumberland Blvd. - Ste 400
City: Atlanta State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 818-4190 Fax: (770) 818-4191
Other Numbers: 24 Hour Contact: Chip Groome (770) 818-4197
3. Applicant(s) or Applicant's Agent(s):
Name(s): Watts & Browning Engineers, Inc.
Mailing Address: 1180 Bells Ferry Road
City: Marietta State: GA Zip: 30066
Contact Phone Numbers (w/Area Code):
Daytime Phone: (678) 324-6192 Fax: (770) 694-6870
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Paces Ferry Estates
Description of Proposed Use: Single Family Residential
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 954 & 973, 17, 2, Cobb
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Paces Ferry Estates, Lots 1-4,
Size of Development (Use as Applicable):
Acres: Inside Corridor: +/- 1.22 Ac.
Outside Corridor: +/- 1.13 Ac.
Total: 2.35 Ac
Lots: Inside Corridor: 2
Outside Corridor: 2
Total: 4
Units: Inside Corridor: N/A
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: N/A
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 CORPS CO. PUBLIC GRAVITY.

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>
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D	53,030 SF	26,515 SF	15,909 SF	(50) 50	(30) 30
E				(30)	(15)
F				(10)	(2)
Total:				N/A	N/A

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)

CHIP GROOMER

GROVE STREET PARTNERS LLC

[Signature]

Signature(s) of Owner(s) of Record

12/11/12
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:

DARYL COOK

WATTS & BROWNING ENGINEERS INC

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

12/11/12
Date

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

[Signature]

Signature of Chief Elected Official or Official's Designee

12-11-12
Date