



# 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: July 27, 2015

ARC REVIEW CODE: V1507271

TO: Chairman Tim Lee, Cobb County Board of Commissioners  
ATTN TO: David Breden, Senior Engineer, Cobb County Water System  
FROM: Douglas R. Hooker, Executive Director, ARC

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-15-03CC 3210 Laramie Drive

**Review Type:** Metro River

**MRPA Code:** RC-15-03CC

**Description:** An application for a Metropolitan River Protection Act Certificate for the construction of a deck addition and pool on a single family residential property.

**Preliminary Finding:** ARC staff has begun the review of this application for a Metropolitan River Protection Act Certificate. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** Cobb County

**Land Lot:** 974 **District:** 17 **Section:** 2

**Date Opened:** July 27, 2015

**Deadline for Comments:** August 6, 2015

**Earliest the Regional Review can be Completed:** August 6, 2015

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

ARC COMMUNITY DEVELOPMENT DIVISION  
CHATTAHOOCHEE RIVERKEEPER  
THE RIVER LINE HISTORIC AREA, INC.

ARC NATURAL RESOURCES DIVISION  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE

If you have any questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com) or (404) 463-5581. If ARC staff does not receive comments from you by close of business on **August 6, 2015**, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

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): Bryan & Sharon Owens  
Mailing Address: 3210 Laramie Drive  
City: Atlanta State: Georgia Zip: 30339  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770.319.7878 Fax: 770.319.8085  
Other Numbers: Bryan cell - 770.344.8830
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Bryan & Sharon Owens  
Mailing Address: 3210 Laramie Drive  
City: Atlanta State: Georgia Zip: 30339  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770.319.7878 Fax: 770.319.8085  
Other Numbers: Bryan cell 770.344.8830
4. Proposed Land or Water Use:  
Name of Development: Owen's Residence  
Description of Proposed Use: Single-family residence
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: Land lot 974 - 17<sup>th</sup> District  
2<sup>nd</sup> Section - Cobb  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
Cochise By The Chattahoochee, lot 10, Block E  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 0.64 ac  
Outside Corridor: 0  
Total: 0.64 ac  
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 Cobb County

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	<u>27,989 sf</u>	<u>13,995 sf</u>	<u>8396 sf</u>	(50) <u>50</u>	(30) <u>30</u>
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>27,989 sf</u>	<u>13,995 sf</u>	<u>8396 sf</u>	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:** The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**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:** The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**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. *Re-analysis*

☒ 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]* *6-16-15*  
*Sharon R. Quana* *6-16-15*

\_\_\_\_\_  
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:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
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.

*T. David W. Breaden* *7/16/2015*  
Signature of Chief Elected Official or Official's Designee Date



STATE OF GEORGIA ) THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY  
COUNTY OF COBB ) AND INDICATES TO THE USE OF THE PUBLIC POWER, STREETS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING BOARD OF COBB COUNTY, GEORGIA AND IS HEREBY APPROVED BY SAID BOARD.

DATED THIS 15<sup>TH</sup> DAY OF August 1963.

*W. F. Caraway*  
CHAIRMAN

*Sam P. Hensley*  
SECRETARY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER OF ROADS & REVENUES OF COBB COUNTY, GA. AND IS HEREBY APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN FOR THIS SUBDIVISION FILED IN DEED BOOK 499, PAGE 389 COBB COUNTY RECORDS.

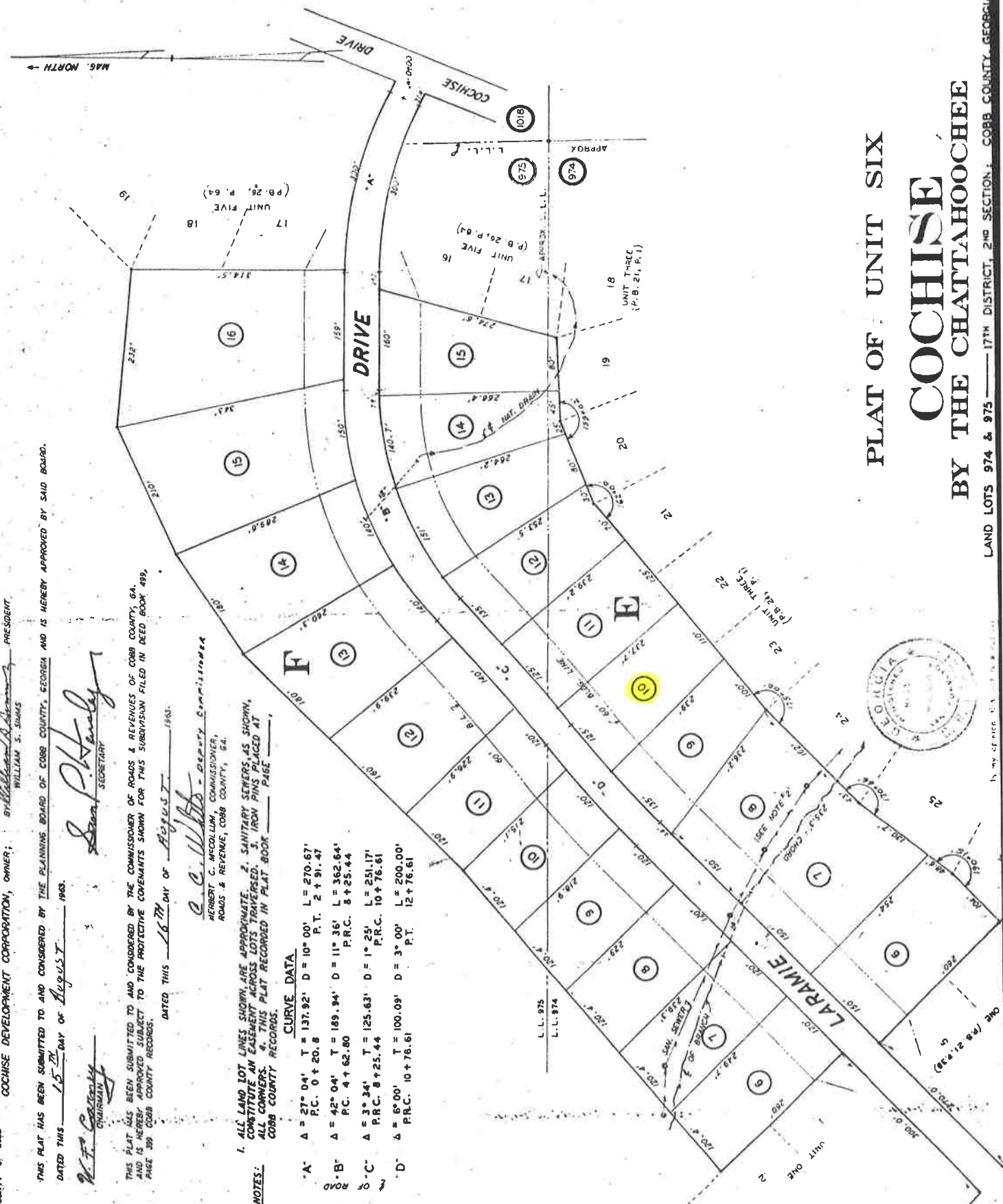
DATED THIS 16<sup>TH</sup> DAY OF August 1963.

*H. C. McCallum*  
HERBERT C. MCCALLUM, COMMISSIONER,  
ROADS & REVENUE, COBB COUNTY, GA.

1. ALL LAND LOT LINES SHOWN ARE APPROXIMATE. 2. SANITARY SEWERS, AS SHOWN, CONSTITUTE AN EASEMENT ACROSS LOTS TRANSVERSED. 3. IRON PINS PLACED AT ALL CORNERS. 4. THIS PLAT RECORDED IN PLAT BOOK PAGE COBB COUNTY RECORDS.

**CURVE DATA**

- A' Δ = 27° 04' T = 137.92' D = 10° 00' L = 270.67' P.C. 0 + 20.8 P.T. 2 + 91.47
- B' Δ = 42° 04' T = 189.94' D = 11° 36' L = 362.64' P.C. 4 + 62.80 P.R.C. 8 + 25.44
- C' Δ = 3° 34' T = 125.63' D = 1° 25' L = 251.17' P.R.C. 8 + 25.44 P.T. 10 + 76.61
- D' Δ = 6° 00' T = 100.09' D = 3° 00' L = 200.00' P.R.C. 10 + 76.61 P.T. 12 + 76.61



PLAT OF UNIT SIX  
**COCHISE**  
BY THE CHATTAHOOCHEE

LAND LOTS 974 & 975 — 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067 C 0227 H DATED MARCH 4, 2013.

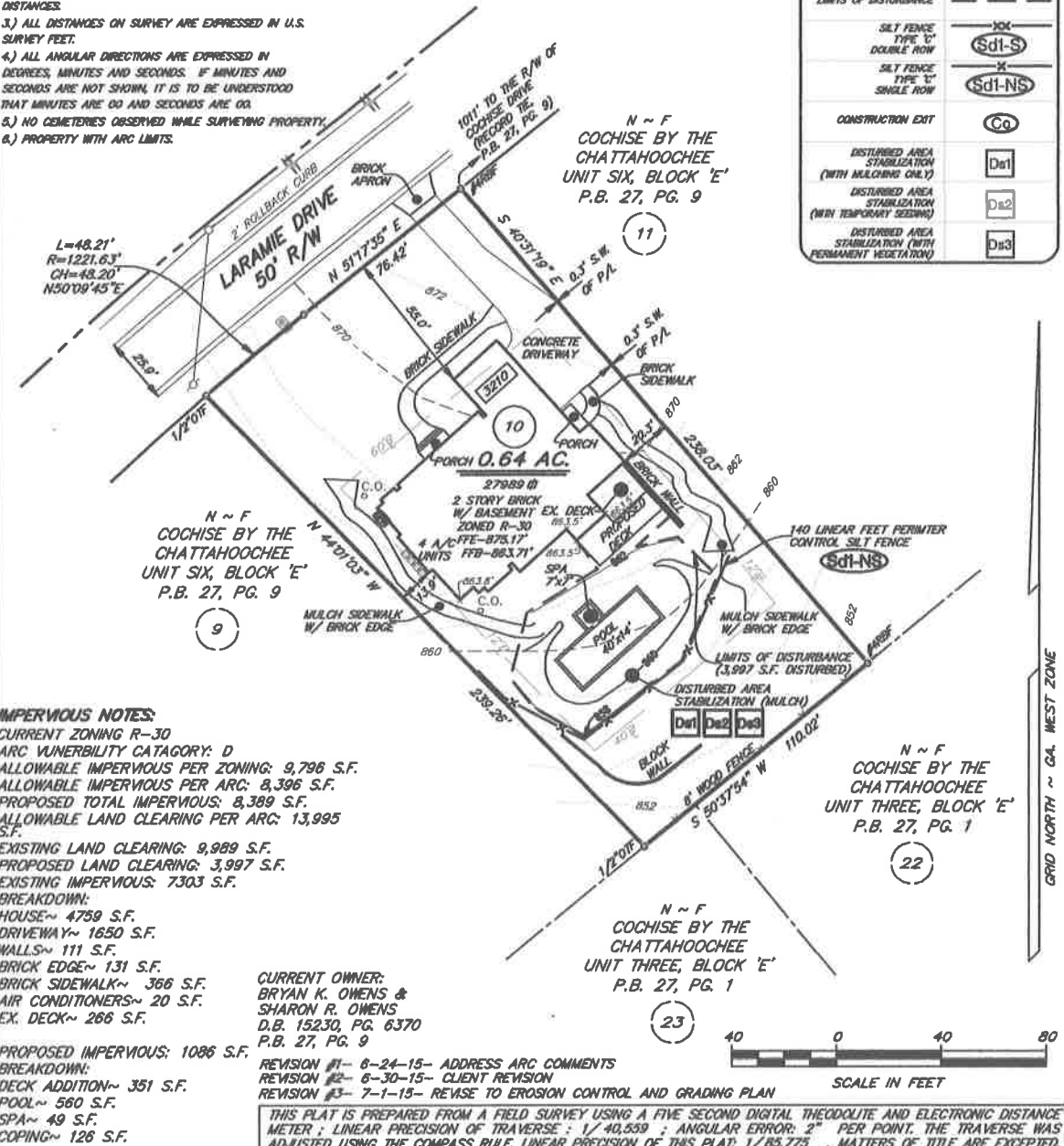
LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAN IS INTENDED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

#### SURVEY NOTES:

- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
- 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.
- 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. IF MINUTES AND SECONDS ARE NOT SHOWN, IT IS TO BE UNDERSTOOD THAT MINUTES ARE 00 AND SECONDS ARE 00.
- 5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.
- 6.) PROPERTY WITH ARC LIMITS.

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	PBX - POWERBOX
	STREET ADDRESS

EROSION PLAN LEGEND	
LIMITS OF DISTURBANCE	
SILT FENCE TYPE 'C' DOUBLE ROW	
SILT FENCE TYPE 'C' SINGLE ROW	
CONSTRUCTION EXIT	
DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	



#### IMPERVIOUS NOTES:

CURRENT ZONING R-30  
 ARC VULNERABILITY CATEGORY: D  
 ALLOWABLE IMPERVIOUS PER ZONING: 9,798 S.F.  
 ALLOWABLE IMPERVIOUS PER ARC: 8,396 S.F.  
 PROPOSED TOTAL IMPERVIOUS: 8,389 S.F.  
 ALLOWABLE LAND CLEARING PER ARC: 13,995 S.F.  
 EXISTING LAND CLEARING: 9,989 S.F.  
 PROPOSED LAND CLEARING: 3,997 S.F.  
 EXISTING IMPERVIOUS: 7303 S.F.  
 BREAKDOWN:  
 HOUSE~ 4759 S.F.  
 DRIVEWAY~ 1650 S.F.  
 WALLS~ 111 S.F.  
 BRICK EDGE~ 131 S.F.  
 BRICK SIDEWALK~ 366 S.F.  
 AIR CONDITIONERS~ 20 S.F.  
 EX. DECK~ 266 S.F.  
 PROPOSED IMPERVIOUS: 1086 S.F.  
 BREAKDOWN:  
 DECK ADDITION~ 351 S.F.  
 POOL~ 560 S.F.  
 SPA~ 49 S.F.  
 COPING~ 126 S.F.

CURRENT OWNER:  
 BRYAN K. OWENS &  
 SHARON R. OWENS  
 D.B. 15230, PG. 6370  
 P.B. 27, PG. 9

REVISION #1- 6-24-15- ADDRESS ARC COMMENTS  
 REVISION #2- 6-30-15- CLIENT REVISION  
 REVISION #3- 7-1-15- REVISE TO EROSION CONTROL AND GRADING PLAN

THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/40,559; ANGULAR ERROR: 2" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAN: 1/85,775. MATTERS OF TITLE ARE EXCEPTED.



GaSWCC #12141

# Gaskins

ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION ADMINISTRATION

Marietta Office  
 1266 Powder Springs Rd  
 Marietta, GA 30064  
 Phone: (770) 424-7168

LSF# 789  
 www.gasurvey.com

Canton Office  
 147 Reinhardt College Plaza  
 Ste. 8 Canton, GA 30114  
 Phone: (770) 479-9698

FIELD DATE: 6-4-15  
 OFFICE DATE: 6-5-14  
 SCALE: 1"=40'

DRAWN BY: MAN  
 CHECKED BY: DCO  
 FILE: S:\BND\COBB\17\...

#### EROSION CONTROL AND GRADING PLAN FOR:

**BRYAN K. OWENS &  
 SHARON R. OWENS**

COCHISE BY THE CHATTAHOOCHEE  
 UNIT SIX, BLOCK 'E'  
 LOT 10  
 LOCATED IN L.L. 974  
 17th DISTRICT, 2nd SECTION  
 COBB COUNTY, GA.

Drawing name: S:\BND\COBB\17\17-0974\1710 Laramie Drive (DMS)\1710 Laramie Drive E3P.dwg Plotted on: Jul 01, 2015 - 2:17pm Plotted by: Matt Neel