



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: August 10, 2016

ARC REVIEW CODE: V1608101

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-16-04CC 655 River Knoll Drive

Review Type: Metro River

MRPA Code: RC-16-04CC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for an existing single-family residence that was not previously reviewed. No new construction is proposed at this time.

Preliminary Finding: ARC staff has begun the review of the application for a MRPA Certificate for this property in the Chattahoochee River Corridor. ARC's preliminary finding is that the property is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Cobb County

Land Lot: 1097 **District:** 17 **Section:** 2

Date Opened: August 10, 2016

Deadline for Comments: August 20, 2016

Earliest the Regional Review can be Completed: August 20, 2016

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

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

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC does not receive comments from you on or before **August 20, 2016**, 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.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: August 10, 2016

ARC REVIEW CODE: V1608101

TO: ARC Community Development, Natural Resources Division Managers

FROM: Andrew Smith, Extension: 3-5581

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access & Mobility: N/A

Natural Resources: Santo, Jim

Research & Analytics: N/A

Aging & Health Resources: N/A

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Submitting Local Government: Cobb County

Date Opened: August 10, 2016

Deadline for Comments: August 20, 2016

Earliest the Regional Review can be Completed: August 20, 2016

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) The proposal is **INCONSISTENT** with the following regional development guide listed in the comment section.
- 4) The proposal does **NOT** relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]

**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): Edd D. Thomas
Mailing Address: PO Box 680923
City: Marietta State: Georgia Zip: 30068
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-956-7476 email: dredt@mindsprings.com
Other Numbers: MIKE McSHANE 678-777-5656 MCSHANE REALTY.COM
3. ~~Applicant(s)~~ or Applicant's Agent(s): SAME AS ABOVE
Name(s): MIKE McSHANE
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-777-5656 Fax: MCSHANE REALTY.COM
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: N/A
Description of Proposed Use: single family home (existing - single)
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 1097 / 17th / 25th / Cobb
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 165 ft.
The Columns / 2 / E / 655 River Knoll Drive, Marietta, GA 30066
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.67
Outside Corridor: 0
Total: 0.67
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: 1
Outside Corridor: 0
Total: 1
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 No

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	<u>19,521 sf</u>	<u>13,665 sf</u>	<u>8,154 sf</u>	(70) <u>70</u>	(45) <u>42</u>
D	<u>9,448 sf</u>	<u>4,724 sf</u>	<u>1,985 sf</u>	(50) <u>50</u>	(30) <u>21</u>
E				(30)	(15)
F				(10)	(2)
Total:	<u>28,969 sf</u>	<u>18,389 sf</u>	<u>10,139 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: 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)

Eric S. Johnson 7/14/12
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:

Eric S. Johnson 7/18/12
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.

Tim W. Breda 7/29/12
Signature of Chief Elected Official or Official's Designee Date

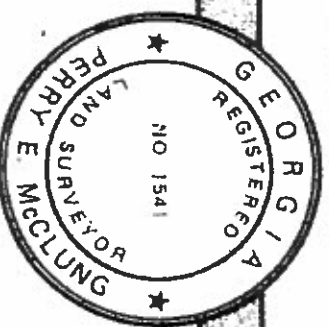
REVISED ARC
IMPREVIOUS
CLASSIFICATIONS

655 RIVERKJOLL DRIVE
HARRIETTA, GA.

PROPERTY OF
GUY W. THOMSON

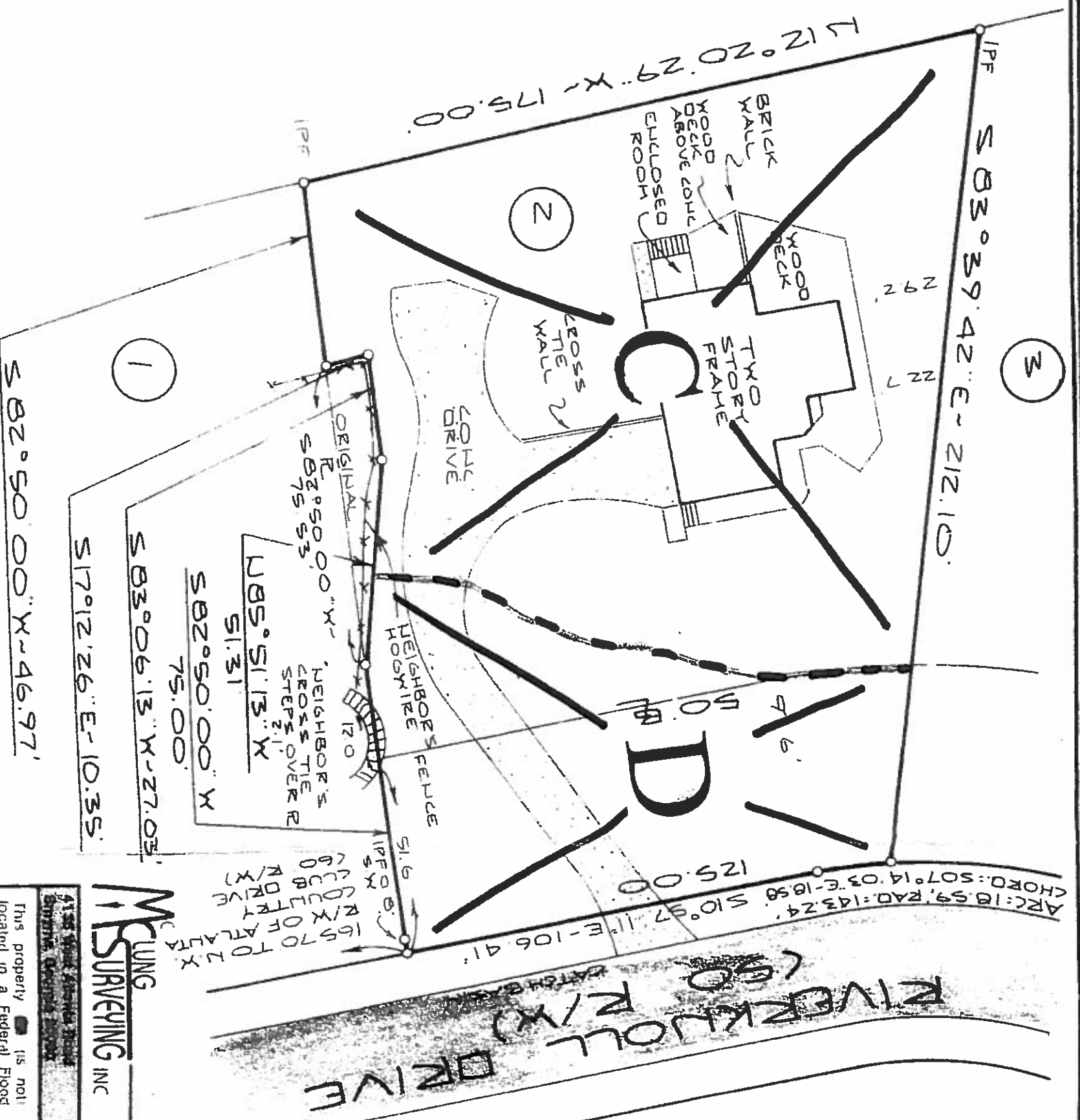
PART OF LOT 2, BLOCK "E"
UNIT ONE "A"
THE COLUMNS
LAND LOT 1097
DISTRICT 17TH SECTION 2, LUD
COUNTY COBB
GEORGIA

DATE 10-5-99 SCALE 1" = 30'
PB PG
THOMSON



This property is not located in a Federal Flood Area as indicated by FIRM Official Flood Hazard Maps. In my opinion this plat is a correct representation of the land platted.

Perry E. McClung
Perry E. McClung Surveyor



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE FRICTION OF ONE FOOT IN 10,000 FEET, AND AN ANOMALY IN THE CLOSURE OF ONE FOOT IN 10,000 FEET. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. THE PLAT HAS BEEN OBTAINED BY USING A TOPCON TOTAL STATION FROM A SINGLE INSTRUMENT OBSERVATION.

655 River Knoll Reanalysis
Cobb County

January 22, 2007

Vulnerability Factor	Factor Subgroup	Score
Hydrology:	Fourth Order (drains to Sope Creek)	0
Geology:	Biotite/Plagioclase	5
Aspect:	East	9
Vegetation:	Open Field	10
SUBTOTAL:		24
Slope:	0-10%	3
	10-25%	--
SUBTOTAL:		27
Soils:	Moderately Erodible	12
	Highly Erodible	--
TOTAL:		39
CATEGORY:		C

The "C" Category includes scores from 38 to 49.
The "D" Category includes scores from 50 to 59.