

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: November 14, 2018 ARC REVIEW CODE: V1811141

TO: Chairman Mike Boyce, Cobb County

ATTN TO: David Breaden, Stormwater Management Division

FROM: Douglas R. Hooker, Executive Director, ARC

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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-18-08CC 710 Atlanta Country Club Drive

Review Type: Metro River MRPA Code: RC-18-08CC

<u>Description:</u> An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new single-family residence.

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

<u>Submitting Local Government</u>: Cobb County <u>Land Lot:</u> 1092 <u>District:</u> 17 <u>Section:</u> 2

Date Opened: November 14, 2018

Deadline for Comments: November 24, 2018

Earliest the Regional Review can be Completed: November 25, 2018

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

ARC COMMUNITY DEVELOPMENT CHATTAHOOCHEE RIVERKEEPER COBB COUNTY ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF MARIETTA

GEORGIA DEPARTMENT OF NATURAL RESOURCES NATIONAL PARK SERVICE/CRNRA CITY OF SANDY SPRINGS

If you have any questions regarding this review, please contact Robert Herrig at Rehrig@atlantaregional.org or (470) 378-1636. If ARC staff does not receive comments from you on or before November 24, 2018, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: http://www.atlantaregional.org/land-use/planreviews.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: November 14, 2018 ARC REVIEW CODE: V1811141

TO: ARC Community Development and Natural Resources Managers

FROM: Robert Herrig, 470-378-1636

Reviewing staff by Jurisdiction:

<u>Community Development:</u> Herrig, Robert <u>Natural Resources:</u> Santo, Jim

Name of Proposal: RC-18-08CC 710 Atlanta Country Club Drive

Review Type: Metro River

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residence.

Submitting Local Government: Cobb County

Date Opened: November 14, 2018

Deadline for Comments: November 24, 2018

Earliest the Regional Review can be Completed: November 25, 2018

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:			

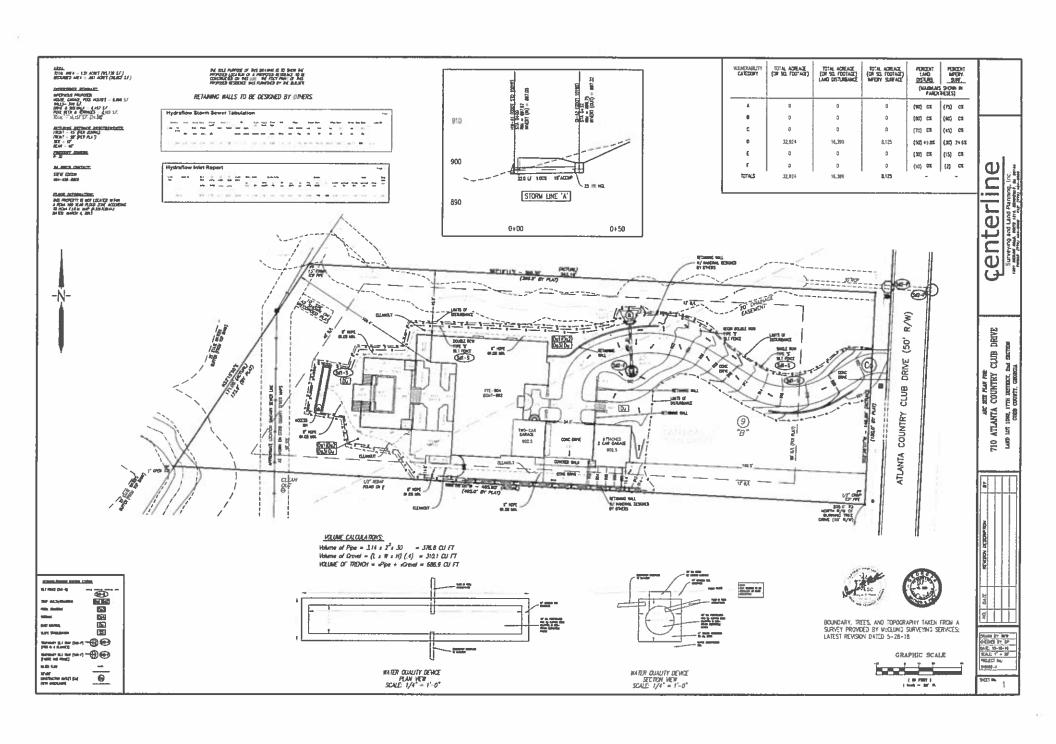
APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1.	Name of Local G	overnment: Cobb County
2.	Owner(s) of Reco	ord of Property to be Reviewed:
	Name(s):	Teffrey + Cynthig Joyce Tress: 250 Pine Valley Road SE
	Mailing Ado	Iress: 250 PINE Valley Road SE
	City: M	Frietta State: GA Zip: 30067
	* *************************************	one Numbers (w/Area Code):
		Phone: 404 642 6900 Fax: -
		umbers:
3.	Applicant(e) or A	Applicant's Agent(s):
٥.	Vama(e)	Jeffrey Joyce and Cynthia Joyce
	Mailing Ade	June 2 1 Property of the Care of St.
	Cien A	Iress: 250 Pine Valley Road SE ParuHa State: GA Zip: 30067
	City: //	AcruHa State: GA Zip: 30067
		one Numbers (w/Area Code):
		Phone: 404 642 6500 Fax:
	Other N	umbers:
1 =	Proposed Land o	or Water Use
•		velopment: 710 ATLANTA COUNTRY CLUB DRIVE
	Description	of Proposed Use: Single FAMILY RESIDENTIAL
	Description	OTTO POSCU OSCI. SILVADE PARTILY RESIDENTIAL
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5.	Property Descrip	otion (Attach Legal Description and Vicinity Map):
		, District, Section, County: LL. 1092 17TH DISTRICT 2ND SECTION
		OBB COUNTY, GEORGIA
	Subdivision	Lot, Block, Street and Address, Distance to Nearest Intersection:
		· · · · · · · · · · · · · · · · · · ·
	TI LAATI	A Country CLVB, Lot 9, BLOCK B 205' TO BURNING TREE clopment (Use as Applicable): DRIVE
	Acres:	Inside Corridor: .755 AC
		Outside Corridor: . 753
		Total: 1.508
	Lots:	Inside Corridor: 1/z
		Outside Corridor: 1/2
		Total: 1
	Units:	
		Outside Corridor:
		Total:
	Other Size I	Descriptor (i.e., Length and Width of Easement):
		Inside Corridor:
		Outside Corridor:
		Total:

A.	Related Chattahoochee Corridor Development: A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? 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? 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 Corp County. 8. Summary of Vulnerability Analysis of Proposed Land or Water Use: 							
Vulneral Catego		Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Percent Land Imperv. Disturb. Surf. (Maximums Shown In Parentheses)			
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E	Ø	Ø	Ø	(30) Ø (15) Ø			
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Total	32,924	16, 399	8125	N/A N/A			
			ALC-	SM5- 11/13/18 - Eventy copies chung of			

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.	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.
FO	R 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)
V	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)
V	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).
	SINGLE-STEP APPLICATIONS (NON-SUBDIVISION): Site plan.
V	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 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:
14.	Signature (s) of Applicant (s) or Agent (s) 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.
	11-5-18
	Signature of Chief Elected Official or Official's Designee Date



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710 Atlanta Country Club Drive Reanalysis Cobb County

September 21, 2018

Vulnerability Factor	Factor Subgroup	Score	<u> </u>
Geology	Biotite-Gneiss	5	
Hydrology:	Third Order Basin	0	
Aspect:	North	6	
Slope	10-25%	9	
Vegetation	Pines	15	ñ
Soils	High Erodibility	20	
TOTAL: CATEGORY:		55 D	

The D category includes scores from 50 to 59