



ATLANTA REGIONAL COMMISSION


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: April 12, 2019

ARC REVIEW CODE: V1904121

TO: Chairman Mike Boyce, Cobb County Board of Commissioners
ATTN TO: David Breaden, Cobb County, 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-19-01CC 3270 Cochise Drive

Review Type: Metro River

MRPA Code: RC-19-01CC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a kitchen addition and a new deck to a pre-act single-family home.

Preliminary Finding: 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.

Submitting Local Government: Cobb County

Land Lot: 975 **District:** 17 **Section:** 2

Date Opened: April 12, 2019

Deadline for Comments: April 22, 2019

Earliest the Regional Review can be Completed: April 22, 2019

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF ATLANTA

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA
CITY OF SMYRNA

If you have any questions regarding this review, please contact Robert Herrig at Rherrig@atlantaregional.org or (470) 378-1636. If ARC staff does not receive comments from you on or before **April 22, 2019**, 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.

[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): Robin Rosenberg & Fredrick Rosenberg
Mailing Address: 3270 Cochise Drive
City: Atlanta **State:** GA **Zip:** 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-932-6421 **Fax:** _____
Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Leslie Ellsworth (Architect) of Studio SOGO Architecture & Interiors
Mailing Address: 1631 S Gordon Street SW
City: Atlanta **State:** GA **Zip:** 30310
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-512-6487 **Fax:** _____
Other Numbers: _____

4. **Proposed Land or Water Use:**
Name of Development: 3270 Cochise Drive
Description of Proposed Use: Existing 2 Story single family residence on partial full height basement proposes replacement of existing deck with new deck on post as well as small 152 SF kitchen addition at rear of house.

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: LL : 975 District : 17th Section : 2nd County : Cobb

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
Subdiv : Cochise by the Chattahoochee Lot : 41 Block : F , 3270 Cochise Drive , 1086.91' to Paces Ferry intersection
Size of Development (Use as Applicable):

| | | |
|---------------|--------------------------|----------------|
| Acres: | Inside Corridor: | <u>0.53 Ac</u> |
| | Outside Corridor: | _____ |
| | Total: | <u>0.53 Ac</u> |
| 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 ^x _____

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. |
|------------------------|---|---|--|---|-----------------------|
| A | _____ | _____ | _____ | (90)_____ | (75)_____ |
| B | _____ | _____ | _____ | (80)_____ | (60)_____ |
| C | <u>23,188 sf</u> 3270 Cochise Drive Residence | <u>12,238 sf</u> | <u>4,550 sf</u> | (70) 53% | (45) 19.6% |
| D | _____ | _____ | _____ | (50)_____ | (30)_____ |
| E | _____ | _____ | _____ | (30)_____ | (15)_____ |
| F | _____ | _____ | _____ | (10)_____ | (2)_____ |
| Total: | <u>23,188 sf</u> | <u>12,238 sf</u> | <u>4,550 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.

X Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

X 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)

Robert Hasenberg
Fredrick Roanberg

Signature(s) of Owner(s) of Record

3.13.19

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:

LESLIE ELLSWORTH

STUDIO SOGO, LLC

[Signature]

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

3.21.19

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.

[Signature]

Signature of Chief Elected Official or Official's Designee

3-29-19

Date

March 21, 2019

3270 Cochise Drive
MRPA Application
IMPERMEABLE & LAND DISTURBANCE CALCULATIONS

Contact: Leslie Ellsworth
Studio SOGO LLC
m: 404.512.6487
e: leslie@studiosogo.com

Schedule for Site Impermeability & Land Disturbance

| Disturbance Location | Area | Phase |
|----------------------|----------|---------------------|
| Front Stoop | 33 SF | Existing |
| House Footprint | 1993 SF | Existing |
| Front Sidewalk | 200 SF | Existing |
| Pavers | 155 SF | Existing |
| Backyard Stair | 123 SF | Existing |
| Driveway | 1592 SF | Existing |
| Existing Lawn | 7015 SF | Existing |
| Existing Deck | 285 SF | Existing to replace |
| Kitchen Addition | 152 SF | New |
| New Deck | 301 SF | New |
| Construction Path | 388 SF | Temporary |
| Grand total | 12238 SF | |

CALCULATIONS | METROPOLITAN RIVER ACT

VULNERABILITY CATEGORY: C

| TOTAL LOT SF | TOTAL LAND DISTURBANCE SF | % ALLOWABLE LAND DISTURBANCE | ACTUAL % LAND DISTURBANCE | TOTAL IMP. SURFACE SF | % ALLOWABLE IMP. SURFACE | ACTUAL % IMP. SURFACE |
|--------------|---------------------------|------------------------------|---------------------------|-----------------------|--------------------------|-----------------------|
| 23,187.64 SF | 12,238 SF | 70% | 53% | 4,550 SF | 45% | 19.6% |

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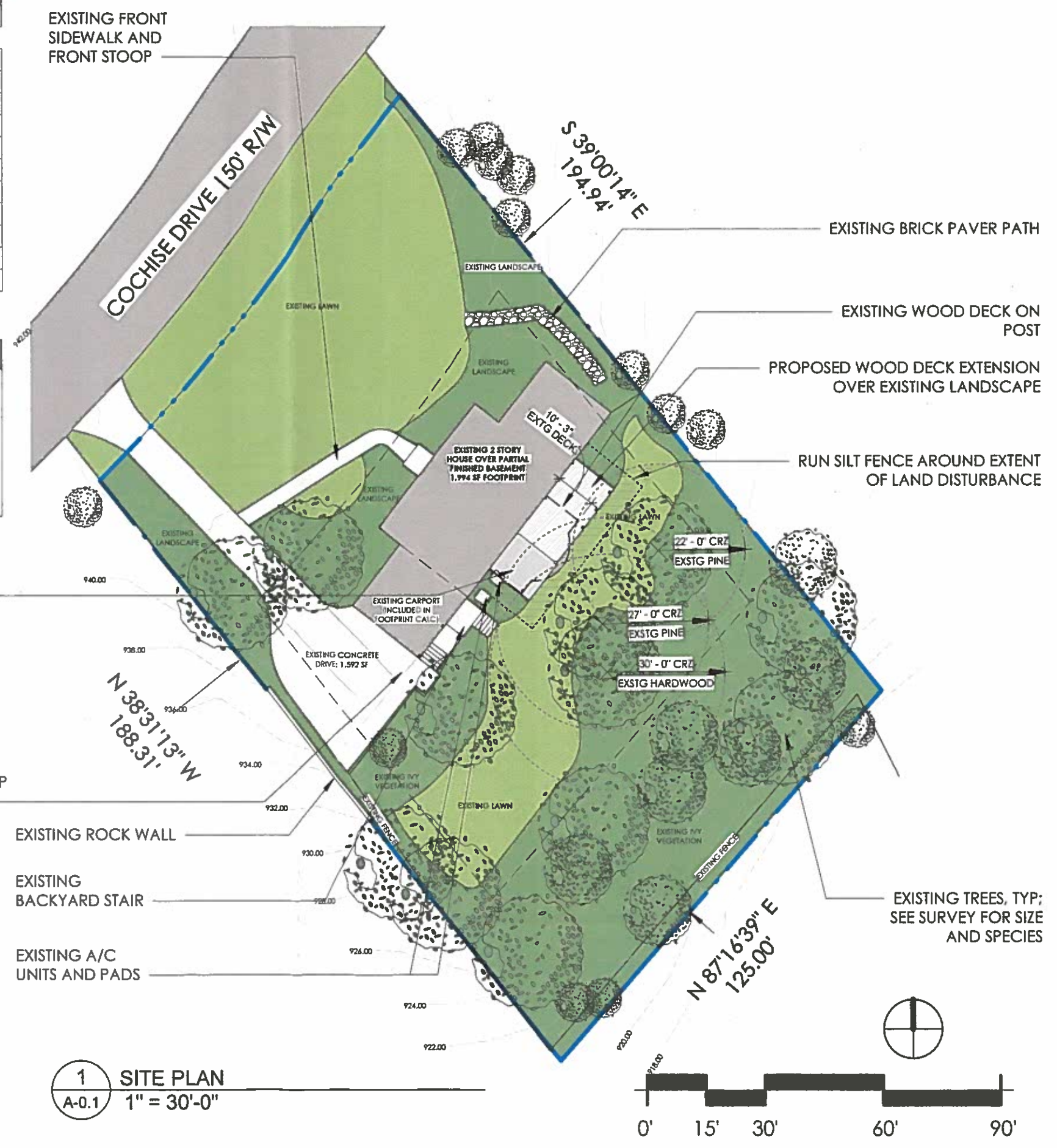
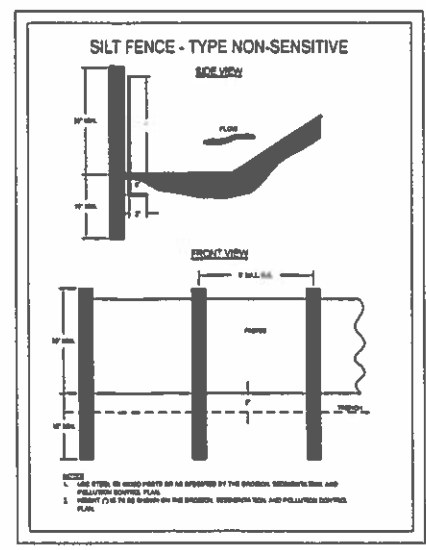
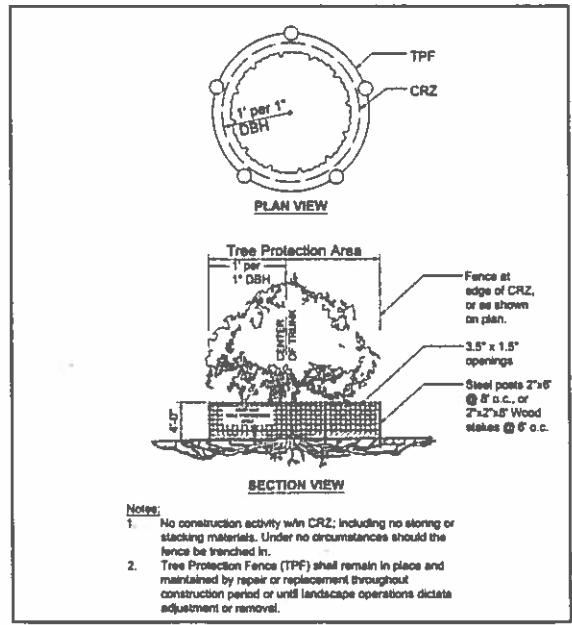
CALCULATIONS | METROPOLITAN RIVER ACT

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Stormwater Management Division
Cobb County Water System

Approval signifies general plan conformance to the Cobb County Code. Design Professional and Developer remain solely responsible for design and for correcting any and all errors, problems and code violations (if any) exposed during construction AFTER authorization by Cobb County.

[Signature] 3-29-19
Date
E+SC approval for ARC
MRPA Review.



1 SITE PLAN
A-0.1 1" = 30'-0"



ROSENBERG RESIDENCE
3270 COCHISE DR SE
ATLANTA, GA 30339

| DATE | ISSUE |
|-----------|---------|
| 3.21.19 | ARC RVW |
| A-0.1 | |
| SITE PLAN | |

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.

3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.

5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

* LEGEND *

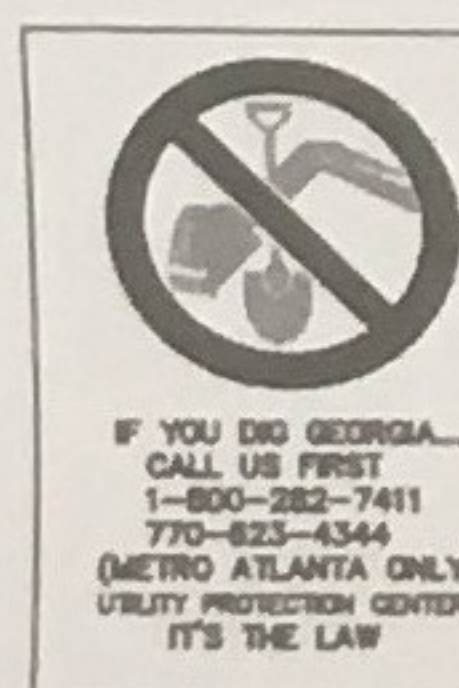
- | | |
|---------------------------|-----------------------------|
| APD AS PER DEED | JB JUNCTION BOX |
| AE ACCESS EASEMENT | LL LAND LOT LINE |
| AF AS PER FIELD | L MAGNETIC READING IP |
| AI ANGLE/IRON FOUND | MAG MAGNETIC TREE |
| APP AS PER PLAT | WH MAIN HOLE |
| APR AS PER RECORD | MTF METAL FENCE |
| BC BACK OF CURB | N N'BORES |
| BLK BLOCK | OH OVERHANG |
| BLS BUILDING LINE SETBACK | OTP OPEN TOP PIPE FOUND |
| BR BRICK | OU OWNERSHIP UNCLEAR |
| CB CATCH BASIN | P PORCH |
| CL CENTER LINE | PC PROPERTY CORNER |
| CLF CHAIN LINK FENCE | PL PROPERTY LINE |
| CMP CORRUGATED METAL PIPE | PN PINE TREE |
| C.O.A. CITY OF ATLANTA | PP POINT OF BEGINNING |
| CP SAN SEWER CLEANOUT | PW POWER POLE |
| CP CALCULATED POINT | (P) PLAT |
| CPT CARPORT | R RECORD |
| CTP CRIMP TOP PIPE FOUND | RBF REINFORCING BAR FOUND |
| D DEED | RBS REINFORCING BAR SET |
| DI DRAINAGE INLET | RCP REINFORCED CONC. PIPE |
| DE DRAINAGE EASEMENT | R/W RIGHT-OF-WAY |
| EM ELECTRIC METER | SN SANITARY SEWER LINE |
| EP EDGE OF PAVEMENT | SSL SANITARY SEWER EASEMENT |
| F FENCE | SP SCREENED PORCH |
| FC FENCE CORNER | TB TOP OF BANK |
| FR FRAME | UE UTILITY EASEMENT |
| GL GAS LINE | WD WOOD |
| GM GAS METER | WDF WOOD FENCE |
| GV GAS VALVE | WDD WOOD DECK |
| GW GUY WIRE | WL WATER LINE |
| HDW HEAD WALL | WM WATER METER |
| HW HARDWOOD TREE | WRF WIRE FENCE |
| IPF IRON PIN FOUND | WW WATER VALVE |
| IPS IRON PIN SET | WV WET WEATHER |
| IR IRON ROD FOUND | YI YARD INLET |
| IV IRRIGATION VALVE | |
| IM IRRIGATION METER | |
| -X-X FENCE | |
| INDICATES STAIRS | |

* LINE INDICATORS *

- | | |
|----|-------------------------------|
| SS | INDICATES SANITARY SEWER LINE |
| P | INDICATES POWER LINE |
| W | INDICATES WATER LINE |
| G | INDICATES GAS LINE |
| F | INDICATES FENCE LINE |
| D | INDICATES DRAINAGE LINE |
| E | INDICATES EASEMENT |

* SYMBOLS *

- | | |
|---|------------------------|
| □ | ELECTRIC PANEL/METER |
| □ | WATER METER |
| □ | AIR CONDITIONER |
| □ | GAS METER |
| □ | WATER VALVE |
| □ | SANITARY SEWER MANHOLE |
| □ | STORM MANHOLE |
| □ | TRAFFIC/INFO SIGN |
| □ | GAS MARKER |
| □ | LAMP POST |
| □ | FIRE HYDRANT |
| □ | DRAINAGE INLET |



LOCATION MAP SITE (NOT TO SCALE)

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL

MAP ID 13087C0227H DATE: 03/04/2013

ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

VERTICAL DATUM NAVD88

OLD HOUSE FFE
MAIN FFE 943.68

NOTE A
UNABLE TO LOCATE THE LOCATION OF SANITARY SEWER MANHOLE AND SEWER LINE. APPROXIMATE LOCATION AS PER COBB COUNTY SEWER MAPS.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-30
BUILDING SETBACK:
FRONT 50'
SIDE 12'
REAR 40'
MAXIMUM LOT COVERAGE 35%

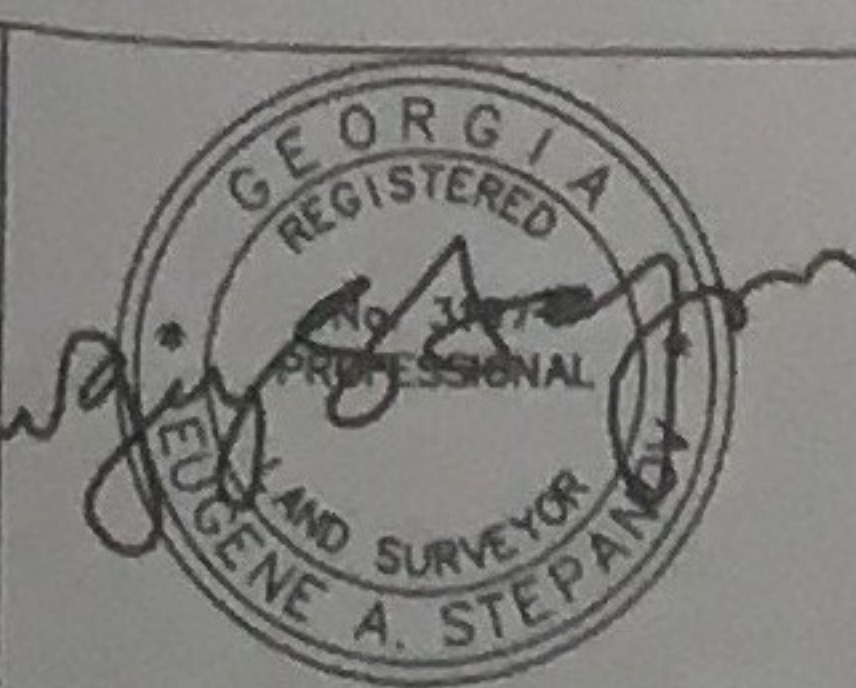
| Curve | Radius | Length | Chord | Chord Bear. |
|-------|---------|--------|--------|---------------|
| C1 | 415.03' | 74.49' | 74.39' | N 39°53'41" E |
| C2 | 606.42' | 50.51' | 50.50' | N 34°53'08" E |

EXISTING CONDITIONS PREPARED FOR:

SHEET 1 OF 1

FREDRIC & ROBIN ROSENBERG

PROPERTY ADDRESS:
3270 COCHISE DRIVE SE
ATLANTA, GA 30339



TOTAL LAND AREA
23187.64 SF / 0.532 AC

EXISTING LOT COVERAGE
4334.86 SF / 0.100 AC / 18.69%
MAXIMUM LOT COVERAGE
8115.67 SF / 0.186 AC / 35.00%

0 20
SCALE 1" = 20'

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-801-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLAT AND HAS BEEN PREPARED IN CONFORMANCE WITH THE GEORGIA STATUTES AND REQUIREMENTS OF LAW.

JP
COORD #20190280
DWG #20190280