



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: JUNE 28, 2021

ARC REVIEW CODE: V2106281

TO: Chairwoman Lisa Cupid, Cobb County
ATTN TO: David Breden, 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-21-02CC 3246 Cochise Drive

Review Type: Metro River

MRPA Code: RC-21-02CC

Description: A Metropolitan River Protection Act (MRPA) review of a proposal to build a new single-family home with pool and deck on the site of a former single-family home located at 3246 Cochise Drive in unincorporated Cobb County. The project would disturb 16,679 total SF in Categories C and E, and result in total 10,250 SF of impervious surface.

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

Submitting Local Government: Cobb County

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

Date Opened: June 28, 2021

Deadline for Comments: July 8, 2021

Earliest the Regional Review can be Completed: July 9, 2021 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT
NATIONAL PARK SERVICE-CRNRA
COBB COUNTY

ARC NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPERS

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

Comments and questions must be emailed to Greg Giuffrida at ggiuffrida@atlantaregional.org. If ARC staff does not receive comments from you on or before **Thursday, July 8, 2021**, we will assume that your agency has no additional comments and will close the review. 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): 3246 COCHISE DR LLC Sonal Patel
Mailing Address: 6300 PINES EMM RD SUITE 000-240
City: Atlanta State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-502-7289 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): ROBERT SULLIVAN MINOR MEMBER SULLIVAN CUSTOM HOME BLDG LLC
Mailing Address: 1233 ROSETTE WAY
City: MARIETTA State: GA Zip: 30062
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678 410 6779 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: COCHISE by the CHATTAHOOCHEE
Description of Proposed Use: RESIDENTIAL DWELLING
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 975, DISTRICT 17th, Section 2nd
COBB COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: COCHISE by
the CHATTAHOOCHEE, LOT 43, BLOCK F, 3246 COCHISE Dr
Size of Development (Use as Applicable):
Acres: Inside Corridor: _____
Outside Corridor: _____
Total: 0.62 Ac (27,179 sq ft)
Lots: Inside Corridor: N/A
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
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 YES

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>20,579 sf</u>	<u>15,286 sf *</u>	<u>9,260 sf</u>	(70) <u>74.3</u> *	(45) <u>45</u>
D	_____	_____	_____	(50)_____	(30)_____
E	<u>6,600 sf</u>	<u>1,393 sf *</u>	<u>990 sf</u>	(30) <u>21.1</u> *	(15) <u>15</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>27,179 sf</u>	<u>16,679 sf</u>	<u>10,250 sf</u>	N/A	N/A

* Includes transfer of 587 sf of land disturbance from E to C at a 1:1.5 ratio (587 sf x 1.5 = 881 sf) as per Part 2.A.3.c(1) of the Chattahoochee Corridor Plan.

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. *(GIS ortho-photo)*
- ☒ 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)

Smal Patel

5/10/21
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:

ROBERT SULLIVAN MAJOR MEMBER SULLIVAN CUSTOM HOME BUILDER LLC

Robert Sullivan
5/10/2021
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. J. Bredan
6/10/2021
Signature of Chief Elected Official or Official's Designee Date



3246 Cochise Drive - Existing Conditions

