

DATE: JANUARY 11, 2023

TO: Chairwoman Lisa Cupid, Cobb County
ATTN TO: Andrew Heath, PE, Cobb County
FROM: Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: RC-22-06CC Cobb Chattahoochee River Trail Phase I
MRPA Code: RC-22-06CC

Description: A MRPA review of a proposal to construct a 1.3 mile public trail with paved and unpaved components as well as two raised boardwalk segments and an educational nook. The trail will provide bicycle and pedestrian connectivity to Cobb Discovery Park and access to the Chattahoochee River. All of the 34.5 acre project site falls within the Chattahoochee River Corridor and within the river floodplain. Proposed land disturbance areas and impervious areas are within the allowed limits.

Preliminary Finding: ARC staff have initiated a review of an 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: **District:** 0 **Section:**
Date Opened: January 11, 2023
Deadline for Comments: January 21, 2023

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF SMYRNA

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SOUTH FULTON

CHATTAHOOCHEE RIVERKEEPER
CITY OF ATLANTA
RIVERLINE HISTORIC AREA

For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before January 21, 2023, 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>.

Review materials are attached.

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): Cobb County
Mailing Address: 100 Cherokee Street, Suite 300
City: Marietta **State:** Georgia **Zip:** 30090
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ **Fax:** _____
Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Cobb County Department of Transportation (Attn: Ligia Florim)
Mailing Address: 1890 County Services Road
City: Marietta **State:** Georgia **Zip:** 30008
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 528-1600 **Fax:** _____
Other Numbers: (770) 528-1667 (Ligia Florim)

4. **Proposed Land or Water Use:**
Name of Development: Chattahoochee River Trail Phase 1
Description of Proposed Use: Trail to provide connectivity to Cobb Discovery Park and access to the River. 1.3 miles of paved and unpaved trails for bicycles and pedestrians with two boardwalk segments and a educational nook. Additional description attached.

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Land District: 18; Land Lots: 397,398, 399, 400 & 401
Cobb District 4; Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
6653 Discovery Blvd, Mableton, GA 30126
Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 34.45 ac total property
Outside Corridor: 0ac
Total: 34.45ac
Lots: **Inside Corridor:** n/a
Outside Corridor: n/a
Total: n/a
Units: **Inside Corridor:** n/a
Outside Corridor: n/a
Total: n/a
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: See attached plans
Outside Corridor: n/a
Total: n/a

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 n/a

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 n/a

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				(50)	(30)
E	31.16ac	6.14ac	1.84ac	(30) 19.7%	(15) 5.9%
F				(10)	(2)
Water	3.29ac	0.00ac	0.00ac	N/A	N/A
Total:	34.45ac	6.14ac	1.84ac	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? yes
If "yes", indicate the 100-year floodplain elevation: 764.21

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: 767.34

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:

- X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries). Attached. Survey boundary shown in 13 series.
- X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- X Written consent of all owners to this application. (Space provided on this form)
- X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- X Description of proposed use(s). (Space provided on this form) Additional description attached.
- X Existing vegetation plan. Attached photos.
- X Proposed grading plan. Attached. See 13 series and 23 series construction plans
- X Certified as-builts of all existing land disturbance and impervious surfaces. Attached. See existing topography in 13 series
- X Approved erosion control plan. Attached. See 54 series.
- X Detailed table of land-disturbing activities. (Both on this form and on the plans) Attached. See cover sheet

- ☒ **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.** Attached. Shown in 13 series, FEMA map and vulnerability map
- n/a Documentation on adjustments, if any.
- n/a Cashier's check or money order (for application fee). N/A, Cobb County is Owner

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(s) of Owner(s) of Record

12/14/2022
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:

Rustavius Ford

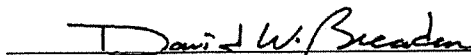
Digitally signed by Rustavius Ford
Date: 2022.08.05 11:34:17 -04'00'

8/5/2022

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.



Signature of Chief Elected Official or Official's Designee

8/5/2022

Date

DEPARTMENT OF TRANSPORTATION COBB COUNTY

PLAN AND PROFILE OF PROPOSED CHATTAHOOCHEE RIVER TRAIL PEDESTRIAN IMPROVEMENTS PHASE I COBB COUNTY

COBB NO.X2780

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] 12-15-22
Signature Date
E+SC Plan approved for
ARC Review



PLANS PREPARED BY:

**Gresham
Smith**

GRESHAM SMITH
1125 SANCTUARY PARKWAY, SUITE 350
ALPHARETTA, GA 30009-7604
PHONE No. (770) 754-0755
GA LICENSE NUMBER: PEF000285
EXP: 06/30/2022

ZACHARY T. LAMMERS, P.E.
GRESHAM SMITH

DATE COBB COUNTY DOT

PLANS COMPLETED
REVISIONS

DRAWING No.

01-0001

LOCATION SKETCH

DESIGN DATA:
SHARED-USE TRAIL

THIS PROJECT IS 100% IN
COBB COUNTY AND IS
100% IN CONG.DIST.NO. 11.

LAND LOTS: 283,285,286,
398,399, & 400

COBB COUNTY COMMISSION DISTRICT: 04
Georgia Regional DISTRICT: 07

THIS PROJECT HAS BEEN PREPARED
USING THE HORIZONTAL GEORGIA
COORDINATE SYSTEM OF 1984 (NAD
1983/94 WEST ZONE, AND THE NORTH
AMERICAN VERTICAL DATUM (NAVD)
OF 1988.

Vulnerability Category	Total Acreage	Total Acreage Land Disturbance (AC)	Total Acreage Impervious Surface (AC)	Percent Land Disturbed Max (%)	Percent Land Disturbed (%)	Percent Impervious Surface Max (%)	Percent Impervious Surface (%)
A	0.0						
B	0.0						
C	0.0						
D	0.0						
E / Floodplain	31.16	6.14	1.84	30%	19.7%	15%	5.9%
F	0.0						
Water	3.29	NA	NA		NA		NA
Total	34.45						

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY
INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON
FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE
SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT
OF TRANSPORTATION IN ANY WAY. THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO
SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

LENGTH OF PROJECT

NET LENGTH OF TRAIL
NET LENGTH OF BOARDWALKS
NET LENGTH OF PROJECT
NET LENGTH OF EXCEPTIONS
GROSS LENGTH OF PROJECT

COUNTY No. 057

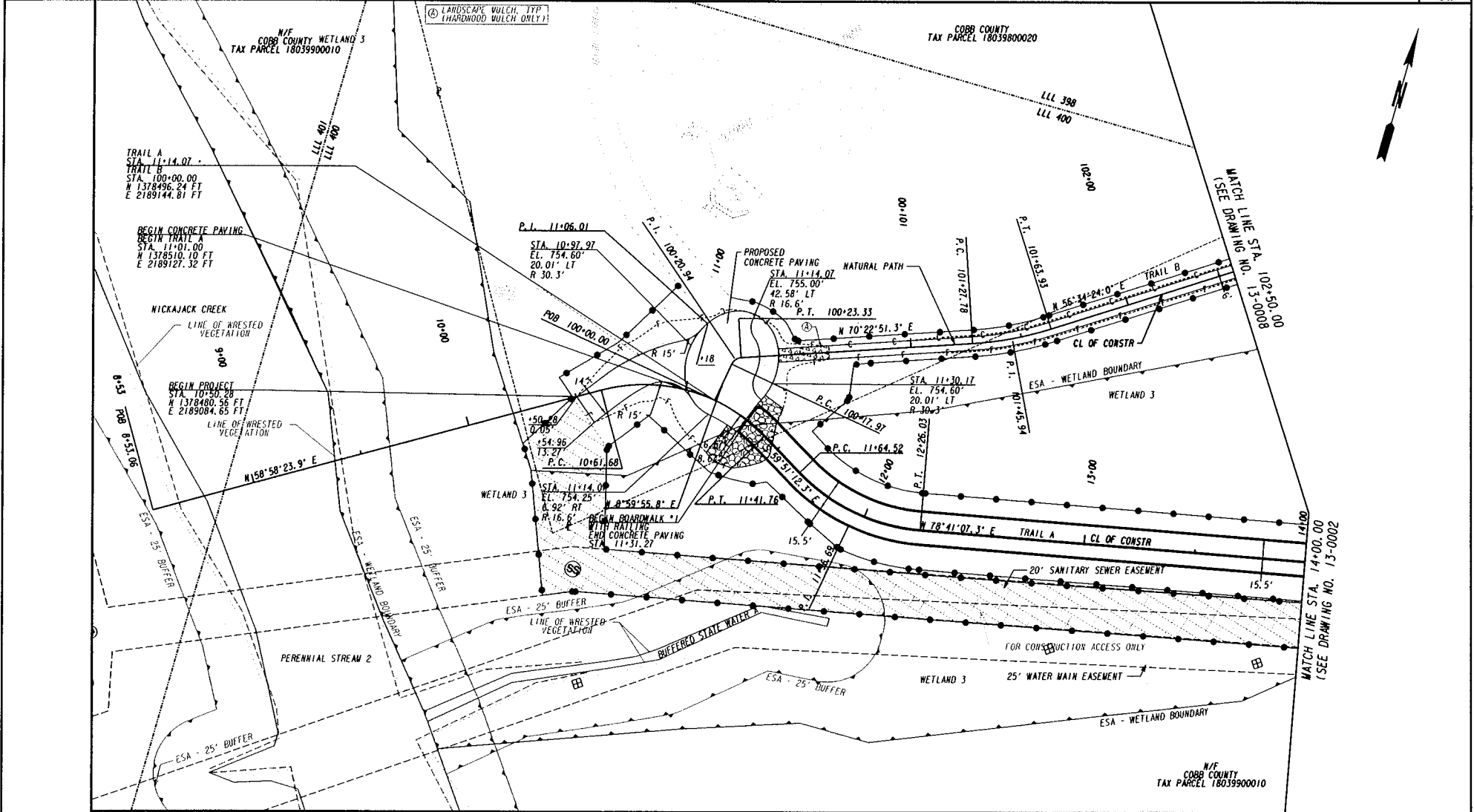
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X2780

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0.091
0.627
0.000
0.627

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PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR

& MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

—E—

—C—F—

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END LIMIT OF ACCESS.....ELA

REQ'D LIMIT OF ACCESS

REQ'D LIMIT OF ACCESS & R/W

ORANGE BARRIER FENCE

ESA - ENV. SENSITIVE AREA

(SEE ERIT TABLE)

Gresham Smith

SCALE IN FEET

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REVISION DATES

CONSTRUCTION PLAN

CHATTAHOOCHEE RIVER TRAIL

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DATE:

DESIGNED:

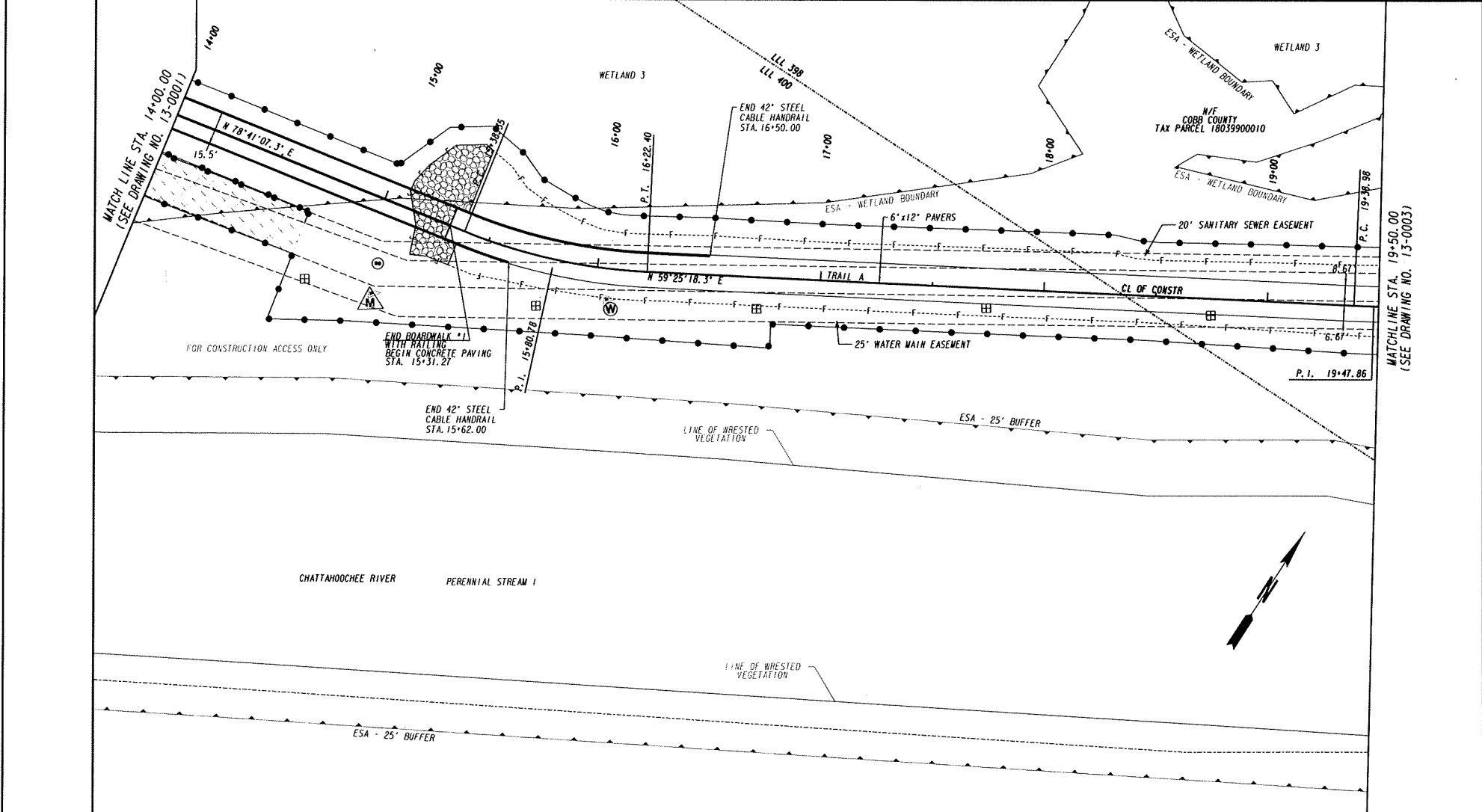
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13-0001



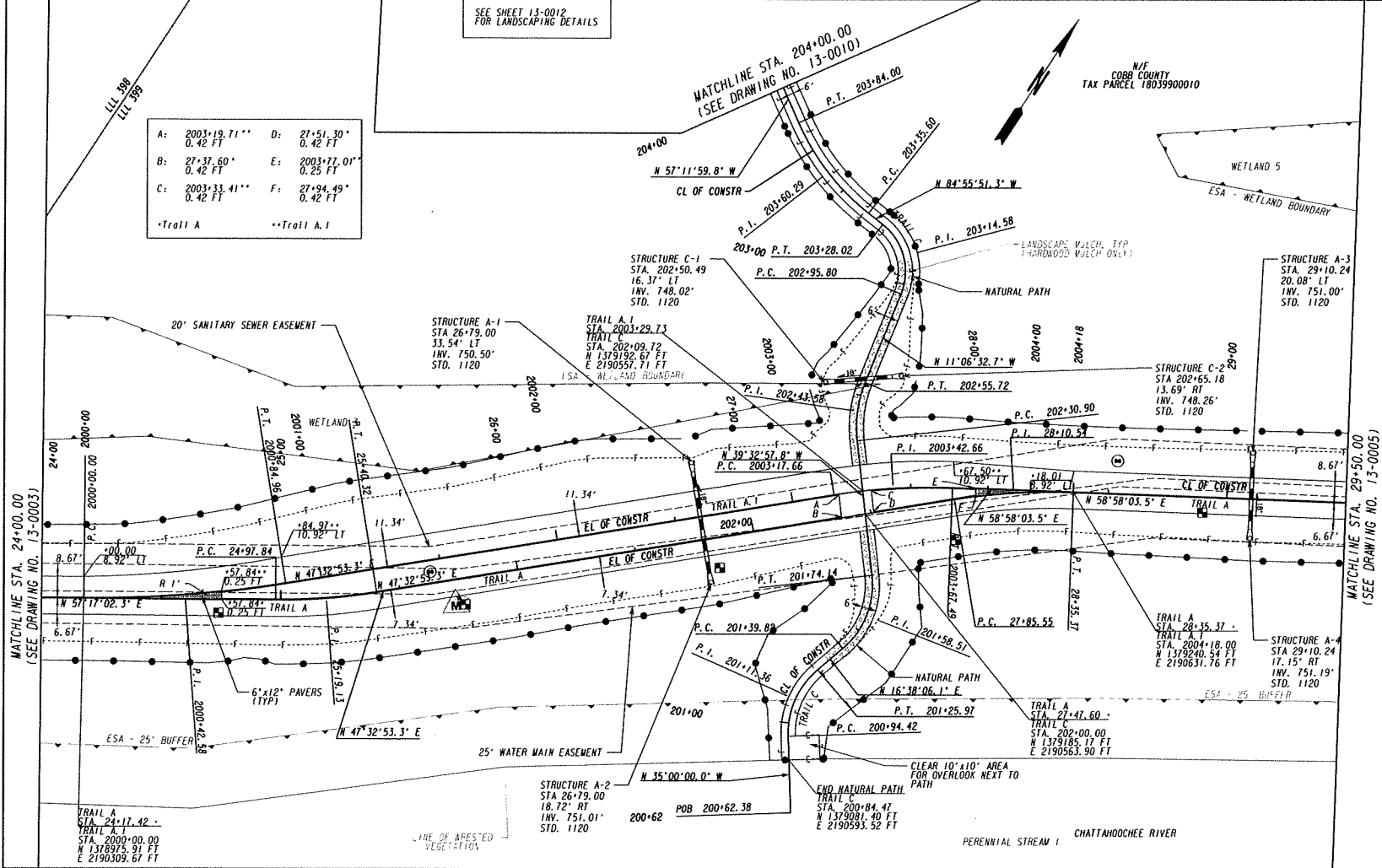
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CONSTRUCTION PLAN			
CHATTAHOOCHEE RIVER TRAIL			
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CONSTRUCTED:	DATE:		
ASPECTS:	DATE:		

CONSTRUCTION PLAN
CHATTAHOOCHEE RIVER TRAIL

SEE SHEET 13-0012
FOR LANDSCAPING DETAILS



PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR

& MAINTENANCE OF SLOPES

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ORANGE BARRIER FENCE

ESA - ENV. SENSITIVE AREA

(SEE ERIT TABLE)

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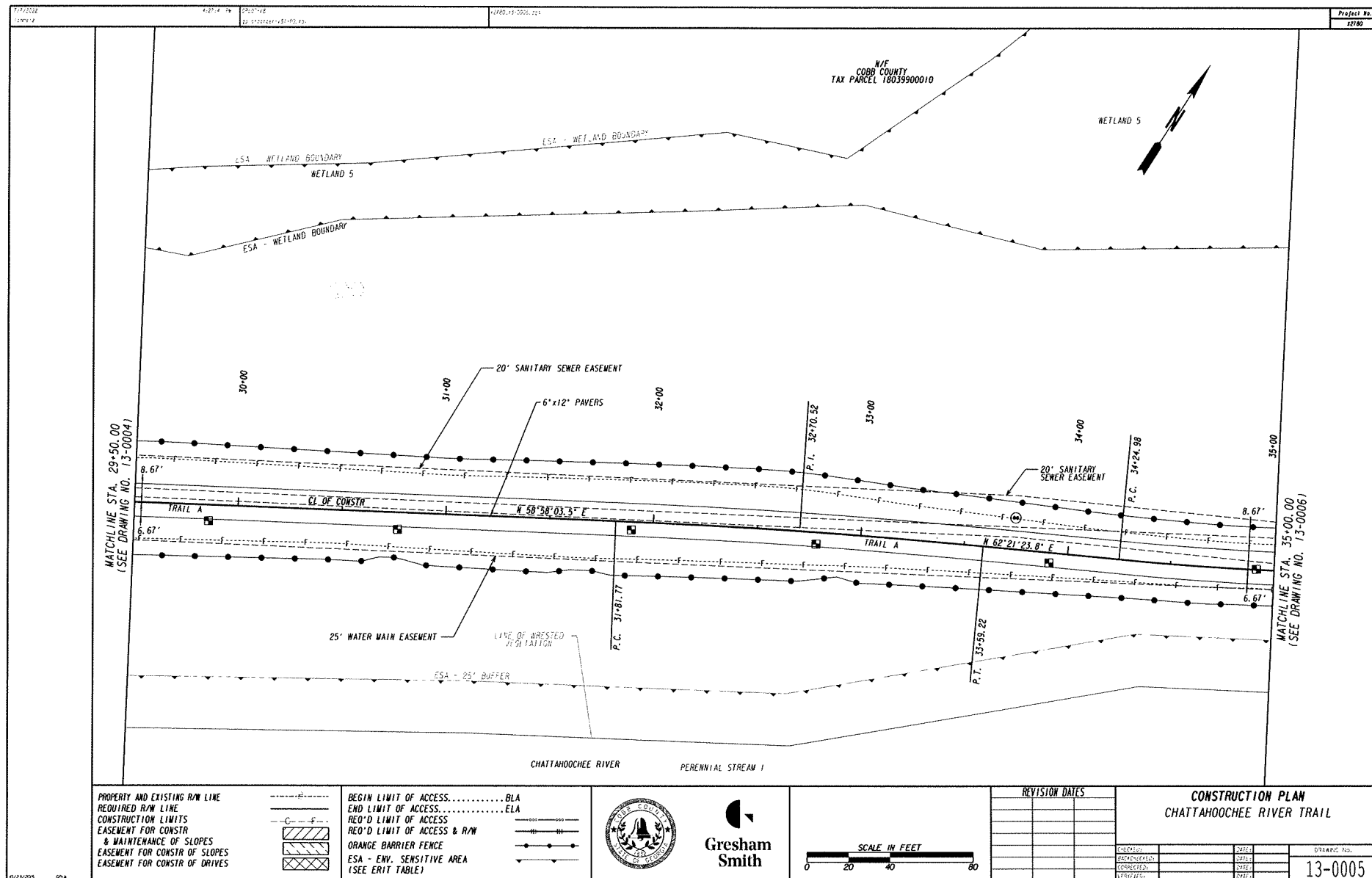
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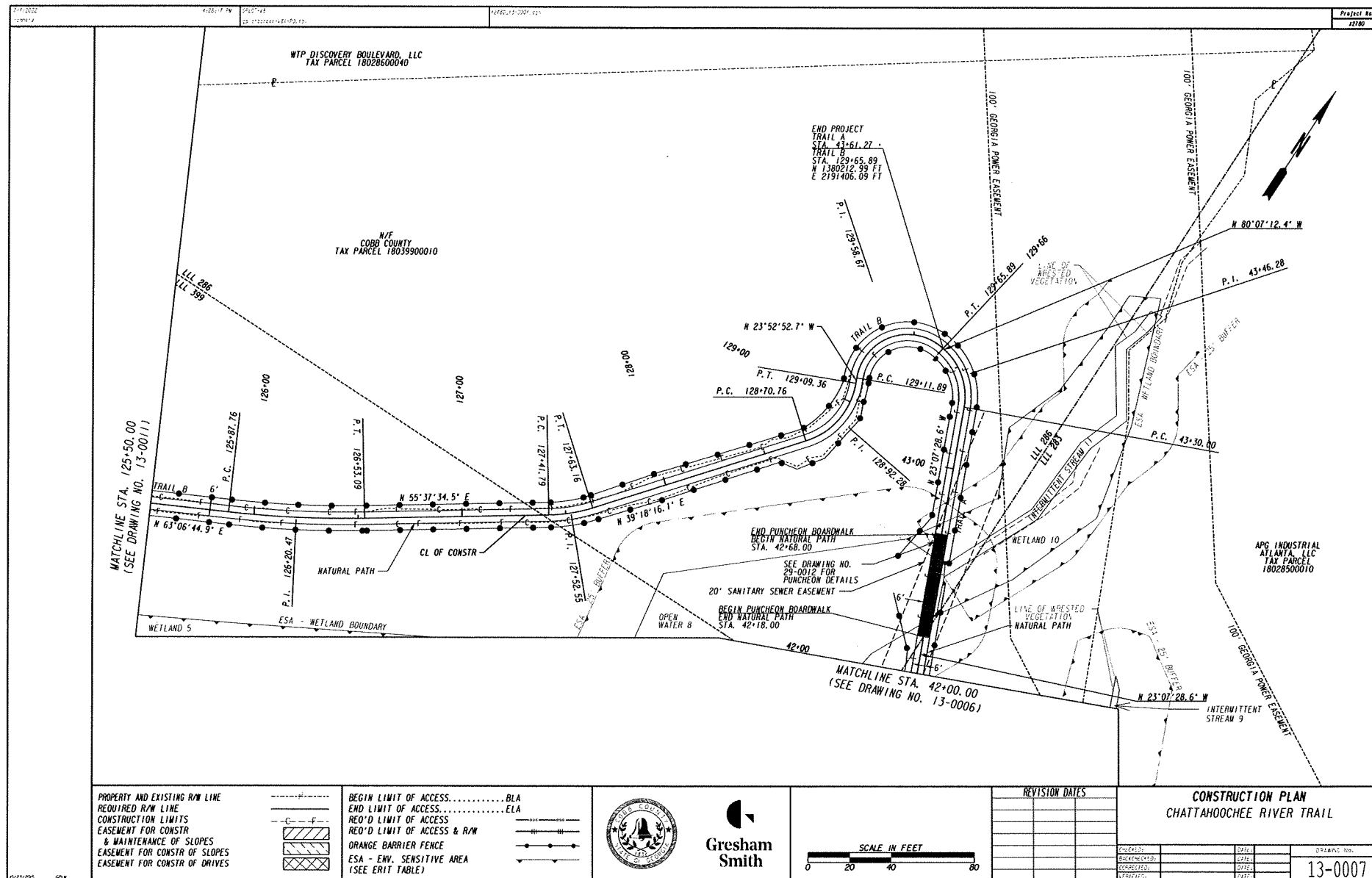
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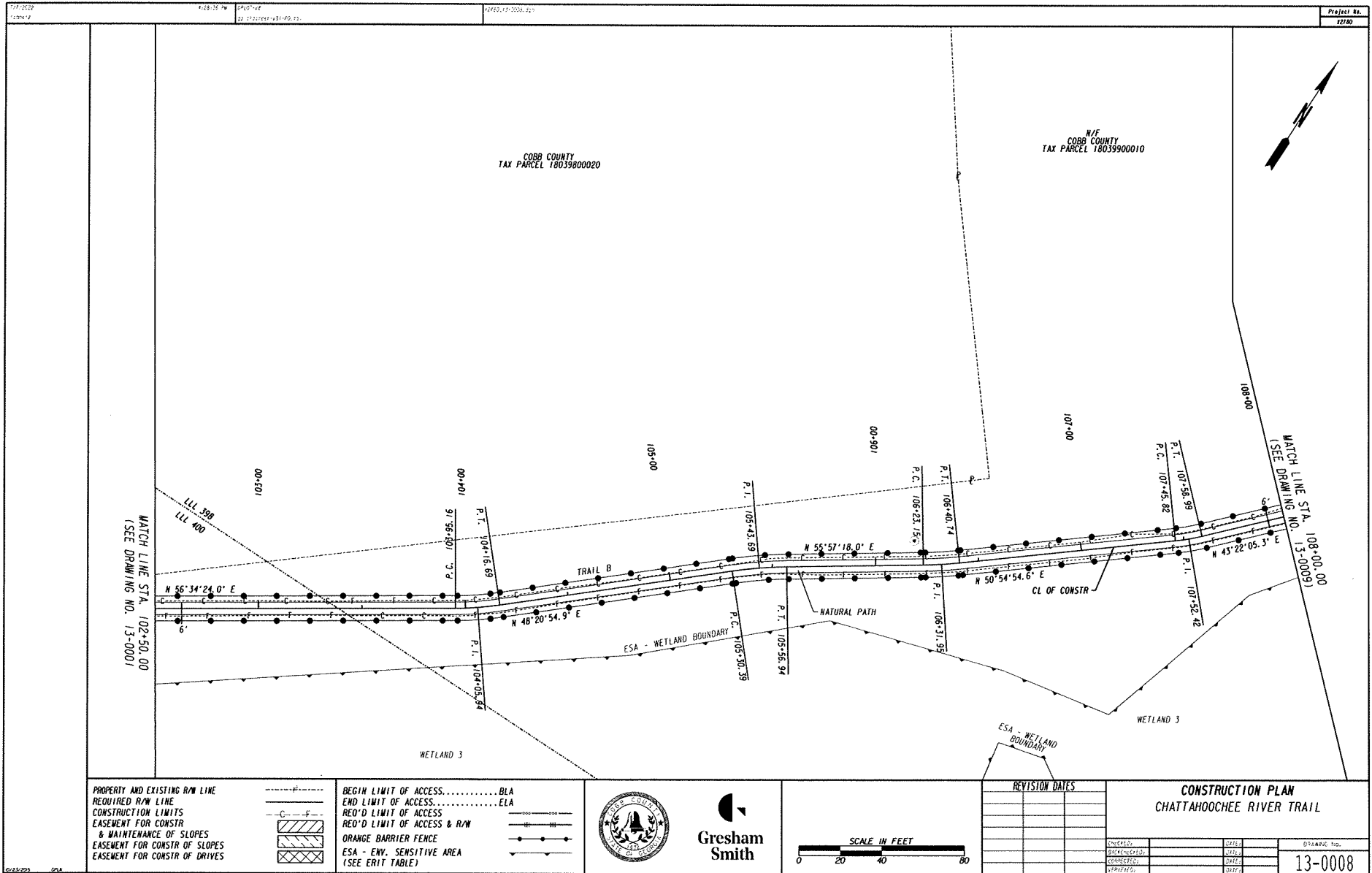
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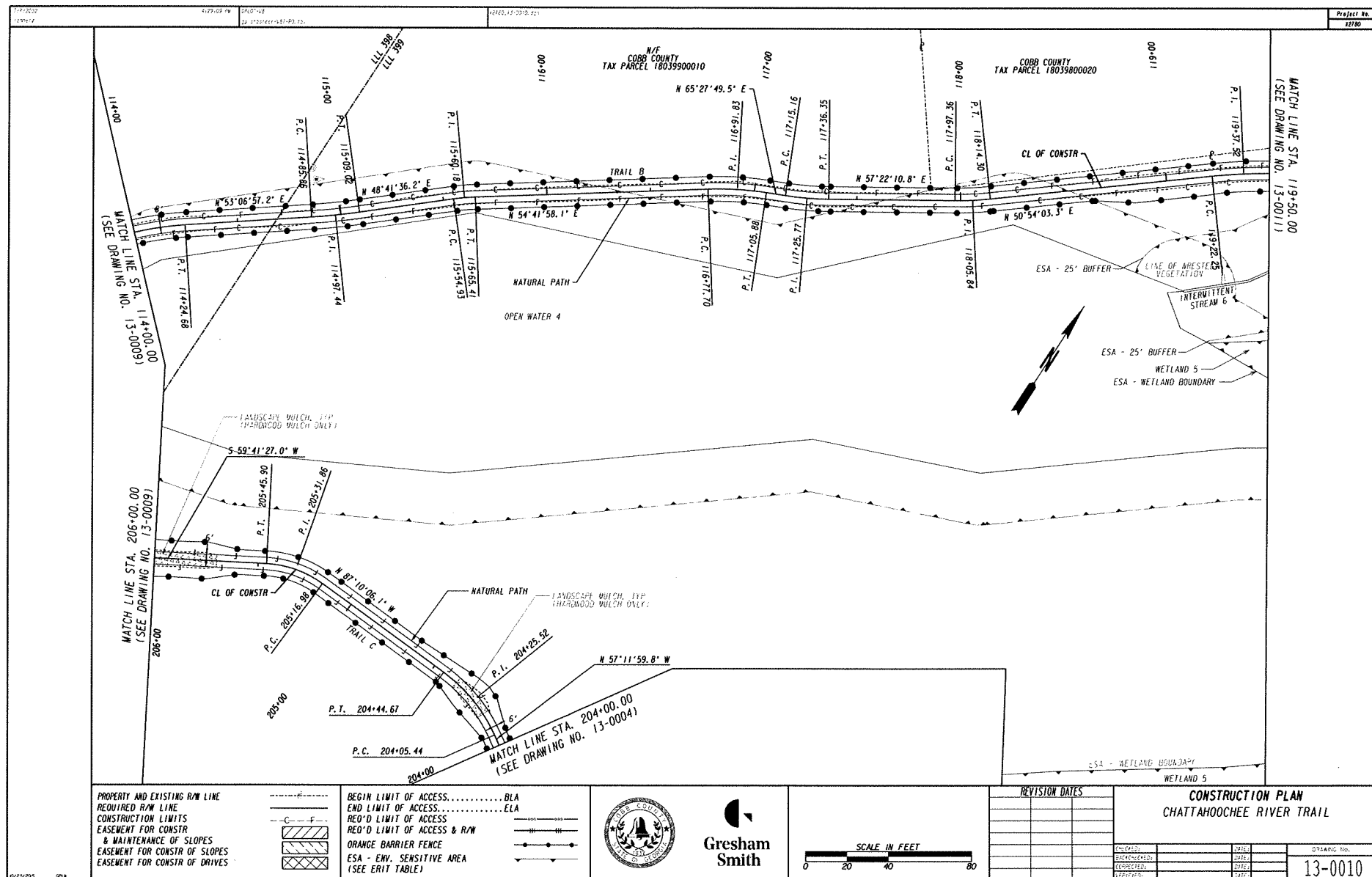
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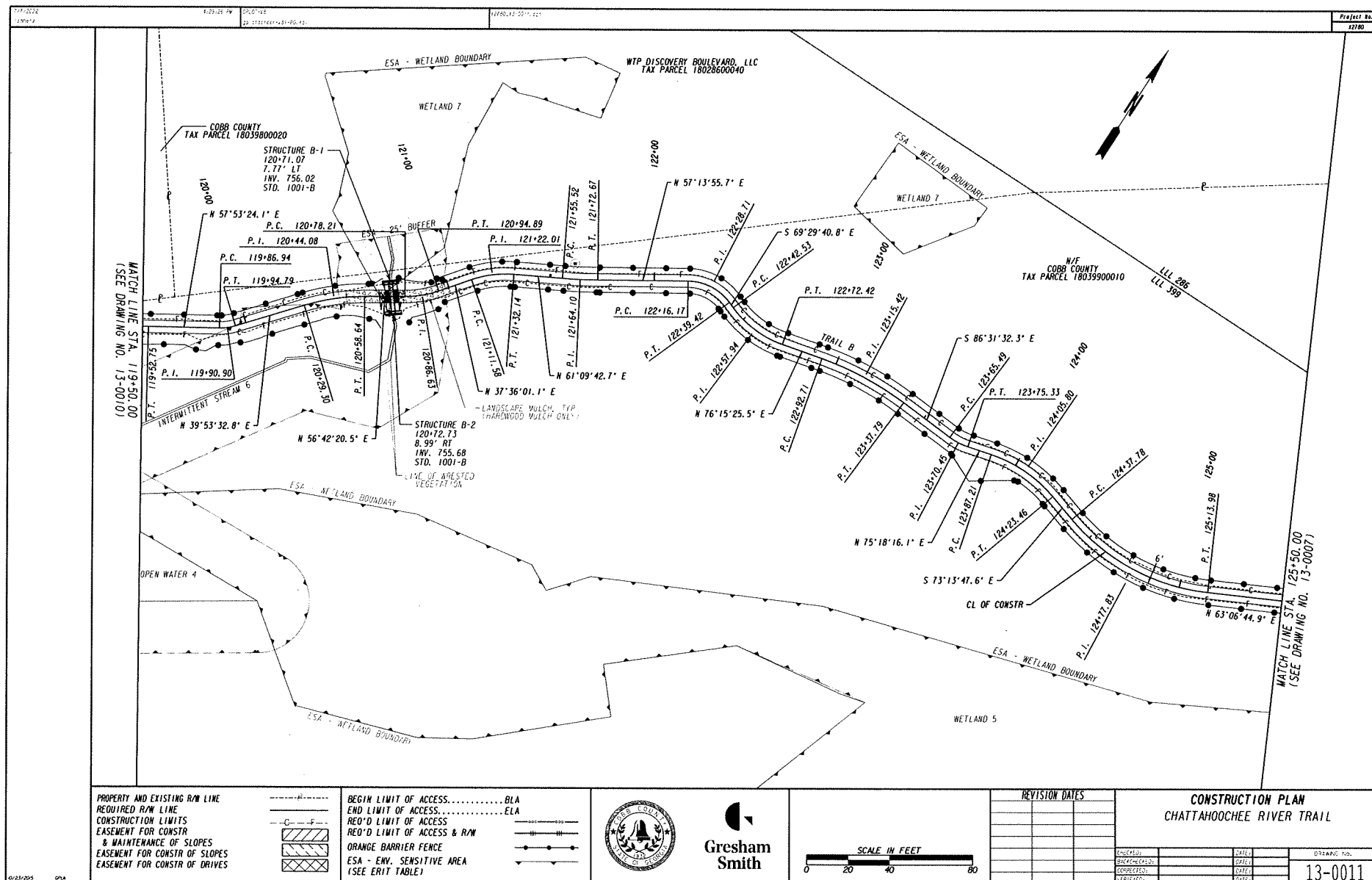


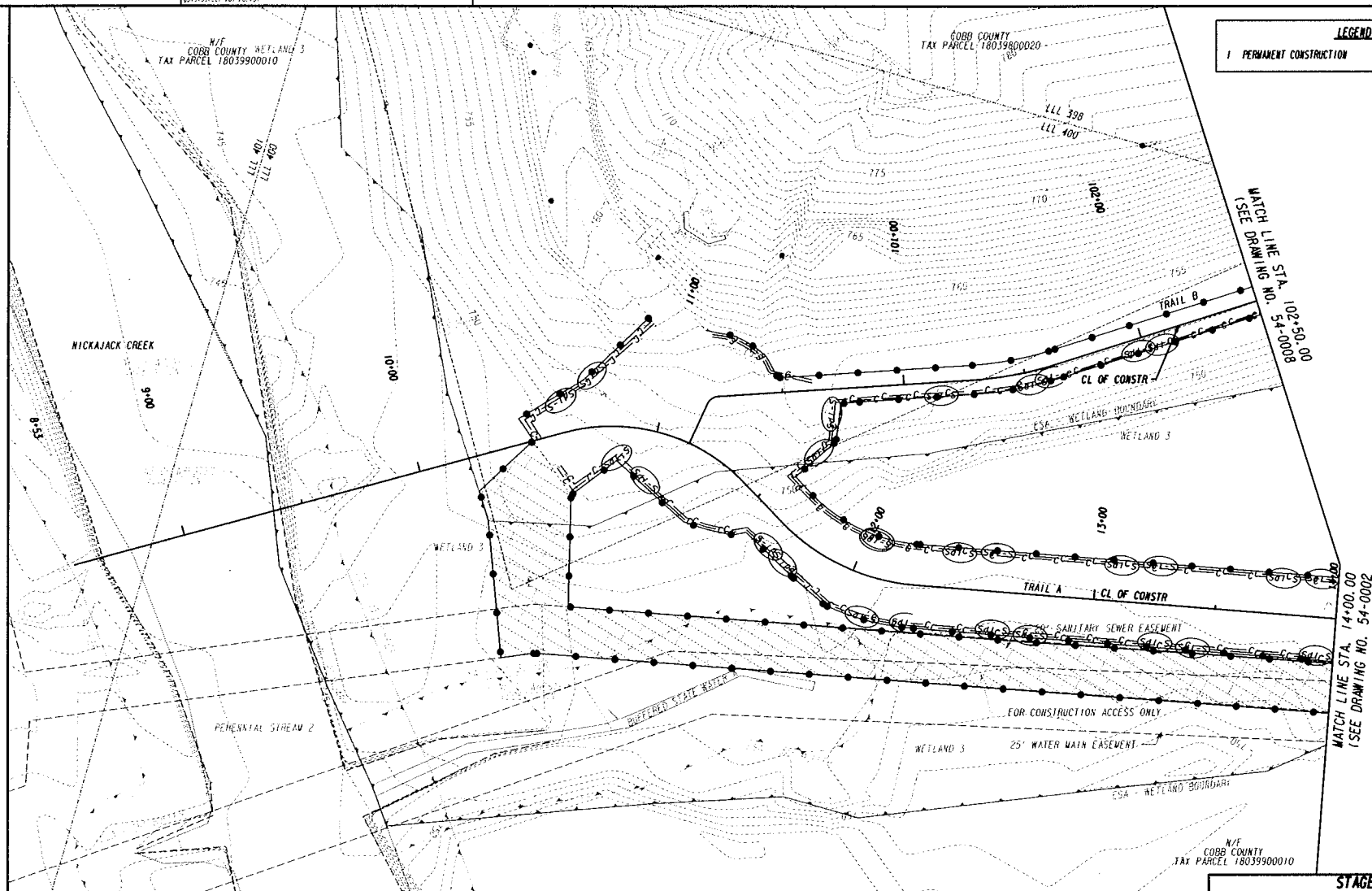












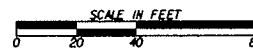
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(SEE ERIT TABLE)
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**Gresham
Smith**



REVISTON DAVES

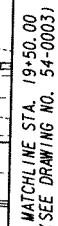
STAGE I

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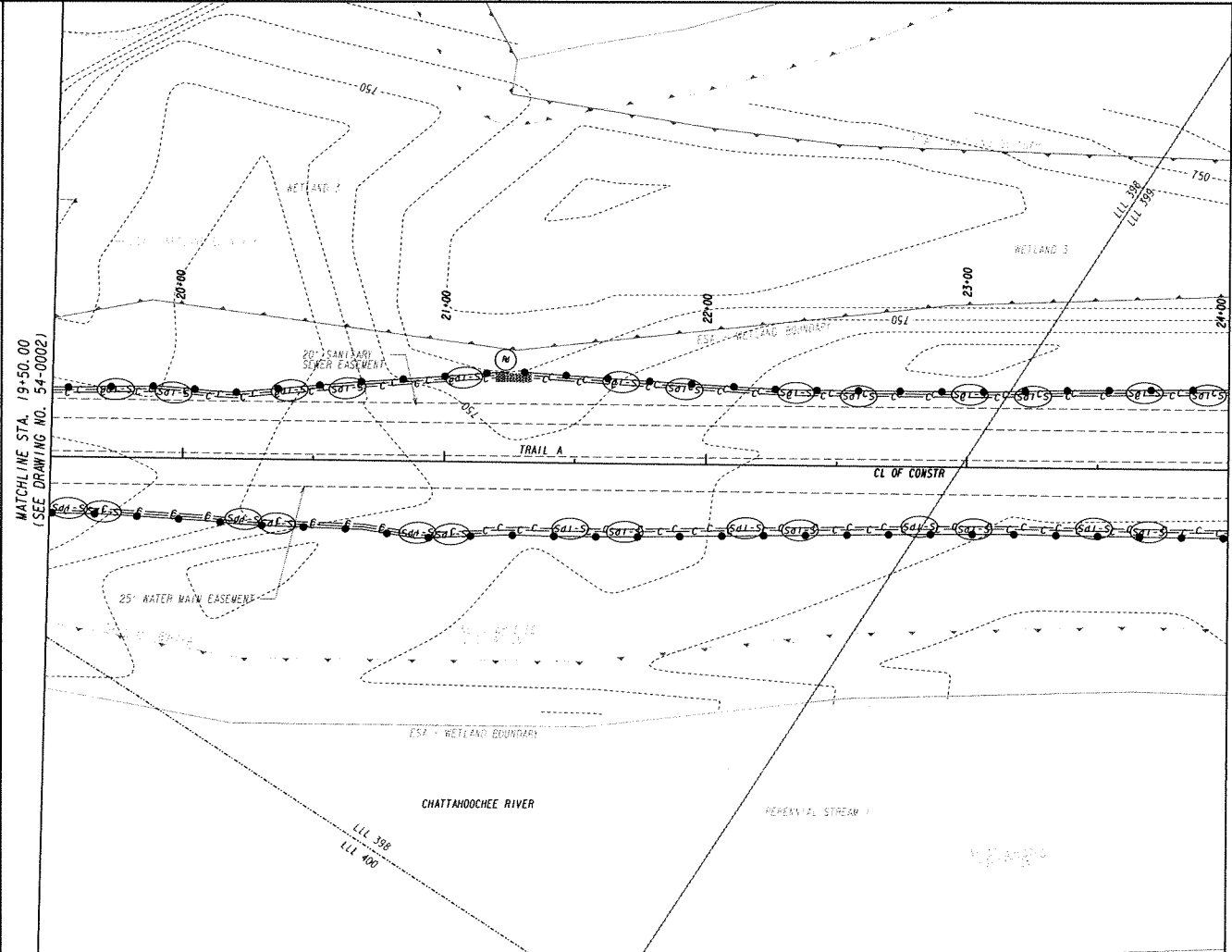
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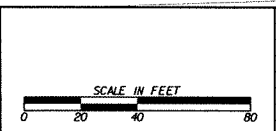


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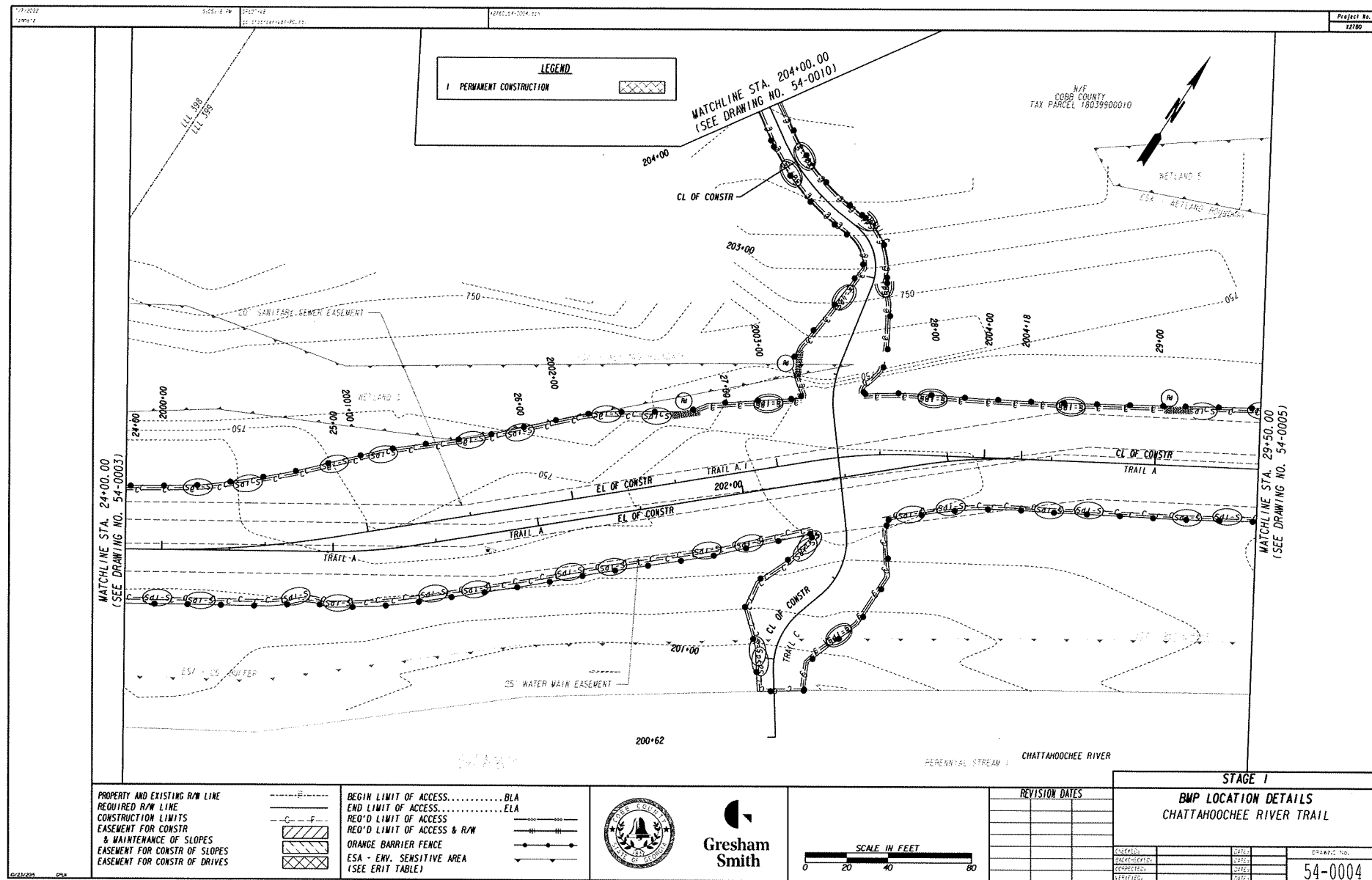
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 ESA - ENV. SENSITIVE AREA
 (SEE ERIT TABLE)

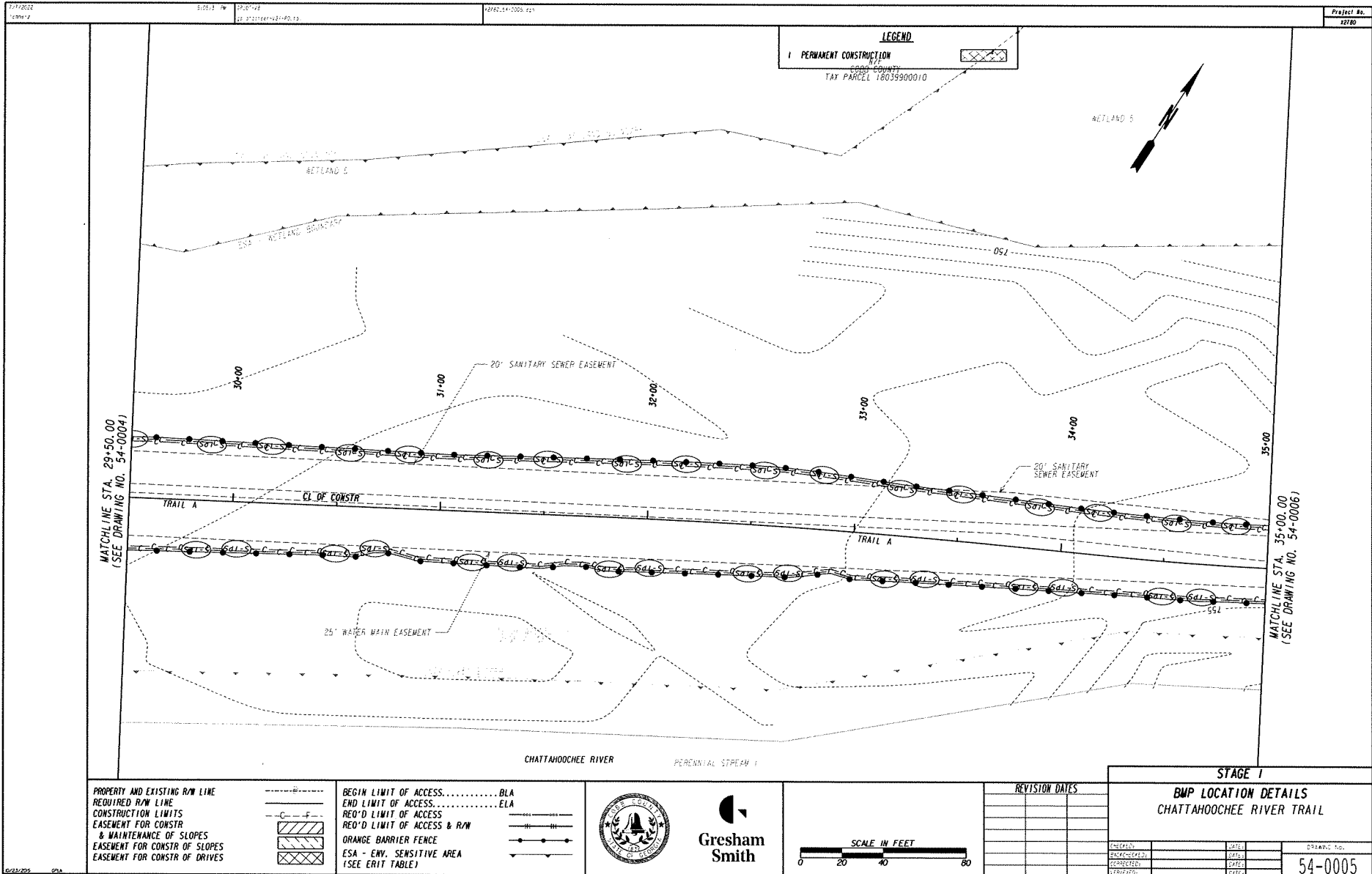


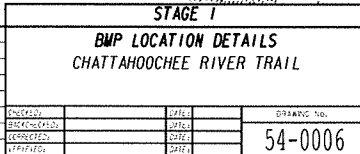
REVISION DATES	

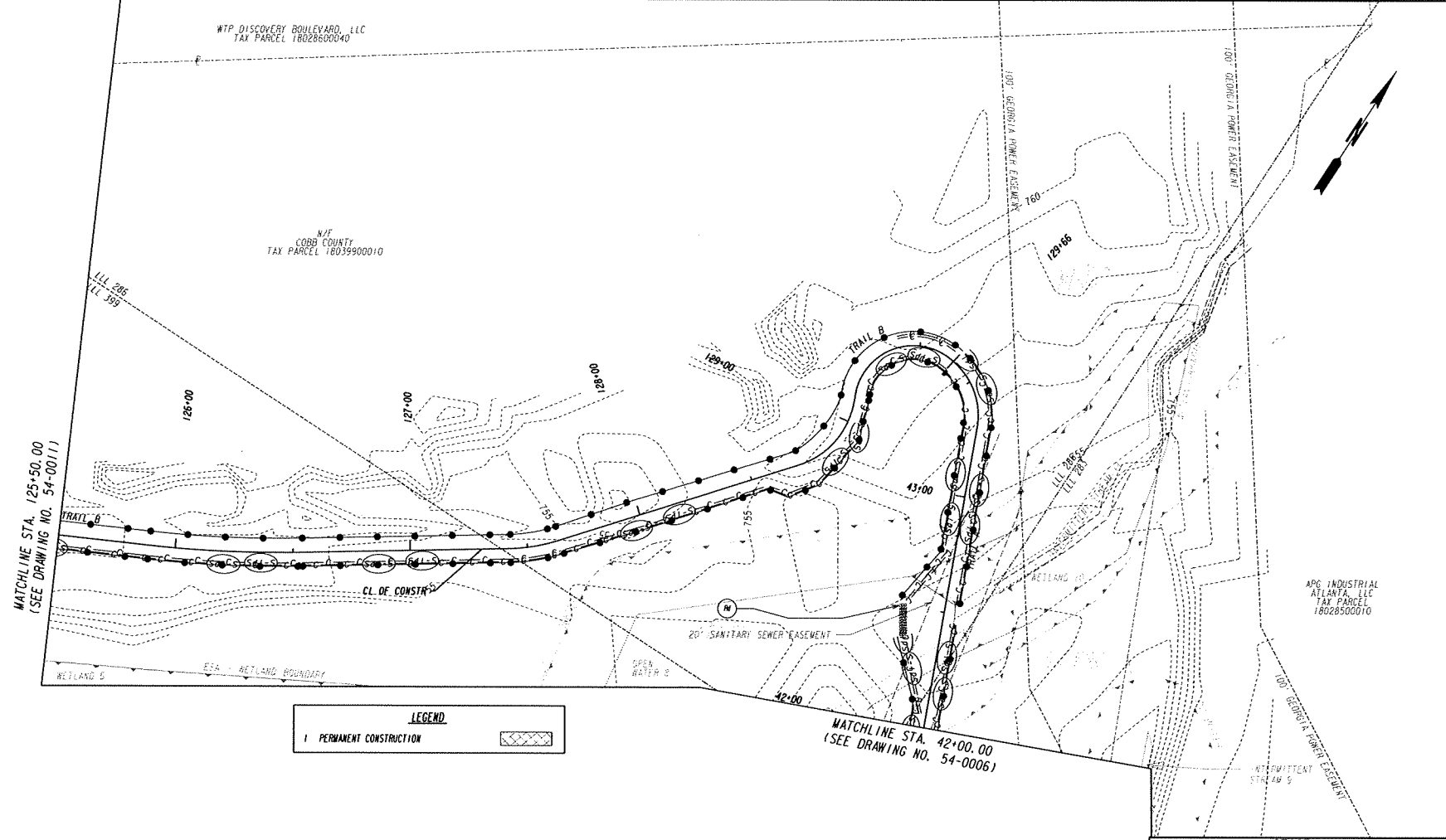
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 1 PERMANENT CONSTRUCTION

STAGE 1			
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LEGEND

1 PERMANENT CONSTRUCTION

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
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EASEMENT FOR CONSTR OF DRIVES

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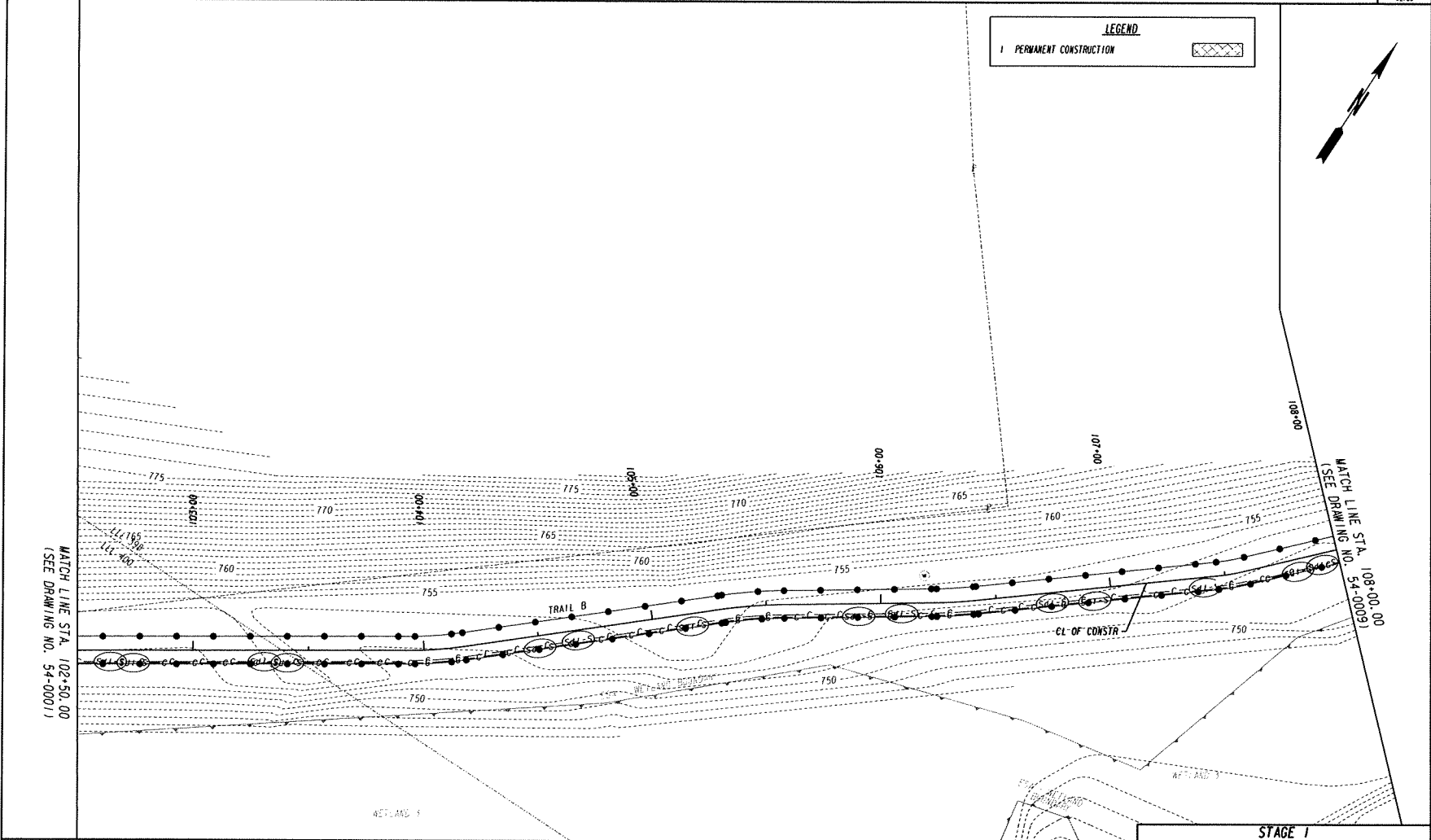


**Gresham
Smith**



REVISION DATES	

STAGE 1			
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54-0007			



PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR

& MAINTENANCE OF SLOPES

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EASEMENT FOR CONSTR OF DRIVES

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REQ'D LIMIT OF ACCESS & R/W

ORANGE BARRIER FENCE

ESA - ENV. SENSITIVE AREA

(SEE ERIT TABLE)

CHATHAHOOCHEE COUNTY

GEORGIA

Gresham Smith

SCALE IN FEET

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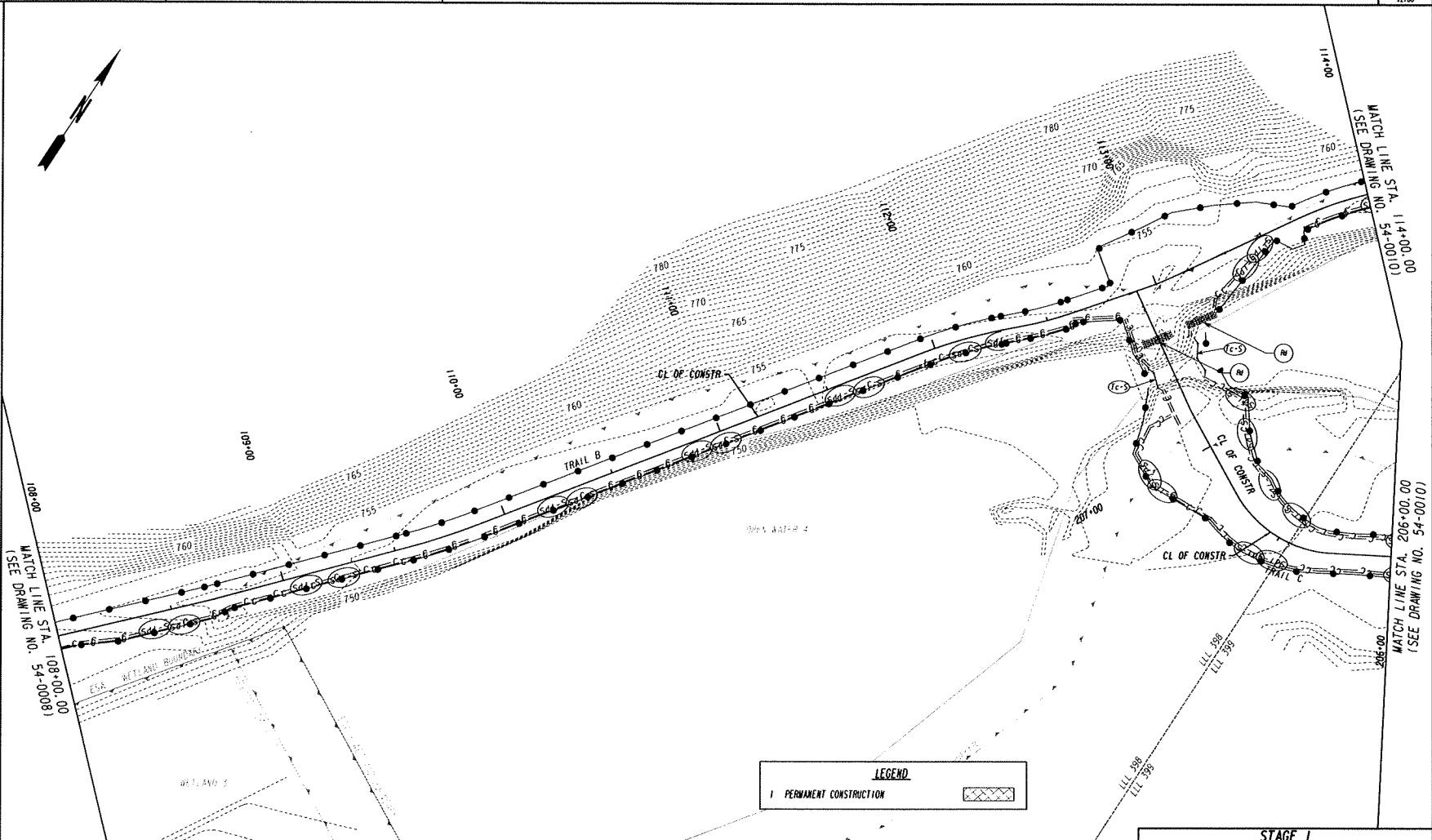
REVISION DATES

STAGE 1

BMP LOCATION DETAILS

CHATTACHOOCHIE RIVER TRAIL

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PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR

& MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

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END LIMIT OF ACCESS.....ELA

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REQ'D LIMIT OF ACCESS & R/W

ORANGE BARRIER FENCE

ESA - ENV. SENSITIVE AREA

(SEE ERIT TABLE)

LEGEND

PERMANENT CONSTRUCTION

SCALE IN FEET

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REVISION DATES

NO.	DATE	DESCRIPTION

STAGE I

BMP LOCATION DETAILS

CHATTAHOOCHEE RIVER TRAIL

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APPROVED

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DRAWING NO.

54-0009

