



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: 2/15/2006

ARC REVIEW CODE: V602151

TO: Chairman Sam Olens
ATTN TO: David W. Breaden, Cobb County Water System
FROM: Charles Krautler, Director

NOTE: This is 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 regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-06-01CC 3287 Cochise Drive

Review Type: Metro River

MRPA Code: RC-06-01CC

Description: An application for a metro river certificate for additions and renovations to existing single family dwelling. The ARC preliminary staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Cobb County

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

Date Opened: 2/15/2006

Deadline for Comments: 2/25/2006

Earliest the Regional Review can be Completed: 2/25/2006

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE

ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by , we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .

**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): Michael J. and Martha-Anne Gonzales McDevitt
Mailing Address: 3287 Cochise Dr
City: Atlanta State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-432-3712 Fax: _____
Other Numbers: 404-231-1080

3. Applicant(s) or Applicant's Agent(s):
Name(s): Jimmie D. Rogers Jr. DBA/ J R Construction
Mailing Address: 4624 Vernon Dr.
City: Mableton State: GA Zip: 30126
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-842-2154 Fax: 770-941-2584
Other Numbers: 770-941-2154

4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: Additions and renovations to existing
single family dwelling.

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 975, 17th District,
2nd Section, Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
Cochise by the Chattahoochee, Lot 6, Block H, 375' SW of Ridge
Size of Development (Use as Applicable): _____ Point
Acres: Inside Corridor: 25,000 SF
Outside Corridor: _____
Total: _____
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 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 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 <u>Disturb.</u>	Percent Imperv. <u>Surf.</u>
				(Maximums Shown In Parentheses)	

A _____ (90) _____ (75) _____

B _____ (80) _____ (60) _____

C _____ (70) _____ (45) _____

D 24,181 SF 12,090 SF 7439 SF ms (50) 50 (30) 30 31%*

E 819 SF 246 SF 0 SF (30) 0 (15) 0

F _____ (10) _____ (2) _____

Total: 25,000 SF 12,336 SF 7260 SF N/A N/A

* INCLUDES A TRANSFER OF 123 SF ~~FR~~ OF IMPERVIOUS SURFACE FROM E TO D of 1 to 1.5 (123 X 1.5 = 184.5) AS PER PART 2.A.3.C. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN. MS

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.

☒ 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)

Martha Anne Gonzales McDewitt 11/14/05
Martha Anne Gonzales McDewitt 11/14/05
Martha Anne Gonzales McDewitt 11/14/05

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:

[Signature] 11/14/05
[Signature] 11/14/05

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

Date

14. The governing authority of Cobb County, Georgia requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

David W. Bruden 11-15-05
David W. Bruden 11-15-05

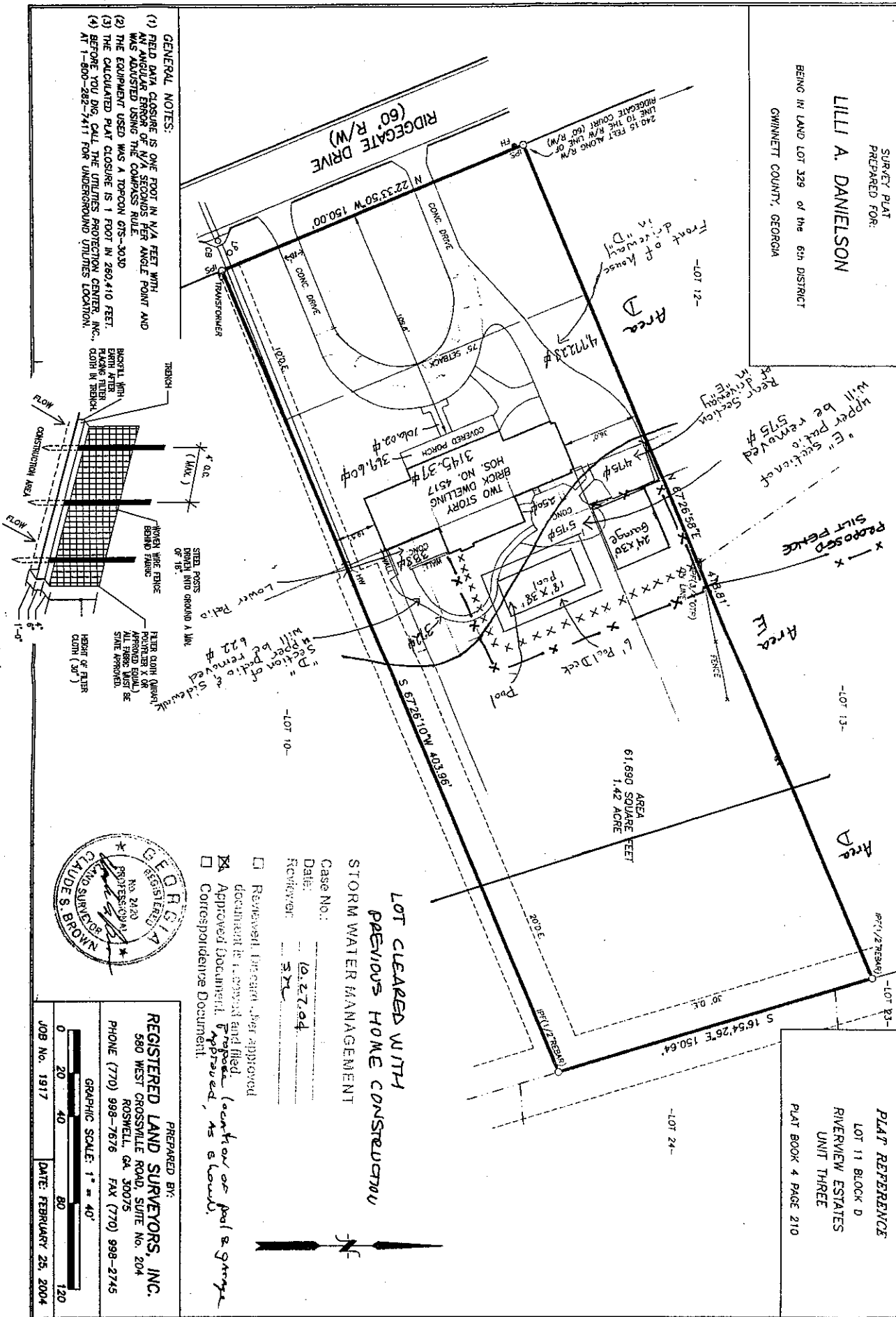
Signature of Chief Elected Official or Official's Designee

Date

LILLI A. DANIELSON

BEING IN LAND LOT 329 of the 6th DISTRICT
GWINNETT COUNTY, GEORGIA

PLAT REFERENCE
LOT 11 BLOCK D
RIVERVIEW ESTATES
UNIT THREE
PLAT BOOK 4 PAGE 210



LOT CLEARED WITH
PREVIOUS HOME CONSTRUCTION

STORM WATER MANAGEMENT

Case No.

Date: 10.27.04

References

☐ Reviewed Document after approved document is removed and filed

☒ Approved Document *Proposed location as per 1 & 2 given*

☐ Correspondence Document

PREPARED BY

REGISTERED LAND SURVEYORS, INC.
580 WEST CROSSVILLE ROAD, SUITE 100
204

360 WEST CROSSVILLE ROAD, SUITE NO. 204
ROSWELL, GA 30075

PHONE (770) 998-7676 FAX (770) 998-2745

GRAPHIC SCALE: 1" = 40'

[illegible]

JOB No. 1917	DATE: FEBRUARY 25, 2001
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