



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: Jun 12 2006

ARC REVIEW CODE: V606121

TO: Chairman Sam Olens
ATTN TO: David Breaeden, Cobb County
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-06-03CC 675 River Knoll Drive

Review Type: Metro River

MRPA Code: RC-06-03CC

Description: An application for a metro river certificate for additions of a swimming pool, driveway expansion, and covered porch to a single family lot. The ARC staff preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor. Plan.

Submitting Local Government: Cobb County

Land Lot: 1098 **District:** 17 **Section:** 2

Date Opened: Jun 12 2006

Deadline for Comments: Jun 22 2006

Earliest the Regional Review can be Completed: Jun 22 2006

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

ARC LAND USE PLANNING
GEORGIA DEPARTMENT OF NATURAL RESOURCES

ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER

NATIONAL PARK SERVICE
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 Jun 22 2006, 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 R. & Karen J. Inman
Mailing Address: 675 Riverknoll dr
City: _____ State: GA Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-232-7144 Fax: 770-232-7339
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Watts & Browning Engineers (Jonathan Hides)
Mailing Address: 5582 Peachtree Rd.
City: Atlanta State: GA Zip: 30341
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-451-7453 Fax: 770-455-3955
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Existing S/D
Description of Proposed Use: Single Family Residential lot
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 1098, 17th Dist, 2nd Sec, Cobb
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Unit IA Columns S/D, Lot #4, Block 'E', 675 Riverknoll dr. 5400' to Atlanta County line
Size of Development (Use as Applicable):
Acres: Inside Corridor: ±1.08 acres
Outside Corridor: 0
Total: ±1.08 acres
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: 1
Outside Corridor: 0
Total: 1
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 ✓

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)
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A _____ (90) _____ (75) _____

B 17,630 14,104 10,578 (80) 80% (60) 60%

C 17,630 14,104 10,578 (70) 80% (45) 60%

D 29,309 14,684 8,811 (50) 50% (30) 30%

E 29,309 14,684 8,811 (30) 50% (15) 30%

F _____ (10) _____ (2) _____

Total: 46,999 28,788 19,389 N/A N/A

all-jms 6/2/04

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.

☒ 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)

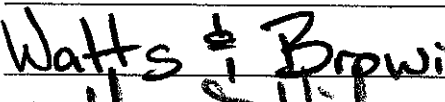


Signature(s) of Owner(s) of Record

5/15/06

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:

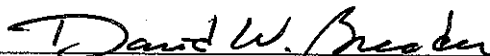

Watts & Browning Engineers

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

(Jonathan Hicks) 5-16-06

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

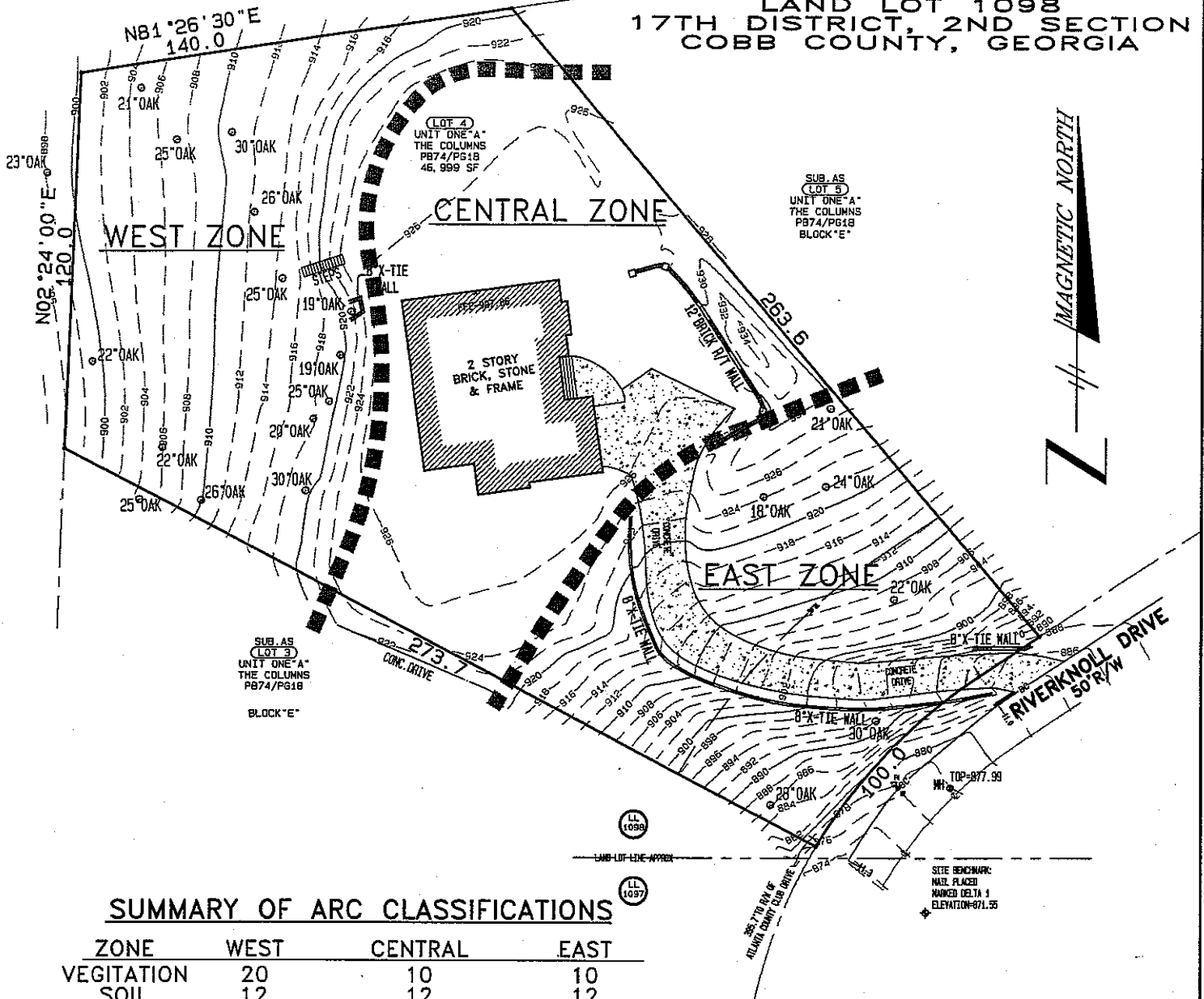
5.26.06

Date

SITE DATA:

TOTAL AREA: 46,999 SF
 WEST ZONE AREA: 15,849 SF
 CENTRAL ZONE AREA: 17,630 SF
 EAST ZONE AREA: 13,520 SF

ARC EXHIBIT: COMPOSITE PLAN
 LOT 4~BLOCK"E"
 UNIT ONE "A"
 THE COLUMNS
 FOR
 675 RIVERKNOLL DR.
 LOCATED IN
 LAND LOT 1098
 17TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA

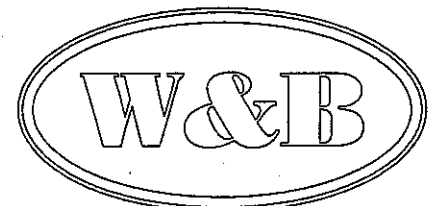


SUMMARY OF ARC CLASSIFICATIONS

ZONE	WEST	CENTRAL	EAST
VEGETATION	20	10	10
SOIL	12	12	12
HYDRO	0	0	0
SLOPE	9	3	15
GEOLOGY	5	5	5
ASPECT	12	3	15
COMPOSITE	58	33	57
CLASSIFICATION	D	B	D

SUMMARY OF IMPERVIOUS COVER

ZONE	TOTAL IMPERVIOUS AVAILABLE	TOTAL IMPERVIOUS EXISTING	AVAILABLE (-) EXISTING	ACTUAL AVAILABLE
WEST	7,925 SF	50 SF	7,875 SF	7,875 SF
CENTRAL	14,104 SF	4,534 SF	9,570 SF	9,570 SF
EAST	6,760 SF	2,020 SF	4,740 SF	4,740 SF
COMBINED	27,026 SF	6,664 SF	N/A	22,185 SF
THEREFORE: 9,570 SF OF AVAILABLE IMPERVIOUS AREA REMAINS WITHIN THE CENTRAL ZONE.				



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