



# 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 21 2006

**ARC REVIEW CODE:** V606212

**TO:** Chairman Sam Olens  
**ATTN TO:** David Breden, 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-06-04CC Cochise by the Chattahoochee

**Review Type:** Metro River

**MRPA Code:** RC-06-04CC

**Description:** An application for a metro river certificate for the demolition and new construction of a single family detached dwelling. The ARC staff preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** Cobb County

**Land Lot:** 974 **District:** 17 **Section:** 2

**Date Opened:** Jun 21 2006

**Deadline for Comments:** Jul 1 2006

**Earliest the Regional Review can be Completed:** Jul 1 2006

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

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE

ARC ENVIRONMENTAL PLANNING  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
UPPER CHATTAHOOCHEE RIVERKEEPER

## 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 Jul 1 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): Rafael and Betty San Miguel  
Mailing Address: 4093 Vinings Mill Trail  
City: Smyrna State: Ga Zip: 30080  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-853-7524 Fax:   
Other Numbers: home 770-801-1030
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Gail Glazier for Monte Hewitt Homes  
Mailing Address: 5555 Glendora Court Ste. 435  
City: Atlanta State: Ga. Zip: 30342  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-452-5935 Fax: 7-590-3197  
Other Numbers:
4. Proposed Land or Water Use:  
Name of Development: Cochise by the Chattahoochee  
Description of Proposed Use: Demolition and New Construction of Single Family Detached Dwelling
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: 974 / 17th / 2nd Sect. Cobb  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Cochise by the Chattahoochee / Lot 28 / Block D / 3277 Cragg Point  
Size of Development (Use as Applicable): 350' to Paces Ferry Rd.  
Acres: Inside Corridor: 34,303 sq. ft.  
Outside Corridor:   
Total:   
Lots: Inside Corridor: 1  
Outside Corridor: 0  
Total: 1  
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>13,705</u>	<u>9594</u>	<u>6167</u>	(70) <u>70</u>	(45) <u>45</u>
D	_____	_____	_____	(50)_____	(30)_____
E	<u>20,601</u>	<u>6180</u>	<u>3090</u>	(30) <u>30</u>	(15) <u>15</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	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:** 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)

