



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: Oct 24 2006

ARC REVIEW CODE: V610241

TO: Chairman Sam Olens
ATTN TO: David W. Breden, 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-06-05CC Providence Unit A9

Review Type: Metro River

MRPA Code: RC-06-05CC

Description: An application for a metro river certificate for 55 single family residential developments. The ARC preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Cobb County

Land Lot: 289 **District:** 18 **Section:** 2

Date Opened: Oct 24 2006

Deadline for Comments: Nov 3 2006

Earliest the Regional Review can be Completed: Nov 3 2006

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

ARC LAND USE PLANNING
GEORGIA ENV. FACILITIES AUTHORITY
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE

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 Nov 3 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/landuse>.

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: COBB COUNTY, GA
2. Owner(s) of Record of Property to be Reviewed:
Name(s): JOHN WIELAND HOMES & NEIGHBORHOODS, Inc.
Mailing Address: 2355 LOG CABIN DRIVE
City: SMYRNA State: GA Zip: 30080
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-703-3100 Fax: 770-703-3197
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): JOHN BOUDREAU, RLA
Mailing Address: 5665 NEW NORTHSIDE DRIVE
City: ATLANTA State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-933-0280 Fax: 770-933-0971
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: PROVIDENCE UNIT A9
Description of Proposed Use: 55 SINGLE FAMILY RESIDENTIAL DEVELOPMENT
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOTS 289, 290, 395, 396, 403, 18th DISTRICT, 2nd SECTION, COBB COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
- Size of Development (Use as Applicable):
- | | | |
|--------|-------------------|--------------|
| Acres: | Inside Corridor: | <u>4.93</u> |
| | Outside Corridor: | <u>11.62</u> |
| | Total: | <u>16.55</u> |
| Lots: | Inside Corridor: | <u>17</u> |
| | Outside Corridor: | <u>38</u> |
| | Total: | <u>55</u> |
| Units: | Inside Corridor: | <u>17</u> |
| | Outside Corridor: | <u>38</u> |
| | Total: | <u>55</u> |
- 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 COBB COUNTY

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (on Sq. Footage)	Total Acreage (on Sq. Footage) Land Disturbance	Total Acreage (on Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
A	_____	_____	_____	(90) _____	(75) _____
B	<u>0.97</u>	<u>0.77</u>	<u>0.58</u>	(80) <u>80</u>	(60) <u>60</u>
C	<u>3.43</u>	<u>2.40</u>	<u>1.54</u>	(70) <u>70</u>	(45) <u>45</u>
D	<u>0.53</u>	<u>0.27</u>	<u>0.16</u>	(50) <u>50</u>	(30) <u>30</u>
E	_____	_____	_____	(30) _____	(15) _____
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). (ALTA/ACSM SURVEY FOR LEGAL DESCRIPTION & LOCATION MAP)
SEE
- ☒ 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. (SEE ALTA/ACSM LAND TITLE SURVEY)
- ☒ Proposed grading plan.
- ☒ Certified as-builts of all existing land disturbance and impervious surfaces. (SEE ALTA/ACSM SURVEY)
- ☒ 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

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:

John D. Buchanan, REA
PLS

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

10.13.06.
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.

David W. Brecken
Signature of Chief Elected Official or Official's Designee

10/23/06
Date