



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

**DATE:** Oct 26 2006

**ARC REVIEW CODE:** V610262

**TO:** Chairman Sam Olens  
**ATTN TO:** David 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-06-06CC 5621 Aven Road

**Review Type:** Metro River

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

**Description:** An application for a metro river certificate for a residential lot split. The ARC preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** Cobb County

**Land Lot:** 280 **District:** 1 **Section:** 2

**Date Opened:** Oct 26 2006

**Deadline for Comments:** Nov 6 2006

**Earliest the Regional Review can be Completed:** Nov 6 2006

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

ARC LAND USE PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER  
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING  
GEORGIA CONSERVANCY  
GEORGIA DEPARTMENT OF TRANSPORTATION

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 6 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  
POLITAN RIVER PROTECTION ACT CERTIFICATE**

Local Government: COBB COUNTY

**2. Owner(s) of Record of Property to be Reviewed:**

Name(s): DIANA YU LIN  
Mailing Address: 130 ROBIN ROAD  
City: MARIETTA State: GEORGIA Zip: 30067  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 678-873-8639 Fax: 770-541-1619  
Other Numbers: \_\_\_\_\_

**3. Applicant(s) or Applicant's Agent(s):**

Name(s): Bobby L. Terrell  
Mailing Address: 850 Chestnut Corner  
City: Marietta State: G. Zip: 30066  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 678-494-4440 Fax: 678-494-4445  
Other Numbers: C- 404-643-0505

**4. Proposed Land or Water Use:**

Name of Development: DIANA YU LIN  
Description of Proposed Use: RESIDENTIAL LOT SPLIT

**5. Property Description (Attach Legal Description and Vicinity Map):**

Land Lot(s), District, Section, County: LAND LOT 280, 1ST DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
5621 AVEN ROAD, MARIETTA, GEORGIA 30067

**Size of Development (Use as Applicable):**

Acres: Inside Corridor: 1  
Outside Corridor: 0  
Total: 1

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 \_\_\_\_\_

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 (COBB COUNTY)

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 \_\_\_\_\_ (80) \_\_\_\_\_ (60) \_\_\_\_\_

C \_\_\_\_\_ (70) \_\_\_\_\_ (45) \_\_\_\_\_

D 25094 16,307 7919 65% 31.6%

E 18538 3054 2520 165% 13.6%

F \_\_\_\_\_ (30) \_\_\_\_\_ (15) \_\_\_\_\_

Total: 43632 13501 7790 N/A N/A

\* INCLUDES A TRANSFER OF 2507 SF OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 (2507 X 1.5 = 3760 SF) AS PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN JMS

all change  
JMS 10/26/06

\*\* INCLUDES A TRANSFER OF 261 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1 TO 1.5 (261 X 1.5 = 391 SF) AS PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN JMS

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.

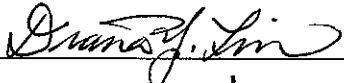
- ☒ Land-disturbance plan.

**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)

  
\_\_\_\_\_  
DIANA YU LIN 9/28/06

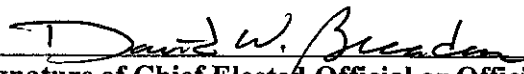
Signature(s) of Owner(s) of Record

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(s) of Applicant(s) or Agent(s) 9/28/06  
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 10-4-06  
Date