



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: Dec 4 2006

ARC REVIEW CODE: V612041

TO: Chairman Sam Olens
ATTN TO: David 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-06-07CC Code Red Erosion Control

Review Type: Metro River

MRPA Code: RC-06-07CC

Description: An application for a metro river certificate for an 8,320 square foot warehouse and office building, parking area for trailers and cars, and a local water quality/detention pond. The ARC preliminary finding is that the proposed project, while not consistent with the Chattahoochee Corridor Plan in all respects, will provide a level of land and water resource protection equivalent to an application consistent with the Plan.

Submitting Local Government: Cobb County

Land Lot: 175 **District:** 18 **Section:** 2

Date Opened: Dec 4 2006

Deadline for Comments: Dec 14 2006

Earliest the Regional Review can be Completed: Dec 14 2006

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

ARC LAND USE PLANNING
GEORGIA CONSERVANCY
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF NATURAL RESOURCES

UPPER CHATTAHOOCHEE RIVERKEEPER
NATIONAL PARK SERVICE

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Dec 14 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 Community Development Agency
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Code Red Erosion Control, Inc.
Mailing Address: 4480-H South Cobb Drive # 490
City: Smyrna State: Ga Zip: 30080
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770 652 0859 Fax: 770 438 1508
Other Numbers: 770 438 7002
3. Applicant(s) or Applicant's Agent(s):
Name(s): Larry D. Neese - West Georgia Surveyors, Inc.
Mailing Address: 731 Sandtown Road
City: Marietta State: Georgia Zip: 30008
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-428-2122 Fax: 770-422-9178
Other Numbers: 770-630-3770
4. Proposed Land or Water Use:
Name of Development: Code Red Erosion Control
Description of Proposed Use: An 8320 sq. ft. warehouse/office building, parking area for trailers & cars and a local water quality /detention pond.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: L.L. 175 & 284, 18TH DISTRICT
2ND SECTION, COBB COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
Riverview Road; 902.39' to Southwest R/W of Nichols Drive
Size of Development (Use as Applicable):
Acres: Inside Corridor: 2.107
Outside Corridor: _____
Total: 2.107
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): No

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 Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
A				(90)	(75)
B	43,717 SF	42,951 SF	17,378 SF	(80) 98	(60) 40
C	19,125 SF	16,499 SF	11,478 SF	(70) 83	(45) 58
D	18,414 SF	6,812 SF*	2,518 SF	(50) 37	(30) 14
E	9,716 SF	29,944 SF	8,000 SF	(30) 100	(15) 14
F				(10)	(2)
Total:	91,722 SF	75,978 SF	32,761 SF	N/A	N/A

NOTE: This property includes a 200-ft Georgia Power easement that puts the property over the maximum allowed amounts for land disturbance in the "E" category. Because the easement pre-dates the effective date of the Metropolitan River Protection Act on the property (7/1/98), the easement constitutes a hardship and the property is eligible for the finding of equivalent to a consistent project. The average weighted runoff coefficient test involved in determining whether or not the proposed project is equivalent and the numbers proposed in the review are on the attached memorandum. The proposed project meets the average weighted runoff coefficient test and, while not consistent with the Plan in all respects, is equivalent to a fully consistent project. This allows it to be built as proposed.

revised page 12 JMS
11/8/06

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes

If "yes", indicate the 100-year floodplain elevation: 767.2

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: N/A

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)

Code Red Erosion Control, Inc.

V.P. J 3 JMT Jonathan M. Taunton

10-09-06

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:

Code Red Erosion Control, Inc.

V.P. J 3 JMT Jonathan M. Taunton

10-09-06

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

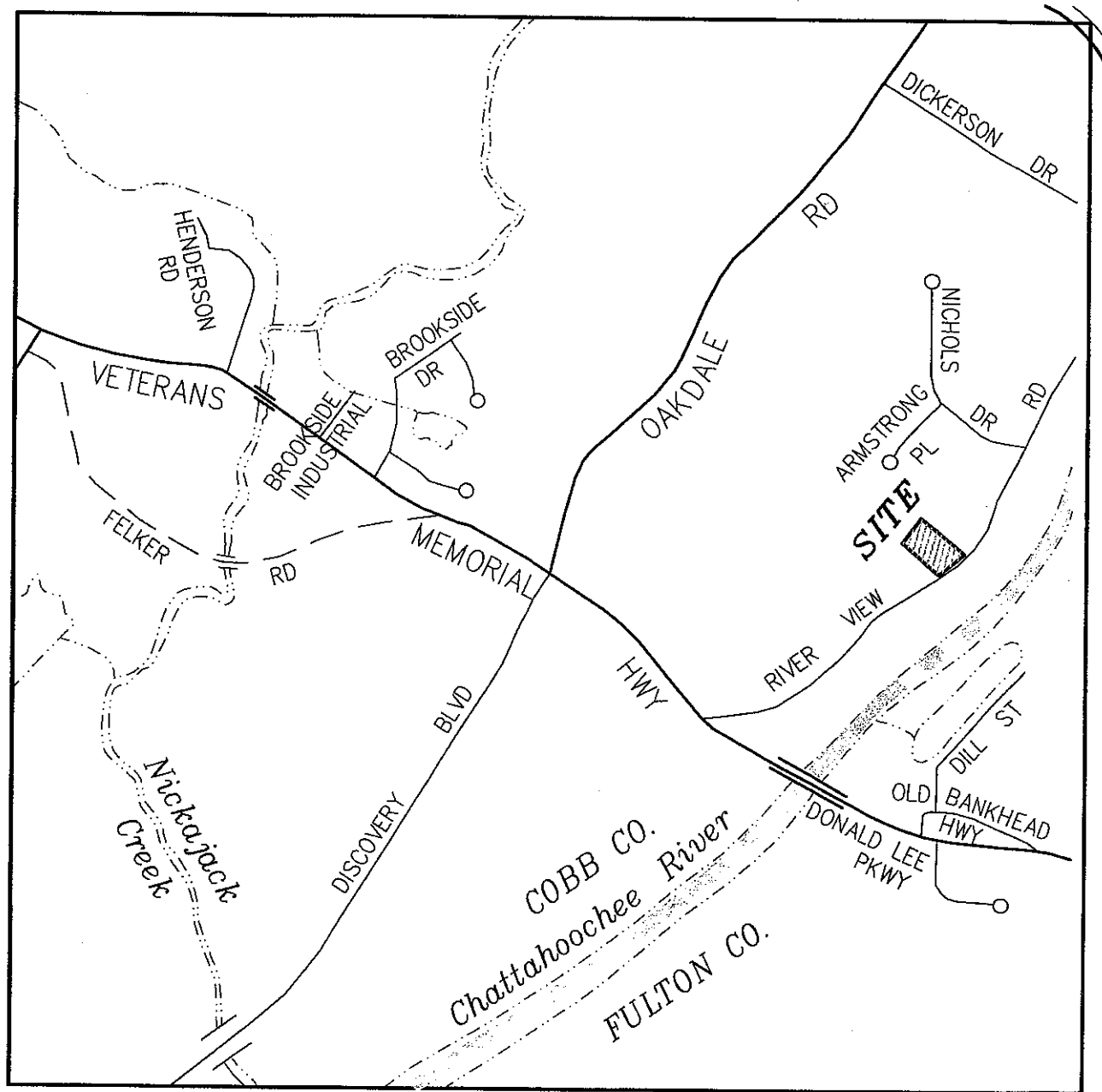
Date

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. Braden 10-27-06

Signature of Chief Elected Official or Official's Designee

Date



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 175 and 284 of the 18th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, Commence at a point formed by the intersection of the southwest right-of-way line of Nichols Drive (50 foot right-of-way) and the northwest right-of-way line of River View Road (40 foot right-of-way); running thence in a western direction, along said northern right-of-way line of River View Road a distance of 902.39 feet to an iron pin, also being the TRUE POINT OF BEGINNING; thence South 50°48'15" West along said right-of-way of River View Road for a distance of 248.61 feet to an iron pin; thence leaving said northern right-of-way line and running North 47°45'28" West for a distance of 355.38 feet to an iron pin; thence North 35°34'09" East for a distance of 229.92 feet; thence South 50°08'43" East for a distance of 419.48 feet to an iron pin, also being the TRUE POINT OF BEGINNING, containing within said bounds 91, 772.1 square feet or 2.107 acres.