



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: Jan 4 2007

ARC REVIEW CODE: V701041

TO: Chairman Sam Olens
ATTN TO: David W. 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-07-01CC 4675 & 4685 Columns Drive

Review Type: Metro River

MRPA Code: RC-07-01CC

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

Submitting Local Government: Cobb County

Land Lot: 76 **District:** 1 **Section:** 2

Date Opened: Jan 4 2007

Deadline for Comments: Jan 14 2007

Earliest the Regional Review can be Completed: Jan 14 2007

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

ARC LAND USE PLANNING
GEORGIA CONSERVANCY
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 Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Jan 14 2007, 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

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

Name(s): Hamid Jahangard, President A & H Ventures, Inc
 Mailing Address: 1240 Powers Ferry Commons suite 110
 City: Marietta State: GA Zip: 30067
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: 770-652-5552 Fax: 678-336-6779
 Other Numbers: _____

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

Name(s): Reece Hooper & Fincher
 Mailing Address: 1234 Airport Rd. suite 116
 City: Destin State: FL Zip: 32341
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: 850-837-3555 Fax: 850-837-3055
 Other Numbers: _____

4. Proposed Land or Water Use: 4675/4685
 Name of Development: Columns Drive Property
 Description of Proposed Use: Two single family units

5. Property Description (Attach Legal Description and Vicinity Map):
 Land Lot(s), District, Section, County: L.L. 76, 1st. Dist., 2nd sec., Cobb Co.
 Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
is on intersection of Column Dr. & Rivercliff Dr.
 Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>3.9784 AC.</u>
	Outside Corridor:	_____
	Total:	<u>3.9784 AC.</u>
Lots:	Inside Corridor:	<u>2 lots</u>
	Outside Corridor:	_____
	Total:	<u>2 lots</u>
Units:	Inside Corridor:	<u>—</u>
	Outside Corridor:	<u>—</u>
	Total:	<u>—</u>

 Other Size Descriptor (i.e., Length and Width of Easement):
 Inside Corridor: 50' stream Buffer
 Outside Corridor: —
 Total: 50' stream Buffer

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: N/A

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): N/A

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

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)
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D	<u>11,076</u>	<u>1,059</u>	<u>204</u>	(50)	<u>9</u> (30) <u>2</u>
E	<u>173,613</u>	<u>52,084</u>	<u>26,042</u>	(30)	<u>30</u> (15) <u>15</u>
F	<u>22,637</u>	<u>0</u>	<u>0</u>	(10)	<u>0</u> (2) <u>0</u>
Total:	<u>173,613</u>	<u>52,084</u>	<u>26,042</u>	N/A	N/A

(all. ~~SWP~~ - 1/3/07)

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No
 If "yes", indicate the 100-year floodplain elevation: N/A
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 rezoned 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)

____ Flat-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)**

Harold Sahayon 10/31/06
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:**

Harold Sahayon 10/31/06
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. Brinkley 11-22-06
Signature of Chief Elected Official or Official's Designee Date

LEGAL DESCRIPTION

For

Lot 1 Columns Drive

All that tract or parcel of land lying and being in Land Lot 76 of the 1st District, 2nd Section of Cobb County, Georgia and is shown as Lot 1 on a survey by Gudger Surveying dated October 10, 2005 and being more particularly described as follows:

Beginning at a point on the northwesterly right of way of Columns Drive (having an 80' right of way) which is 464.38' northeasterly of the intersection of the northwesterly right of way of said Columns Drive with the northeasterly right of way of Willow Knoll Drive (having a variable right of way); with the point of beginning thus established, leave the northwesterly right of way of Columns Drive and proceed North 46°20'09" West for 473.63' to a point; thence proceed North 44°00'31" East for 128.14' to a point; thence proceed South 46°20'09" East for 471.58' to a point on the northwesterly right of way of Columns Drive; thence along said right of way proceed South 43°05'15" West for 128.14' returning to the point of beginning. Said parcel contains 60,557 square feet or 1.3902 acres, more or less.

LEGAL DESCRIPTION

For

Lot 2 Columns Drive

All that tract or parcel of land lying and being in Land Lot 76 of the 1st District, 2nd Section of Cobb County, Georgia and is shown as Lot 2 on a survey by Gudger Surveying dated October 10, 2005 and being more particularly described as follows:

Beginning at a point on the northwesterly right of way of Columns Drive (having an 80' right of way) which is 592.52' northeasterly of the intersection of the northwesterly right of way of said Columns Drive with the northeasterly right of way of Willow Knoll Drive (having a variable right of way); with the point of beginning thus established, leave the northwesterly right of way of Columns Drive and proceed North 46°20'09" West for 471.58' to a point; thence proceed North 44°00'31" East for 351.16' to a point; thence proceed North 33°16'40" East for 27.40' to a point in the centerline of a creek; thence proceed along the centerline of said creek in a southeasterly direction for approximately 595.8' to a point on the northwesterly right of way of Columns Drive; thence along said right of way proceed South 43°05'15" West for 154.27' returning to the point of beginning. Said parcel contains 112,740 square feet or 2.5881 acres, more or less.