

# 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: <a href="http://www.atlantaregional.com/landuse">http://www.atlantaregional.com/landuse</a> .

## APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

ı.	Name of Local Go	verament: Cobb County				
2.	Owner(s) of Recor	rd of Property to be Reviewed:				
	Name(s):	Hamid Jahan gard, President A&H Ventur				
	Mailing Addi	ress: 1240 Powers Ferry Commons Suite 110				
	City:	Mary'eHa State: GA: Zip: 30067				
•	Contact Phot	e Numbers (w/Area Code):				
	Daytime l	Phone: 170-652-5552 Fax: 678-336-6779				
	Other Na	mbers:				
3.	Applicant(s) or A	pplicant's Agent(s):  Recce Hoopes & Fincher				
	Name(s):					
	Mailing Add					
	City:					
		se Numbers (w/Area Code): Phone: 850-837-3555 Fax: 850-837-3055				
	Daythme !					
	Other Nu	wpere:				
	Description o	elopment: Columns Drive Property of Proposed Use: Two Single Family Unite				
5.	Property Description (Attach Legal Description and Vicinity Map):  Land Lot(s), District, Section, County: L.L. 76, 1st. Dist., 2nd Sec., Cobb Co.					
	Land Lot(s),	tion (Attach Legal Description and Vicinity Map): District, Section, County: L.L. 76, 1st. Dist., 2nd Sec., Cobb Co.				
	Land Lot(s),	Let Black Street and Address Distance to Nearest Intersection:				
	Land Lot(s), Subdivision,	Lot, Block, Street and Address, Distance to Nearest Intersection:  Let, Block, Street and Address, Distance to Nearest Intersection:  Let, Block, Street and Address, Distance to Nearest Intersection:				
	Land Lot(s), Subdivision,	Lot, Block, Street and Address, Distance to Nearest Intersection:  Lot, Block, Street and Address, Distance to Nearest Intersection:  Lersection of Column Dr. & Liver Cliff Dr.  Comment (Use as Applicable):				
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	If "yes", describe the additional land and any development plans:							
B. Has any part of bordering this l	f the property in this app land, previously received	dication, or any right I a certificate or any (	-oi-way or eas other Chattah	ement oochee				
	w approval? //o identify the use(s), the r							
of the review(s)	identity the use(s), the r	eview identification n	umber(s), and	i the date(s)				
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	om this Development be	Treated?						
A. Septic tank Note: For pro	posals with septic tanks	, the application must	include the a	ppropriate				
local governm	nent health department : stem <u>ソ</u> 尼ら	approval for the selec	ted site.					
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. Summary of Vulner	ability Analysis of Prop	osed Land or Water I	Jse:					
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If "yes", indicate the 100-year finodplain elevation:  If "yes", indicate the 100-year finodplain is defined as the natural kind surface below the one hundred (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoockee 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 allecations can be combined with those of other "E" hand in the review. Also, 100 year floodplain cannot be reanalyzed and cannot accept transfers.  10. Is any of this land within the 508-year floodplain of the Chattahoockee River; NOTE: The 500-year floodplain is defined as the patural land surface below the five hundred (500) year flood elevations shown in the flood Profiles of the most recent floodplain study for the Chattahoockee 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 Chattahoockee Carridor Flan).  11. The following is a checkfist of information required to be attached as part of the application. Individual items may be combined.  NOR 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)  Description of proposed use(s). (Space provided on this form)  Existing vegetation plan.  Proposed grading plan.  Certified ss-builts of all existing land disturbance and impervious surfaces.  Approved crosion control plan.  Detailed table of land-disturbing activities. (Both on		Is any of this Land within the 160-Year Floodplain of the Chattahoochee River? No.
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		Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easened and rights-of -way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other laformation that will clarify the review.	<b>zt</b> s
		Documentation on adjustments, if any.	
		Cashier's check or money order (for application fee).	
十	FOR	R SINGLE-STEP APPLICATIONS (NON-SUBDIVISION): _Site plan.	
	1	Land-disturbance plan.	
	FOF	R 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 certificat under the provisions of the Metropolitan River Protection Act: (use additional sheets a necessary)	te LS
		Tama 1 Taky on 1. 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 certifica under the provisions of the Metropolitus River Protection Act:	ite
		Themal Pahasan 10/31/06	
		Signature(s) of Applicant(s) or Agent(s)  Date	
	14.	The governing authority of <u>Cobb Com</u> ty required by the Affanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.	uest!
		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 1<sup>st</sup> District, 2<sup>Nd</sup> 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

FOF

### Lot 2 Columns Drive

All that tract or parcel of land lying and being in Land Lot 76 of the 1<sup>st</sup> District, 2<sup>Nd</sup> 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.