



# 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: Feb 12 2007

ARC REVIEW CODE: V702121

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-07-02CC Six Flags Rd

**Review Type:** Metro River

**MRPA Code:** RC-07-02CC

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

**Submitting Local Government:** Cobb County

**Land Lot:** 866,867,871,872 **District:** 18 **Section:** 2

**Date Opened:** Feb 12 2007

**Deadline for Comments:** Feb 22 2007

**Earliest the Regional Review can be Completed:** Feb 22 2007

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

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE  
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES

## 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 Feb 22 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 Water System

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

Name(s): Calvin Schular, Cheoah Construction Company, Inc.

Mailing Address: 1860 Vinnings Mill Walk

City: Smyrna

State: GA

Zip: 30080

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770.436.9300

Fax: 828.479.2834

Other Numbers: 828.479.8622

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

Name(s): Darryl D. Ray, Hughes-Ray Company, Inc

Mailing Address: 6554 E. Church Street

City: Douglasville

State: GA

Zip: 30134

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770.942.0196

Fax: 770.942.0152

Other Numbers: 678.410.9183

4. Proposed Land or Water Use:

Name of Development: N/A

Description of Proposed Use: Graded for future development.

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

Land Lot(s), District, Section, County: LL 866,867,871 & 872, 18th District,  
2nd Section, Cobb County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:

Six Flags Road / Riverside Parkway, 0 LF from White Road

Size of Development (Use as Applicable):

Acres: Inside Corridor: 5.304 acres

Outside Corridor: 3.018 acres

Total: 8.322 acres

Lots: Inside Corridor: 63.7% of Lot

Outside Corridor: 36.3% of Lot

Total: 1

Units: Inside Corridor: \_\_\_\_\_

Outside Corridor: \_\_\_\_\_

Total: N/A

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

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 <u>Disturb.</u> (Maximums Shown In Parentheses) | Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses) |
|------------------------|--------------------------------|---|--|--|--|
| A                      |                                |   |  | (90)   | (75)   |
| B                      | 53,166 sf                      | 42,533 sf                                       | 31,899 sf                                      | (80) 80%   | (60) 60%   |
| C                      | 157,525 sf                     | 115,144 sf*                                     | 75,462 sf**                                    | (70) 73% <sup>ms</sup>                                       | (45) 48% <sup>ms</sup>                                       |
| D                      |                                |   |  | (50)   | (30)   |
| E                      | 20,338 sf                      | 2,850 sf*                                       | 0 sf**   | (30) 14% <sup>ms</sup>                                       | (15) 0% <sup>ms</sup>  |
| F                      |                                |   |  | (10)   | (2)  |
| <b>Total:</b>          | 231,029 sf                     | 160,528 sf                                      | 107,361 sf                                     | N/A  | N/A  |

\* Includes a transfer of 3,251 sf of land disturbance from E to C at 1 to 1.5 (3,251 x 1.5 = 4,876 sf) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

\*\* Includes a transfer of 3,051 sf of impervious surface from E to C at 1 to 1.5 (3,051 x 1.5 = 4,576 sf) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

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

If "yes", indicate the 100-year floodplain elevation: 761.00

**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? Yes

If "yes", indicate the 500-year flood plain elevation: 780.00

**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)

\_\_\_\_\_  
\_\_\_\_\_  
Calvin L. Shuler 01/31/07  
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:

\_\_\_\_\_  
\_\_\_\_\_  
Anthony J. Ray 1-30-07  
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.

\_\_\_\_\_  
Don J. W. Bracken 2-1-07  
Signature of Chief Elected Official or Official's Designee Date