



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: Nov 28 2007

ARC REVIEW CODE: V711281

TO: Chairman Sam Olens
ATTN TO: David Breaeden, Cobb County
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 related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-07-05CC 5601 Aven Road

Review Type: Metro River

MRPA Code: RC-07-06CC

Description: An application for a metro review certificate to divide an existing lot into two lots for construction of a second single family residence. The ARC staff 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: Nov 28 2007

Deadline for Comments: Dec 8 2007

Earliest the Regional Review can be Completed: Dec 8 2007

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

ARC LAND USE PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER

ARC ENVIRONMENTAL PLANNING
GEORGIA CONSERVANCY

NATIONAL PARK SERVICE
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 Dec 8 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: ARC

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

Name(s): Ronald M. & Marianne D. Snyder

Mailing Address: 5601 Aven Road

City: Marietta

State: Georgia

Zip: 30068

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-265-5002 (Ron's cell)

Fax: 770-435-1878

Other Numbers: 770-594-8185 (Home), 770-434-7083 (Ron work)

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

Name(s): Ronald M. & Marianne D. Snyder

Mailing Address: 5601 Aven Road

City: Marietta

State: GA

Zip: 30068

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-265-5002 (Ron's cell)

Fax: 770-435-1878

Other Numbers: 770-594-8185 (Home), 770-434-7083 (Ron work)

4. Proposed Land or Water Use:

Name of Development: Personal Residence

Description of Proposed Use: Divide existing lot into 2 lots for construction of second house.

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

Land Lot(s), District, Section, County: LL280, 1st district, 2nd section, Marietta

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: none

Size of Development (Use as Applicable):

Acres: Inside Corridor: 2.116

Outside Corridor: _____

Total: 2.116

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 X

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				(80)	(60)
C				(70)	(45)
D				(50)	(30)
E	92,189	25,712	13,810	(30) <u>30</u>	(15) <u>15</u>
F				(10)	(2)
Total:	92,189	25,712	13,810	N/A	N/A

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)

<u>W. D. Snyder</u>	<u>8-15-07</u>
<u>Ronald M. Snyder</u>	<u>8/15/07</u>
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:

<u>W. D. Snyder</u>	<u>8-15-07</u>
<u>Ronald M. Snyder</u>	<u>8/15/07</u>
Signature(s) of Applicant(s) or Agent(s)	Date August 10, 2007

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.

<u>David W. Bredan</u>	<u>11-9-07</u>
Signature of Chief Elected Official or Official's Designee	Date