



# 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 7 2008

ARC REVIEW CODE: V802071

TO: Chairman Cobb County  
ATTN TO: David W. Breden, 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-08-01CC 3566 Cochise Drive

**Review Type:** Metro River

**MRPA Code:** RC-08-01CC

**Description:** The application for a metro river certificate for single family residential construction. The ARC staff preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** Cobb County

**Land Lot:** 975 **District:** 17 **Section:** 2

**Date Opened:** Feb 7 2008

**Deadline for Comments:** Feb 17 2008

**Earliest the Regional Review can be Completed:** Feb 17 2008

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

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE

ARC ENVIRONMENTAL PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA CONSERVANCY

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 17 2008, 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): KEITH WHITE

Mailing Address: 2780 PERT ADAMS RD SUITE 100

City: ATLANTA

State: GA

Zip: 30339

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-431-1955 \*12 Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_

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

Name(s): BONNIE BARFIELD

Mailing Address: 1036 HUNTINGTON TRACE CT

City: SMYRNA

State: GA

Zip: 30082

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-363-7169 Fax: \_\_\_\_\_

Other Numbers: 770-432-2546

4. Proposed Land or Water Use:

Name of Development: WHITE RESIDENCE

Description of Proposed Use: SINGLE FAMILY RESIDENTIAL CONSTRUCTION. SCOPE OF WORK: DEMO OF EXISTING HOUSE + ASSOCIATED HARDSCAPES. CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE + ASSOCIATED HARDSCAPES.

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

Land Lot(s), District, Section, County: L.L. 975, 1018, 17th DISTRICT, COBB COUNTY

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

LOT 17, #3566 LOCUNE DR. @ INTERSECTION OF LOCUNE DR. & LARAMIE DR.

Size of Development (Use as Applicable):

Acres: Inside Corridor: 20,173 SF + 24,055 SF = 44,228 SF

Outside Corridor: 0

Total: 44,228 SF

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. (Maximums Shown In Parentheses)
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A				(90)	(75)
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B				(80)	(60)
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C				(70)	(45)
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D	24,655 $\phi$	20,844 $\phi$ *	11,890 $\phi$ **	(50) 84.5% *	(30) 48% **
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E	20,173 $\phi$	374 $\phi$ *	30 $\phi$ **	(30) 2% *	(15) 0.002% **
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F				(10)	(2)
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Total:	44,828 $\phi$	21,218 $\phi$	11,920 $\phi$	N/A	N/A
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\* INCLUDES A TRANSFER OF 5678 SF OF LAND DISTURBANCE FROM E TO D AT 1. TO 1.5 (5678 X 1.5 = 8517 SF) AS PER PART 2. A. 3. C. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

\*\* INCLUDES A TRANSFER OF 2996 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1. TO 1.5 (2996 X 1.5 = 4494 SF) AS PER PART 2. A. 3. C. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

ALL THIS PAGE JMS 2/7/08

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES  
If "yes", indicate the 100-year floodplain elevation: 777

**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? YES (one)  
If "yes", indicate the 500-year flood plain elevation: 780.0 (one)

**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)

Keith White


 1/15/08  
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:

Bonnie Barfield

Bonnie Barfield, Agent 1/15/08  
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.

 1/18/08  
Signature of Chief Elected Official or Official's Designee Date