



# 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: Mar 18 2008

ARC REVIEW CODE: V803181

TO: Chairman Sam Olens  
ATTN TO: David Breaden, 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-08-03CC South Cobb Water Reclamation Facility

**Review Type:** Metro River

**MRPA Code:** RC-08-03CC

**Description:** An application for a metro river certificate for upgrades to the facility to enhance treatment and reliability. The ARC staff preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** Cobb County

**Land Lot:** 0597 **District:** 18 **Section:** N/A

**Date Opened:** Mar 18 2008

**Deadline for Comments:** Mar 28 2008

**Earliest the Regional Review can be Completed:** Mar 28 2008

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

ARC LAND USE PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER  
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING  
NATIONAL PARK SERVICE  
DOUGLAS COUNTY

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 Mar 28 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): Cobb County Water System

Mailing Address: 660 South Cobb Drive

City: Marietta

State: Georgia

Zip: 30060

Contact Phone Numbers (w/Area Code):

Daytime Phone: (770) 423-1000

Fax: (770) 419-6224

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

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

Name(s): David Sample, P.E.

Mailing Address: 900 Hammond Drive, Suite 400

City: Atlanta

State: Georgia

Zip: 30328

Contact Phone Numbers (w/Area Code):

Daytime Phone: (770) 673-3606

Fax: (770) 396-9495

Other Numbers: (404) 388-0855

4. Proposed Land or Water Use:

Name of Development: South Cobb Water Reclamation Facility

Description of Proposed Use: Upgrades to facility to enhance treatment and reliability

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

Land Lot(s), District, Section, County: Landlot 0597, District 18, Cobb County

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

Size of Development (Use as Applicable):

Acres: Inside Corridor: 6,191,010 SF (main development is 1,844,450 SF)

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

Total: 6,191,010 SF (main development is 1,844,450 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 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	2,510,269 SF	1,748,025 SF	1,217,059 SF*	(70) 69.63	(45) 48.48
D	_____	_____	_____	(50)_____	(30)_____
E	3,680,741 SF	788,869 SF	327,189 SF*	(30) 21.43	(15) 8.89
F	_____	_____	_____	(10)_____	(2)_____
Total:	6,191,010 SF	962,894 SF	1,544,248 SF*	N/A	N/A

\* Includes a transfer of 58,292 SF of impervious surface from E to C at 1 to 1.5 (58,292 X 1.5 = 87,438 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: 766 ft

**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

If "yes", indicate the 500-year flood plain elevation: 769 ft

**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). Please see attached Figures 1-5, and Exhibits 4-8

☒ 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) Please see the attached letter

☒ Existing vegetation plan. Please refer to Figure 5, which is an aerial of existing vegetation.

☒ Proposed grading plan. Attached with Erosion and Sediment Control drawings

☒ Certified as-builts of all existing land disturbance and impervious surfaces.

Please refer to Figure 5, an aerial, supplemented by Exhibits 4-8.

☒ Approved erosion control plan. Attached for all projects

☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

Please see Table 1, attached

- ☒ **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.**

Please see Figures 1-5, Exhibits 1-8

☐ **Documentation on adjustments, if any.**

☐ **Cashier's check or money order (for application fee).**

Fee waived to Public agency

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

☐ **Site plan.**

☐ **Land-disturbance plan.**

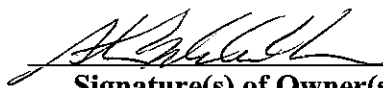
**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

☐ **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)**

Steve McCullers, Director Cobb Water System, 660 South Cobb Drive, Marietta, GA 30060

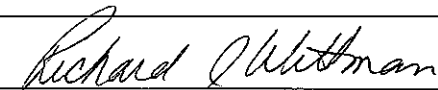


Signature(s) of Owner(s) of Record

12/21/2007

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:**

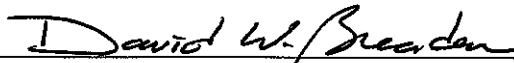


Signature(s) of Applicant(s) or Agent(s)

12/21/2007

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.**



Signature of Chief Elected Official or Official's Designee

12-17-07

Date