



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: September 5, 2013

ARC REVIEW CODE: V1309051

TO: Chairman Tim Lee, Cobb County Board of Commissioners
ATTN TO: David Breden, Senior Engineer, Cobb County Water System
FROM: Douglas R. Hooker, Executive Director, ARC

Electronic signature
Original ink signature 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-13-02CC 4213 Paces Ferry Road

Review Type: Metro River

MRPA Code: RC-13-02CC

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a single family residence

Preliminary Finding: ARC staff has begun the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Cobb County

Land Lot(s): 973 and 974 **District:** 17 **Section:** 2

Date Opened: September 5, 2013

Deadline for Comments: September 16, 2013

Earliest the Regional Review Can Be Completed: September 16, 2013

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
CITY OF ATLANTA

ARC ENVIRONMENTAL PLANNING
CHATTAHOOCHEE RIVERKEEPER

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

If you have any questions regarding this review, please call Andrew Smith at (404) 463-5581. If ARC staff does not receive comments from you by September 16, 2013 at 5:00 p.m., 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/land-use/planreviews>.

Attached is information concerning this review.

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): David Gray
Mailing Address: 4213 Pace Ferry Road
City: Atlanta State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-656-6751 Fax: 404-350-2314
Other Numbers: 404-350-2300
3. Applicant(s) or Applicant's Agent(s):
Name(s): Ralph Reilly C/o Traton Homes LLC
Mailing Address: 720 Kennesaw Ave
City: Marietta State: GA Zip: 30060
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-612-6550 Fax: 770-427-2714
Other Numbers: 770-427-9064
4. Proposed Land or Water Use:
Name of Development: 4213 Pace Ferry Custom Home / COCHISE UNIT I
Description of Proposed Use: 1 new single family home
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lots 973 + 974, 17th District, 2nd Section, Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Lot 21, Block D, Unit 1, Cochise by Chattahoochee Subdivision, 4213 Pace Ferry Rd SE, 130' to COCHISE DR.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.579 AC
Outside Corridor: _____
Total: 0.579 AC
Lots: Inside Corridor: LOT 21 OF OLD EXIST. SUBD.
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

(PB19 PG 46)

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 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.
	<u>0.579 AC</u>	<u>0.193 AC</u>	<u>0.121 AC</u>	<u>33.33%</u>	<u>20.90%</u>
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	_____	_____	_____	(70)_____	(45)_____
D	<u>25,245 SF</u>	<u>12,622 SF</u>	<u>7,573 SF</u>	(50) <u>50</u>	(30) <u>30</u>
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>25,245 SF</u>	<u>12,622 SF</u>	<u>7,573 SF</u>	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: 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? NO
If "yes", indicate the 500-year flood plain elevation: _____

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) See #12!

☒ 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.

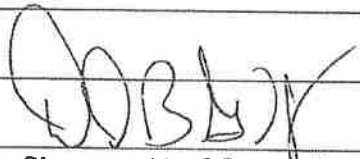
☐ Land-disturbance plan.

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)



Signature(s) of Owner(s) of Record 08/26/13
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) 08/26/13
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 8-28-13
Date

US
1213
Paces Ferry

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S.\$118,800.00, which indebtedness is evidenced by Borrower's note dated January 9, 1991, and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 14, 2008.

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed to Secure Debt; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby grant and convey to Lender and Lender's successors and assigns, with power of sale, the following described property located in the County of Cobb, State of Georgia:

All that tract or parcel of land lying and being in Lots 973 and 974 of the 17th District, 2nd section of Cobb County, Georgia being lot 21, Block D, Unit one, Conveyed by the Chattahoochee Subdivision as per plat recorded in plat book 21, page 38, Cobb County Records and being more particularly described as follows:

Beginning at an iron pin on the northeasterly side of Paces Ferry Rd. 233.7 feet southeasterly from Giggly Point, said point being at the line dividing lots 21 and 22 of said Block and subdivision; running thence southeasterly along the northeasterly side of Paces Ferry Rd. 100 feet to an iron pin and lot 20 of said block and subdivision; running thence northeasterly along the northwesterly line of lot 20, 254.9 feet to an iron pin and lot 19 of said block and subdivision; running thence northwesterly along the southwesterly line of lot 19, 100 feet to an iron pin and lot 22 of said block and subdivision; running thence southwesterly along the southeasterly line of lot 22, 250.4 feet to the northeasterly side of Paces Ferry Rd. and the point of beginning beginning, being improved property having a two-story brick and frame house thereon and being more particularly shown on a survey prepared by A.S. Geometti & Associates, Inc. dated April 23, 1968.

which has the address of 4213 Paces Ferry Rd., Atlanta, Ga. 30341 (herein Property Address);

TO HAVE AND TO HOLD such property unto Lender and Lender's successors and assigns forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Deed; and all of the foregoing, together with said property (of the leasehold estate if this Deed is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Deed, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Fund to Lender to the extent that Borrower makes such payments to the holder of a prior security deed, mortgage or deed of trust if such holder is an institutional lender.



4213 Paces Ferry Rd

