



# 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: February 10, 2014

ARC REVIEW CODE: V1402101

TO: Chairman Tim Lee, Cobb County  
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-14-01CC Paces Oaks Subdivision

**Review Type:** Metro River

**MRPA Code:** RC-14-01CC

**Description:** An application for a Metropolitan River Protection Act Certificate for the construction of a single family residential subdivision. This proposed project was previously reviewed by ARC as Paces Ferry Estates (RC-12-02CC). The current application adds additional acreage to the review.

**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:** 954 and 973 **District:** 17 **Section:** 2

**Date Opened:** February 10, 2014

**Deadline for Comments:** February 20, 2014

**Earliest the Regional Review Can Be Completed:** February 20, 2014

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

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE  
COBB COUNTY

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 February 20, 2014 at 5:00 p.m., we will assume that your agency has no additional comments, and we will close the review. Comments by e-mail 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): See Attached Sheets  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Watts and Browning Engineers, Inc.  
Mailing Address: 1180 Bells Ferry Road  
City: Marietta State: GA Zip: 30066  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (678) 324-6192 Fax: (770) 694-6870  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: Paces Oaks S/D(formerly Paces Ferry Estates)  
Description of Proposed Use: Single-Family Residential Development
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LL 954 & 973, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
Paces Oaks S/D – Formerly Paces Ferry Estates -, Lots 1-4 & 7  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 1.38 acres  
Outside Corridor: 1.57 acres  
Total: 2.95 acres  
Lots: Inside Corridor: 2 completely in Corridor, 3 partly in Corridor  
Outside Corridor: 3 partly out of Corridor  
Total: 5  
Units: Inside Corridor: N/A  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: N/A  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_

*all - JMS - 2/5/14*

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? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): No

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	_____	_____	_____	(90) _____	(75) _____
B	_____	_____	_____	(80) _____	(60) _____
C	_____	_____	_____	(70) _____	(45) _____
D	<u>59,800 SF</u>	<u>29,900 SF</u>	<u>17,940 SF</u>	(50) <u>50</u>	(30) <u>30</u>
E	_____	_____	_____	(30) _____	(15) _____
F	_____	_____	_____	(10) _____	(2) _____
Total:	<u>59,800 SF</u>	<u>29,900 SF</u>	<u>17,940 SF</u>	N/A	N/A

AM - Jm - 2/5/14

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)
- ☒ 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)

**Paces Oaks Owners Names and Signatures Packet**

Lot owner names and signatures for Corridor lots are attached. The names and signatures are on separate sheets.

James Santo

A handwritten signature in black ink, appearing to read 'Jim Santo', with a long horizontal flourish extending to the right.

02/05/2014

OWNER NAME +  
SIGNATURE ONLY

JMS - 2/15/14

## APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Cobb County

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

#1 Name(s): DORIS D. CARDWELL

Mailing Address: 2899 BAKERS FARM RD

City: ATLANTA

State: GA

Zip: 30339

Contact Phone Numbers (w/Area Code):

Daytime Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

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

#2 Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Contact Phone Numbers (w/Area Code):

Daytime Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

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

#3 Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Contact Phone Numbers (w/Area Code):

Daytime Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

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

#4 Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Contact Phone Numbers (w/Area Code):

Daytime Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

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

#7 Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Contact Phone Numbers (w/Area Code):

Daytime Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

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

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

Name(s): Walt's & Browning Engineers, Inc.

Mailing Address: 1180 Belts Ferry Road

City: Marietta

State: GA

Zip: 30066

Contact Phone Numbers (w/Area Code):

Daytime Phone: (678) 324-6192

Fax: (770) 694-6870

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

4. Proposed Land or Water Use:

Name of Development: Paces Oaks FKA - Paces Ferry Estates

Description of Proposed Use: Single Family Residential

☒ 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.

NA 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)

#1 Deirdre Carandell  
#2 \_\_\_\_\_  
#3 \_\_\_\_\_  
#4 \_\_\_\_\_  
#7 \_\_\_\_\_

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:

[Signature] DAVE COOK 11/18/13  
Signature(s) of Applicant(s) or Agent(s) Date

14. The governing authority of Cobb County, GA requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

[Signature] 1/22/14  
Signature of Chief Elected Official or Official's Designee Date



OWNER NAME & SIGNATURE ONLY

JMS e/s/14

# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Cobb County

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

#1 Name(s):

Mailing Address:

City:

State:

Zip:

Contact Phone Numbers (w/Area Code):

Daytime Phone:

Fax:

Other Numbers:

#2 Name(s): RONALD B. BOBO

Mailing Address: 10 ALBEMARLE DR.

City: ATLANTA

State: GA

Zip: 30327

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-351-0405

Fax:

Other Numbers:

#3 Name(s):

Mailing Address:

City:

State:

Zip:

Contact Phone Numbers (w/Area Code):

Daytime Phone:

Fax:

Other Numbers:

#4 Name(s):

Mailing Address:

City:

State:

Zip:

Contact Phone Numbers (w/Area Code):

Daytime Phone:

Fax:

Other Numbers:

#7 Name(s):

Mailing Address:

City:

State:

Zip:

Contact Phone Numbers (w/Area Code):

Daytime Phone:

Fax:

Other Numbers:

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

Name(s): Walt's & Browning Engineers, Inc.

Mailing Address: 1180 Belts Ferry Road

City: Marietta

State: GA

Zip: 30066

Contact Phone Numbers (w/Area Code):

Daytime Phone: (678) 324-6192

Fax: (770) 694-6870

Other Numbers:

4. Proposed Land or Water Use:

Name of Development: Paces Oaks, FKA - Paces Ferry Estates

Description of Proposed Use: Single Family Residential

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.

NA 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)

#1  
#2  
#3  
#4  
#7

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:

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

Daryl Cook 11/18/13  
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]  
Signature of Chief Elected Official or Official's Designee

1/22/14  
Date

## APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Cobb County

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

#1 Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_

#2 Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_

#3 Name(s): JAMES H. GLOOME JR.  
Mailing Address: 4252 PACES FERRY RD.  
City: ATLANTA State: GA Zip: 30327  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-791-3443 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_

#4 Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_

#7 Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_

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

Name(s): Walt's & Browning Engineers, Inc.  
Mailing Address: 1180 Belts Ferry Road  
City: Marietta State: GA Zip: 30066  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (678) 324-6192 Fax: (770) 694-6870  
Other Numbers: \_\_\_\_\_

4. Proposed Land or Water Use:

Name of Development: Paces Oaks, FKA - Paces Ferry Estates  
Description of Proposed Use: Single Family Residential

☐ 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.

NA ☐ 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)

#1  
#2  
#3 James H. Brown  
#4  
#7

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:

[Signature] DARYL COOK 11/18/13  
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.

[Signature] 1/22/14  
Signature of Chief Elected Official or Official's Designee Date



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City: State: Zip:  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: Fax:  
Other Numbers:

#2 Name(s):  
Mailing Address:  
City: State: Zip:  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: Fax:  
Other Numbers:

#3 Name(s):  
Mailing Address:  
City: State: Zip:  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: Fax:  
Other Numbers:

#4 Name(s): VERNON B AND AMY G. WHITE  
Mailing Address: 4254 PACES FERRY RD  
City: ATLANTA State: GA Zip: 30339  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404/680-3744 Fax: 404/609-9228  
Other Numbers: OFFICE 404/609-9201

#7 Name(s):  
Mailing Address:  
City: State: Zip:  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: Fax:  
Other Numbers:

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

Name(s): Walt's & Browning Engineers, Inc.  
Mailing Address: 1180 Belts Ferry Road  
City: Marietta State: GA Zip: 30066  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (678) 324-6192 Fax: (770) 694-6870  
Other Numbers:

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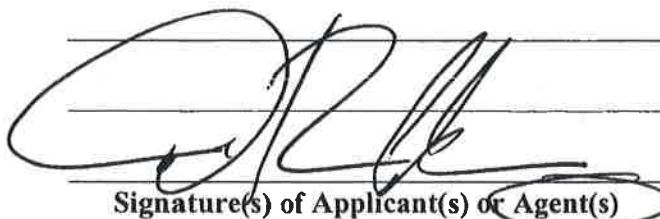
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

#1 \_\_\_\_\_  
#2 \_\_\_\_\_  
#3 \_\_\_\_\_  
#4 Vernon B and Amy G. White 12/2/2013  
#7 \_\_\_\_\_

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:

 DARRELL COOK 11/18/13  
Signature(s) of Applicant(s) or Agent(s) Date

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Signature of Chief Elected Official or Official's Designee Date

only  
SMS 2/5/14APPLICATION FOR  
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City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
- #2 Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
- #3 Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
- #4 Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
- #7 Name(s): JESSE BROWN  
Mailing Address: 3765 RANDALL ROAD  
City: ATLANTA State: GA Zip: 30339  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 678-516-3030 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Walt's & Browning Engineers, Inc.  
Mailing Address: 1180 Belts Ferry Road  
City: Marietta State: GA Zip: 30066  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (678) 324-6192 Fax: (770) 694-6870  
Other Numbers: \_\_\_\_\_
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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)

#1 \_\_\_\_\_  
#2 \_\_\_\_\_  
#3 \_\_\_\_\_  
#4 \_\_\_\_\_  
#7 George B. Brown 12/17/13

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:

[Signature] DARL COOK 11/18/13  
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.

[Signature] 1/22/14  
Signature of Chief Elected Official or Official's Designee Date





**Watts & Browning  
Engineers, Inc.**

*Civil Engineering · Land Planning · Land Surveying*

**January 3, 2014**

**Mr. David Breaden, P.E.  
Cobb County Stormwater  
By hand delivery**

**Re: Paces Oaks, fka Paces Ferry Estates, ARC revision**

**Dear Mr. Breaden,**

**Please accept this revision to the previously approved ARC application. Additional property has been added to this development which increased the total area of the ARC limits.**

**Mr. Santos and I have communicated on this revised application and the plan has been revised accordingly. The attached application for this revision now involves five property owners, such that we have five copies of the application with one owner's signature on each. Just worked out to be the best way to get each individual signature.**

**Appreciate your assistance in getting this processed as soon as possible to get that clock ticking!**

**Thanks ton, d**

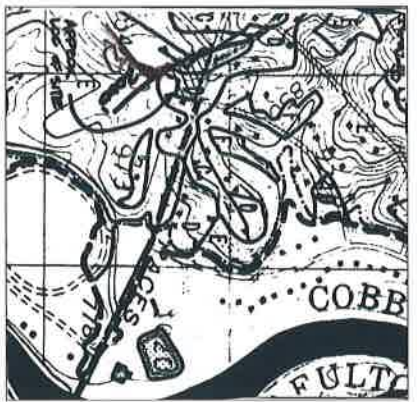
**Daryl Cook  
Watts & Browning Engineers, Inc.**

**Major Points on Paces Oaks Subdivision (RC-14-01CC):**

- **Not on the River or a tributary stream**
- **Not in the River floodplain**
- **Only a portion of the property is in the River Corridor**



DENOTES  
APPROXIMATE  
AREAS OF  
PROPOSED  
DISTURBANCE



PROPOSED	CLEARING	IMPERVIOUS *
COMMON DRIVE, ON LOTS 1,2,3&4	D	D
LOT 1 (DOES NOT INCLUDE COMMON DRIVE) (ALLOCATIONS DO NOT INCLUDE COMMON DRIVE)	8,800 SF	4,200 SF
LOT 2 (DOES NOT INCLUDE COMMON DRIVE) (ALLOCATIONS DO NOT INCLUDE COMMON DRIVE)	9,850 SF	6,520 SF
LOT 1 (DOES NOT INCLUDE COMMON DRIVE) (ALLOCATIONS DO NOT INCLUDE COMMON DRIVE)	10,250 SF	6,520 SF
LOT 1 (DOES NOT INCLUDE COMMON DRIVE) (ALLOCATIONS DO NOT INCLUDE COMMON DRIVE)	900 SF	100 SF
HOA RESERVE "POOL"	0 SF	600 SF
TOTAL	29,900 SF	17,940 SF

\* NOTE: FERRY DRIVES, PATIOS ETC. CONSIDERED IMPERVIOUS IN THIS ANALYSIS  
HOA RESERVES 600 SF IMPERVIOUS FOR FUTURE USE.

A.R.C. ANALYSIS (TOTAL AREA LOTS 1,2,3,4 & 7 IN CORRIDOR)			
CAT	TOTAL AREA	ALLOWED CLEARING	ALLOWED IMPERVIOUS
D	59,800 SF	29,900 SF	17,940 SF
PROPOSED		29,900 SF	17,940 SF

SCALE: 1" = 20'  
GRAPHIC SCALE

**OWNER/DEVELOPER**  
PACES FERRY ESTATES  
1800 BELLS FERRY ROAD  
SUITE 400  
ATLANTA, GA 30328  
PHONE: (770) 886-4100  
FAX: (770) 886-4101  
CONTACT: MR. DANIEL COOK

**ENGINEER**  
WATTS & BROWNING ENGINEERS, INC.  
1800 BELLS FERRY ROAD  
SUITE 400  
ATLANTA, GA 30328  
PHONE: (770) 886-4100  
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CONTACT: MR. DANIEL COOK

A.R.C. PLAN  
FOR  
**PACES OAKS**  
FKA PACES FERRY ESTATES  
LOCATED IN  
LAND LOT 954 & 973, 17TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA



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