



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: August 24, 2017

ARC REVIEW CODE: V1708241

TO: Chairman Mike Boyce, Cobb County Board of Commissioners
ATTN TO: David Breden, Cobb County Water System
FROM: Douglas R. Hooker, Executive Director, ARC

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-17-08CC 4248 Paces Ferry Road

Review Type: Metro River

MRPA Code: RC-17-08CC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new single-family house on an existing single family housing site.

Preliminary Finding: ARC staff has begun the review of the application for a MRPA 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: 973 **District:** 17 **Section:** 2

Date Opened: August 24, 2017

Deadline for Comments: September 4, 2017

Earliest the Regional Review can be Completed: September 4, 2017

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
CITY OF ATLANTA

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.org or (470) 378-1645. If ARC staff does not receive comments from you on or before **September 4, 2017**, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: August 24, 2017

ARC REVIEW CODE: V1708241

TO: ARC Community Development and Natural Resources Managers

FROM: Andrew Smith, 470-378-1645

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Name of Proposal: RC-17-08CC 4248 Paces Ferry Road

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Response:

- 1) Proposal is **CONSISTENT** with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) The proposal is **INCONSISTENT** with the following regional development guide listed in the comment section.
- 4) The proposal does **NOT** relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]

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): Gregg W. Ernst
Mailing Address: 4248 Paces Ferry Rd. SE
City: Vinings State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): Phyllis R. Johnson
Mailing Address: 2181 Newmarket Parkway, SE
City: Marietta State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-202-1257 Fax: _____
Other Numbers: _____

4. Proposed Land or Water Use:
Name of Development: N/A
Description of Proposed Use: Single Family Home

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: See Attached

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

Size of Development (Use as Applicable):
Acres: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Lots: Inside Corridor: 1 lot; 12,429 sq/ft
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____

Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: See survey
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)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	8,323 sq/ft	5,826 sq/ft	3,744 sq/ft	(70) 70%	(45) 45%
D	4,106 sq/ft	2,053 sq/ft	1,232 sq/ft	(50) 50%	(30) 30%
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	12,429 sq/ft	7,879 sq/ft	4,976 sq/ft	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.

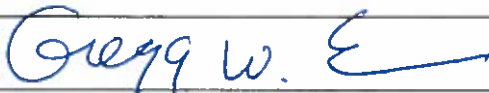
FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ 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)

Gregg W. Ernst



Signature(s) of Owner(s) of Record

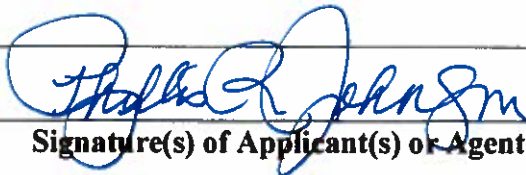
8/2/17

Date

SIGN HERE

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Phyllis R. Johnson



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

8/4/17

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

8-17-17

Date

EXHIBIT "B"

Legal Description:
4248 Paces Ferry Rd SE
Atlanta, GA 30339

DS
G-E

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 973 of the 17th District, 2nd Section of Cobb County, Georgia, being known as Lot 1, and being more particularly described as follows:

Beginning at an iron pin found on the southerly side of Paces Ferry Road, 322.3 feet from the southeastern right of way of Randall Road, (said point having an interior angle of $87^{\circ}17'$), said point being the TRUE POINT OF BEGINNING, and running thence southeasterly 140.32 feet to an iron pin found (said point having an interior angle of $103^{\circ}31'$); running thence southeasterly 79.02 feet to an iron pin found (said point having an interior angle of $87^{\circ}38'$); running thence northeasterly 163.20 feet to an iron pin found (said point having an interior angle of $87^{\circ}38'$); and running westerly along the southerly side of Paces Ferry Road 89 feet to an iron pin found, said point being the TRUE POINT OF BEGINNING, according to a plat of survey prepared for Edith E. Popham and Marjorie A. Calt by John C. Gaskins, Registered Land Surveyor, and dated May 15, 1980, being that same property conveyed to Edith E. Popham and Marjorie A. Calt in a Warranty Deed from Dana Hatch and Betty E. Hatch, said deed recorded April 29, 1980 in Deed Book 2177, page 342, Cobb County Records.

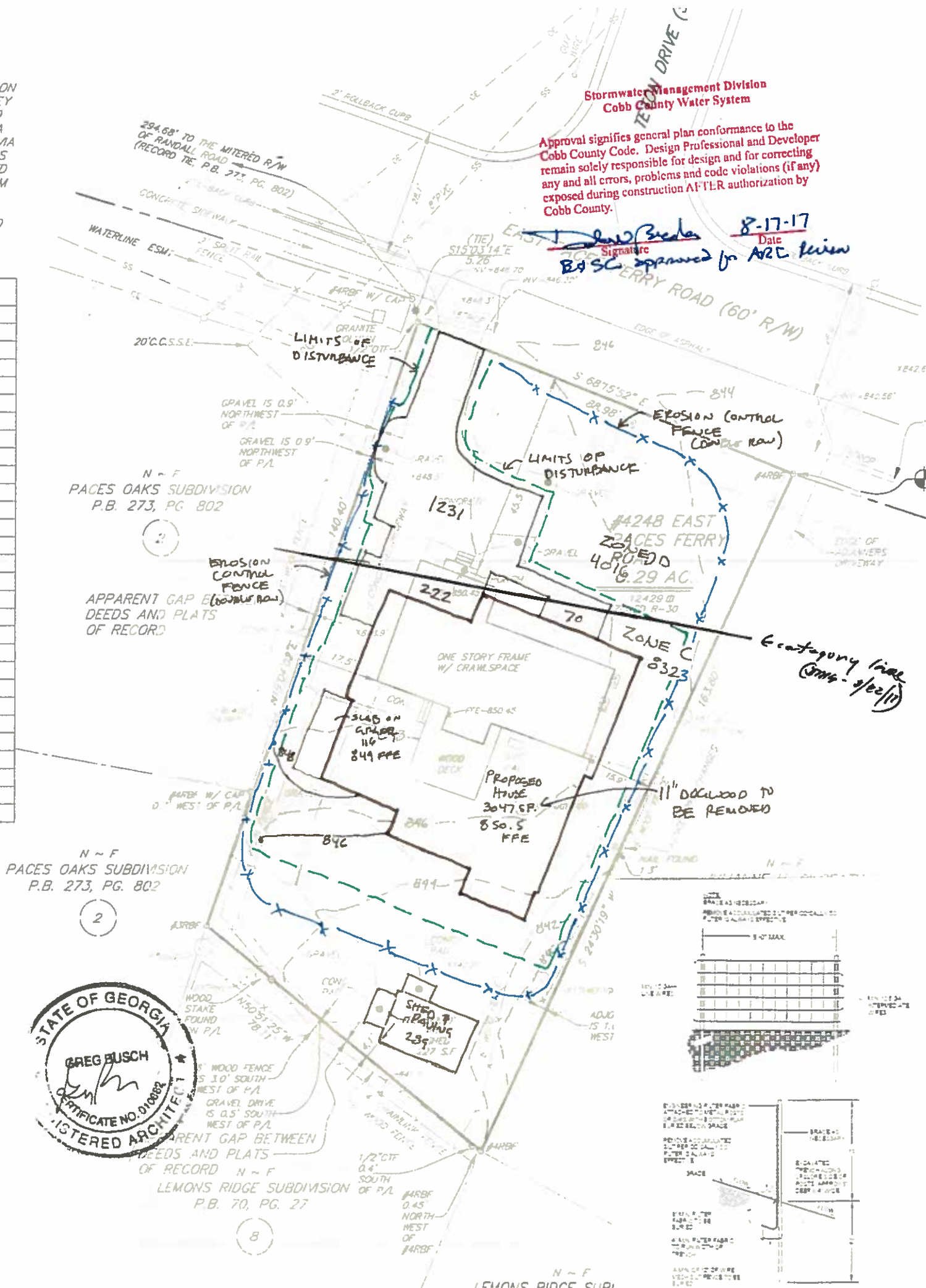
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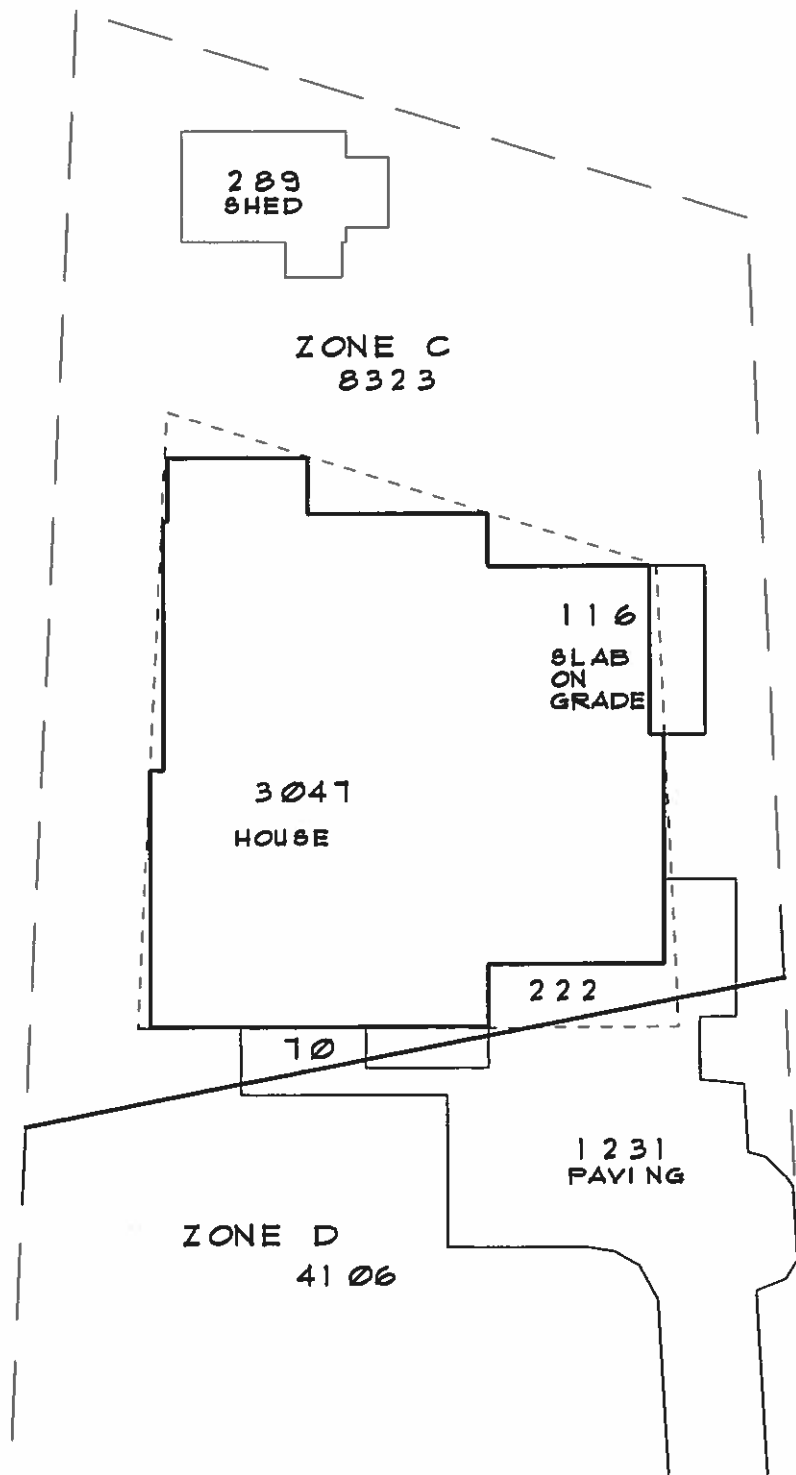
Approval signifies general plan conformance to the Cobb County Code. Design Professional and Developer remain solely responsible for design and for correcting any and all errors, problems and code violations (if any) exposed during construction AFTER authorization by Cobb County.

Date _____

Signature
Ed SC

Date in A2C Review





ARC CALCULATION

ZONE C

TOTAL AREA	8323
ALLOWABLE IMPERV. (45%)	3745
PROPOSED IMPERVIOUS	
HOUSE	3047
IMPERVIOUS	408
EXIST. SHED & PAVING	289
TOTAL PROPOSED	3744
ALLOWABLE DISTURBANCE (70%)	5826
PROPOSED DISTURBANCE (61%)	5580

ZONE D

TOTAL AREA	4106
ALLOWABLE IMPERV. (30%)	1232
PROPOSED IMPERVIOUS	1231 (30%)
ALLOWABLE DISTURBANCE (50%)	2053
PROPOSED DISTURBANCE (38%)	1541
PHYLLIS JOHNSON RESIDENCE 4248 EAST PACES FERRY ROAD 08/10/2017	

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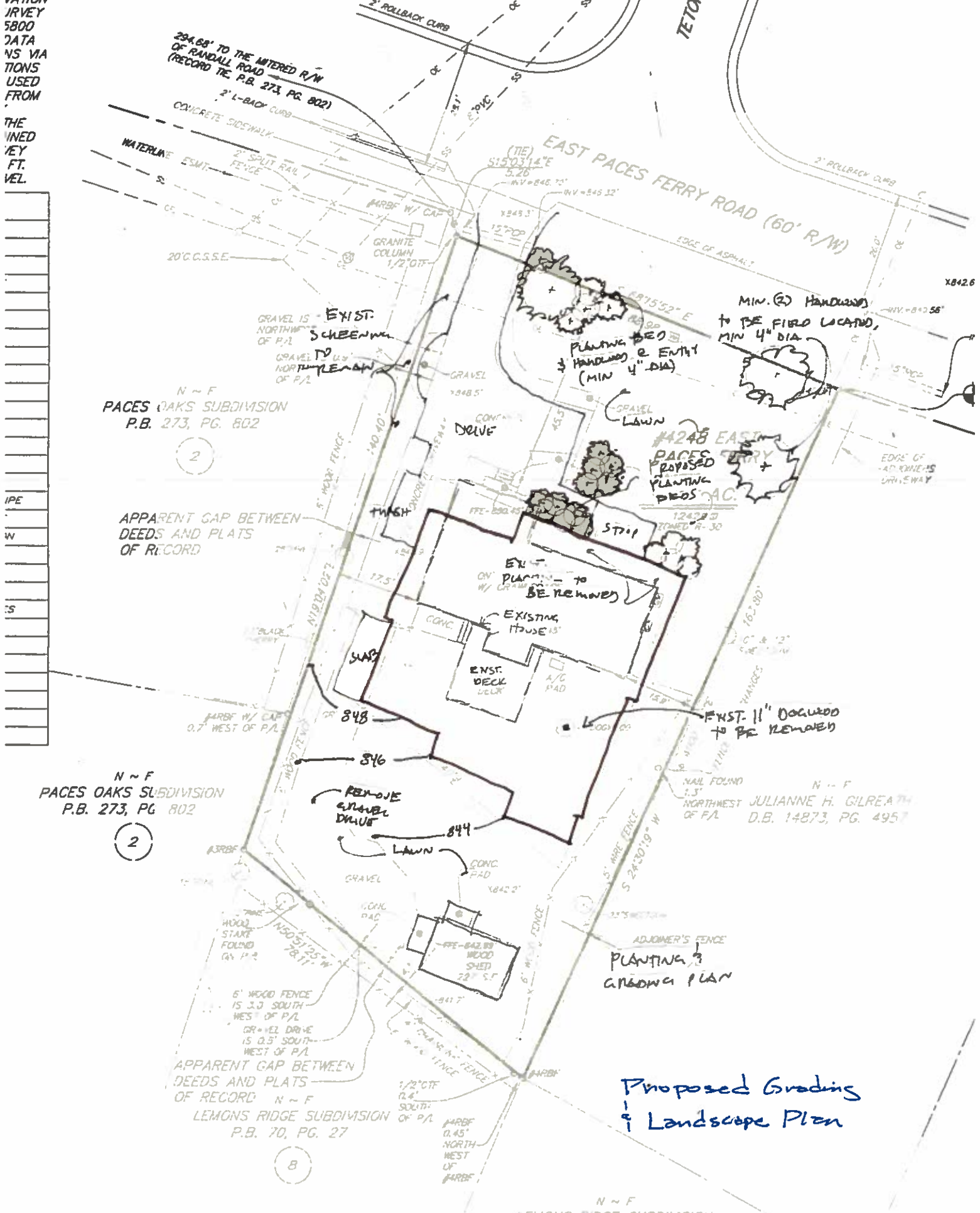
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Proposed Grading
& Landscape Plan

SURVEY NOTES:

1.) THE PROPERTY IS LESS THAN 2000 FEET FROM THE CHATTAHOOCHEE RIVER AND IS SUBJECT TO ALL RULES AND REGULATIONS BY THE ATLANTA REGIONAL COMMISSION.

2.) PROPERTY IS ZONED R-30. CURRENT ZONING SETBACKS SHOWN. HOUSE WAS BUILT IN 1934 ACCORDING TO COBB COUNTY TAX ASSESSOR OFFICE PRIOR TO THE ADOPTION OF COBB COUNTY ZONING ORDINANCE.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/35,000; ANGULAR ERROR: 8" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/35,000. MATTERS OF TITLE ARE EXCEPTED.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 8-13000. MAP NUMBER 8-13007 G 0027 N DATED MARCH 4, 2012.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. PLUS DEERING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

FOR RECORDING INFORMATION
CLERK OF COURT

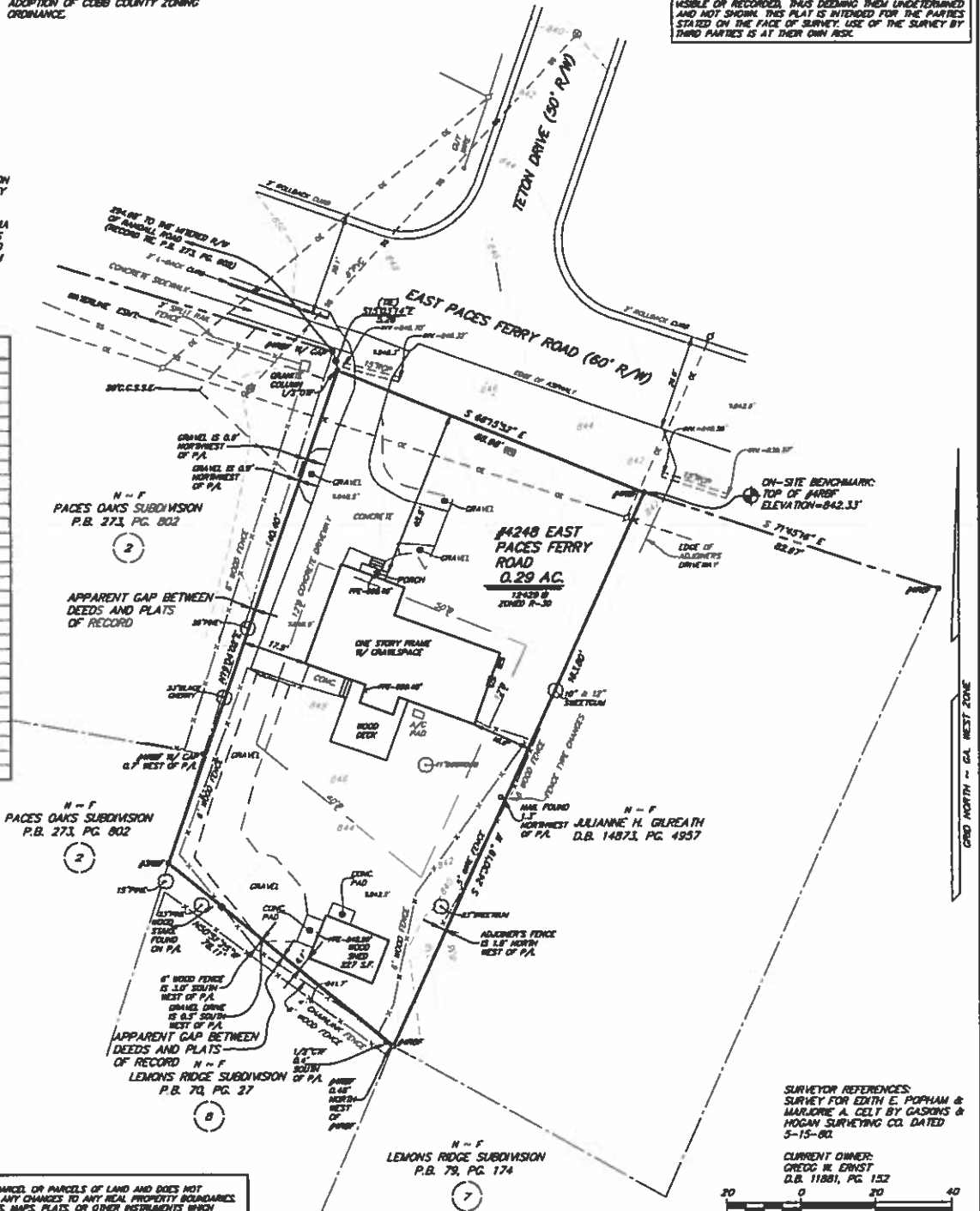
GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83
VERTICAL DATUM IS NAVD 88

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EDPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EDPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LEGEND

□ P.R. - POWER POLE	□ L.P. - LIGHT POLE
● F.H. - FIRE HYDRANT	● M.M. - SANITARY SEWER MANHOLE
● W.M. - WATER METER	● G.M. - GAS METER
○ R.B.S. - REINFORCING BAR SET	○ R.B.F. - REINFORCING BAR FOUND
○ C.T. - CRIMP TOP PIPE FOUND	○ O.T. - OPEN TOP PIPE FOUND
■ WOOD STAKE FOUND	--- TYPE OF FENCE
○ J.B. - JOINT BOX	○ D.I. - DROP INLET / YARD INLET
○ C.B. - CATCH BASIN	○ R.C.P. - REINFORCED CONCRETE PIPE
○ C.M.P. - CORRUGATED METAL PIPE	○ F.F.E. - FINISHED FLOOR ELEVATION
○ M.V. - WATER VALVE	○ C.O. - SEWER CLEAN OUT
○ T.M. - TELEPHONE MANHOLE	○ O.E. - OVERHEAD POWER LINES
○ H.W. - HEADWALL	○ P.W. - POWERBOX
○ S.A. - STREET ADDRESS	○ W.L. - WATER LINE
○ U.T.L. - UNDERGROUND TELEPHONE LINE	○ G.L. - GAS LINE
○ E.L. - UNDERGROUND ELECTRICAL LINE	



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



Dean C. Olson

40617
DATE

REVISIONS

Gaskins
COMMERCIAL SURVEYING & ENGINEERING, INC.

Marion Office
1264 Powder Springs Rd.
Marietta, GA 30064
Phone: (770) 424-1108

Atlanta Office
147 Roswell College Plaza
Ste. 8 Canton, GA 30114
Phone: (770) 478-9080

FIELD DATE: 8-1-12
DATE: 8-3-12
SCALE: 1"=20'

DRAWN BY: MAN
CHECKED BY: DCD
FILE: S/840/COBB/17/12

BOUNDARY & TOPOGRAPHICAL
SURVEY RETRACEMENT FOR:

PHYLLIS R. JOHNSON
4248 EAST PACES FERRY ROAD

LOCATED IN L.L. 973
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

4248 Paces Ferry Road Reanalysis

Cobb County

July 7, 2017

Vulnerability Factor	Factor Subgroup	Score	
Hydrology:	Interbasin	20	
Geology:	Biotite Gneiss	5	
Slope:	0-10%	3	
Vegetation:	Barren	2	
Soils:	Moderate Erodibility	12	
SUBTOTAL		42	
Aspect:	North	6	--
	East	--	9
TOTAL:		48	51
CATEGORY:		C	D

The C category includes scores from 38 to 49

The D category includes scores from 50 to 59



4248 Paces Ferry Road
Existing Conditions

0 10 20 40 Feet