

DATE: February 12, 2018

ARC REVIEW CODE: V1802121

TO: Chairman Mike Boyce, Cobb County
ATTN TO: David Breaden, 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-18-01CC 4240 Paces Ferry Road

Review Type: Metro River

MRPA Code: RC-18-01CC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the removal of an existing single family home and the construction of a new single family home.

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: February 12, 2018

Deadline for Comments: February 22, 2018

Earliest the Regional Review can be Completed: February 23, 2018

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 Robert Herrig at Rherrig@atlantaregional.org or (470) 378-1636. If ARC staff does not receive comments from you on or before February 22, 2018, 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: February 12, 2018

ARC REVIEW CODE: V1802121

TO: ARC Community Development and Natural Resources Managers

FROM: Robert Herrig, 470-378-1636

Reviewing staff by Jurisdiction:

Community Development: Herrig, Robert

Natural Resources: Santo, Jim

Name of Proposal: RC-18-01 CC 4240 Paces Ferry Road

Review Type: Metro River

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Submitting Local Government: Cobb County

Date Opened: February 12, 2018

Deadline for Comments: February 22, 2018

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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): GROVE STREET PARTNERS, LLC
Mailing Address: 3350 RIVERWOOD PARKWAY, SUITE 1590
City: ATLANTA State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-818-4190 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): CHIP GROOME
Mailing Address: 3350 RIVERWOOD PARKWAY, SUITE 1590
City: ATLANTA State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-741-3443 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: PACES FERRY ROAD
Description of Proposed Use: SINGLE FAMILY RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: TAX ID#17097300550 - 4240 PACES FERRY RD SE,
MARIETTA, GA 30339 - LL 973, 17TH DISTRICT - COBB COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Size of Development (Use as Applicable):
Acres: Inside Corridor: LOT IS MORE OR LESS 0.33 ACRES
Outside Corridor: _____
Total: _____
Lots: Inside Corridor: 1 LOT
Outside Corridor: _____
Total: _____
Units: Inside Corridor: 1 UNIT
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 NO

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 | <u>11,472</u> | <u>8,246*</u> | <u>4,928</u> | <u>(70)</u> <u>71.9*</u> | <u>(45)</u> <u>43.0</u> |
| D | <u>2,767</u> | <u>1,240*</u> | <u>533</u> | <u>(50)</u> <u>44.8*</u> | <u>(30)</u> <u>19.3</u> |
| E | _____ | _____ | _____ | (30)_____ | (15)_____ |
| F | _____ | _____ | _____ | (10)_____ | (2)_____ |
| Total: | <u>14,239</u> | <u>9,486</u> | <u>5,461</u> | <u>N/A</u> | <u>N/A</u> |

*INCLUDES A TRANSFER OF 144 SF OF LAND DISTURBED FROM D TO C AT A 1 TO 1.5, AS PER PART 2.A.3.C(1) OF THE CHATTAHOOCHEE CORIDOR PLAN. (144X 1.5 = 216)

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:

X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

X Written consent of all owners to this application. (Space provided on this form)

X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

X Description of proposed use(s). (Space provided on this form)

X Existing vegetation plan.

X Proposed grading plan.

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

X Approved erosion control plan.

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

X 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.

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

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

X Site plan.

X Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

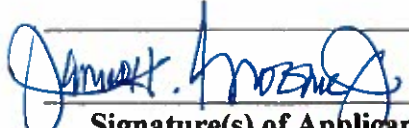
____ Concept plan.

____ 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)

 1/22/18
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:

 1/22/18
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.

 2-2-2018
Signature of Chief Elected Official or Official's Designee Date

Campbell & Brannon, LLC
One Buckhead Plaza
3060 Peachtree Road, Suite 1735
Atlanta, GA 30305
File No.: B173333
(Phone No.: (404)504-8700)

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made on 27th day of December, 2017, between

Julianne H. Gilreath

(hereinafter referred to as "Grantor") and

James H. Groome, Jr.

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,


See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:


Notary Public


Julianne H. Gilreath

Notary Public
My Commission Expires: 1/19/20
[Attach Notary Seal]



EXHIBIT A

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

Beginning at the northeasterly end of the miter at the intersection of the easterly right-of-way of Randall Road and the southerly right-of-way of Paces Ferry Road; thence running along said southerly right-of-way of Paces Ferry Road in a southeasterly direction a distance of 294.68 feet to a #4 rebar found and the TRUE POINT OF BEGINNING; thence continuing along said right-of-way of Paces Ferry Road (60' right-of-way) a bearing of South 71 degrees 45 minutes 16 seconds East a distance of 82.97 feet to a #4 rebar found; thence leaving said right-of-way running along the property line bounded on the southeast by the lands now or formerly of Mary Jane Roberts a bearing of South 24 degrees 11 minutes 59 seconds West a distance of 179.49 feet to a #4 rebar found; thence running along the property line bounded on the southwest by Lot 7 of Lemons Ridge Subdivision a bearing of North 60 degrees 56 minutes 43 seconds West a distance of 83.70 feet to a #4 rebar found; thence running along the property line bounded on the northwest by the lands now or formerly of Phyllis R. Johnson a bearing of North 24 degrees 30 minutes 19 seconds East a distance of 163.80 feet to a #4 rebar found on the southerly right-of-way of Paces Ferry Road (60' right-of-way) and the TRUE POINT OF BEGINNING.

The above described property contains 0.33 Acres (14240 Square Feet), more or less, and is known as 4240 Paces Ferry Road according to the present system of numbering houses in Cobb County, Georgia.

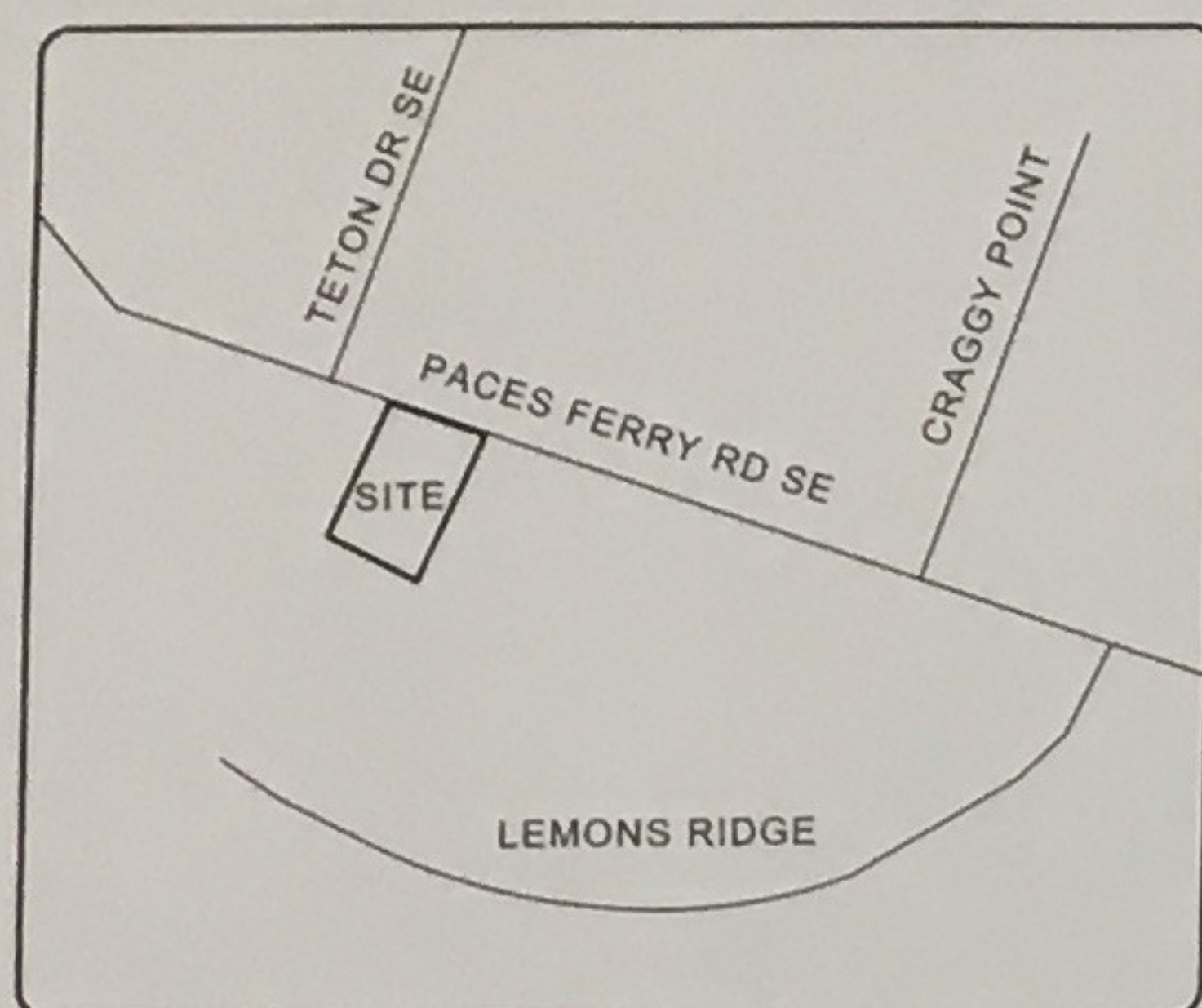
All as shown on that certain plat of survey prepared for Chip Groome by Jason A. Hopkins, G.R.L.S. #3215, of Gaskins Engineering and Surveying Company, dated 10/2/2017.

This being the same property conveyed via Quitclaim Deed recorded in Deed Book 14873, Page 4957, Cobb County, Georgia records.

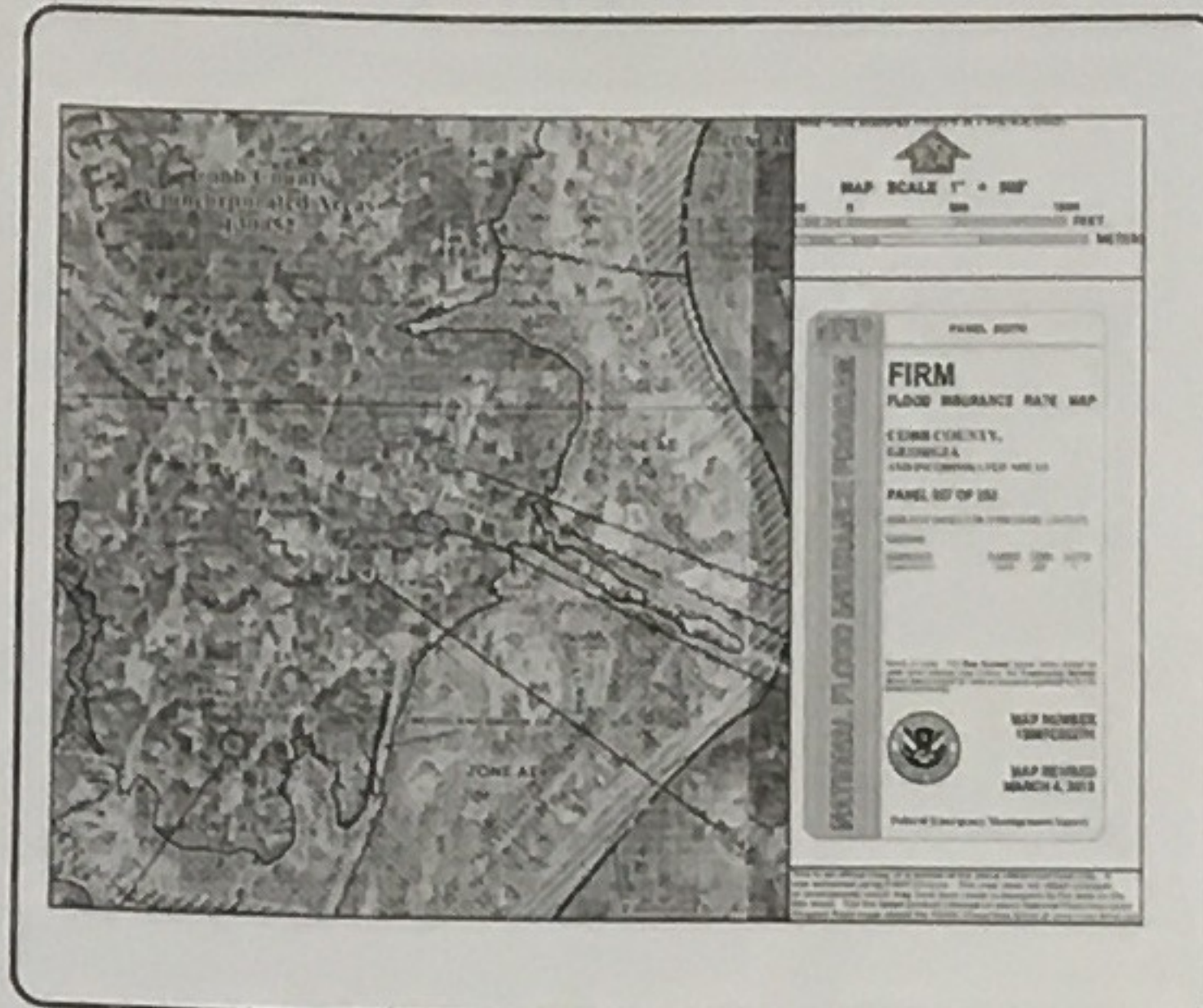


4240 Paces Ferry Road
Existing Conditions

0 15 30 60 Feet



Location Map
N.T.S.



FEMA Map
N.T.S.

Site Notes:

- THE SITE CONTAINS: 0.33 ACRES
- SITE ADDRESS: 4240 PACES FERRY RD SE, MARIETTA GA 30339
PARCEL ID NUMBER: 17097300550
- THE NORTH ARROW AND SCALE ARE SHOWN ON C-1
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY GASKINS SURVEYING, INC., DATED 10-2-17
- NO PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #1306700227 H, DATED MARCH 4, 2013.
- THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THE INTENDED USE OF THE PROPERTY WILL BE FOR THE REMOVAL OF AN EXISTING SINGLE FAMILY HOME AND THE ADDITION OF A NEW SINGLE FAMILY HOME.

Zoning Requirements Per Variance:

ZONING: R-30
MINIMUM LOT AREA: 30,000 SQUARE FEET
MINIMUM FLOOR AREA: 2,000 SQUARE FEET
MAXIMUM LOT COVERAGE: 35%
MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 75 FEET
MINIMUM FRONT YARD SETBACK FROM STREET RIGHT-OF-WAY
MAJOR THOROUGHFARE: 40 FEET (PER VARIANCE TO R-15)
SIDE SETBACK: 10 FEET (PER VARIANCE TO R-15)
REAR SETBACK: 30 FEET (PER VARIANCE TO R-15)
MAX HEIGHT: 35 FEET

PARKING: PROHIBITED WITHIN THE REQUIRED FRONT YARD EXCEPT UPON A HARD-SURFACE DRIVEWAY WHICH SERVES A DWELLING STRUCTURE LOCATED ON THE PROPERTY.

Granted Variance:

Application for Variance Cobb County

Applicant: CHIP GROOME Phone: 404-791-3443 E-mail: chip.groome@crecentview.com
Address: 4240 Paces Ferry Rd SE, Marietta, GA 30339
My commission expires: 12/31/2018
Titleholder: Chip Groome Phone: 404-791-3443 E-mail: chip.groome@crecentview.com
Address: 4240 Paces Ferry Rd SE, Marietta, GA 30339
My commission expires: 12/31/2018
Present Zoning of Property: R-30
Location: 4240 Paces Ferry Rd SE, Marietta, GA 30339
Land Lot(s): 973 District: 17th Size of Tract: .33 Acres(s)
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.
Size of Property: ✓ Shape of Property: ✓ Topography of Property: ✓ Other: ✓
Does the property on this request need a second electrical meter? YES ✓ NO ✓

The Cobb County Zoning Ordinance Section 134-04 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would cause an unnecessary hardship. Please state what hardship would be caused by applying the terms of the ordinance.
THE VARIANCE REQUESTED IS FOR THE PROPOSED NEW SINGLE FAMILY HOME TO BE CONSTRUCTED ON THE PROPERTY WITHIN 85' OF THE FRONT YARD SETBACK LINE. THE PROPOSED NEW SINGLE FAMILY HOME IS BEING CONSTRUCTED ON THE PROPERTY WITHIN 85' OF THE FRONT YARD SETBACK LINE. THE PROPOSED NEW SINGLE FAMILY HOME IS BEING CONSTRUCTED ON THE PROPERTY WITHIN 85' OF THE FRONT YARD SETBACK LINE. THE PROPOSED NEW SINGLE FAMILY HOME IS BEING CONSTRUCTED ON THE PROPERTY WITHIN 85' OF THE FRONT YARD SETBACK LINE.

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

Revised: 03-25-2016

Grading Notes:

- EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION.
- INITIAL BMP'S MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. SEDIMENT BMP'S MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHMENT OF PERMANENT VEGETATION.
- AFTER SITE CLEARING AND PREPARATION, CONTRACTOR SHALL EVALUATE THE EXPOSED SUBGRADE. THIS EVALUATION SHOULD INCLUDE PROOF ROLLING OF SUBGRADE SOILS TO VERIFY THAT THE SUBGRADE IS OF SUFFICIENT COMPACTION AND MATERIAL FOR PLACEMENT OF FILL TO BEGIN. IF REMEDIAL WORK IS REQUIRED, CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER BEFORE PROCEEDING.
- ALL FILL MUST BE TESTED FOR COMPACTION AND QUALITY DURING THE GRADING OPERATION. PLACE FILL MATERIALS ON CONTINUOUS LAYERS AND COMPACT IN ACCORDANCE WITH ASTM D698. FILL MATERIAL MUST BE CLEAN INORGANIC NATURAL SOIL.
COMPACTION REQUIREMENTS USING STD PROCTOR COMPACTION TEST ASTM D698 (%MAX. DENSITY AT OPTIMUM MOISTURE CONTENT)
UNPAVED AREAS: TOP 6 INCHES OF SUBGRADE AND SUBSEQUENT LIFTS / 90K SPT
PAVED AREAS:
FILL WALLS:
COMPACTION ZONE FOR THESE AREAS SHALL INCLUDE A BEARING PLANE OF 1:1 FOR FILL AREAS WHICH SHALL EXTEND TO APPROVED SUBGRADE. COMPACTION REQUIREMENTS UNDER CURBING IS CONSIDERED UNDER PAVED AREAS REQUIREMENTS.
- DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
- MAXIMUM GRADED SLOPES ALLOWED 2H:1V
- ALL SLOPES AND AREAS TO BE LANDSCAPED OR GRASSED SHALL BE GRADED SMOOTH AND TOPSOIL APPLIED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED. NOTE USE OF TOPSOIL DOES NOT CHANGE FINISH GRADE CONTOURS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
- CONTRACTOR SHALL OBSERVE, PROTECT, AND PRESERVE ALL AREAS SHOWN TO BE PROTECTED SUCH AS TREE PROTECTED AREAS, UNDISTURBED BUFFERS, WETLANDS, STREAMS, STREAM BUFFERS, GEOMETRIES, STRUCTURES TO REMAIN, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, DAMAGES, FINES, AND PENALTIES ASSOCIATED WITH FAILING TO PROTECT PROTECTED AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EARTHWORK AND GRADING OPERATIONS FROM GRADING, SEDIMENTATION, OR DAMAGE DURING CONSTRUCTION. REPAIR OR REPLACEMENT OF EARTHWORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER. REMOVING AND CLEANING UP SEDIMENT ACCUMULATIONS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE ALL EXCAVATING, FILLING, BACKFILLING, IMPORTING, EXPORTING, AND GRADING REQUIRED TO BRING ENTIRE PROJECT TO THE FINAL GRADES AND ELEVATIONS SHOWN IN THE DESIGN DOCUMENTS.
- ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES SHOWN TO BE PRESERVED (IF REQUIRED).
- THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA.
- ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND COUNTY STANDARDS.
- BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES & ITEMS TO REMAIN.
- CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER REPRESENTATIVE ALL PHASES OF CONSTRUCTION AND UTILITY CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
- CONTRACTOR SHALL REPAIR AT HIS/HER EXPENSE, DAMAGE TO ANY NEW OR EXISTING SITE OR NEIGHBOR FEATURES NOT TO BE DEMOLISHED CAUSED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COSTS TO THE OWNER.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

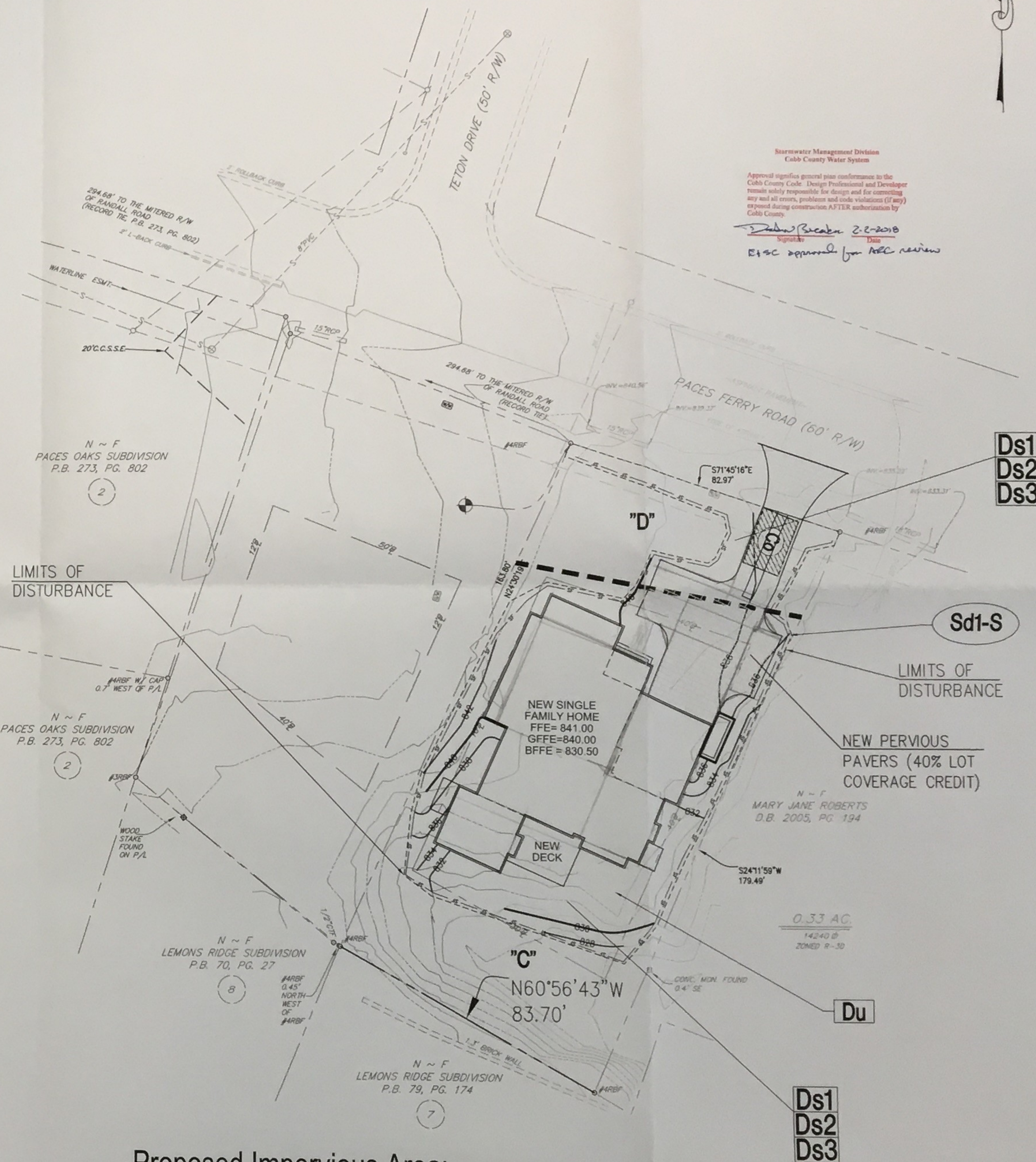
MRPA Vulnerability Chart:

| CATEGORY | TOTAL AREA | ALLOWABLE CLEARING | PROPOSED CLEARING | REMAINING CLEARING | ALLOWABLE IMPERVIOUS | PROPOSED IMPERVIOUS | REMAINING IMPERVIOUS AREA |
|----------|------------|--------------------|-------------------|--------------------|----------------------|---------------------|---------------------------|
| C | 11,472 | 70% | 8,030 | 8246" | 0 | 45% | 5,162 |
| D | 2,767 | 50% | 1,384 | 1,240 | 0" | 30% | 830 |
| TOTAL(S) | 14,239 | | | | | | |

*INCLUDES A TRANSFER OF 144 SF OF LAND DISTURBED FROM D TO C AT A 1 TO 1.5, AS PER PART 2.A.3.C(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN. (144X 1.5 = 216)

24 HOUR EMERGENCY CONTACT: CHIP GROOME 404-791-3443

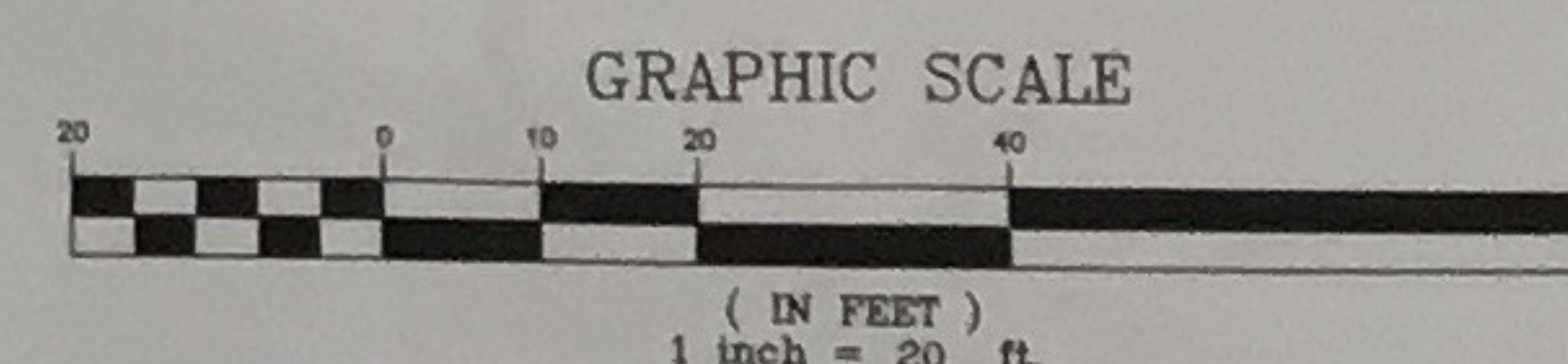
TOTAL SITE ACRES = 0.33 ACRES
TOTAL DISTURBED AREA = 0.21 ACRES



Proposed Impervious Area:

| Proposed Impervious Area | |
|--------------------------------|--------|
| New House | 3643 |
| New Driveway (Pervious Pavers) | 815 |
| New Walkway (Pervious Pavers) | 38 |
| New Walls | 20 |
| Additional Paving | 134 |
| New Deck | 243 |
| Proposed Impervious SF | 4893 |
| Lot Coverage | 34.36% |

ACTUAL COVERAGE IS 1358 SF. THERE IS A 40% REDUCTION GIVEN FOR COBB LOT COVERAGE, BUT 0% REDUCTION GIVEN FOR ARC IMPERVIOUS AREA.
ACTUAL COVERAGE IS 63 SF. THERE IS A 40% REDUCTION GIVEN FOR COBB LOT COVERAGE, BUT 0% REDUCTION GIVEN FOR ARC IMPERVIOUS AREA.



Prepared By:
CRESCENT VIEW
ENGINEERING, LLC.
211 Franklin Road SE
Marietta, GA 30060
404-791-3443
www.crescentvieweng.com

Prepared For
Greg Busch Architects, A.I.A.

Site Plan

| DATE | SCALE | AS SHOWN | REVISIONS |
|---------|-------|----------|-----------|
| 1-17-18 | PZ | GH | |
| CHECKED | | | |

Site Plan For
4240 Paces Ferry Road SE
Land Lot 973, 17th District
Cobb County, Georgia

CVE P1# 17-342

Sheet No.

C-1