

DATE: March 15, 2018

ARC REVIEW CODE: V1803152

TO: Chairman Mike Boyce, Cobb County
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-18-03CC 4248 Paces Ferry Road

Review Type: Metro River

MRPA Code: RC-18-03CC

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. This parcel was previously reviewed (RC-17-08CC), but requires a new review to add 200 sq ft to the property.

Preliminary Finding: ARC 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: March 15, 2018

Deadline for Comments: March 25, 2018

Earliest the Regional Review can be Completed: March 26, 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 March 25, 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: March 15, 2018

ARC REVIEW CODE: V1 803152

TO: ARC Community Development and Natural Resources Managers

FROM: Robert Herrig, 470-378-1636

Reviewing staff by Jurisdiction:

Community Development: Herrig, Robert

Natural Resources:

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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): Monte C. 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: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Same as Owner(s)
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ 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 (Warranty Deed)
Land lot 973, 17th District, 2nd Section, Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Lot 1 V.A. Robinson S/D
Size of Development (Use as Applicable):
Acres: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Lots: Inside Corridor: 1 lot, 12,629 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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	8,373 sq/ft	5,861 sq/ft	3,768 sq/ft	(70) 70%	(45) 45%
D	4,256 sq/ft	2,128 sq/ft	1,277 sq/ft	(50) 50%	(30) 30%
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	12,629 sq/ft	7,989 sq/ft	5,045 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:

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.

X Documentation on adjustments, if any.

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

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

 Site plan.

 Land-disturbance plan.

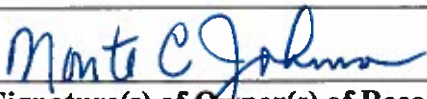
FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

 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)

Monte C. Johnson


Signature(s) of Owner(s) of Record

February 27, 2018

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:

Monte C. Johnson


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

February 27, 2018

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

3-9-2018

Date

Monte C. Johnson

February 28, 2018

RE: 4248 Paces Ferry Rd – MPRA Application

To Whom It May Concern:

In August of 2017, an initial application was submitted. Since then, a small wedge of land (approximately 200 sq/ft) has been added to our lot (see the attached updated survey). Additionally, the application was initially submitted by my wife Phyllis Johnson. However, title has been transferred to me and I am now submitting the follow up application.

There have been a few small changes in the site plan due to changes in the setbacks that were approved by Cobb County Board of Commissioners, at the October 2017 meeting. As a result, a slight modification to the site was made to the two sides and rear of the design plan. The only other change was the decision to not keep the storage shed located in the back of the property.

Sincerely,



Monte C. Johnson

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: 1/10,000; ANGULAR ERROR: 6" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/30,000. MATTERS OF TITLE ARE EXCEPTED.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-1; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 8-130052, MAP NUMBER 8-13007 C 0227 H DATED MARCH 4, 2013.

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, THUS DEEMING 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.

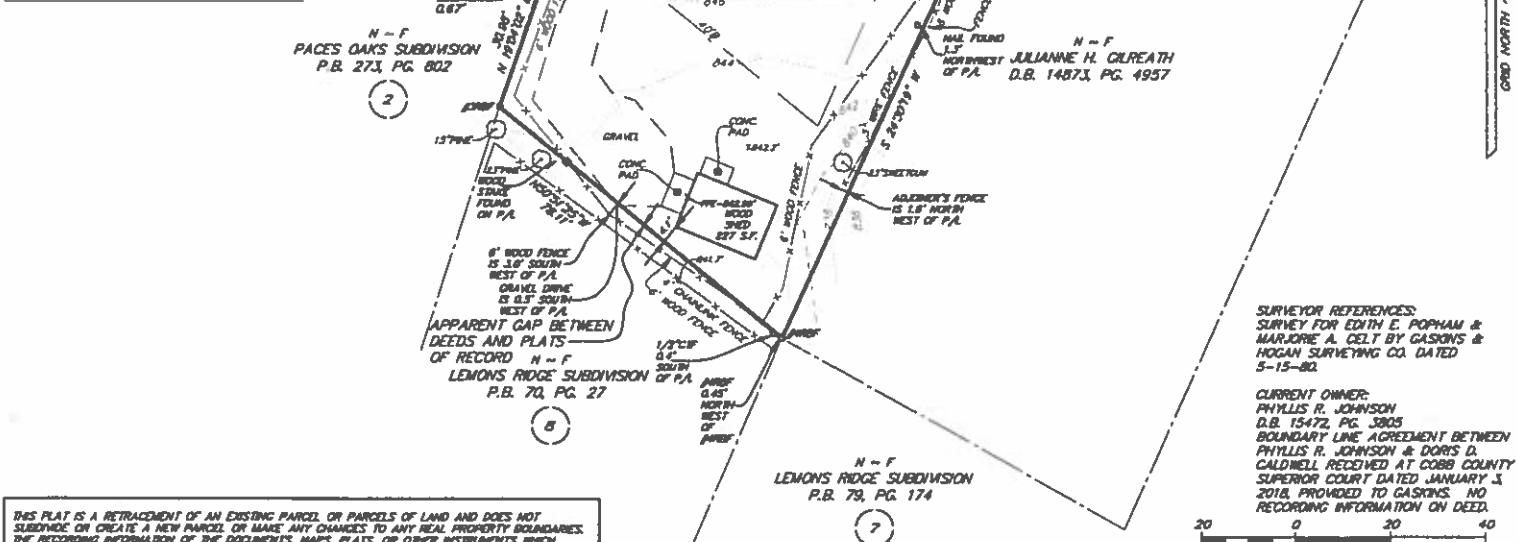
FOR RECORDING INFORMATION
CLERK OF COURT

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 EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS 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.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - 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.F. - CRIMP TOP PIPE FOUND
	O.T.F. - OPEN TOP PIPE FOUND
	W.S.F. - WOOD STAKE FOUND
	X - TYPE OF FENCE
	J.B. - JUNCTION 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
	W.V. - WATER VALVE
	S.C.O. - SEWER CLEAN OUT
	T.M. - TELEPHONE MANHOLE
	O.P.L. - OVERHEAD POWER LINES
	H.W. - HEADWALL
	P.B. - POWERBOX
	S.A. - STREET ADDRESS
	W.L. - WATER LINE
	U.T.L. - UNDERGROUND TELEPHONE LINE
	G.L. - GAS LINE
	U.E.L. - UNDERGROUND ELECTRICAL LINE



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSIDY OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE BOUNDARIES, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY 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.



Dr. C. Olson

1/25/13
DATE

REVISIONS

REV. #1 OFFICE ONLY-
8-17-12: CORRECT ROAD NAME

REV. #1 OFFICE ONLY-
1-25-18: ADD GAP AREA OUT CLAIMED TO SURVEY.

Gaskins

BOUNDARY & TOPOGRAPHICAL SURVEY RETRACEMENT FOR:

Phyllis R. Johnson
#4248 PAGES FERRY ROAD

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

REVISIONS

REV. #1 OFFICE ONLY-
8-17-12: CORRECT ROAD NAME

REV. #1 OFFICE ONLY-
1-25-18: ADD GAP AREA OUT CLAIMED TO SURVEY.

REVISIONS

REV. #1 OFFICE ONLY-
8-17-12: CORRECT ROAD NAME

REV. #1 OFFICE ONLY-
1-25-18: ADD GAP AREA OUT CLAIMED TO SURVEY.

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

Return to: JOHN K. GALLAGHER, P.C.
4555 MANSELL ROAD, STE 130
ALPHARETTA, GEORGIA 30022
File # 18N0101

Rebecca Kenton
Rebecca Kenton
Clerk of Superior Court Cobb Cty. Ga.

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made on January 23, 2018, between

PHYLLIS R. JOHNSON

(hereinafter referred to as "Grantor") and

MONTE C. JOHNSON

(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,

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 DEGREES 17 MINUTES), 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 109 DEGREES 31 MINUTES); RUNNING THENCE SOUTHEASTERLY 79.02 FEET TO AN IRON PIN FOUND (SAID POINT HAVING AN INTERIOR ANGLE OF 75 DEGREES 34 MINUTES); RUNNING THENCE NORTHEASTERLY 163.20 FEET TO AN IRON PIN FOUND (SAID POINT HAVING AN INTERIOR ANGLE OF 87 DEGREES 38 MINUTES); 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. CELT BY JOHN C. GASKINS, REGISTERED LAND SURVEYOR, DATED MAY 15, 1980, BEING THAT SAME PROPERTY TO EDITH E. POPHAM AND MARJORIE A. CELT IN A WARRANTY DEED FROM DANA HATCH AND BETTE E. HATCH, SAID DEED RECORDED April 29, 1980, IN DEED BOOK 2177, PAGE 342, COBB COUNTY RECORDS.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

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 person 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:

[Signature]
Witness

[Signature]
Notary Public
Commission expires: 6/9/2020

[Signature] (Seal)
PHYLLIS R. JOHNSON

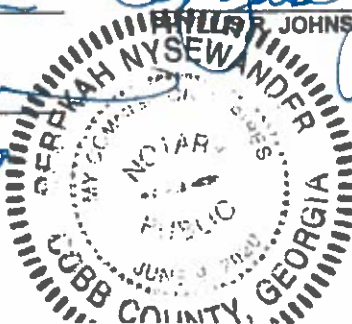


EXHIBIT "A"
LEGAL DESCRIPTION
Continued

Subject to a Boundary Line Agreement by and between Doris D. Cardwell and Phyllis R. Johnson dated January 1, 2018 and recorded at Deed Book 15505, Page 3736, Cobb County, Georgia Records (which instrument addresses a gap between the subject property and its neighbor to the west establishing their common Boundary Line).

VEY
URVEY
5800
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USED
FROM
THE
UNED
VEY
FT.
VEL.

WPE
ON
CS

N ~ F
PACES OAKS SUBDIVISION
P.B. 273, PG. 802

N ~ F
PACES OAKS SUBDIVISION
P.B. 273, PG. 802

APPARENT GAP BETWEEN
DEEDS AND PLATS
OF RECORD

APPARENT GAP BETWEEN
DEEDS AND PLATS
OF RECORD
N ~ F
LEMONS RIDGE SUBDIVISION
P.B. 70, PG. 27

N ~ F
LEMONS RIDGE SUBDIVISION
P.B. 79, PG. 174

MIN. (2) HARDWOOD
TO BE FIELD LOCATED
(MIN. 4" DIA.)

EXISTING 11" DOWNWOOD
TO BE REMOVED

N ~ F
JULIANNE H. GILREATH
D.B. 14873, PG. 4957

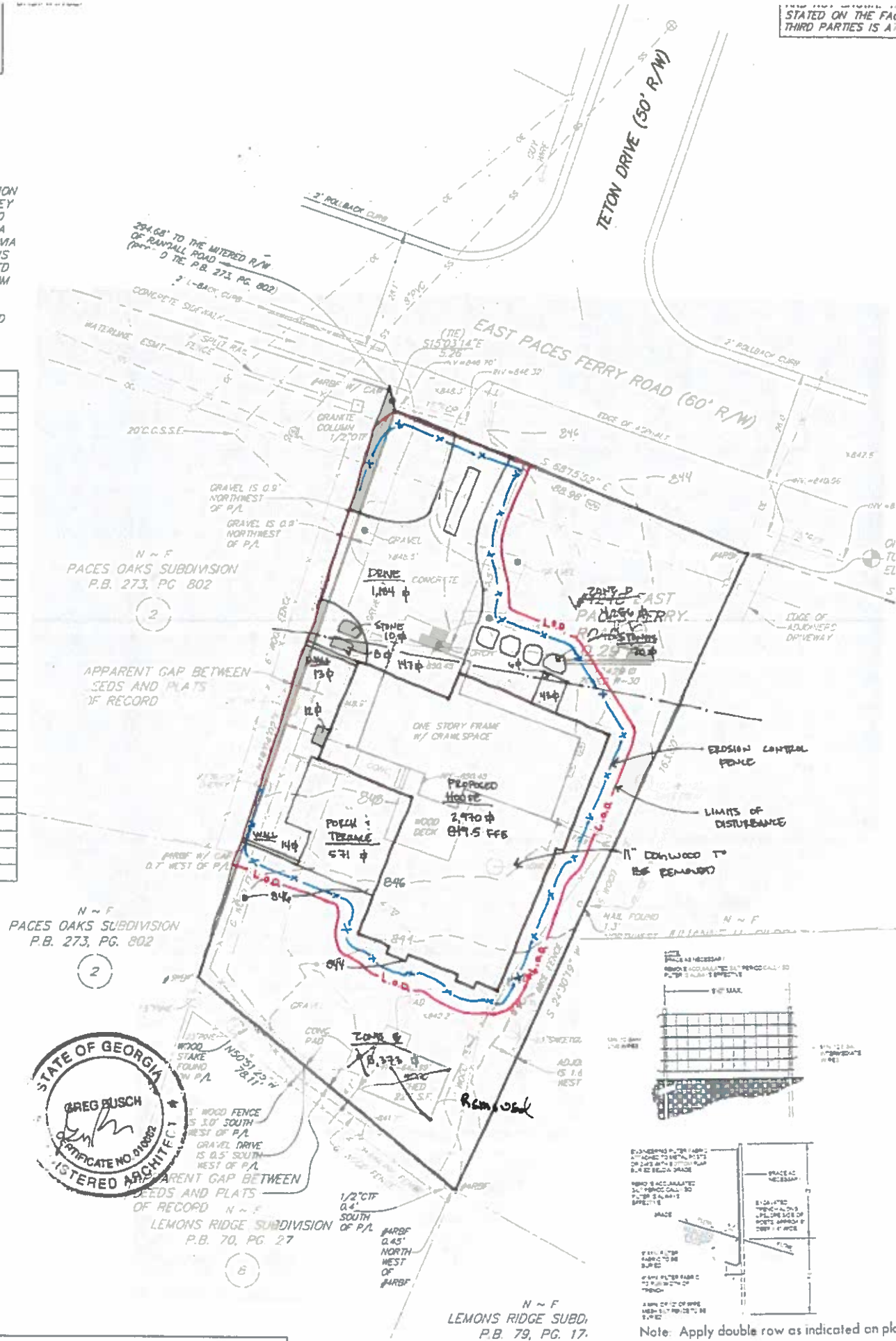
ADJOURNER'S FENCE
IS 1.8' NORTH
PLACEMENT OF
GRADING PLAN

ING PARCEL OR PARCELS OF LAND AND DOES NOT
MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES,
MENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH
ATED HEREIN. RECORDATION OF THIS PLAT DOES NOT
ON, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL
ILITY FOR ANY USE OR PURPOSE OF THE LAND.
VEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE
ERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES

REVISIONS

20

RM IN DNR

PIPE
IN
ES

W/6 PARCEL OR PARCELS OF LAND AND DOES NOT
MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES.
MENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH
ATED HEREON. RECORDATION OF THIS PLAT DOES NOT
ON. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL
ILITY FOR ANY USE OR PURPOSE OF THE LAND.
EVERYONE CERTIFIES THAT THIS PLAT COMPLIES WITH THE
RTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES

REVISIONS

SILT FENCE

Note: Apply double row as indicated on plan

20

BOUNDARY