

**AGENDA ITEM NO.   3**

TO: Board of Commissioners

FROM: Rob Hosack   
Director

DATE: September 16, 2008

**PURPOSE**

To conduct a public hearing to consider approval of a Chattahoochee Corridor Plan Certificate of Compliance for Edward Swartz for constructing a single family residence at 3991 Paces Ferry Drive in Land Lot 972 of the 17th District.

**BACKGROUND**

The subject property was submitted to the Atlanta Regional Commission for review and comment on the development as mandated by the Georgia Assembly Act No. 66, the Metropolitan River Protection Act of 1973. The basic process of certification under the Act requires that local governments review land-disturbing activity proposed in the Chattahoochee Corridor and certify those, which are consistent with the guidelines for development in the Atlanta Regional Commission's *Chattahoochee Corridor Plan*. Atlanta Regional Commission staff has reviewed the development plans and found them to be consistent with the guidelines of the *Chattahoochee Corridor Plan*.

**FUNDING**

Not Applicable.

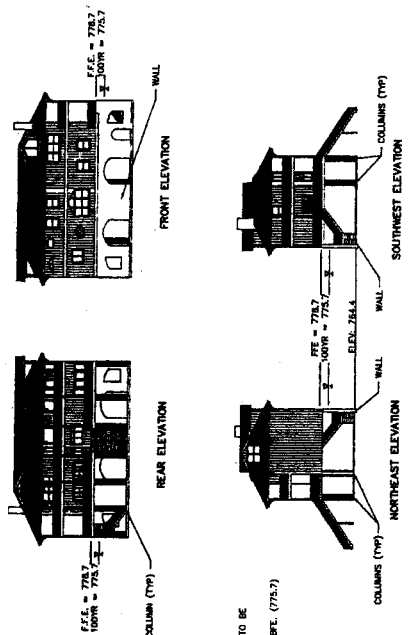
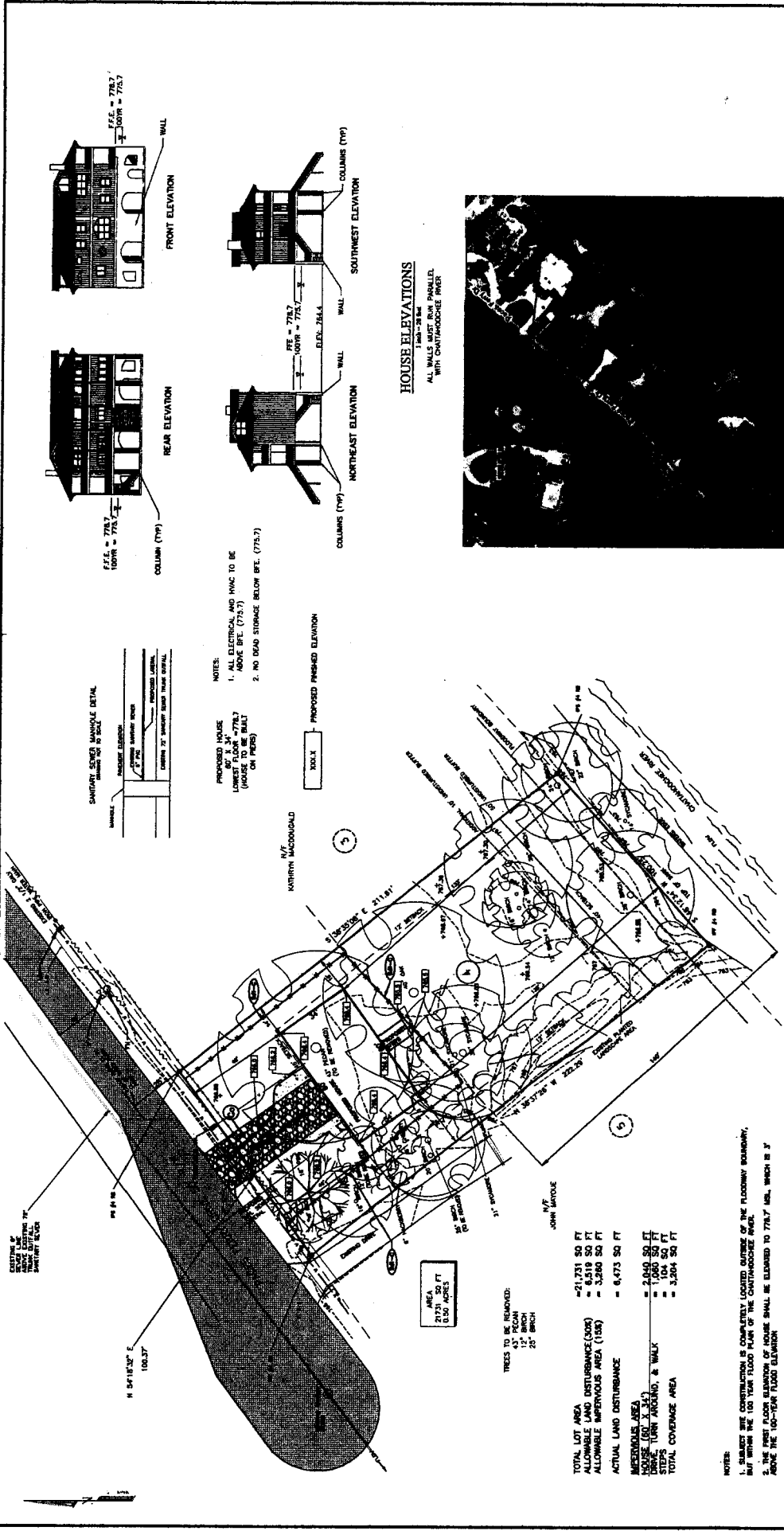
**RECOMMENDATION**

The Board of Commissioners conducts a public hearing and considers approval of the Chattahoochee Corridor Certificate, subject to the rules and guidelines of the Metropolitan River Protection Act.

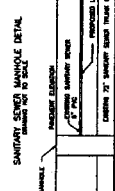
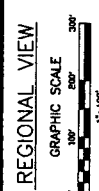
**ATTACHMENT**

Site Map  
Site Plan

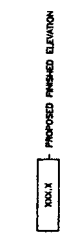




**HOUSE ELEVATIONS**  
 1-1/2" = 1'-0"  
 ALL WALLS MUST RUN PARALLEL WITH CHATHAMCOCKE RIVER



- NOTES:**
1. ALL ELECTRICAL AND HVAC TO BE ABOVE BFE (775.7)
  2. NO DEAD STORAGE BELOW BFE (775.7)



TREES TO BE REMOVED:

43' PECAN	= 21,731 SQ FT
10' BIRCH	= 6,519 SQ FT
25' BIRCH	= 3,260 SQ FT
	= 4,473 SQ FT
	= 2,040 SQ FT
	= 1,060 SQ FT
	= 104 SQ FT
	= 3,504 SQ FT

- NOTES:**
1. SUBJECT SITE CONSTRUCTION IS COMPLETELY LOCATED OUTSIDE OF THE FLOODING BOUNDARY, BUT WITHIN THE 100-YEAR FLOOD PLAIN OF THE CHATHAMCOCKE RIVER.
  2. THE FIRST FLOOR ELEVATION OF HOUSE SHALL BE ELEVATED TO 774.7 FEET, WHICH IS 3 FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
  3. THE 100-YEAR FLOOD ELEVATION IS BASED ON A 100-YEAR FLOOD FLOW FOR NO STORAGE TO BE BELIEVED TO OCCUR UPSTREAM OF THE SUBJECT SITE. THE FLOOD FLOW IS BASED ON THE FLOOD FLOW AT CHAMBER'S DAM AND TO PROTECT COUNTRY FROM LAURET DUE TO INFLUENCE OF CHATHAMCOCKE RIVER.
  4. THIS SITE IS LOCATED A DISTANCE FROM BAYVIEW DAM (LOCATED IN CRAWFORD COUNTY, GA) SUCH THAT FLOOD TRENDS FROM THE DAM IS APPROXIMATELY 25 HOURS.
  5. FOUNDATION AND TOPOGRAPHICAL INFORMATION TAKEN FROM A SURVEY PLAT FOR THE PROPERTY LOCATED IN CRAWFORD COUNTY, GEORGIA, BY SOUTHERN SURVEYING AND MAPPING CO., INC. DATED 5-22-76.
  6. FOUNDATION STRUCTURAL CALCULATIONS TO BE PERFORMED BY GEOTECHNICAL ENGINEER AND BE CERTIFIED FOR HYDROLOGICAL FORCES. THESE CALCULATIONS WILL BE ATTACHED TO AND MAKE PART OF THIS SITE PLAN.

COMB COUNTY APPROVAL FOR MARETTA, GA, ALSO FOR PERMIT TO CONSTRUCT IN PLANNED PLAN - UNDESIGNED INSTALLATION BY GEOTECHNICAL ENGINEER.

DATE: \_\_\_\_\_

COMB COUNTY REGISTERED MINOR SURVEYOR

SCALE AS CALLED FOR PERMITS AND RECORDS TO BE FILED



PROPOSED SITE PLAN FOR:  
**EDWARD SWARTZ**  
 (OWNER OF RECORD: KATHRYN MACDOUGALD)  
 LOT 4 A.E. FIELDS S/D  
 LOCATED IN:  
 17th DISTRICT, 2ND SECTION  
 COBB COUNTY, GA

STREET ADDRESS:  
 3891 PINNACLES FERRY DRIVE  
 ATLANTA, GA. 30339

**SOUTHERN SURVEYING & MAPPING COMPANY, INC.**  
 4078 EBENEZER ROAD, N.E., MARETTA, GA. 30066  
 PHONE: (770) 528-7759

DATE: 8-11-08 SCALE: 1"=30'

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