

AGENDA ITEM NO. OB-050-2017

TO: Rob Hosack
County Manager

FROM: Dana Johnson
Director

DATE: October 17, 2017

PURPOSE

To conduct a public hearing and approve the Chattahoochee Corridor Plan Certificate of Compliance for construction of a single-family residence at 4248 Paces Ferry Road.

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*. The Atlanta Regional Commission staff has completed a review and found the development plans to be consistent with the guidelines of the *Chattahoochee Corridor Plan*.

FUNDING

Not Applicable.

RECOMMENDATION

The Board of Commissioners conduct a public hearing and approve of the Chattahoochee Corridor Certificate for construction of a single-family residential building at 4248 Paces Ferry Road in Land Lot 973 of the 17th District, 2nd Section, Cobb County, GA by Ms. Phyllis Johnson; subject to the rules and guidelines of the Metropolitan River Protection Act and all applicable Cobb County development standards and regulations.

ATTACHMENT

Site Map
Site Plan
ARC Finding

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 PLAN IS PREPARED FROM A FIELD SURVEY USING A FINE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/25,000; ANGULAR ERROR: 8" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAN: 1/25,000. MATTERS OF TITLE ARE EXCEPTED.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE A; ACCORDING TO F.E.M.A. (F.L.A.) COMMUNITY NUMBER 7-12882; MAP NUMBER 7-12887-G-0227-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, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAN IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

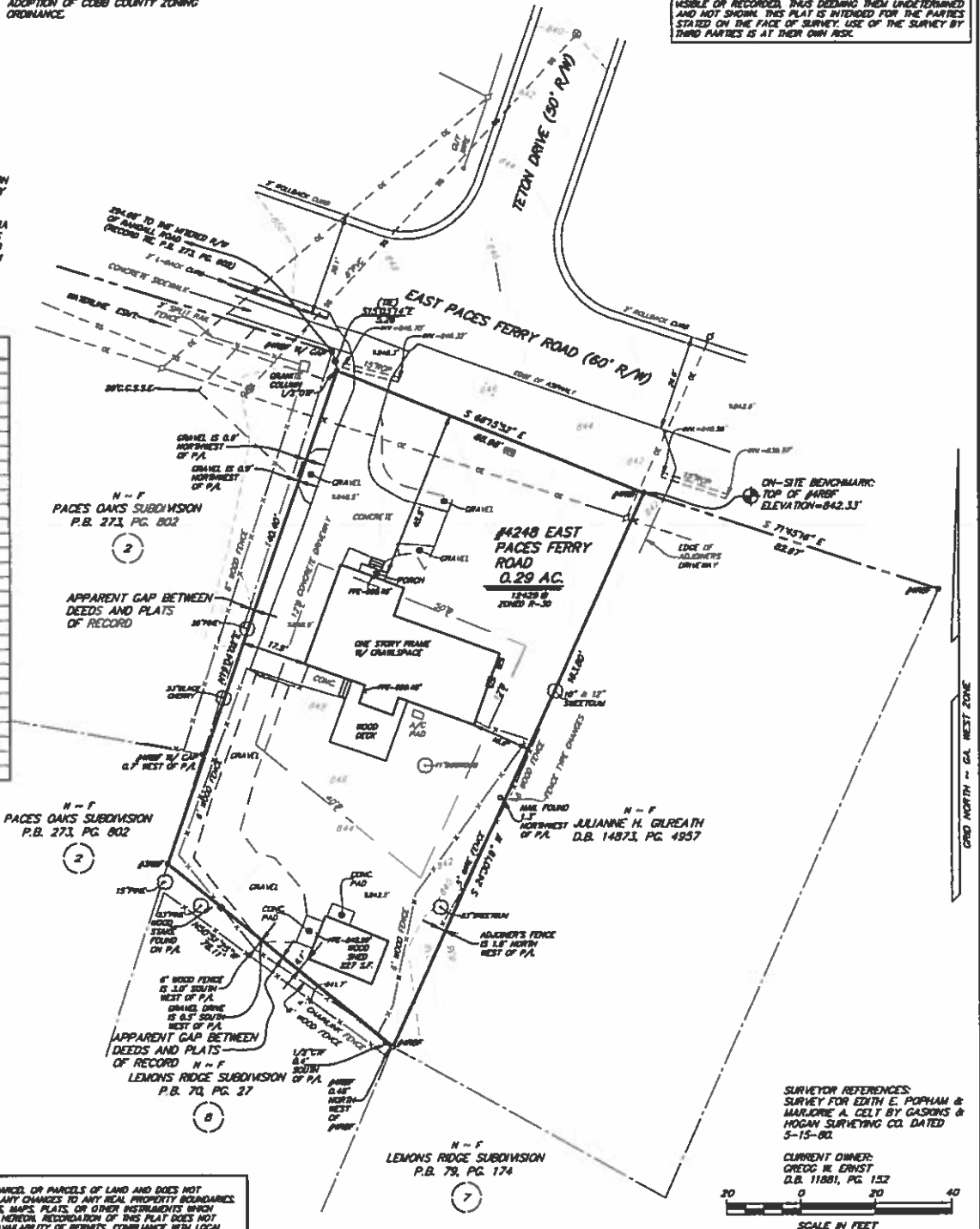
**FOR RECORDING INFORMATION
CLERK OF COURT**

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 3000 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.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	S.S.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.F. - CRIMP TOP PIPE FOUND
	O.T.F. - OPEN TOP PIPE FOUND
	W.S.F. - WOOD STAKE FOUND
	TYPE - 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
	POWERPOLE
	STREET ADDRESS
	W - WATER LINE
	T - UNDERGROUND TELEPHONE LINE
	G - GAS LINE
	E - UNDERGROUND ELECTRICAL LINE



THIS PLAN 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 PLAN 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 PLAN 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

60617
DATE

REVISIONS



Gaskins
CORPORATE HEADQUARTERS: 11700 HOLLAND COLLEGE BLVD, SUITE 800, MARIETTA, GA 30067
 Marietta Office: 1264 Powder Springs Rd, Marietta, GA 30064, Phone: (770) 424-7108
 Canton Office: 147 Northland College Pkwy, Box 8, Canton, GA 30114, Phone: (770) 478-9686
 FIELD DATE: 8-1-17
 OFFICE DATE: 8-3-17
 SCALE: 1"=20'
 DRAWN BY: MAN
 CHECKED BY: DCD
 FILE: S/8ND/COBB/17/17

BOUNDARY & TOPOGRAPHICAL SURVEY RETRACEMENT FOR:
PHYLLIS R. JOHNSON
 14248 EAST PACES FERRY ROAD
 LOCATED IN L.L. 973
 17th DISTRICT, 2nd SECTION
 COBB COUNTY, GA.

SURVEYOR REFERENCES:
 SURVEY FOR EDITH E. POPHAM & MARJORIE A. CELY BY GASKINS & HOGAN SURVEYING CO. DATED 5-15-01.
 CURRENT OWNER:
 GREGG H. ERNST
 D.B. 11881, PG. 152






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: SEPTEMBER 5, 2017

ARC REVIEW CODE: V1708241

TO: CHAIRMAN MIKE BOYCE, Cobb County
ATTN TO: DAVID BREADEN, SENIOR STORMWATER ENGINEER
FROM: Douglas R. Hooker, Executive Director, ARC



Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-17-08CC 4248 Paces Ferry Road
Submitting Local Government: Cobb County

Review Type: Metro River **Date Opened:** August 24, 2017 **Date Closed:** September 5, 2017

FINDING: ARC staff has completed the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Additional Comments:

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED 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 (470) 378-1645. This finding will be published to the ARC website at: <http://www.atlantaregional.org/landuse>.