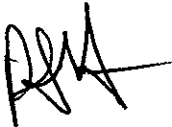


AGENDA ITEM NO. _____

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

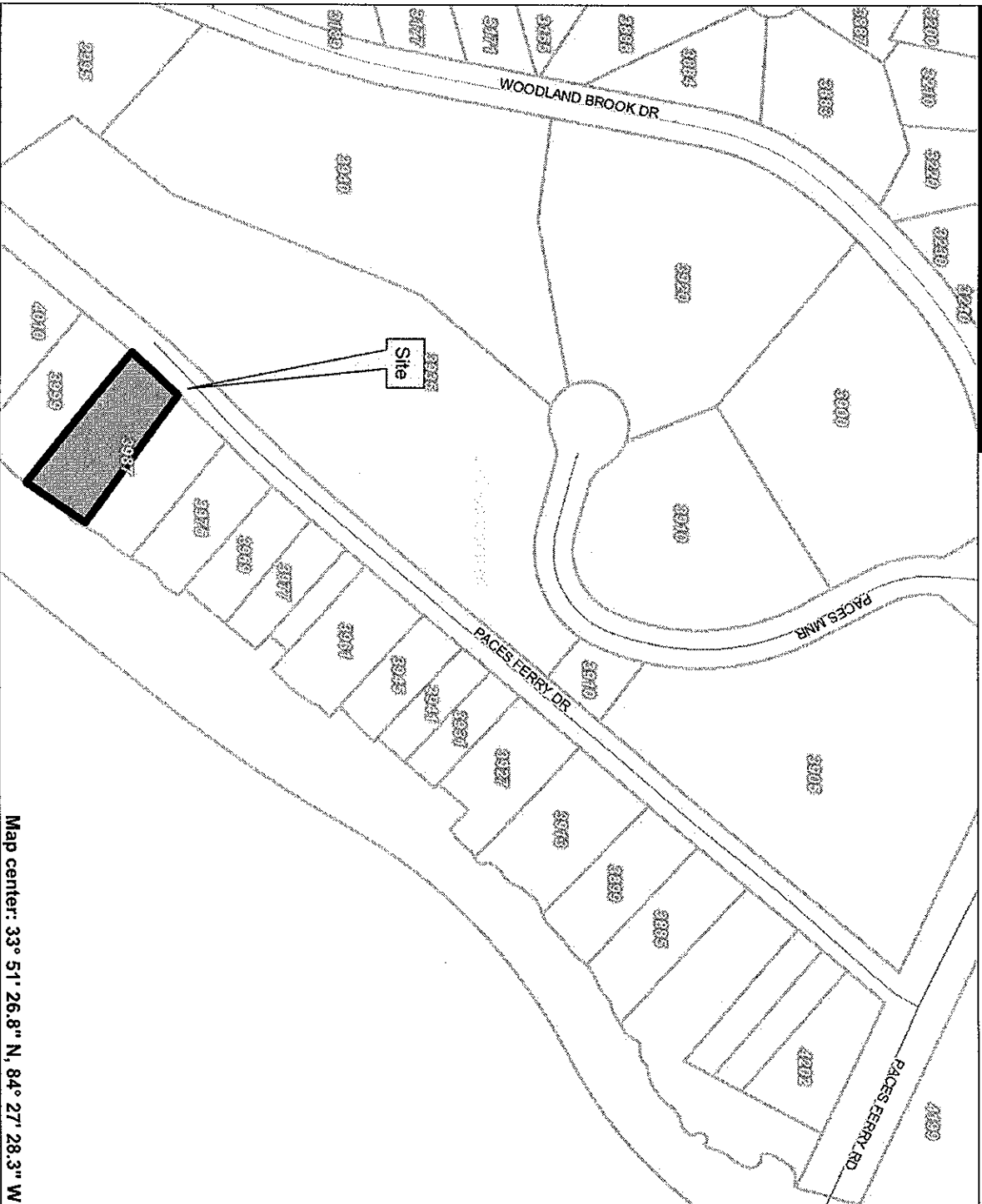
The Board of Commissioners conducts a public hearing and considers approval of the Chattahoochee Corridor Certificate, subject to the rules and guidelines of the Metropolitan River Protection Act.

ATTACHMENT

Site Map
Site Plan



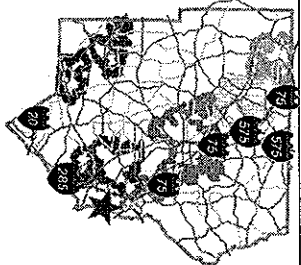
3991 Paces Ferry Drive



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: September 16, 2008

Map center: 33° 51' 26.8" N, 84° 27' 28.3" W

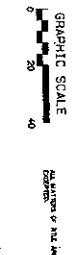


Legend

- E914 Roads
- Cobb Roads Local
- Local
- Local-Private
- Cobb Roads Major
- Major
- Minor
- Cobb Roads Interstate
- Interstate
- Ramp
- Arterial
- Major
- Parcels
- Cities
- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna



Scale: 1:2,851



DATE: 6-11-08
SCALE: 1"=40'
E 60-08

OWNER OF RECORD: EDWARD SWARTZ
LOT 4 A.S. TRACTS 5/2
LOCALITY: 17TH DISTRICT, 2ND SECTION
0888 058111, GA

PROPOSED SITE PLAN FOR
EDWARD SWARTZ
KATHARIN MACDONALD

4078 EBERNEZER ROAD, N.E., MARETTA, GA 30068
PHONE: (770) 328-7759

PROJECT ADDRESS:
391 INCHES DRIVE
ROCKDALE, GA 30087

PROPOSED BY: SOUTHERN SURVEYING & MAPPING COMPANY, INC.
4078 EBERNEZER ROAD, N.E., MARETTA, GA 30068
PHONE: (770) 328-7759

DATE: 6-11-08
SCALE: 1"=40'
E 60-08

RECORDED BY: 08-118 DEPARTMENT - 7845 (0808 1828)
RECORDED IN: STANDARD CITY BOOKS CO. LOCATED IN THE
OFFICE OF THE CLERK OF SUPERIOR COURT, 100 YEARS
FROM THE END OF THE SEVENTH DAY OF THE MONTH OF THE
CONTINUOUS RECORD

100 YEARS (E.F. = 774.7)
300 YEARS (E.F. = 774.7)

NOTES:

1. SUBJECT SITE CONSTRUCTION IS COMPLETELY LOCATED OUTSIDE OF THE FLOODWAY BOUNDARY, BUT WITHIN THE 100 YEAR FLOOD PLAIN OF THE CHATHAMHOOD RIVER.
2. THE FIRST FLOOR ELEVATION OF HOUSE SHALL BE DEMONSTRATED TO BE 784.7' SEA, WHICH IS 3' ABOVE THE 100-YEAR FLOOD BOUNDARY.
3. FLOOD HAZARD INSURED COVERAGE AND ALSO REGULATION THAT AUTHORIZES FLOODING ON SITE ARE SUBJECT TO THE RISK AND TO PROTECT COUNTY FROM UNSURETY DUE TO RISKY OR DANGEROUS OVERLY/OCCUPANT.
4. THIS SITE IS LOCATED A DISTANCE FROM MARSH AND LOCATED IN BURNETT COUNTY, GA.
5. SOILS THAT FLOOD HAZARD THE PRESENT PROPOSED CONSTRUCTION ARE: UNDESIRABLE, UNSATURATED, AND UNSOUND, BY SOILS SURVEY AND MAP DATED 8-2-2004.
6. FOUNDATION STRUCTURE CALCULATIONS TO BE PERFORMED BY GEOTECHNICAL ENGINEER AND RECORD THE FOUNDATION DESIGN. THESE CALCULATIONS WILL BE PROVIDED TO THE SOILS AND RECORDING OFFICE.

AREAS TO BE DEMONSTRATED:

- 1. 42' PEACOCK
- 2. 12' BENCH
- 3. 25' BENCH

LAND AREA SUMMARY:

- TOTAL LOT AREA = 21,731 SQ FT
- ALLOWABLE LAND DISTURBANCE (30%) = 6,519 SQ FT
- ALLOWABLE IMPERVIOUS AREA (15%) = 3,259 SQ FT
- ACTUAL LAND DISTURBANCE = 6,473 SQ FT
- ACTUAL IMPERVIOUS AREA = 3,194 SQ FT
- NET TOTAL DISTURBANCE = 3,259 SQ FT
- NET TOTAL IMPERVIOUS AREA = 3,194 SQ FT

PROPOSED HOUSE:

- 1. ALL ELECTRICAL AND HVAC TO BE LOCATED IN LOBBY - 778.7' ABOVE SITE (770.0')
- 2. NO DEAD STORAGE BELOW BFL (772.7')

HOUSE ELEVATIONS:

- 1. REAR ELEVATION: F.F.E. = 778.7', 150" x 778.7'
- 2. FRONT ELEVATION: F.F.E. = 778.7', 150" x 778.7'
- 3. NORTHWEST ELEVATION: F.F.E. = 778.7', 150" x 778.7'
- 4. NORTHEAST ELEVATION: F.F.E. = 778.7', 150" x 778.7'

REGIONAL VIEW:

PROPOSED SITE PLAN:

OWNER OF RECORD: EDWARD SWARTZ
KATHARIN MACDONALD

LOT 4 A.S. TRACTS 5/2
LOCALITY: 17TH DISTRICT, 2ND SECTION
0888 058111, GA

PROPOSED HOUSE: 1. ALL ELECTRICAL AND HVAC TO BE LOCATED IN LOBBY - 778.7' ABOVE SITE (770.0')
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