



U.S. Army Corps of Engineers
Mobile District

**SWEETWATER CREEK
FLOOD DAMAGE REDUCTION PROJECT**

COBB COUNTY, GEORGIA

APPENDIX D

REAL ESTATE PLAN

April 2018

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**APPENDIX D
Real Estate Plan**

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Exhibits

- Exhibit A - Project Real Estate Maps
- Exhibit B - Parcel Data
- Exhibit C - Standard Estates
- Exhibit D-1 - Non-Federal Sponsor Capability Assessment Checklist
- Exhibit D-2 - Non-Federal Sponsor Risk Notification Letter
- Exhibit E - Real Estate Assessment of Compensability
- Exhibit F - Baseline Cost Estimate for Real Estate (BCERE)
- Exhibit G - Authorization for Entry for Construction and Attorney's Certificate of Authority

1. Preamble

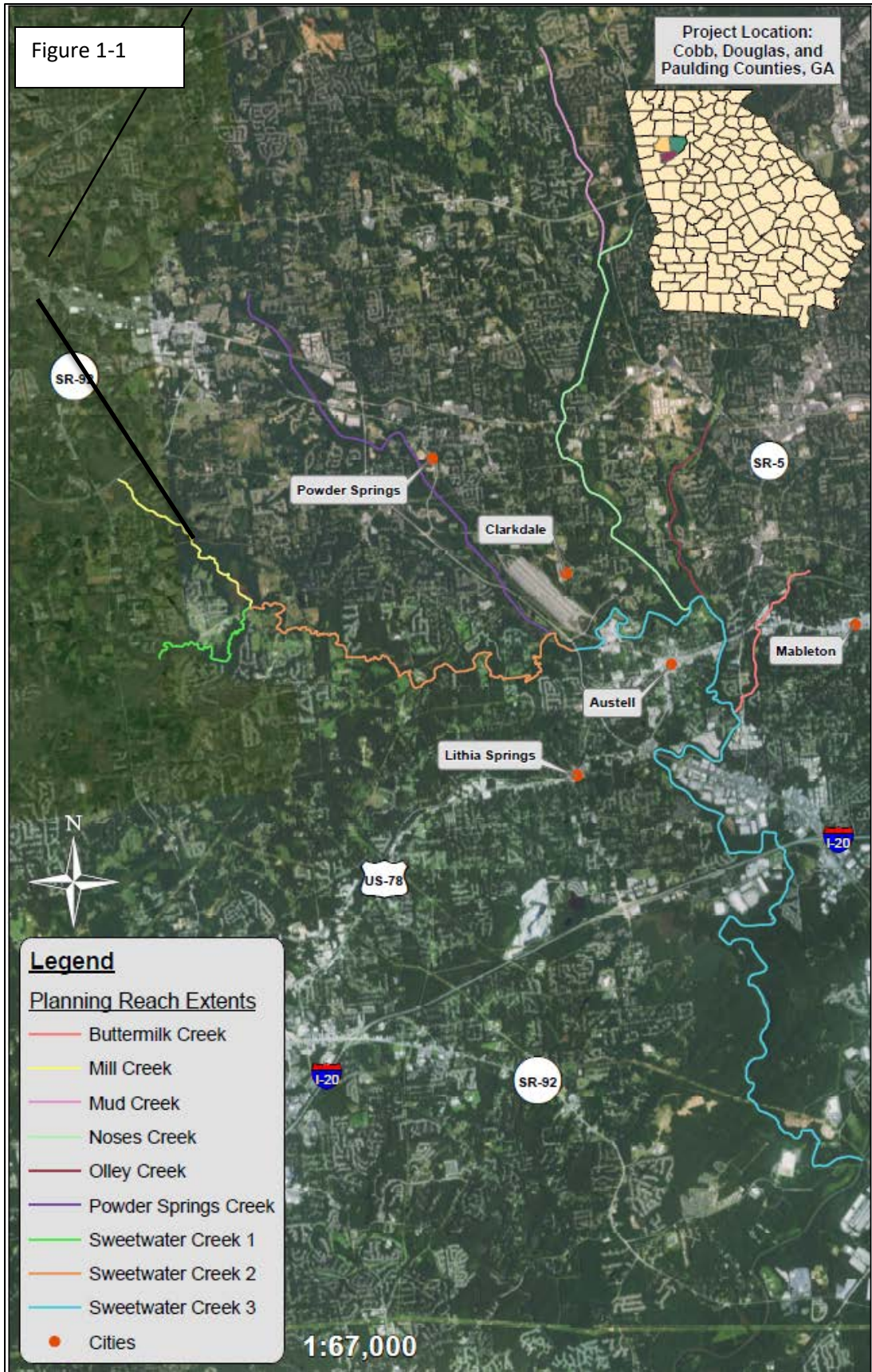
Project Authorization: The Study was authorized by House Resolution 2445, adopted September 28, 1994.

Official Project Designation: Sweetwater Creek Flood Damage Reduction Resumption Study Project (the "Project").

Project Location: The Sweetwater Creek watershed (Figure 1-1) encompasses 264 square miles in Paulding, Douglas, and Cobb Counties in Georgia. The main stem of Sweetwater Creek is 45.6 miles long and begins in Paulding County. As it flows eastward towards Cobb County other tributaries join the main stem before it empties into the Chattahoochee River in Douglas County at the Fulton County line. The creek passes through Sweetwater Creek State Park just before its confluence with the Chattahoochee River.

Study Area and Reach Delineation: The study area encompasses the entire Sweetwater Creek watershed; however, the portion within Cobb County, Georgia is the intended area of flood risk improvement. The portion of Cobb County includes the cities of Marietta, Austell, and Powder Springs as well as a portion of unincorporated Cobb County, Georgia. The Cities of Hiram, Douglasville, and community of Lithia Springs are within the study area.

- Upper Sweetwater Creek – consisting of the headwaters portion of the Sweetwater Creek main stem to the Paulding-Cobb County Line
- Lick Log Creek – consisting of the headwaters of Lick Log Creek to the confluence with Upper Sweetwater Creek
- Middle Sweetwater Creek – consisting of the main stem portion of Sweetwater Creek within Cobb County
- Powder Springs Creek – consisting of the headwater of Powder Springs Creek to the confluence with Middle Sweetwater Creek
- Noses Creek - consisting of the headwater of Noses Creek to the confluence with Middle Sweetwater Creek
- Olley Creek - consisting of the headwater of Olley Creek to the confluence with Middle Sweetwater Creek
- Buttermilk Creek - consisting of the headwater of Buttermilk Creek to the confluence with Middle Sweetwater Creek
- Lower Sweetwater Creek – consisting of the main stem portion of Sweetwater Creek from the Douglas-Cobb County Line to its confluence with the Chattahoochee River.



Non-Federal Sponsor: The Non-Federal Sponsor is Cobb County (the “Sponsor” or “the City”). If approved, the project will be cost-shared 65% Federal – 35% Non-Federal. It is anticipated that if approved, the Cities of Austell and Powder Springs will also be serving in the capacity of Non-Federal Sponsors for Design and Implementation.

2. Statement of Purpose

The purpose of this Real Estate Plan (REP) is to present the overall plan describing the minimum real estate requirements for the construction, operation, maintenance, repair and rehabilitation herein referred to as the Nationally Economic Development Plan “NED Plan” or “Plan” or “Project”.

3. Study Purpose and Project Features

a. Study Purpose: Investigate the Federal interest and feasibility of a FRM project to reduce the recurring flooding problems in the Sweetwater Creek Watershed within Cobb County, Georgia. This Project is designed to accomplish the following objectives:

Flood Risk Management:

- Reduce average annual flood damages
- Reduce number of structures impacted
- Reduce response times for emergency services during flood events
- Increase access to emergency services during flood events

b. Plan of Improvements: The current proposed non-structural measures for the Sweetwater Creek study area are listed below. Please reference the main report and other appendices for information on the screening criteria utilized in the development of the non-structural NED plan, which consists of the following proposed NED Plan:

Alternative 1 - Buyout Alternative: This alternative would be to purchase structures in the 10-year Annual Chance of Exceedance (ACE). The majority of the parcels reside within Unincorporated areas of Cobb County but several parcels are situated within the Cities of Austell and Powder Springs. Exhibits A and B of this appendix contain further delineation of the proposed non-structural plan.

c. Required Lands, Easements, and Rights-of Way (LER):

The parcel data and standard estates for the proposed Non-Structural acquisition are provided in Exhibits B and C, respectively. The NED Plan requires a total of approximately 149.44 acres of lands in Fee acquisition (Standard Estate #2). This alternative impacts a total of 20 privately-owned parcels, consisting of a combination of residential dwellings and commercial structures.

d. Appraisal Information: A gross appraisal estimate for LERRD requirements is anticipated after selection of the Tentatively Selected Plan identifying the land values for this alternative.

4. Non-Federal Sponsor Owned Lands:

None of the proposed parcels are presently vested in Cobb County or any municipalities.

5. Non-Standard Estates

There are no proposed non-standard estates for the plan inasmuch as proposed buyouts will be purchased in fee simple acquisition.

6. Existing Federal Projects

There are no known existing Federal projects which lie either fully or partially within the project footprint.

7. Federally-owned Lands

There are no Federally-owned lands included as part of the LER required for the plan.

8. Navigational Servitude

Federal Navigational Servitude will not be utilized because it is not available along subject creek nor applicable to the scope of proposed non-structural work.

9. Maps

The Project real estate maps are provided in Exhibit A.

10. Induced Flooding

There is no induced flooding associated with this Project.

11. Baseline Cost Estimates for Real Estate

- Additional revisions to the Real Estate costs are anticipated upon receipt of a gross appraisal. The following is the total estimated 01-Lands and Damages costs for the plan, which is further delineated in **Exhibit F**:

NED Plan - 10-Year Non-Structural ACE Zone (20 parcels)

Estimated Land Payments Cost-----	\$2,479,000
Estimated P.L. 91-646 Relocation Assistance-----	\$692,000
Estimated Administrative Cost-----	\$100,000
Estimated Condemnation Cost-----	\$100,000
25% Contingency-----	\$842,750
Total Estimated Lands and Damages-----	\$4,213,750

Pursuant to Section 103 of WRDA 2016, as amended, 33 U.S.C. § 2213. The NFS will provide the non-federal cost share and all LERRD. Further, the NFS will be responsible for all OMRR&R and other provisions of cost share as outlined below:

- Provide 35 percent of design costs in accordance with the terms of a design agreement entered into prior to commencement of design work;
- Provide a minimum of 35 percent, but not to exceed 50 percent of total structural flood risk management costs as further specified below:
 - ❖ Provide all lands, easements, and rights-of-way, including those required for relocations, the borrowing of material, and the disposal of dredged or excavated material; perform or ensure the performance of all relocations; and construct all improvements required on lands, easements, and rights-of-way to enable the disposal of dredged or excavated material all as determined by the government to be required or to be necessary for the construction, operation, and maintenance of the structural flood risk management features;
 - ❖ Provide, during construction, any additional funds necessary to make its total contribution for structural flood risk management equal to at least 35 percent of total structural flood risk management costs;
- Provide 35 percent of total non-structural flood risk management costs as further specified below:
 - ❖ Provide, during the first year of construction, any additional funds necessary to pay the full non-federal share of design costs allocated by the government to the nonstructural flood risk management features;
 - ❖ Provide all lands, easements, and rights-of-way, including those required for relocations, the borrowing of material, and the disposal of dredged or excavated material; perform or ensure the performance of all relocations; and construct all improvements required on lands, easements, and rights-of-way to enable the disposal of dredged or excavated material all as determined by the government to be required or to be necessary for the construction, operation, and maintenance of the nonstructural flood risk management features;
 - ❖ Provide, during construction, any additional funds necessary to make its total contribution for nonstructural flood risk management equal to 35 percent of total non-structural flood risk management costs;

12. Compliance with Public Law 91-646

In the event of project approval, authorization, and appropriation, any approved relocation assistance benefits for the proposed non-structural plan will be governed by the provisions of the Uniform Relocations Assistance and Real Property Acquisition Policies Act (P.L. 91-646), as amended, 49 Code of Federal Regulations Part 24, and applicable laws and regulations for owner-occupant, non-residential and tenant-occupant residents. Until a Federal project is authorized and appropriated by Congress,

and contingent upon the scope of the final authorized Project, proposed relocations do not involve displaced persons under the Uniform Relocation Act.

The current proposed non-structural plan in the study includes 17 residential parcels and 3 commercial/industrial structures within the Floodplain. A full relocation plan will be developed in conjunction with Cobb County and the incorporated municipalities of Austell and Powder Springs after approval of the Final Feasibility Report.

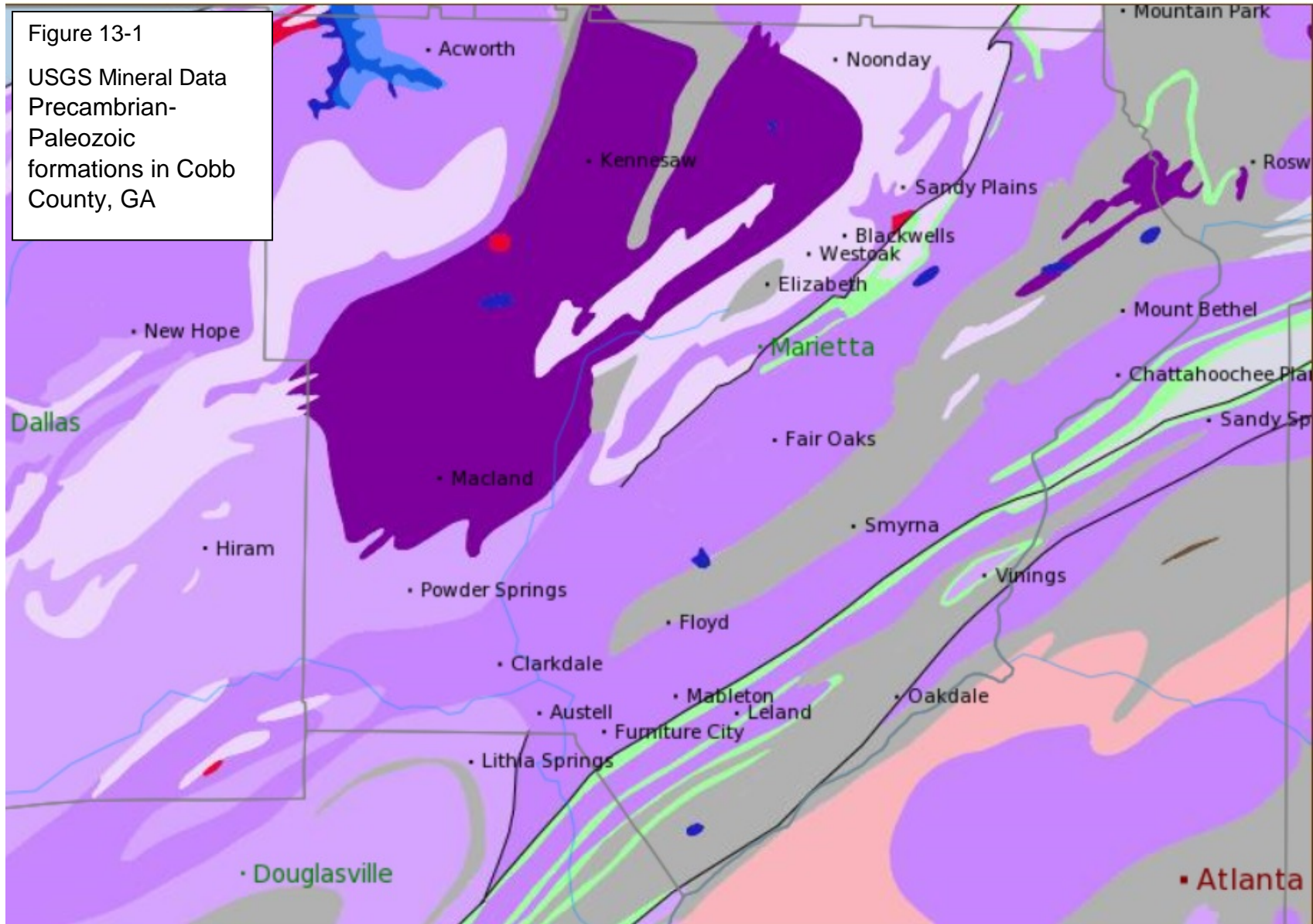
13. Minerals and Timber Activity

There are no known present or anticipated mineral extraction or timber harvesting activities within the proposed project footprint. Existing USGS Mineral Data graphically depicted in Figure 13-1 on the vicinity of Cobb County, GA indicates an abundance of Precambrian-Paleozoic formations including quartzite, amphibolite and biotite gneiss. Furthermore, inquiry into historical mineral exploration in the state indicates that exploratory activities have been primarily limited to Conasauga shale field, situated in the Northwest corner of the state, which is outside of the project area. Based on research into current mineral exploitation endeavors in the area, the risk of third-party development of mineral activities is considered negligible, and would not impact any proposed non-structural acquisitions.

Proposed estate for fee acquisition is Standard Estate #2 (Fee Simple), outlined in Exhibit C to this document and in EC 405-1-11. During site visits, no mineral activity was observed, and no known exploratory activity is underway in this area. O.C.G.A. 44-5-168 (2010) provides for adverse possession of third-party mineral interests for inactivity, stating in part, "Whenever mineral rights are conveyed or whenever real property is conveyed in fee simple but the mineral rights to such property are reserved by the grantor, the owner of the real property in fee simple or his heirs or assigns may gain title to such mineral rights by adverse possession if the owner of the mineral rights or his heirs or assigns have neither worked nor attempted to work the mineral rights nor paid any taxes due on them for a period of seven years since the date of the conveyance and for seven years immediately preceding the filing of the petition provided for in subsection (b) of this Code section."

The process for acquiring absolute title to inactive mineral interests of third parties entails the filing of a petition with the Superior Court in accordance with the procedure outlined in § 44-5-168(b) by the fee owner of the property after a period of seven (7) years of inactivity or failure of the interest owner to pay taxes on said mineral interests.

Figure 13-1
USGS Mineral Data
Precambrian-
Paleozoic
formations in Cobb
County, GA



14. Land Acquisition Experience and Capability of the Non-Federal Sponsor

An assessment of the Sponsor’s land acquisition experience and capabilities is provided in Exhibit D.

15. Zoning:

Application or enactment of zoning ordinances is not anticipated for the Project. It is duly noted that new construction within the Special Flood Hazard Area delineated by FEMA is subject to zoning ordinance restrictions imposed in § 58-66 of the Code of Ordinances of Cobb County. Furthermore, Article II, Section 5-20 of the Code of Ordinances of the City of Austell and Article X of the Uniform Development Code of the City of Powder Springs contain similar provisions.

16. Acquisition Schedule

The following acquisition schedule will apply to the proposed alternative.

	<u>Milestone Date</u>
PPA Execution-----	9 months from report completion
Sponsor’s Notice to Proceed with Acquisition-----	7 months from PPA execution
Phase 1 Authorization for Entry for Construction----	15 months from NTP with Acquisition
Phase 1 Certification of Real Estate-----	1 month from Authorization for Entry
Phase 1 Ready to Advertise for Construction-----	1 month from Certification of RE

17. Facility and/or Utility Relocations

The plan consists of proposed non-structural residential and commercial relocations. There are no relocations of public bridges or utilities anticipated for the Plan.

18. Hazardous, Toxic, and Radioactive Waste (HTRW)

There is no known HTRW contamination within the proposed footprint of this project. As part of its Phase I assessment, the District consulted the databases maintained by the Environmental Protection Agency (EPA), including, but not limited to, the National Priorities List (NPL), the Comprehensive Environmental Response and Liability Information System (CERCLIS), and the Resource Conservation and Recovery Information System (RCRIS). In addition, databases maintained by the Georgia Department of Environmental Management (ADEM), were also consulted. The ADEM databases include the Environmental Cleanup and Brownfields site list, the Environmental Remediation Project information, Spills Incident Database, Environmental Site Remediation database, and Petroleum Bulk Storage list.

The HTRW Environmental Site Assessment (Phase 1) revealed evidence of recognized environmental conditions associated within the study areas. The screened-out measures SC1, SC2 and SC6 were the only areas investigated where no RECs were reported within the search parameters of the EDR database search or observed during the site investigation. For all other measures, including Buyouts, additional environmental assessment may be required to avoid potential assumption of any

possible environmental liability associated with select properties. Reference Appendix E and F for further information on Environmental concerns.

19. Project Support

The Non-Federal Sponsor has been supportive of structural and non-structural measures to reduce flooding in the communities surrounding Sweetwater Creek. Public meetings and discussions have indicated general receptiveness to the possibility of buyout offers. Limited opposition to proposed buyouts has been noted, and the Non-Federal Sponsor continues to engage the communities and stakeholders that are impacted by flooding in the Sweetwater Creek watershed.

Pursuant to the requirements set forth in the Land Acquisition Policy Act of 1960, Public Law 86-645 (33 U.S.C. § 597), mandates landowner notification within six months after authorization, and "a reasonable time after initial appropriations."

Within six months after the date that Congress authorizes construction of a water resource development project under the jurisdiction of the Secretary of the Army, the Corps of Engineers shall make reasonable effort to advise owners and occupants in and adjacent to the project area as to the probable timing for the acquisition of lands for the project and for incidental rights-of-way, relocations, and any other requirements affecting owners and occupants. Within a reasonable time after initial appropriations are made for land acquisition or construction, including relocations, the Corps of Engineers shall conduct public meetings at locations convenient to owners and tenants to be displaced by the project in order to advise them of the proposed plans for acquisition and to afford them an opportunity to comment. To carry out the provisions of this section, the Chief of Engineers shall issue regulations to provide, among other things, dissemination of the following information to those affected: (1) factors considered in making the appraisals; (2) desire to purchase property without going to court; (3) legal right to submit to condemnation proceedings; (4) payments for moving expenses or other losses not covered by appraised market value; (5) occupancy during construction; (6) removal of improvements; (7) payments required from occupants of Government acquired land; (8) withdrawals by owners of deposits made in court by Government, and (9) use of land by owner when easement is acquired. The provisions of this section shall not subject the United States to any liability nor affect the validity of any acquisitions by purchase or condemnation and shall be exempt from the operations of subchapter II of chapter 5, and chapter 7, of title 5. (Land Acquisition Policy Act of 1960, Public Law 86-645, 33 U.S.C. § 597)

20. Notifications to Non-Federal Sponsor

Based on its past sponsorship of other Corps of Engineers Civil Works projects and ongoing discussions during the Project's Feasibility phase, the Non-Federal Sponsor is aware of the risks of acquiring LER required for the Project prior to the signing of the PPA. However, upon the approval of the Plan for the Project, in accordance with

paragraph 12-31, Chapter 12, ER 405-1-12, Real Estate Handbook, a formal written notice identifying the risks associated with acquiring the LER for the Project prior to the full execution of the PPA was provided to the Sponsor, and has not been officially acknowledged.

Cobb County is the Non-Federal Sponsor (NFS) for the proposed Project and it is anticipated that the Cities of Austell and Powder Springs will ultimately be Sponsors for Design and Implementation. Upon receipt of the formal notice to proceed with acquisition, the NFS has the responsibility to acquire all real estate interests required for the Project. The NFS shall accomplish all alterations and relocations of facilities, structures and improvements determined by the government to be necessary for construction of the project.

Title to any acquired real estate will be retained by the NFS and will not be conveyed to the United States Government. The government will require access rights be provided by the NFS for entry to the project. Prior to advertisement of any construction contract, the NFS shall furnish to the government an Authorization for Entry for Construction (Exhibit F) to all lands, easements and rights-of-way, as necessary. The NFS will also furnish to the government evidence supporting their legal authority to grant rights-of-way to such lands.

In accordance with the standards outlined in Title 22 of Georgia Law, the acquiring entity must certify to the court that such lands being condemned are for a public use. Furthermore, this code has a provision for a special master, which would facilitate the “quick-take” requirement.

During the acquisition process, the NFS shall comply with applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, approved 2 January 1971, and amended by Title IV of the Surface Transportation Uniform Relocation Assistance Act of 1987, Public Law 100-17, effective 2 April 1989, in acquiring real estate interests for the proposed project, and inform all affected persons of applicable benefits, policies, and procedures in connection with said Act(s).

The NFS is entitled to receive credits against its share of project costs for the value of lands it provides and the value of any relocation that may be required for the project. The value of the real property interests will also include the documented incidental costs of acquiring such interests, as determined by the Government, to be reasonable. Credit for sponsor owned lands that may have been acquired more than 5 years from the effective date of the Project Partnership Agreement (PPA) will not include incidental costs. Credit for real property owned by the sponsor at the effective date of the PPA will be based on the fair market value of the land at that time. For land acquired after the effective date of the PPA, credit will be based on the fair market value at time of acquisition and administrative costs will be based on actual documented costs submitted by the sponsor.

21. Other Issues

a. Several structures have been identified which pre-date lead-based paint and asbestos regulation, which if removed would require Engineering plans to mitigate.

b. Please reference cultural resources appendix for information pertaining to required cultural resources surveys.

c. During the time of the report, there were no known existing encumbrances (i.e., easements, rights-of-way, et cetera) that would affect, or be affected by, the Project for the purposes of removal of Non-structural structures from the flood plain. Title for each parcel would be reviewed by the Non-Federal Sponsor upon notice to proceed with acquisition.

22. Recommendations:

This report has been prepared in accordance with Paragraph 12-16 of Chapter 12 of the Real Estate Handbook, Corps of Engineers Regulation (ER) 405-1-12. It is recommended that this report be approved.

WILLIE L. PATTERSON, III, Ed.D
District Chief, Real Estate Division
Real Estate Contracting Officer

Exhibit A
Real Estate Maps

SWEETWATER CREEK, GA

10 YR. NON-STRUCTURAL PLAN

INDEX BY SLIDE NUMBER

Unincorporated Cobb

- 2 - 5147 Stout Pkwy (Parcel #18010800010)
- 4 - 4430 Westerling Ct (Parcel #18001300180)
- 14 - 2660 Clay Rd & Adjoining Parcel (Parcel #19113600550/19108500040)
- 16 - 3154 Clay Rd (Parcel #19108800060)
- 20 - 3324 Hopkins Rd (Parcel #19076000290)
- 20 - 3334 Hopkins Rd (Parcel #19076000300)
- 20 - 3344 Hopkins Rd (Parcel #19076000310)
- 20 - 3430 Hopkins Ct (Parcel #19079400050)
- 22 - 3262 Barnwell Trace (Parcel #19061500520)
- 22 - 3260 Barnwell Trace (Parcel #19061500530)
- 24 - 2578 Candler Way (Parcel #19056800560)
- 24 - 2804 Candler Run (Parcel #19056800800)

Austell

- 6 - 5735 Hiram Lithia Springs Rd (Parcel #18001700010)
- 8 - 5455 Austell Powder Springs Rd (Parcel #19128100090)
- 10 - 0 Perkinson Mill Rd (Parcel #19128500110)
- 12 - 2307 Veteran's Memorial Hwy (Parcel #18002800020)

Powder Springs

- 18 - 3147 Blue Heron Pass (Parcel #19083500140)
- 20 - 3211 Lancer Dr (Parcel #19075900100)
- 20 - 3414 Hopkins Rd (Parcel #19076000380)

PANEL
13067C0179H
eff. 3/4/2013

5147 Stout Pkwy
33°48'38.91" N
84°42'15.62" W

AREA OF MINIMAL FLOOD HAZARD - Zone X

Zone AE

905-18 FEET

905 FEET

FLOODWAY - Zone AE

COBB COUNTY UNINCORPORATED AREAS

130052

STOUT PKWY SW
920

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PANEL **PANEL**
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eff. 3/4/2013 eff. 9/29/2006

AREA OF MINIMAL FLOOD HAZARD - Zone X

BROWNVILLE LITHIA ST

DOUGLAS COUNTY
130306

AREA OF MINIMAL FLOOD HAZARD

USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data

PANEL
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eff. 3/4/2013

5147 Stout Pkwy
33°48'38.91" N
84°42'15.62" W

AREA OF MINIMAL FLOOD HAZARD Zone X

Zone AE

905.18 FEET

905 FEET

FLOODWAY Zone AE

COBB COUNTY UNINCORPORATED AREAS

130052

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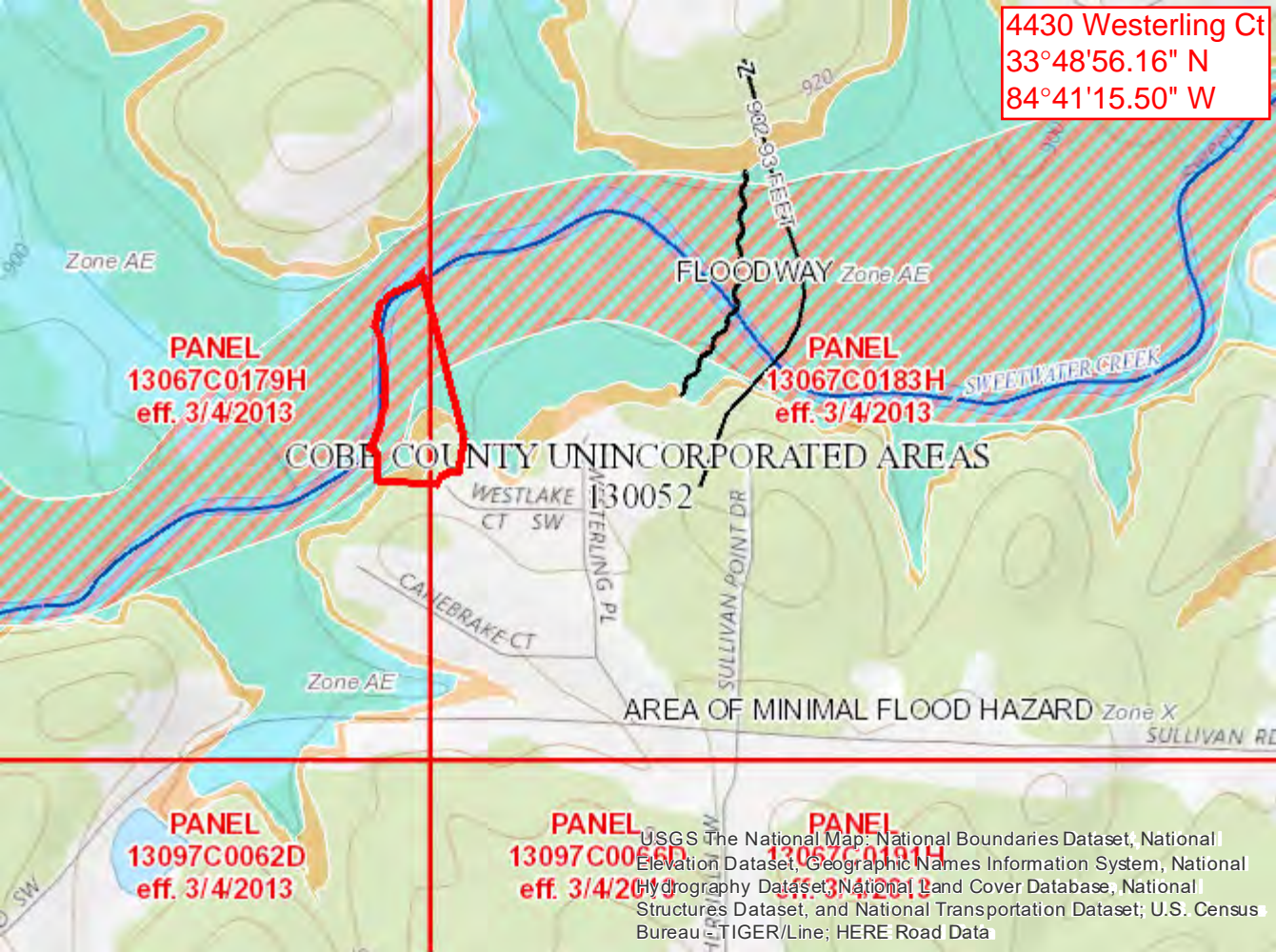
AREA OF MINIMAL FLOOD HAZARD Zone X

DOUGLAS COUNTY
130306

AREA OF MINIMAL FLOOD HAZARD

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4430 Westerling Ct
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eff. 3/4/2013

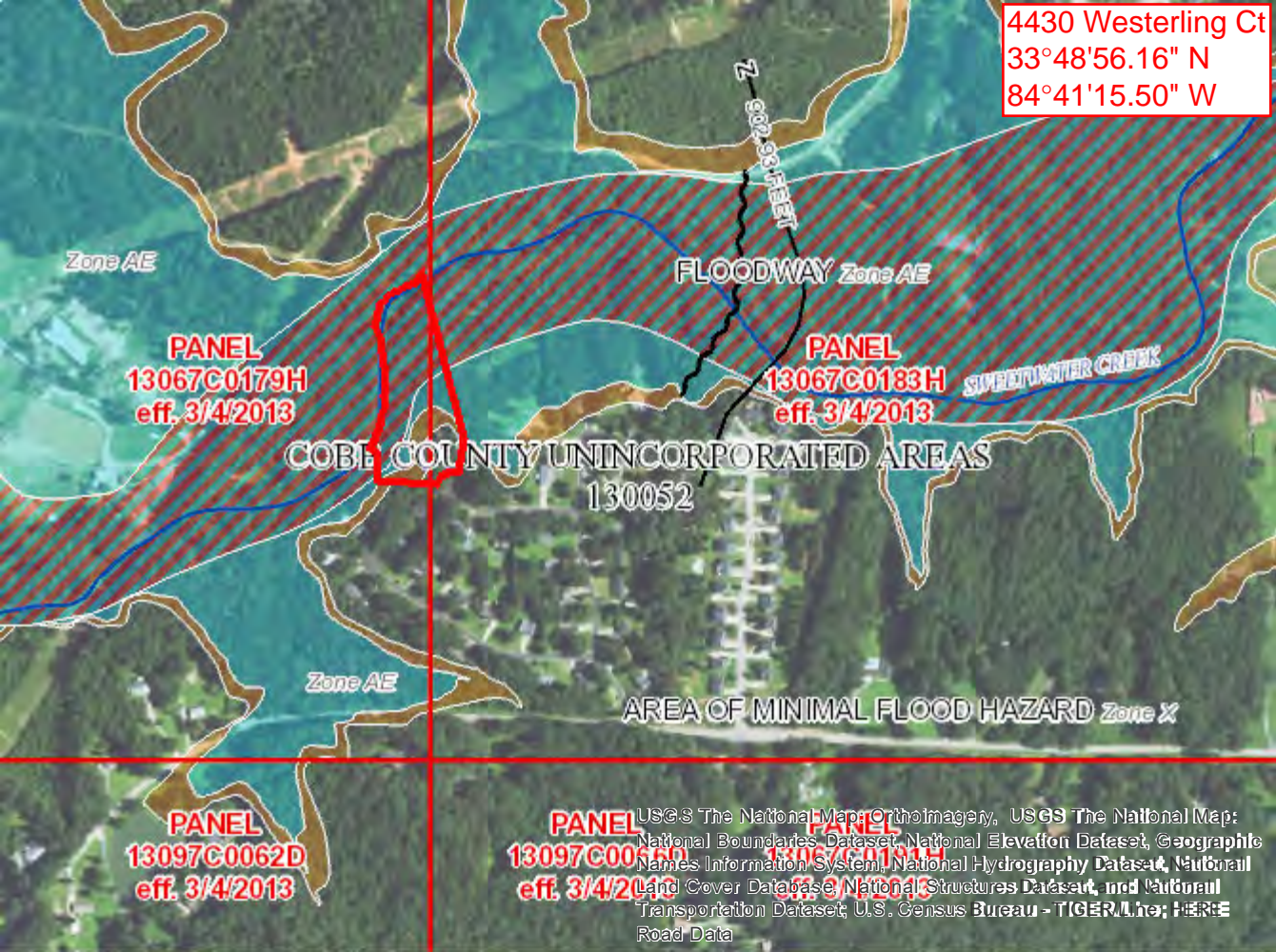
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4430 Westering Ct
33°48'56.16" N
84°41'15.50" W



USGS The National Map; Orthoimagery, USGS The National Map; National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data

5735 Hiram-Lithia Springs Rd
33°48'52.49" N
84°40'10.03" W

AREA OF MINIMAL FLOOD HAZARD

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eff. 3/4/2013

Zone AE

FLOODWAY Zone AE

CITY OF AUSTELL

130054

CITY OF AUSTELL

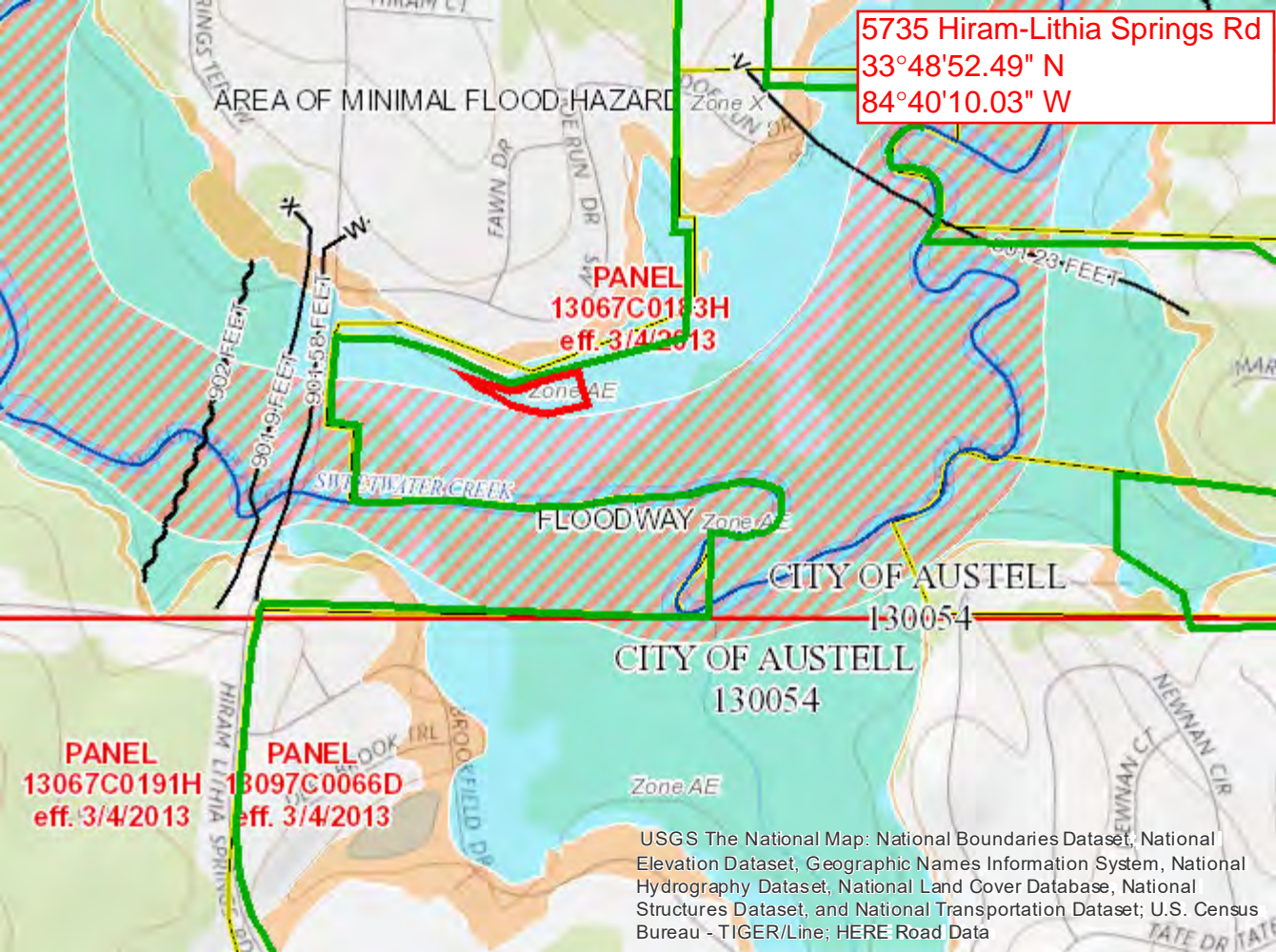
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Zone AE

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5735 Hiram-Lithia Springs Rd
33°48'52.49" N
84°40'10.03" W

AREA OF MINIMAL FLOOD HAZARD Zone X

PANEL
13067C0113H
eff. 3/4/2013

Zone AE

302 FEET
301.9 FEET
301.50 FEET

301.25 FEET

SUNBURNER CREEK

FLOODWAY Zone AE

CITY OF AUSTELL

130054

CITY OF AUSTELL

130054

PANEL
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eff. 3/4/2013

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eff. 3/4/2013

Zone AE

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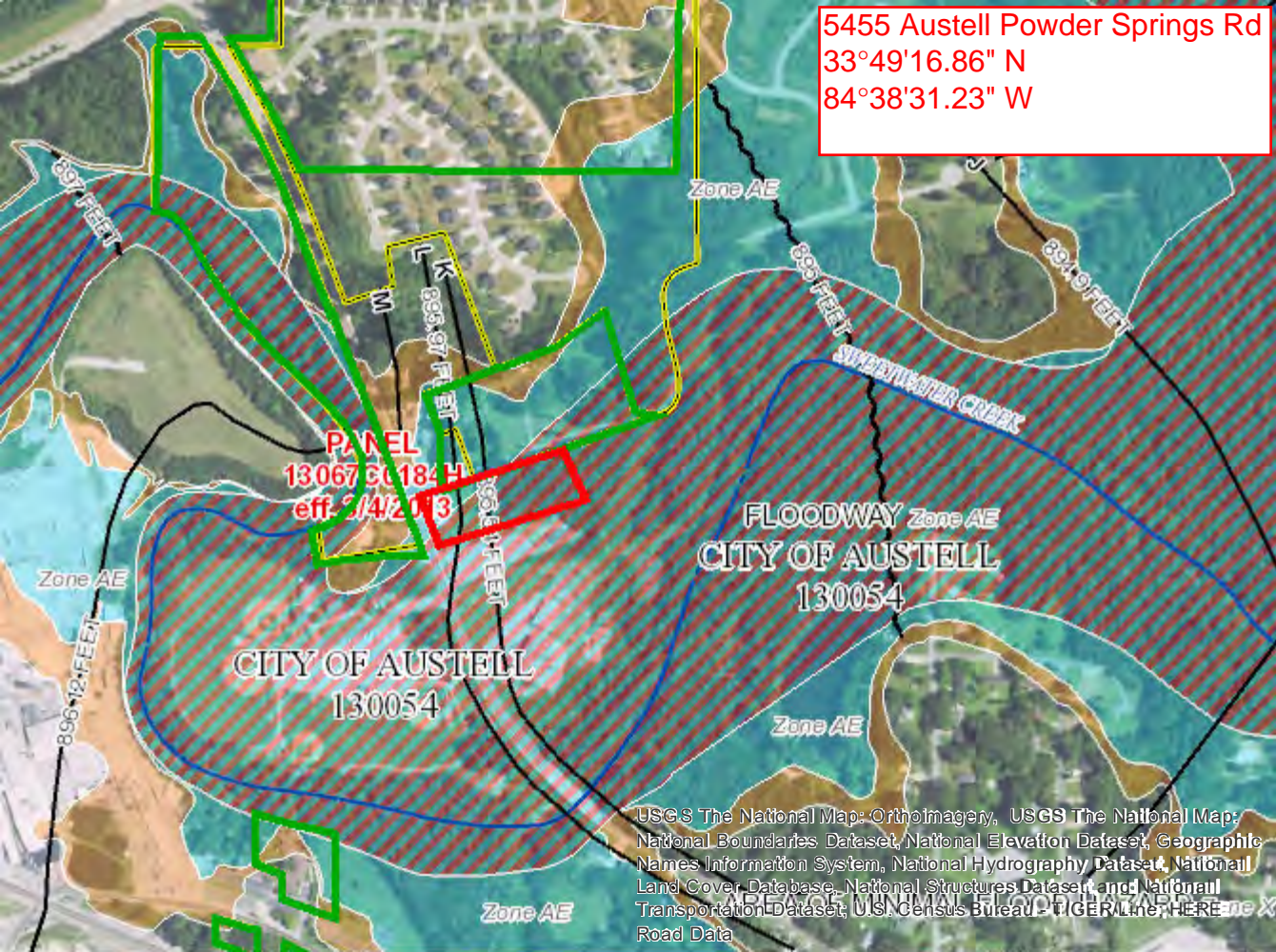
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FLOODWAY Zone AE
CITY OF AUSTELL
130054

Austell
CITY OF AUSTELL
130054

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84°38'31.23" W



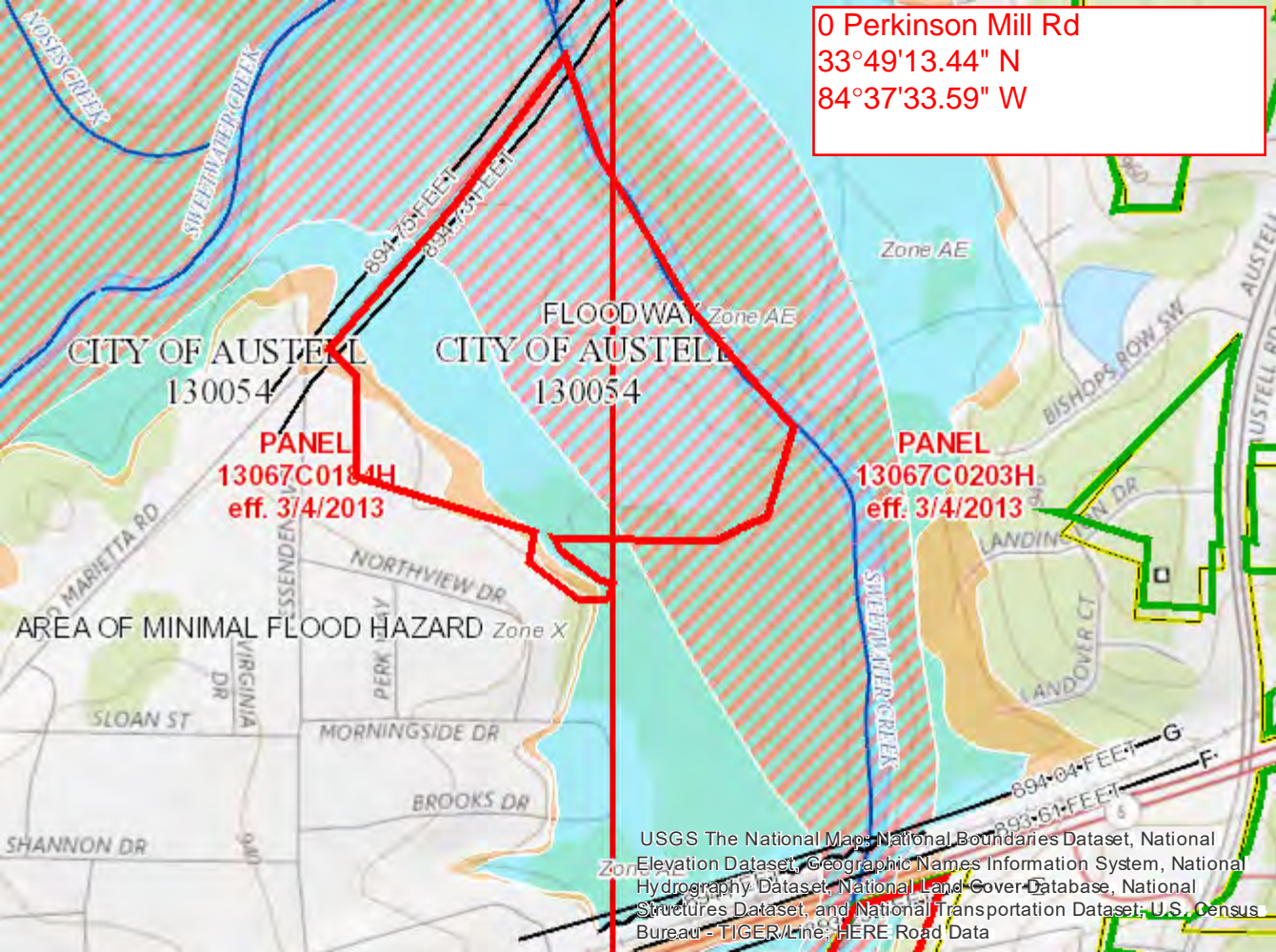
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CITY OF AUSTELL
130054

FLOODWAY Zone AE
CITY OF AUSTELL
130054

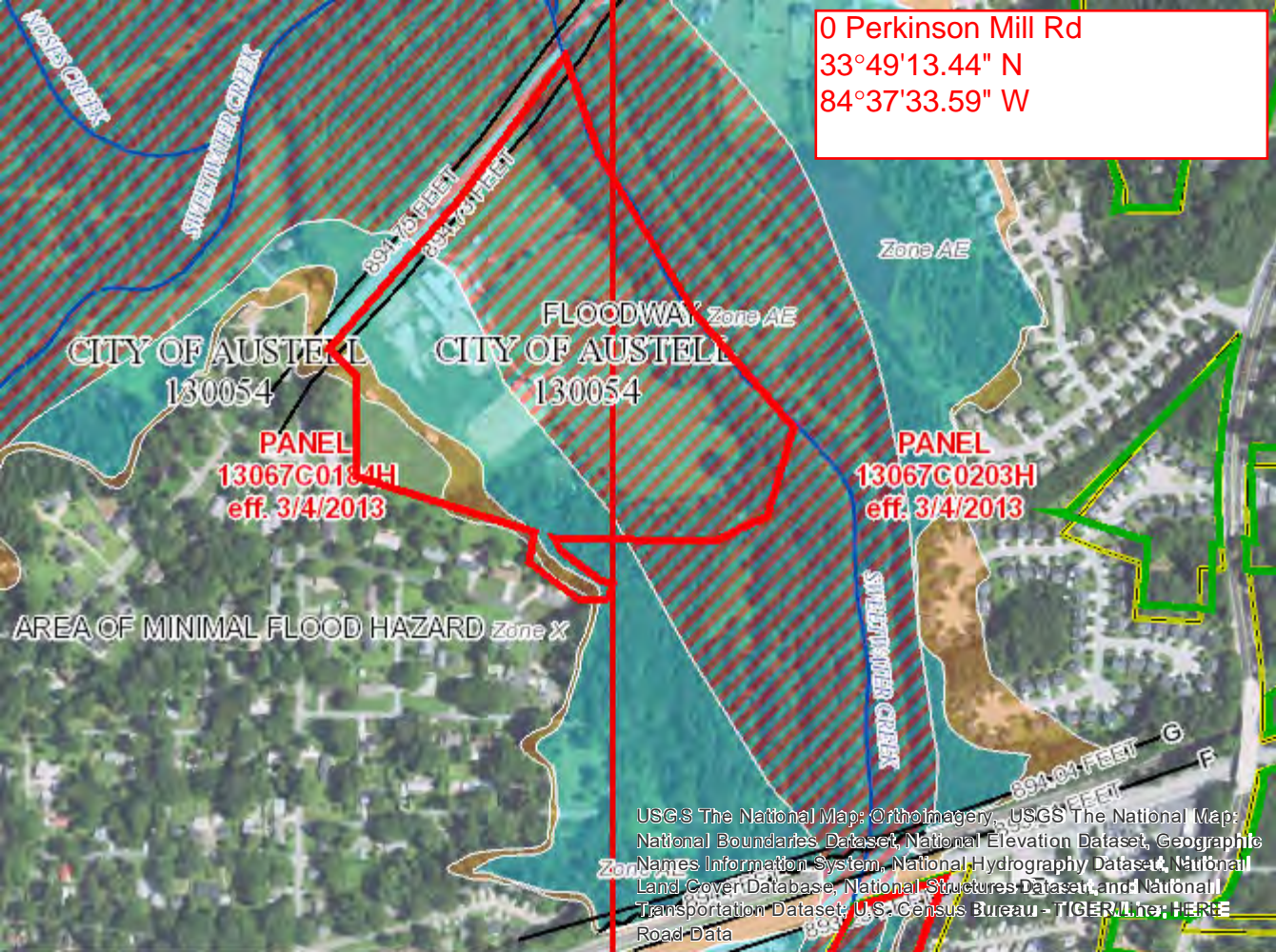
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Names Information System, National Hydrography Dataset, National
Land Cover Database, National Structures Dataset, and National
Transportation Dataset; U.S. Census Bureau: TIGER/Line, HERE
Road Data

0 Perkinson Mill Rd
33°49'13.44" N
84°37'33.59" W



USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data

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33°49'13.44" N
84°37'33.59" W



CITY OF AUSTELL
130054

FLOODWAY Zone AE
CITY OF AUSTELL
130054

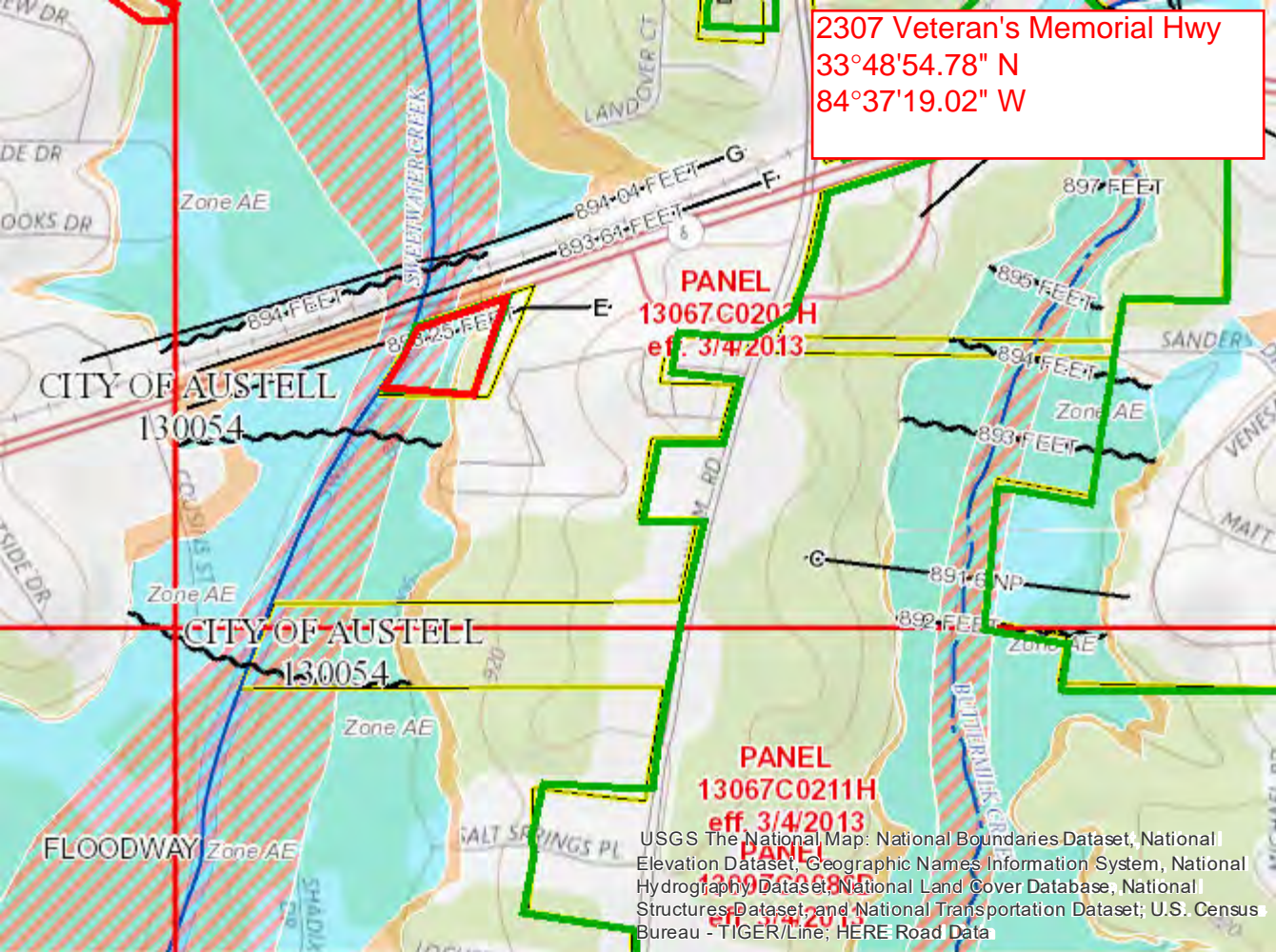
PANEL
13067C0184H
eff. 3/4/2013

PANEL
13067C0203H
eff. 3/4/2013

AREA OF MINIMAL FLOOD HAZARD Zone X

USGS The National Map: Orthoimagery, USGS The National Map:
National Boundaries Dataset, National Elevation Dataset, Geographic
Names Information System, National Hydrography Dataset, National
Land Cover Database, National Structures Dataset, and National
Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE
Road Data

2307 Veteran's Memorial Hwy
33°48'54.78" N
84°37'19.02" W

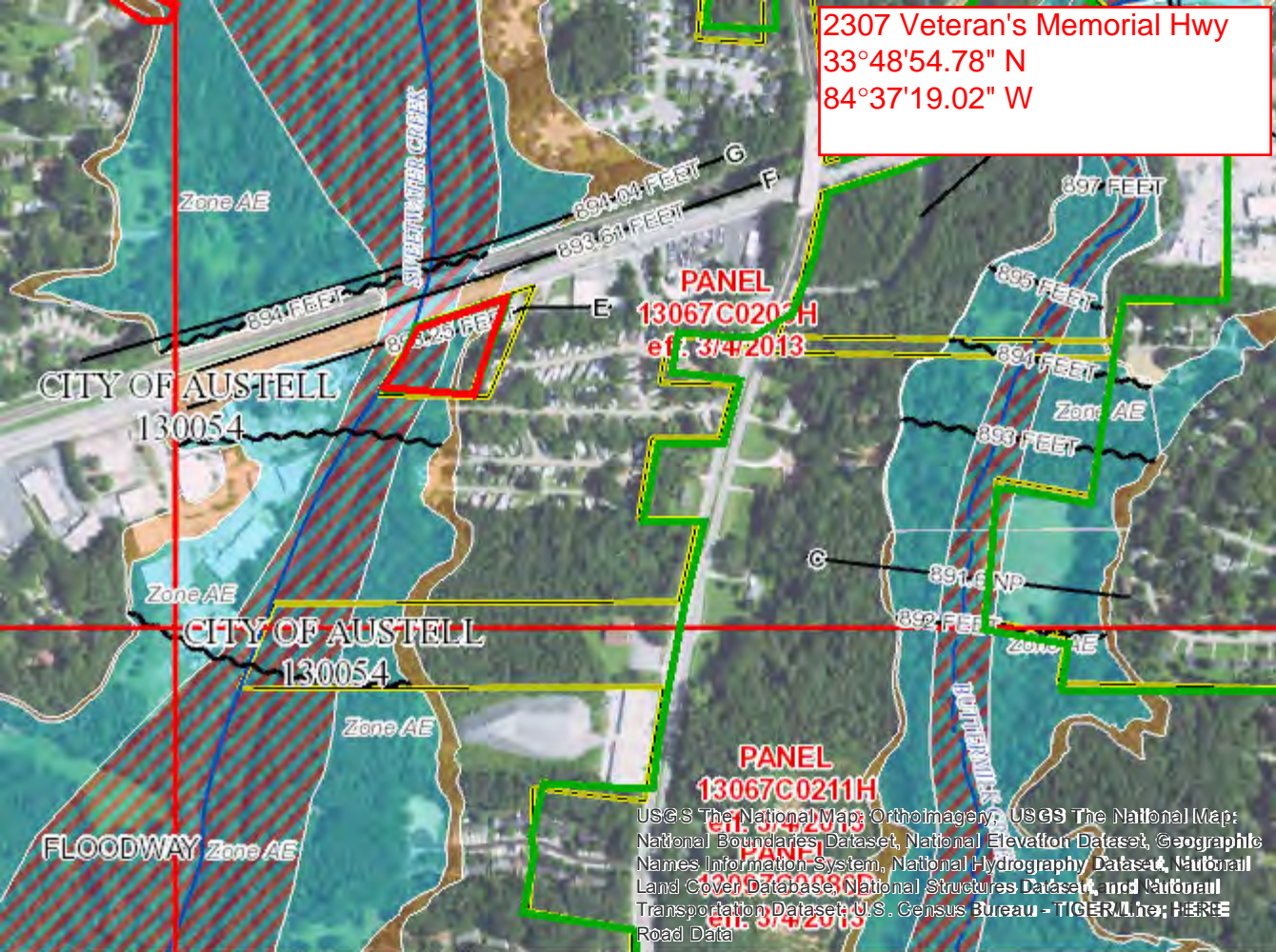


PANEL
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eff. 3/4/2013

PANEL
13067C0211H
eff. 3/4/2013

USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data

2307 Veteran's Memorial Hwy
33°48'54.78" N
84°37'19.02" W

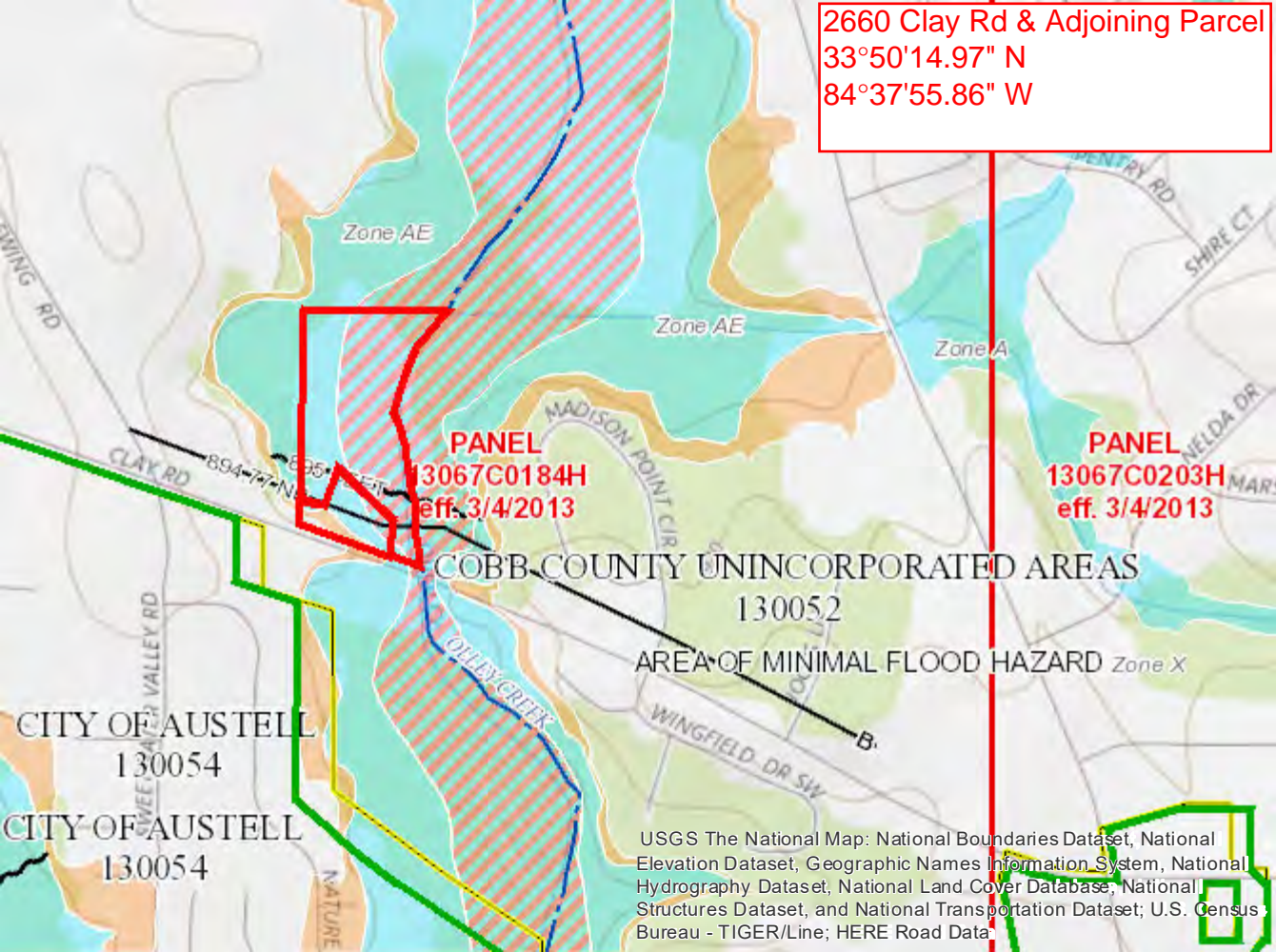


PANEL
13067C0207H
Eff: 3/4/2013

PANEL
13067C0211H
Eff: 3/4/2013

USGS The National Map; Orthoimagery; USGS The National Map; National Boundaries Dataset; National Elevation Dataset; Geographic Names Information System; National Hydrography Dataset; National Land Cover Database; National Structures Dataset; and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data

2660 Clay Rd & Adjoining Parcel
33°50'14.97" N
84°37'55.86" W



Zone AE

Zone AE

Zone A

PANEL
13067C0184H
eff. 3/4/2013

PANEL
13067C0203H
eff. 3/4/2013

COBB COUNTY UNINCORPORATED AREAS

130052

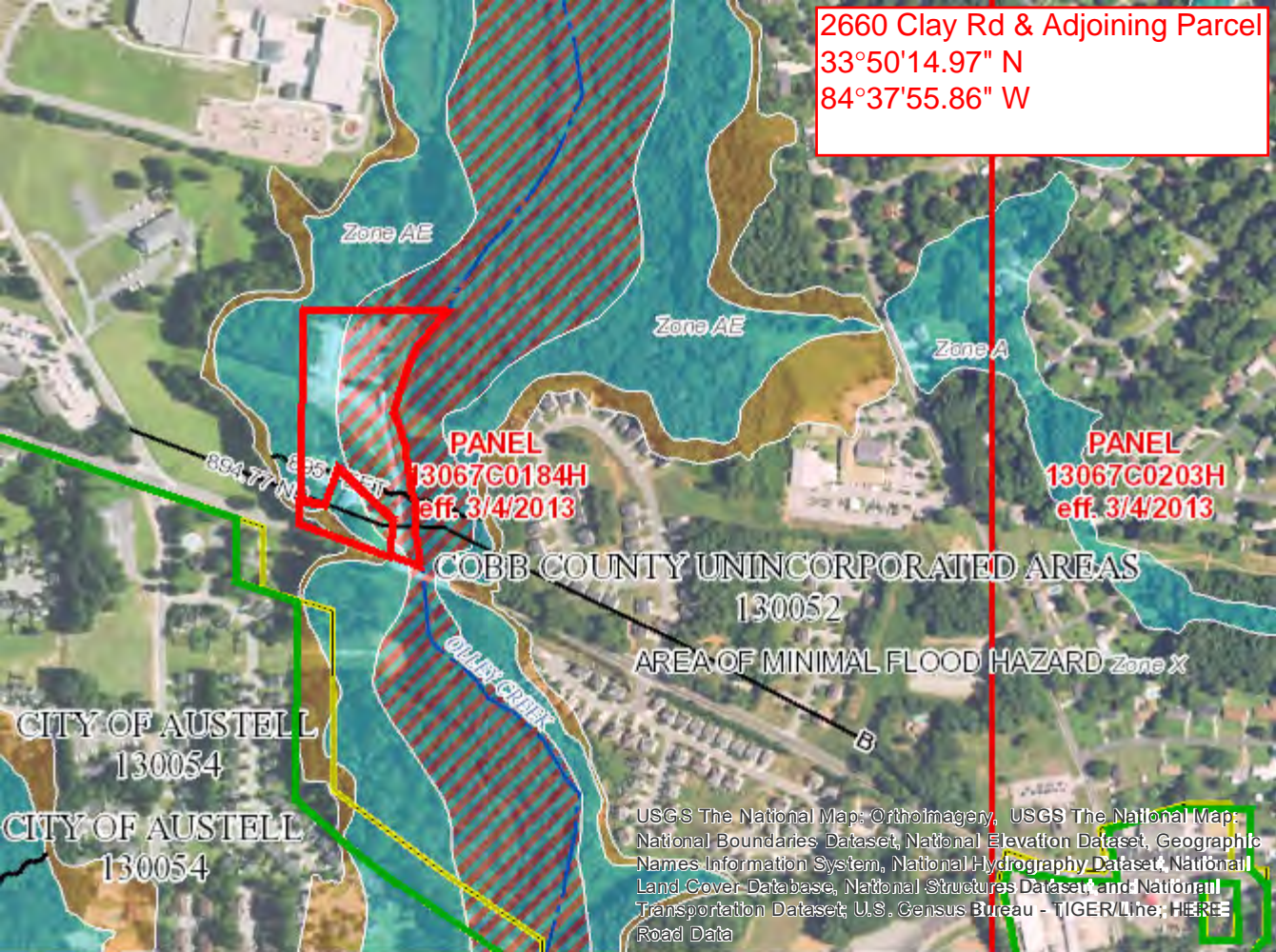
AREA OF MINIMAL FLOOD HAZARD Zone X

CITY OF AUSTELL
130054

CITY OF AUSTELL
130054

USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data

2660 Clay Rd & Adjoining Parcel
33°50'14.97" N
84°37'55.86" W



Zone AE

Zone AE

Zone A

PANEL
13067C0184H
eff. 3/4/2013

PANEL
13067C0203H
eff. 3/4/2013

COBB COUNTY UNINCORPORATED AREAS

130052

AREA OF MINIMAL FLOOD HAZARD Zone X

894.77' N
895' N

CITY OF AUSTELL
130054

CITY OF AUSTELL
130054

USGS The National Map: Orthoimagery, USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data

3154 Clay Rd
33°50'28.49" N
84°38'40.43" W

PANEL
13067C0182H
eff. 3/4/2013

PANEL
13067C0184H
eff. 3/4/2013

COBB COUNTY UNINCORPORATED AREAS
130052

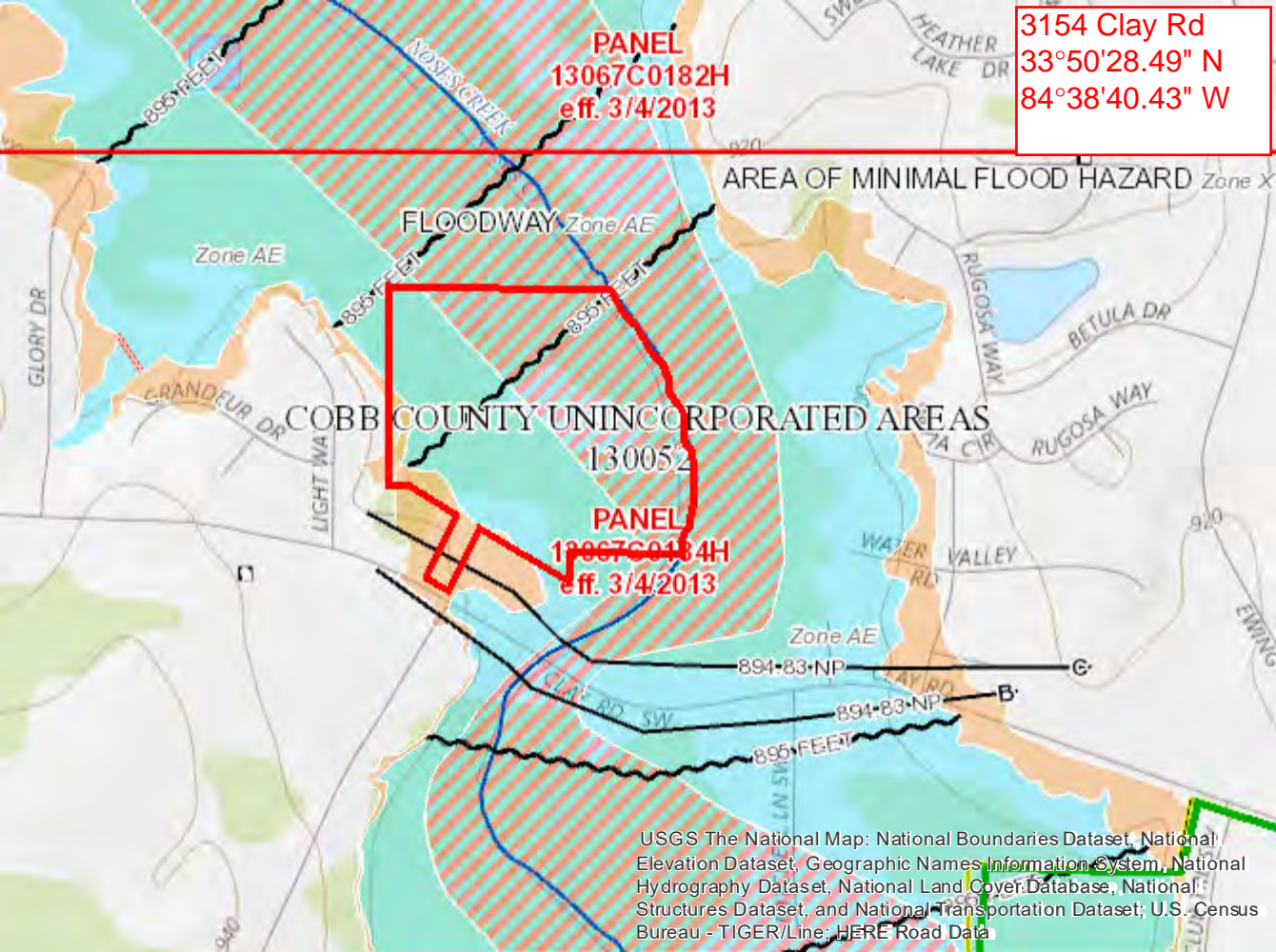
AREA OF MINIMAL FLOOD HAZARD Zone X

FLOODWAY Zone AE

Zone AE

Zone AE

USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data



3154 Clay Rd
33°50'28.49" N
84°38'40.43" W

PANEL
13067C0182H
eff. 3/4/2013

AREA OF MINIMAL FLOOD HAZARD Zone X

FLOODWAY Zone AE

Zone AE

COBB COUNTY UNINCORPORATED AREAS

130052

PANEL
13067C0184H
eff. 3/4/2013

Zone AE

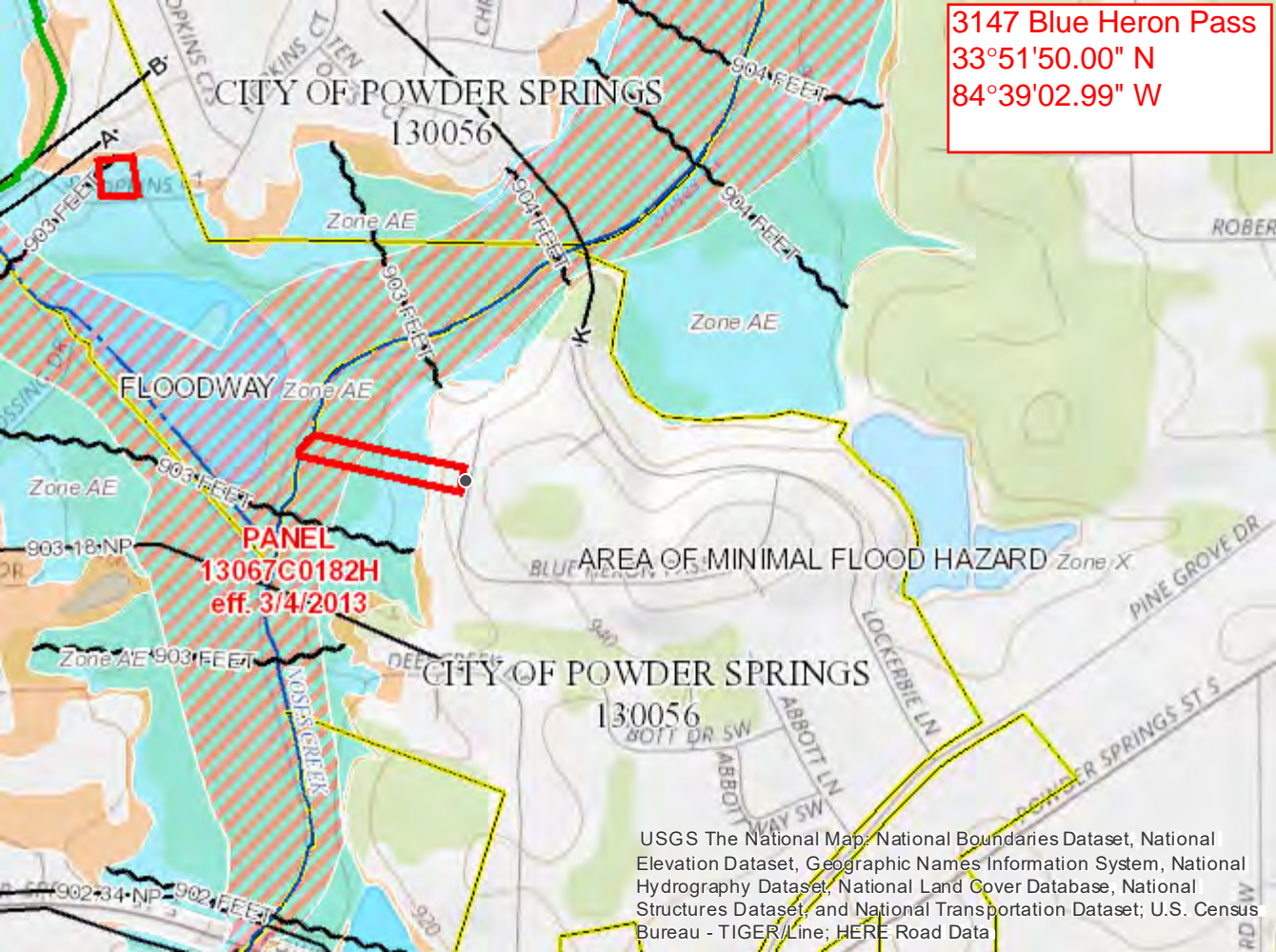
894.83 NP

894.83 NP

895 FEET

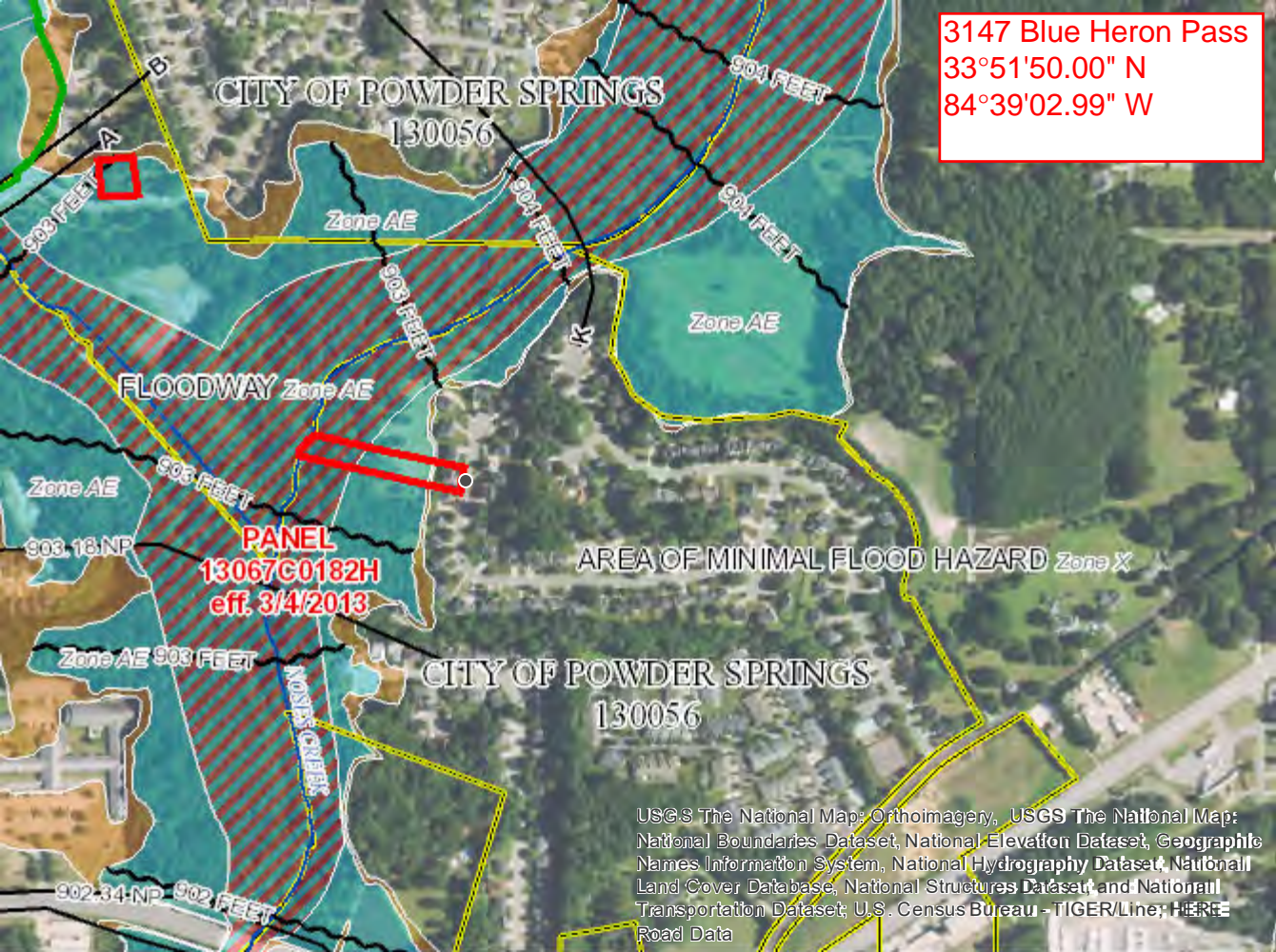
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National Boundaries Dataset, National Elevation Dataset, Geographic
Names Information System, National Hydrography Dataset, National
Land Cover Database, National Structures Dataset, and National
Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE
Road Data

3147 Blue Heron Pass
33°51'50.00" N
84°39'02.99" W



USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data

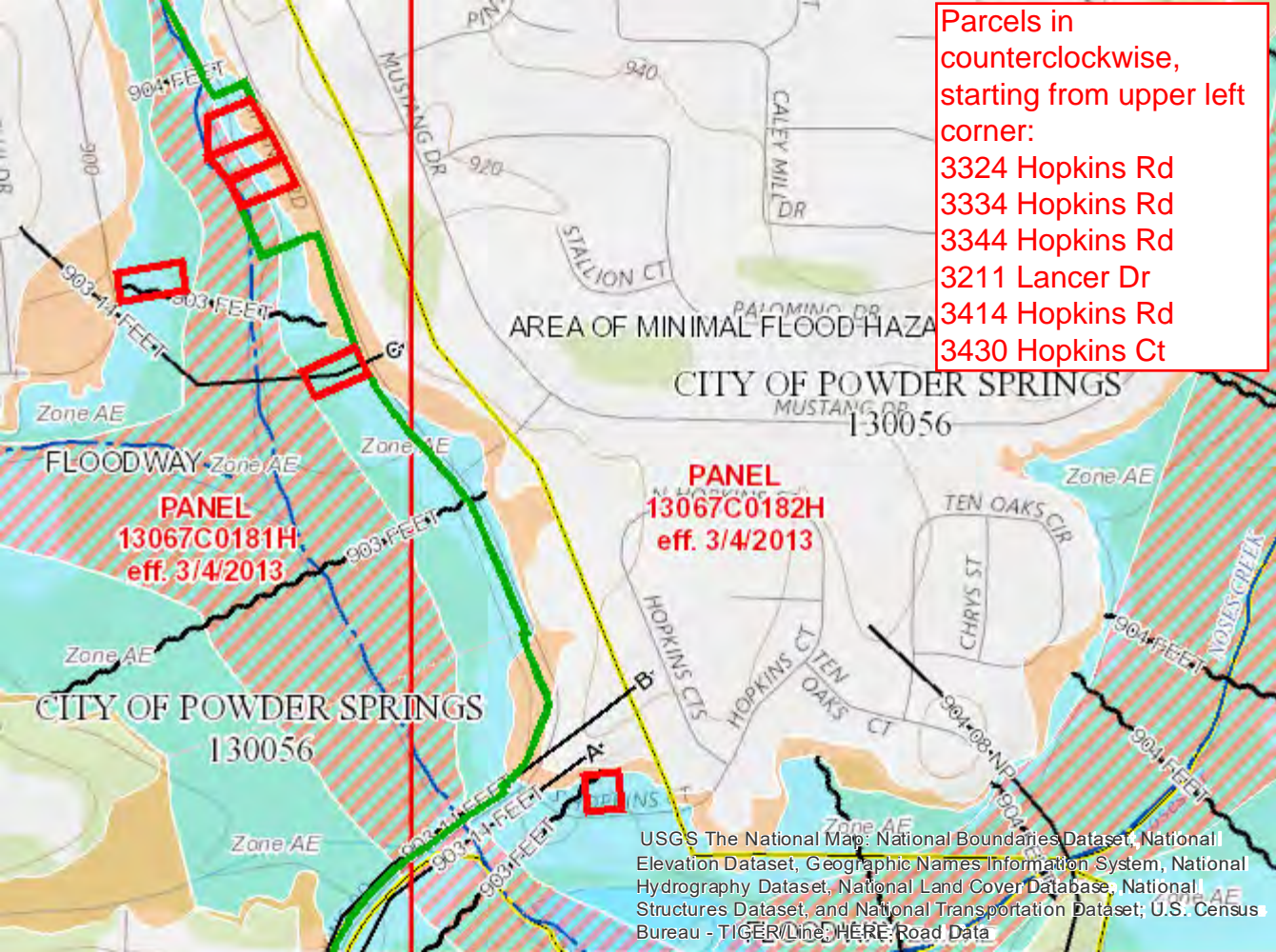
3147 Blue Heron Pass
33°51'50.00" N
84°39'02.99" W



USGS The National Map: Orthoimagery, USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data

Parcels in
counterclockwise,
starting from upper left
corner:

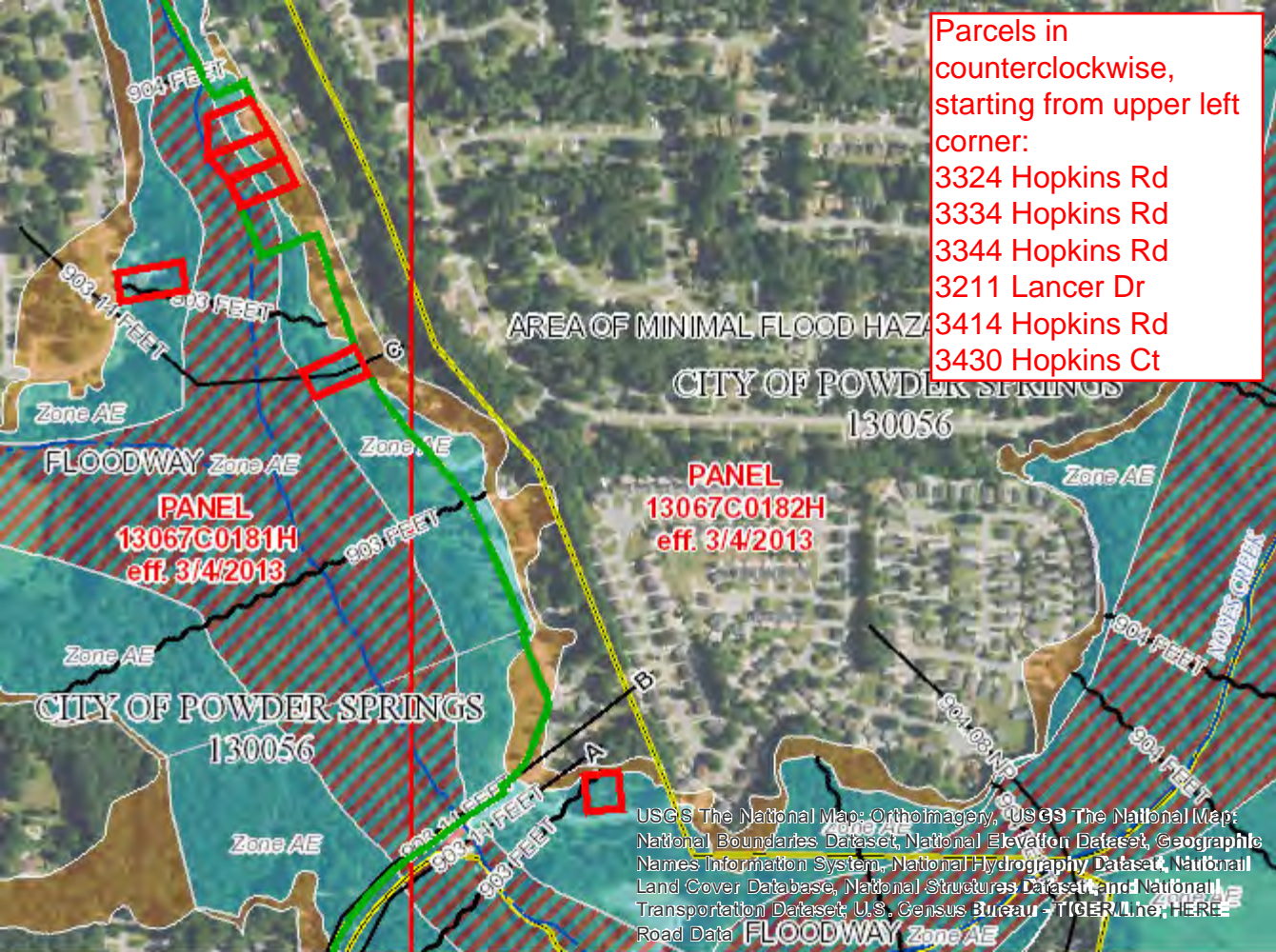
- 3324 Hopkins Rd
- 3334 Hopkins Rd
- 3344 Hopkins Rd
- 3211 Lancer Dr
- 3414 Hopkins Rd
- 3430 Hopkins Ct



USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line, HERE, Road Data

Parcels in counterclockwise, starting from upper left corner:

- 3324 Hopkins Rd
- 3334 Hopkins Rd
- 3344 Hopkins Rd
- 3211 Lancer Dr
- 3414 Hopkins Rd
- 3430 Hopkins Ct



AREA OF MINIMAL FLOOD HAZARD

CITY OF POWDER SPRINGS
130056

PANEL
13067C0182H
eff. 3/4/2013

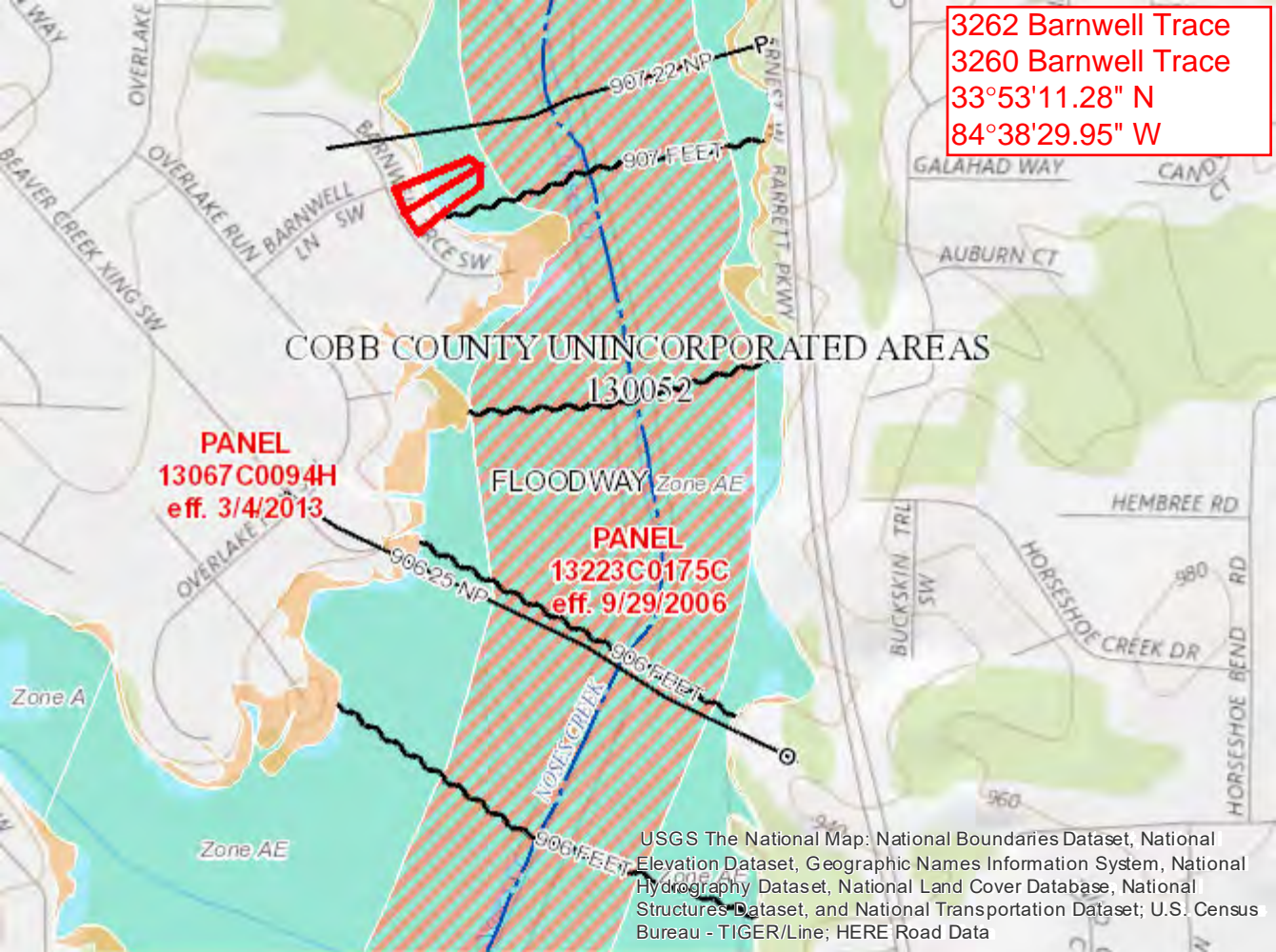
PANEL
13067C0181H
eff. 3/4/2013

FLOODWAY Zone AE

CITY OF POWDER SPRINGS
130056

USGS The National Map: Orthoimagery, USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE - Road Data
FLOODWAY Zone AE

3262 Barnwell Trace
3260 Barnwell Trace
33°53'11.28" N
84°38'29.95" W



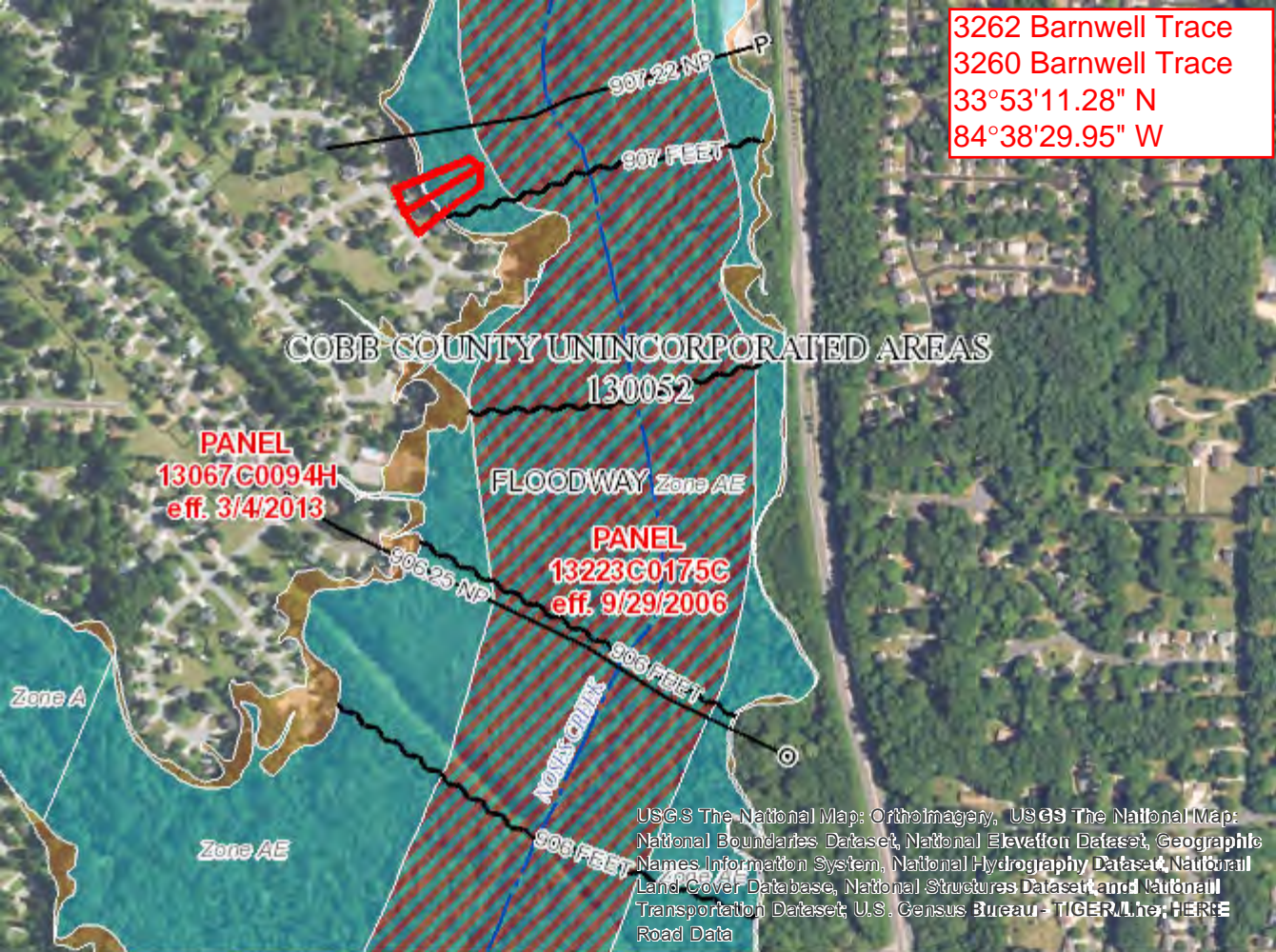
PANEL
13067C0094H
eff. 3/4/2013

FLOODWAY Zone AE

PANEL
13223C0175C
eff. 9/29/2006

USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data

3262 Barnwell Trace
3260 Barnwell Trace
33°53'11.28" N
84°38'29.95" W



COBB COUNTY UNINCORPORATED AREAS

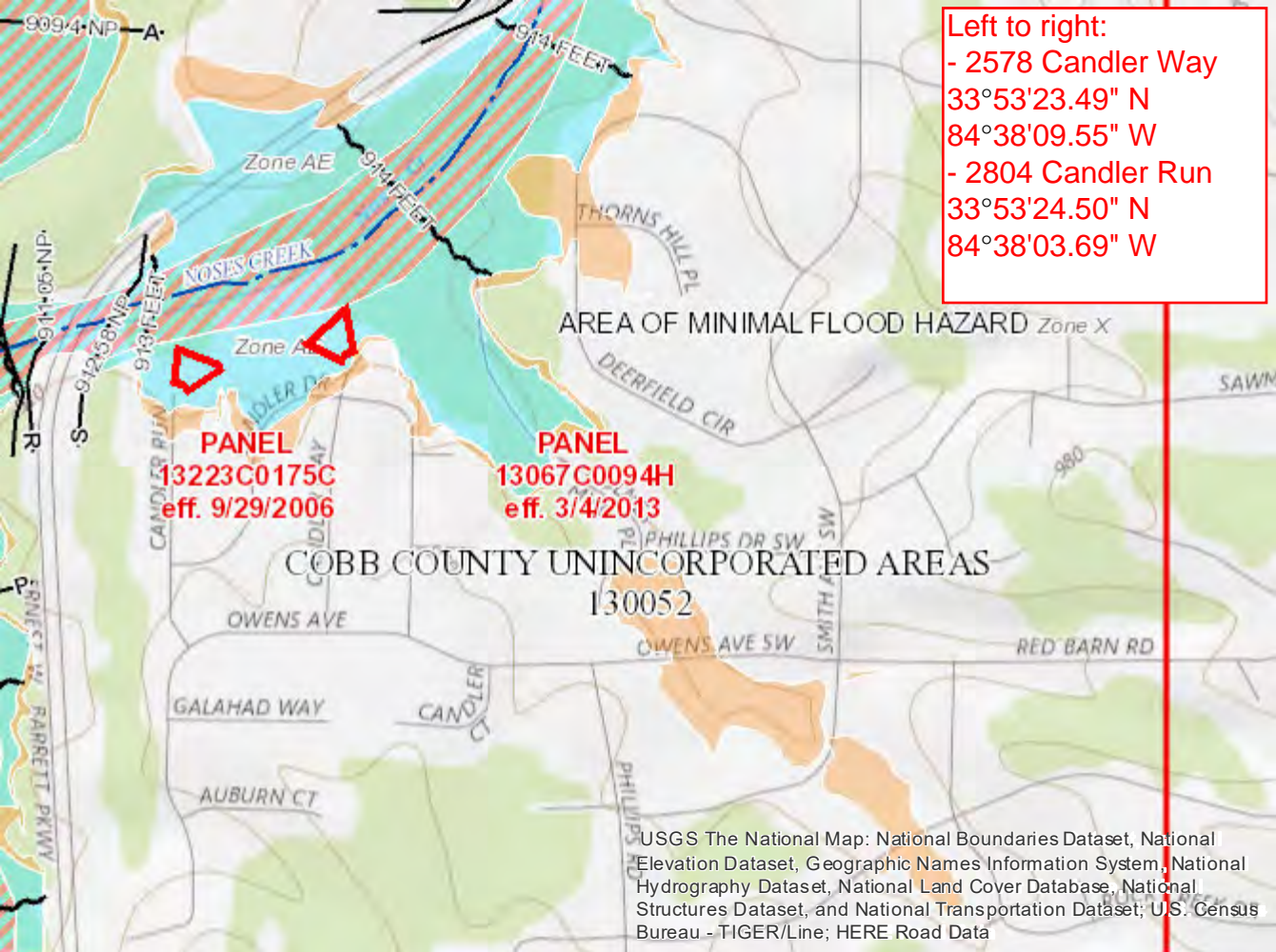
130052

PANEL
13067C0094H
eff. 3/4/2013

FLOODWAY Zone AE

PANEL
13223C0175C
eff. 9/29/2006

USGS The National Map: Orthoimagery, USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data



Left to right:
- 2578 Candler Way
33°53'23.49" N
84°38'09.55" W
- 2804 Candler Run
33°53'24.50" N
84°38'03.69" W



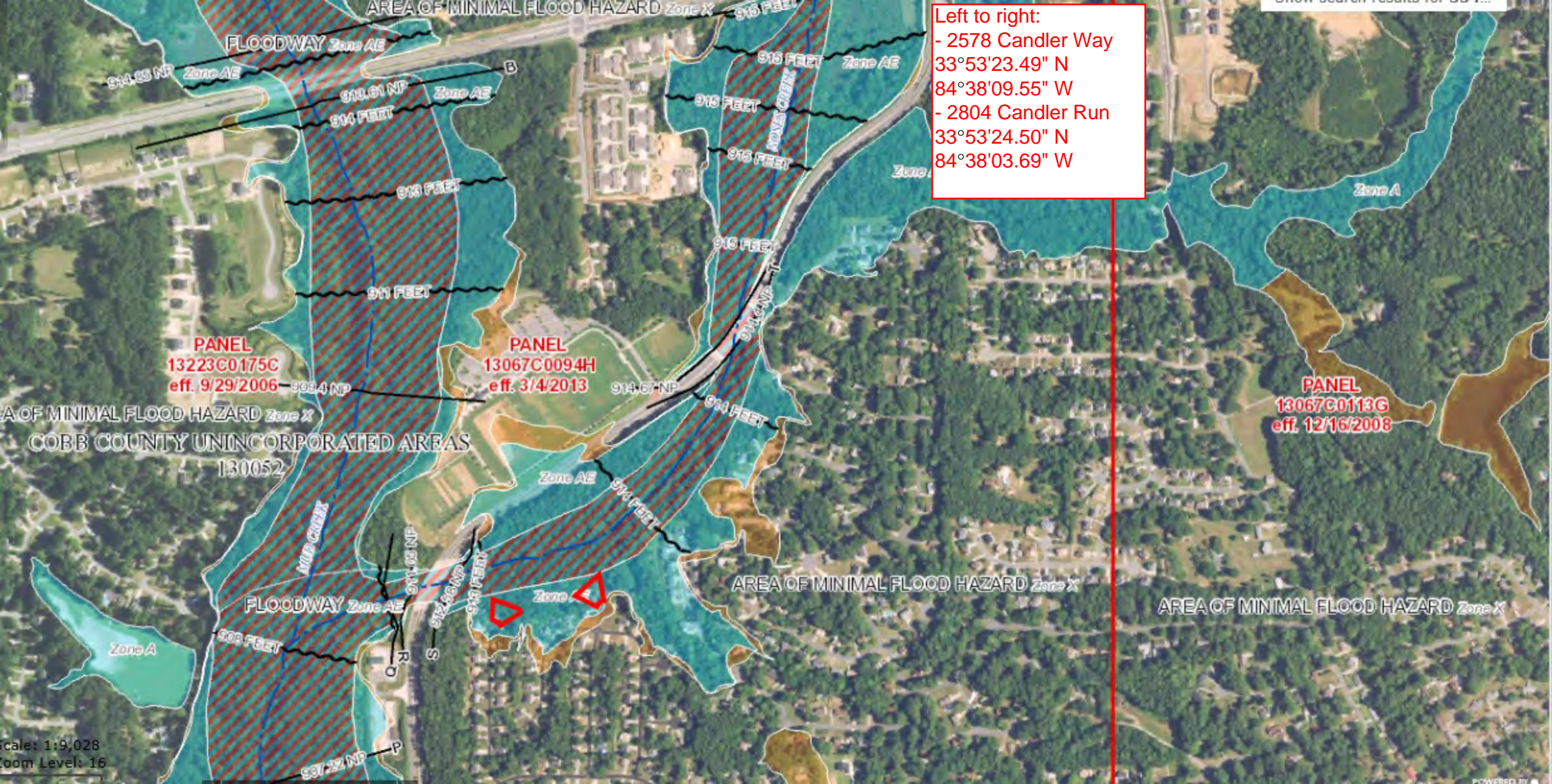
PANEL
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eff. 9/29/2006

AREA OF MINIMAL FLOOD HAZARD Zone X

PANEL
13067C0094H
eff. 3/4/2013

COBB COUNTY UNINCORPORATED AREAS
130052

USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data



Left to right:
- 2578 Candler Way
33°53'23.49" N
84°38'09.55" W
- 2804 Candler Run
33°53'24.50" N
84°38'03.69" W

PANEL
13223C0175C
eff. 9/29/2006

PANEL
13067C0094H
eff. 3/4/2013

PANEL
13067C0113G
eff. 12/16/2008

AREA OF MINIMAL FLOOD HAZARD Zone X
COBB COUNTY UNINCORPORATED AREAS
130052

AREA OF MINIMAL FLOOD HAZARD Zone X

AREA OF MINIMAL FLOOD HAZARD Zone X

**Exhibit B
Parcel Data**

PARCEL NO	STREET NO	STREET	JURISDICTION	ACRES
19056800560	2578	CANDLER WAY	Cobb	0.29
19056800800	2804	CANDLER RUN	Cobb	0.27
19061500520	3262	BARNWELL TRCE	Cobb	0.4
19079400050	3430	HOPKINS CT	Cobb	0.32
19061500530	3260	BARNWELL TRCE	Cobb	0.44
18001300180	4430	WESTERLING CT	Cobb	3.53
19108500040	0	CLAY RD	Cobb	5.82
19113600550	2660	CLAY RD	Cobb	1.14
19076000310	3344	HOPKINS RD	Cobb	0.47
19076000290	3324	HOPKINS RD	Cobb	0.56
19108800060	3154	CLAY RD	Cobb	19.5
18010800010	5147	STOUT PKWY	Cobb	36.76
19076000300	3334	HOPKINS RD	Cobb	0.46
19128100090	5455	AUSTELL POWDER SPRINGS RD	Austell	2.41
19128500110	0	PERKINSON MILL RD	Austell	33.91
18001700010	5735	HIRAM LITHIA SPRINGS RD	Austell	39.65
18002800020	2307	VETERANS MEMORIAL HWY	Austell	1.6
19083500140	3147	BLUE HERON PASS	Powder Springs	1.03
19075900100	3211	LANCER DR	Powder Springs	0.46
19076000380	3414	HOPKINS RD	Powder Springs	0.42
				149.44

Exhibit C
Standard Estates

Fee Excepting and Subordinating Subsurface Minerals (Standard Estate No. 2)

The fee simple title to (the land described in Schedule A) (Tracts Nos. , and), Subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines, excepting and excluding from the taking all interests in the (coal) (oil and gas) which are outstanding in parties other than the surface owners and all appurtenant rights for the exploration, development and removal of said (coal) (oil and gas) so excluded.

Exhibit D

**Non-Federal Sponsor Capability Assessment / Risk Notification Memorandum
Still Awaiting Receipt from NFS (2/2018)**

Exhibit E
Real Estate Assessment of Compensability

Exhibit F
Baseline Cost Estimate for Real Estate (BCERE)

Baseline Cost Estimate for Real Estate –

**BASED ON TAX DATA - TO BE
REVISED WITH GROSS
APPRAISAL VALUATIONS**

Sweetwater Creek Flood Risk Management Study
Cobb County, Georgia
Exhibit F

	Private			Commercial			Public			Base	Requirement	
	#	\$/per	req	#	\$/per	req	#	\$/per	req		Contingency (25%)	Total
0102----- ACQUISITIONS												
010201--- By Government												
010202--- By Non-Federal Sponsor (NFS)												
01020201 Survey and Legal Descriptions	20	400	8,000	0		0	0	0	0	8,000	2,000	10,000
01020102 Title Evidence	20	1,000	20,000	0		0	0	0	0	20,000	5,000	25,000
01020203 Negotiations	20	1,150	23,000	0		0	0	0	0	23,000	5,750	28,750
010203--- By Government on Behalf of NFS												
010204--- Review of NFS												
01020401 Survey and Legal Descriptions	20	150	3,000	0		0	0	0	0	3,000	750	3,750
01020402 Title Evidence	20	300	6,000	0		0	0	0	0	6,000	1,500	7,500
01020403 Negotiations	20	200	4,000	0		0	0	0	0	4,000	1,000	5,000
SUBTOTAL										64,000	16,000	80,000
0103----- CONDEMNATIONS												
010301--- By Government												
010302--- By Non-Federal Sponsor (NFS)	5	15,000	75,000	0		0	0	0	0	75,000	18,750	93,750
010303--- By Government on Behalf of NFS												
010304--- Review of NFS	5	5,000	25,000	0		0	0	0	0	25,000	6,250	31,250
SUBTOTAL										100,000	25,000	125,000
0105----- APPRAISALS												
010501--- By Government												
010502--- By Non-Federal Sponsor (NFS)	20	1,500	30,000	0		0	0	0	0	30,000	7,500	37,500
010503--- By Government on Behalf of NFS												
010504--- Review of NFS	20	200	4,000	0		0	0	0	0	4,000	1,000	5,000
SUBTOTAL										34,000	8,500	42,500
0106----- PL 91-646 ASSISTANCE												
010601--- By Government												
010602--- By Non-Federal Sponsor (NFS)	17	31,000	558,000	3	65,000	130k	0	0	0	688,000	172,000	860,000
010603--- By Government on Behalf of NFS												
010604--- Review of NFS	17	200	3,400	3	200	600	0	0	0	4,000	1,000	5,000
SUBTOTAL										692,000	173,000	865,000
0107----- TEMPORARY PERMITS/LICENSES/RIGHTS-OF-WAY												
010701--- By Government			0			0			0	0	0	0
010702--- By Non-Federal Sponsor (NFS)			0			0			0	0	0	0
010703--- By Government on Behalf of NFS			0			0			0	0	0	0
010704--- Review of NFS			0			0			0	0	0	0
010705--- Other			0			0			0	0	0	0
010706--- Damage Claims			0			0			0	0	0	0
SUBTOTAL										0	0	0
0115----- REAL ESTATE PAYMENTS												
011501--- Land Payments												
01150101 By Government										0	0	0
01150102 By Non-Federal Sponsor (NFS)	17		1,996,700	3	482,300				0	2,479,000	619,750	3,098,750
01150103 By Government on Behalf of NFS										0	0	0
01150104 Review of NFS	20	100	2,000						0	2,000	500	2,500
011502--- PL 91-646 Assistance Payments												
01150201 By Government										0	0	0
01150202 By Non-Federal Sponsor (NFS)										0	0	0
01150203 By Government on Behalf of NFS										0	0	0
01150204 Review of NFS										0	0	0
011503--- Damage Payments												
01150301 By Government										0	0	0
01150302 By Non-Federal Sponsor (NFS)										0	0	0
01150303 By Government on Behalf of NFS										0	0	0
01150304 Review of NFS										0	0	0
SUBTOTAL										2,481,000	620,250	3,101,250
Account 02 Facility/Utility Relocations (Construction cost only)											0	0
TOTAL LERRD										\$3,371,000	\$842,750	\$4,213,750

Exhibit G
Authorization for Entry for Construction and Attorney's Certification of Authority

**AUTHORIZATION FOR ENTRY FOR CONSTRUCTION AND ATTORNEY'S
CERTIFICATE OF AUTHORITY**

I, (name of accountable official), (title) for (name of non-Federal sponsor), do hereby certify that the (name of non-Federal sponsor) has acquired the real property interests required by the Department of the Army, and otherwise is vested with sufficient title and interest in lands to support construction of (project name, specifically identified project features, etc.). Further, I hereby authorize the Department of the Army, its agents, employees and contractors, to enter upon (identify tracts) to construct (project name, specifically identified project features, etc.) as set forth in the plans and specifications held in the U. S. Army Corps Engineers' Mobile District Office, Mobile, Alabama.

WITNESS my signature as (title) for (name of non-Federal sponsor) this _____ day of _____, 20__.

BY: (name)
(title)

I, (name), (title of legal officer) for (name of non-Federal sponsor), certify that (name of non-Federal sponsor) has authority to grant Authorization for Entry; that said Authorization for Entry is executed by the proper duly authorized officer; and that the Authorization for Entry is in sufficient form to grant the authorization therein stated.

WITNESS my signature as (title) for (name of non-Federal sponsor), this _____ day of _____, 20__.

BY: (name)
(title)