

PACES BATTLE ASSOCIATION, INC.

*Paces Battle N. W.
Atlanta, Georgia 30327*

May 13, 2011

Dear Concerned Parties,

We hope you can help us to stop Government actions that threaten to permanently ruin the safety, security, privacy, environment and home values in the Paces Battle Subdivision. We are located on the Chattahoochee River, just off Northside Parkway in Fulton County/City of Atlanta, at the north gate of Lovett School. Paces Battle is a 35 year old subdivision of 49 townhomes and free standing houses. There is a very narrow border of old, large established trees between our common area and Northside Parkway.

Even though this is a narrow buffer, it, combined with the steep bank, buffers our neighborhood from Northside Parkway both visually and from noise. There is a +300 foot floodplain between our residences and the River that is home to Blue Heron, wild turkey, geese, ducks, owls, doves, large turtles, beaver, raccoons, muskrats, and other wildlife.

We received a letter January 20, 2011, from the Cobb DOT that stated they needed to purchase some additional land and acquire an easement for the widening of U S Highway 41 over the Chattahoochee River. The plans were marked "Preliminary".

We engaged an attorney and an engineering firm to see if we could offer feasible options to the plans of the Cobb and Georgia Department of Transportation. The project 's Name is "State Route 3 – U S Highway 41 Northside Parkway – Cobb Parkway over Chattahoochee River Number BHFST-0001-05(024) Parcel 5A/5B". It is 54% in Cobb County, therefore Cobb is the lead developer and the agency that contacted us and sent their Right of Way Agent to meet with us. The project is funded 80% Federal and 20% State Aid.

The DOT acquired some right of way from Paces Battle on plans dated 2/20/85 in anticipation of widening the road and bridge. The current plans are dated 12/17/2010. Our engineers, who have DOT experience, were hoping that we could do a retaining wall to account for the complete grading of the slope and save some trees, but that is not working. Moving the Georgia Power poles and other utilities is a huge issue. Under the proposed plan, Georgia Power has already told us (when walking the site) that they will have to get an easement into our property to cut down all trees (most 12" – 18" hardwoods) to maintain their lines from the edge of the townhouse building all the way to the river. This will expose our residents and our wildlife to full view, pollution, and noise from the bridge and Highway 41.

The proposal, as it now stands, will severely change our neighborhood, way of life and home values. We are now facing condemnation because the Georgia and Cobb DOT wants to push this forward to beat the deadline for quote funding in June 2011.

What WILL WORK is to move the centerline of the road extension over about 10 feet to the North into land that the DOT is already acquiring, so that the new lanes needed (not to be built until Phase II) will be on the other side of Northside Parkway and not disturb our side at all. Paces Battle recognizes that the bridge over the river needs to be widened and is in disrepair and does not object to

that. We recognize that the funding for that project needs to be provided. All this work, and the part that involves our property, is deemed "Phase I" with Phases II and III to follow.

We are asking that the funding be limited to the bridge expansion only so they can proceed with this very important work. Then to postpone any disturbance to our side of Highway 41 into Phase II. We recognize that moving the centerline of the road and acquiring more land on the other side will take time and possibly an update, or new Environmental study that the Georgia DOT has already had done (we do not have the date on it – sometime from 1985 until present we presume). However, the other side of Highway 41 has no residential areas that will be close to a proposed roadway.

Further, the plan includes a redundant, costly, and unnecessary boat ramp with parking on the northwest side of the river "Cobb County". This will further add noise, pollution, security issues, and disruption to the river basin wildlife. The current park and boat ramp on the northeast side of Highway 41 appears to be greatly unutilized.

If you would be kind enough to make a call to all those that you think could make a difference in our case we would be very appreciative. As of today we are facing a condemnation of our property with the severe grading of the bank and cutting of MANY huge trees (all over 6 inches) and the exposure of our subdivision. Four houses and the end of our townhome building will be left "hanging over" Northside Parkway/Highway 41.

If you would like further information or to have one of the Board members meet with you with details please contact Don Hemrick at 404-281-3828 or pd283@bellsouth.net. Please note that time is of the essence as we have been notified of condemnation proceeds.

Sincerely,



Frank Brown, President
Paces Battle Association Board
Of Directors

cc: Don Hemrick, Committee Chair
4458 Paces Battle N.W.
Atlanta, GA 30327
404-281-3828 / pd283@bellsouth.net

Joe Bynum, Board Secretary

Jan Roush, Board Treasurer

Frank Deigaard, Board Vice President

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
720125-	Cobb, Fulton	SR 3 FM NORTHGATE DR TO PACES MILL RD; INC BRIDGE REPL- PH I

This project has been split into two phases. Phase 1 now consist of replacing the existing bridge over the Chattahoochee River. The project will begin at Northgate Drive in Fulton County and end at Paces Mill in Cobb County. The existing bridge will be replaced with a new 109-ft 4-in wide structure which will match the typical section proposed in the original concept report - 3 lanes in each direction with a 4-ft raised median, 17-ft multi-use path and 6-ft sidewalk. This project will not add capacity so as to conform to the 2010 model. Instead will have 2 lanes in each direction with auxiliary lanes divided by a raised median.

Phase 2 (PI# 0009410) proposes to widen SR3/ US41 from 4 to 6 lanes with a 20-ft raised median and auxiliary lanes at major intersections. The proposed roadway section includes a 12-ft multi-use path and a 5-ft sidewalk.

PROJ NO.:	BHFST-0001-05(024)	SPONSOR :	GDOT
MPO TIP #:	CO-397A	PROJ MGR:	Matthews, Tim
MPO:	Atlanta TMA	DOT DIST:	7
PROJ LENGTH (MI)	0.53	CONG. DIST:	5, 6
PROGRAM TYPE:	Reconstruction/Rehabilitation	House Dist :	053, 044
TYPE WORK:	Widening	Senate Dist :	006, 038
LET RESPONSIBILITY:	GDOT Let		
BIKE PROVISIONS INCLUDED?	Y		

Phase	Fiscal Year Approved	Approved FY Estimate	Fund	Phase Status
Engineering	1981	\$ 904,005.50	Q10	AUTHORIZED
Right of Way	1985	\$ 391,200.00	Q10	AUTHORIZED
Right of Way	2011	\$2,940,448.00	L1C0	AUTHORIZED
Utilities	LOCL	\$ 182,000.00	LOC	PRECST
Construction	2011	\$10,989,281.00	L1C0	PRECST
Construction	2011	\$1,701,010.00	L680	PRECST

*Inflation Included in Estimate

ACTIVITY	ACTUAL START	ACTUAL FINISH	PERCENT COMPLETE
Define Project Concept	2/1/2005	10/30/2006	100
Management Concept Approval Complete	11/28/2006	12/7/2006	100
Value Engineering Study	6/30/2009	9/28/2009	100
Environmental Approval	12/23/1997	2/12/2002	100
Field Surveys/SDE	5/25/1989	5/30/2000	100
Preliminary Plans	3/3/2006	12/7/2006	100
FFPR Inspection	8/12/2009	8/12/2009	100
R/W Authorization	5/1/1985	5/1/1985	100
Final Design	10/15/2009	10/28/2010	86
FFPR Inspection	12/9/2010	12/9/2010	100

Right of Way Acquisition Information

Preliminary Parcel Count:	5	Total Parcel Count:	6	Acquired by:	LOC
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