



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Jul 24 2008

ARC REVIEW CODE: V807241

TO: Mayor Shirley Franklin
ATTN TO: Tshaka Warren, City of Atlanta
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-08-02AT 1886 River Forest Road

Review Type: Metro River

MRPA Code: RC-08-02AT

Description: An application for a metro river certificate to construct a single family residence. The ARC preliminary staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Atlanta

Land Lot: 235 **District:** 17 **Section:**

Date Opened: Jul 24 2008

Deadline for Comments: Aug 4 2008

Earliest the Regional Review can be Completed: Aug 4 2008

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
GEORGIA CONSERVANCY
GEORGIA DEPARTMENT OF NATURAL RESOURCES

ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

NATIONAL PARK SERVICE
CITY OF ATLANTA
FULTON COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by 2008-08-04 00:00:00, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Jul 24 2008

ARC REVIEW CODE: V807241

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Haley Fleming, Review Coordinator, Extension: 3-3311

Reviewing staff by Jurisdiction:

Land Use: Fleming, Haley

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

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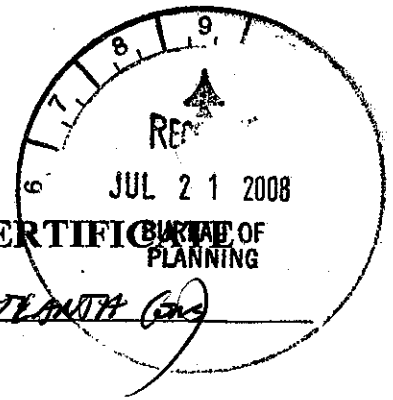
Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

MR-PA-08-02

APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE



1. Name of Local Government: FULTON COUNTY CITY OF ATLANTA (GAS)
2. Owner(s) of Record of Property to be Reviewed:
Name(s): GREG POPE
Mailing Address: 4001 RIDGEWEST DRIVE
City: SMYRNA State: GA Zip: 30080
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404.364.2019 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): BUILDERS II - DAN MADDOX
Mailing Address: 120 W. WIEUCA RD SUITE 200
City: ATLANTA State: GA Zip: 30342
Contact Phone Numbers (w/Area Code):
Daytime Phone: (404) 308-0896 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: POPE RESIDENCE - 1886 RIVER FOREST ROAD
Description of Proposed Use: SF RESIDENTIAL CONSTRUCTION
DEMO - EXISTING HOUSE & ASSOCIATED HARDSCAPES
CONSTRUCTION - PROPOSED HOUSE & ASSOCIATED HARDSCAPES
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: _____
L.L. 235, DISTRICT 17, 1886 RIVER FOREST ROAD
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
814.10' TO GAURRAUX ROAD
Size of Development (Use as Applicable):
Acres: Inside Corridor: 71,727 SF
Outside Corridor: 18,271 SF
Total: 89,998 SF
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

MRPA-08-02

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

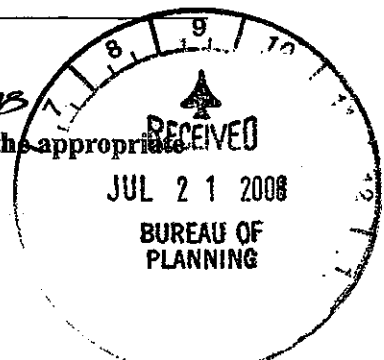
If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank ☒ CENV. Health letter attached JMS

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system _____



8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
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A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>67,859 SF</u>	<u>47,501 SF</u>	<u>30,537 SF</u>	(70) <u>70%</u>	(45) <u>45%</u>
D	<u>3,868 SF</u>	<u>1,934 SF</u>	<u>1,160 SF</u>	(50) <u>50%</u>	(30) <u>30%</u>
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>71,727 SF</u>	_____	_____	N/A	N/A

* SEE ATTACHED CHART

JMS
7/23/08

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9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No

If "yes", indicate the 100-year floodplain elevation: _____

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? _____

If "yes", indicate the 500-year flood plain elevation: _____

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

☐ Written consent of all owners to this application. (Space provided on this form)

☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

☒ Description of proposed use(s). (Space provided on this form)

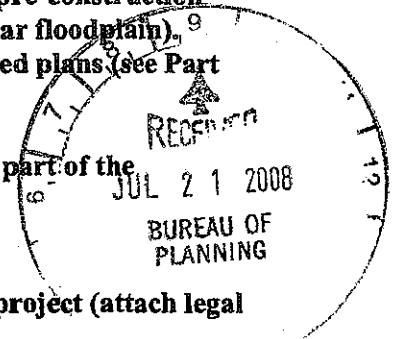
☒ Existing vegetation plan.

☒ Proposed grading plan.

☒ Certified as-builts of all existing land disturbance and impervious surfaces.

☒ Approved erosion control plan.

☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)



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☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

☒ Documentation on adjustments, if any.

☐ Cashier's check or money order (for application fee). \$250⁰⁰ *certified ARC.*
check

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

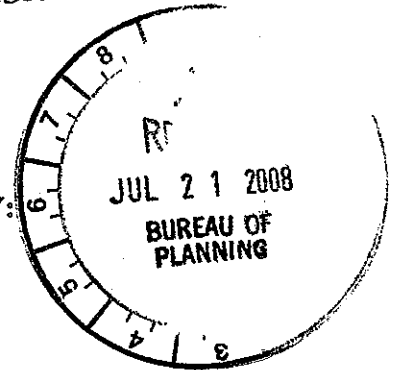
☒ Site plan.

☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.



12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

[Signature] 7/13/08
[Signature] 7-13-08

Signature(s) of Owner(s) of Record

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

[Signature]

Signature(s) of Applicant(s) or Agent(s)

Date

July 11, 08

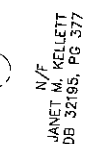
14. The governing authority of CITY OF ATLANTA requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

[Signature] 7-21-08
Signature of Chief Elected Official or Official's Designee Date

C,D VULNERABILITY CATEGORY**CATEGORY VULNERABILITY CALCULATIONS**

CATEGORY "C"	
CATEGORY "C"	AREA
TOTAL AREA (SF)	67,859 SF
ALLOWABLE CLEARANCE (70%)	47,501 SF
PROPOSED CLEARANCE (47.6%)	32,313 SF
ALLOWED IMPERVIOUS (45%)	30,536 SF
PROPOSED IMPERVIOUS (26.8%)	18,225 SF
CATEGORY "D"	
AREA (SF)	3,868 SF
ALLOWABLE CLEARANCE (50%)	1,934 SF
PROPOSED CLEARANCE (32%)	1,241 SF
ALLOWED IMPERVIOUS (30%)	1,160 SF
PROPOSED IMPERVIOUS (14.3%)	555 SF

NO PORTION OF THIS PROPERTY IS LOCATED
WITHIN THE 500-YEAR FLOODPLAIN.



C. MICHAEL CAWLEY
&
CAROL L. CAWLEY
DB 24817, PG 212

N/F
WILLIAM C. HATCHER
DB 6651, PG 18

N/F
LASH C. HARRISON
DB 29468, PG 96

TREE LEGEND
 BIR=BIRCH
 DW=DOGWOOD
 H=HARDWOOD
 HEM=HEMLOCK
 HIC=HICKORY
 HY=HOLLY
 MAP=MAPLE
 MAG=MAGNOLIA
 P=PINE
 POP=POPLAR
 RO=RED OAK
 SG=SWEET GUM
 SW=SOUR WOOD
 WAO=WATER OAK
 WO=WHITE OAK

CAUTION

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. REASONABLE EFFORT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES BASED ON SURFACE EVIDENCE. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UNDERGROUND UTILITIES NOT SHOWN. THE CONTRACTOR SHALL CALL GEORGIA UTILITIES PROTECTION CENTER, INC. (1-800-282-7411) PRIOR TO ANY LAND DISTURBANCE.

NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPT-3005W TOTAL STATION. AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 56,595 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES
WITHIN ONE FOOT IN 150,556 FEET.

BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED BASED ON A SINGLE
MAGNETIC OBSERVATION.

THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.

TOTAL AREA = 89,998 SQUARE FEET OR 2.066 ACRES.

REFERENCES:
DEED BOOK 37366, PAGE 442

TRU-LINE SURVEYING INC.

2070 ATTIC PARKWAY
SUITE 505
KENNESAW, GA. 30152
PHONE (770) 919-8732
FAX (770) 919-8731



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF LAW.

LOT 10
REBEL ROAD ESTATES
SUBDIVISION
UNIT ONE
PLAT BOOK 69, PAGE 124

**BOUNDARY & TOPOGRAPHIC
SURVEY OF
#1886 RIVER FOREST ROAD**

LAND LOT: 235	SCALE: 1" = 20'
DISTRICT: 17th	DATE: 11/20/07
SECTION:	DRAWN BY: MB

