



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: Feb 20 2009

ARC REVIEW CODE: V902201

TO: Mayor Shirley Franklin

ATTN TO: Tshaka Warren, Zoning and Development Services

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-09-01FC 2485 West Wesley Drive

Review Type: Metro River

MRPA Code: RC-09-01FC

Description: An application for a Metropolitan River Protection Act Certificate to construct an addition to an existing single-family residence. The ARC staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Atlanta

Land Lot: 233 **District:** 17 **Section:**

Date Opened: Feb 20 2009

Deadline for Comments: Mar 2 2009

Earliest the Regional Review can be Completed: Mar 2 2009

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE

ARC ENVIRONMENTAL PLANNING
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
UPPER CHATTAHOOCHEE RIVERKEEPER

Attached is information concerning this review.

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by 2009-03-02 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: Feb 20 2009

ARC REVIEW CODE: V902201

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

FROM: Jon Tuley, Extension: 3-3309

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

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Date Opened: Feb 20 2009

Deadline for Comments: Mar 2 2009

Earliest the Regional Review can be Completed: Mar 2 2009

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:

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: CITY OF ATLANTA

2. Owner(s) of Record of Property to be Reviewed:
Name(s): CRAIG & MELISSA ALLEN
Mailing Address: 2485 WEST WESLEY DR.
City: ATLANTA State: GIA Zip: 30327
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): KERI HAMMOND
Mailing Address: 21106 PACES PLACE APT. D
City: ATLANTA State: GIA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404 441 5388 Fax: _____
Other Numbers: _____

4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: PROPOSED ADDITION TO EXISTING HOUSE
W/ REQUIRED GRADING, CULVERTING & RETAINING WALLS FOR
CONSTRUCTION ACCESS

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: _____
LAND LOT 233, 17th DISTRICT, FULTON COUNTY, CITY OF ATLANTA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____

Size of Development (Use as Applicable):
Acres: Inside Corridor: 5.005 ACRES
Outside Corridor: _____
Total: 5.005 ACRES
Lots: Inside Corridor: 1
Outside Corridor: _____
Total: 1
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____

Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

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? YES

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

RC-77-3A, RC-82-02A FOR SMAUER 2.9 ACRE LOT

7. How Will Sewage from this Development be Treated?

A. Septic tank EXISTING SEPTIC TANK

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. (Maximums Shown In Parentheses)
A	<u>N/A</u>			(90)	(75)
B	<u>N/A</u>			(80)	(60)
C	<u>N/A</u>			(70)	(45)
D	<u>57,896 sf.</u>	<u>29,948</u> <u>34,660 sf.</u>	<u>17,909</u> <u>15,507 sf.</u>	<u>50%</u> <u>(50) 44.5</u>	<u>30%</u> <u>(30) 25.9</u>
E	<u>129,128 sf.</u>	<u>38,738</u> <u>23,054 sf.</u>	<u>19,299</u> <u>9,440 sf.</u>	<u>30%</u> <u>(30) 17.4</u>	<u>10%</u> <u>(15) 7.2</u>
F	<u>33,243 sf.</u>	<u>3324 sf.</u> <u>0</u>	<u>665 sf.</u> <u>0</u>	<u>10%</u> <u>(10) 0</u>	<u>2%</u> <u>(2) 0</u>
Total:	<u>222,267 sf.</u>	<u>72,010</u> <u>51,714 sf.</u>	<u>38,003</u> <u>24,947 sf.</u>	<u>N/A</u>	<u>N/A</u>

Acc, 8005 are
2/19/09

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? No

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)

____ 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).

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)

Melissa J. Allen
Signature(s) of Owner(s) of Record

2.17.2009
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:

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



2.17.2009
Date

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


Signature of Chief Elected Official or Official's Designee

Date


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