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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 contruct an addition to an existing single-family residence. The ARC staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

<u>Submitting Local Government</u>: City of Atlanta <u>Land Lot:</u> 233 <u>District:</u> 17 <u>Section:</u> <u>Date Opened:</u> Feb 20 2009 <u>Deadline for Comments:</u> Mar 2 2009 <u>Earliest the Regional Review can be Completed:</u> 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.

<u>Arc Staff Notice Of Regional Review And Comment Form</u>

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

<u>Reviewing staff by Jurisdiction:</u>

Land Use: Tuley, Jon Environmental: Santo, Jim Aging: N/A Transportation: N/A Research: N/A

Name of Proposal: RC-09-01FC 2485 West Wesley Drive

<u>Review Type:</u> Metro River

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Submitting Local Government: City of Atlanta

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)	\Box While neither specifically consistent nor inconsistent, the proposal relates to the following regional develops 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 C	Sovernment: CITY OF ATTANTA							
2.	Name(s): <u>(</u> Mailing Ad	ord of Property to be Reviewed: DRAIGT & MELISSA ALLEN dress: 29/85 Litest WEDLEY DR							
	City: <u>A</u>	LANTA State: 51A Zip: 30327	•						
		one Numbers (w/Area Code):							
	Daytime	Phone:Fax:							
	Other N	umbers:							
3.	Name(s):	Applicant's Agent(s): KERI HAMMOND							
		dress: ZIOOLO PACES PLACE APT.D	•						
		LANT State: G12 Zip: 30339	•						
		one Numbers (w/Area Code):							
		Phone: <u>404 441 5388</u> Fax: umbers:							
	Other Iv	umbers:	-						
4.	Proposed Land or Water Use: Name of Development: Description of Proposed Use: <u>PROPOSED ADDITION</u> TO EXISTING HOUSE <u>INFEQUIPED GRADUAGE</u> , CLEARING & RETAINING WALS FOR CONSTRUCTION ACCHESE								
5.		otion (Attach Legal Description and Vicinity Map):							
	Land Lot(s)	District. Section. County:							
	1AND	LOT 233, 17th DISTRICT, FULTON COUNTY, CITY OF ATLANT.	2						
	Subdivision	, Lot, Block, Street and Address, Distance to Nearest Intersection:							
	Size of Deve	lopment (Use as Applicable):							
	Acres:	Inside Corridor: 5,005 ACRES							
		Outside Corridor:							
		Total: 5.05 ARES							
	Lots:	Incida L'ammidam (C)							
		Outside Corridor:							
		Total:							
	Units:	Inside Corridor:							
		Outside Corridor:							
		Total:							
	Other Size I	Descriptor (i.e., Length and Width of Easement):							
		Inside Corridor:							
		Inside Corridor: Outside 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?

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 SMALLER Z.9 AURKLOT

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:

Vulnerab Categor	-	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximun Parent	Percent Imperv. <u>Surf.</u> as Shown In heses)
А	<u></u>	NÁ			(90)	(75)
В		NA		· · · · · · · · · · · · · · · · · · ·	(80)	(60) [_]
С		NA			(70)	(45)
D	51	,876 st.	29.948 Zurice 5.f	17,969 5507st	50) <u>44</u>	5 (30) <u>25</u> 9
E	129	188 s.f.	28,738 25,054 st.	2 toost	<u>(30)</u>	10%. <u>+(15)</u>
F	33	243 sf.	33249F	6.65 gc		[∞] ² ² ¹ . <u>-</u> (2) <u></u> ⁴ .
Total:	222	2,267 sf.	72,00 51,74sf.	38,003 24,247sf	N/A	N/A
ч.	• •			· <	MALC,	2/19/09

- 9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? <u>KD</u> If "yes", indicate the 100-year floodplain elevation:
 - <u>NOTE:</u> 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.
 - <u>NOTE:</u> <u>All</u> 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:
 - <u>NOTE:</u> 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 <u>Chattahoochee Corridor Plan</u>).
- 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)
- $\underline{\gamma}$ Existing vegetation plan.
- Proposed grading plan.
- Certified as-builts of all existing land disturbance and impervious surfaces.
- <u>U</u> 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.

<u>Land-disturbance plan.</u>

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)

Melina Julen Z.17.2009 Signature(s) of Owner(s) of Record Date

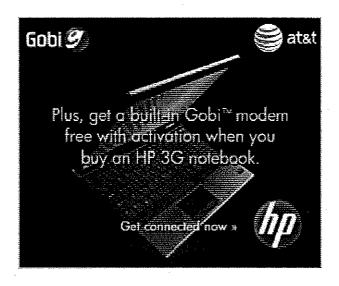
13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Z - 17 - 2009 Date Mary Signature(s) of Applicant(s) or Agent(s)

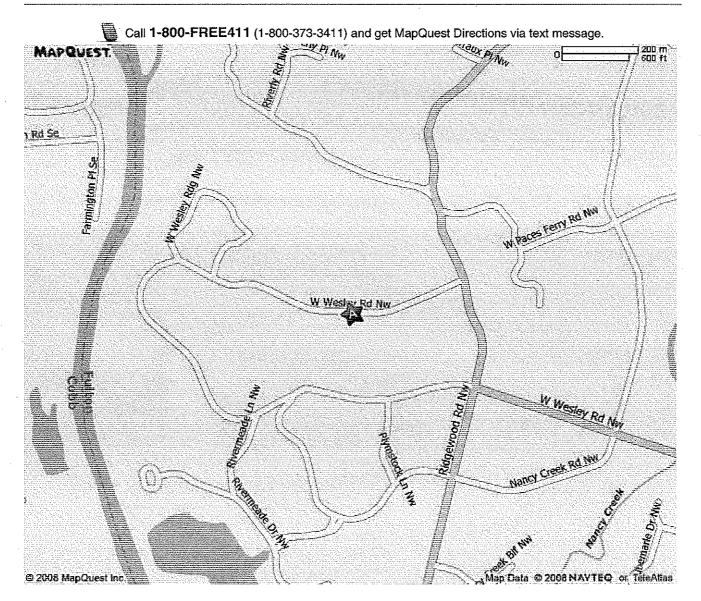
14. The governing authority of _______ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Signature of Chief Elected Official or Official's Designee Date





A: 2584 W Wesley Rd NW, Atlanta, GA 30327-2034



http://www.mapquest.com/maps?city=Atlanta&state=GA&address=2584+W+Wesley+Rd... 1/13/2009