



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: Jan 6 2012

ARC REVIEW CODE:

TO: Mayor Kasim Reed
ATTN TO: Charletta Jacks, City of Atlanta Bureau of Planning
FROM: Douglas R. Hooker, Executive Director

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-12-01A 1999 West Paces Ferry Road

Review Type: Metro River

MRPA Code: RC-11-02A

Description: An application for a Metropolitan River Protection Act Certificate for the addition of a pool, pool deck, and cabana.

Preliminary Finding: The ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Atlanta

Land Lot: 235 **District:** 17

Date Opened: Jan 6 2012

Deadline for Comments: Jan 16 2012

Earliest the Regional Review can be Completed: Jan 16 2012

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

ARC LAND USE PLANNING
CITY OF SANDY SPRINGS
UPPER CHATTAHOOCHEE RIVERKEEPER

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

COBB COUNTY
NATIONAL PARK SERVICE

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3307. If the ARC staff does not receive comments from you by 2012-01-16 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>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Jan 6 2012

ARC REVIEW CODE:

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

FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

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:



MRPA-12-001

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Atlanta / Fulton County
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Fred & Susan Saint
Mailing Address: 1865 River Forest Road
City: Atlanta State: GA Zip: 30329
Contact Phone Numbers (w/Area Code): (Susan)
Daytime Phone: 404 895-9298 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): John Segrest
Mailing Address: 6360 S Summers Cr
City: Douglasville State: GA Zip: 30135
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770 605 3257 Fax: 404 350 7953
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Saint Residence
Description of Proposed Use: Add pool, pool deck and Cabana
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Located in Land Lot 235 17th District,
City of Atlanta, Fulton County, Georgia
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
1450.50' To Paces Ferry Road
Size of Development (Use as Applicable):
Acres: Inside Corridor: 63,866 sq Ft
Outside Corridor: 31,246 sq ft.
Total: 95,106 Sq Ft 2.183 Acres
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: _____

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 Existing

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:

Put in a new pool, pool deck and cabana.

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)
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A _____ (90) _____ (75) _____

B _____ (80) _____ (60) _____

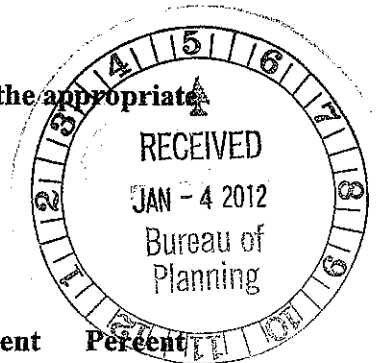
C 35,480 sq ft. 24,192 sq ft 15,780 sq ft (70) 68% (45) 44.5%

D _____ (50) _____ (30) _____

E 28,364 sq ft 836 sq ft 192 sq ft (30) 3% (15) 1%

F _____ (10) _____ (2) _____

Total: _____ N/A N/A



MRPA-12-001

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)

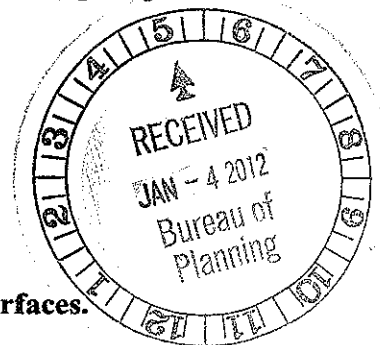
____ Existing vegetation plan.

____ 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)



MRPA-12-001

____ 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)

↓ *[Signature]*
↓ *[Signature]*

1-3-12

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]

1/3/2012

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

Date

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]

1-4-12

Signature of Chief Elected Official or Official's Designee

Date



Project Name: 1985 River Road
Location: Atlanta, Georgia
Project No.: 30227

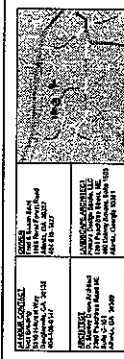
Site Plan

Date: 10-13-11
Scale: 1/4" = 1'-0"

Drawn By: JH
Checked By: JH



HOWARD DESIGN STUDIO, LLC
Landscape Architects
1701 Peachtree Street, NE
Atlanta, Georgia 30309
www.howarddesignstudio.com
PH 404.758.8851

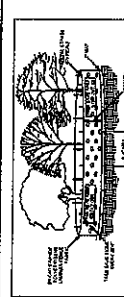


VICINITY MAP

1. The project is located on the east side of the city of Atlanta, Georgia, near the intersection of the Peachtree Industrial Road and the Peachtree Dunwoody Road. The project is situated within the Peachtree Dunwoody neighborhood.

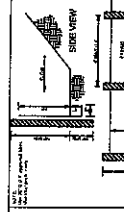
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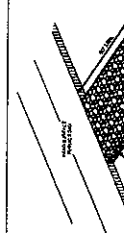
PROTECTIVE TREE FENCING

The proposed protective tree fencing is shown in the diagram. It is a 6-foot high fence with a chain-link top, designed to protect the trees and the site from unauthorized access.



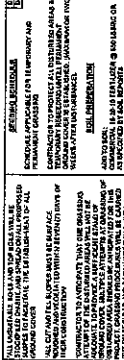
CONSTRUCTION EXIT

The proposed construction exit is shown in the diagram. It is a 10-foot wide exit, designed to provide access for construction equipment and materials.



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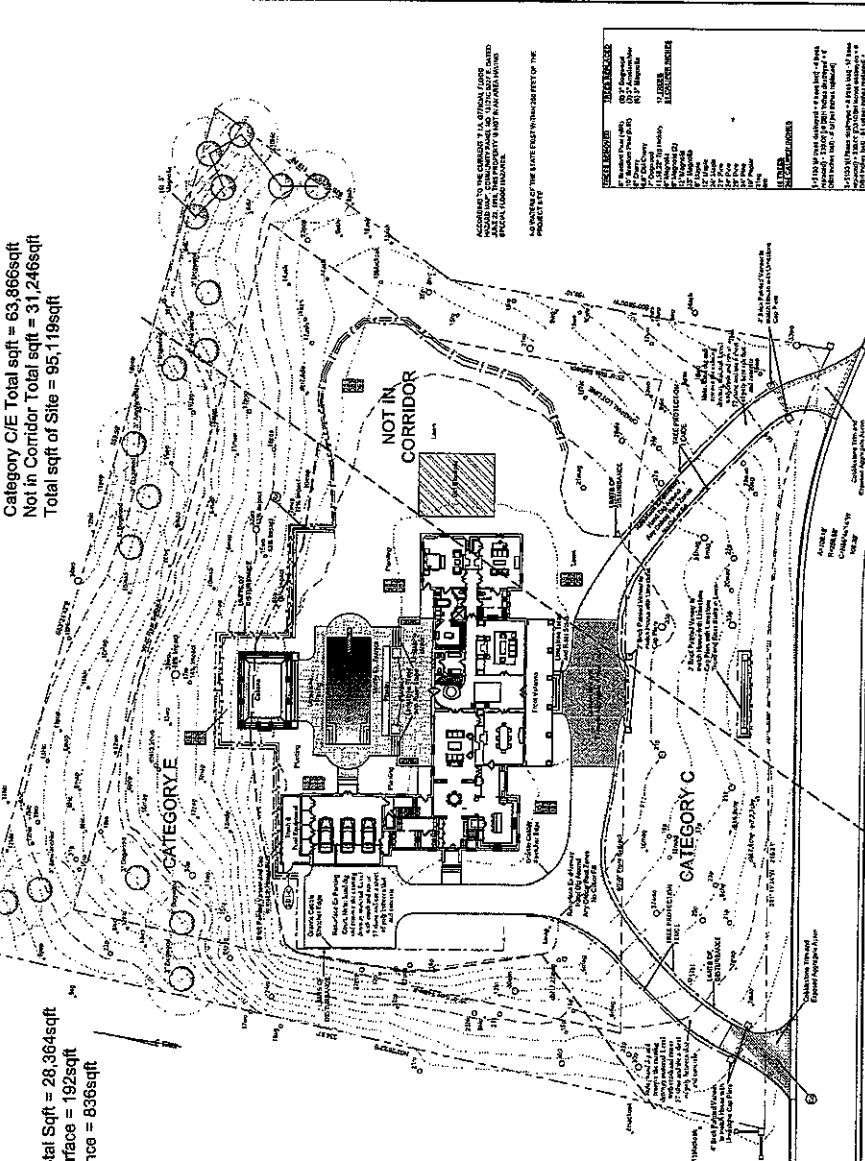
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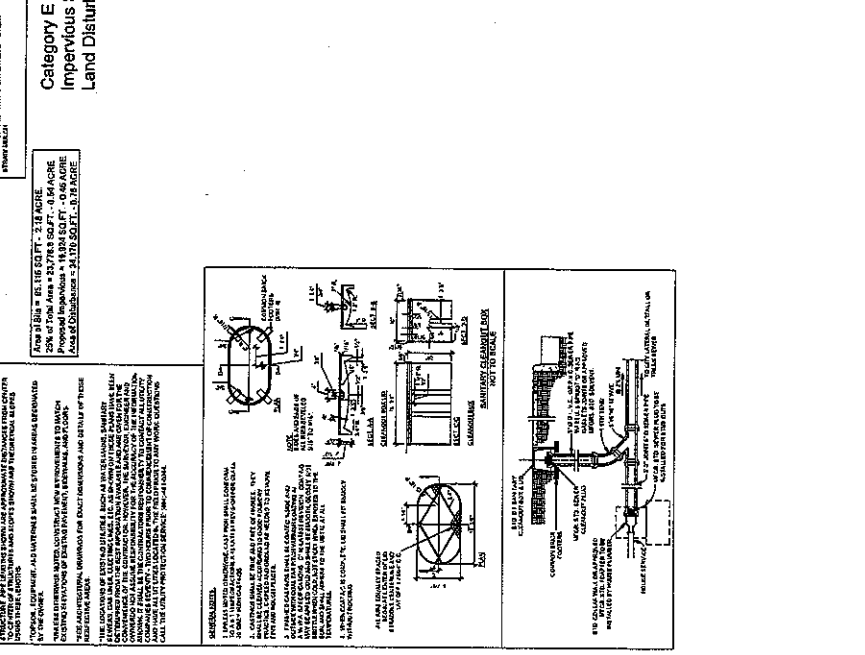


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Category C Total Sft = 35,480sqft
Impervious Surface = 15,780sqft
(45% = 15,968sqft)
Land Disturbance = 24,192sqft



Category E Total Sft = 28,384sqft
Impervious Surface = 192sqft
Land Disturbance = 836sqft

