



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: Sep 8 2014

ARC REVIEW CODE: V1409082

TO: Mayor Kasim Reed
ATTN TO: Tshaka Warren, City of Atlanta
FROM: Douglas R. Hooker, Executive Director

Electronic signature
Original ink signature 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-14-02A 2879 Rivermead DR

Review Type: Metro River

MRPA Code: RC-14-02A

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a single-family residence, replacing an existing residence on a lot that is within the Chattahoochee River Corridor. The existing house was constructed pre-Act.

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

Submitting Local Government: City of Atlanta

Land Lot: 232 **District:** 17 **Section:**

Date Opened: Sep 8 2014

Deadline for Comments:

Earliest the Regional Review can be Completed: Sep 18 2014

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

ARC LAND USE PLANNING

GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING

COBB COUNTY

CHATTAHOOCHEE RIVERKEEPER

NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES

CITY OF ATLANTA

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 , 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: Sep 8 2014

ARC REVIEW CODE: V1 409082

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

FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by Jurisdiction:

Land Use: Smith, Andrew

Transportation: Park, Jean Hee

Environmental: Santo, Jim

Research: Skinner, Jim

Aging: Lawler, Kathryn

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Submitting Local Government: City of Atlanta

Date Opened: Sep 8 2014

Deadline for Comments:

Earliest the Regional Review can be Completed: Sep 18 2014

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) The proposal is **INCONSISTENT** with the following regional development guide listed in the comment section.
- 4) The proposal does **NOT** relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

MRPA-14-002

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): MIKE RODGERS + MERIDETH RODGERS
Mailing Address: 317 9th STREET
City: ATLANTA State: GA Zip: 30309
Contact Phone Numbers (w/Area Code):
Daytime Phone: (404) 281-5136 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): CHRIS RIJO
Mailing Address: 834 INMAN VILLAGE PKWY, STE. 280
City: ATLANTA State: GA Zip: 30307
Contact Phone Numbers (w/Area Code):
Daytime Phone: (678) 244-6270 Fax: (678) 244-6271
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: 2879 RIVERMEADE DRIVE
Description of Proposed Use: PRIVATE RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 232, DISTRICT 17, FULTON
COUNTY, PARCEL ID # 17 02320001009
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: LOT #9,
RIVERMEADE SUBDIVISION / 2879 RIVERMEADE DR., ATLANTA, GA 30327
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.69
Outside Corridor: _____
Total: _____
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 _____

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	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>30,039.0 sf</u>	<u>21,004.5 sf</u>	<u>10,183.0 sf</u>	(70) <u>69.92</u>	(45) <u>33.80</u>
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	N/A	N/A

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)



MRP-14-02

☒ 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.

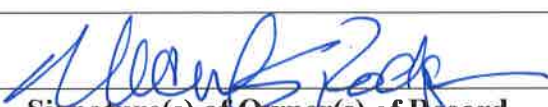


FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

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

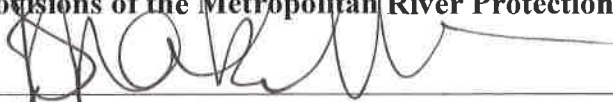
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

 8/6/2014
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:

 8/8/14
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.

 8-22-14
Signature of Chief Elected Official or Official's Designee Date

2879 Rivermeade Drive NW Reanalysis
City of Atlanta

July 18, 2014

Vulnerability Factor	Factor Subgroup	Score
Hydrology:	First Order Basin	10
Geology	Biotite-Gneiss	5
Slope:	0-10%	3
Vegetation:	Open	10
Soils:	Low to Moderate Erodibility	8
Aspect:	West	12
TOTAL:		48
CATEGORY:		C

The C category includes scores from 38 to 49

2879 Rivermeade Drive
 Lot: 9, Rivermeade Subdivision
 ATLANTA
 FULTON
 CA
 239
 1774

Category	Year Made	Length of Service	Height of Surface	Location
1	30,029 sq ft	21,004.5 sq ft (69.92%)	10,103 sq ft (33.68%)	See Appendix

[illegible]

P.O. Box 52121 • Atlanta, Georgia 30355 404.549.6745

Sheet : F1.2

Scale : 1" = 10'-0"

