



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: October 28, 2014

ARC REVIEW CODE: V1410281

TO: Mayor Kasim Reed, City of Atlanta
ATTN TO: Tshaka Warren, Senior Planner, Office of Planning
FROM: Douglas R. Hooker, Executive Director, ARC

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-14-03A 2366 Marietta Road NW

Review Type: Metro River

MRPA Code: RC-14-03A

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a new gravel road to provide access to an existing cell tower site.

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: 244 **District:** 17 **Section:**

Date Opened: October 28, 2014

Deadline for Comments: November 7, 2014

Earliest the Regional Review Can Be Completed: November 7, 2014

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

ARC NATURAL RESOURCES DIVISION
GEORGIA CONSERVANCY
COBB COUNTY

ARC COMMUNITY DEVELOPMENT DIVISION
GEORGIA DEPARTMENT OF NATURAL RESOURCES

CHATTAHOOCHEE RIVERKEEPER
NATIONAL PARK SERVICE

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC staff does not receive comments from you by November 7, 2014, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.

MRPA-14-03

**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): BELL SOUTH MOBILITY INC.

Mailing Address: 909 CHESTNUT ST RM 36-M-1

City: SAINT LOUIS

State: MO

Zip: 63101-2017

Contact Phone Numbers (w/Area Code):

Daytime Phone: _____

Fax: _____

Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):

Name(s): JACOBS ENGINEERING GROUP - ERIC WESTCOTT

Mailing Address: 6801 GOVERNORS LAKE PARKWAY

City: NORCROSS

State: GA

Zip: 30071

Contact Phone Numbers (w/Area Code):

Daytime Phone: (770) 455-8555

Fax: (678) 333-0469

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: _____

Description of Proposed Use: NEW GRAVEL ROAD TO PROVIDE ACCESS TO
EXISTING CELL TOWER SITE.

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: LAND LOT- 244, DISTRICT- 17

FULTON COUNTY

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____

2366 MARIETTA ROAD

Size of Development (Use as Applicable):

Acres: Inside Corridor: 2.25 AC

Outside Corridor: 0.76 AC

Total: 3.01 AC

Lots: Inside Corridor: _____

Outside Corridor: _____

Total: _____

Units: Inside Corridor: _____

Outside Corridor: _____

Total: _____

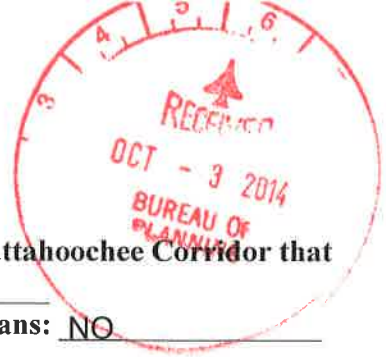
Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: _____

Outside Corridor: _____

Total: _____

MRPA-14-03



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: NO

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): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank N/A

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 EXISTING BUILDING IS SERVED BY PUBLIC SEWER, NO CHANGES PROPOSED

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)
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A		1.268		(90)	(75)
(B)	2.25 AC	4.97 AC ^{5.25}	0.90 AC	(80) 87.5 ^{60.5}	(60) 40.0 ^{40.0}
C				(70)	(45)
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)

Total: _____ N/A N/A

NOTE: SITE IS ALREADY LAWN AND LANDSCAPING
Actual land disturbance will be less than the maximum. ~~5.25~~ - TOTAL - 1,268 acs.
60.4% - rounded to 60%

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: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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)

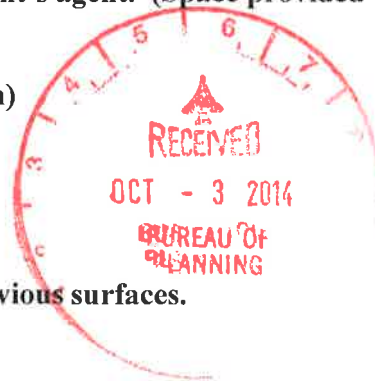
☒ Existing vegetation plan.

☒ 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.

N/A Documentation on adjustments, if any.

☒ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☐ Site plan.

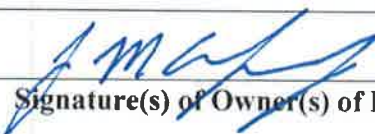
☐ Land-disturbance plan.

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(s) of Owner(s) of Record

9-22-14
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(s) of Applicant(s) or Agent(s)

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



____ 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)

(SEE ATTACHED PAGE)

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

Date

9/24/14

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 of Chief Elected Official or Official's Designee

Date

10-10-14

AT&T MARIETTA ROAD FACILITY REANALYSIS

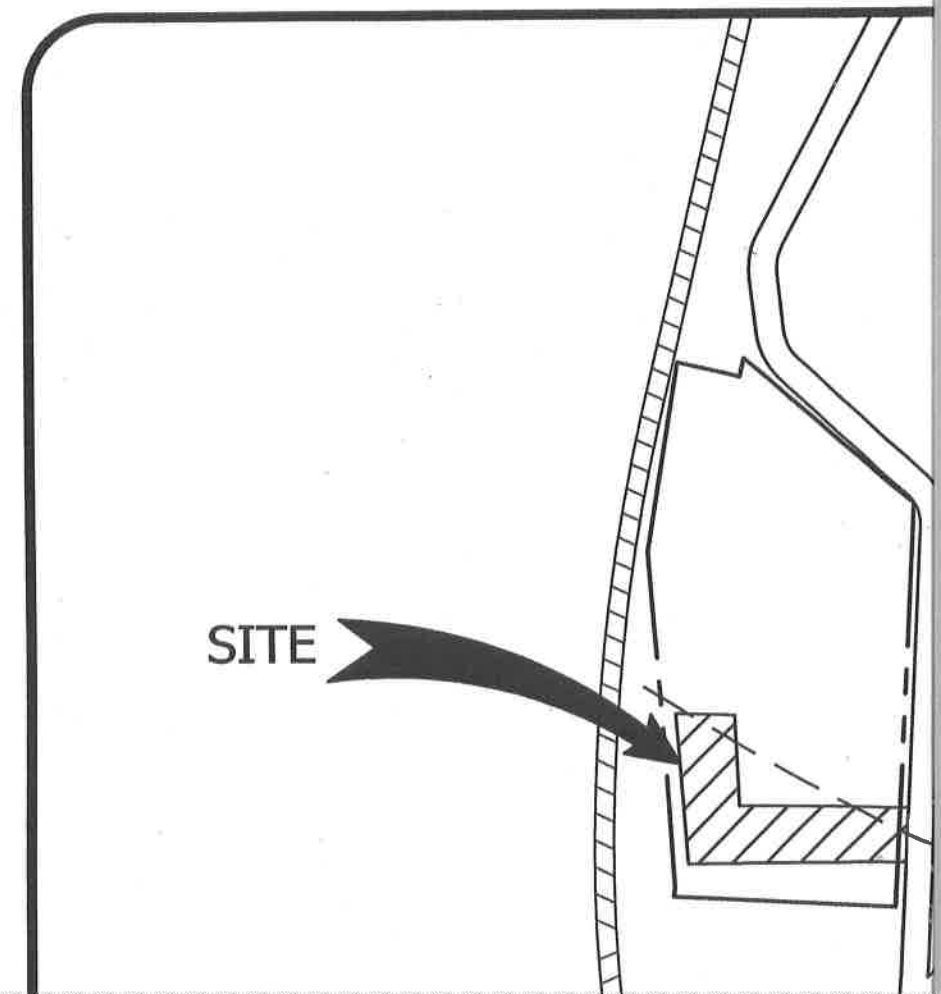
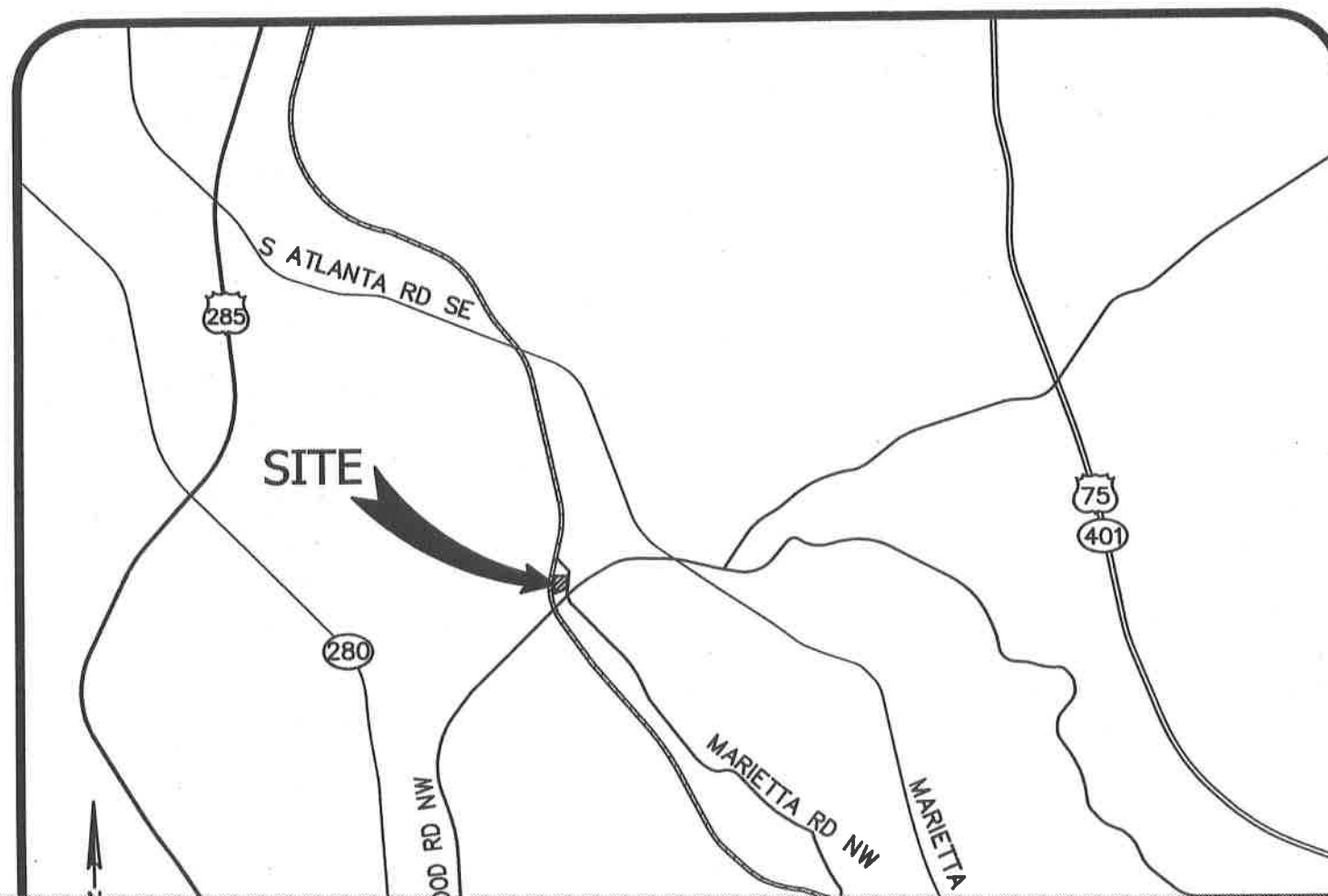
City of Atlanta
April 11, 2014

Vulnerability Factor	Factor Subgroup	Score
Hydrology:	Second Order Basin	5
Soils:	Urban/Unclassified	0
Slope:	0-10%	3
Vegetation:	Open Field/Lawn	10
	Hardwoods	--
TOTAL:		28
CATEGORY:	B	B

This property is in the portion of the Corridor downstream of Peachtree Creek that was added in 1998.
In that portion of the Corridor, the B category includes scores from 17 to 28

MARIETTA ROAD ACCESS

2366 MARIETTA
ATLANTA, GEORGIA
PARCEL #17 0



AD FACILITY DRIVE

TTA RD NW
ORGIA 30318
2440001066

MARIETTA RD

TON RD NW

RECEIVED

OCT 3 2014

OFFICE
OF
PLANNING

OWNER:

BELL SOUTH MOBILITY INC.
909 CHESTNUT ST RM 36-M-1
SAINT LOUIS, MO 63101-2017

CLIENT:

JERRY L. JOHNSON & ASSOCIATES, INC.
6499 MT. ZION BOULEVARD
MORROW, GA 30260
CONTACT: WES COBB
PHONE: (770) 961-7600

ENGINEER:

JACOBS ENGINEERING GROUP, INC.
6801 GOVERNORS LAKE PARKWAY
NORCROSS, GEORGIA 30071
CONTACT: ERIC WESTCOTT
PHONE: (770) 455-8555

24-HOUR CONTACT:

JACOBS

6801 Governors Lake Pkwy
Building 200
Norcross, GA 30071 | 770.455.8555



ROAD FACILITY
ESS DRIVE

ON & ASSOCIATES, INC.
T. ZION BOULEVARD
MORROW, GA 30260

CREATED: 10/14/2010

LAST SAVED: 10/2/2014

BY: BALDWIKK

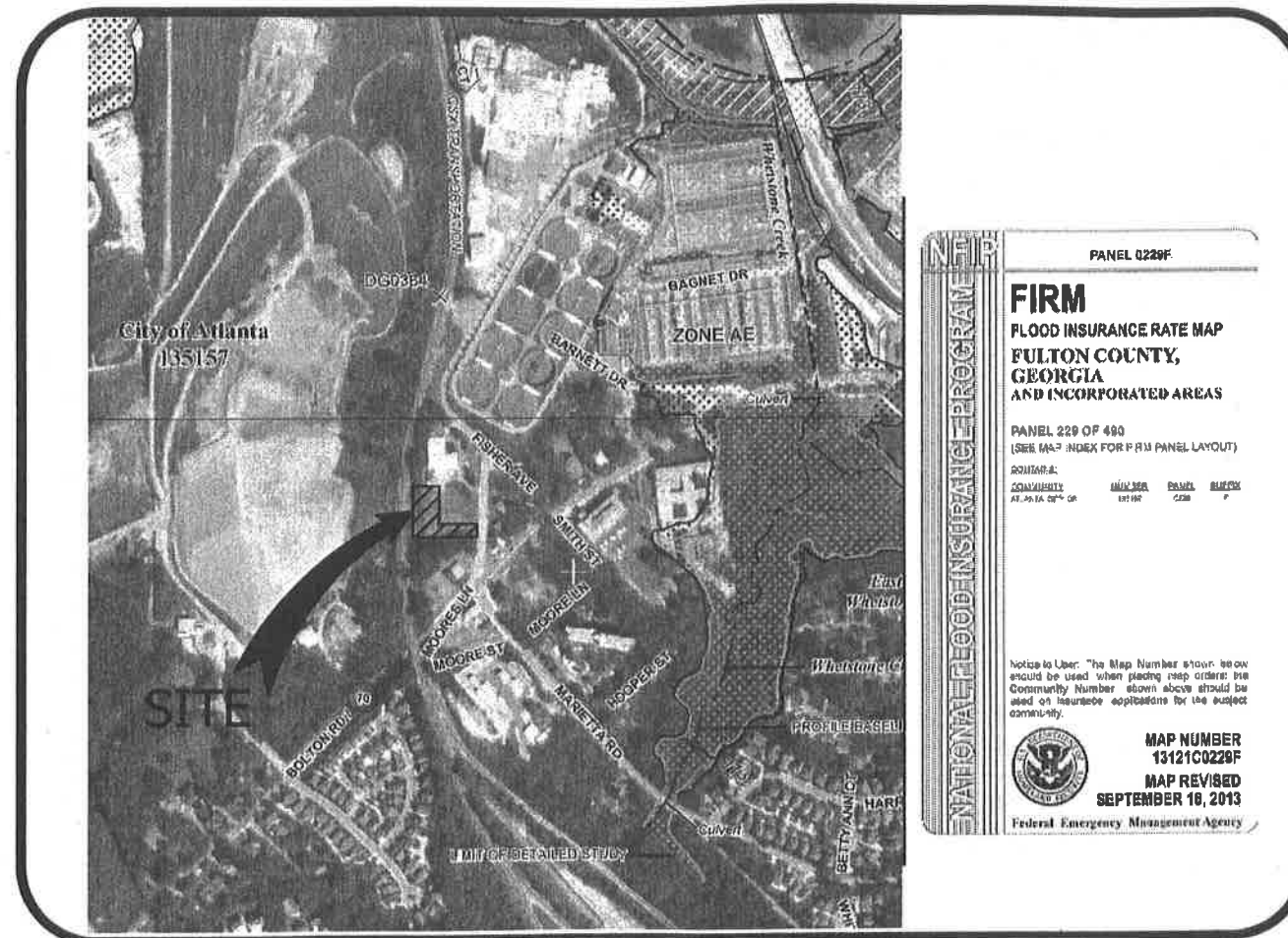
PLOT DATE: 10/2/2014



Know what's below.
Call before you dig.

VICINITY MAP

SCALE: N.T.S.



FIRM MAP

SCALE: N.T.S.

SITE MAP

SCALE: N.T.S.

DRAWING LIST

C-001	COVER SHEET
C-100	MRPA IMPACT STUDY
CX101	TOPOGRAPHIC SURVEY
CX102	DEED
CS101	SITE AND GRADING PLAN
CE101	EROSION CONTROL PLAN
CE401	EROSION CONTROL NOTE
CE402	EROSION CONTROL NOTE
CE501	EROSION CONTROL DETAIL
CE502	EROSION CONTROL DETAIL
CS501	CONSTRUCTION DETAILS

NOTE:

PRIOR TO LAND-DISTURBING ACTIVITIES
SCHEDULE A PRE-CONSTRUCTION MEETING
CONTROL INSPECTOR. CALL (404) 546-
INSPECTOR.

CONTRACTOR SHALL
WITH THE AREA EROSION
TO CONTACT THE



PROJECT DETAILS:

1. THIS PROJECT IS LOCATED IN LAND LOT 244 OF THE 17TH DISTRICT OF FULTON COUNTY, GA.
2. SITE IS ZONED AS C-1 AND I-2.
3. THE PROJECT SITE IS LOCATED ON MARIETTA RD NW, NEAR THE INTERSECTION OF MARIETTA RD NW AND BOLTON RD NW.
4. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM SURVEY BY JACOBS ENGINEERING GROUP INC DATED 03/20/2014.
5. THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 13121C0229F DATED SEPTEMBER 18, 2013.

PROJECT DESCRIPTION:

THE PROJECT PROVIDES A NEW SECURE ACCESS TO THE EXISTING CELL TOWER SITE ON THE PROPERTY. CONSTRUCTION INCLUDES THE FOLLOWING:

1. NEW CONCRETE DRIVEWAY APRON ON MARIETTA ROAD
2. 7028 SF OF GRAVEL ACCESS DRIVE
3. 468 LF OF NEW CHAIN LINK FENCE
4. REQUIRED TEMPORARY EROSION CONTROL



MAR

JERRY L.

REV	DATE	REVISION DESCRIPTION
D	07-31-2014	MRPA SUBMITTAL
B	05-06-2014	COA SUBMITTAL
A	04-16-2014	PRICING SET

THIS LINE _____ IS ONE INCH
LONG WHEN PLOTTED FULL SCALE

THIS DRAWING MUST BE USED IN CONJUNCTION
WITH THE APPLICABLE OR GOVERNING TECHNICAL
SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

PROJECT NO: EGXJ2600

DATE: APRIL 2014

DISC. LEAD:
ERW

DESIGNER:
KKB

CHECKER:

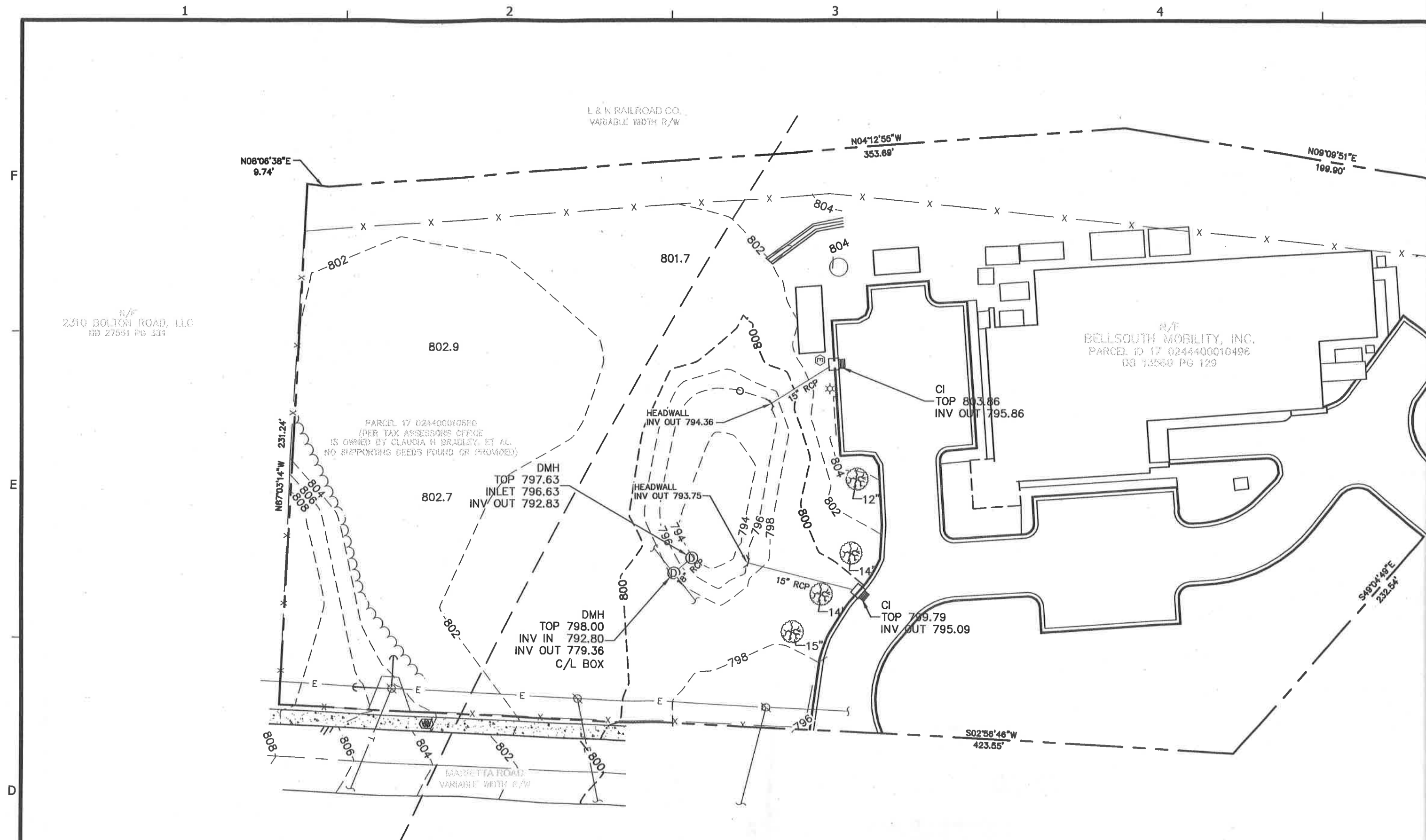
SHEET TITLE

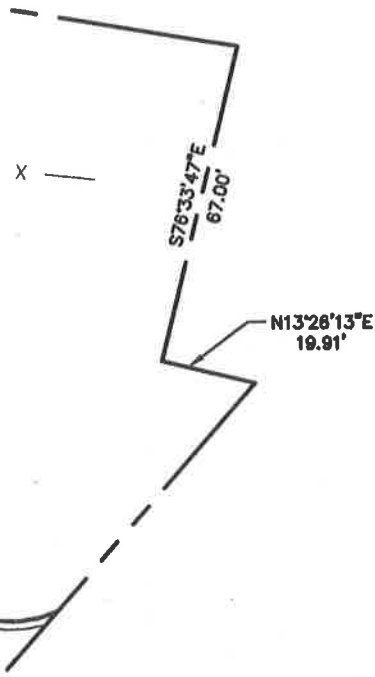
CIVIL

COVER SHEET

SHEET

C-001





PRE-DEVELOPMENT	
TOTAL ACREAGE WITHIN CORRIDOR	2.25 AC
TOTAL ACREAGE LAND DISTURBANCE WITHIN CORRIDOR	1.216 ¹² / ₁₀₀ 1.07 AC
TOTAL ACREAGE IMPERV. SURFACE WITHIN CORRIDOR	0.89 AC
PERCENT LAND DISTURBANCE (80% ALLOWABLE)	56.96 80.00 % ^{52.5} / ₁₀₀
PERCENT IMPERV. SURFACE (60% ALLOWABLE)	39.6%

JACOBS®

6801 Governors Lake Pkwy
Building 200
Norcross, GA 30071 | t: 770.455.8555



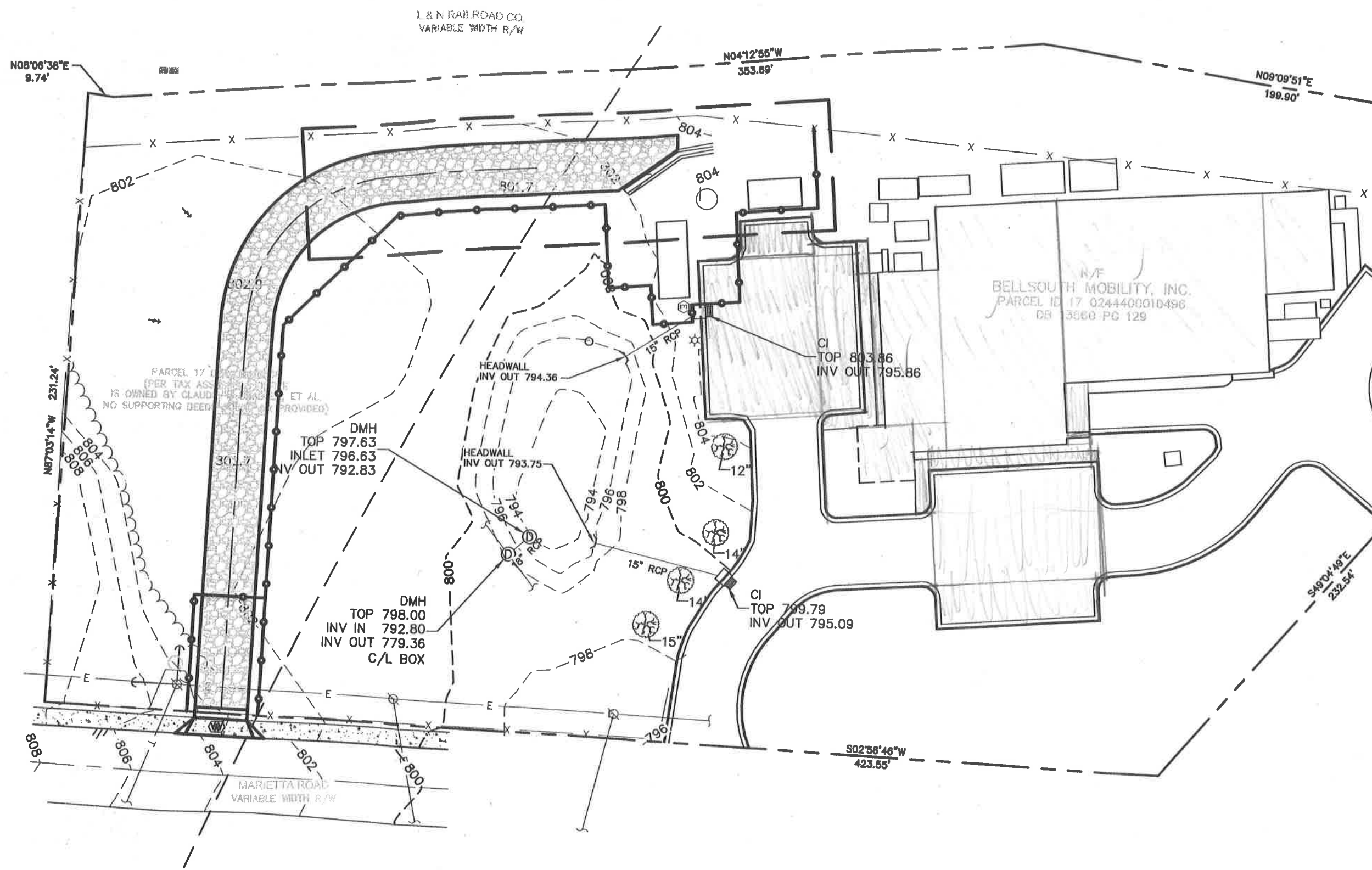
ROAD FACILITY
SS DRIVE

U & ASSOCIATES, INC.
ON BOULEVARD
W, GA 30260

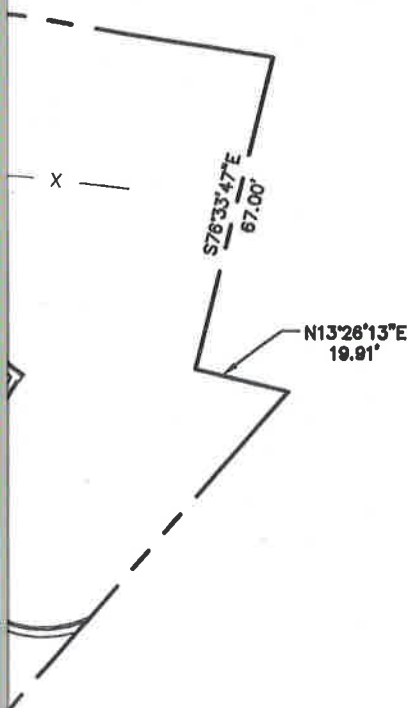
CREATED: 10/14/2010 LAST SAVED: 10/2/2014 BY: BALDWKK PLOT DATE: 10/3/2014

A B C

N/F
2310 BOLTON ROAD, LLC
DB 27561 PG 334



Need printed scale



POST-DEVELOPMENT	
TOTAL ACREAGE WITHIN CORRIDOR	2.25 AC
TOTAL ACREAGE LAND DISTURBANCE WITHIN CORRIDOR	1.268 ^{ms} 1.97 AC
TOTAL ACREAGE IMPERV. SURFACE WITHIN CORRIDOR	0.90 AC
PERCENT LAND DISTURBANCE (80% ALLOWABLE)	87.5% 1.268 ac 52.46% ^{all ms}
PERCENT IMPERV. SURFACE (60% ALLOWABLE)	40.0%

NOTE: SITE IS CLASSIFIED AS VULNERABILITY CATEGORY B

MRPA-14-03



MARIET
AC

JERRY L. JOHN
6499 N

REV	DATE	REVISION DESCRIPTION
D	07-31-2014	MRPA SUBMITTAL
C	06-27-2014	ADDRESS COA TRANSPORTATION COMMENTS
B	05-06-2014	COA SUBMITTAL
A	04-16-2014	PRICING SET

THIS LINE _____ IS ONE INCH
LONG WHEN PLOTTED FULL SCALE

THIS DRAWING MUST BE USED IN CONJUNCTION
WITH THE APPLICABLE OR GOVERNING TECHNICAL
SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

PROJECT NO: EGXJ2600

DATE: APRIL 2014

DISC. LEAD:
ERW

DESIGNER:
KKB

CHECKER:

SHEET TITLE

CIVIL

MRPA IMPACT SUMMARY

SHEET

C-100