



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: September 9, 2016

ARC REVIEW CODE: V1609091

TO: Mayor Kasim Reed, City of Atlanta
ATTN TO: Tshaka Warren, Development Review Division, 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-16-03A 2985 Layton Avenue NW

Review Type: Metro River

MRPA Code: RC-16-03A

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the replacement of an existing porch and the addition of a new deck to an existing, pre-Act single family residence.

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

Submitting Local Government: City of Atlanta

Land Lot: 256 **District:** 17 **Section:**

Date Opened: September 9, 2016

Deadline for Comments: September 19, 2016

Earliest the Regional Review can be Completed: September 19, 2016

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES

If you have questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC does not receive comments from you on or before **September 19, 2016**, 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.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: September 9, 2016

ARC REVIEW CODE: V1609091

TO: ARC Community Development, Natural Resources Division Managers

FROM: Andrew Smith, Extension: 3-5581

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access & Mobility: N/A

Natural Resources: Santo, Jim

Research & Analytics: N/A

Aging & Health Resources: N/A

Name of Proposal: RC-16-03A 2985 Layton Avenue NW

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the replacement of an existing porch and the addition of a new deck to an existing, pre-Act single family residence.

Submitting Local Government: City of Atlanta

Date Opened: September 9, 2016

Deadline for Comments: September 19, 2016

Earliest the Regional Review can be Completed: September 19, 2016

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:

[illegible]

MRPA-16-03



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): Jason + Jennifer Veatch
Mailing Address: 2985 Layton Ave NW
City: Atlanta State: Georgia Zip: 30318
Contact Phone Numbers (w/Area Code):
Daytime Phone: 706-333-5617 Fax: _____
Other Numbers: 678-447-3542
3. Applicant(s) or Applicant's Agent(s):
Name(s): MARK DRDWAY Construction Inc
Mailing Address: 276 W. Parkwood Rd
City: Decatur State: Ga Zip: 30032
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-456-1908 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: 2985 Layton Ave N.W.
Description of Proposed Use: Replace existing Porch with Larger Porch / install new deck + stairs
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 256, 17th District, Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.227 acres (9878 sq ft)
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 Atlanta / Fulton Co.

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>9878 sq ft</u>	<u>6,914 sq ft</u>	<u>4,445 sq ft</u>	<u>70</u>	<u>(45) 45</u>
D	_____	_____	_____	(50)	(30)
E	_____	_____	_____	(30)	(15)
F	_____	_____	_____	(10)	(2)
Total:	<u>9878 sq ft</u>	<u>6,914 sq ft</u>	<u>4,445 sq ft</u>	<u>N/A</u>	<u>N/A</u>

SEP - 7 2016

MPPA 16-03

9. Is any of this Land within the 100-Year Floodplain of the ~~Chattahoochee~~ River? NO

If "yes", indicate the 100-year floodplain elevation: Atlanta, GA

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)

- ☒ 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)

9/7/16

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)

9/7/2016

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 of Chief Elected Official or Official's Designee

9-7-16

Date

MRPA-16-03

Proposed Land Disturbing Activity

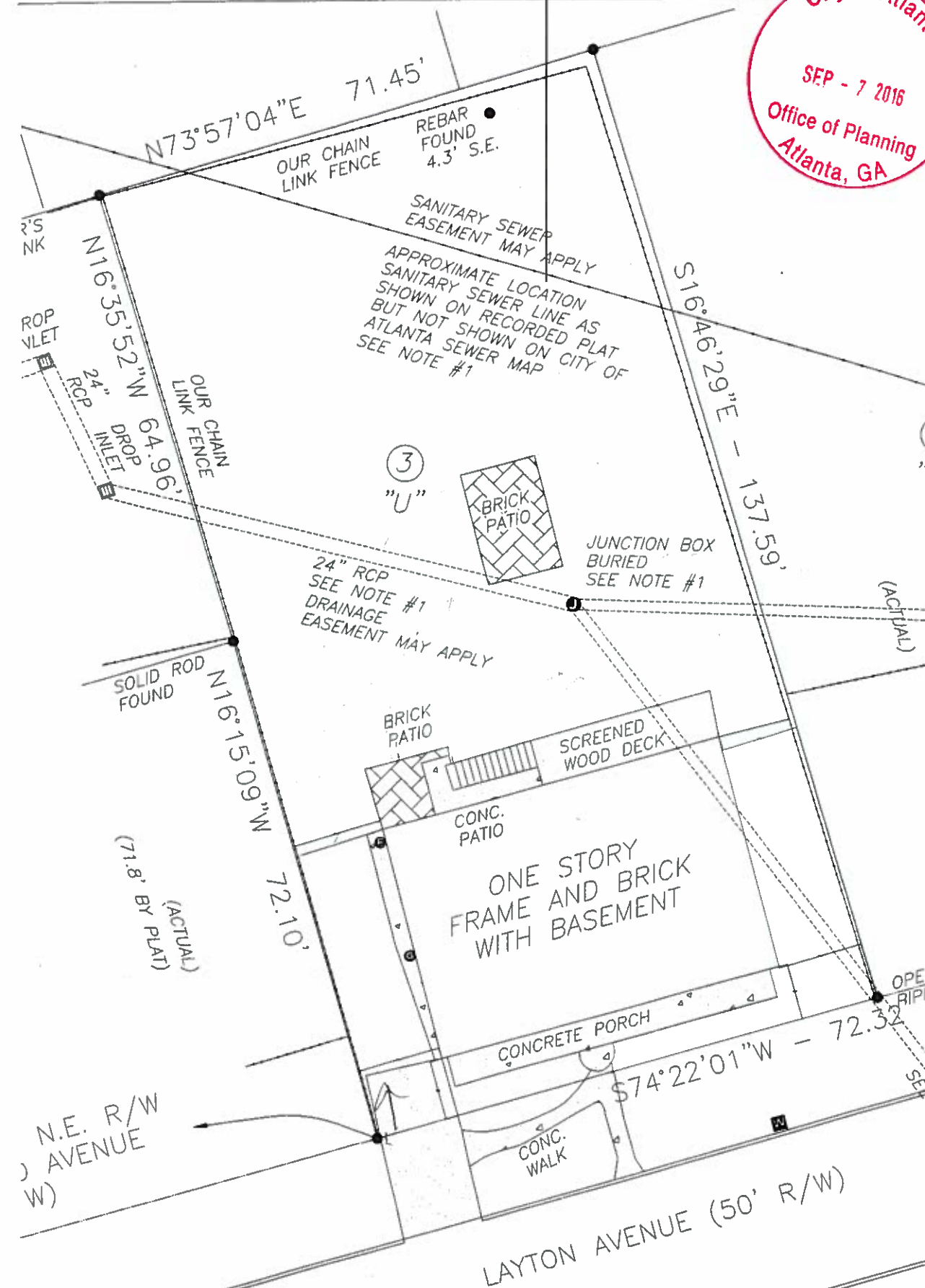
2985 Layton Ave NW, Atlanta, Ga 30318

City of Atlanta



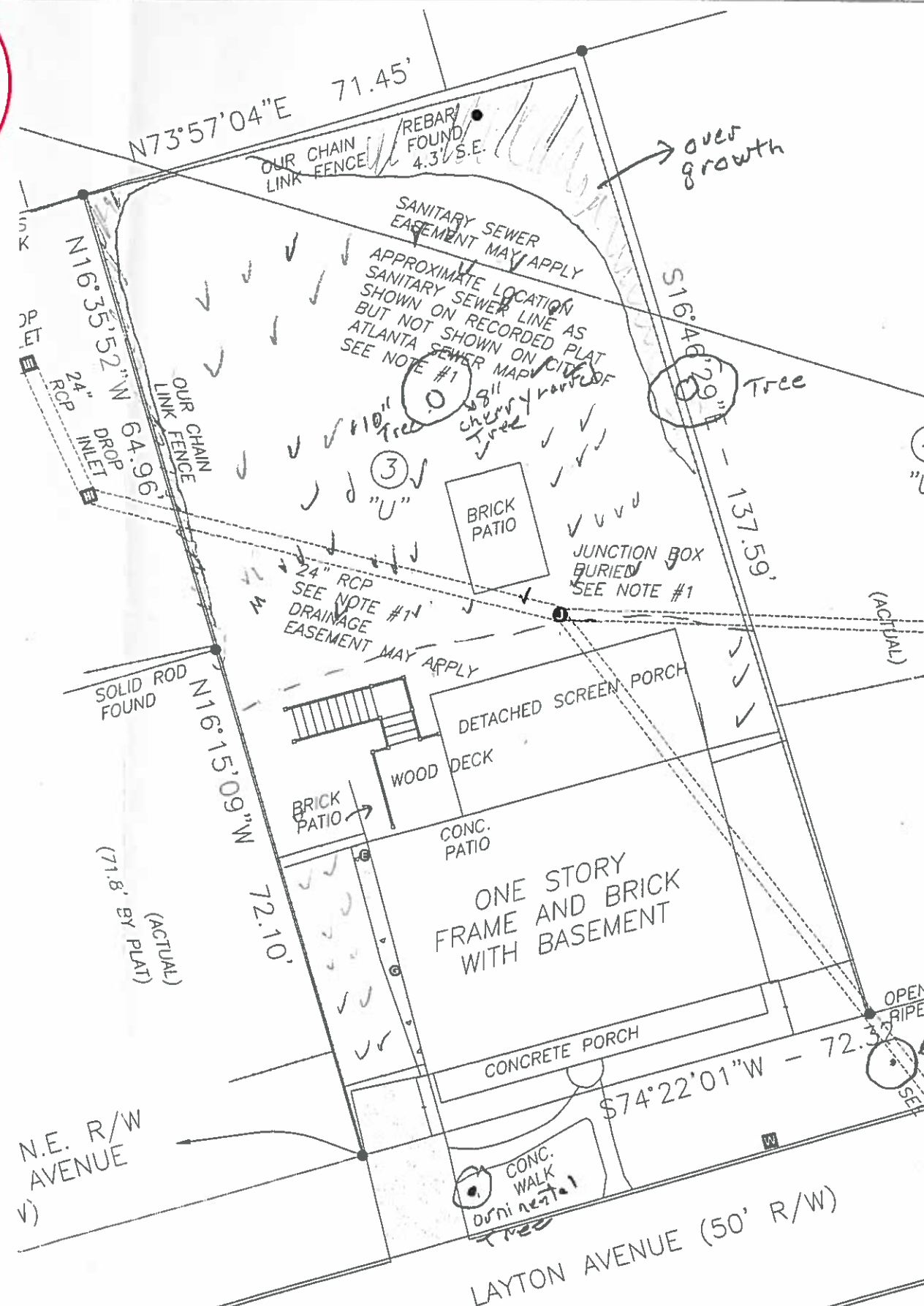
Total Area 9878 sq ft Category C	Land Disturbance	Impervious Surface
Maximum	6,914 sq ft	4,445 sq ft
Proposed	3,500 sq ft	3,000 sq ft
Remaining	(3,914 sq ft)	(1,445 sq ft)

MRPA-16-03



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

General Notes

No.	Revision/Issue	Date

SCADS
S.CLINKSCALE ARCH. DESIGN
2578 DEANN DR.
ELLENWOOD, GA 30294
OFFICE 770.873.0038

Project Name and Address
VEATCH RESIDENCE
2985 LAYTON AVE
ATLANTA, GA 30318

Project	Sheet
VEATCH ADDITION	S1
Date	07.01.16
Scale	1/16" = 1'-0"