

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: DECEMBER 23, 2019

ARC REVIEW CODE: V1912231

TO: Chairman Rob Pitts, Fulton County Board of Commissioners
ATTN TO: Randy Beck, Fulton County Department of Public Works
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-19-02FC 4715 Frederick Drive

Review Type: Metro River

MRPA Code: RC-19-02FC

Description: A Metropolitan River Protection Act (MRPA) review of a proposed project to build additional parking for approximately 100 new hires at the existing Ferguson Enterprises facility at 4715 Frederick Drive SW in unincorporated Fulton County. The total acreage of the project is 6.62 acres (288,356 SF), including the disturbed area of 4.56 acres. The site currently has 103 parking spaces. The proposed project would retain 25 existing parking spaces and build 238 new spaces. A new stormwater detention facility would be built at the eastern corner of the site. None of the land affected falls within the 100-year or 500-year floodplains.

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

Submitting Local Government: Fulton County

Land Lot: 56 **District:** 14 **Section:**

Date Opened: December 23, 2019

Deadline for Comments: January 2, 2020

Earliest the Regional Review can be Completed: January 3, 2020 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPERS
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF ATLANTA

GEORGIA DEPARTMENT OF NATURAL RESOURCES
COBB COUNTY
CITY OF SOUTH FULTON

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before **5 p.m. Thursday, Jan. 2, 2020**, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. **The ARC review website is located at:** <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

COMMENTS:



**FULTON
COUNTY**

Planning and Community Services
A Division of Public Works
141 Pryor Street SW, Suite 6001
Atlanta, GA 30303

CASHIERS CHECK
\$2000.00
Wells Fargo Bank
4/18/19
(John Humphrey)

December 17, 2019

Mr. Jim Santo
Atlanta Regional Commission
International Tower
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303-2538

Re: 4715 Frederick Drive River Corridor Review

Please let this letter serve as the official transmittal of development plans to ARC for a MRPA review of the proposed parking lot expansion at 4715 Frederick Drive SW, Atlanta, GA.

Please do not hesitate to contact me if you have further questions regarding this matter.

Sincerely,

Randy Beck
Assistant Administrator, Transportation
Transportation Division, Department of Public Works
404-612-8053 (office)

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** Fulton County

2. **Owner(s) of Record of Property to be Reviewed:**
Name(s): Deran Atlanta Warehouse, Inc.
Mailing Address: 4715 Frederick Drive SW
City: Atlanta **State:** GA **Zip:** 30336
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ **Fax:** _____
Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): J. Kevin Humphrey
Mailing Address: 5147 Dorin Hill Court
City: Glen Allen **State:** VA **Zip:** 23059
Contact Phone Numbers (w/Area Code):
Daytime Phone: 804-385-2263 **Fax:** _____
Other Numbers: _____

4. **Proposed Land or Water Use:**
Name of Development: Waterfront Drive Parking Improvements
Description of Proposed Use: Additional parking to serve approximately 100 new hires for Ferguson Retail store.

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Land Lot 56, 14f District, Fulton County, Georgia
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 6.62 acres (288,356 square feet)
Outside Corridor: _____
Total: 6.62 acres (288,356 square feet)
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 Yes, existing sewer infrastructure on site.

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	288,356 SF	<u>201,844 SF</u> 200,031 SF	<u>129,700 SF</u> 88,092 SF	<u>70%</u> (70)	<u>45%</u> (45)
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	N/A	N/A

*ALL - DMS - ARE
12-20-19*

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:

X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

X Written consent of all owners to this application. (Space provided on this form)

X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

X Description of proposed use(s). (Space provided on this form)

X Existing vegetation plan.

X Proposed grading plan.

X Certified as-builts of all existing land disturbance and impervious surfaces.

X Approved erosion control plan.

X 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.

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.

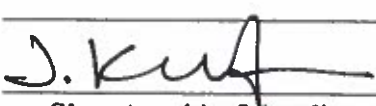
☐ Lot-by-lot and non-lot allocation tables.

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

9200 7, 2018
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)

11.19.2018
Date

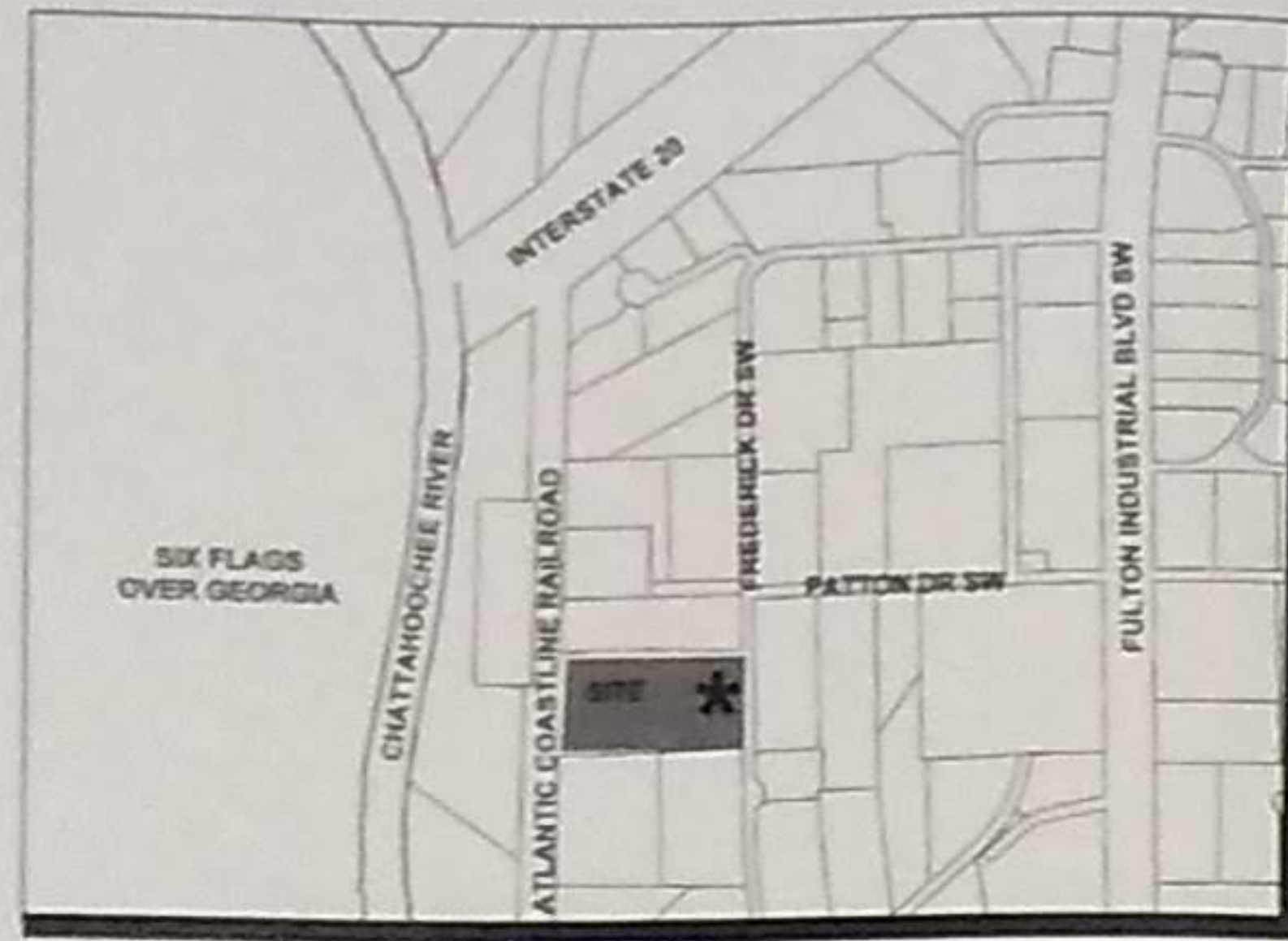
14. The governing authority of Fulton County requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.


Signature of Chief Elected Official or Official's Designee

12/17/19
Date

VICINITY MAP

1" = 1000'



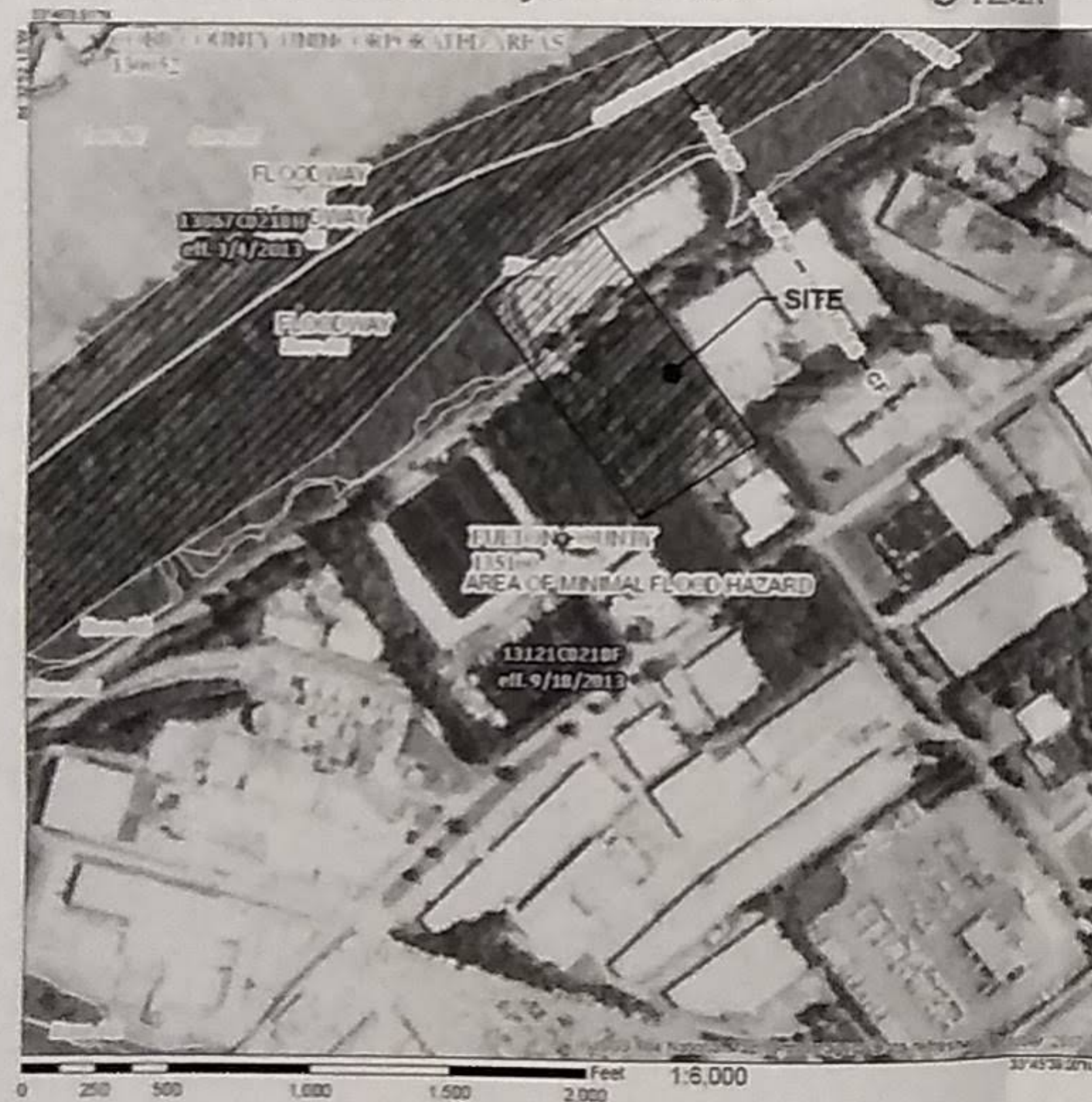
4715 FREDERICK DRIVE

PARKING IMPROVEMENTS

FULTON COUNTY PROJECT NUMBER: 19-005LP

SHEET #	DESCRIPTION	ORIGINAL ISSUE DATE	REVISION DATE	REVISION NUMBER	REVISION DESCRIPTION
C1.0	COVER	4/5/19	12/11/19	4	COUNTY COM.
C2.0	GENERAL NOTES	4/5/19	12/11/19	4	COUNTY COM.
---	SURVEY	3/28/18	12/11/19	4	COUNTY COM.
C4.0	EXISTING CONDITIONS & DEMOLITION PLAN	4/5/19	12/11/19	4	COUNTY COM.
C5.0	SITE PLAN	4/5/19	12/11/19	4	COUNTY COM.
C6.0	GRADING & STORMWATER PLAN	4/5/19	12/11/19	4	COUNTY COM.
C7.0	STORM PROFILES	4/5/19	12/11/19	4	COUNTY COM.
C8.0	EROSION & SEDIMENTATION CONTROL PLAN CLEARING PHASE	4/5/19	12/11/19	4	COUNTY COM.
C8.1	EROSION & SEDIMENTATION CONTROL PLAN GRADING PHASE	4/5/19	12/11/19	4	COUNTY COM.
C8.2	EROSION & SEDIMENTATION CONTROL PLAN FINAL PHASE	4/5/19	12/11/19	4	COUNTY COM.
C9.0	EROSION & SEDIMENTATION CONTROL NOTES	4/5/19	11/19/19	3	GSWCC COM.
C8.1	EROSION & SEDIMENTATION CONTROL NOTES	4/5/19	12/11/19	4	COUNTY COM.
C9.2	EROSION & SEDIMENTATION CONTROL NOTES	8/15/19	12/11/19	4	COUNTY COM.
C10.0	SITE DETAILS	4/5/19	12/11/19	4	COUNTY COM.
C10.1	SITE DETAILS	8/15/19	12/11/19	4	COUNTY COM.
C11.0	BMP DETAILS	4/5/19	12/11/19	4	COUNTY COM.
C12.0	EROSION CONTROL DETAILS	4/5/19	12/11/19	4	COUNTY COM.
C12.1	EROSION CONTROL DETAILS	4/5/19	12/11/19	4	COUNTY COM.
C12.2	EROSION CONTROL DETAILS	8/15/19	12/11/19	4	COUNTY COM.
C13.0	LANDSCAPE PLAN	4/5/19	12/11/19	4	COUNTY COM.
C14.0	TREE MITIGATION PLAN	4/5/19	12/11/19	4	COUNTY COM.
C15.0	TREE PROTECTION PLAN	12/11/19	12/11/19	4	COUNTY COM.

National Flood Hazard Layer FIRMette

FEMA MAP
N.T.S.

NOTE:
THIS SITE IS NOT LOCATED WITHIN A ZONE A, AE, OR SHADED ZONE X AS DEFINED BY F.I.R.M.
COMMUNITY PANEL NUMBER 135160 0218 F FOR UNINCORPORATED FULTON COUNTY, GEORGIA
BEARING A MAP REVISED DATE OF SEPTEMBER 18, 2013.



ISSUED
FOR PERMIT
12/11/19

CONSTRUCTION ACTIVITY SCHEDULE

START DATE: SEPTEMBER 2019
END DATE: JANUARY 2020

DESCRIPTION	MONTH			
	1	2	3	4
TREE SAVE FENCING				
INSTALLATION OF SED. BASIN				
CLEARING, GRUBBING, GRADING				
TEMP. GRASSING				
MAINTENANCE OF EC DEVICES				
PARKING LOT CONSTRUCTION				
DISPOSITION OF SEDIMENT DEVICES				
CLEARING OF STORM DRAINS				
FINAL STABILIZATION LANDSCAPING				
CONVERSION TO FINAL BMP				

SITE STATISTICS

PARCEL ID: 14F0056 LL0207
ZONING: M-2
PARCEL AREA: 8.62 ACRES
PROPOSED USE: WAREHOUSE
MINIMUM SETBACKS:
-FRONT (LANDSCAPE): 10'
-SIDE (LANDSCAPE): 10'
-REAR (LANDSCAPE): N/A

CONSTRUCTION ENTRANCE COORDINATES: LATITUDE: 33.7649°
LONGITUDE: -84.5425°

DISTURBED AREA: 4.56 ACRES

OWNER/DEVELOPER

NAME: FERGUSON ENTERPRISES, INC.
ADDRESS: 12500 JEFFERSON AVENUE
NEWPORT NEWS, VA 23602
PHONE #: (757) 874-7795
EMAIL: jkhumphrey@thepatinagroup.net

LAND DISTURBANCE PERMIT DISCLAIMER

THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

1. FOR ALL NEW SITES, THE DESIGN PROFESSIONAL OF RECORD WHO PREPARED THE PLAN MUST INSPECT THE INSTALLATION OF BMPs WITHIN SEVEN (7) DAYS AFTER INITIAL CONSTRUCTION BEGINS AND A RECORD OF THIS INSPECTION SHALL BE MAINTAINED ON THE SITE.
2. AFTER ANY ON-SITE FAILURE THAT ALLOWS SEDIMENT TO MIGRATE OFF-SITE, OR CAUSES STORM WATER DAMAGE DOWNSTREAM, THE DESIGN PROFESSIONAL OF RECORD WHO PREPARED THE PLAN WILL BE RESPONSIBLE TO UPDATE THE PLAN WITHIN 48 HOURS TO INCLUDE ADDITIONAL BMPs AND DESIGN REVISIONS TO PREVENT RECURRENCE.

OWNER: *[Signature]* (CERTIFICATION)
PRIMARY CONTRACTOR: *[Signature]* (CERTIFICATION)
DESIGN PROFESSIONAL: *[Signature]* (CERTIFICATION)

NOTE:
WATER SERVICE TO BE PROVIDED BY FULTON COUNTY

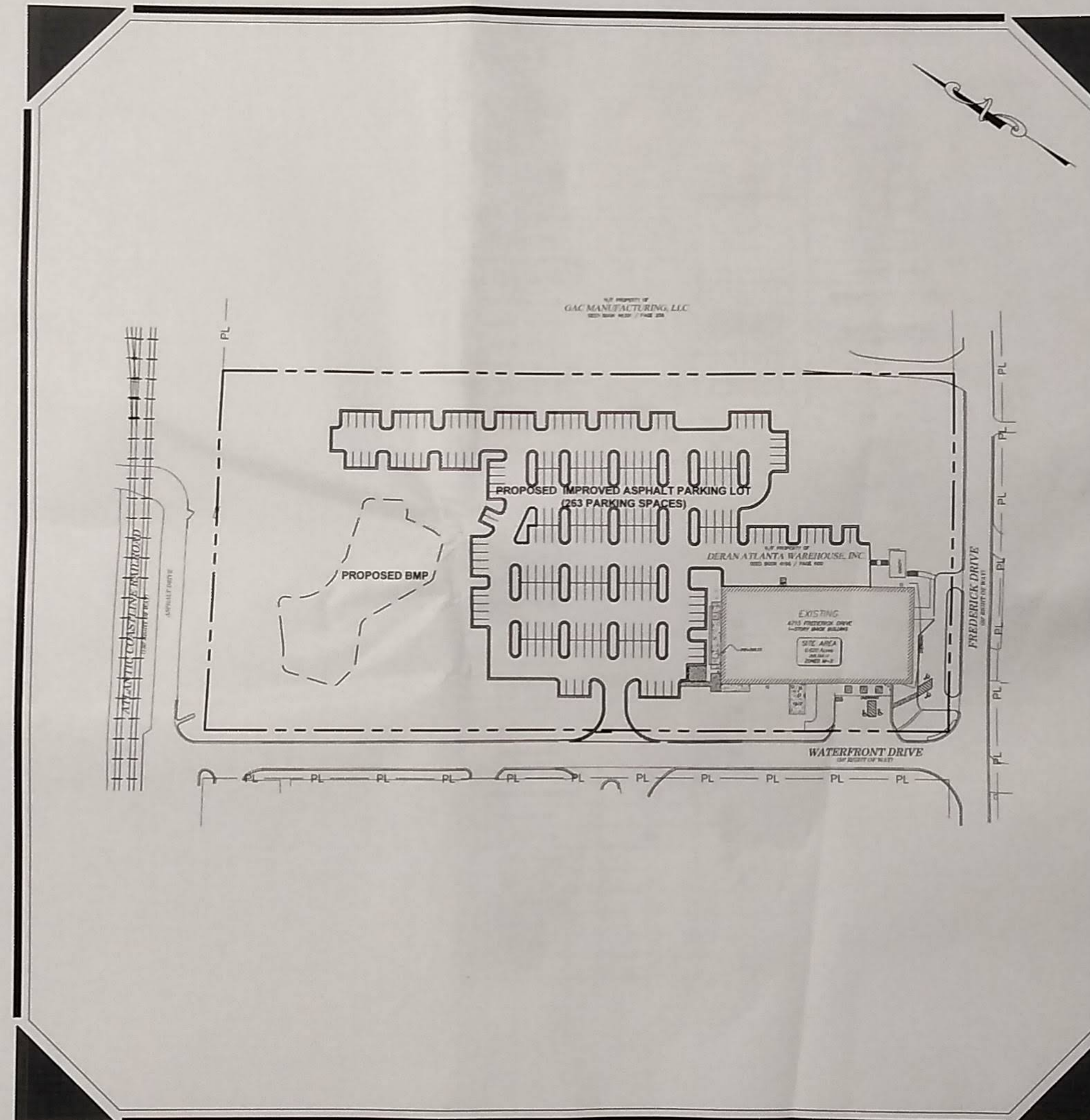
24-HOUR CONTACT
DAVID DILLON
678-572-0140

EROSION CONTROL CERTIFICATION

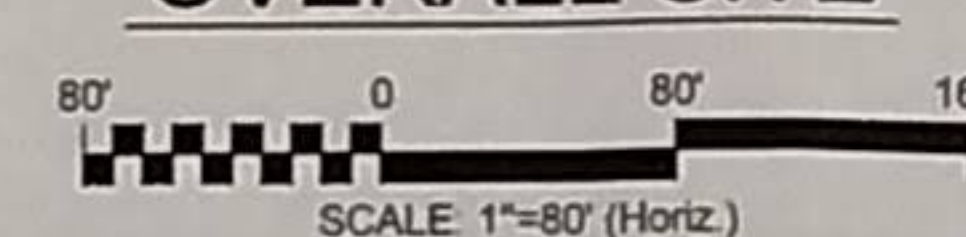
I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT UNDER MY DIRECT SUPERVISION.
BY: *[Signature]*
JOSHUA W. TRAWICK REGISTERED GEORGIA ENGINEER No. PE042051
LEVEL II CERTIFIED DESIGN PROFESSIONAL - CERTIFICATION NUMBER 000007794



ENGINEER
MCKIM & CREED
Joshua W. Trawick, P.E. (PE042051)
4536 Nelson Brogdon Blvd., Building E, Suite 2
Sugar Hill, Georgia 30518
Phone: (770) 962-4125, Fax: (770) 962-4126
PE# 000352
jtrawick@mckimcreed.com
www.mckimcreed.com



OVERALL SITE



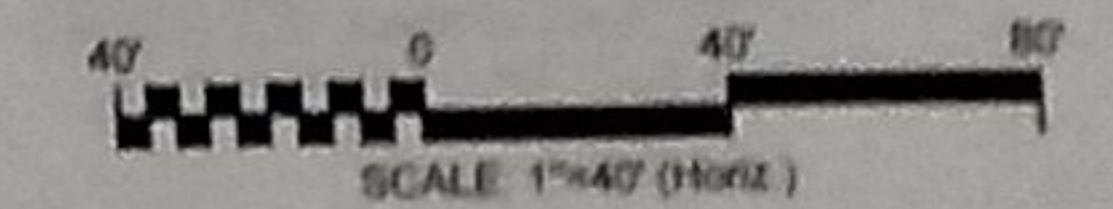
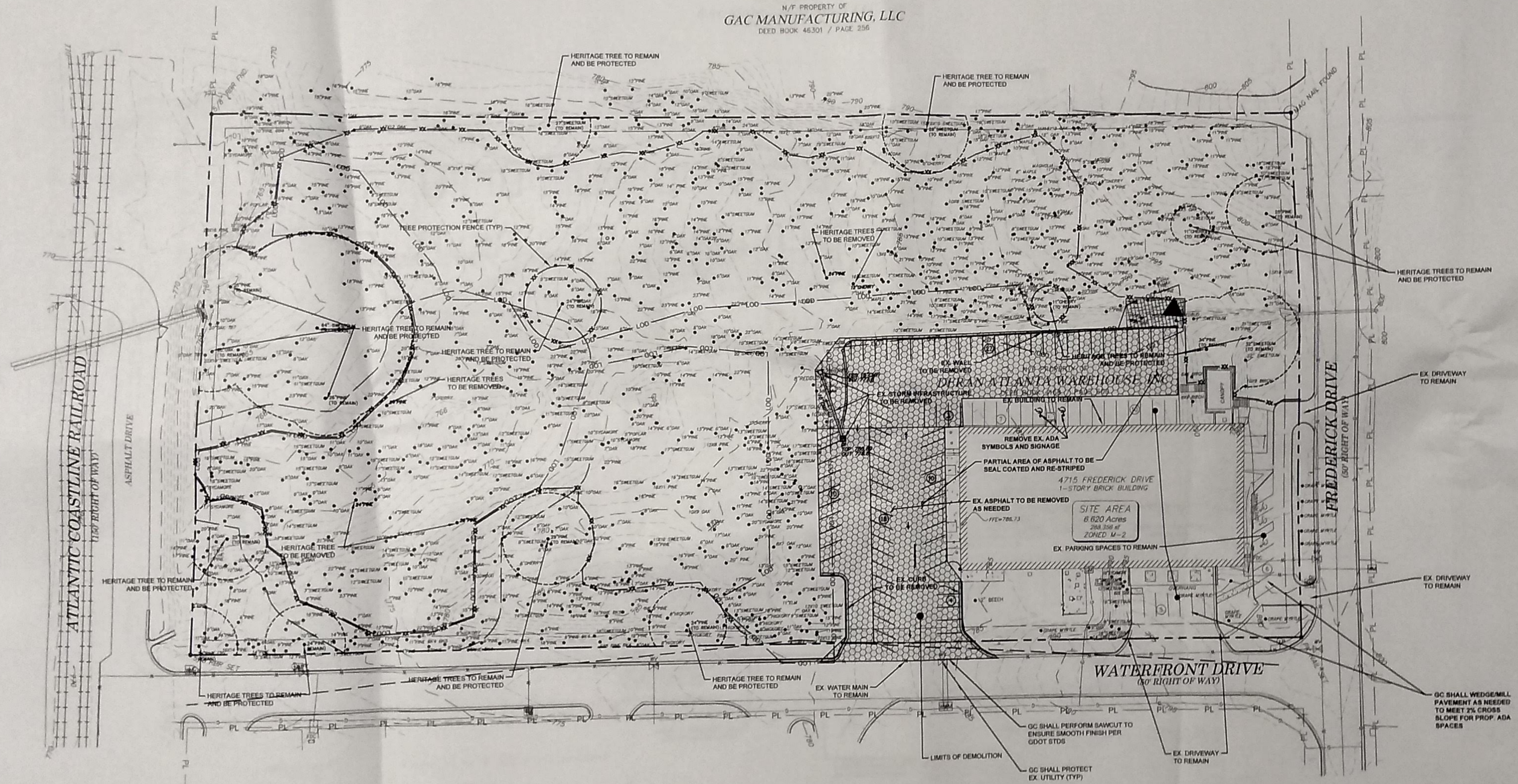
ATLANTA, FULTON COUNTY, GEORGIA
LAND LOT 56, DISTRICT 14F
DECEMBER 2019

4715 FREDERICK DRIVE PARKING IMPROVEMENTS

MCKIM & CREED PROJECT NUMBER: 07262-0004

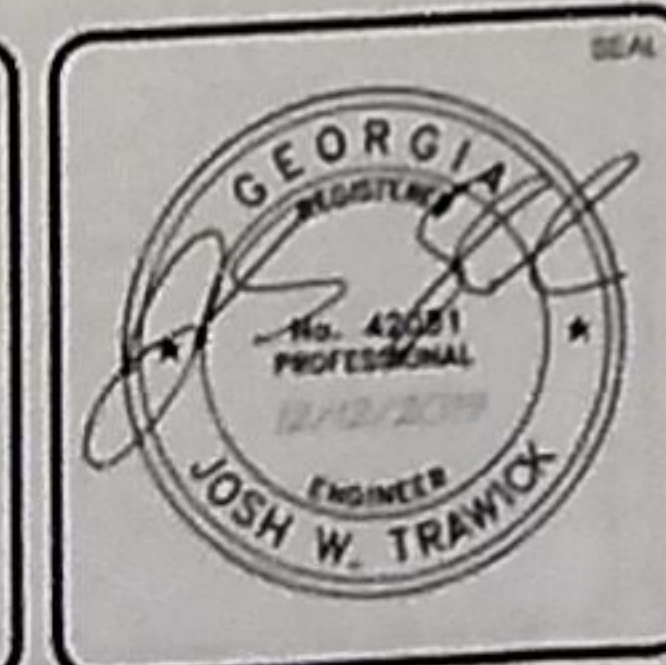
ATLANTA, FULTON COUNTY, GEORGIA

N/F PROPERTY OF
GAC MANUFACTURING, LLC
DEED BOOK 46301 / PAGE 256



811
Know what's below.
Call before you dig.

NO.	DATE	DESCRIPTION
1	12/11/19	ISSUED FOR PERMIT
2	12/11/19	REVISION
3	12/11/19	REVISION
4	12/11/19	REVISION
5	12/11/19	REVISION
6	12/11/19	REVISION
7	12/11/19	REVISION
8	12/11/19	REVISION
9	12/11/19	REVISION
10	12/11/19	REVISION

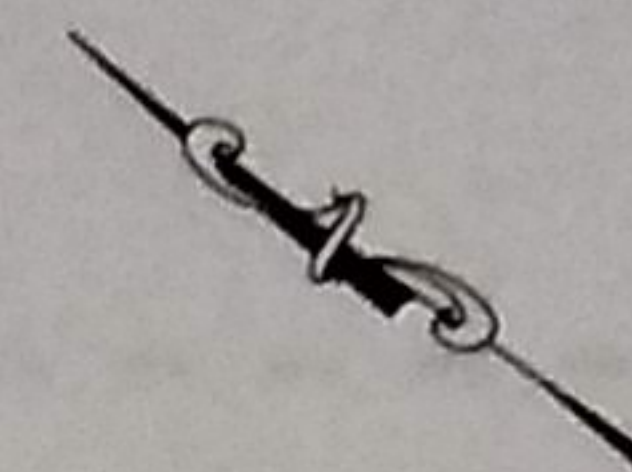


MCKIM & CREED
4536 Nelson Brogdon Blvd, Building E, Suite 2
Sugar Hill, Georgia 30518
Phone: (770) 962-4125, Fax: (770) 962-4128
jtrawick@mckimcreed.com
PEF #003352
www.mckimcreed.com

FERGUSON ENTERPRISES, INC.

**PARKING IMPROVEMENTS
4715 FREDERICK DRIVE
FULTON COUNTY, GA
EXISTING CONDITIONS &
DEMOLITION PLAN**

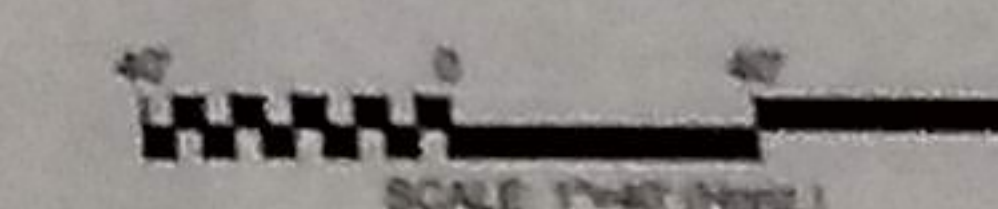
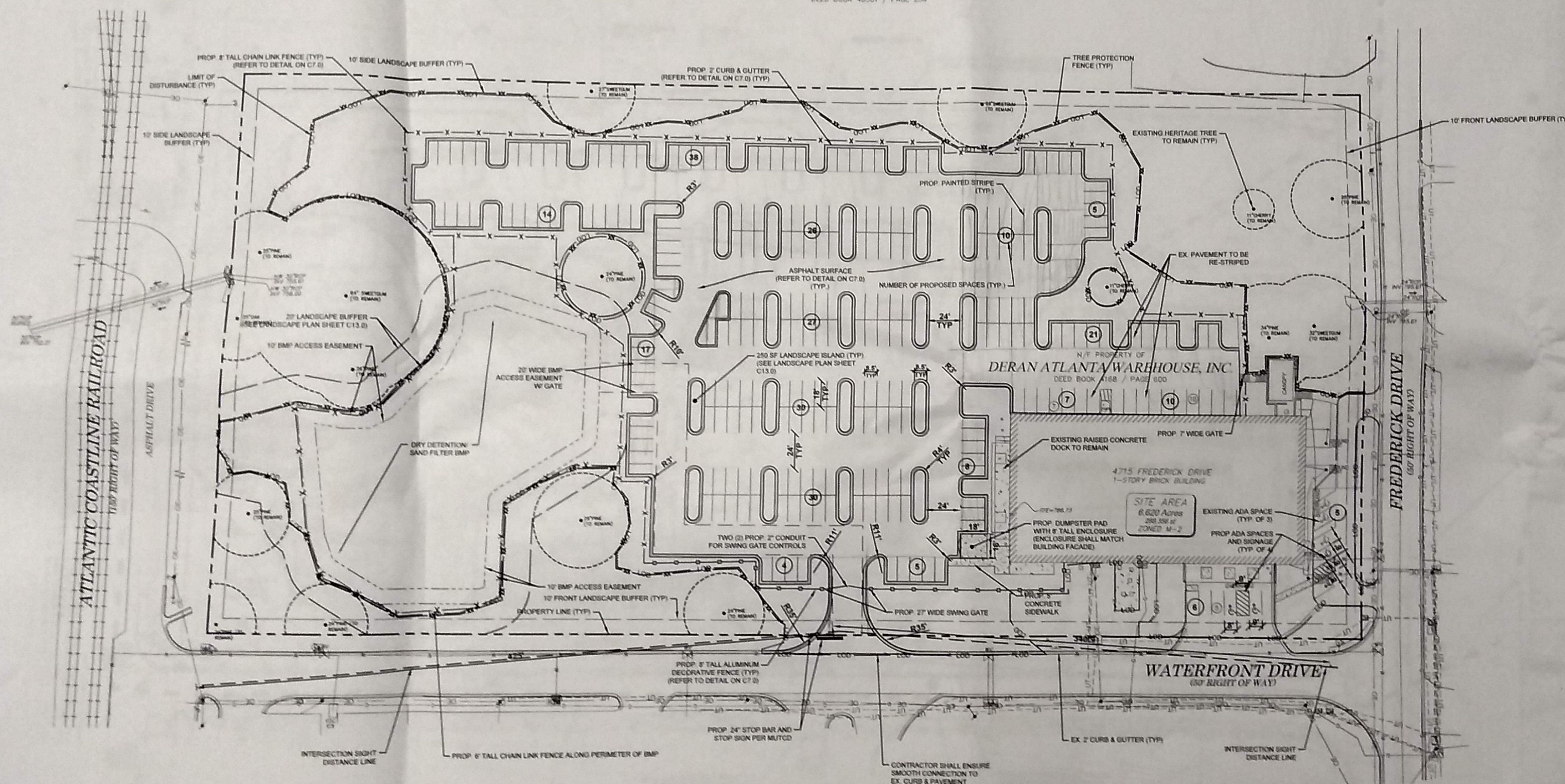
DATE	AUGUST 2019	SCALE	1" = 40'
DRAWN	MS	HORIZONTAL	1" = 40'
DESIGNED	MS	VERTICAL	N/A
CHECKED	MS		
PROJ. MGR	MS		
ISSUED FOR PERMIT			04



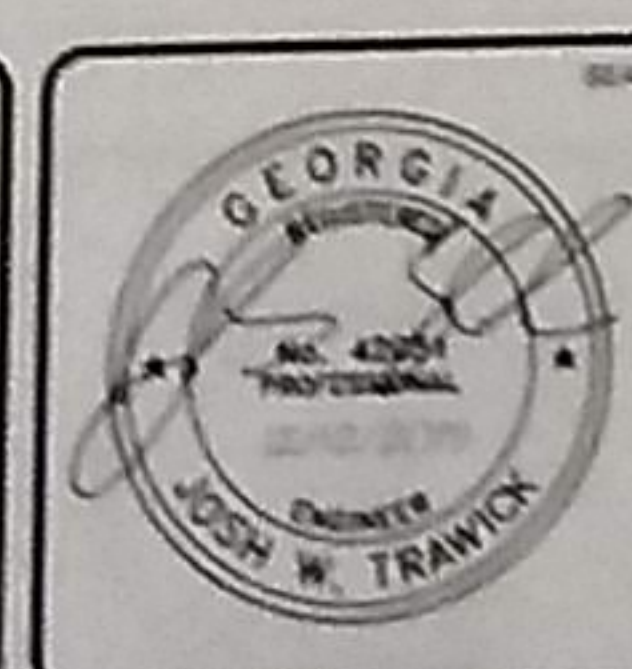
PARKING SPACE DATA:	
EXISTING PARKING SPACES	105
EXISTING PARKING SPACES TO REMAIN	28
NEW PARKING SPACES PROVIDED	283
TOTAL PARKING SPACES PROVIDED	283
NUMBER OF ADA SPACES REQ.	7
NUMBER OF ADA SPACES PROVIDED	7

N/E PROPERTY OF
GAC MANUFACTURING, LLC
DEED BOOK 46301 / PAGE 256

SITE PLAN NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB (FOC) UNLESS OTHERWISE NOTED



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/10/2019
2	FOR CONSTRUCTION	10/10/2019
3	FOR CONSTRUCTION	10/10/2019
4	FOR CONSTRUCTION	10/10/2019
5	FOR CONSTRUCTION	10/10/2019
6	FOR CONSTRUCTION	10/10/2019
7	FOR CONSTRUCTION	10/10/2019
8	FOR CONSTRUCTION	10/10/2019
9	FOR CONSTRUCTION	10/10/2019
10	FOR CONSTRUCTION	10/10/2019



**McKIM & CREED**

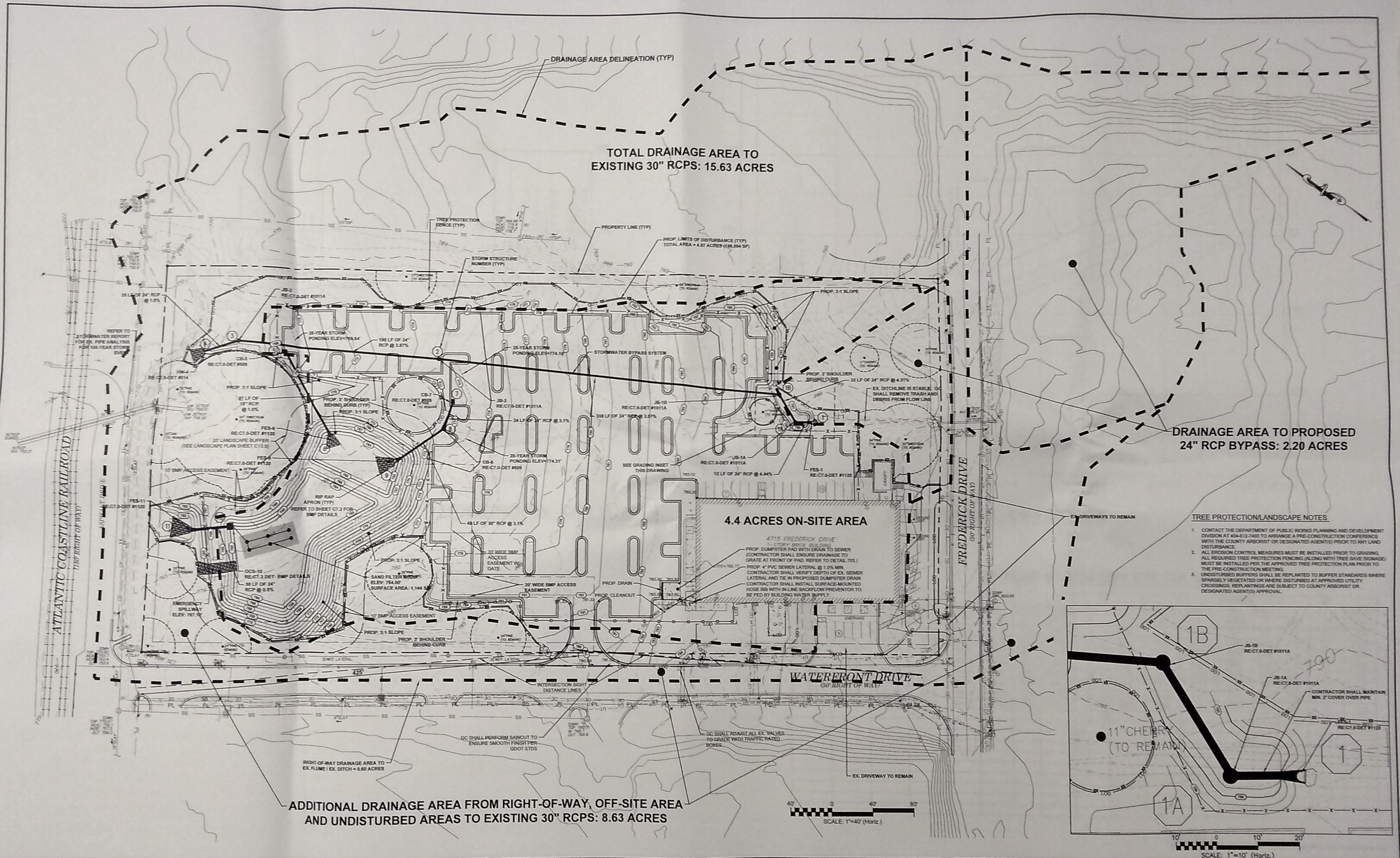
4536 Nelson Brogdon Blvd., Building E, Suite 2
Sugar Hill, Georgia 30518
Phone: (770) 962-4125, Fax: (770) 962-4126
jtrawick@mckimcreed.com
PEF #003352
www.mckimcreed.com

FERGUSON ENTERPRISES, INC.

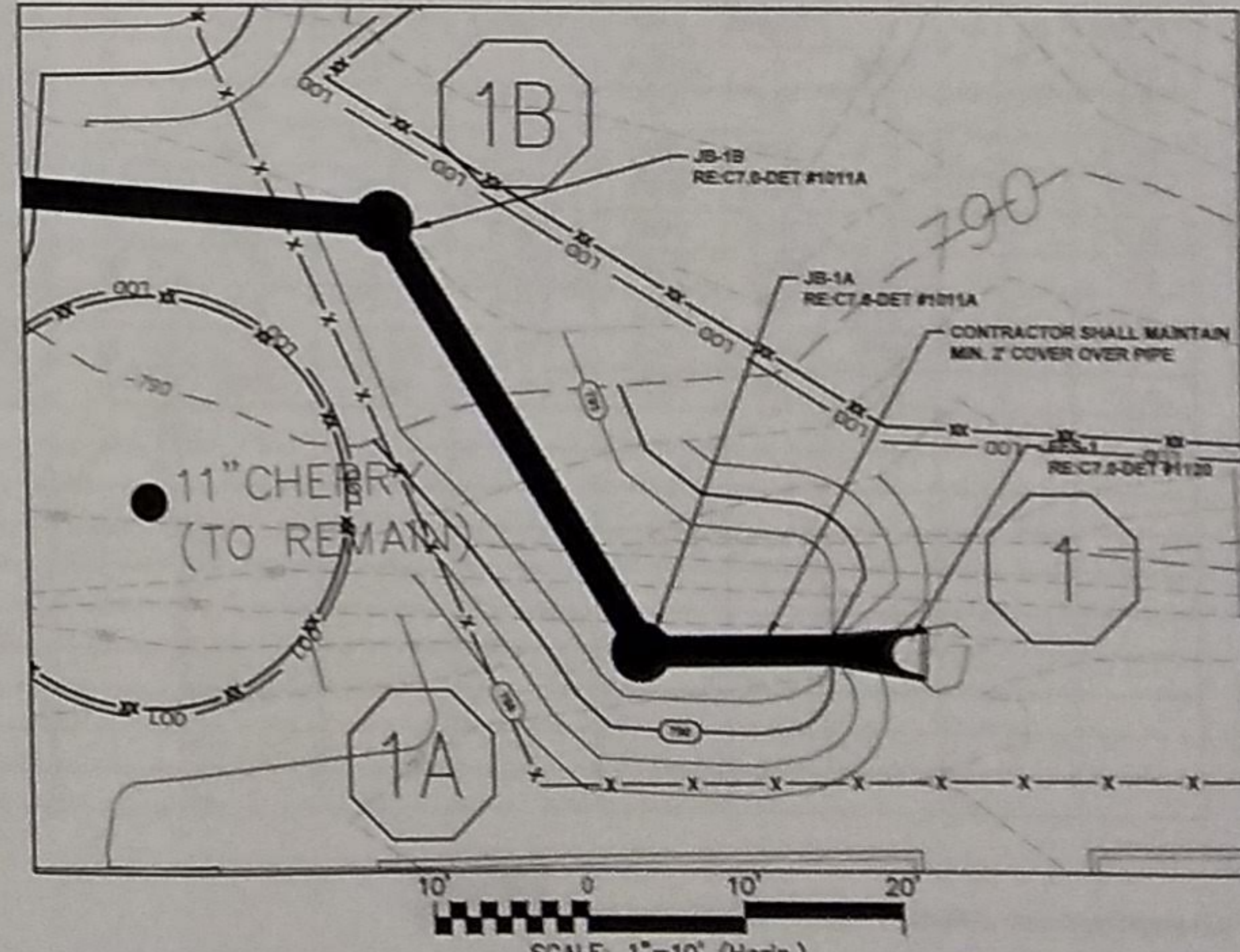
PARKING IMPROVEMENTS
4715 FREDERICK DRIVE
FULTON COUNTY, GA

SITE PLAN

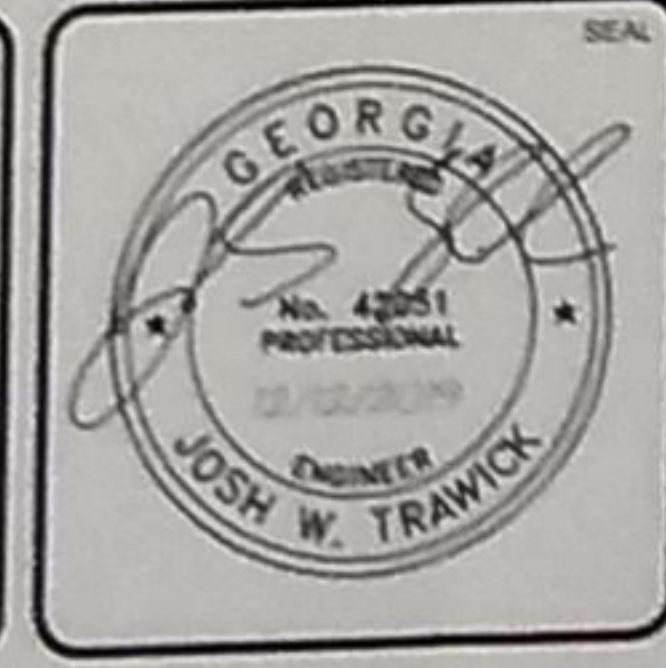
DATE	10/10/2019	SCALE	1"=40'
DESIGNED BY	JTB	CHECKED BY	JTB
PROJECT NO.	19-0000	PROJECT NAME	PARKING IMPROVEMENTS
STATUS	ISSUED FOR PERMIT	DATE	10/10/2019



- TREE PROTECTION/LANDSCAPE NOTES**
1. CONTACT THE DEPARTMENT OF PUBLIC WORKS PLANNING AND DEVELOPMENT DIVISION AT 464-512-1405 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY ARBORIST OR DESIGNATED AGENT(S) PRIOR TO ANY LAND DISTURBANCE.
 2. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO GRADING. ALL REQUIRED TREE PROTECTION FENCING (ALONG WITH TREE SAVE SIGNAGE) MUST BE INSTALLED PER THE APPROVED TREE PROTECTION PLAN PRIOR TO THE PRE-CONSTRUCTION MEETING.
 3. UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING ARE SUBJECT TO COUNTY ARBORIST OR DESIGNATED AGENT(S) APPROVAL.



NO.	REVISIONS	DATE
1	ADDED FULTON COUNTY COMMENTS	12/15/19
2	ADDED FULTON COUNTY COMMENTS	12/15/19
3	ADDED FULTON COUNTY COMMENTS	08/19/19
4	ADDED FULTON COUNTY COMMENTS	08/19/19
5	ADDED FULTON COUNTY COMMENTS	08/19/19



MCKIM & CREED
 4536 Nelson Brodgon Blvd, Building E, Suite 2
 Sugar Hill, Georgia 30518
 Phone: (770) 962-4125, Fax: (770) 962-4126
 jtrawick@mckimcreed.com
 PEF #003352
 www.mckimcreed.com

FERGUSON ENTERPRISES, INC.

PARKING IMPROVEMENTS
 4715 FREDERICK DRIVE
 FULTON COUNTY, GA
GRADING & STORMWATER PLAN

DATE	AUGUST 2019	SCALE	HORIZONTAL	VERTICAL	PROJECT NUMBER
DESIGNED	JCB	AS SHOWN	N/A		C6.0
CHECKED	JNT				
PROJ. MGR	KJS				
STATUS	ISSUED FOR PERMIT	REVISION	04		