

DATE: March 2, 2021

ARC REVIEW CODE: V2103021

**TO:** Mayor Keisha Lance Bottoms, City of Atlanta  
**ATTN TO:** Keyetta Holmes, City of Atlanta, Department of City 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-21-01A 3101 Parrott Avenue

**Review Type:** Metro River

**MRPA Code:** RC-21-01A

**Description:** A Metropolitan River Protection Act (MRPA) review of a proposal to relocate and upgrade the existing Pebblebrook Pipeline on the property at 3101 Parrott Avenue NW (aka Chattahoochee Brick site). The project would temporarily disturb 4 acres in Categories B and E and result in 1.35 acres of impervious surface when completed. The existing pipeline segment would be capped and abandoned.

**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:** City of Atlanta

**Land Lot:** District: 0 Section:

**Date Opened:** Tuesday, March 2, 2021

**Deadline for Comments:** Friday, March 12, 2021

**Earliest the Regional Review can be Completed:** Monday, March 15, 2021 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT  
 GEORGIA CONSERVANCY  
 FULTON COUNTY

ARC NATURAL RESOURCES  
 CHATTAHOOCHEE RIVERKEEPER  
 GROUNDWORK ATLANTA

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
 COBB COUNTY  
 SOUTHERN ENVIRONMENTAL LAW CENTER

Comments and questions must be emailed to Greg Giuffrida at [ggiuffrida@atlantaregional.org](mailto:ggiuffrida@atlantaregional.org). If ARC staff does not receive comments from you on or before **Friday, March 12, 2021**, we will assume that your agency has no additional comments and will close the review. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review. Please note that this document has been abbreviated for size. The full plan set may be downloaded from the ARC database at <http://www.atlantaregional.org/land-use/planreviews> or by using [this temporary OneDrive link](#).

**COMMENTS:**

# 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): The Lincoln Terminal Company, Inc. who granted us an easement on their property  
Mailing Address: The Lincoln Building, 22 South Main St  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: 29601  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 864-382-2114 Fax: 864-242-9445  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Dan Jacobsen  
Mailing Address: 1000 Windward Concourse, Suite 450  
City: Alpharetta State: GA Zip: 30005  
Contact Phone Numbers (w/Area Code): (470) 383-6482  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: Pebblebrook Pipeline Relocation  
Description of Proposed Use: Pipeline Easement  
\_\_\_\_\_
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: Atlanta, Fulton County, GA  
\_\_\_\_\_  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
Lat. 33.809162, Lon. -84.489612; Across from 3120 Parrott Ave NW; 325 ft SW of int. w/ Brick Plant Rd NW  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 26.83 Acres  
Outside Corridor: 0.50 Acres  
Total: 27.33 Acres  
Lots: Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: N/A  
Units: Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: N/A  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: N/A

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 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 N/A

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>
A				(90) _____	(75) _____
B	3.82 Acres	1.07 Acres	0.41 Acres	(80) 28%	(60) 11%
C				(70) _____	(45) _____
D				(50) _____	(30) _____
E	23.01 Acres	2.98 Acres	0.94 Acres	(30) 13%	(15) 4%
F				(10) _____	(2) _____
Total:	26.83 Acres	4.05 Acres	1.35 Acres	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes  
If "yes", indicate the 100-year floodplain elevation: 769.9 FT

**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? Yes  
If "yes", indicate the 500-year flood plain elevation: 770.2 FT

**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:**

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

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

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

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

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

Y Existing vegetation plan.

N/A Proposed grading plan.

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

Y Approved erosion control plan.

Y Detailed table of land-disturbing activities. (Both on this form and on the plans)

Y 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.

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

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

Y Site plan.


Y Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

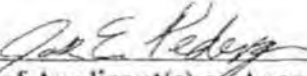
     Concept plan.

     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)

\_\_\_\_\_  
\_\_\_\_\_  
 1/12/2021  
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:

\_\_\_\_\_  
\_\_\_\_\_  
 11/19/20  
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.

Keyetta M. Holmes, AICP

January 21, 2021

Signature of Chief Elected Official or Official's Designee

Date



Y 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.

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

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

Y Site plan.

Y 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)

L. BURGAMY, JR.

R. Jordan

Signature(s) of Owner(s) of Record

2/16/2021

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:

DANIEL A. JACOBSEN

Daniel A. Jacobson

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

2/15/21

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



# PEBBLEBROOK: RELOCATION OF 12" PJG & 12" PJF PLANTATION PIPELINE

## Project Team:

Owner - Name: PLANTATION PIPE LINE COMPANY, A  
SUBSIDIARY OF KINDER MORGAN, INC. (PLANTATION)  
Address: 1001 LOUISIANA ST  
SUITE 1000  
HOUSTON, TX 77002  
Contact Person: JOSE PEDRAZA  
Tel. #: (832) 755-0341

Designer - Name: AECOM  
Address: ONE MIDTOWN PLAZA  
1360 PEACHTREE STREET NE  
SUITE 500  
ATLANTA, GA 30309  
Tel. #: (404) 965-9600

ATLANTA, FULTON COUNTY, GA 30000  
LAT. 33.809162, LON. -84.489612

○ = GSWCC STAND ALONE PROJECT CHECKLIST ITEM#  
**DATE: NOVEMBER 2020** ⑦

**PRIMARY PERMITTEE:** ④  
NAME: JOSE PEDRAZA  
PHONE #: (832) 755-0341

**24 HOUR EROSION CONTROL CONTACT:** ③  
**LEBELL CONSTRUCTION CO, INC.**  
NAME: TERRY WILLIAMSON  
ADDRESS: 1226 COUNTY RD. 11  
HEFLIN, AL 36264  
PHONE #: (256) 453-3900

## SITE DATA:

ZONING = I-2, INDUSTRIAL  
TOTAL SITE = 2.44 ACRES ⑤  
DISTURBED = 2.26 ACRES

EXISTING LAND USE: ABANDONED INDUSTRIAL SITE  
FUTURE LAND USE: PIPELINE EASEMENT

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. ②①



⑨ VICINITY MAP  
SCALE: 1"=1000'

## STANDARD EROSION CONTROL NOTES:

- ①⑨ THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- ②⑩ EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ②⑪ ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

PRIOR TO LAND-DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL (404) 546-1300 TO CONTACT THE INSPECTOR.

ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TYPE C TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (QUALIFIED PRODUCTS LIST #36) AND BE WIRE REINFORCED.

A HAUL ROUTE PERMIT IS REQUIRED WHEN MORE THAN 500 CUBIC YARDS OF HAULED VOLUME TO OR FROM THE SITE. PLANS MUST INCLUDE A STATEMENT INDICATING WHETHER OR NOT A HAUL ROUTE PERMIT IS REQUIRED.

## SHEET INDEX:

C-0 COVER SHEET  
S-1 SOIL SITE SURVEY  
C-1 EXISTING CONDITIONS PLAN  
ESC-1 INITIAL PHASE ES&PC PLAN  
ESC-2 FINAL PHASE ES&PC PLAN  
ESC-3 NPDES NOTES  
ESC-4 NPDES NOTES  
ESC-5 NPDES NOTES  
ESC-6 EROSION CONTROL STANDARD DETAILS - STRUCTURAL PRACTICES  
ESC-7 EROSION CONTROL DETAILS - DESIGNED STRUCTURAL PRACTICES  
ESC-8 EROSION CONTROL STANDARD DETAILS - VEGETATIVE PRACTICES

**PROJECT DESCRIPTION:**  
PLANTATION IS PROPOSING TO RELOCATE AN EXISTING PLANTATION PIPELINE. THIS ±2.26 AC PROJECT WILL BE CONSTRUCTED ON THEIR ±2.44 AC SITE LOCATED IN FULTON COUNTY. THE CONSTRUCTION WILL INVOLVE THE FOLLOWING ACTIVITIES: CLEARING, GRUBBING, AND EXCAVATION, EROSION AND SEDIMENT CONTROLS, RELOCATION OF EXISTING PIPELINE, AND SITE RESTORATION.

## ENGINEER CERTIFICATION STATEMENTS:

⑫ "I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100002."

⑪ "I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

⑬ "I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR THE MONITORING OF: (A) ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES SHOWN ON THE USGS TOPOGRAPHIC MAP AND ALL OTHER FIELD VERIFIED PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES, OR (B) WHERE ANY SUCH SPECIFIC IDENTIFIED PERENNIAL OR INTERMITTENT STREAM AND OTHER WATER BODY IS NOT PROPOSED TO BE SAMPLED, I HAVE DETERMINED IN MY PROFESSIONAL JUDGEMENT, UTILIZING THE FACTORS REQUIRED IN THE GENERAL NPDES PERMIT NO. GAR 100002, THAT THE INCREASE IN THE TURBIDITY OF EACH SPECIFIC IDENTIFIED SAMPLED RECEIVING WATER WILL BE REPRESENTATIVE OF THE INCREASE IN THE TURBIDITY OF A SPECIFIC IDENTIFIED UN-SAMPLED RECEIVING WATER."

GSWCC LEVEL II DESIGN PROFESSIONAL  
CERTIFICATION # 0000353394  
DATE 2/10/21



② NOTE: MUST MATCH NAME ON SEAL IN TITLE BLOCK

A "QUALIFIED CONTRACTOR" PERMIT IS REQUIRED FOR CONSTRUCTION IN THE RIGHT-OF-WAY. A "QUALIFIED CONTRACTOR" IS ANY PERSON WHO CAN PROVIDE PROOF OF AN IN-FORCE GENERAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF THREE MILLION DOLLARS (\$3,000,000.00) AND IS OTHERWISE QUALIFIED TO DO THE WORK REQUIRED OR EMPLOYS A CONTRACTOR THAT IS SO QUALIFIED. THE CITY OF ATLANTA SHALL BE SHOWN AS THE CERTIFICATE HOLDER ON THE POLICY. CONTACT SITE DEVELOPMENT DIVISION AT 404-330-6249 FOR ADDITIONAL INFORMATION ON HOW TO OBTAIN A PERMIT.

**NOTE: CONSTRUCTION ACTIVITY SCHEDULE IS TO BE SITE SPECIFIC AND DETAILED.**

②⑨

GENERAL CONSTRUCTION SCHEDULE				
Approx. Start Date: JAN 4, 2021; Approx. Completion Date: FEB 20, 2021				
BEGIN CONSTRUCTION JAN 2021	JANUARY	FEBRUARY		
SEDIMENT CONTROL - TREE PROTECTION, STABILIZED CONSTRUCTION ENTRANCE, SEDIMENT BARRIERS				
CLEARING, GRUBBING, AND EXCAVATION				
HAUL IN FILL, BACKFILL & COMPACT				
MAINTENANCE OF SEDIMENT DEVICES				
PERMANENT STABILIZATION				
REMOVE TEMPORARY EROSION CONTROL				

\* SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY. MAINTAIN BMP'S THROUGHOUT LAND DISTURBANCE ACTIVITY.

NOTE: DESIGN PROFESSIONAL MUST BE GSWCC LEVEL II CERTIFIED



**PEBBLEBROOK**  
**ATLANTA, FULTON**  
**COUNTY, GA**

PROJECT START: LAT 33.807523  
LON -84.492786  
PROJECT END: LAT 33.807193  
LON -84.488236

DATE: NOVEMBER 2020

PREPARED FOR:  
PLANTATION  
1001 LOUISIANA ST  
SUITE 1000  
HOUSTON, TX 77002  
(832) 755-0341

2/9/21 01 PER ARC 2/9/21

DATE MARK DESCRIPTION

ISSUE: 01

PROJECT No. 60640716

CAD DWG FILE:

DRAWN BY: LAS

CHECKED BY: KRA

COPYRIGHT:

SHEET TITLE

COVER SHEET

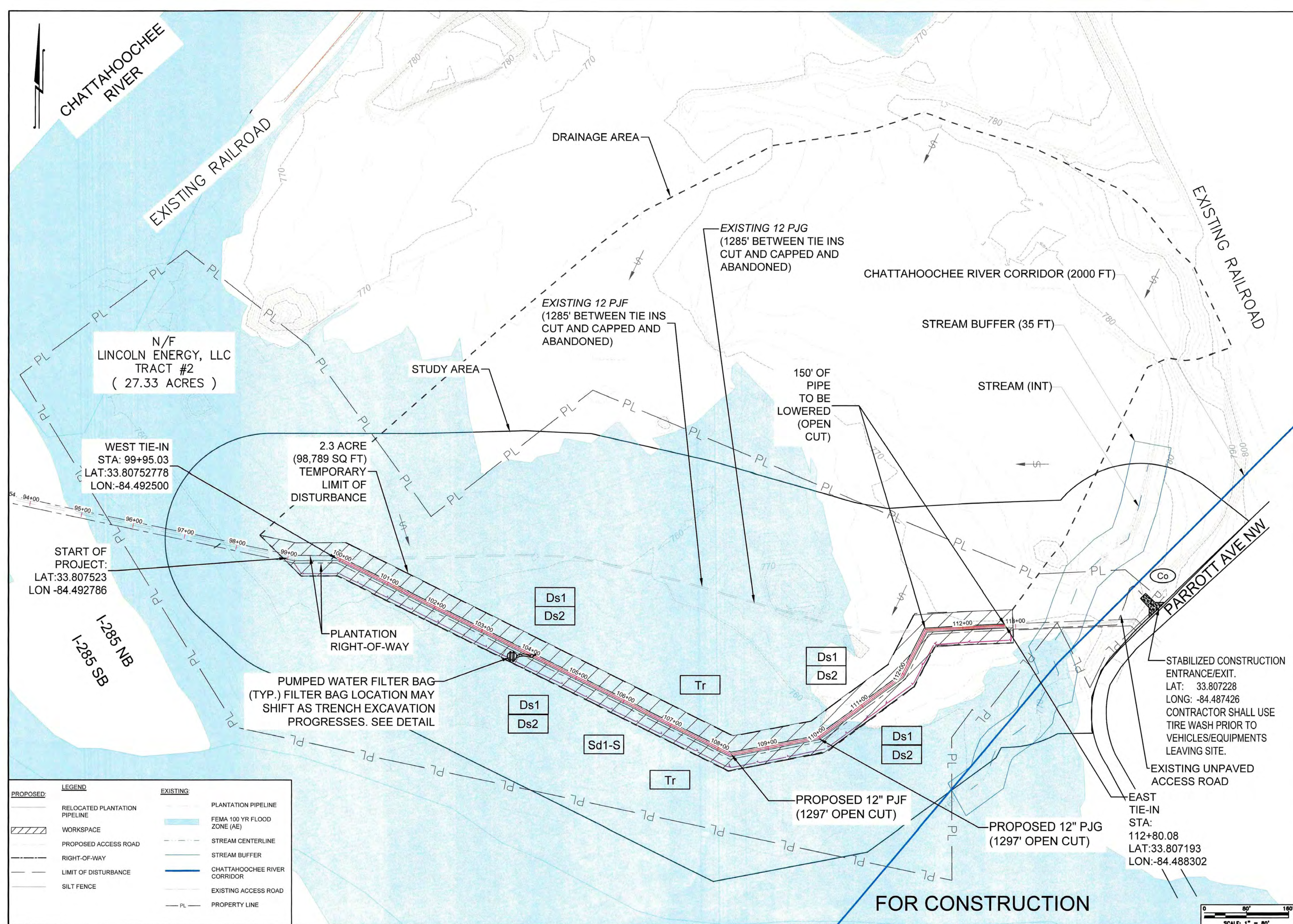
C-0

FOR CONSTRUCTION









12PJG & 12PJF  
PEBBLEBROOK  
RELOCATION  
PROJECT

[illegible]

SCALE: AS SHOWN

DRAWN BY: LAS

CHECKED BY: KRA

## INITIAL PHASE ES&PC PLAN

ESC-1