

DATE: NOVEMBER 2, 2022

TO: Mayor Andre Dickens, City of Atlanta
ATTN TO: Keyetta Holmes, Director, Office of Zoning and Development, City of Atlanta
FROM: Anna Roach, Executive Director, Atlanta Regional Commission

ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-22-03A 2022 West Paces Ferry Road

Submitting Local Government: City of Atlanta

Date Opened: October 21, 2022

Date Closed: November 2, 2022

FINDING: ARC staff have completed a review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Additional Comments: The National Park Service submitted comments and recommendations including: (1) wash all equipment to remove mud and debris that may transport damaging pests and use only native grass seed or vegetation for stabilizing the site during and after construction; (2) use native plant species for landscaping to reduce the spread of exotic species into natural areas; (3) utilize Best Management Practices to reduce erosion and sedimentation; and (4) remove the existing wooden platform as a condition of the permit to respect the 50 foot no disturbance buffer and restore/maintain the river bank's stability and stormwater filtering function.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

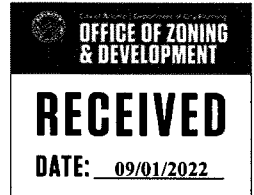
ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
HISTORIC RIVER LINE
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SMYRNA

CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY
CITY OF SANDY SPRINGS

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.

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): 2022 West Paces Ferry LLC

Mailing Address: 229 Nacoochee Dr. NW

City: Atlanta State: GA Zip: 30305

Contact Phone Numbers (w/Area Code):

Daytime Phone: 516-755-2954 Fax: _____

Other Numbers: 404-772-7005

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

Name(s): Dianne Barfield

Mailing Address: P.O. Box 475

City: Marietta State: GA Zip: 30260

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404 601-0403 Fax: _____

Other Numbers: 770-477-0403

4. Proposed Land or Water Use:

Name of Development: Renovation of single family residence

Description of Proposed Use: Addition to house, driveway additions, new pool, and new outbuildings. New additions in 2022 include house addition, porte cochere, detached garage, and guard house.

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

Land Lot(s), District, Section, County: Land Lots 234 & 240

17th district, City of Atlanta, Fulton County

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

Size of Development (Use as Applicable):

Acres:	Inside Corridor: <u>7.92 AC</u>
	Outside Corridor: _____
	Total: _____
Lots:	Inside Corridor: <u>1 Existing</u>
	Outside Corridor: _____
	Total: _____
Units:	Inside Corridor: <u>1 single family residence</u>
	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? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC - 20 - 01A (2020) Renovation of Existing Pre-Act House and Grounds

7. How Will Sewage from this Development be Treated?

A. Septic tank Use existing system with no expansion

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.
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>94,221 SF</u>	<u>16,230 SF</u>	<u>12,903 SF</u>	<u>(70) 17</u>	<u>(45) 14</u>
D	<u>114,252 SF</u>	<u>78,302 SF*</u>	<u>36,847 SF**</u>	<u>(50) 68*</u>	<u>(30) 32**</u>
E	<u>70,137 SF</u>	<u>7,367 SF*</u>	<u>1,356 SF**</u>	<u>(30) 11*</u>	<u>(15) 2**</u>
F	<u>66,492 SF</u>	<u>3,375 SF*</u>	<u>556 SF</u>	<u>(10) 5*</u>	<u>(2) .08</u>
Total:	<u>345,102 SF</u>	<u>105,274 SF</u>	<u>51,662 SF</u>	<u>N/A</u>	<u>N/A</u>

*Includes a transfer of 13,764 SF of land disturbance from E to D at 1 to 1.5 (13,764 x 1.5 = 20,511 SF) and a transfer of 450 SF from F to D at 1 to 1.5 (450 x 1.5 = 675 SF) for a total transfer of 21,186 SF as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

**Includes a transfer of 1714 SF of impervious surface from E to D at 1 to 1.5 (1714 x 1.5 = 2571 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

*This page revised
JMS - 9/9/22*

MRPA-22-005

OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 09/01/2022

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes

If "yes", indicate the 100-year floodplain elevation: 175.0

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)

____ Plan-level plan showing (as applicable): lot boundaries; any other sub-divisions; 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)



Signature(s) of Owner(s) of Record

8-1-22
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)

8-1-22
Date

14. The governing authority of

City of Atlanta

review by the Atlanta Regional Commission of the above-described lot under the Provisions of the Metropolitan River Protection Act.

Kayetta M. Holmes, AICP
Signature of Chair/Elected Official or Officer's Designee

8-1-22
Date

MRPA-22-005

OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 08/01/2022

THE 2022 WEST PACES FERRY RD. RESIDENCE

2022 WEST PACES FERRY RD.
ATLANTA, GEORGIA 30327

PROPOSED LAND DISTURBANCE AND IMPERVIOUS SURFACE

VULNERABILITY CATEGORY	TOTAL ACREAGE (OR S.F.)	TOTAL ACREAGE (OR S.F.) LAND DISTURBANCE	TOTAL ACREAGE (OR S.F.) IMPERVIOUS SURFACE	PERCENT LAND DISTURBANCE (MAXIMUM IN PARENTHESES)	IMPERVIOUS SURFACE (MAXIMUM IN PARENTHESES)
A					
B					
C	94,221 SF	16,230 SF	12,903 SF	(70) 17%	(45) 14%
D	114,252 SF	78,302 SF*	36,847 SF**	(50) 68%*	(30) 32%**
E	70,137 SF	7,367 SF*	1,356 SF**	(30) 11%*	(15) 2%**
F	66,426 SF	3,375 SF*	556 SF	(10) 5%*	(2) .08%
TOTAL	345,102 SF	105,274 SF	51,662 SF	N/A	N/A

* Includes a transfer of 13,764 SF of land disturbance from E to D at 1 to 1.5 (13,764 x 1.5 = 20511 SF), and a transfer of 450 SF from F to D at 1 to 1.5 (450 x 1.5 = 675 SF) for a total transfer of 21,186 SF as per Part 2.A3.c(1) of the Chattahoochee Corridor Plan.

** Includes a transfer of 1714 SF of impervious surface from E to D at 1 to 1.5 (1714 x 1.5 = 2571 SF) as per Part 2.A3.c(1) of the Chattahoochee Corridor Plan.

PROPOSED WORK:

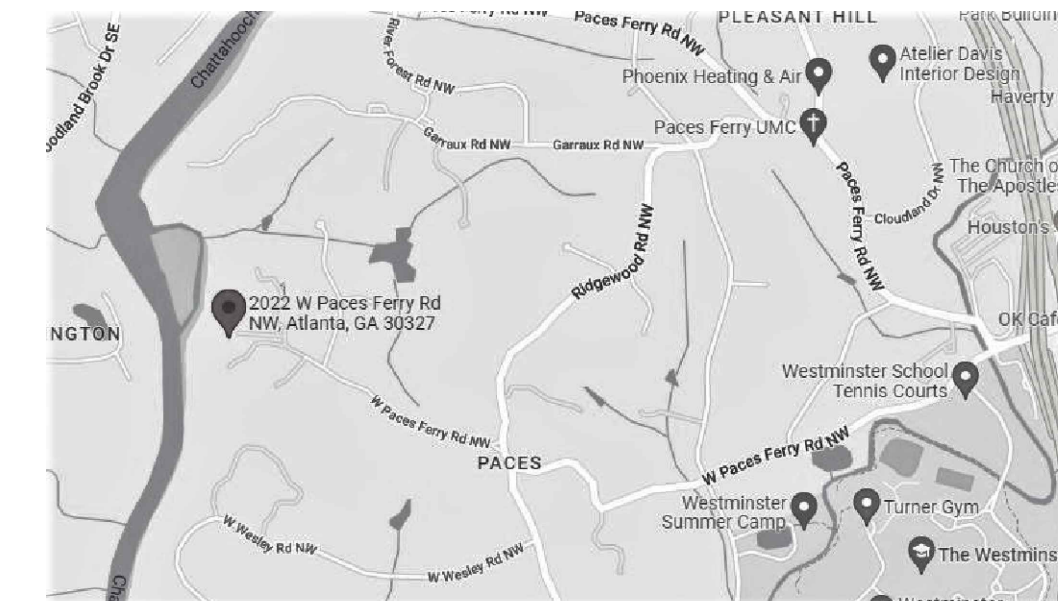
- PROPOSED COVERED PORTE COCHERE
- PROPOSED DETACHED GARAGE
- UPGRADE STORMWATER TANK HOLDING CAPACITY
- PROPERTY PREVIOUSLY PERMITTED IN 2020, #BB-202003657

PROPOSED WORK:

- PROPOSED GUARD HOUSE
- PROPOSED PAVING REDUCTION
- PROPERTY PREVIOUSLY PERMITTED IN 2020, #BB-202003657

PROPOSED WORK:

- PROPOSED ADDITION
- PROPOSED CHANGE TO STEPS AND GRADING
- UPGRADE STORMWATER TANK HOLDING CAPACITY
- PROPERTY PREVIOUSLY PERMITTED IN 2020, #BB-202003657



VICINITY MAP

PROJECT DATA

SCOPE OF WORK/NATURE OF CONSTRUCTION ACTIVITY:

- PROPOSED PORTE COCHERE
- PROPOSED STORAGE BUILDING
- UPGRADE STORMWATER TANK HOLDING CAPACITY
- PROPOSED HOUSE ADDITION
- PROPOSED CHANGE TO STEPS AND GRADING
- SEE PLANS BY D. STANLEY DIXON ARCHITECTS FOR NEW PORTE COCHERE, DETACHED GARAGE, AND HOUSE ADDITION.

OWNER:
2022 WEST PACES FERRY, LLC
2022 WEST PACES FERRY RD.
ATLANTA, GA 30327

LANDSCAPE ARCHITECT:
HOWARD DESIGN STUDIO, LLC
1201 PEACHTREE STREET, NE
400 COLONY SQUARE, SUITE 1925
ATLANTA, GEORGIA 30361
404.876.7051

ARCHITECT:
D. STANLEY DIXON ARCHITECT
2300 PEACHTREE RD. NE
2300 C-101
ATLANTA, GA 30309
404.574.1430

STRUCTURAL ENGINEER:
KOBLASZ AND KENNISON
232 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
404.860.2600

STRUCTURAL ENGINEER:
JVG CIVIL ENGINEERING, INC.
1359 ARNOLD AVE. NE
ATLANTA, GA 30324
770.402.3471

SURVEY INFORMATION:
BARTON SURVEYING, INC.
P.O. BOX 640
LEBANON, GA 30146
770.345.2810

GENERAL CONTRACTOR / 24 HOURS CONTACT:
CHRIS CONLEY HOMES
2881 RIDGEVIEW RD. NW
ATLANTA, GA 30327
404.367.9178 WORK
404.550.6143 CELL

EROSION CONTROL CONTRACTOR:
CHRIS CONLEY HOMES
2881 RIDGEVIEW RD. NW
ATLANTA, GA 30327
404.367.9178
404.550.6143

RIVERLY

2022 West Paces Ferry Rd.
Atlanta, GA
30327

ARC PERMIT PLAN

Date
8.19.22

Sheet Number
P2.0

1" = 30'
Revisions
9.12.22

Designed By
JH

Drawn By
JC

HOWARD DESIGN STUDIO, LLC
Landscape Architecture

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JOHN P HOWARD
GSWCC LEVEL II
CERTIFICATION #
061980
EXPIRES 10/14/2022



ISSUED FOR CONSTRUCTION