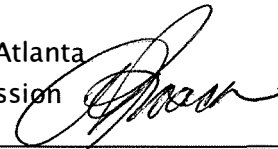


DATE: JULY 10, 2023

TO: MAYOR ANDRE DICKENS, City of Atlanta
ATTN TO: KEYETTA HOLMES, ZONING AND DEVELOPMENT DIRECTOR, 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-23-06A 3390 Paces Ferry Road

Submitting Local Government: City of Atlanta

Date Opened: June 22, 2023

Date Closed: July 10, 2023

FINDING: ARC staff have completed a review of an 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: No comments were received.

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SMYRNA

CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY
RIVER LINE HISTORIC AREA

For questions, 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>.



Andre Dickens MAYOR

CITY OF ATLANTA
DEPARTMENT OF WATERSHED MANAGEMENT

Mikita K. Browning
COMMISSIONER

72 MARIETTA STREET NW
ATLANTA, GEORGIA 30303

July 5, 2023

Mr. Donald Shockey
Atlanta Regional Commission
229 Peachtree Street NE, Ste. 100
Atlanta, Georgia 30303

**RE: Review Notices and Comments Requests:
6405 Riverside Drive
MRPA RC-23-02SS
and
3990 Paces Ferry Road NW
MRPA RC-23-06A**

Dear Mr. Shockey:

I would like to thank you for plans and requesting comments for the two sites referenced above. Based on a brief review of the plans provided and a check of available City of Atlanta resources, we offer the following comments:

Regarding MRPA RC-23-02SS for 6405 Riverside Drive, the subject property is outside of the City of Atlanta jurisdiction and no comments are provided.

Regarding MRPA RC-23-06A for 3990 Paces Ferry Road NW, the subject property lies within the City of Atlanta water supply watershed and, therefore, the required stream buffer is 150-feet (not 75-feet). The applicant will be required to apply for a riparian stream buffer authorized encroachment. Information is available at this link: <https://www.atlantawatershed.org/stream-buffer-technical-board-2/>

The plans should comply with all relevant ordinances and be submitted through the City Planning Department for the required permitting process.

Please do not hesitate to contact me or Deputy Commissioner Alex Mohajer (amohajer@atlantaga.gov or 404-546-1356) if there are any questions or if we can provide additional information.

Regards, 4A6D52BB5B2C42D...

Mikita K. Browning
Commissioner, Department of Watershed Management

cc: Alex Mohajer, Deputy Commissioner, Department of Watershed Management



REGIONAL REVIEW NOTIFICATION

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

DATE: JUNE 22, 2023

TO: Mayor Andre Dickens, City of Atlanta
ATTN TO: Keyetta Holmes, Zoning and Development Director, City of Atlanta
FROM: Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: 3390 Paces Ferry Road RC-23-06A
MRPA Code: RC-23-06A

Description: A Metropolitan River Protection Act review of a project to construct additions to an existing house on a two-acre site wholly within the Chattahoochee River Corridor at 3390 Paces Ferry Road in the City of Atlanta. The scope of work includes a home addition, pool, deck, driveway, porte cochere, garage, walls and steps, and landscaping. The proposed disturbed and impervious areas are within allowed limits.

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

Submitting Local Government: City of Atlanta
Land Lot: United States **District:** 0 **Section:**
Date Opened: June 22, 2023
Deadline for Comments: July 3, 2023

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SMYRNA

CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY
RIVER LINE HISTORIC AREA

For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments before July 3, 2023, we will assume that your agency has no additional comments and will close the review. Please submit comments via email. For more information on plan reviews visit <http://www.atlantaregional.org/land-use/planreviews>.

Review materials are attached.



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): Harvin Greene
Mailing Address: 2096 N Ponce de Leon Ave
City: Atlanta **State:** GA **Zip:** 30307
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-410-2165 **Fax:** _____
Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Davis Bishop (FIELD Landscape Architecture)
Mailing Address: 659 Auburn Ave NE Suite #154
City: Atlanta **State:** GA **Zip:** 30312
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-831-7180 **Fax:** _____
Other Numbers: _____

4. **Proposed Land or Water Use:**
Name of Development: 3990 Paces Ferry Rd Residence
Description of Proposed Use: Addition to existing single-family residence, new swimming pool, porte cochere, new garage, driveway replacement and general landscape improvements.

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Land Lot: 235, District: 17
Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____

Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 2.064 Acres
Outside Corridor: _____
Total: _____
Lots: **Inside Corridor:** 1
Outside Corridor: _____
Total: _____
Units: **Inside Corridor:** 1 single family residence
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 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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	26,042 SF	5,762 SF	4,449 SF	(70) 22.1%	(45) 17.1%
D	47,188 SF	15,310 SF	10,540 SF	(50) 32.4%	(30) 22.3%
E	16,694 SF	1,810 SF	1,802 SF	(30) 10.8%	(15) 10.8%
F	_____	_____	_____	(10)_____	(2)_____
Total:	89,924 SF	22,882 SF	16,791 SF	N/A	N/A

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)

____ 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).

MRPA-23-007



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)

_____ 05/23/2023

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:

Davis Bishop 5/23/2023

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 06/07/2023

Signature of Chief Elected Official or Official's Designee

Date



Metropolitan River Protection Act Reevaluation Request Form

Date: 04.04.2023

Property Address (or other identifying information): 3990 Paces Ferry Road, Atlanta, GA 30327

Applicant: Davis Bishop (FIELD Landscape Architecture)

Applicant Phone Number: 404.831.7180

Applicant Email: davis@fieldla.com

Fee for Reevaluation: \$340

Method of Payment: Cashiers Check - Received 4/10/2023

Date of Reevaluation Completion: 4/11/2023

Expiration for Application Fee Reduction: 4/11/2026

Note: This reevaluation does not constitute a Metropolitan River Protection Act (MRPA) review. If a full MRPA review application is submitted for a property that had a reevaluation performed within the last three years (per the expiration date above), the reevaluation fee will be applied to the application fee. After three years, the full application fee will be owed.

John M. [Signature] 4/11/23

Disclaimer:

Changes in vulnerability categories are based on documented data and reductions in vulnerability are not guaranteed. All existing land disturbance and impervious surface will be counted towards the allocations allowed in each category. Any land disturbance or impervious surface issues identified on the reevaluated property will need to be addressed before new development is considered. Land that is below the current FEMA 100-year flood elevation of the Chattahoochee River cannot be reevaluated and is classified as E category land. Any changes in the FEMA 100-year River floodplain that occur between the time the reevaluation is completed and the time of the MRPA review application submission must be shown on the submitted plans and any affected categories must be revised and the affected category areas must be recalculated accordingly.



GENERAL SCOPE OF WORK:

DEMOLITION:

- SELECTIVE REMOVAL OF DRIVEWAY + PARKING AREAS
- REMOVAL OF CONCRETE, BRICK, AND GRAVEL PAVING
- REMOVAL OF WALLS + STEPS
- REMOVAL OF TREES

PROPOSED NEW CONSTRUCTION:

- ADDITION BY ARCHITECT
- PORTE COCHERE BY ARCHITECT
- NEW SWIMMING POOL
- NEW DRIVEWAY AND MOTORCOURT ALIGNMENT
- NEW PAVING, WALLS + STEPS

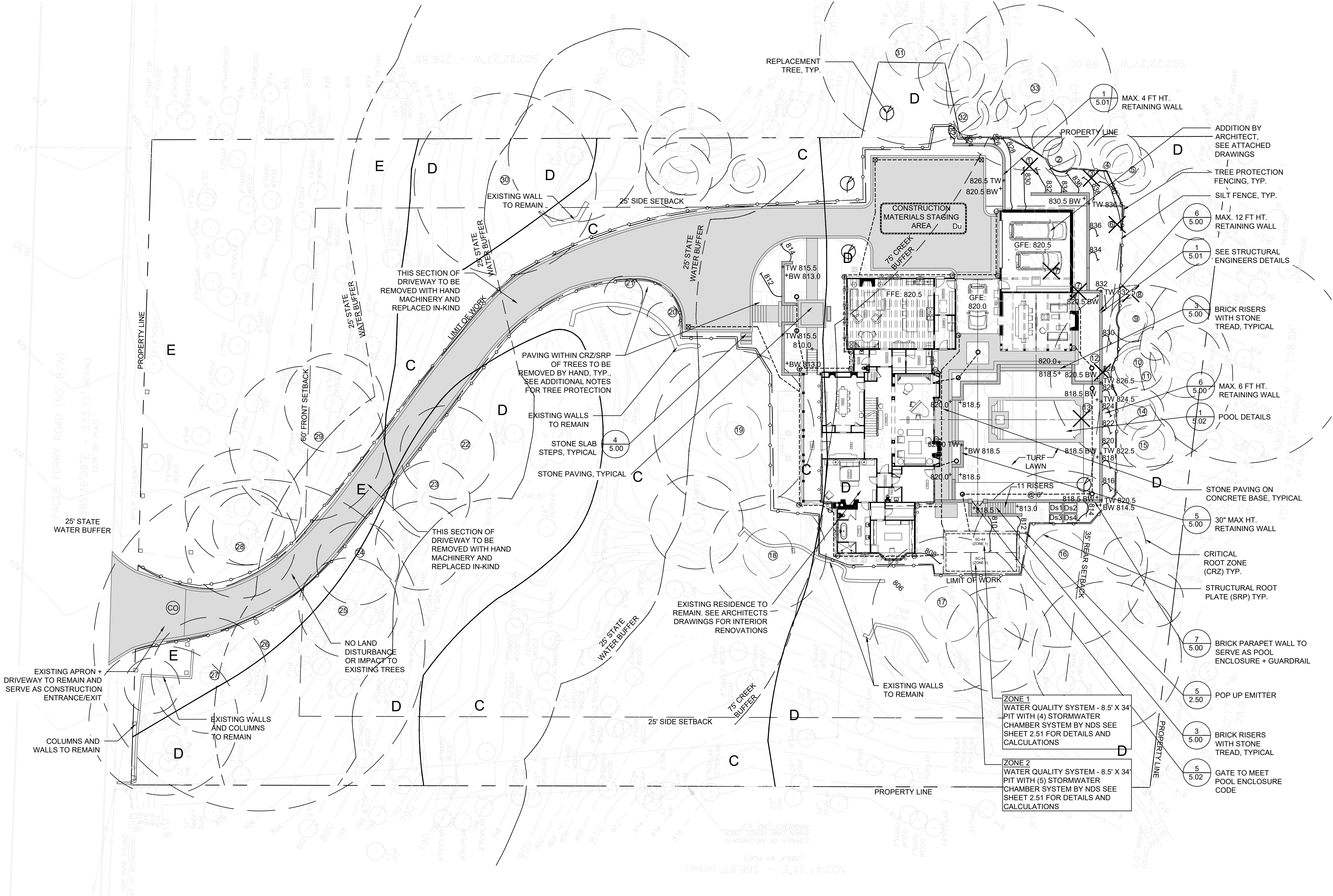
TOTAL ACREAGE OF SITE: 2.064 AC (89,924 SF)
TOTAL AREA DISTURBED: 0.525 AC (22,886 SF)

EXISTING COVERAGE: 0.330 AC (14,375 SF)
PROPOSED COVERAGE: 0.351 AC (15,290 SF)

ZONING: R-1
MINIMUM LOT SIZE: 2 ACRES
SETBACKS
FRONT: 60 FT
SIDE: 25 FT
REAR: 35 FT
MAX COVERAGE: 25%

ARC VULNERABILITY ZONES FOR 3990 PACES FERRY RD.

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 PARENTHESIS)	IMPERVIOUS SURFACE (MAXIMUM IN PARENTHESIS)
A	N/A				
B	N/A				
C	26,042 S.F.	5,762 S.F.	4,449 S.F.	(70) 22.1%	(45) 17.1%
D	47,188 S.F.	15,310 S.F.	11,021 S.F.	(50) 32.4%	(30) 23.4%
E	16,694 S.F.	1,810 S.F.	1,802 S.F.	(30) 10.8%	(15) 10.8%
F	N/A				
TOTAL	89,924 S.F.	22,882 S.F.	17,272 S.F.		
			(15,088 S.F EXISTING)		
			(22,481 S.F MAX)		



MRPA-23-007



RECEIVED

DATE: 06/07/2023

FIELD LANDSCAPE ARCHITECTURE

659 Auburn Avenue NE #154
Atlanta, GA 30312

p: 706.461.6631
e: brian@fieldla.com
w: fieldla.com

ARCHITECT:
JOHN PLASTER
47 28TH STREET
ATLANTA, GA 30309
334.467.5518
JP@JOHNPLASTER.COM

SURVEYOR:
MCCLUNG SURVEYING SERVICES, INC.
4833 SOUTH COBB DRIVE, SUITE 200
SMYRNA, GA 30080
770.434.3383
WWW.MCCLUNGSURVEYING.COM

STRUCTURAL ENGINEER:
KOBLASZ & KENNISON ENGINEERING, P.C.
232 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
404.860.2600

GENERAL CONTRACTOR:
TOMMY GREENE
TZGREENE, LLC
2096 N. PONCE DE LEON AVE
ATLANTA, GA 30307
678.410.2165



Know what's below.
Call before you dig.

RELEASED FOR
CONSTRUCTION

SEAL:



These drawings are the property of FIELD Landscape Architecture LLC and may not be reproduced, published or used in any way in whole or in part without the written consent of FIELD Landscape Architecture LLC.

PROJECT:

PACES FERRY
RESIDENCE

3990 PACES FERRY ROAD
ATLANTA, GA 30327

DRAWING TITLE:

ARC PERMIT PLAN

DRAWN BY: DB
CHECKED BY: BF

SCALE: 1" = 20'-0"

RELEASES:
1. 05/23/2023 FOR PERMIT

SHEET:

L-1.00

1" = 20'-0"





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): Harvin Greene
Mailing Address: 2096 N Ponce de Leon Ave
City: Atlanta **State:** GA **Zip:** 30307
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-410-2165 **Fax:** _____
Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Davis Bishop (FIELD Landscape Architecture)
Mailing Address: 659 Auburn Ave NE Suite #154
City: Atlanta **State:** GA **Zip:** 30312
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-831-7180 **Fax:** _____
Other Numbers: _____

4. **Proposed Land or Water Use:**
Name of Development: 3990 Paces Ferry Rd Residence
Description of Proposed Use: Addition to existing single-family residence, new swimming pool, porte cochere, new garage, driveway replacement and general landscape improvements.

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Land Lot: 235, District: 17
Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____

Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 2.064 Acres
Outside Corridor: _____
Total: _____
Lots: **Inside Corridor:** 1
Outside Corridor: _____
Total: _____
Units: **Inside Corridor:** 1 single family residence
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 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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	26,042 SF	5,762 SF	4,449 SF	(70) 22.1%	(45) 17.1%
D	47,188 SF	15,310 SF	10,540 SF	(50) 32.4%	(30) 22.3%
E	16,694 SF	1,810 SF	1,802 SF	(30) 10.8%	(15) 10.8%
F	_____	_____	_____	(10)_____	(2)_____
Total:	89,924 SF	22,882 SF	16,791 SF	N/A	N/A

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)

____ 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).

MRPA-23-007



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)



05/23/2023

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:

Davis Bishop

5/23/2023

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

06/07/2023

Signature of Chief Elected Official or Official's Designee

Date



Metropolitan River Protection Act Reevaluation Request Form

Date: 04.04.2023

Property Address (or other identifying information): 3990 Paces Ferry Road, Atlanta, GA 30327

Applicant: Davis Bishop (FIELD Landscape Architecture)

Applicant Phone Number: 404.831.7180

Applicant Email: davis@fieldla.com

Fee for Reevaluation: \$340

Method of Payment: Cashiers Check - Received 4/10/2023

Date of Reevaluation Completion: 4/11/2023

Expiration for Application Fee Reduction: 4/11/2026

Note: This reevaluation does not constitute a Metropolitan River Protection Act (MRPA) review. If a full MRPA review application is submitted for a property that had a reevaluation performed within the last three years (per the expiration date above), the reevaluation fee will be applied to the application fee. After three years, the full application fee will be owed.

John M. [Signature] 4/11/23

Disclaimer:

Changes in vulnerability categories are based on documented data and reductions in vulnerability are not guaranteed. All existing land disturbance and impervious surface will be counted towards the allocations allowed in each category. Any land disturbance or impervious surface issues identified on the reevaluated property will need to be addressed before new development is considered. Land that is below the current FEMA 100-year flood elevation of the Chattahoochee River cannot be reevaluated and is classified as E category land. Any changes in the FEMA 100-year River floodplain that occur between the time the reevaluation is completed and the time of the MRPA review application submission must be shown on the submitted plans and any affected categories must be revised and the affected category areas must be recalculated accordingly.

enc/arc



GENERAL SCOPE OF WORK:

DEMOLITION:

- SELECTIVE REMOVAL OF DRIVEWAY + PARKING AREAS
- REMOVAL OF CONCRETE, BRICK, AND GRAVEL PAVING
- REMOVAL OF WALLS + STEPS
- REMOVAL OF TREES

PROPOSED NEW CONSTRUCTION:

- ADDITION BY ARCHITECT
- PORTE COCHERE BY ARCHITECT
- NEW SWIMMING POOL
- NEW DRIVEWAY AND MOTORCOURT ALIGNMENT
- NEW PAVING, WALLS + STEPS

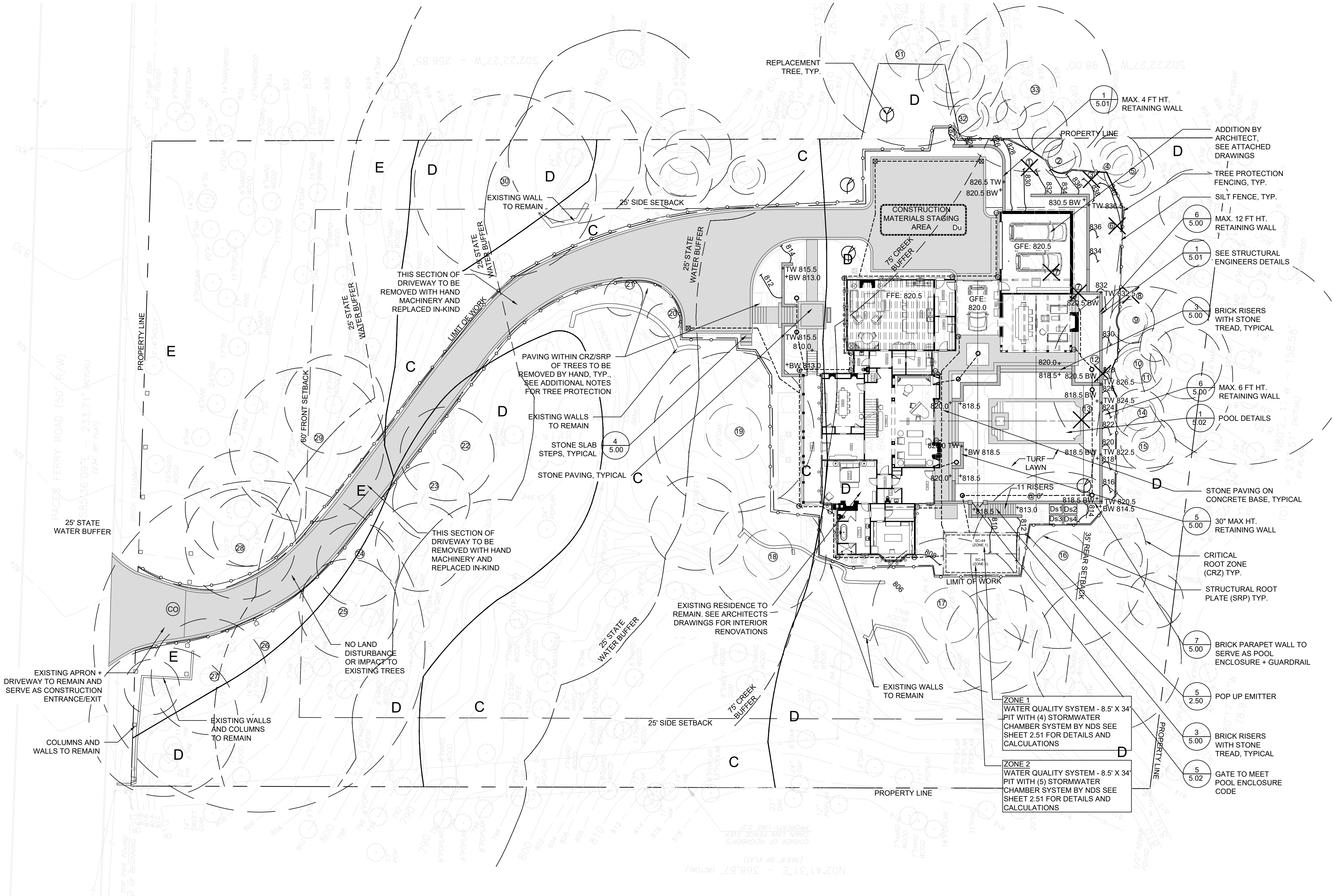
TOTAL ACREAGE OF SITE: 2.064 AC (89,924 SF)
TOTAL AREA DISTURBED: 0.525 AC (22,886 SF)

EXISTING COVERAGE: 0.330 AC (14,375 SF)
PROPOSED COVERAGE: 0.351 AC (15,290 SF)

ZONING: R-1
MINIMUM LOT SIZE: 2 ACRES
SETBACKS
FRONT: 60 FT
SIDE: 25 FT
REAR: 35 FT
MAX COVERAGE: 25%

ARC VULNERABILITY ZONES FOR 3990 PACES FERRY RD.

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 PARENTHESIS)	IMPERVIOUS SURFACE (MAXIMUM IN PARENTHESIS)
A	N/A				
B	N/A				
C	26,042 S.F.	5,762 S.F.	4,449 S.F.	(70) 22.1%	(45) 17.1%
D	47,188 S.F.	15,310 S.F.	11,021 S.F.	(50) 32.4%	(30) 23.4%
E	16,694 S.F.	1,810 S.F.	1,802 S.F.	(30) 10.8%	(15) 10.8%
F	N/A				
TOTAL	89,924 S.F.	22,882 S.F.	17,272 S.F.		
			(15,088 S.F. EXISTING)		
			(22,481 S.F. MAX)		



MRPA-23-007



RECEIVED

DATE: 06/07/2023

FIELD LANDSCAPE ARCHITECTURE

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Atlanta, GA 30312

p: 706.461.6631
e: brian@fieldla.com
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MCCLUNG SURVEYING SERVICES, INC.
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SMYRNA, GA 30080
770.434.3383
WWW.MCCLUNGSURVEYING.COM

STRUCTURAL ENGINEER:
KOBLASZ & KENNISON ENGINEERING, P.C.
232 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
404.860.2600

GENERAL CONTRACTOR:
TOMMY GREENE
TZGREENE, LLC
2096 N. PONCE DE LEON AVE
ATLANTA, GA 30307
678.410.2165



Know what's below.
Call before you dig.

RELEASED FOR
CONSTRUCTION

SEAL:



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PROJECT:

PACES FERRY
RESIDENCE

3990 PACES FERRY ROAD
ATLANTA, GA 30327

DRAWING TITLE:

ARC PERMIT PLAN

DRAWN BY: DB
CHECKED BY: BF

SCALE: 1" = 20'-0"

RELEASES:
1. 05/23/2023 FOR PERMIT

SHEET:

L-1.00