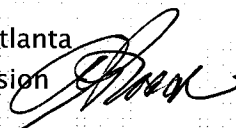


REGIONAL REVIEW FINDING

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

DATE: JANUARY 8, 2024

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-23-12A 2315 Thomas Road City of Atlanta

Submitting Local Government: City of Atlanta

Date Opened: December 11, 2023

Date Closed: January 8, 2024

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 SMYRNA

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
COBB COUNTY

CHATTAHOOCHEE RIVERKEEPER
RIVER LINE HISTORIC DISTRICT

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): Tyler Godwin
Mailing Address: 2315 Thomas Rd NW
City: Atlanta State: GA Zip: 30318
Contact Phone Numbers (w/Area Code):
Daytime Phone: (803) 221-2004 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Maklain Devoe
Mailing Address: 2523 Laurel Circle NW
City: Atlanta State: GA Zip: 30311
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-723-5413 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Riverside
Description of Proposed Use: RESIDENTIAL 2 CAR GARAGE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 253, 17th District, Lot 13
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Village at Riverside, Lot 13
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.21 ACRES
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 Yes

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>9148 SF, 6404 SF, 4117 SF</u>			(70) <u>70</u>	(45) <u>45</u>
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	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. **MRPA-23-015**

____ 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-arcs; 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)

Makinda Duro

8/31/2023

Erica Spawin

Signature(s) of Owner(s) of Record

6/29/2023

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)

Date

14. The governing authority of *Keyetta M. Holmes* requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

GENERAL NOTES:

NON-STORMWATER POLLUTION CONTROL BMPs

- STORE ALL PAINTS, STAINS, SOLVENTS AND HAZARDOUS MATERIAL IN A COVERED STORAGE AREA.
- DISPOSE OF ALL TRASH AND/OR DEBRIS THAT COULD ENTER STORM SYSTEM IN A DUMPSTER OR TRASH CAN.
- CLEAN UP SPILLS PROMPTLY USING DRY CLEANUP METHODS.
- DISPOSE OF CONCRETE WASHOUT IN APPROVED LOCATIONS TO REDUCE POTENTIAL FOR DISCHARGE FROM CONSTRUCTION SITE.

ADDITIONAL CONSTRUCTION SITE BMPs

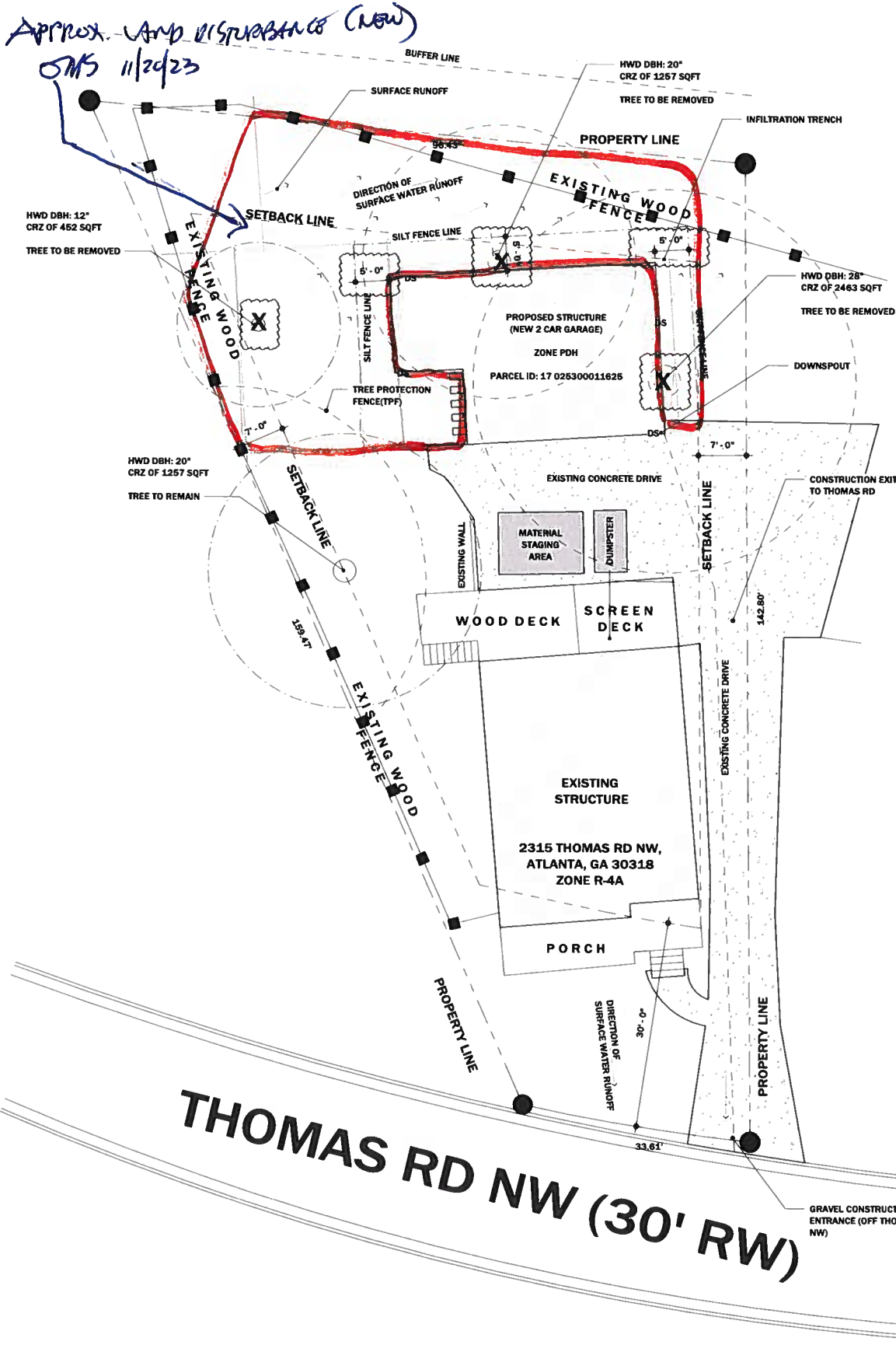
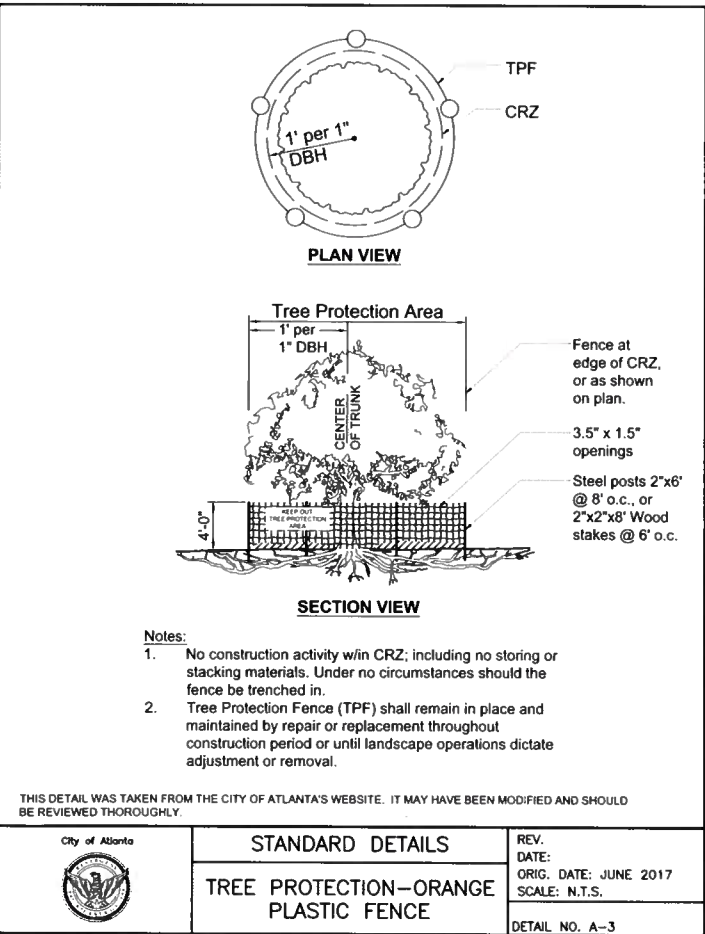
- SWEEP STREET AND/OR HARD SURFACES DAILY AND PROPERLY DISPOSE OF ALL MATERIALS.
- REMOVE TEMPORARY CONTROL MEASURES WHEN NO LONGER NEEDED.
- INSTALL GUTTERS & DOWNSPOUTS AS EARLY AS POSSIBLE. CAPTURE RUNOFF TO PREVENT ADDITIONAL ONSITE EROSION E.G. SWALE, RAIN GARDEN, FRENCH DRAIN.
- IF EXISTING VEGETATION IN RIGHT OF WAY IS DISTURBED AND SOIL IS EXPOSED, INSTALL PERIMETER SEDIMENT CONTROL TO PREVENT MATERIAL FROM ENTERING ROADWAY.

SITE NOTES:

1. ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF ATLANTA AND FULTON COUNTY.
2. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A. S.T.M. 0448 SIZE #1.
3. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING
4. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
5. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM
7. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
8. NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY, NEED QUALIFIED CONTRACTOR PERMIT
9. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF ATLANTA REQUIREMENTS AND THE SIDEWALK REPLACED.
10. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
11. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE
12. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
13. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES

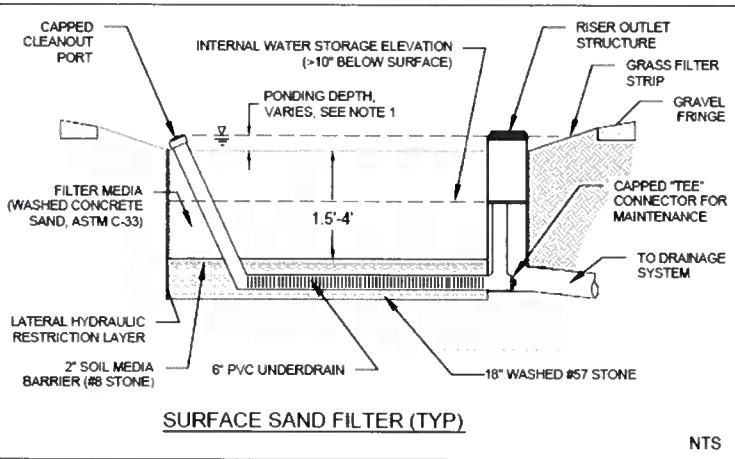
LANDSCAPE NOTES:

1. NO HEAVY MACHINERY ALLOWED WITHIN THE CRZ
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
5. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED. SERESTE PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ATLANTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
7. IF THE LANDSCAPE DESIGN AND PLANT MATERIAL ARE CHANGED FROM THE PERMITTED PLAN THREE (3) SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE CITY OF ATLANTA ARBORISTS OFFICE FOR APPROVAL, PRIOR TO ANY LANDSCAPE INSTALLATION.
8. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
9. NO TREES TO BE PLANTED WITHIN ANY EASEMENT.
- 10.



ROOF AREA (FT2) X PRECIPITATION AMOUNT (IN) X 0.623 = AMOUNT COLLECTED (GALLONS)

997 SQ. FT. X ATLANTA ANNUAL RAINFALL (52) X 0.623 = 32,298 GALLONS



IMPERVIOUS (IN SQUARE FEET)

HOUSE	1111 SQFT.
WOOD DECK & SCREEN DECK	383 SQFT.
CONCRETE DRIVE	1524 SQFT.
DETACHED GARAGE	802 SQFT.
FRONT PORCH	123 SQFT.
TOTAL IMPERVIOUS	3943 SQFT.
TOTAL LOT AREA	9148 SQFT.
ACRES	0.21
FLOOR AREA RATIO:	0.43
MAXIMUM LOT COVERAGE	0.65

GARAGE ADDITION

RESIDENTIAL

Project No. 13001



Revision 1 11.15.2023

RELEASED FOR CONSTRUCTION

Project North



Scale 1" = 10'-0"

EROSION CONTROL PLAN

EC.1

Sheet No. 02023

SIMPLE STUDIO LLC
DIMITRI BAKTOLONEV, 404.607.22
DIMITRIBAKTOLONEV@SIMPLESTUDIO.LLC

2315 Thomas Rd
NW
Atlanta, GA 30318

1

ARCHITECTURAL PROPOSED SITE PLAN

SCALE: 1" = 10'-0"