



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Mar 29 2006

ARC REVIEW CODE: V603291

TO: Mayor Shirley Franklin
ATTN TO: Tshaka Warren, City of Atlanta
FROM: Charles Krautler, Director

NOTE: This is 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 regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-06-02AT Chattahoochee Village, 2142 James Jackson Parkway

Review Type: Metro River

MRPA Code: RC-06-02AT

Description: An application for a metro river certificate for a mixed residential development including 144 single family homes, 150 townhomes, 104 flats, 1 community clubhouse, pool, and tennis courts. The ARC staff preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Atlanta

Land Lot: 255 **District:** 17 **Section:**

Date Opened: Mar 29 2006

Deadline for Comments: Apr 10 2006

Earliest the Regional Review can be Completed: Apr 10 2006

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

ARC LAND USE PLANNING
GEORGIA DEPARTMENT OF NATURAL RESOURCES
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

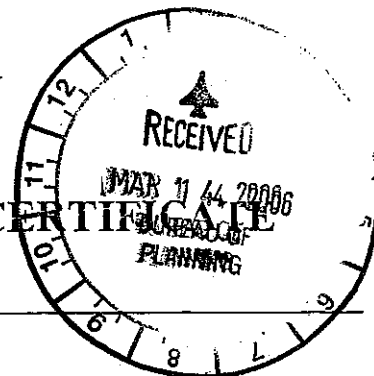
GEORGIA CONSERVANCY
NATIONAL PARK SERVICE

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by Apr 10 2006, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .

MRPA-06-02



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): JIM BRADEN

Mailing Address: 1505 LAKES PARKWAY

City: LAWRENCEVILLE

State: GEORGIA

Zip: 30043

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-237-8333

Fax: 770-237-9692

Other Numbers: 770-363-8488

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

Name(s): JIM BRADEN

Mailing Address: 1505 LAKES PARKWAY

City: LAWRENCEVILLE

State: GEORGIA

Zip: 30043

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-237-8333

Fax: 770-237-9692

Other Numbers: 770-363-8488

4. Proposed Land or Water Use:

Name of Development: CHATTAHOOCHEE VILLAGE (A.K.A. VININGS RIVERSIDE)

Description of Proposed Use: MIXED RESIDENTIAL DEVELOPMENT INCLUDING 144 SINGLE FAMILY, 150 TOWNHOMES, 104 FLATS, 1 COMMUNITY CLUBHOUSE, POOL AND TENNIS COURTS. THIS APPLICATION ALSO INCLUDES PORTIONS OF A TRAIL BY THE PATH FOUNDATION.

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

Land Lot(s), District, Section, County: LL 255, 256, 263, 264 17TH DISTRICT, FULTON COUNTY GEORGIA

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 2142

JAMES JACKSON PARKWAY, APPROXIMATELY 255' NORTH OF THE INTERSECTION OF JAMES JACKSON PARKWAY AND BILTON ROAD

Size of Development (Use as Applicable):

Acres: Inside Corridor: 89.43 AC

Outside Corridor: 5.31 AC

Total: 94.74 AC

Lots: Inside Corridor: 283

Outside Corridor: 14

Total: 297

Units: Inside Corridor: 385

Outside Corridor: 14

Total: 399

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: 1250 LF OF RAILROAD RIGHT-OF-WAY, 120' WIDE

Outside Corridor: _____

Total: 150,000 SF (3.44 AC)

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

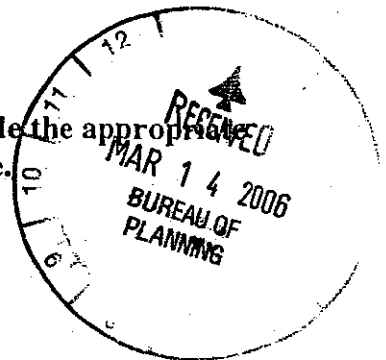
If "yes", describe the additional land and any development plans: _____

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? YESIf "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): THIS IS A SECOND REVIEW TO INCLUDE ADDITIONAL LAND,
ORIGINAL REVIEW IS DATED 11/26/04

7. How Will Sewage from this Development be Treated?

A. Septic tank NO

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 CITY OF ATLANTA PUBLIC SEWER

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)
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A 0 0 0 (90) 0 (75) 0B 0 0 0 (80) 0 (60) 0C 42.39 29.07 ac 19.08 ac (70) 70% as 45%D 16.31 9.16* 5.34** (50) 56.1* (30) 32.7**E 30.45 8.17* 3.82** (30) 26.8* (15) 12.5**F 0 0 0 (10) 0 (2) 0Total: 89.415 47.00 ac 28.24 ac N/A N/A

* INCLUDES A TRANSFER OF 0.67 ACRES OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 (0.67 X 1.5 = 1.0 AC) AS PER PART 2. A. 3. C. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

** INCLUDES A TRANSFER OF 0.30 ACRES OF IMPERVIOUS SURFACE FROM E TO D AT 1 TO 1.5 (0.30 X 1.5 = 0.45 AC) AS PER PART 2. A. 3. C. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

(SMS p/28/06)

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

If "yes", indicate the 100-year floodplain elevation: 770

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? YES

If "yes", indicate the 500-year flood plain elevation: 773.5

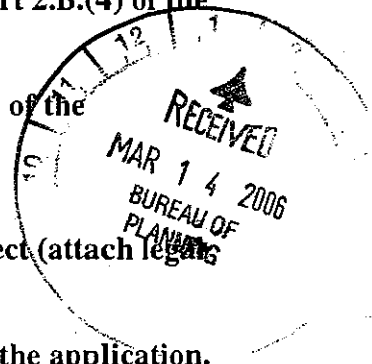
NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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 legible 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)



MRPA-06-02

☐ 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).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

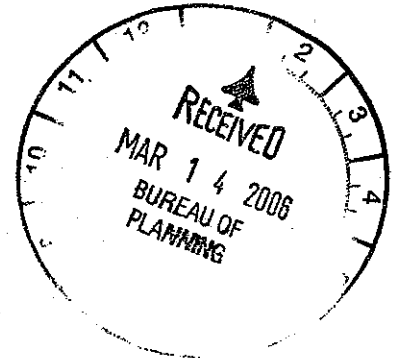
☐ Site plan.

☐ Land-disturbance plan.

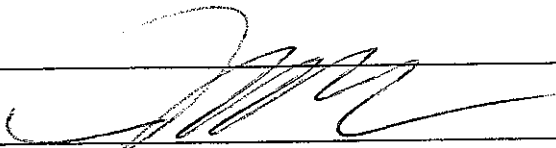
FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

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

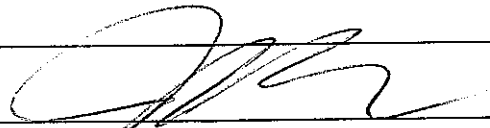


12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)




Signature(s) of Owner(s) of Record For Jenkins, Braden LLC Date
Braden + Associates 3-14-06

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) For Jenkins, Braden LLC Date
Braden + Associates 3-14-06

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.



Signature of Chief Elected Official or Official's Designee Date
3-14-06