



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: 2007-01-16

ARC REVIEW CODE: Q701161

TO: Potentially Affected Local Governments and Other Interested Parties
FROM: Charles Krautler, Director 

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: 5392 Peachtree Road
Review Type: Marta Corridor Area Plan

Description: An Area Plan Review for 5392 Peachtree Road. The proposed development will consist of a 14,000 square foot artist studio.

Submitting Local Government: City of Chamblee
Date Opened: 2007-01-16
Deadline for Comments: 2007-01-26
Earliest the Regional Review can be Completed: 2007-01-26

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

ARC LAND USE PLANNING
ARC DATA RESEARCH
METRO ATLANTA RAPID TRANSIT AUTHORITY
DEKALB COUNTY

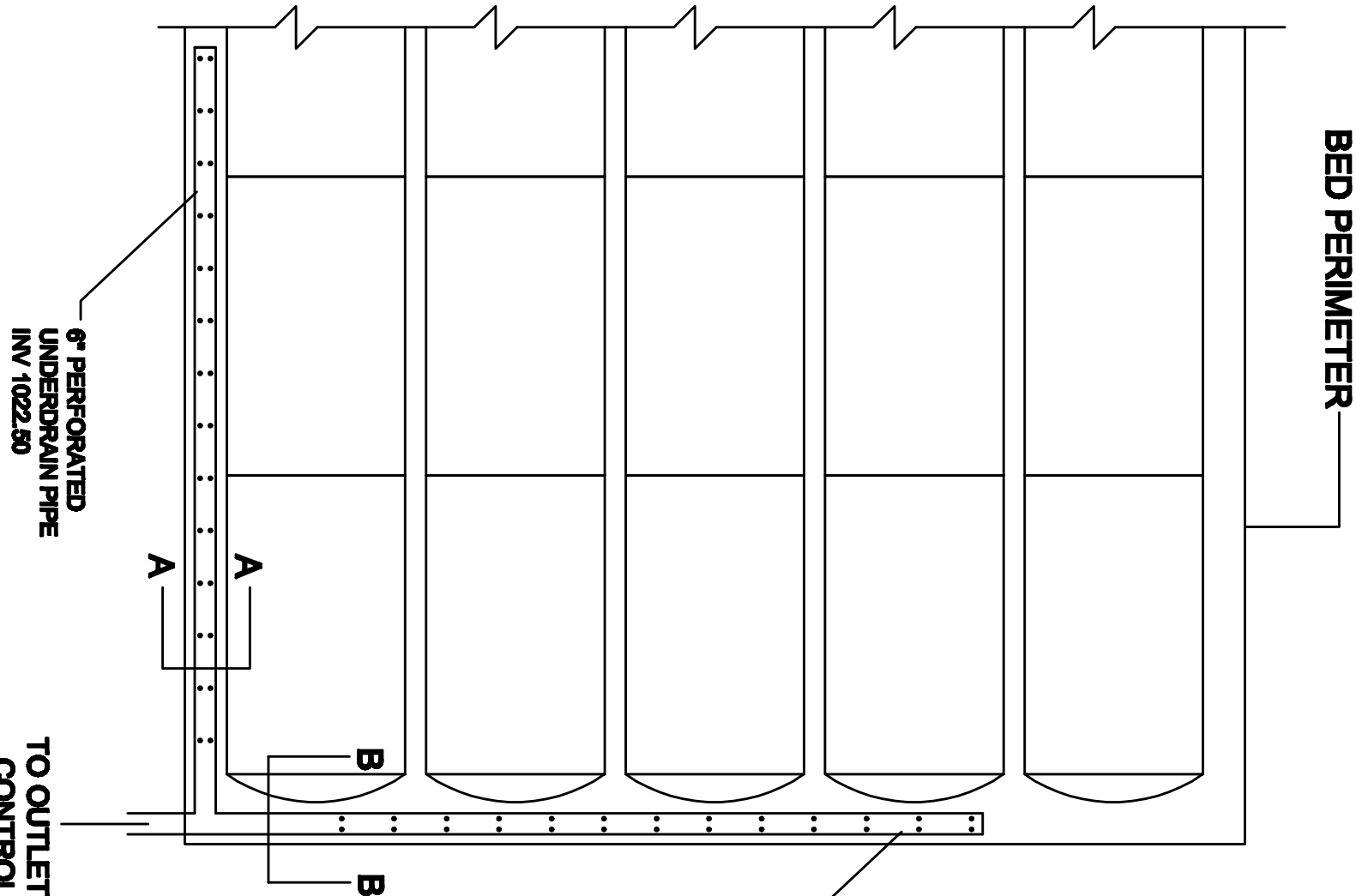
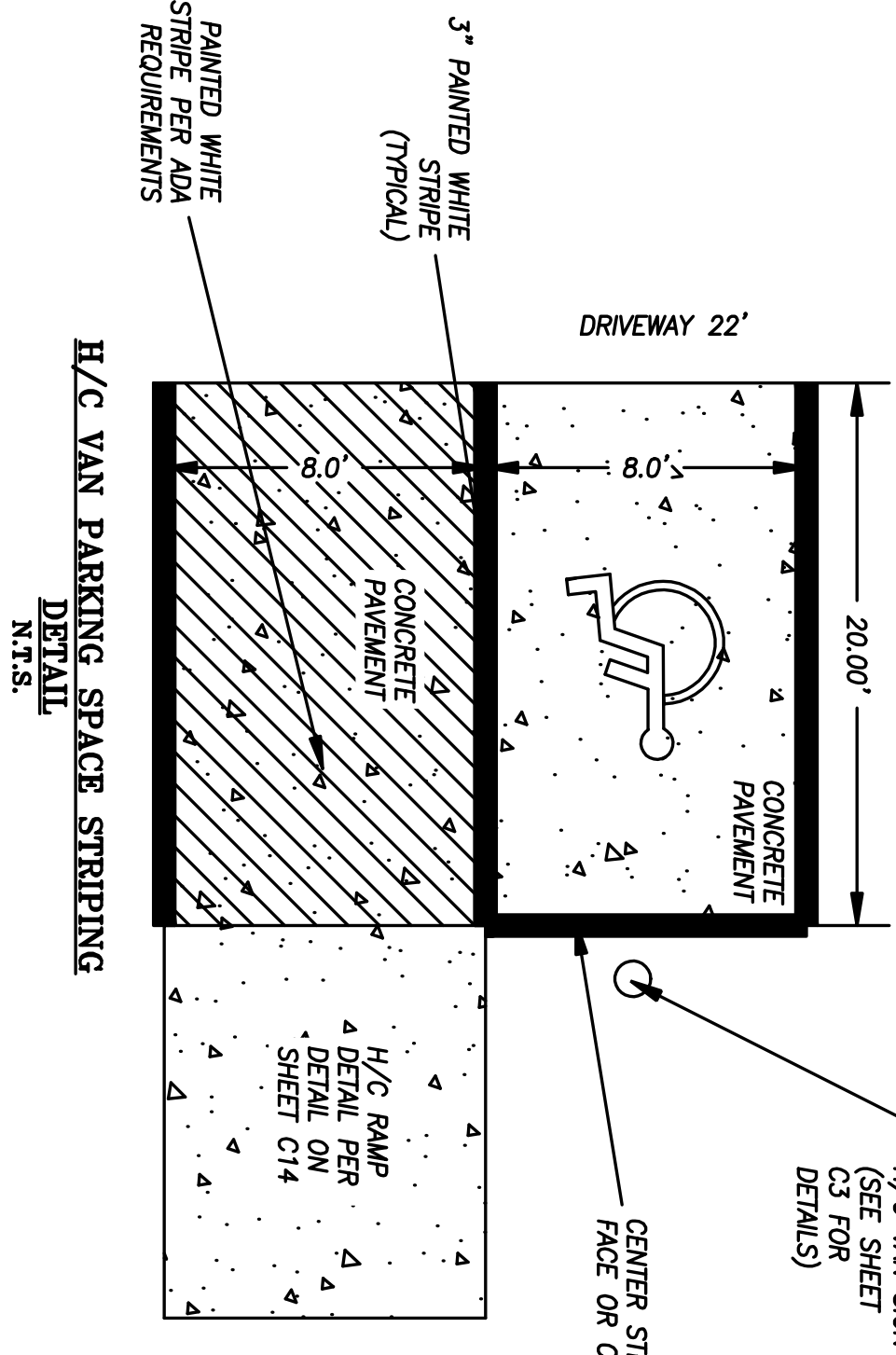
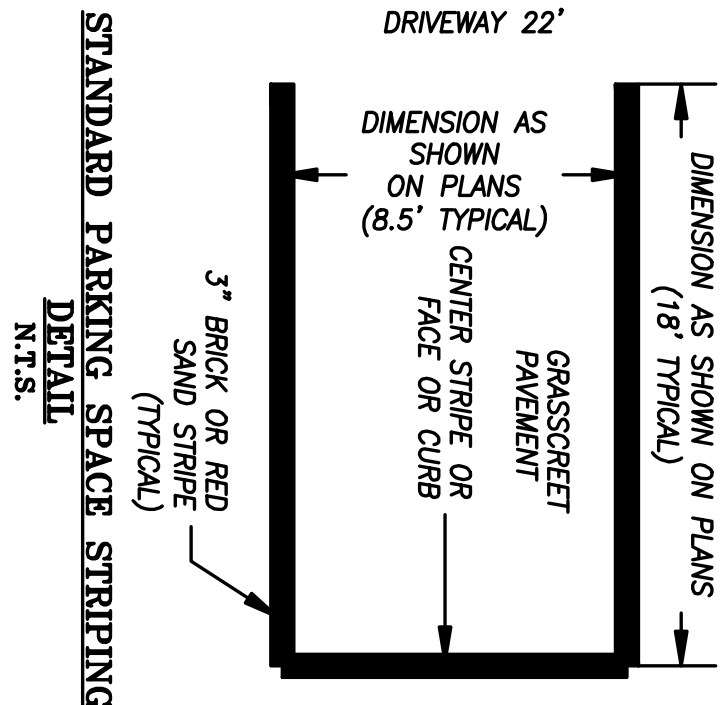
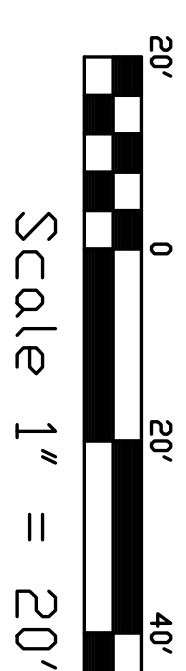
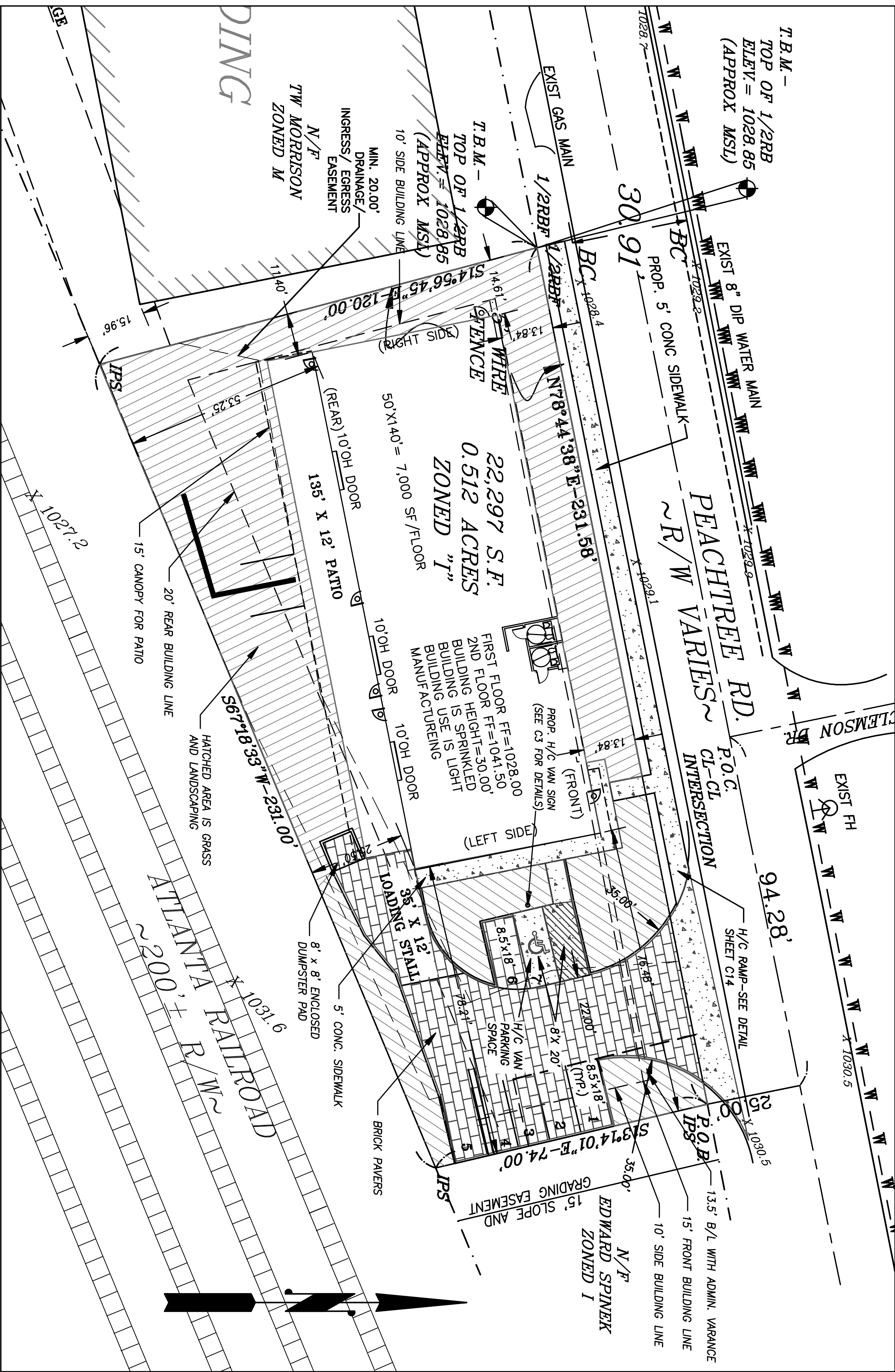
ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by 2007-01-26, 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/landuse> .



Land Disturbance Permit Data					
General					
Development Type	Light Manufacturing				
Zoning	I				
Project Data					
Total Area (acres)	0.512 ACRES				
Limits of Disturbed Area (acres)	0.6 ACRES-Including sidewalk in R/W				
Parking Spaces					
Existing	0	New	7	Total	7
Pavement Surface Type		Required Parking Spaces——			
Crossstreet		7			
Provided Parking Spaces 14,000 SQ. / 2,000 SQ. FT. PER SPACE MIN. for Manufacturing not catering to retail trades= 7 SPACES 1 H/C Parking Required--1 Provided ALL SPACES ARE FULL SIZED					
Building Data					
Bldg ID	Existing Floor Area (Sq ft.)	New Floor Area (Sq ft.)	Added Floor Area (sq ft.)	Total Floor Area (sq ft.)	
N/A	0	14,000	0	14,000	
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0	0	0	0	0	
Bldg ID	Existing Floor Area (Sq ft.)	New Floor Area (Sq ft.)	Added Floor Area (sq ft.)	Total Floor Area (sq ft.)	
0	0	0	0	0	
Existing Bldg (No)	New Bldg (No)	Stories (No)	Density (No)		
0	1	2	1.95 UNITS PER ACRE		

SITEPLAN NOTES

- Developer/Owner and Developer:
Margaret Taylor
5392 Peachtree Road
Chamblee, GA 30320
Contact: Margaret Taylor
770-316-6081
- Engineer: PRECISION ENGINEERING
4454 Bogan Gates Trail
Buford, Georgia 30519
678-482-9533 [Fax]
Contact: Ed Loudemilk, P.E.
3. Boundary and topographic information for this plot taken from survey by Grant Shepherd and Associates, Inc. dated 9/6/2006 and revised Oct. 16, 2006.
4. No portion of this property is designated as a floodplain, reference to the Flood Insurance Rate Map (FIRM) 130800009 is not applicable.
5. This property is located in Land Lots 309 of the 18th Land District of DeKalb County, Georgia.
6. This property is zoned I and contains 0.512 Acres.
7. Building setbacks are as follows:
a. Front yard: 10.00 feet
b. Side yard: 10.00 feet
c. Rear yard (existing railroad): 20.00 feet
8. Water and sewer service will be provided by DeKalb County.
9. A 25' tributary buffer will be maintained on all state waters that are not approved for a buffer encroachment variance by GA E.P.D.
10. The owner of the property is responsible for compliance with the Corps of Engineers requirements regarding wetlands.
11. No demolition permit is required.
12. No existing or proposed inert waste bury pits are intended with this development.
13. BENCHMARK: 1/4\"/>

EXISTING AND DEVELOPED SURFACE CONDITIONS

IMPERVIOUS SURFACE BUILDING	= 9,620
IMPERVIOUS SURFACE SIDEWALKS	= 222
IMPERVIOUS TOTAL	= 9,802
SEA-GRASS SURFACE BRICK PAVERS	= 3,535
PERVIOUS SURFACE TO DETENTION	= 2,023
PERVIOUS SURFACE - BYPASS	= 6,882
TOTAL	= 12,495
TOTAL LOT AREA	= 22,297

24 HOUR CONTACT:
MARGARET TAYLOR
770-316-6081



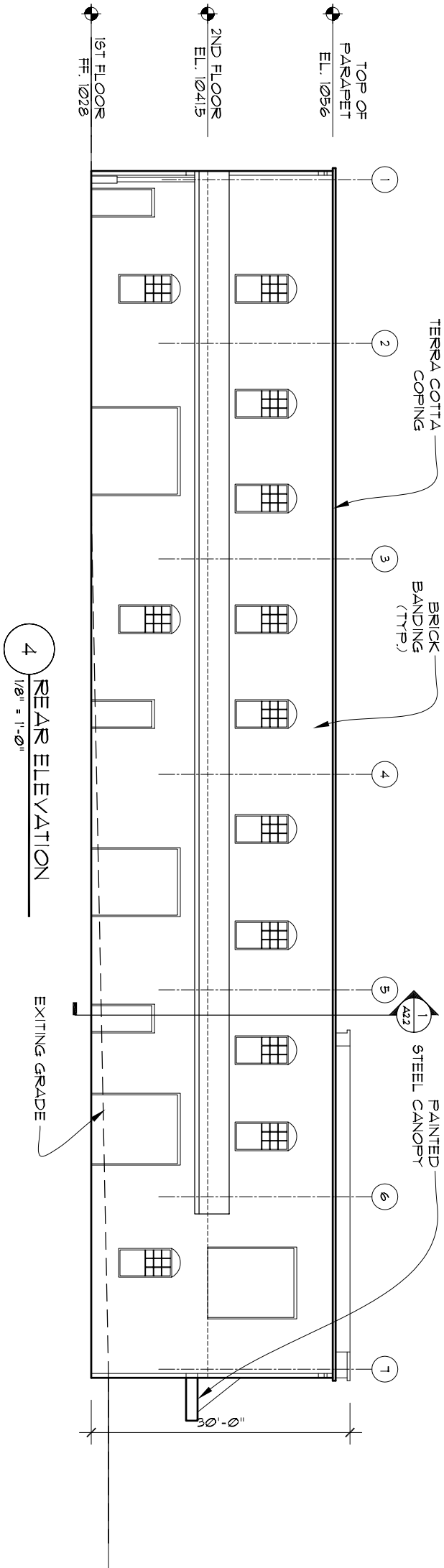
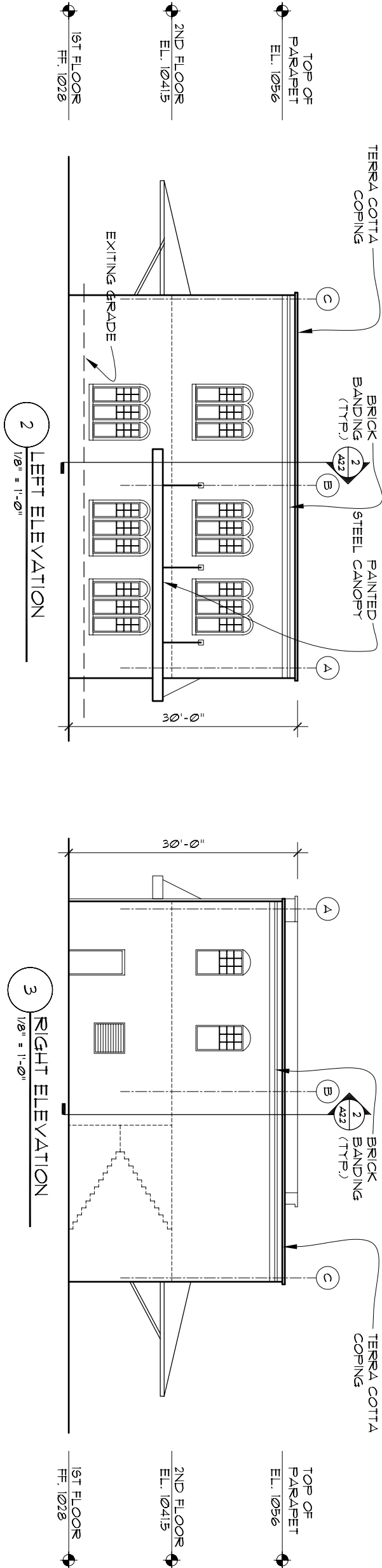
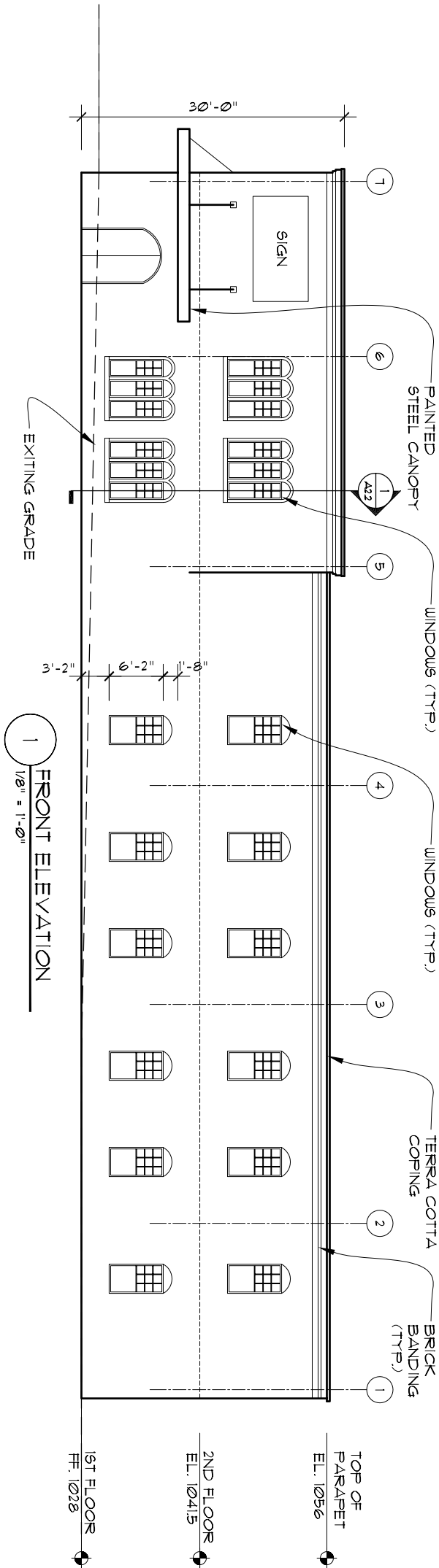
4454 BOGAN GATES TRAIL
BUFORD, GA 30519
770-715-2396 (Fax) 678-482-9533

SITE PLAN

5392 PEACHTREE ROAD

PROJECT # 06-010	1/2 OF 18	DATE: 11/16/06
DRAWN BY: J. L. LOUDMILK	DEKALB COUNTY, GA	
CHECKED BY: E. L.	02 OF 14	DRAWING # C2

NOTE:
ALL BRICK TO BE
SAME COLOR



ROSSINI
INNOVATION

ROSSINI ARCHITECTURE, Inc.
2035 MANCHESTER ST.
ATLANTA, GA. 30324-2226.
T/ 404.888.9926
F/ 404.888.9928

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WAREHOUSE
XXX PEACHTREE ROAD.
CHAMBLEE, GA

REVISIONS:

SHEET TITLE:

FOR CONSTRUCTION
DATE: 10/24/06
JOB NO.: 2006-122
DRAWN:
CHECKED:
SHEET NO.: