



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: Sep 6 2007

ARC REVIEW CODE: V709061

TO: Chairman John Eaves
ATTN TO: Michelle MaCauley, Fulton County
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 related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-07-01FC Echo Project

Review Type: Metro River

MRPA Code: RC-07-01FC

Description: An application for a metro river certificate for three temporary stages and concession stands. The proposed ARC preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Fulton County

Land Lot: 1-6, 19-29, 38-4 **District:** 8 **Section:**

Land Lot: 33 **District:** 9 **Section:**

Date Opened: Sep 6 2007

Deadline for Comments: Sep 17 2007

Earliest the Regional Review can be Completed: Sep 17 2007

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE

UPPER CHATTAHOOCHEE RIVERKEEPER
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF NATURAL RESOURCES

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 , 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> .

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATION**

1. Name of Local Government: Fulton County
2. Owner(s) of Record of Property to be Reviewed:
Name(s): River Town Entertainment L.L.C.
Mailing Address: 1851 Berry Bennett Road
City: Chatsworth State: Georgia Zip Code: 30705
Contact Phone Numbers (w/ Area Code):
Daytime Phone: (706) 463-3530 Fax: (706) 278-1276
Other Numbers: _____
Email Address: j.pollard@earthlink.com
3. Applicant (s) or Applicants's Agent (s):
Name(s): Travis Pruitt & Associates, Inc. Attention: Mr. S. Wade Gilbert
Mailing Address: 4317 Park Drive, Suite 400
City: Duluth State: Georgia Zip Code: 30093
Contact Phone Numbers (w/ Area Code):
Daytime Phone: (770) 416-7511 Fax: (770) 416-6759
Other Numbers: (770) 318-5560 Cell
Email Address: wade@travispruitt.com
4. Proposed Land or Water Use:
Name of Development: The Echo Project
Description of Proposed Use: The proposed project is 3-day music festival. Included in the proposed project will be a temporary venue with three temporary stages and concession stands. Additionally, there will be several areas of temporary parking/camping as well as day parking lots. Parking areas will be in existing maintained hay fields. These fields will be mowed to utilize them for parking and camping, no clearing or grading will be required in any of these areas.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lots 1-6, 19-29, 38-40, 8th District & Land Lot 33, 9th District C, Fulton County
Subdivision, Lot, Block, Street Address, Distance to Nearest Intersection: Brown Lake Road and Cedar Grove Road, west of the intersection of Cedar Grove Road and Cochran Mill Road.
Size of Development (Use as Applicable):
Acres Inside Corridor: 984.14
Outside Corridor: 1063.24
Total: 2047.38
Lots Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A
Units: Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A
Other Size Descriptors (i.e. Length and Width of Easement):
Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A

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?

Sewage from the festival will be handled utilizing temporary portable sanitation stations that will be removed following completion of the festival.

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 _____

8. Summary of Vulnerability Analysis of Proposed Land and Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance Max	Total Acreage (or Sq. Footage) Impervious Surface Max	Percent Land Disturbed (Maximums Parentheses)	Percent Impervious Surface Shown In
A	0	0	0	(90) 0	(75) 0
B	16.32	13.06	9.79	(80) 80	(60) 60
C	90.03	63.02	40.51*	(70) 70	(45) 54
D	154.41	77.37	46.42*	(50) 50	(30) 18
E/Floodplain	615.83	184.75	92.37	(30) 30	(15) 15
F	50.40	5.04	1.01	(10) 10	(2) 2
Water	57.15	N/A	N/A	N/A	N/A
Total	984.14				

*Note: Includes a transfer of 18.53 acres of impervious area at 1 to 1 from Category D to Category C as per Part 2.A.3.c.(1) of the Chattahoochee River Corridor Plan.

Is any of this land within the 100-year Floodplain of the Chattahoochee River? Yes
If "yes", indicate the 100-year floodplain elevation: 747 upstream of the site to 742 downstream of the site

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information – Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land 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 floodplain elevation: 749 Upstream of the site and 744 downstream of the site

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:

Attached Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

Page 1 Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

Page 4 Written consent of all owners to this application. (Space provided on this form)

Page 1 Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

Page 1 Description of proposed use(s). (Space provided on this form)

Existing Vegetation Plan. See Attached Narrative. Note: Vegetation on all parts of the proposed festival grounds consist of existing maintained hay fields, see attached aerial photography. These areas will be mowed in order to utilize them for day parking and camping/parking. The venue will have temporary portable stages and concession stands setup in the area depicted as venue on the attached plan. No clearing is required for the proposed project.

Proposed Grading Plan. See Attached Narrative. Note: No grading is proposed for the project. The existing roads will be improved with additional gravel. The remainder of the site will be mowed and utilized for temporary day parking and parking/camping as depicted on the Chattahoochee River Corridor Plan.

N/A Certified as-builts of all existing land disturbance and impervious surfaces.

 Approved erosion control plan. Erosion control measures will be installed in the locations depicted on the attached Chattahoochee River Corridor Plan

Page 2 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, and other information that will clarify the review.

Documentation on Adjustments, if any. In order to meet the required 45 percent impervious in the C Category it was necessary to move a portion of the D category to C. Approximately, ## acres of D category was reallocated at 1.5 times it value, into the C Category.

Cashier's Check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISIONS)

Site Plan

Land Disturbance Plan.

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)

River Town Entertainment LLC

[Signature]

9/4/07

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:

TRAVIS PRUITT & ASSOCIATES, INC.

[Signature]

9-5-07

Signature(s) of Applicant(s) Agent(s)

Date

14. The governing authority of _____ 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

Erosion Control Only
Chattahoochee River Corridor
Permitted *

SEP 05 REC'D 2007

Fulton County
By Michelle Macaulay
per Travis Pruitt Plann