



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: Nov 26 2007

ARC REVIEW CODE: V711262

TO: Mayor Shirley Franklin

ATTN TO: Tshaka Warren, City of Atlanta Development Review Division

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-07-02AT Public Safety Annex Building

Review Type: Metro River

MRPA Code: RC-02-07AT

Description: An application for a metro river certificate for the renovation of an existing warehouse. 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: 266 **District:** 17 **Section:** N/A

Date Opened: Nov 26 2007

Deadline for Comments: Dec 6 2007

Earliest the Regional Review can be Completed: Dec 6 2007

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

ARC LAND USE PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE

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 Dec 6 2007, 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> .

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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): CITY OF ATLANTA SHANNON BURTON - PROJECT MANAGER
 Mailing Address: 55 TRINITY AVENUE, SUITE 2400 SW
 City: ATLANTA State: GA Zip: 30303
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: 404-330-6925 Fax: 404-658-7372
 Other Numbers: _____

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

Name(s): ROBERT BAIAN, AIM PARTNERS PLC
 Mailing Address: 3578 OLD MILTON PARKWAY
 City: ALPHARETTA State: GA Zip: 30005
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: 770/619-5999 Fax: 770/619-5998
 Other Numbers: CELL 678-779-7782

4. Proposed Land or Water Use:

Name of Development: PUBLIC SAFETY ANNEX BUILDING
 Description of Proposed Use: 79,500 S.F. OFFICE BUILDING (NEW)
RENOVATION OF 105,000 S.F. WAREHOUSE, TO STORE POLICE AND
FIRE DEPT PROPERTY AND EVIDENCE.

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

Land Lot(s), District, Section, County: LAND LOTS 266 + 267, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY
 Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 3495 DONALD LEE HOLLOWELL
 Size of Development (Use as Applicable):
 Acres: Inside Corridor: 10.424 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: _____

MRPA-07-02

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 CITY OF ATLANTA

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

SEESHEET C-3A, ALSO ATTACHED

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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	<u>10,424 ac.</u> (454,069 SF)	<u>9,382 ac</u> (408,680 SF)	<u>7,818 ac</u> (340,552 SF)	(90)	<u>90%</u> (75) <u>75%</u>
B	—	—	—	(80)	— (60) —
C	—	—	—	(70)	— (45) —
D	—	—	—	(50)	— (30) —
E	—	—	—	(30)	— (15) —
F	—	—	—	(10)	— (2) —

Total: 10,424 ac 9,382 ac 7,818 ac N/A N/A

alt-JMS 10/26/07

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: 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 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: 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). SEE SHEET CSO.01

☒ 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. SEE SHEET L1.01.

☒ Proposed grading plan. SEE SHEET C-2.0.

☒ Certified as-builts of all existing land disturbance and impervious surfaces. SEE SHEET CSO.01.

☒ Approved erosion control plan. SEE SHEETS C3.1, C3.2, C3.3, C3.4 + C3.5.

☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

SEE ATTACHED

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☒ 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.

SHEET 250.01

☐ 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.

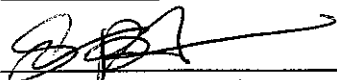
☐ Lot-by-lot and non-lot allocation tables.

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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)

CITY OF ATLANTA, SHANNON BURTON - PROJECT MANAGER

55 TRINITY AVE. S.W. SUITE 2400, ATLANTA, GA. 30303



11/13/07

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:

ROBERT BALIAN, AIM PARTNERS, PLLC

3578 OLD MILTON PKWY, ALPHARETTA, GA. 30005

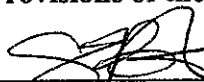


11/12/2007

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.



11-13-07

11/13/07

Signature of Chief Elected Official or Official's Designee

Date