



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: Oct 4 2010

ARC REVIEW CODE: V1010042

TO: Mayor Kasim Reed
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 related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-10-01AT 4524 Sentinel Post Road

Review Type: Metro River

MRPA Code: RC-10-01AT

Description: An application for a Metropolitan River Protection Act Certificate for the addition of a pool, retaining walls, and a walkway to an existing single family residence.

Preliminary Finding: The ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Atlanta

Land Lot: 214 **District:** 17

Date Opened: Oct 4 2010

Deadline for Comments: Oct 14 2010

Earliest the Regional Review can be Completed: Oct 14 2010

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

ARC LAND USE PLANNING
COBB COUNTY
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES
UPPER CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by 2010-10-14 00:00:00, 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>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Oct 4 2010

ARC REVIEW CODE: V1010042

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Extension: 3-3309

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

Name of Proposal: RC-10-01AT 4524 Sentinel Post Road

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Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

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): CARL & CLAUDIA STIMMEL
Mailing Address: 4524 SENTINEL POST RD NW
City: ATLANTA State: GA Zip: 30327
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404.816.2048 H Fax:
Other Numbers: 404.819.8060 (CLAUDIA-CELL)
3. Applicant(s) or Applicant's Agent(s):
Name(s): MARTHA GOODMAN, LANDSCAPE DESIGNER
Mailing Address: 4620 FOX GLEN
City: MARIETTA State: GA Zip: 30068
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404.372.4086 Fax: 770.321.2689
Other Numbers: mgardens @ comcast.net
4. Proposed Land or Water Use:
Name of Development: WHITEWATER CREEK COLONY
Description of Proposed Use: ADD RESIDENTIAL SWIMMING POOL, RETAINING WALLS, TERRACES & WALKWAY TO EXISTING RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 214, DIST. 17, SECT , COUNTY FULTON
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: WHITEWATER CREEK COLONY, LOT 11, BLOCK C, 4524 SENTINEL POST RD NW; ON SW CORN
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.393 ACRES
Outside Corridor: —
Total: 1.393 ACRES
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? YES

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC-81-7A CLOSED 10/14/81 ~ ORIGINAL DEVELOPMENT OF LOT

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 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				(70)	(45)
D	18,698 #	9,349 #	5,609 #	(50) 50	(30) 30
E	41,970 #	12,591 #	6,296 #	(30) 30	(15) 15
F				(10)	(2)
Total:	60,668 #	21,940 #	11,905 #	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: 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).
- ☒ 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)

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Bureau of
Planning

MRPA 1008

☒ 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)

C. P. M. p. 1
Claudia Hmmer Sept 15, 2010
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:

Martha Z. Hedman 9/16/2010
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.

[Signature] 9-16-10
Signature of Chief Elected Official or Official's Designee Date

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A=328.00', R=345.06'
CHD=N56°46'00"E
-315.79'

WHITEWATER CREEK ROAD
(50' R/W)

LANDSCAPE AREA
(UNDISTURBED PER ARC POLICY)

SENTINEL POST ROAD
(50' R/W)

A=174.65',
CHD=S18°5'
-172.60'

LEGEND

- DENOTES PROPERTY LINE
- DENOTES RIGHT-OF-WAY
- DENOTES CENTERLINE
- DENOTES BACK OF CURB
- DENOTES GUTTER
- DENOTES EDGE OF PAVING
- DENOTES TOP OF WALL
- DENOTES BOTTOM OF WALL
- DENOTES FENCE
- DENOTES REINFORCED CONCRETE PIPE
- DENOTES CORRUGATED METAL PIPE
- DENOTES POWER POLE
- DENOTES LIGHT POLE
- DENOTES GUY WIRE
- DENOTES POWER LINE
- DENOTES POWER METER
- DENOTES POWER BOX
- DENOTES AIR CONDITION
- DENOTES TELEPHONE
- DENOTES GAS

N46°36'52"W - 242.28'

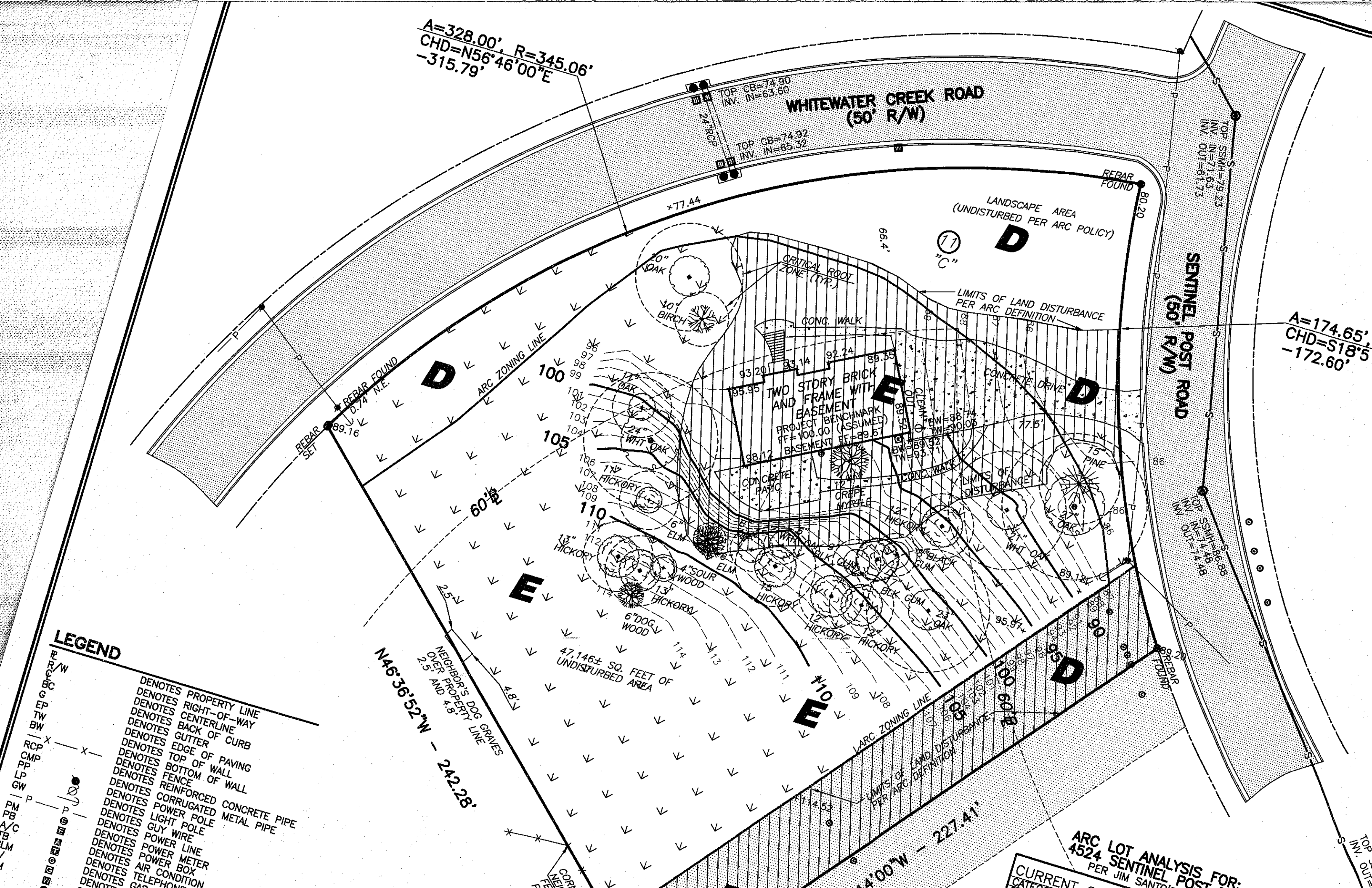
47,146± SQ. FEET OF
UNDISTURBED AREA

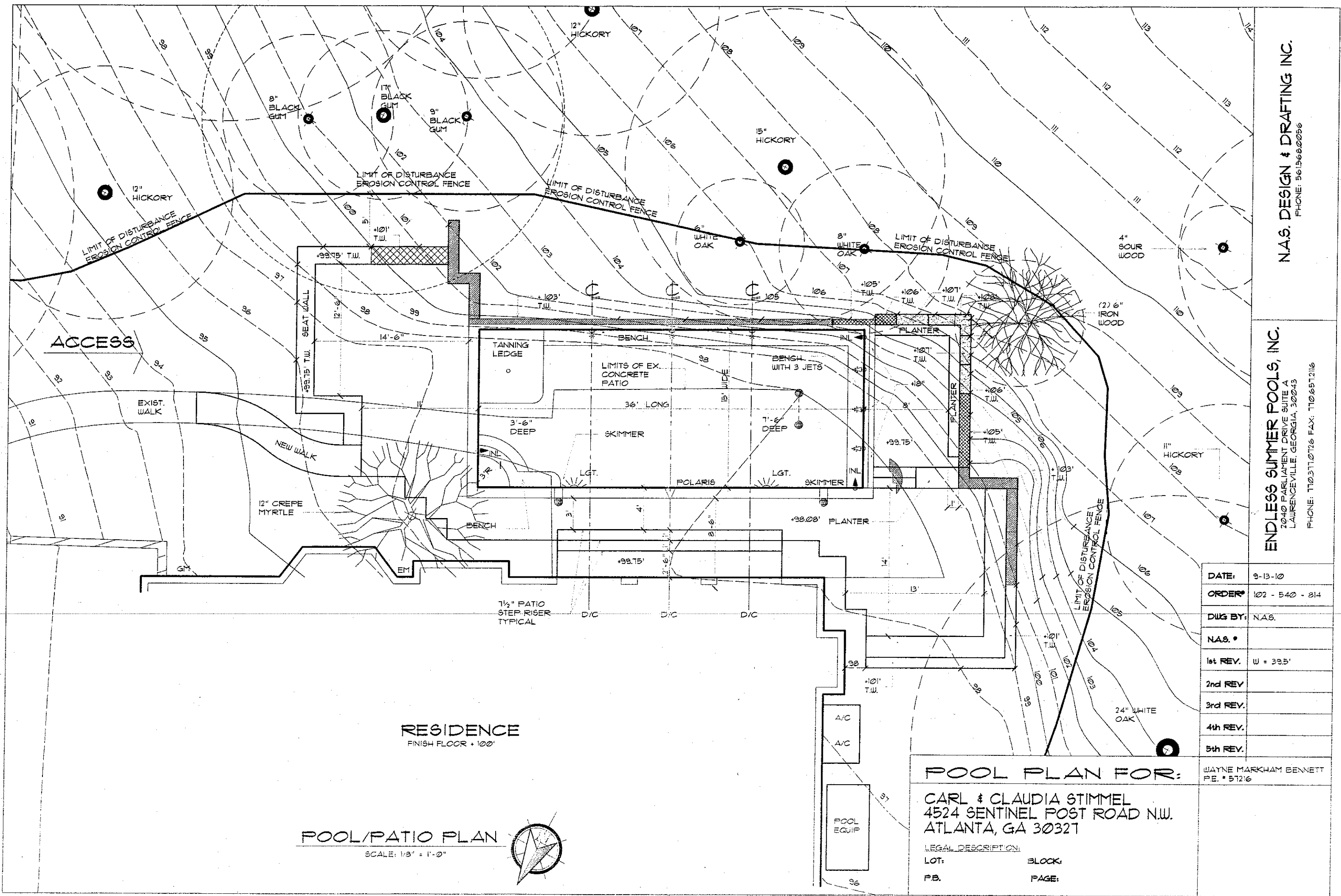
110

14°00'W - 227.41'

ARC LOT ANALYSIS FOR:
4524 SENTINEL POST
PER JIM SANTO

CURRENT





N.A.S. DESIGN & DRAFTING INC.
PHONE: 5615680056

ENDLESS SUMMER POOLS, INC.
2040 PARLIAMENT DRIVE SUITE A
LAURENCEVILLE, GEORGIA 30043
PHONE: 770.371.0726 FAX: 770.6512116

DATE:	9-13-10
ORDER#	102 - 540 - 214
DWG BY:	N.A.S.
N.A.S. •	
1st REV.	W = 39.5'
2nd REV.	
3rd REV.	
4th REV.	
5th REV.	

POOL PLAN FOR:
CARL & CLAUDIA STIMMEL
4524 SENTINEL POST ROAD N.W.
ATLANTA, GA 30327

LEGAL DESCRIPTION:

LOT: BLOCK:
P.B. PAGE:

WAYNE MARKHAM BENNETT
P.E. # 51216