



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: April 17, 2013

ARC REVIEW CODE: V1304173

TO: Mayor Kasim Reed
ATTN TO: Tshaka Warren, City of Atlanta Department of Planning & Community Development
FROM: Douglas R. Hooker, Executive 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 related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-13-01A 4369 Sentinel View

Review Type: Metro River

MRPA Code: RC-13-01A

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a single-family residence.

Preliminary Finding: ARC staff has begun the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. ARC's 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 **Section:**

Date Opened: April 17, 2013

Deadline for Comments: April 29, 2013

Earliest the Regional Review can be Completed: April 29, 2013

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
COBB COUNTY

ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

If you have any questions regarding this review, please call Jon Tuley at (404) 463-3307. If ARC staff does not receive comments from you by April 29, 2013 at 5:00 p.m., 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/land-use/planreviews>.

Attached is information concerning this review.

MRPA-13-01



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): POWZAK LLC
Mailing Address: 3494 HUBBARD AVE NW
City: MARIETTA State: GA Zip: 30066
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770 630 1561 Fax: 470 514 5697
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): D. DONNELLY
Mailing Address: P.O. BOX 191334
City: ATLANTA State: GA Zip: 31119
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404 597 8510 Fax: 470 514 5697
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: 4369 SENTINEL VIEW
Description of Proposed Use: SINGLE FAMILY RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 214; 17TH LAND DISTRICT;
FULTON COUNTY, GEORGIA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
4369 SENTINEL VIEW
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.1364 ACRES
Outside Corridor: 0.0 ACRES
Total: 1.1364
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A

MRPA-13-01



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): EXISTING RESIDENCE - AC-78-12A COMB

ORIGINAL SHOWN AS 4020 CENTRAL VIEW (JMS)

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 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.
A	<u>7,229 SF</u>	<u>5,730 SF</u>	<u>4,330 SF</u>	(90) <u>80</u>	(75) <u>60</u>
B	<u>42,272 SF</u>	<u>29,590 SF</u>	<u>19,020 SF</u>	(70) <u>70</u>	(45) <u>45</u>
C				(50)	(30)
D				(30)	(15)
E				(10)	(2)
F					
Total:				N/A	N/A

MR PA-13-01

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)



MRPA-13-01

- ☒ 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).

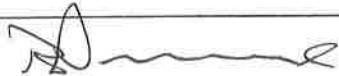
FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

- ☒ 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)



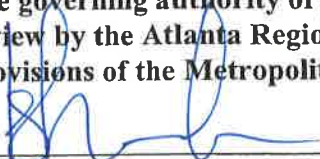
Signature(s) of Owner(s) of Record Date 4.2.13

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) Date 4.2.13

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 4-2-13
TSHAKA WARREN



12-058Legal.txt

LEGAL DESCRIPTION
4369 Sentinel View

All that tract or parcel of land lying and being in land lot 214 of the 17th Land District of Fulton County, Georgia, which tract is more particularly described as follows:

Beginning at a point formed by the intersection of the westerly right-of-way line of Whitewater Creek Road and the northerly right-of-way of Sentinel View; Thence running along said northerly right-of-way line of Sentinel View for a distance of 834.8 feet to an iron pin, said point being the POINT OF BEGINNING;

Thence running along said northerly right-of-way line of Sentinel View North 67 degrees 55 minutes 50 seconds West for a distance of 230.00 feet to a point;

Thence continuing along said northerly right-of-way line of Sentinel View and running North 22 degrees 17 minutes 51 seconds East for a distance of 230.00 feet to an iron pin;

Thence leaving said northerly right-of-way line of Sentinel View and running South 60 degrees 34 minutes 51 seconds East for a distance of 231.91 feet to an iron pin;

Thence running South 22 degrees 20 minutes 02 seconds West for a distance of 200.33 feet to an iron pin, said iron pin being the POINT OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record, said property contains 49,502 Square Feet or 1.1364 Acres, more or less.



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

April 2, 2013

Mr. Jim Santo
The Atlanta Regional Commission
40 Courtland Street, N.E.
Atlanta, GA 30303

RE: MRPA-13-01
4369 Sentinel View Court, N.W.

Dear Jim:

Please be advised that the provisions for erosion and sediment control for the above-referenced project, which is shown on the site plan titled, "Donnelly Residential Inc., ARC Plan, 4369 Sentinel View, NW, Atlanta, GA 30327", dated 1/22/2013 by Q-B Engineering, Inc., and stamped received by the Office of Planning 4/2/13, appear to be sufficient to meet City requirements regarding erosion and sediment control during construction.

Sincerely,

Tshaka Warren
Senior Planner, Development Review Division

cc: Charletta Wilson Jacks, Director City of Atlanta, Bureau of Planning
File