



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: June 13, 2013

ARC REVIEW CODE: V1306131

TO: Mayor Kasim Reed  
ATTN TO: Tshaka Warren, City of Atlanta Department of Planning & Community Development  
FROM: I. Emerson Bryan, Deputy 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-13-02A 4322 Sentinel View NW

**Review Type:** Metro River

**MRPA Code:** RC-13-02A

**Description:** An application for a Metropolitan River Protection Act Certificate for the addition of a swimming pool to an existing 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:** June 13, 2013

**Deadline for Comments:** June 24, 2013

**Earliest the Regional Review can be Completed:** June 24, 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  
CHATTAHOOCHEE RIVERKEEPER  
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA CONSERVANCY

If you have any questions regarding this review, please call Andrew Smith at (404) 463-5581. If ARC staff does not receive comments from you by June 24, 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.

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): MICHAEL & DEBORAH RILEY

Mailing Address: 4322 SENTINEL VIEW C/A 4691 Sentinel Post Rd.

City: ATLANTA State: GA Zip: 30327

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-822-2070 Fax: 404-974-4331

Other Numbers: 404-668-3405
  
3. Applicant(s) or Applicant's Agent(s):
 

Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Contact Phone Numbers (w/Area Code):

Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_
  
4. Proposed Land or Water Use:
 

Name of Development: \_\_\_\_\_

Description of Proposed Use: Swimming Pool Addition to Existing House
  
5. Property Description (Attach Legal Description and Vicinity Map):
 

Land Lot(s), District, Section, County: Land Lot 214, 17th District, Fulton County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Lot 15 D, White Oaks Oak Colony

Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>53,543 ± (from survey)</u>
	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: \_\_\_\_\_

AK-SMS -6/10/13

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 ✓

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
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A	_____	_____	_____	(90)_____	(75)_____
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B	_____	_____	_____	(80)_____	(60)_____
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C	<u>53,543 SF</u>	<u>37,480 SF</u>	<u>24,094 SF</u>	(70) <u>70</u>	(45) <u>45</u>
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D	_____	_____	_____	(50)_____	(30)_____
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E	_____	_____	_____	(30)_____	(15)_____
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F	_____	_____	_____	(10)_____	(2)_____
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Total:	<u>53,543 SF</u>	<u>37,480 SF</u>	<u>24,094 SF</u>	N/A	N/A
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~~ALL~~ ACC - JMS - ARE  
01/10/13

MRPA-13-02

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:** The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**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:** The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**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). Attached Survey

☒ 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. Attached

☒ Proposed grading plan. Survey attached

☒ 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 13-02

\_\_\_\_ 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.

N/A Documentation on adjustments, if any.

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

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

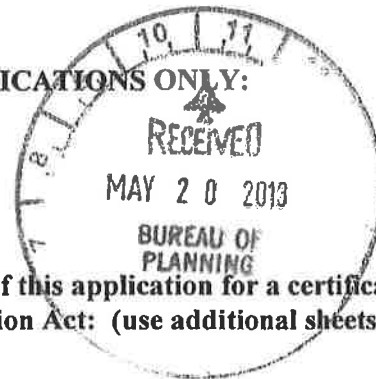
☒ Site plan.

☒ 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 5/10/13

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 5/10/13

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 5-22-13

Fulton County provides this map for your personal use "as is." The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.









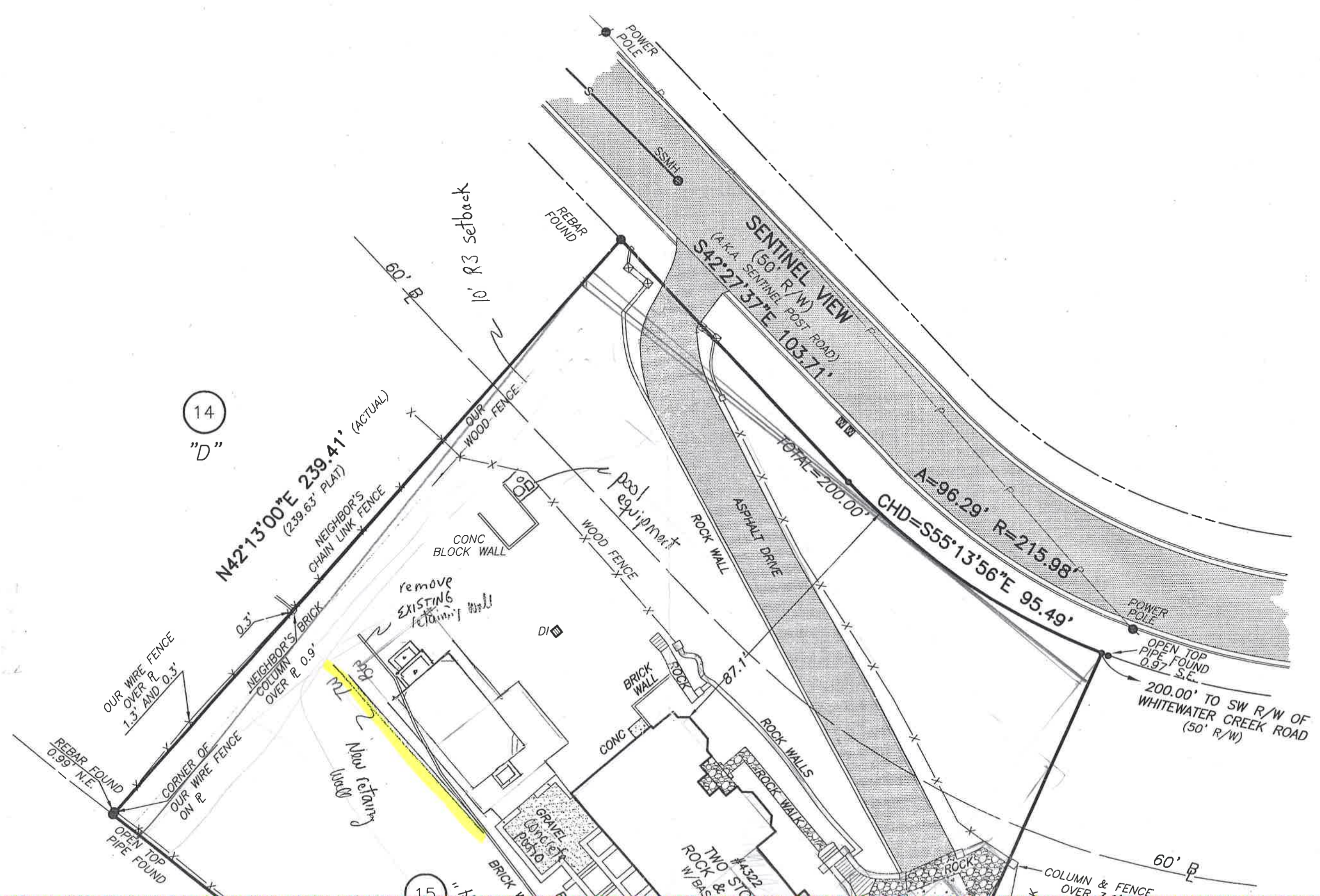
**Detailed table of land-disturbing activities**

**4322 Sentinel View, Atlanta, GA 30327**

**sq footage**

<b>house</b>	<b>4295</b>
<b>driveway</b>	<b>6350</b>
<b>pool</b>	<b>1400</b>
	<b>12045</b>

MAGNETIC  
N





Erosion control  
as needed

No trees will be impacted

## SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

TELEPHONE: AT&T  
ELECTRIC: GEORGIA POWER COMPANY  
WATER AND SEWER: CITY OF ATLANTA  
GAS: ATLANTA GAS LIGHT COMPANY

CALL THREE WORKING DAYS BEFORE YOU DIG

UTILITIES PROTECTION CENTER:

IN METRO ATLANTA 770-623-4344  
THROUGH OUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.  
BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
6. THIS PLAT NOT INTENDED FOR RECORDING.

## REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF  
MICHAEL J. PILLE & DEBORAH W. PILLE  
DEED BOOK 42550 PAGE 314  
FULTON COUNTY, GEORGIA RECORDS

## LEGEND

PL	DENOTES	PROPERTY LINE
R/W	DENOTES	RIGHT-OF-WAY
C	DENOTES	CENTERLINE
— X — X —	DENOTES	FENCE
RCP	DENOTES	REINFORCED CONCRETE PIPE
CMP	DENOTES	CORRUGATED METAL PIPE
PP	DENOTES	POWER POLE
LP	DENOTES	LIGHT POLE
GW	DENOTES	GUY WIRE
— P — P —	DENOTES	POWER LINE
PM	DENOTES	POWER METER
PB	DENOTES	POWER BOX
A/C	DENOTES	AIR CONDITION
TB	DENOTES	TELEPHONE BOX
GM	DENOTES	GAS METER
GV	DENOTES	GAS VALVE
GLM	DENOTES	GAS LINE MARKER
WM	DENOTES	WATER METER
WV	DENOTES	WATER VALVE
FH	DENOTES	FIRE HYDRANT
MW	DENOTES	MONITORING WELL
HW	DENOTES	HEADWALL
JB	DENOTES	JUNCTION BOX
DI	DENOTES	DROP INLET
— S — S —	DENOTES	SANITARY SEWER LINE
SSMH	DENOTES	SANITARY SEWER MANHOLE
CO	DENOTES	CLEAN OUT



No.	Revision	Date

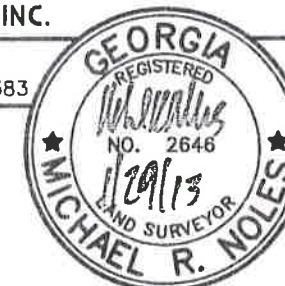


**McLUNG**  
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383

This property is not  
located in a Federal Flood  
Area as indicated by F.I.R.M.  
Official Flood Hazard Maps.

*In my opinion this plat is a  
correct representation of the  
land platted.*



Michael R. Noles  
Georgia RLS #2646  
Member SAMSOG  
JOB#233080



TOTAL AREA=1.229± ACRES  
OR 53,543± SQ.FT.

4322 SENTINEL VIEW  
ATLANTA, GEORGIA

PROPERTY OF  
MICHAEL PILLE

LOT 15, BLOCK "D"  
SECTION TWO  
WHITewater CREEK COLONY

LAND LOT 214  
DISTRICT 17TH. SECTION  
COUNTY FULTON  
GEORGIA

PLAT PREPARED: 1-29-13  
FIELD: 1-28-13 SCALE: 1"=30'

PB 87  
PG 70  
DB 42550  
PG 314