



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 23, 2014

ARC REVIEW CODE: V1404231

TO: Mayor Kasim Reed, City of Atlanta
ATTN TO: Tshaka Warren, Senior Planner, City of Atlanta Office of Planning
FROM: Douglas R. Hooker, Executive Director, ARC

Electronic signature
Original ink signature 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-14-01A 4432 Whitewater Creek Road NW

Review Type: Metro River

MRPA Code: RC-14-01A

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a detached garage on an existing single family residential property.

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 23, 2014

Deadline for Comments: May 3, 2014

Earliest the Regional Review Can Be Completed: May 3, 2014

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 May 3, 2014, we will assume that your agency has no additional comments, and we will close the review. Comments by e-mail are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.



4-8-14 Attn: Tshaka Warren
From: Cindy SILVER
770-597-3994

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): Stephen Lisenby
Mailing Address: 4432 Whitewater Creek Dr.
City: Atlanta State: GA Zip: 30327
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-812-0517 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Cindy SILVER
Mailing Address: 7513 St Charles Sq
City: Roswell State: GA Zip: 30075
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-597-3994 Fax: _____
Other Numbers: email: cindysilver@constructionoutsource.com
4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: Residential
Proposed work = detached garage
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: U = 214 District = 17th
County = Fulton
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
4432 WHITEWATER CREEK DR.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.542 acres
Outside Corridor: 0
Total: 1.542 acres
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 Descriptor (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?

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 Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
A				(90) _____	(75) _____
B				(80) _____	(60) _____
C	47974 sf.	17149 sf.	15503 sf.	(70) 35.7	(45) 32.3
D				(50) _____	(30) _____
E	19195 sf.	1404 sf.	1245 sf.	(30) 7.3	(15) 6.5
F				(10) _____	(2) _____
Total:	67,169 s.f.	18,553 a.f.	16,748 a.f.	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: 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).
- ☒ 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)



☒ 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)

Stephen Liberty 3/12/14
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:

Cindy Silver 4-8-14
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] 4-10-14
Signature of Chief Elected Official or Official's Designee Date



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 11, 2014

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

RE: MRPA-14-01
4432 Whitewater Creek Drive, 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, "4432 Whitewater Creek Drive", last revised 03/26/14 by Alpha Land Services, and stamped received by the Office of Planning 4/10/14, 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
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