


DATE: August 25, 2020

ARC REVIEW CODE: V2008251

TO: Mayor Keisha Lance Bottoms, City of Atlanta
ATTN TO: Keyetta Holmes, City of Atlanta, City of Atlanta
FROM: Douglas R. Hooker, Executive Director, ARC


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-20-02CA 2004 Whittier Avenue

Review Type: Metro River

MRPA Code: RC-20-02CA

Description: A Metropolitan River Protection Act (MRPA) review of a proposed addition to an existing pre-Act single-family home at 2004 Whittier Ave. NW in the City of Atlanta. The total square footage of land disturbance for the project would be 4,797 SF, ending with a total of 3,017 total impervious surface within the Chattahoochee River Corridor.

Preliminary Finding: ARC staff has opened its review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: City of Atlanta

Land Lot: 256 **District:** 17 **Section:**

Date Opened: Tuesday, August 25, 2020

Deadline for Comments: Friday, September 4, 2020

Earliest the Regional Review can be Completed: Tuesday, Sept. 8, 2020 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT
NATIONAL PARK SERVICE-CRNR
COBB COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before Friday, Sept. 4, 2020, we will assume that your agency has no additional comments and will close the review. Comments must be emailed. **The ARC review website is located at:**
<http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

[illegible]

Metro River Review Application Cover Sheet

August 20, 2020

Proposed Addition to Existing Single-Family House

2004 Whittier Avenue

Atlanta, Georgia

The application is signed, but the signature does not show up on the scan of the revised application. The request below can be used as the official signature.

Scan of e-mail request from the City of Atlanta, 08/20/2020:

Good morning,

Please find attached a MRPA review request for 2004 Whittier Avenue. The application and site plan are included.

Keretta M. Holmes, AICP

Director, Office of Zoning and Development

Department of City Planning

55 Trinity Avenue, Suite 3350

Atlanta GA 30303

Telephone: (404) 546-0166

eFax: (404) 979-7811

email:kmholmes@atlantaga.gov

RECEIVED

DATE: _____

**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): Clara Parris and Stephen Parris
Mailing Address: 2004 Whittier Avenue NW
City: Atlanta **State:** GA **Zip:** 30318
Contact Phone Numbers (w/Area Code):
Daytime Phone: 864-590-0190 (Clara's cell) **Fax:** _____
Other Numbers: 404-313-5409 (Stephen's cell)
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Clara Parris and Stephen Parris
Mailing Address: 2004 Whittier Avenue NW
City: Atlanta **State:** GA **Zip:** 30318
Contact Phone Numbers (w/Area Code):
Daytime Phone: 864-590-0190 (Clara's cell) **Fax:** _____
Other Numbers: 404-313-5409 (Stephen's cell)
4. **Proposed Land or Water Use:**
Name of Development: 2004 Whittier Avenue NW, Atlanta, GA 30318 in Whittier Mill Village
Description of Proposed Use: Addition to existing single family home.
5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Land Lot 256; 17th District; Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
2004 Whittier Avenue NW, Atlanta, GA 30318
Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 7750 sq ft
Outside Corridor: _____
Total: _____
Lots: **Inside Corridor:** 1 lot
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? 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 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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	4608 SF	3226 SF 260	2089 SF *	(70) 70%	(45) 45% 45.33% *
D	3142 SF	1571 SF 400	928 SF * 608	(50) 50%	(30) 30% 29.53% *
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	7750 SF	4797 SF 760	3017 SF 2697	N/A	N/A

* INCLUDES A TRANSFER OF 15 SF OF IMPERVIOUS FROM D TO C AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

Am changes
JMS - ARC
8/20/2020

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)

___ 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:

N/A Concept plan.

N/A 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)

Charles Harris August 12, 2020

8/12/20
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:

Charles Harris August 12, 2020

8/12/20
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 of Chief Elected Official or Official's Designee Date

CITY OF ATLANTA NOTES

LOT COVERAGE

EXISTING RESIDENCE	1238 SQ. FT.
ADDITION	648 SQ. FT.
EXISTING PORCH	80 SQ. FT.
EXISTING WALKS and DRIVEWAY	407 SQ. FT.
NEW DECK, STAIRS	132 SQ. FT.
EXISTING SHED	192 SQ. FT.
TOTAL LOT COVERAGE	2697 SQ. FT.

TOTAL LOT AREA	7750 SQ. FT.
PERCENTAGE OF LOT COVERAGE	35%

FLOOR AREA RATIO

EXISTING FIRST FLOOR	1238 SQ. FT.
FIRST FLOOR ADDITION	648 SQ. FT.
TOTAL	1886 SQ. FT.

LOT COVERAGE	.24
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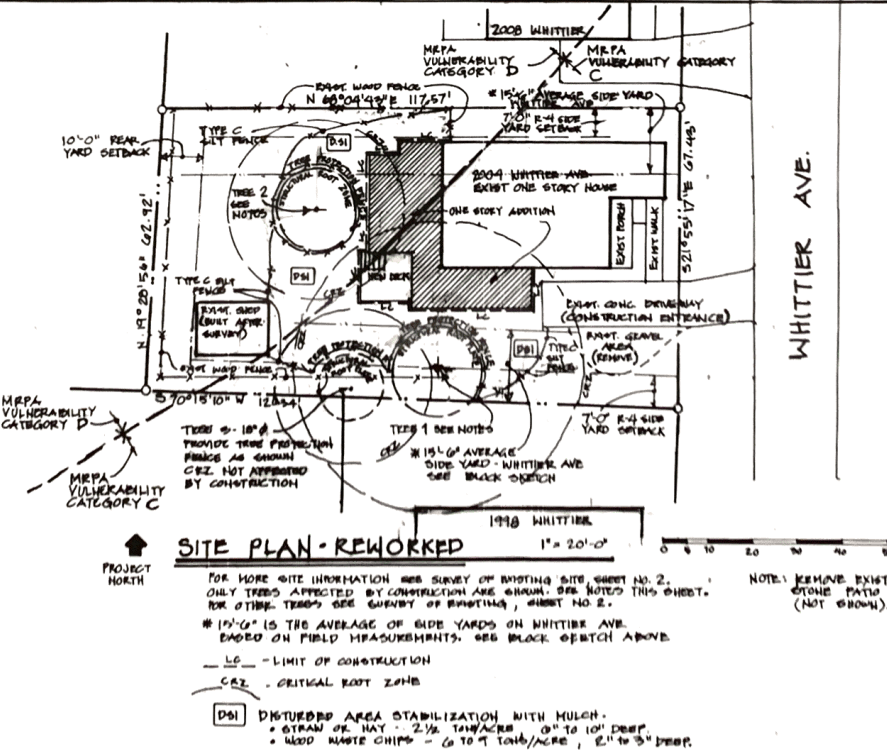
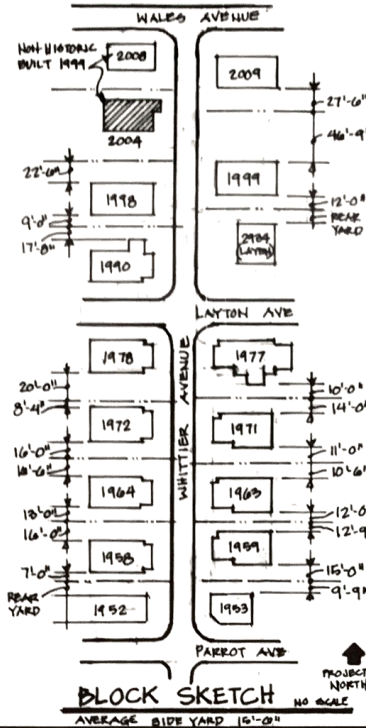
TREES AFFECTED BY CONSTRUCTION

TREE 1:
TRIPLE TRUNK HARDWOOD- TOTAL DIAMETERS- 33"
STRUCTURAL ROOT PLATE- 10.5' RADIUS, NOT AFFECTED BY CONSTRUCTION
TREE PROTECTION FENCING TO BE INSTALLED ON SITE
CRITICAL ROOT ZONE- 33' RADIUS, 3420 SQ. FT.
EXISTING HOUSE IN CRZ 150 SQ. FT.
EXISTING DRIVE IN CRZ 55 SQ. FT.
ADDITION IN CRZ 340 SQ. FT.
NEW DECK IN CRZ 132 SQ. FT.
TOTAL CRZ AFFECTED 677 SQ. FT.
IMPACTED CRZ 19.8%

TREE 2:
20" DIAMETER OAK
STRUCTURAL ROOT PLATE- 9' RADIUS, NOT AFFECTED BY CONSTRUCTION
TREE PROTECTION FENCE TO BE INSTALLED ON SITE
CRITICAL ROOT ZONE- 20' RADIUS, 1256 SQ. FT.
EXISTING HOUSE IN CRZ 0 SQ. FT.
ADDITION IN CRZ 144 SQ. FT.
NEW DECK IN CRZ 50 SQ. FT.
TOTAL DISTURBED AREA 194 SQ. FT.
IMPACTED CRZ 15.4%

CUT & FILL

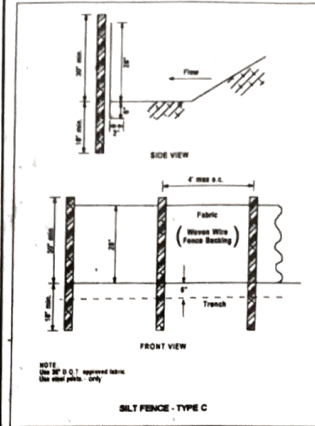
7.4 CUBIC YARDS TO BE CUT, 3 CUBIC YARDS TO BE USED TO CREATE POSITIVE SLOPE FROM THE NEW ADDITION, 4 CUBIC YARDS TO BE REMOVED FROM SITE.



ATLANTA REGIONAL COMMISSION METROPOLITAN RIVER PROTECTION ACT SITE INFORMATION

VULNERABILITY CATEGORY	TOTAL SQ. FT.	DISTURBED SQ. FT.	IMPERV. SQ. FT.	PERCENT DISTURBED	PERCENT IMPERV.
C	4608	2349	2089	51%	45.33%**
D	3142	1008	608	32%	19%
TOTAL	7750	3357	2697		

**Includes a transfer of 15 SF of impervious from D to C as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.



24 HOUR CONTACT:



PROJECT STATEMENT
ONE STORY ADDITION TO THE LEFT SIDE AND REAR OF EXISTING RESIDENCE WITH NEW DECK TO THE REAR.
REMOVE EXISTING REAR DECK AND STONEPAVING.

LIST OF DRAWINGS

1. CITY OF ATLANTA NOTES
2. -BLOCK SKETCH
3. -SILT FENCE DETAIL
4. -SITE PLAN- REWORKED
5. -PROJECT STATEMENT
6. -SURVEY OF EXISTING SITE
7. -FLOOR PLAN- REWORKED
8. -LEFT SIDE ELEVATION (SOUTH)- REWORKED
9. -FRONT ELEVATION (EAST) REWORKED
10. -RIGHT SIDE ELEVATION (NORTH)- REWORKED
11. -REAR ELEVATION (WEST)- REWORKED
12. -FLOOR PLAN- EXISTING
13. -LEFT SIDE ELEVATION (SOUTH)- EXISTING
14. -FRONT ELEVATION (EAST)- EXISTING
15. -RIGHT SIDE ELEVATION (NORTH)- EXISTING
16. -REAR ELEVATION (WEST)- EXISTING

CLARA and STEPHEN PARRIS
2004 WHITTIER AVENUE
ATLANTA, GEORGIA

Addition and Renovation to Residence

DATE: 7-20-2020
REVIEW: 7-20-2020
ATLANTA URBAN DESIGN COMMISSION REVIEW: 7-20-2020

THE CONTRACTOR SHALL DO THE FOLLOWING:

1. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO STARTING CONSTRUCTION.
2. COMPLY WITH ALL LOCAL ORDINANCES, REGULATIONS AND LAWS APPLICABLE TO THE PLACE OF CONSTRUCTION.
3. TEMPORARILY BRACE ALL FLOORS, CEILING, ROOF, BEAMS, ETC AS REQUIRED FOR THE CONSTRUCTION.

RELEASED FOR:
ATLANTA URBAN DESIGN
COMMISSION REVIEW

DATE: 7-20-2020

SHEET NO.: 1 OF 8

NOT
ISSUED FOR
CONSTRUCTION

SHEET NO.: 1 OF 8

