

DATE: MAY 31, 2023

TO: Mayor Andre Dickens, City of Atlanta
ATTN TO: Keyetta Holmes, Director of Zoning and Development, City of Atlanta
FROM: Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: RC-23-05A 4491 Sentinel Post Road NW
MRPA Code: RC-23-05A

Description: A Metropolitan River Protection Act review of a project to add a swimming pool to an existing home on a 4.21 acre site wholly within the Chattahoochee River Corridor at 4491 Sentinel Post Road in the City of Atlanta. The scope of work includes a pool, deck, and stairs. The proposed disturbed and impervious areas are within allowed limits.

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

Submitting Local Government: City of Atlanta
Date Opened: May 31, 2023
Deadline for Comments: June 12, 2023

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SMYRNA

CHATTAHOOCHEE RIVERKEEPER
CITY OF SANDY SPRINGS

For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments on or before May 12, 2023, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Review materials are attached.



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): MIKE REZLI

Mailing Address: 4491 SENTINEL POST ROAD

City: ATLANTA State: GA Zip: 30327

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-872-0245 Fax: _____

Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):

Name(s): MIKE PARMELUE

Mailing Address: 241 WEST WILUCA RD NE SUITE 150

City: ATLANTA State: GA Zip: 30342

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-661-1217 Fax: _____

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: _____

Description of Proposed Use: CURRENTLY A SINGLE FAMILY RESIDENCE AND THE OWNER WOULD LIKE TO ADD A SWIMMING POOL.

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: LAND LOT 17, 214 DISTRICT, FULTON COUNTY

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: WHITEWATER CREEK 4491 SENTINEL POST ROAD NW

Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>4.21 AC</u>
	Outside Corridor:	_____
	Total:	<u>4.21 AC</u>
Lots:	Inside Corridor:	<u>1</u>
	Outside Corridor:	_____
	Total:	<u>1</u>
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 Home is on city 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	_____	_____	_____	(90) _____	(75) _____
B	<u>64,045 SF</u>	<u>51,236 SF</u>	<u>38,427 SF</u>	(80) <u>80</u>	(60) <u>60</u>
C	<u>37,416 SF</u>	<u>26,191 SF</u>	<u>16,837 SF</u>	(70) <u>70</u>	(45) <u>45</u>
D	<u>20,263 SF</u>	<u>10,131 SF</u>	<u>6,078 SF</u>	(50) <u>50</u>	(30) <u>30</u>
E	<u>38,541 SF</u>	<u>17,562 SF</u>	<u>8,781 SF</u>	(30) <u>30</u>	(15) <u>15</u>
F	_____	_____	_____	(10) _____	(2) _____
Total:	_____	_____	_____	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)

____ 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.

MRPA-23-006



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DATE: 5/11/2023

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)

SENTINELLE LLC
[Signature] 5/2/2023

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:

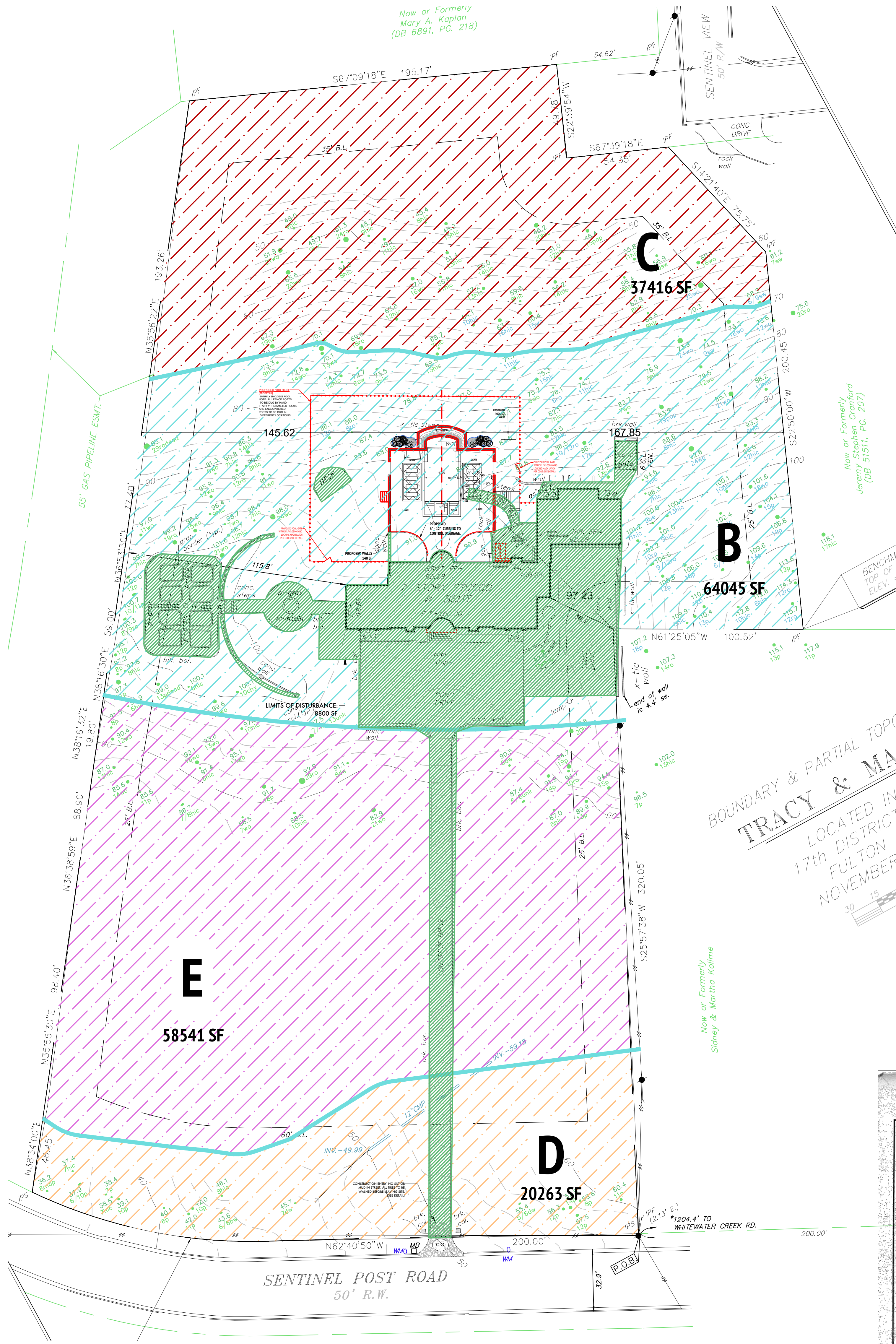
MIKE PARMELIS - JOE A. GAYLE & ASSOCIATES
[Signature] 5/2/2023

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.

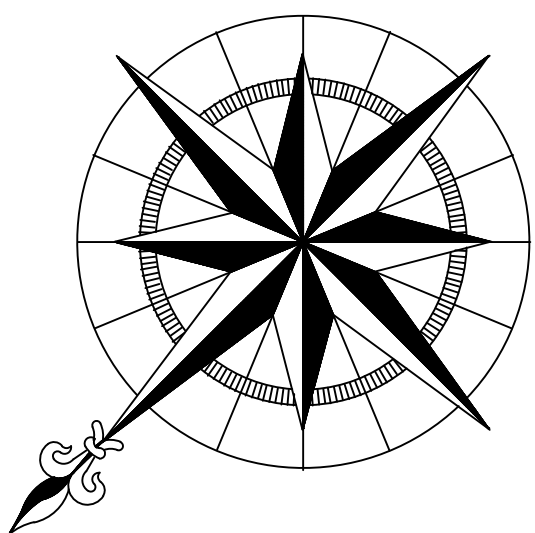
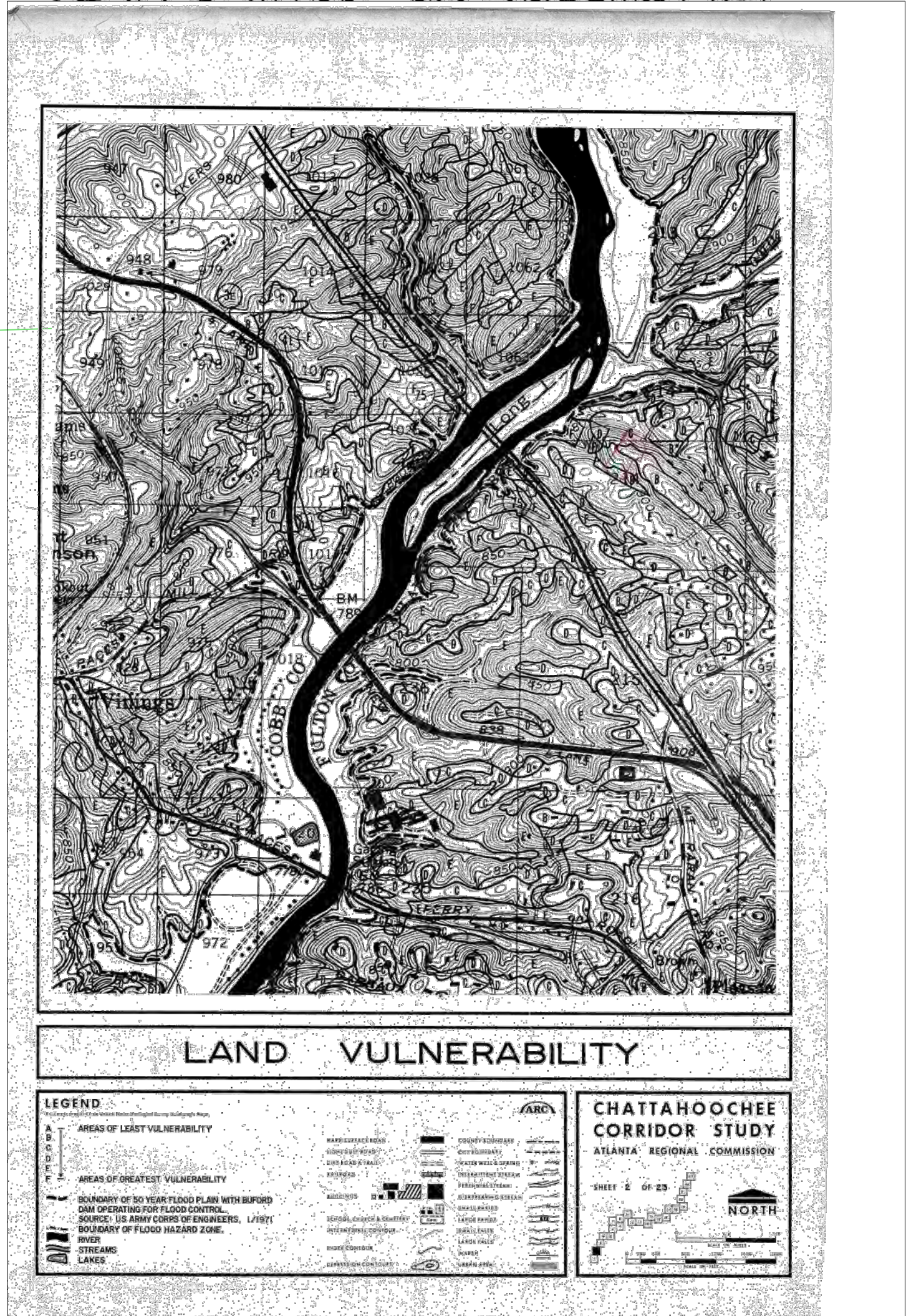
Keyetta M. Holmes 5/23/2023

Signature of Chief Elected Official or Official's Designee Date



LOT SIZE = 183,805 SF.
ARC CATEGORY B = 64,405 SF OR 35% OF PROPERTY
ARC CATEGORY C = 37,412 SF OR 20% OF PROPERTY
ARC CATEGORY D = 20,263 SF OR 11% OF PROPERTY
ARC CATEGORY E = 58,541 SF OR 32% OF PROPERTY

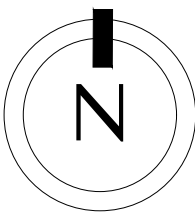
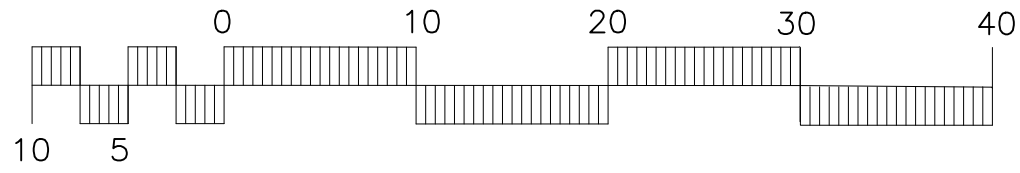
CATEGORY	DIST. ALLOW.	IMP. ALLOW.	EX. DIST.	EX. IMP.	PROP. DIST.	PROP. IMP.
B	80%	60%	27.35%	27.35%	38.56%	32.59%
64,405	51,524	38,643	17,615	17,615	24,835	20,990
C	70%	45%	0%	0%	0%	0%
36,412	25,488	16,385	0	0	0	0
D	50%	30%	5.11%	5.11%	0%	0%
20,263	10,132	6,079	1035	1035	0	0
E	30%	15%	3.75%	3.75%	0%	0%
58,541	17,562	8,781	2,195	2,195	0	0



JOE A. GAYLE
& ASSOCIATES

241 West Wieuca Rd. NE
Atlanta, Georgia 30342
Suite 150
(404) 252-6120

MRPA-23-006



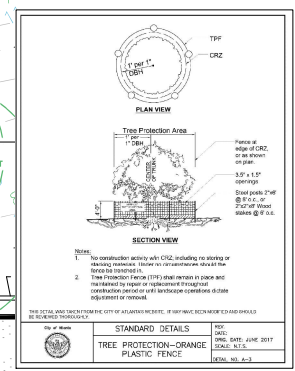
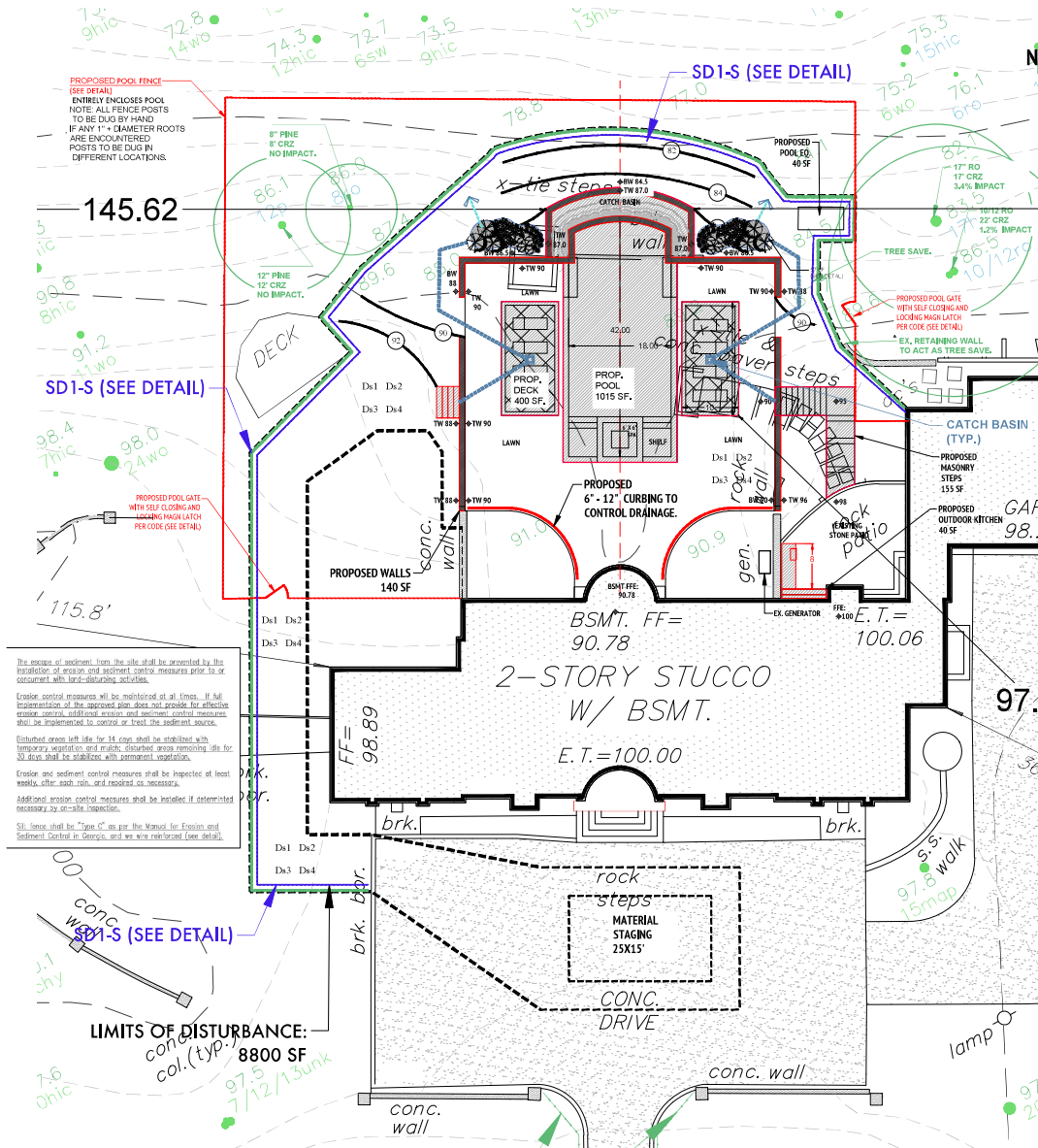
L6 - ARC LAND DISTURBANCE STUDY

BUILDING PERMIT - 4491 SENTINEL POST ROAD

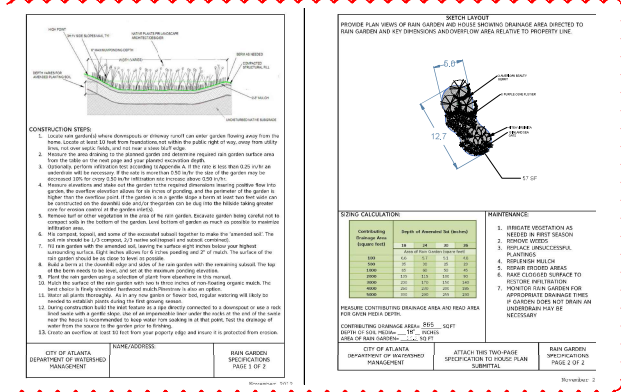
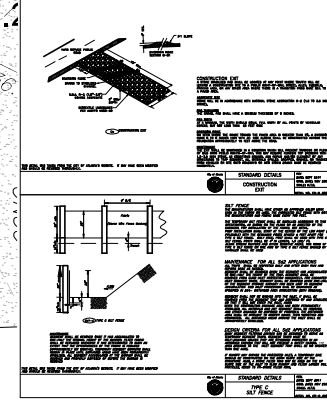
APRIL 28, 2023
FEBRUARY 23, 2023

NO TREES DAMAGED OR REMOVED

RELEASED FOR CONSTRUCTION



NO. OF TREES	NO. OF TREES	NO. OF TREES	NO. OF TREES	NO. OF TREES	NO. OF TREES	NO. OF TREES	NO. OF TREES	NO. OF TREES	NO. OF TREES
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100



WATER CAPTURE:
MUST CAPTURE AND TREAT FIRST 1" OF RAINFALL ON ALL HARD SURFACES

PROPOSED:

PROPOSED STONE DECKING	400 SF
PROPOSED POOL COPIING	88 SF
PROPOSED MASONRY STEPS	125 SF
PROPOSED NEW WALLS	183 SF
PROPOSED KITCHEN ADDITION	40 SF
PROPOSED POOL EQ.	30 SF

PROPOSED NEW IMPERVIOUS COVERAGE - 866 SF
(SEE NDS CALCS)

MRPA-23-006

OFFICE OF ZONING & DEVELOPMENT

RECEIVED

DATE: 5/11/2023

JOE A. GAYLE & ASSOCIATES

241 West Wieclua Rd. NE
Atlanta, Georgia 30342
Suite 160
(404) 252-6120

L3 - SITE PLAN - TREE PROTECTION AND GRADING AND DRAINAGE INFO

BUILDING PERMIT - 4491 SENTINEL POST ROAD
APRIL 28, 2023
FEBRUARY 23, 2023

MRPA-23-006



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CLERK'S OFFICE: RECORDING INFORMATION ONLY

ABBREVIATIONS

ABL = ARELIA	HYD = HYDRANGEA
AUC = AUCUBA	ICV = IRRIGATION CONTROL VALVE
AMT = AMERICAN HOLLY	IMP = IMPATIENS
AZ = AZALEA	IRF = IRON RIV FOUNT
BD = BANYAN	JAS = JASMINE
BE = BECCH	JHT = JAPANESE HOLLY
BED = BEGONIA	JM = JAPANESE MAPLE
BHT = BURFORD HOLLY	JUN = JUNIPER
BR = BRICK	LIR = LIRIOPE
BRP = BRADFORD PEAR	LL = LAWN LIMITS
BRW = BASSWOOD	MAC = MAGNOLIA
CAL = CALADUM	MAP = MAPLE
CAM = CAMELLIA	MAN = MANODIA
CE = COTONEASTER	ODH = OREGON GRAPE HOLLY
CD = CEDAR	OL = OLEIFLORUM LAUREL
CH = CHERRY	P = PINE
CHC = CHINESE HOLLY	PHD = PHODENDRA
CHN = CHESTNUT	POP = POPULAR
CHD = CHESTNUT OAK	RND = RHODODENDRON
CL = CHERRY LAUREL	RO = RED OAK
CO = CLEAN CUT	RT = RED TWP
CM = CRANE WYVILLE	SD = SWEET GUM
CG = CRANE GARDENIA	SP = SPICE
DS = DOWNY	SPG = SPIGOTT
DW = DOWNWOOD	SPW = SPINULUS
EL = ELKANSUS	SW = SOUTHWOOD
EM = ELECTRIC METER	UDS = UNDERGROUND DOWNSPOUT
ET = EXTERIOR THRESHOLD	UNK = UNKNOWN
FF = FINISH FLOOR	UNP = UNPAVED
FOR = FORSYTHIA	VLR = VARIATED LIRIOPE
GE = GOLDEN EXONYMIUS	VPR = VARIATED PRIVET
GLT = GROUND LIGHT FIXTURE	W = WILLOW
GM = GAS METER	WLD = WILLOW OAK
HA = HAZELBERRY	WLD = WILLOW
HEM = HEMLOCK	WMT = WATER METER
HC = HICKORY	WDO = WHITE OAK
HH = HELLER HOLLY	WTF = WHITE FINE
HGS = HOSIA	WV = WINDOW WELL
HLT = HOLLY	Y = YACHT

THIS PROPERTY IS CURRENTLY ZONED R-1 PER THE CITY OF ATLANTA G.L.S. DEPT.

SETBACKS: FRONT = 60 FEET
SIDE = 25 FEET
REAR = 30 FEETAREA = 183,805 SQ. FT.
4.220 ACRES

GENERAL NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 26,120. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SET-530R.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 305,539.

ALL L.P.'s ARE "N" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

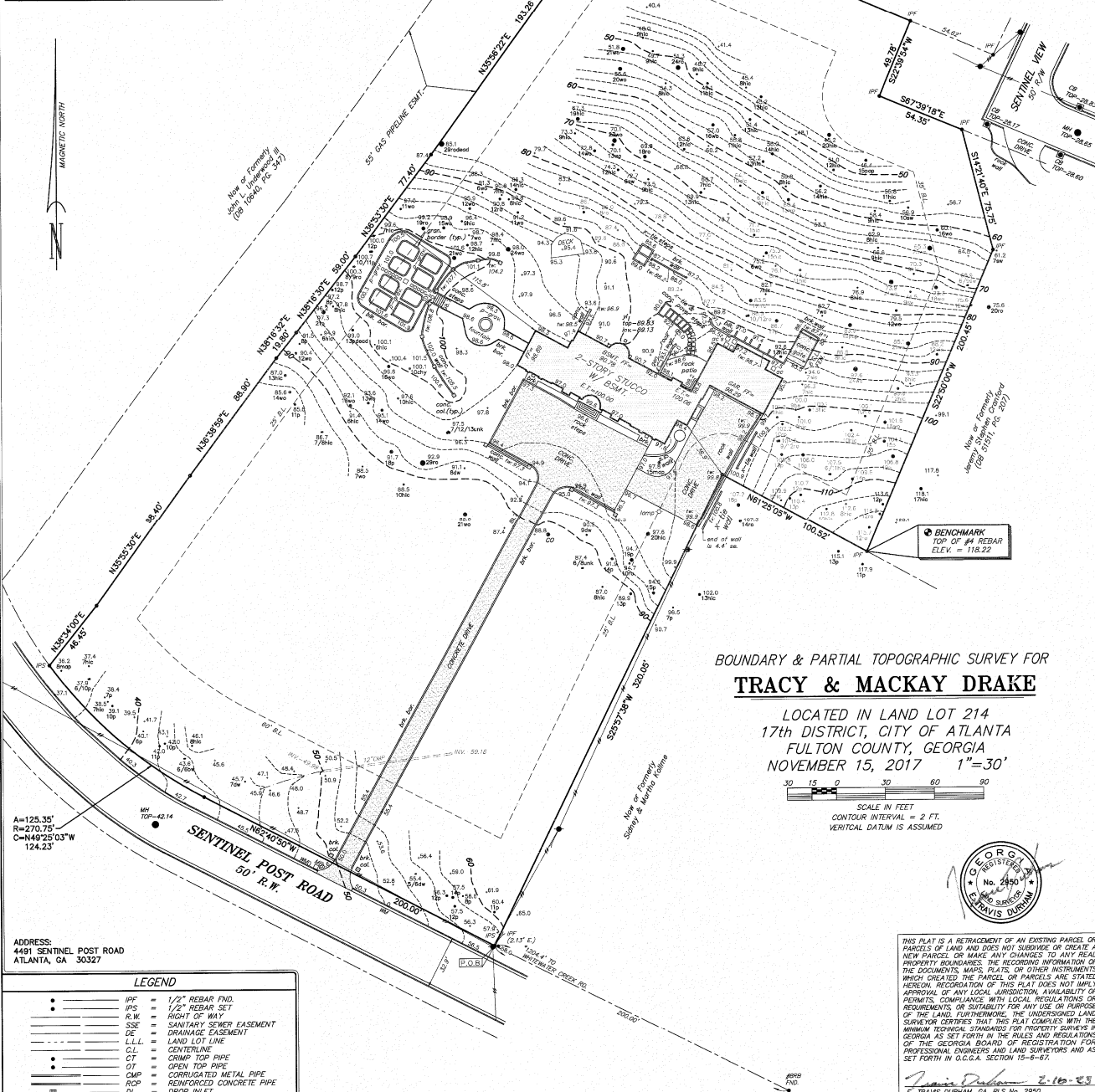
ACCORDING TO THE CURRENT "F.L.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0227 F, DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED HEREON, OR THE CONTENTS OF THE SURVEY.

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND. REFERENCE: DB 36820, PG. 43

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY FOR
TRACY & MACKAY DRAKELOCATED IN LAND LOT 214
17th DISTRICT, CITY OF ATLANTA
FULTON COUNTY, GEORGIA
NOVEMBER 15, 2017 1"=30'SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM IS ASSUMED

THIS PLAT IS A RETRACED OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBMIT OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE SURVEYOR HAS REVIEWED THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

Travis Durham, L.S., No. 2450
E. TRAVIS DURHAM, GA. RLS No. 2850
JOB # 16-037 DRAIN BY: JE FIELD CREW: CM, ID
FIELD DATE: 11-15-17 PLAT PREPARED: 2-16-23DELTA 1
LAND SURVEYING, LLC
381 WESTCHESTER WAY
CANTON, GEORGIA 30115
PHONE: (770) 597-3533
(FIRM LICENSE NO. LSF 001041)

FEBRUARY 16, 2023, REVISED TO REFLECT EXISTING CONDITIONS.