

DATE: OCTOBER 24, 2023

TO: MAYOR ANDRE DICKENS, City of Atlanta
ATTN TO: KEYETTA HOLMES, ZONING AND DEVELOPMENT DIRECTOR, City of Atlanta
FROM: Anna Roach, Executive Director, Atlanta Regional Commission



ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-23- 11A 4433 Sentinel Post Road

Submitting Local Government: City of Atlanta

Date Opened: October 9, 2023

Date Closed: October 24, 2023

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

Additional Comments: The City of Atlanta Watershed Management department noted that proposed driveway grades should be included in the site plan documentation.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
COBB COUNTY

CHATTAHOOCHEE RIVERKEEPER
HISTORIC RIVERLINE

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.



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): GRAMM HOLDINGS LLC

Mailing Address: 3150 ROSWELL ROAD NW #724

City: ATLANTA State: GA Zip: 30305

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-915-5917 Fax: _____

Other Numbers: _____

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

Name(s): MIKE PARMELER

Mailing Address: 241 WEST WILLOW 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 AN EMPTY LOT. PLAN IS TO DEVELOP A SINGLE FAMILY HOME WITH A SPOT COURT AND SWIMMING POOL.

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

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

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: WHITE WATER CREEK COLONY, BLOCK D, LOT 5, 4433 SENTINEL POST, 350'

Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>1.58 AC</u>
	Outside Corridor:	_____
	Total:	<u>1.58 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
- CONNECT TO 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>61,019</u>	<u>32,810</u>	<u>13,660</u>	(80) <u>80</u>	(60) <u>60</u>
C	<u>5,404</u>	<u>0</u>	<u>0</u>	(70) <u>70</u>	(45) <u>45</u>
D				(50)	(30)
E	<u>2,670</u>	<u>640</u>	<u>295</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).

MRPA-23-014



FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

____ Site plan.

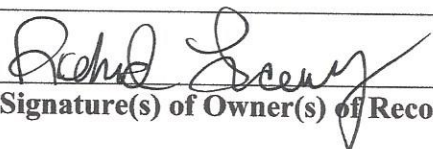
____ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

____ Concept plan.

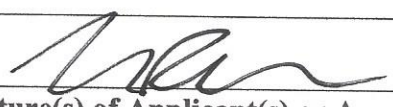
____ Lot-by-lot and non-lot allocation tables.

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
9.14.2023
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 PARMER - JOE GAYLE & ASSOCIATES


Signature(s) of Applicant(s) or Agent(s)
9/11/2023
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
09/20/2023
Date

CATEGORY "E" = 2,670 SF TOTAL AREA
295 SF PROPOSED IMPERVIOUS = 11.04%
640 SF PROPOSED DISTURBANCE = 23.9%

MAX = 15% or 400.5 SF
MAX = 30% or 801 SF

② HW

Handwritten: Handwritten

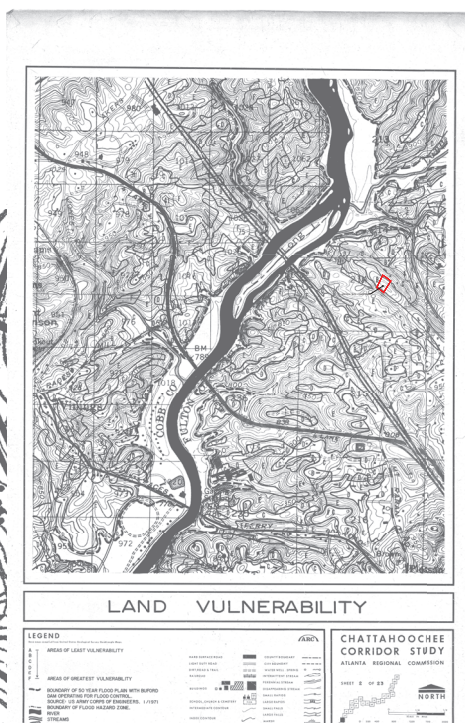
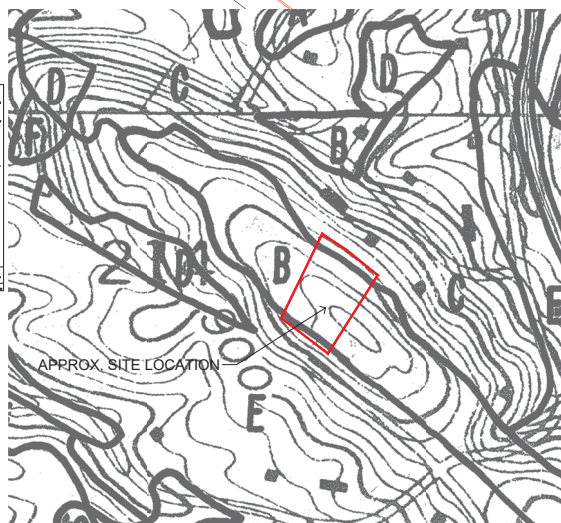
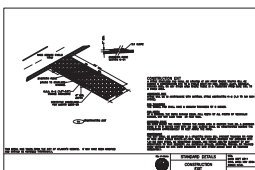
9c ROAD



NO

55

DATE: 9/14/2023



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

9/11/2023

