

DATE: OCTOBER 9, 2023

TO: Mayor Andre Dickens, City of Atlanta
ATTN TO: Keyetta Holmes, Zoning and Development Director, City of Atlanta
FROM: Mike Alexander, COO, Atlanta Regional Commission

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- 11A 4433 Sentinel Post Road
MRPA Code: RC-23-11A

Description: A regional MPRA review of a proposal to construct a single-family home with a 4-car garage, driveway, pool and sport court on a 1.6-acre site wholly within the Chattahoochee River Corridor at 4433 Sentinel Post Road in the City of Atlanta. The total proposed disturbed area of 33,450 SF and impervious area of 13,955 SF are within allowed limits.

Preliminary Finding: ARC staff have completed a preliminary 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: October 9, 2023
Deadline for Comments: October 19, 2023
Earliest the Regional Review can be Completed:

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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

Please submit comments to dshockey@atlantaregional.org. For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If no comments are received by October 9, 2023, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website 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): 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 WILKIE 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).

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FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

____ Site plan.

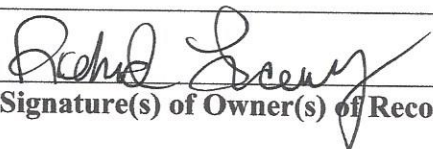
____ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

____ Concept plan.

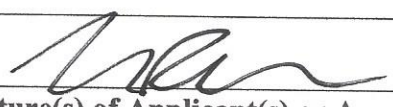
____ Lot-by-lot and non-lot allocation tables.

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)

 9.14.2023
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 PARMER - JOE GAYLE & ASSOCIATES

 9/11/2023
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 09/20/2023
Signature of Chief Elected Official or Official's Designee 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

12

④ 10-11-12

3. $\frac{1}{2}$



5

10

10



E

DATE: 9/14/2023



(404) 252-6120

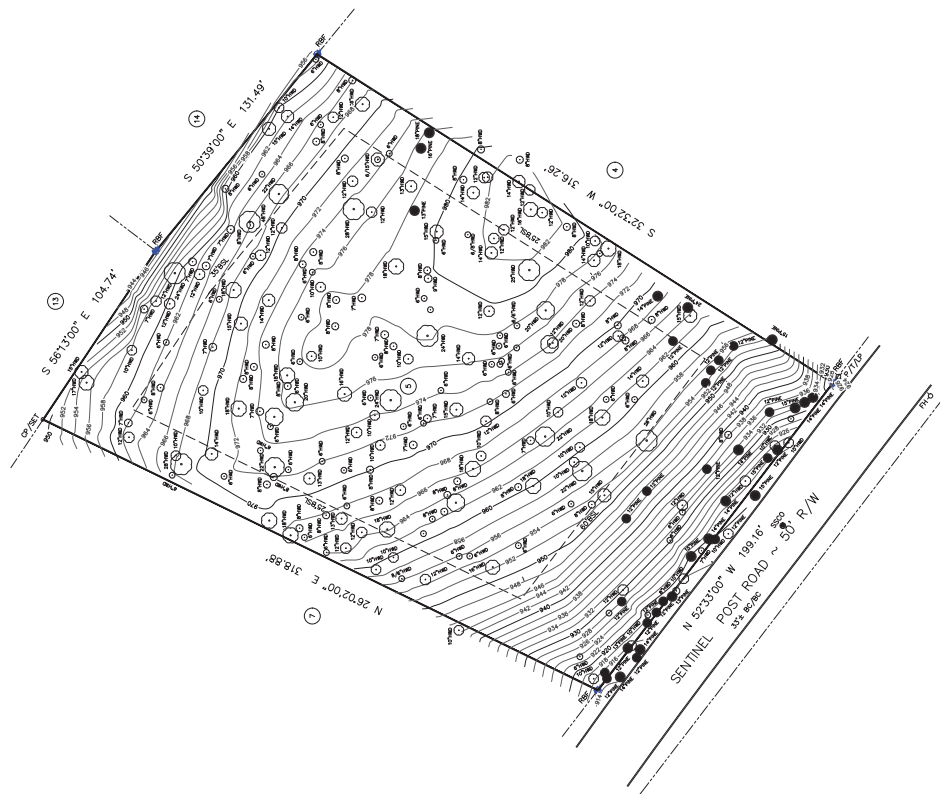
9/11/2023

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

* LEGEND *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAN.

AS ALSO KNOWN AS	N/F NOW OR FORMERLY
AS PER DEED	NAIL FOUND
AS PER PLAT	NAIL FOUND
BSL BUILDING (SETBACK) LINE	P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
CBT COMPUTED POINT	POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND	R RIGHT-OF-WAY
DEED (BOOK/PAGE)	R/F REINFORCING BAR FOUND
DW DRIVEWAY	RF REINFORCING BAR FOUND (1/2" UN)
EDGE OF PAVEMENT	R/S REINFORCING BAR SET
FINISH FLOOR ELEVATION	SW SIDEWALK
FOUND AS KNOWN AS	SEE SANITARY SEWER EASEMENT
IRON PIPE FOUND	SSCO SANITARY SEWER CLEANOUT
LAND LENGTH	-X- FENCE LINE
LAND LOT LINE	WALL
LAND LOT LINE	WALL
NEIGHBOR'S	



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES, MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A SURVEY. THEREFORE, THE MAP/PLAT MAY NOT ACCURATELY REFLECT THE LOCATION OF THE PROPERTY, THE LOCATION OF THE PROPERTY'S BOUNDARIES, THE LOCATION OF THE PROPERTY'S ADJACENT PROPERTIES, THE LOCATION OF THE PROPERTY'S ADJACENT EASEMENTS, OR THE LOCATION OF THE PROPERTY'S ADJACENT ENCUMBRANCES. THE MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONFLICT WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE $\pm 1'$ (± ONE FOOT).

FIG. 1. TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS

REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.F. SEWER,

STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

[illegible]

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