

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: MARCH 18, 2024

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: 1501 Whitewater Creek Road
MRPA Code: RC-24-02A

Description: A regional MRPA review of a proposal to construct a new single-family home with a garage, pool, motorcourt and driveway on 3.2 acre site wholly within the Chattahoochee River Corridor at 1501 Whitewater Creek Road in the City of Atlanta. The total disturbed area of 61,883 SF and impervious area of 23,892 SF are within the allowed limits.

Preliminary Finding: ARC staff have initiated 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: March 18, 2024
Deadline for Comments: March 28, 2024

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 ATLANTA

CHATTAHOOCHEE RIVERKEEPER
HISTORIC RIVER LINE
CITY OF SANDY SPRINGS

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 March 28, 2024, 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

MRPA-24-01

1. Name of Local Government: City of Atlanta / Fulton County
2. Owner(s) of Record of Property to be Reviewed:
Name(s): 618 Investments LLC
Mailing Address: 5200 Buffington Rd.
City: Atlanta State: GA Zip: 30349
Contact Phone Numbers (w/Area Code):
Daytime Phone: 760-579-9354 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): DIANNE BARFIELD / BARFIELD CONSULTANTS, INC.
Mailing Address: PO BOX 475
City: MORROW State: GA Zip: 30260
Contact Phone Numbers (w/Area Code):
Daytime Phone: (404)606-0403 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: 1501 WHITEWATER CREEK PRIVATE RESIDENCE
Description of Proposed Use: _____
Proposed New Residence and Garages, Pool, Motorcourt and Driveway
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 201 & 214, 17th District, City of Atlanta,
Fulton County GA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Size of Development (Use as Applicable):
Acres: Inside Corridor: 3.168 acres / 138,009 SF
Outside Corridor: _____
Total: 3.168 acres / 138,009 SF
Lots: Inside Corridor: _____
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? yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC-08-01AT : MAY 2008 / RC-22-01A / APRIL 2012 . JMS 2-13-24

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

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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 FULTON COUNTY/ CITY OF ATLANTA

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. (Maximums Shown In Parentheses)
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A				(90)	(75)
B	6,914 SF	6,914 SF *	1,270 SF	(80) 100*	(60) 18.4
C	21,840 SF	19,728 SF *	10,684 SF**	(70) 90.3*	(45) 48.9**
D	51,892 SF	25,281 SF	10,981 SF	(50) 48.7	(30) 21.2
E	57,363 SF	9,960 SF*	957 SF**	(30) 17.4*	(15) 1.7**
F				(10)	(2)
Total:	138,009 SF	61,883 SF	23,892 SF	N/A	N/A

*Includes: Transfer of 922 SF of land disturbance from E to B at 1 to 1.5 (922 * 1.5=1,383 SF)

*Transfer of 2,960 SF of land disturbance from E to C at 1 to 1.5 (2,960 * 1.5=4,440 SF)

** Transfer of 570 SF from E to C at 1 to 1.5 (570*1.5=856)

PER 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

JMS 3/13/24

ALL
ASTROPHYS
M 70-
JMS 3/13/24

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)



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- ☒ 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.



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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)

A. K. Anthony

Signature(s) of Owner(s) of Record

2/20/24
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:

Dianne Barfield

Signature(s) of Applicant(s) or Agent(s)

2-26-24
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

Signature of Chief Elected Official or Official's Designee

3/12/2024

Date



DISTRICT	MINIMUM DBH REQUIREMENT
R-5, 5-4A	35 INCHES PER ACRE
R-3, R-3A, R-4	40 INCHES PER ACRE
R-2, R-2A	100 INCHES PER ACRE
R-1	150 INCHES PER ACRE
O,I,RG,PD, ALL OTHERS	90 INCHES PER ACRE

TREE REPLACEMENT

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
5	Fagus grandifolia	American Beech	6" cal.	
1	Quercus lyrata	Overcup Oak	8" cal.	
2	Quercus phellos	Willow Oak	8" cal.	Matched pair.
4	Nyssa sylvatica	Blackgum	4" cal.	
1	Ulmus alata	Winged Elm	4" cal.	
3	Acer rubrum	Red Maple	5" cal.	

SEE L-1.5 FOR TREE IMPACT CHART

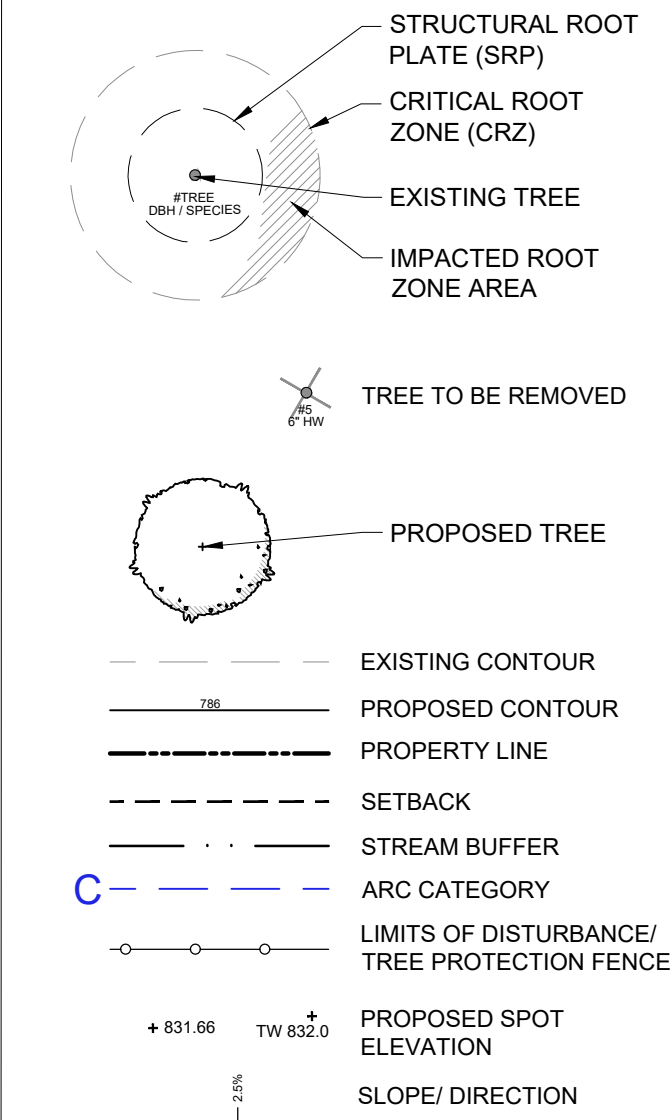
TREE RECOMPENSE

TOTAL TREES DESTROYED	TOTAL INCHES DESTROYED	TOTAL TREES REPLACED	TOTAL INCHES REPLACED
14	196	16	87

(\$100) # TREES DESTROYED - # TREES REPLACED) + (\$30)
(TOTAL INCHES DESTROYED - INCHES REPLACED)

TOTAL RECOMPENSE DUE: \$ 3,070.00

LEGEND



1501 WHITEWATER CREEK RD. ATLANTA GA 30327

Lot Size: 138,009 SF
Max. Lot Coverage: 25% 34,502 SF

PROPOSED LOT COVERAGE

AREA	SF
HOUSE + GARAGES + PAVILION	8559
MOTORCOURT AND DRIVE	8198
COVERED PARKING + TERRACE + STAIRS	914
STEPS+ WALLS	833
POOL	1,250
POOL DECK	2,145
EXISTING CABIN TO REMAIN	1,070
GRAVEL TERRACE BASEMENT	624
SECOND DRIVE	299
TOTAL (SF): 17.3%	23,892

METROPOLITAN RIVER PROTECTION ACT

SUMMARY OF VULNERABILITY ANALYSIS OF PROPOSED LAND USE:

VULNERABILITY CATEGORY	TOTAL ACREAGE	TOTAL LAND DISTURB	TOTAL IMPERV. SURF (SF)	LAND DISTURB. MAX ALLOWED	% LAND DISTURB	IMPERV. SURF. MAX ALLOWED	% IMPERV. SURF	Transfer (IN/OUT) PER 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN
A				90%		75%		
B	6,914	6,914	1,270	80% (5,531.2 SF)	100.0%	60% (4,148.4 SF)	18.4%	*Transfer of 922 SF of land disturbance from E to B at 1 to 1.5 (922 * 1.5=1,383 SF)
C	21,840	19,728	10,684	70% (15,288 SF)	90.3%	45% (9,828 SF)	48.9%	*Transfer of 2,960 SF of land disturbance from E to C at 1 to 1.5 (2,960 * 1.5=4,440 SF) ** Transfer of 570 SF from E to C at 1 to 1.5 (570*1.5=855)
D	51,892	25,281	10,981	50% (25,946 SF)	48.7%	30% (15,567.6 SF)	21.2%	
E	57,363	9,960	957	30%(17,208.9 SF)	17.4%	15% (8,604.5 SF)	1.7%	*Transfer of (922 SF Land Disturb. To B; 2,960 SF land disturb to C, & 570 SF Impervious to C)
F				10%		2%		
TOTAL	138,009	61,883	23,892					

DRIVEWAY NOTE: EXISTING DRIVEWAY TO BE REMOVED WITH HAND TOOLS AND EQUIPMENT AROUND ALL CRITICAL ROOT ZONES. NO GRADING TO OCCUR, REPLACED IN SAME LOCATION

PROPOSED DRIVEWAY TO BE REPLACED ON EXISTING DRIVEWAY FOOTPRINT. NO GRADING TO OCCUR IN STRUCTURAL ROOT PLATE.

SEE SHEET L-1.5 FOR STRUCTURAL DETAILS ON ALL RETAINING WALLS

CONTRACTOR SHALL LOCATE ALL UTILITIES ON SITE PRIOR TO ANY CONSTRUCTION ACTIVITIES

NO GRADED SLOPE TO EXCEED 2H:1V

ALL TREES OVER 6" DBH SHALL BE PROTECTED DURING CONSTRUCTION

SEE SURVEY FOR TOP ELEVATIONS OF SANITARY, STORM SEWERS AND STRUCTURES.

WATERS OF THE STATE ARE PRESENT WITHIN 200 FEET OF THE PROJECT SITE

SEE CIVIL PLANS FOR EROSION CONTROL AND STORMWATER PROTECTION PLANS

TOTAL ACREAGE OF SITE: 138,009 SF (3.168 AC)
TOTAL AREA DISTURBED: 61,990 SF (1.42 AC)

CUT / FILL CALCULATIONS
TOTAL CUT: 250 CU YD
TOTAL FILL: 700 CU YD
TOTAL CUT TO BE BROUGHT OFF SITE: 0 YD
TOTAL FILL TO BE BROUGHT ON SITE: 450 CU YD

* CUT / FILL CALCULATIONS ARE APPROXIMATE. NOT TO BE USED FOR BID PURPOSES.

HAUL ROUTE NOT NEEDED



ISSUED FOR CONSTRUCTION

ZONING

R-1 ZONING BUILDING LINE SETBACKS

FRONT: 60'
SIDE: 25'
REAR: 35'

R-1 ZONING LOT REQUIREMENTS

MIN. LOT AREA - 2 ACRES (87,120 SF)
MIN. STREET FRONTAGE - 200'
MAX. LOT COVERAGE - 25%
MAX. FLOOR AREA RATIO - 0.25

MIN. REQUIRED CAR PARKING SPACES - 2
MAX. BUILDING HEIGHT - 35'

24 HR CONTACT:
SHABA DERAZI
DERAZI HOMES
404-379-8171

- SWIMMING POOL BARRIER REQUIREMENT NOTES:**
- ALL OUTDOOR AQUATIC VESSELS AND INDOOR SWIMMING POOLS SHALL BE SURROUNDED BY A BARRIER THAT COMPLIES WITH SECTIONS 305.2.1 THROUGH 305.7
 - THE TOP OF THE BARRIER SHALL NOT BE LESS THAN 48" ABOVE GRADE WHERE MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE AQUATIC VESSEL. SUCH HEIGHT SHALL EXIST AROUND THE ENTIRE PERIMETER FOR THE VESSEL AND FROM A DISTANCE OF 3 FEET WHERE MEASURED HORIZONTALLY FROM THE REQUIRED BARRIER.
 - THE VERTICAL CLEARANCE BETWEEN GRADE AND BOTTOM OF BARRIER SHALL NOT EXCEED 2 INCHES FOR GRADE SURFACES THAT ARE NOT SOLID WHERE MEASURE ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE VESSEL.
 - THE VERTICAL CLEARANCE BETWEEN A SURFACE BELOW THE BARRIER TO A SOLID SURFACE, SUCH AS CONCRETE, AND THE BOTTOM OF THE REQUIRED BARRIER SHALL NOT EXCEED 4" WHERE MEASURED ON THE SIDE OF THE REQUIRED BARRIER THAT FACES AWAY FROM THE VESSEL.
 - WHERE THE TOP OF THE VESSEL STRUCTURE IS ABOVE GRADE, THE BARRIER SHALL BE INSTALLED ON GRADE OR SHALL BE MOUNTED ON TOP OF THE VESSEL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON THE TOP OF THE VESSEL, THE VERTICAL CLEARANCE BETWEEN THE TOP OF THE VESSEL AND THE BOTTOM OF THE BARRIER SHALL NOT EXCEED 4 INCHES. DOORS OR OPERABLE WINDOWS WITH A SILL HEIGHT 48" OR LESS SHALL HAVE MEANS OF PROTECTIONS, SUCH AS SELF-CLOSING DOORS WITH SELF-LATCHING DEVICES AND ALARMS.