



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: May 2 2008

ARC REVIEW CODE: V05021

TO: Mayor Shirley Franklin
ATTN TO: Tshaka Warren, City of Atlanta
FROM: Charles Krautler, Director

NOTE: This is 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-08-01AT 1501 Whitewater Creek Rd

Review Type: Metro River

MRPA Code: RC-08-01AT

Description: An application for a metro river certificate to construct a single family residence. The ARC staff preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Atlanta

Land Lot: 201, 214 **District:** 17 **Section:**

Date Opened: May 2 2008

Deadline for Comments: May 12 2008

Earliest the Regional Review can be Completed: May 12 2008

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

ARC LAND USE PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
GEORGIA DEPARTMENT OF NATURAL RESOURCES

NATIONAL PARK SERVICE
GEORGIA CONSERVANCY
COBB COUNTY

ARC ENVIRONMENTAL PLANNING
FULTON COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by May 12 2008, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: May 2 2008

ARC REVIEW CODE: V05021

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Haley Fleming, Review Coordinator, Extension: 3-3311

Reviewing staff by Jurisdiction:

Land Use: Fleming, Haley

Transportation: Santo, Jim

Environmental: N/A

Research: N/A

Aging: N/A

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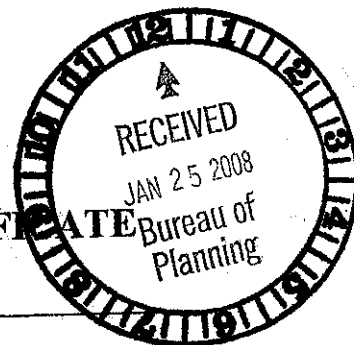
Earliest the Regional Review can be Completed: May 12 2008

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

MRPA-08-01



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): Gene W. Milner, Jr.

Mailing Address: 10 Harris Glen NW

City: Atlanta State: GA Zip: 30328

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-374-3310 Fax: _____

Other Numbers: _____

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

Name(s): Sprinkle Design Conservancy, Inc. (Ron Sprinkle, President)

Mailing Address: 4360 Chamblee Dunwoody Road, Suite 206

City: Atlanta State: GA Zip: 30341

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-455-0657 Fax: 770-457-6261

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: 1501 Whitewater Creek Road

Description of Proposed Use: Single-family detached house

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

Land Lot(s), District, Section, County: LL 201 & 214, 17th Dist., Fulton County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____

1501 Whitewater Creek Road, at the intersection of Whitewater Creek Road & Whitewater Trail

Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>3.168</u>
	Outside Corridor:	<u>0</u>
	Total:	<u>3.168</u>
Lots:	Inside Corridor:	<u>1</u>
	Outside Corridor:	<u>0</u>
	Total:	<u>1</u>
Units:	Inside Corridor:	<u>1</u>
	Outside Corridor:	<u>0</u>
	Total:	<u>1</u>

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor:	<u>NA</u>
Outside Corridor:	<u>NA</u>
Total:	<u>NA</u>

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 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)
A				(90)	(75)
B	6,914 sf	6,914*	5,740**	(80) 100	(60) 83
C	21,840 sf	20,072***	10,835**	(70) 92	(45) 50
D	51,892 sf	24,563	15,567	(50) 47	(30) 30
E	57,352 sf	14,015	6,868	(30) 24	(15) 12
F				(10)	(2)

Total: 137,998 sf 65,564 39,090 N/A N/A

* Transfer from D Land Disturbance: 1,383 into Category B

** Transfers from E Impervious: 1,062 x 1.5 = 1,592 into Category B
672 x 1.5 = 1,007 into Category C

*** Transfer from E Land Disturbance: 3,190 x 1.5 = 4,784 into Category C

SEE WORKSHEET (attached)

All transfers as per PART 2.A.3. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN. SJS 4/1/08

1501 WHITEWATER CREEK ARC
April 23, 2008

	Category B		Category C		Category D		Category E	
	Land	Impervious Allowed 60%	Land	Impervious Allowed 45%	Land	Impervious Allowed 30%	Land	Impervious Allowed 15%
Lot Area - 137,998 s.f.		6,914		21,840		51,892		57,352
	Disturbance Allowed 80%		Disturbance Allowed 70%		Disturbance Allowed 50%		Disturbance Allowed 30%	
Allowed	5,531	4,148	15,288	9,828	25,946	15,567	17,205	8,602
Used	6,914	5,740	20,072	10,835	19,135	8,218	13,333	2,250
(Short) / Remaining	(1,383)	(1,592)	(4,784)	(1,007)	6,811	7,349	3,872	6,352
Transfer in / (out)	1,383	1,592	4,784	1,007	(1,383)	0	(3,190)	(1,734)
Reserve	0	0	0	0	5,428	7,349	682	4,618
TOTAL S.F.	6,914	5,740	20,072	10,835	24,563	15,567	14,015	6,868
%	100%	83%	92%	50%	47%	30%	24%	12%
Transfer details - in / (out)	From D, 1,383	From E, 1,062 s.f. x 1.5 = 1,592 s.f.	From E, 3,190 s.f. x 1.5 = 4,784 s.f.	From E, 672 s.f. x 1.5 = 1,007 s.f.	(To B, 1,383)	(To C, 3,190)	(To B, 1,062 s.f.) + (to C 672 s.f.) = (1,734 s.f.)	

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No
 If "yes", indicate the 100-year floodplain elevation: _____

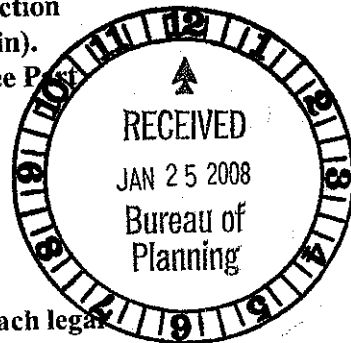
NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

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):

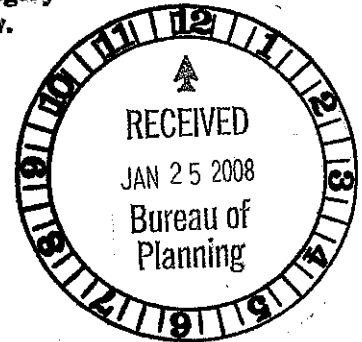
☒ Site plan.

☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

NA Concept plan.

NA 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)

Gene W. Milner, Jr. April 23, 2008
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:

Ronald R. Sprinkle 4/25/08
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] 4-25-08
Signature of Chief Elected Official or Official's Designee Date

LEGAL DESCRIPTION

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All that tract or parcel of land lying and being in Land Lots 201 and 214 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point located at the intersection of Westerly right-of-way line of Harris Trail and the Northerly right-of-way line of Whitewater Creek Road, said point also being the Southeast corner of Lot 1 as shown on Record Plat of River Park being recorded in Plat Book 118, Page 68, Public Records of Fulton County, Georgia; Thence along a curve to the left, an arc length of 124.59 feet, said curve having a radius of 131.10 feet with a chord distance of 119.95 feet, at North 69 degrees 06 minutes 57 seconds West, to a 5/8" rebar set on the Northerly right-of-way line of Whitewater Creek Road, said point being the TRUE POINT OF BEGINNING; Thence along said right-of-way line, South 86 degrees 01 minutes 19 seconds West, a distance of 107.88 feet to a 5/8" rebar set; Thence along a curve to the left, an arc length of 78.35 feet, said curve having a radius of 626.36 feet with a chord distance of 78.30 feet, at South 80 degrees 06 minutes 07 seconds West, to a 5/8" rebar set; Thence South 75 degrees 43 minutes 58 seconds West, a distance of 94.73 feet to a 5/8" rebar set; Thence along a curve to the right, an arc length of 91.11 feet, said curve having a radius of 213.35 feet with a chord distance of 90.42 feet, at North 89 degrees 30 minutes 59 seconds West, to a 5/8" rebar set; Thence North 77 degrees 23 minutes 37 seconds West, a distance of 63.38 feet to a 1/2" rebar found; Thence leaving said right-of-way line, North 00 degrees 20 minutes 41 seconds East, a distance of 125.21 feet to a 5/8" rebar found; Thence North 27 degrees 47 minutes 41 seconds East, a distance of 183.55 feet to a point in the centerline of Whitewater Creek; Thence along said centerline of Whitewater Creek, North 45 degrees 49 minutes 20 seconds East, a distance of 20.65 feet to a point; Thence North 37 degrees 58 minutes 43 seconds East, a distance of 60.31 feet to a point; Thence North 33 degrees 11 minutes 37 seconds East, a distance of 13.76 feet to a point; Thence North 24 degrees 07 minutes 37 seconds East, a distance of 32.20 feet to a point; Thence North 25 degrees 53 minutes 38 seconds East, a distance of 24.72 feet to a point; Thence North 51 degrees 01 minutes 49 seconds East, a distance of 24.51 feet to a point; Thence North 44 degrees 37 minutes 12 seconds East, a distance of 25.13 feet to a point; Thence North 14 degrees 12 minutes 33 seconds East, a distance of 15.75 feet to a point; Thence North 06 degrees 31 minutes 18 seconds West, a distance of 26.97 feet to a point; Thence North 32 degrees 38 minutes 25 seconds East, a distance of 23.33 feet to a point; Thence North 48 degrees 40 minutes 07 seconds East, a distance of 23.44 feet to a point; Thence South 70 degrees 45 minutes 01 seconds East, a distance of 17.75 feet to a point; Thence South 46 degrees 19 minutes 26 seconds East, a distance of 38.15 feet to a point; Thence South 14 degrees 02 minutes 40 seconds East, a distance of 58.92 feet to a point; Thence South 25 degrees 44 minutes 40 seconds East, a distance of 26.12 feet to a point; Thence South 75 degrees 03 minutes 25 seconds East, a distance of 9.36 feet to a point; Thence leaving the centerline of Whitewater Creek, South 16 degrees 32 minutes 45 seconds East, a distance of 394.49 feet to a 5/8" rebar set; said point being the TRUE POINT OF BEGINNING.
Said tract of land contains 3.168 Acres.

TITLE EXCEPTIONS

THE FOLLOWING ARE SPECIAL EXCEPTIONS AS LISTED IN PART II, SCHEDULE B, OF COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 09414 02, DATED DECEMBER 17, 2001.

3. EASEMENT FROM HAROLD R. CAVENAUGH TO GEORGIA POWER COMPANY, RECORDED IN DEED BOOK 2644, PAGE 64, FULTON COUNTY, GEORGIA RECORDS.

TOO VAGUE TO PLOT, MAY AFFECT SITE.

