

13-0 -1065

(Do Not Write Above This Line) 2156

AN ORDINANCE MRPA-13-01
 BY: ZONING COMMITTEE

AN ORDINANCE TO GRANT A
 CERTIFICATE UNDER THE
 PROVISIONS OF THE
 METROPOLITAN RIVER PROTECTION
 ACT FOR A NEW SINGLE-FAMILY
 HOUSE AND DETACHED GARAGE,
 LOCATED AT 4369 SENTINEL VIEW
 COURT N.W. (P.I.N. - 17
 02140002007), 1.1364 ACRES IN
 LAND LOT 214, 17TH DISTRICT,
 FULTON COUNTY, GEORGIA.

OWNER: DONZAK, LLC
 APPLICANT: DAVID DONNELLY

NPU-A COUNCIL DISTRICT 8

ADOPTED BY
JUN 17 2013

- CONSENT REFER
- REGULAR REPORT REFER **COUNCIL**
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred 6/3/13

Referred To: Zoning

Date Referred

Referred To:

Date Referred

Referred To:

Committee Zoning First Reading
 Date 5/27/13
 Chair [Signature]
 Referred to

Committee Zoning
 Date 6/12/13
 Chair [Signature]
 Action:
 Fav, Adv, Hold (see rev. side)
 Other:
 Members
[Signatures]
 Refer To

Committee
 Date
 Chair
 Action:
 Fav, Adv, Hold (see rev. side)
 Other:
 Members
 Refer To

Committee
 Date
 Chair
 Action:
 Fav, Adv, Hold (see rev. side)
 Other:
 Members
 Refer To

Committee
 Date
 Chair
 Action:
 Fav, Adv, Hold (see rev. side)
 Other:
 Members
 Refer To

FINAL COUNCIL
 2nd 1st & 2nd
 Reading
 Consent V Vote

CERTIFIED
 JUN 17 2013
 ATLANTA CITY COUNCIL
 [Signature]
 CERTIFIED
 JUN 17 2013
 Rhonda Daughlin
 MUNICIPAL CLERK

MAYOR'S ACT
 APPROVED
 JUN 26 2013
 WITHOUT SIGNATURE
 BY OPERATION OF



CITY COUNCIL
ATLANTA, GEORGIA

13-0-1065

MRPA-13-01

AN ORDINANCE
BY: ZONING COMMITTEE

AN ORDINANCE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW SINGLE-FAMILY HOUSE AND DETACHED GARAGE, LOCATED AT **4369 SENTINEL VIEW COURT N.W. (P.I.N. - 17 02140002007)**, 1.1364 ACRES IN LAND LOT 214, 17TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: DONZAK, LLC
APPLICANT: DAVID DONNELLY
NPU-A

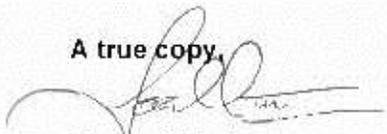
COUNCIL DISTRICT 8

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA as follows:

Section 1. That a certificate under the provisions of the Metropolitan River Protection Act for land disturbance of 35,370 S.F and impervious surface of 23,350 S.F. to enable the construction of a new single-family house with detached garage at **4369 Sentinel View Court N.W. (P.I.N. - 17 02140002007)**, on property of 1.1364 acres in Land Lot 214, 17th District, Fulton County, Georgia is hereby granted conditional upon the site plan entitled, "Donnelly Residential Inc, 4369 Sentinel View, Atlanta, GA", dated 1-22-13 by Q-B Engineering, Inc., and stamped received by the Office of Planning 4-2-13.

Section 2. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,



Deputy Clerk

ADOPTED by the Atlanta City Council
APPROVED as per City Charter Section 2-403

JUN 17, 2013
JUN 26, 2013



VULNERABILITY CATEGORY B

AREA = 7,229 SF = 0.1660 ACRES
 DISTURBED AREA = 2,416 SF = 0.0555 ACRES
 IMPERVIOUS AREA = 1,128 SF = 0.0259 ACRES

% DISTURBED AREA IN CATEGORY B = 33.42%
 % DISTURBED AREA ALLOWED = 80%

% IMPERVIOUS AREA IN CATEGORY B = 15.62%
 % IMPERVIOUS AREA ALLOWED = 60%

AREA = 49,502 SQ. FT.
 1.1364 ACRES

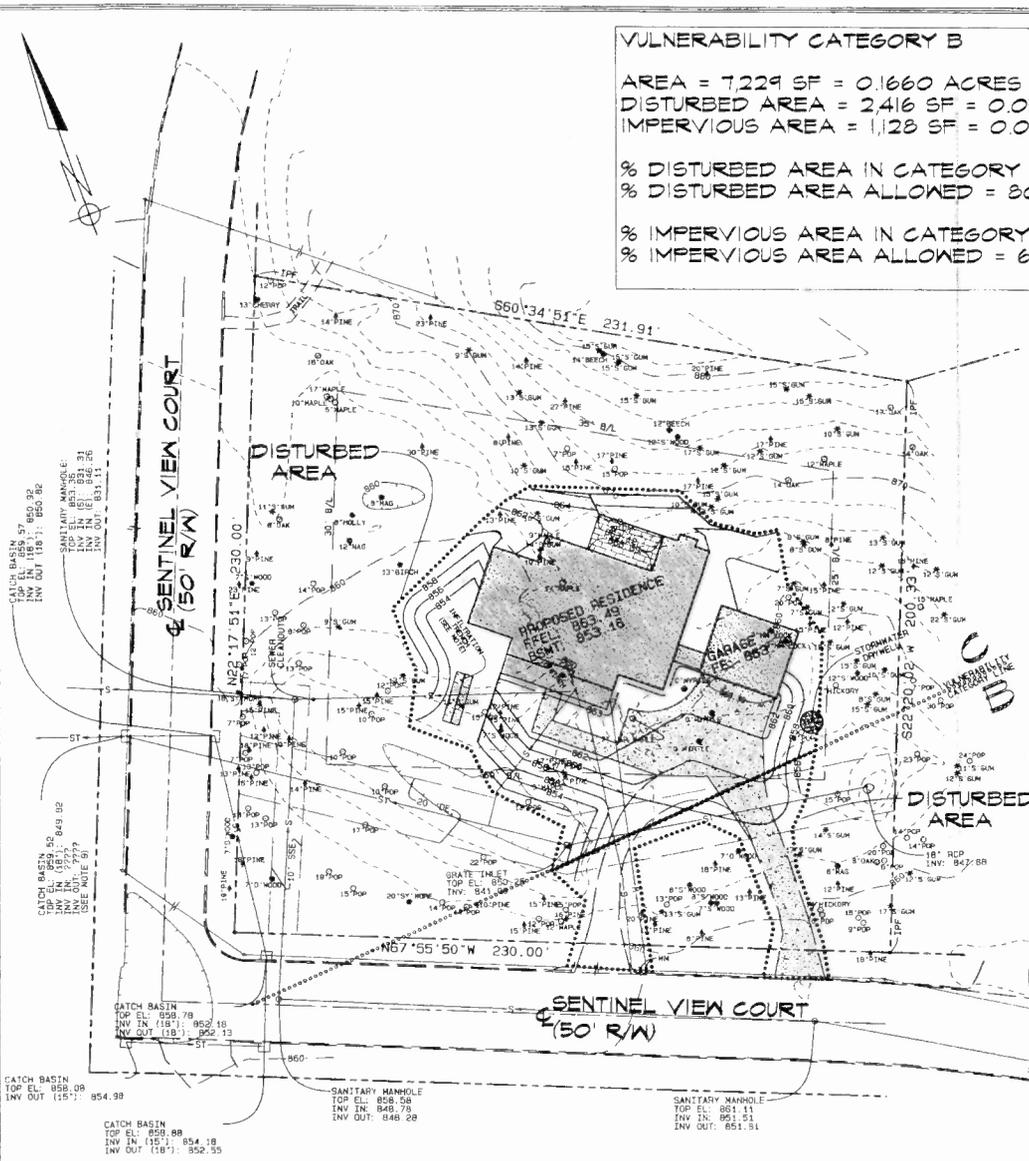
ZONING: R-1

VULNERABILITY CATEGORY C

AREA = 42,272 SF = 0.9704 ACRES
 DISTURBED AREA = 14,966 SF = 0.3436 ACRES
 IMPERVIOUS AREA = 6,264 SF = 0.1438 ACRES

% DISTURBED AREA IN CATEGORY C = 35.40%
 % DISTURBED AREA ALLOWED = 70%

% IMPERVIOUS AREA IN CATEGORY C = 14.82%
 % IMPERVIOUS AREA ALLOWED = 45%



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GENERAL NOTES

- ENGINEER: O-B ENGINEERING, INC. 517 Cemetery Street, Norcross, Georgia 30071. (770) 449-8623 (Fax) (770) 449-1088. Contact: Gilbert E. Dunnes, P.E., R.L.S. E-Mail: gilbert@obengineering.com
- DEVELOPER: DONNELLY RESIDENTIAL, INC. P.O. Box 191334, Atlanta, Georgia 31119. (404) 287-7677. (404) 287-7675 (Fax). Contact: Dave Donnelly. E-Mail: dave@donnellyresidential.com
- By graphical plotting only, this property lies within a Zone X, which is NOT a zone susceptible to flooding, per the FLOOD INSURANCE RATE MAP for Fulton County, Georgia, Reference Map Number 1312IC039 E, which bears a Map Revised date of June 22, 1998.
- This property lies within the Chattahoochee River Corridor. This property is known as 4820 Sentinel View Court, N.W. and its Tax Parcel ID is 17-014-0005-007.
- This property is Zoned R-1, and subject to the following zoning regulations:
 Front Yard: 60 Feet
 2nd Front Yard: 30 Feet
 Rear Yard: 35 Feet
 Side Yard: 25 Feet
 Minimum Lot Area: 2 Acres
 Minimum Street Frontage: 200 Feet
 Maximum Lot Coverage: 25%
 Maximum Floor Area Ratio: 0.25
 Minimum Required Car Parking Spaces: 2
- Existing utilities shown are based on visual observations by the survey crew only. There may be others not shown hereon. THE BEFORE YOU DIG utility search company should be contacted prior to any construction done on this site. The Engineer assumes no responsibility for the locations of any underground utilities not visible.
- The 10-foot Swam assessment and the 20-foot Drainage assessment shown hereon taken from Final Plat for WHITEMATER CREEK COLONY prepared by Joe W. Arnold Co. recorded in Plat Book 87, Page 78 of Fulton County, Georgia records.
- The pipe entering from the grate inlet on site and the pipe existing this structure could not be seen from top. The catch basin is more than 25 feet deep.



O-B ENGINEERING, INC.
 517 Cemetery Street
 Norcross, Georgia 30094-1508
 (770) 449-8623 (Fax)

9

ARC PLAN

4369 SENTINEL VIEW

DONNELLY RESIDENTIAL INC.

P.O. Box 191334
 Atlanta, Georgia 31119
 (404) 287-7677
 (404) 287-7675 (Fax)

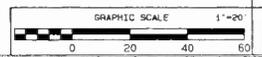
DATE	BY	REVISION	REMARKS
01-22-2011	G.E.D.	1	PRELIMINARY
01-22-2011	G.E.D.	2	CITY COMMENTS
01-22-2011	G.E.D.	3	CITY COMMENTS
01-22-2011	G.E.D.	4	CITY COMMENTS

SHEET 4 OF 5

GRAPHING NO. 12-05B-C-4

FULTON COUNTY, GA

DISTURBED AREA = 0.3728 ACRES



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12-058Legal.txt

LEGAL DESCRIPTION
4369 Sentinel View

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

Beginning at a point formed by the intersection of the westerly right-of-way line of Whitewater Creek Road and the northerly right-of-way of Sentinel View; Thence running along said northerly right-of-way line of Sentinel View for a distance of 834.8 feet to an iron pin, said point being the POINT OF BEGINNING;

Thence running along said northerly right-of-way line of Sentinel View North 67 degrees 55 minutes 50 seconds West for a distance of 230.00 feet to a point;

Thence continuing along said northerly right-of-way line of Sentinel View and running North 22 degrees 17 minutes 51 seconds East for a distance of 230.00 feet to an iron pin;

Thence leaving said northerly right-of-way line of Sentinel View and running South 60 degrees 34 minutes 51 seconds East for a distance of 231.91 feet to an iron pin;

Thence running South 22 degrees 20 minutes 02 seconds West for a distance of 200.33 feet to an iron pin, said iron pin being the POINT OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record, said property contains 49,502 Square Feet or 1.1364 Acres, more or less.

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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): DONZAK LLC DONZAK, LLC

Mailing Address: 3994 HIBBARD AVE NW

City: MARIETTA State: GA Zip: 30066

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770 630 1561 Fax: 470 514 5697

Other Numbers: _____

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

Name(s): D. DONNELLY

Mailing Address: P.O. BOX 191334

City: ATLANTA State: GA Zip: 31119

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404 597 8510 Fax: 470 514 5697

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: 4369 SENTINEL VIEW

Description of Proposed Use: SINGLE FAMILY RESIDENCE

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

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

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 4369 SENTINEL VIEW

Size of Development (Use as Applicable):

Acres: Inside Corridor: 1.1364 ACRES

Outside Corridor: 0.0 ACRES

Total: 1.1364

Lots: Inside Corridor: 1

Outside Corridor: 0

Total: 1

Units: Inside Corridor: 1

Outside Corridor: 0

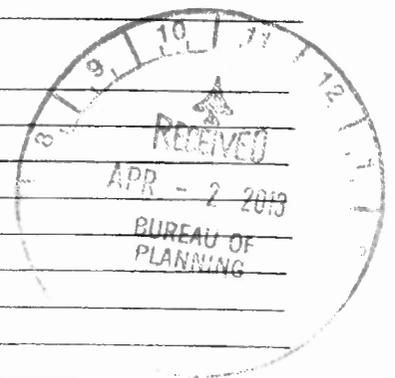
Total: 1

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

Inside Corridor: N/A

Outside Corridor: N/A

Total: N/A



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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): EXISTING RESIDENCE

7. How Will Sewage from this Development be Treated?

A. Septic tank NO

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 CITY OF ATLANTA 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. (Maximums Shown In Parentheses)
A				(90)	(75)
B	<u>7,229 SF</u>	<u>5,730 SF</u>	<u>4,330 SF</u>	(80)	<u>80</u> (60) <u>60</u>
C	<u>42,272 SF</u>	<u>29,590 SF</u>	<u>19,020 SF</u>	(70)	<u>70</u> (45) <u>45</u>
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
Total:				N/A	N/A



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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.

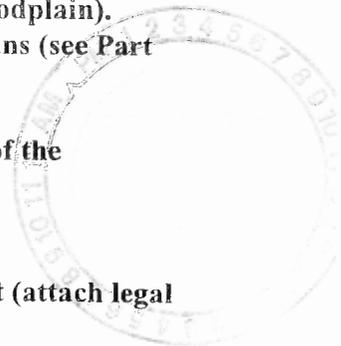
10. Is any of this land within the 500-year floodplain of the Chattahoochee River? NO
If "yes", indicate the 500-year flood plain elevation: _____

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)



MRPA-1301

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.

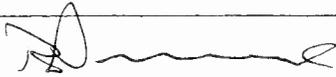
Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

Concept plan.

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

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)

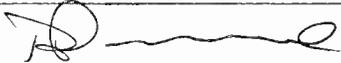


Signature(s) of Owner(s) of Record

4.2.13

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:

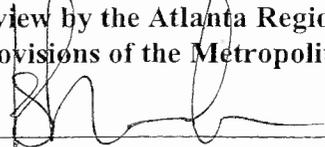


Signature(s) of Applicant(s) or Agent(s)

4.2.13

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.

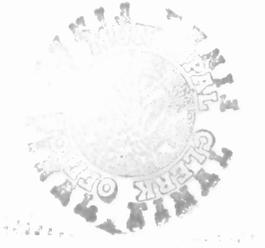


Signature of Chief Elected Official or Official's Designee

4-2-13

Date

TSHAKA WARREN



NOTICE OF PUBLIC HEARING

The following application has been scheduled for public hearing before the Zoning Committee of the Atlanta City Council on June 12, 2013 **at 9:30 A.M. in Committee Room #2, Second Floor, City Hall, 55 Trinity Avenue, S.W., Atlanta, Georgia.** If you are interested in the proceedings related to this application, please be present at this time and place.

MRPA-13-01

AN ORDINANCE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW SINGLE-FAMILY HOUSE AND DETACHED GARAGE, LOCATED AT **4369 SENTINEL VIEW COURT N.W. (P.I.N. - 17 02140002007)**, 1.1364 ACRES IN LAND LOT 214, 17TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: DONZAK, LLC

APPLICANT: DAVID DONNELLY

NPU-A

COUNCIL DISTRICT 8

RCS# 2795
6/17/13
4:00 PM

Atlanta City Council

13-O-1065

ADOPT

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Bond
Y Hall	Y Wan	NV Martin	NV Watson
Y Young	Y Shook	Y Bottoms	Y Willis
NV Winslow	Y Adrean	Y Sheperd	NV Mitchell

13-O-1065