



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: December 23, 2015

ARC REVIEW CODE: V1512231

TO: Mayor Kasim Reed, City of Atlanta
ATTN TO: Tshaka Warren, Development Review Division, Office of Planning
FROM: Douglas R. Hooker, Executive Director, ARC

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-15-01A 2083 Butler Way NW

Review Type: Metro River

MRPA Code: RC-15-01A

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a single family home on a currently vacant lot.

Preliminary Finding: ARC staff has begun the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Atlanta

Land Lot: 256 **District:** 17 **Section:**

Date Opened: December 23, 2015

Deadline for Comments: January 4, 2016

Earliest the Regional Review Can Be Completed: January 4, 2016

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

ARC COMMUNITY DEVELOPMENT DIVISION
CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

ARC NATURAL RESOURCES DIVISION
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC staff does not receive comments from you by close of business on **January 4, 2015**, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged. The ARC review website is located at <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308
404-330-6145 - FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

December 17, 2015

Jim Santo
The Atlanta Regional Commission
40 Courtland Street, N.E.
Atlanta, Georgia 30303

RE: MRPA-15-01
2083 Butler Way, N.W.

Dear Jim:

Please be advised that the provisions for erosion and sediment control for the above-referenced project, which is shown on the site plan titled, "2083 Butler Way", dated March 10, 2015, and stamped received on November 16, 2015 by the Office of Planning appear to be sufficient to meet City requirements regarding erosion and sediment control during construction.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tshaka Warren", written over a horizontal line.

Tshaka Warren
Senior Planner,
Development Review Division

cc: Brandy Crawford
File

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): Matt and Gina Ragsdale
Mailing Address: 2497 Edwards Drive,
City: Atlanta **State:** GA **Zip:** 30318
Contact Phone Numbers (w/Area Code):
Daytime
Phone: 404-931-1173 **Fax:** 1-888-501-7774
Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Gina Ragsdale
Mailing Address: same as above
City: _____ **State:** _____ **Zip:** _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ **Fax:** _____
Other Numbers: _____

4. **Proposed Land or Water Use:**
Name of Development: SFR at 2083 Butler Way
Description of Proposed Use: Residential

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: 256 District 17, Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Whittier 15, R, 2083 Butler Way, Atl Ga 30318
Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>0.486 AC (21,173.14^{sq} ft)</u>
	Outside Corridor:	_____
	Total:	_____
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: _____

on plan

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? unknown

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 yes

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.	Percent Imperv. Surf.
				(Maximums Shown In Parentheses)	

A _____ (90) _____ (75) _____

B _____ (80) _____ (60) _____

C _____ (70) _____ (45) _____

D 21,173.14 10586 6352 (50) 40 (30) 22

E _____ (30) _____ (15) _____

F _____ (10) _____ (2) _____

Total: 21,173.14 10586 6352 N/A N/A



on plans

50% imp 30% ms (22/45)

JMS 12/16/15

JMS 12/16/15

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: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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? _____

If "yes", indicate the 500-year flood plain elevation: _____

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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)

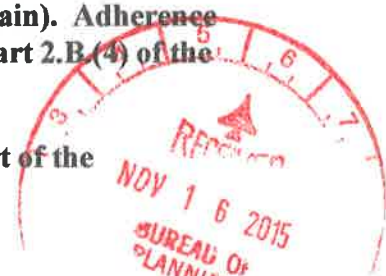
☒ Existing vegetation plan.

☐ 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).

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)

Gina Repole 10.7.15

[Signature] 10-7/2015
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:

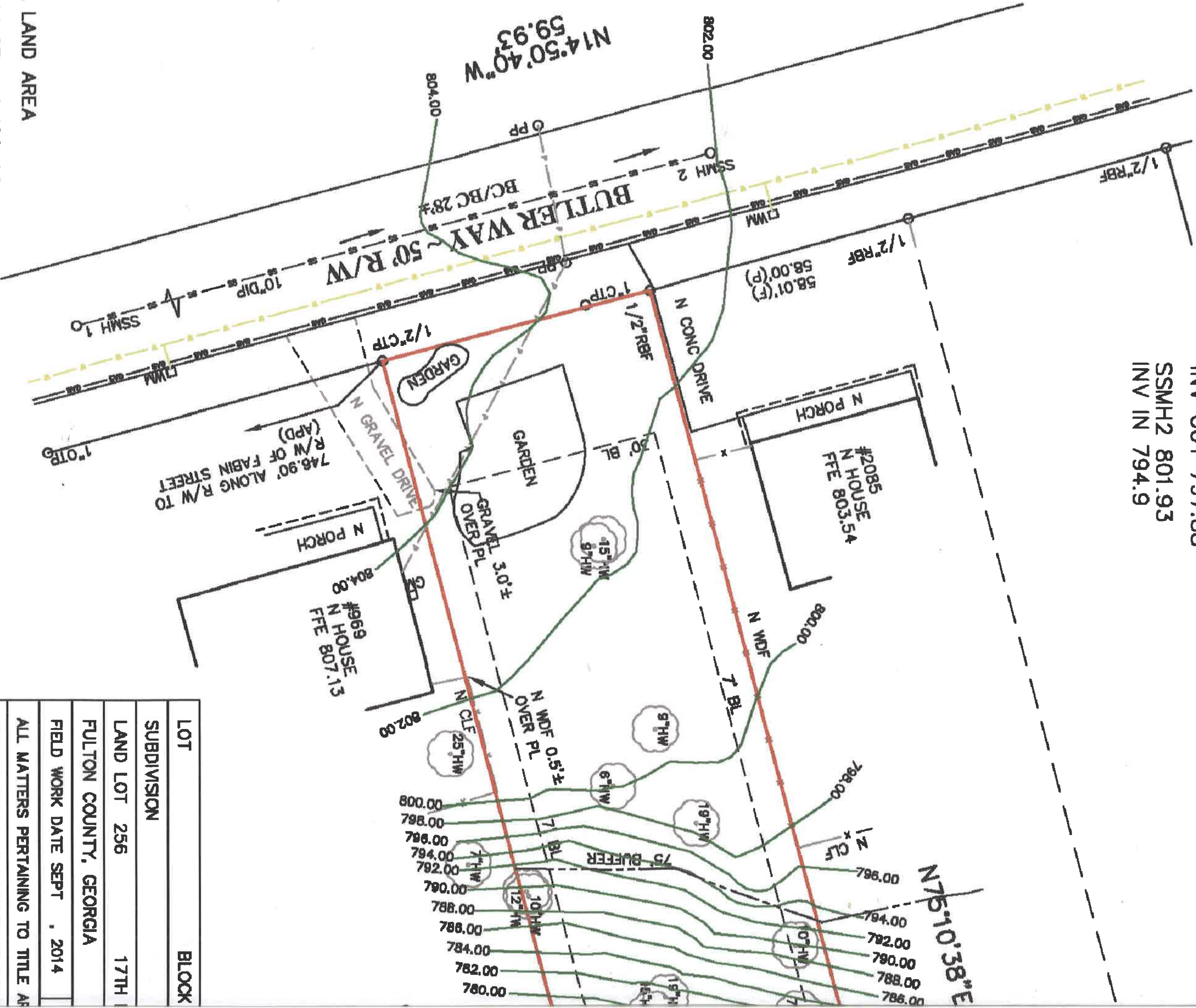
Gina Repole 10.7.15

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] 12-11-15
Signature of Chief Elected Official or Official's Designee Date

SSMH1 806.48
INV OUT 797.88
SSMH2 801.93
INV IN 794.9



LAND AREA

3.14 SF = 0.486 AC

WABLE LOT COVERAGE

3.14

LOT BLOCK

SUBDIVISION

LAND LOT 256 17TH

FULTON COUNTY, GEORGIA

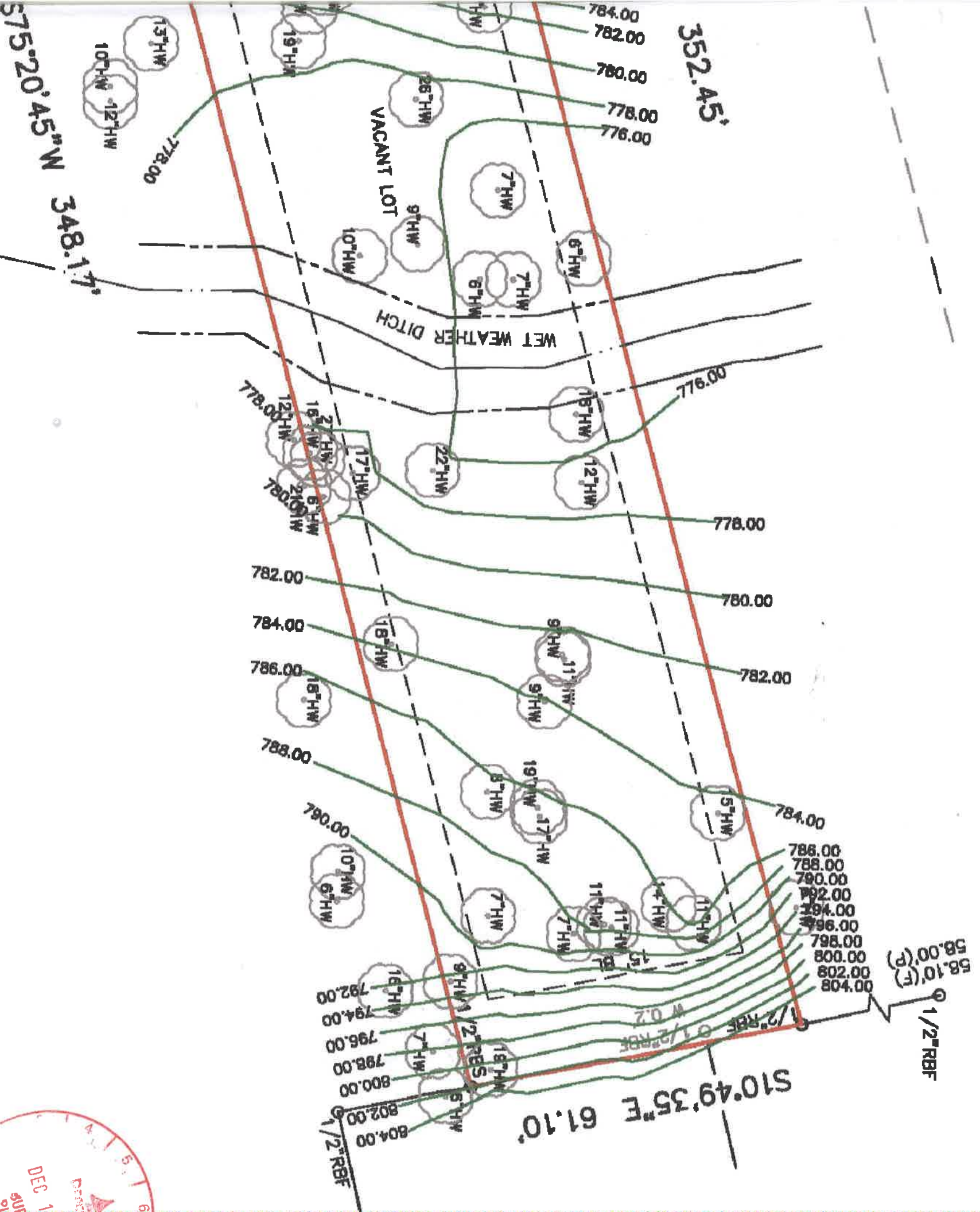
FIELD WORK DATE SEPT . 2014

ALL MATTERS PERTAINING TO TITLE ARE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS BASED ON THE SQUARE METHOD. THIS PLAT HAS BEEN CALCULATED BY THE FIELD DATA GATHERED IN THE PREPARATION OF THIS PLAT.

COORD #03241001

DWG #03241001



SCALE 1" = 0



EXISTING CONDITIONS PREPARED FOR:

SHEET

GINA RAGSDALE

UNIT

SECTION

DB./PG.

PRINTED/SIGNED SEPT 17, 2014

PAPER SIZE: 11" x 17"

PROPERTY ADDRESS:
2083 BUTLER WAY
ATLANTA, GA 30318

AS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 06 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO LOCATE THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

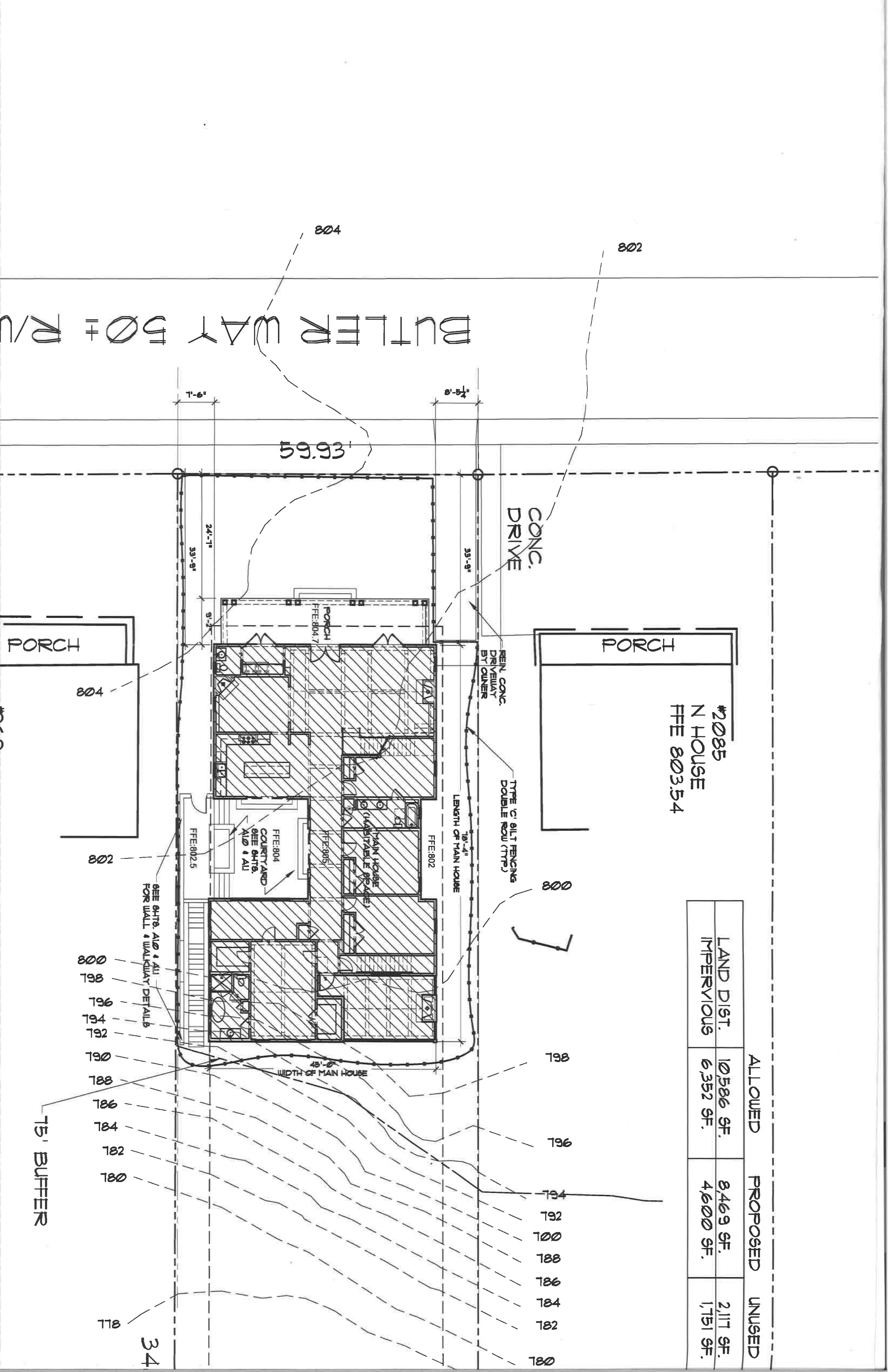
SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

70 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

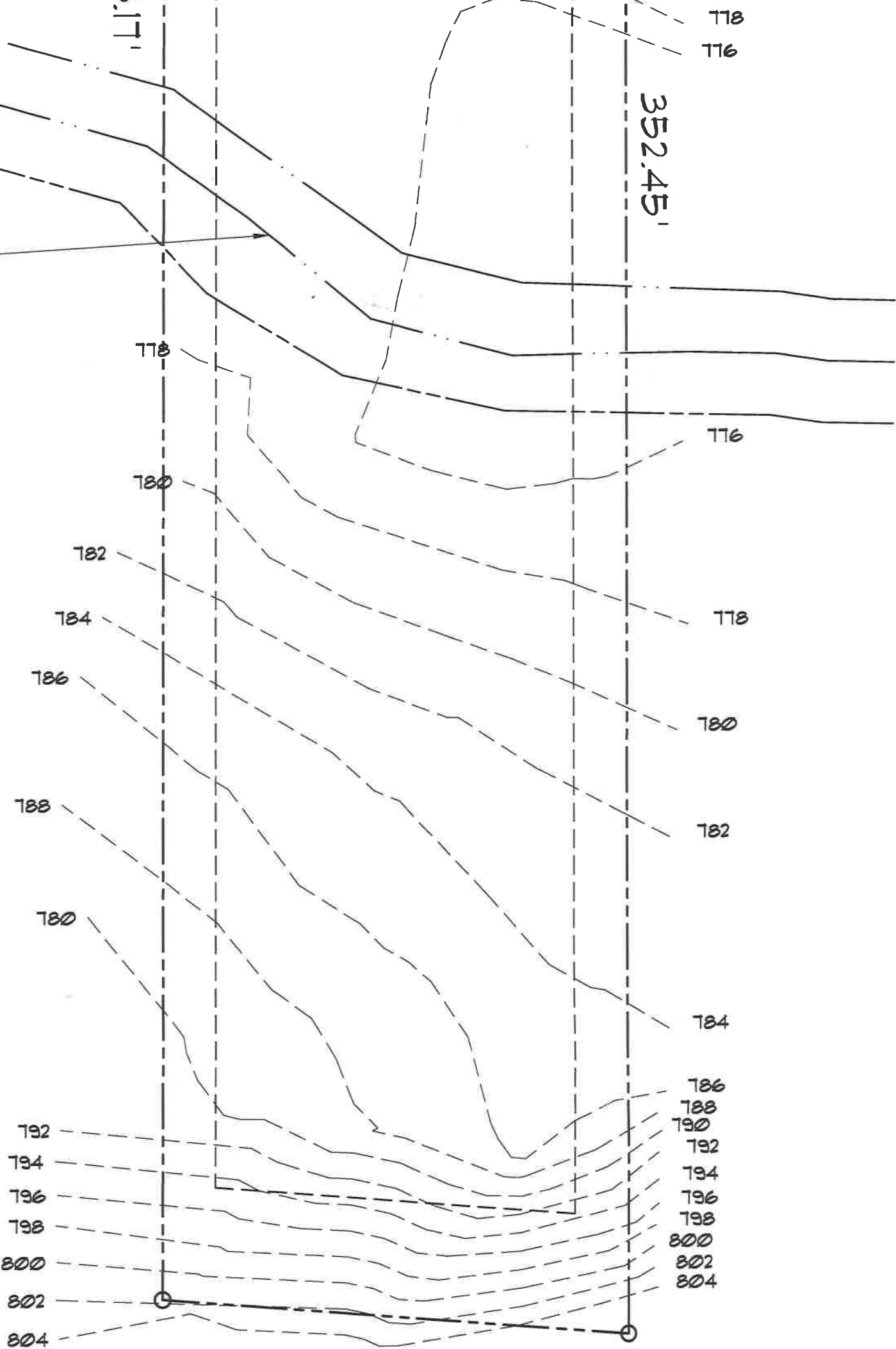


	ALLOWED	PROPOSED	UNUSED
LAND DIST.	10,586 SF.	8,469 SF.	2,117 SF.
IMPERVIOUS	6,352 SF.	4,600 SF.	1,751 SF.





WET WEATHER DITCH



MPRA-15-01



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issues dates

Project title

2083
Butler Wa

for
Matt & Gina Ragsdale
2031 Bolton Rd.
Atlanta, GA 30318