



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 6, 2016

ARC REVIEW CODE: V1612061

TO: Mayor Kasim Reed, City of Atlanta
ATTN TO: Tshaka Warren, Office of Zoning & Development
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-16-05A 2746 Ridgewood Road

Review Type: Metro River (MRPA)

MRPA Code: RC-16-05A

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the addition of a pool to an existing, pre-Act single family residence.

Preliminary Finding: ARC staff has begun the review of the application for a MRPA 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: 232 **District:** 17 **Section:**

Date Opened: December 6, 2016

Deadline for Comments: December 16, 2016

Earliest the Regional Review can be Completed: December 16, 2016

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC does not receive comments from you on or before **December 16, 2016**, 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.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: December 6, 2016

ARC REVIEW CODE: V1612061

TO: ARC Community Development, Natural Resources Division Managers

FROM: Andrew Smith, Extension: 3-5581

Reviewing staff by division:

Community Development: Smith, Andrew

Transportation Access & Mobility: N/A

Natural Resources: Santo, Jim

Research & Analytics: N/A

Aging & Health Resources: N/A

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Review Type: Metro River (MRPA)

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Submitting Local Government: City of Atlanta

Date Opened: December 6, 2016

Deadline for Comments: December 16, 2016

Earliest the Regional Review can be Completed: December 16, 2016

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) The proposal is **INCONSISTENT** with the following regional development guide listed in the comment section.
- 4) The proposal does **NOT** relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]

MRPA-16-05



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): Taylor Haxton
Mailing Address: 2746 RIDGEWOOD RD.
City: ATLANTA State: GA Zip: 30327
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-493-3690 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): JAMES SCOTT OATES
Mailing Address: 86 GASTON WESTBROOK AVE #588
City: EMERSON State: GA Zip: 30137
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-318-8131 Fax: _____
Other Numbers: JOATES20@COMCAST.NET
4. Proposed Land or Water Use:
Name of Development: N/A
Description of Proposed Use: EXISTING RESIDENCE. NEW POOL AND POOL HOUSE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 232 DISTRICT 17TH FULTON COUNTY, ATLANTA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: LOT 3 BLOCK A, RIDGEWOOD ACRES SUBDIVISION
Size of Development (Use as Applicable):
Acres: Inside Corridor: 47,790 #
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: _____

MRPA-16-05



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 X

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	22,043 SF (cons)	17,634 SF (imp)	13,226 SF (cons)	(80) 80% (cons)	(60) 60% (cons)
C	25,693 SF (cons)	17,985 SF (imp)	11,562 SF (cons)	(70) 70% (cons)	(45) 45% (cons)
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
Total:	47,736 SF (cons)	35,619 SF (imp)	24,788 SF (cons)	N/A	N/A

Vulnerability Table - revision 11-16-15
JMS - 12/5/16
JMS

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? NO

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

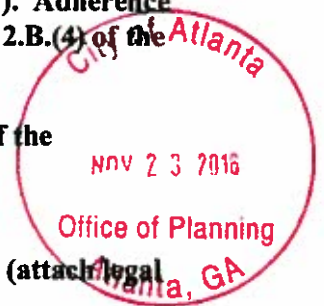
NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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)



LAND SURVEY

VULNERABILITY CATEGORY CALCULATIONS:

Area: C	25693	IMPERVIOUS	CLEARING
ALLOWED:		11562	17925
EXISTING:		4558	6343
PROPOSED:		3097	3997
UNUSED		3906	7509
Area: B	22043	IMPERVIOUS	CLEARING
ALLOWED:		13226	17634
EXISTING:		4726	8059
PROPOSED:	NO DISTURBANCE TO TAKE PLACE IN CATEGORY "B"		
UNUSED		8499	9575

ZONING: R2
FRONT: 50' SIDE: 10' REAR: 20'

ZONING : R2

LOT COVERAGE: ALLOWED 35%
TOTAL LOT: 47736 SQ FT OR 0.22 ACRES
EXISTING IMPERVIOUS : 9284 SQ FT
PROPOSED POOL HOUSE & PATIO: 1295 SQ FT
PROPOSED POOL AND DECK: 1770 SQ FT
PROPOSED POOL EQ: 32 SQ FT
TOTAL PROPOSED: 12381 SQ FT OR 25.93%

ARBORIST NOTES:

TREES TO BE REMOVED: 9" MAG. 24" PINE, 25" PINE, 22" PINE, 21" PINE
RECOMPENSE CALCULATIONS:

$R = \$100(NREM - NREP) + \$30(TDBHREM - TDBHREP)$
 $R = \$100(5 - 0) + \$30(102 - 0)$
 $R = \$500 + \3060
 $R = \$3560$

ARBORIST

DIRT STATEMENT

NO GRADED SLOPE SHALL EXCEED 2H: 1V

55 CUBIC YARDS OF DIRT TO BE CUT FOR

EXIST
AREA
47

EXIST
AREA
80
1

EXIST
AREA
45
63
1

THE CATE
DRAWING
RESOURCE
REGIONAL

LAND SURVEYING - CONSULTING - CO

VULNERABILITY CATEGORY CALCULATIONS:

Area: C	25693	IMPERVIOUS	CLEARING
ALLOWED:		11561	17993
EXISTING:		4558	6343
PROPOSED:		3097	3997
UNUSED		3906	7509

Area: B	22043	IMPERVIOUS	CLEARING
ALLOWED:		13226	17634
EXISTING:		4726	8059
PROPOSED:	NO DISTURBANCE TO TAKE PLACE IN CATEGORY "B"		
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ARBORIST

DIRT STATEMENT

NO GRADED SLOPE SHALL EXCEED 2H: 1V

55 CUBIC YARDS OF DIRT TO BE CUT FOR
PROPOSED POOL. ALL CUT TO BE USED TO
LEVEL POOL AND POOL HOUSE AREA

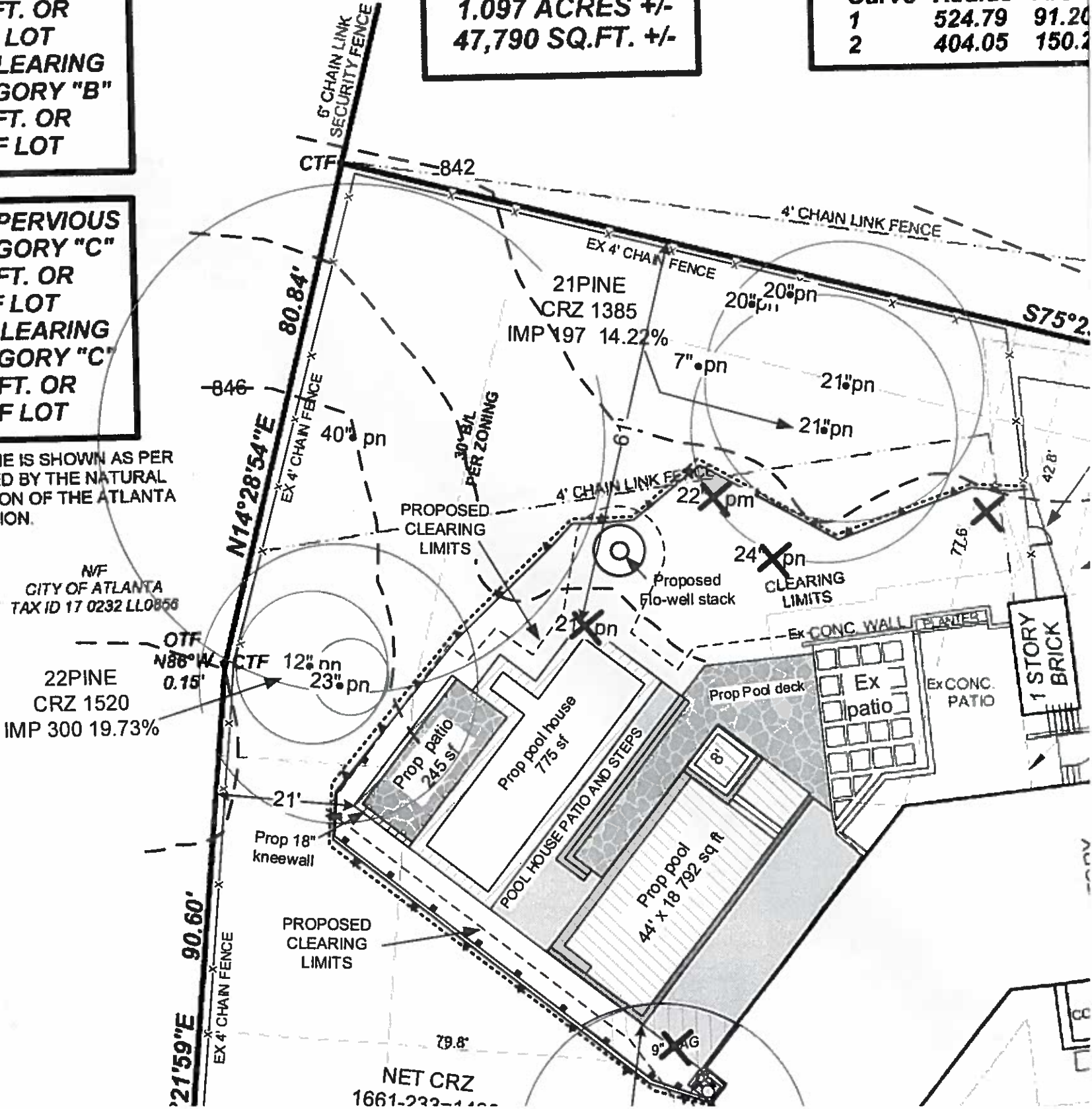
EXISTING IMPERVIOUS
AREA CATEGORY "B"
4726 SQ.FT. OR
9.9% OF LOT
EXISTING CLEARING
AREA CATEGORY "B"
8059 SQ.FT. OR
16.9% OF LOT

EXISTING IMPERVIOUS
AREA CATEGORY "C"
4558 SQ.FT. OR
9.5% OF LOT
EXISTING CLEARING
AREA CATEGORY "C"
6343 SQ.FT. OR
13.3% OF LOT

THE CATEGORY LINE IS SHOWN AS PER
DRAWING PROVIDED BY THE NATURAL
RESOURCES DIVISION OF THE ATLANTA
REGIONAL COMMISSION.

LOT AREA
1.097 ACRES +/-
47,790 SQ.FT. +/-

Curve	Radius	Arc
1	524.79	91.20
2	404.05	150.2



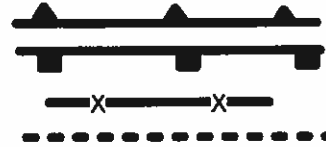
LEVEL POOL AND POOL HOUSE AREA

DISTURBANCE:
TOTAL ACREAGE: 47736 OR 1.095 AC
DISTURBED ACREAGE:
3097 SQ FT
Or .071 ACRES

NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA
FLOOD INSURANCE RATE MAP NUMBER 13121C0229F PANEL 229 OF 490
COVERING FULTON COUNTY, GEORGIA DATED SEPTEMBER 18, 2013.

LEGEND:

TREE FENCE (Tf)
SILT FENCE (Sd1-NS)
EXISTING 4' CHAIN FENCE
LIMITS OF DISTURBANCE



EQUIPMENT USED:
THEODOLITE READING DIRECTLY TO 02 SECONDS,
ELECTRONIC DISTANCE METER READINGS DIRECTLY
TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 25,348 FEET.
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE
BY LATITUDE AND DEPARTURE AND IS FOUND TO BE
ACCURATE WITHIN 1 FOOT IN 441,478 FEET.

THIS PROPERTY HAS BEEN FIELD SURVEYED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
EXAMINATION AND MAY BE SUBJECT TO OTHER EASEMENTS
AND ENCUMBRANCES NOT SHOWN THAT MAY OR MAY NOT
BE OF RECORD.

PIN ENCASED
IN CONCRETE
"MAGNETIC
SIGNAL"



LANNES K. BURKHALTER GA. R.L.S. #2581

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY
WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS
AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT
O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6,
43-15-19, 43-15-22.

MATTERS OF TITLE ARE EXCEPTED

© COPYRIGHT AARROW SURVEYING 2016

SUBJECT LOT IS
LOT 3 BLOCK "A"
RIDGEWOOD ACRES
SUBDIVISION
AS RECORDED IN
PLAT BOOK 54 PAGE 46
TAX ID 17 0232 LL0500

SITE REFERENCES:

- 1) DEED BOOK 49038 PAGE 252
- 2) DEED BOOK 49038 PAGE 229
- 3) PLAT BOOK 54 PAGE 46
- 4) TAX MAPS AND TAX DATA AVAILABLE
ONLINE FROM THE FULTON CO
WEB SITE.

SITE PLAN FOR POOL AND POOL HOUSE:

**GAINES T. HOWERTON &
CALI GARNER HOWERTON**

LOCATED AT:

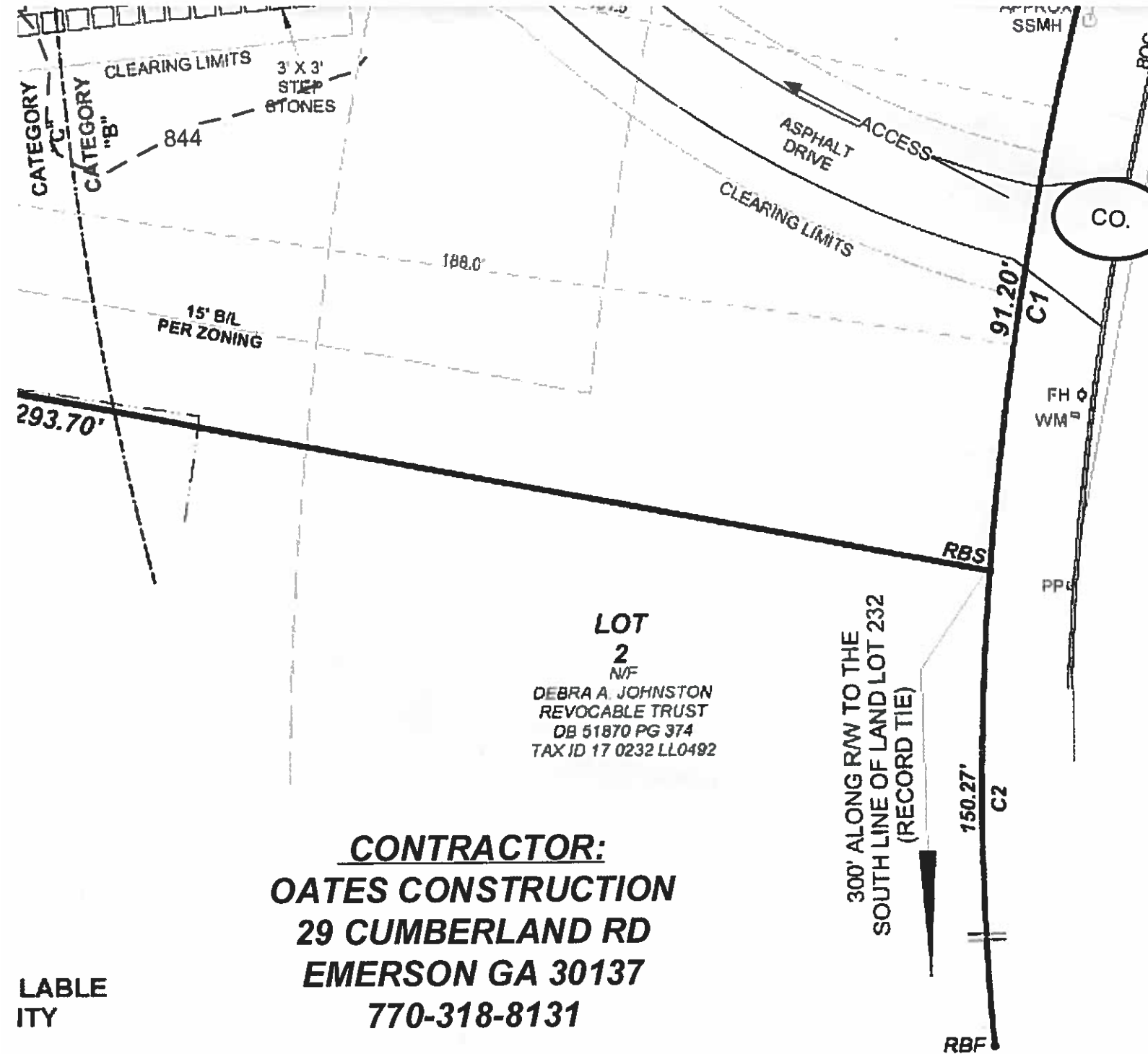
**#2746 RIDGEWOOD ROAD, NW
LAND LOT 232 OF THE 17TH DISTRICT**

CITY OF ATLANTA, FULTON COUNTY, GEORGIA

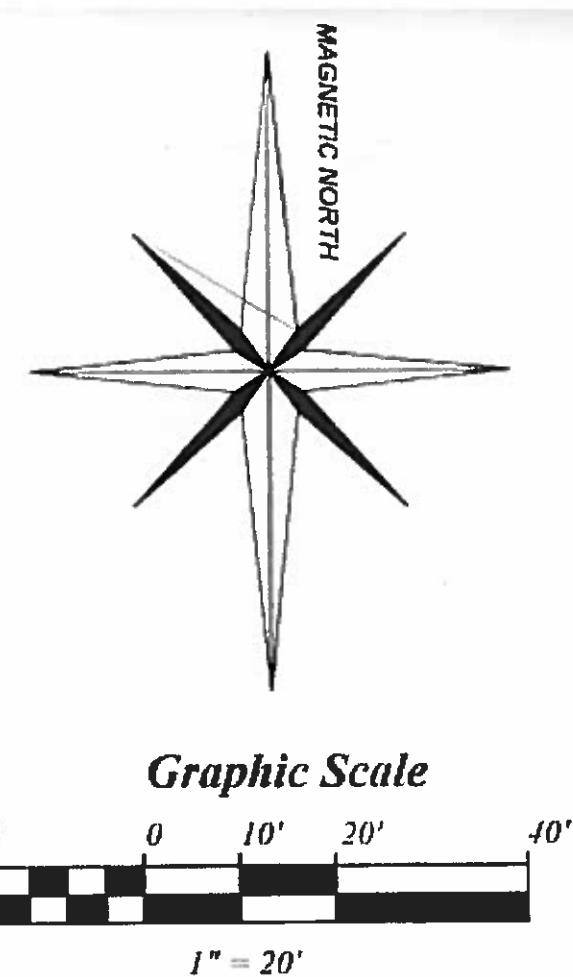
JOB NUMBER: 160046
SCALE: 1" = 20'
DATE: 08/08/16
DRAWN BY: KB
PC: KB IP: KB
CHECKED BY: KB
AARROW PLOT DATE: 08/10/16

LAND LOT: 232	DISTRICT: 17TH
CITY: ATLANTA	COUNTY: FULTON
STATE: GEORGIA	





CONTRACTOR:
OATES CONSTRUCTION
29 CUMBERLAND RD
EMERSON GA 30137
770-318-8131



City of Atlanta
NOV 23 2016
Office of Planning
Atlanta, GA
MRPA-16-05

AARROW SURVEYING
LICENSE NO. LSF000595

THE ORIGINAL AS-BUILT SURVEY BY AARROW SURVEYING HAS BEEN ALTERED TO SHOW CONDITIONS RELATED TO SWIMMING POOL AND POOL HOUSE. EXISTING ARC AND IMPERVIOUS CALCULATIONS PROVIDED BY SURVEYOR.

SHEET 01 OF 02

REVISIONS: