

DATE: March 7, 2019

ARC REVIEW CODE: V1903071

**TO:** Mayor Keisha Lance Bottoms, City of Atlanta  
**ATTN TO:** Keyetta Holmes, Zoning and Development  
**FROM:** Douglas R. Hooker, Executive Director, ARC



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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-19-01A 2731 Ridgewood Road

**Review Type:** Metro River

**MRPA Code:** RC-19-01A

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new single-family house on the site of an existing single-family house.

**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:** March 7, 2019

**Deadline for Comments:** March 18, 2019

**Earliest the Regional Review can be Completed:** March 18, 2019

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

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
FULTON COUNTY

ARC NATURAL RESOURCES  
GEORGIA CONSERVANCY  
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE/CRNRA  
CITY OF SMYRNA

If you have any questions regarding this review, please contact Robert Herrig at [Rherrig@atlantaregional.org](mailto:Rherrig@atlantaregional.org) or (470) 378-1636. If ARC staff does not receive comments from you on or before March 18, 2019, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

[illegible]

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APPLICATION FOR  
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

55 10th St. S.W.  
Ste. J150  
Atlanta, GA

1. Name of Local Government: City of Atlanta
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): ATLANTA METRO GREATER BUILDERS  
Mailing Address: 2550 Heritage Court Suite 100  
City: ATLANTA State: GA Zip: 30339  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404/600-9773 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): ERIC FEIN  
Mailing Address: 2550 Heritage Court Suite 100  
City: ATLANTA State: GA Zip: 30339  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404/600-9773 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: 2731 Ridgewood Rd Atlanta GA 30339  
Description of Proposed Use: \_\_\_\_\_  
Single family residential build back
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: \_\_\_\_\_  
Land Lot 232 17th District Fulton County  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
RIDGEWOOD ESTATES SUBDIVISION LOT 21 BLOCK B  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: ~~20,000~~ 44,534 SF  
Outside Corridor: ~~45,775~~ 21,401 SF  
Total: ~~65,775~~ 65,935 SF } ONS  
7/24/19  
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 (HOUSE BUILT BEFORE BUT FOR APPROV - JMS 3/6/19)

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 (CONS 3/6/19)

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) <u>45,435</u>	Total Acreage (or Sq. Footage) Land Disturbance <u>2,000</u>	Total Acreage (or Sq. Footage) Imperv. Surface <u>12,722</u>	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
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A \_\_\_\_\_ (90) \_\_\_\_\_ (75) \_\_\_\_\_

B \_\_\_\_\_ (80) \_\_\_\_\_ (60) \_\_\_\_\_

C 37,784 SF 27,449 SF\* 17,003 SF (70) 73%\* (45) 45%

D 6,750 SF 2,375 SF\* 2,025 SF (50) 35%\* (30) 30%

E \_\_\_\_\_ (30) \_\_\_\_\_ (15) \_\_\_\_\_

F \_\_\_\_\_ (10) \_\_\_\_\_ (2) \_\_\_\_\_

Total: \_\_\_\_\_ N/A N/A

\* INCLUDES A TRANSFER OF 1,000 SF OF LAND DISTURBANCE FROM D TO C AS PER PART 2, A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

(JMS 3/6/19)

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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:** 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)

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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.

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 Date 2-22-19

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) Date 2-22-19

14. The governing authority of \_\_\_\_\_ 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 Date 2/22/19

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