

DATE: APRIL 17, 2024

TO: Mayor Andre Dickens, City of Atlanta
ATTN TO: Keyetta Holmes, Zoning and Development Director, City of Atlanta
FROM: Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: RC-24-03A 2686 West Main Street NW
MRPA Code: RC-24-03A

Description: A regional MRPA review of a proposal to replace an existing concrete patio with a composite deck on a .175-acre site wholly within the Chattahoochee River Corridor at 2686 West Main Street NW in the City of Atlanta. The total disturbed area of 5,357 SF and impervious area of 3,311 SF are within the allowed limits.

Preliminary Finding: ARC staff have conducted a preliminary review of an application for a MRPA Certificate for this project in the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: City of Atlanta

Land Lot: **District:** 0 **Section:**

Date Opened: April 17, 2024

Deadline for Comments: April 29, 2024

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY

CHATTAHOOCHEE RIVERKEEPER
CITY OF SMYRNA

Please submit comments to dshockey@atlantaregional.org. For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If no comments are received by **April 29, 2024**, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website at <http://www.atlantaregional.org/land-use/planreviews>.

Review materials are attached.

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): Creston and Carrie Herold
Mailing Address: 2686 W Main St NW
City: Atlanta **State:** GA **Zip:** 30318
Contact Phone Numbers (w/Area Code):
Daytime Phone: (717) 557-3633 **Fax:** n/a
Other Numbers: _____
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Matt Orlando — General Contractor
Mailing Address: 4064 Charleston Court SE
City: Smyrna **State:** GA **Zip:** 30080
Contact Phone Numbers (w/Area Code):
Daytime Phone: (404) 307-4630 **Fax:** n/a
Other Numbers: _____
4. **Proposed Land or Water Use:**
Name of Development: 2686 W Main St NW
Description of Proposed Use: Remove concrete patio and replace with composite deck

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Land Lot 253, 17th District, Fulton County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
2686 W Main St NW, Atlanta, GA 30318
Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 0.175 acres
Outside Corridor: 0
Total: 0.175 acres
Lots: **Inside Corridor:** n/a
Outside Corridor: n/a
Total: n/a
Units: **Inside Corridor:** n/a
Outside Corridor: n/a
Total: n/a
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: n/a
Outside Corridor: n/a
Total: n/a

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): _____

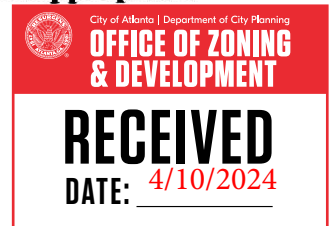
7. How Will Sewage from this Development be Treated?

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 Yes, City of Atlanta (existing)

MRPA-24-002



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	_____	_____	_____	(80)_____	(60)_____
C	7643 sq. ft.	5357 sq. ft.	3311 sq. ft.	(70) 70%	(45) 43%
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	7643 sq. ft.	5357 sq. ft.	3311 sq. ft.	N/A	N/A

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)



MRPA-24-002

☒ 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.

n/a 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.



MRPA-24-002

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)

<u>C. D. Hull</u>	<u>3/21/2024</u>
<u>Camie E. Hurred</u>	<u>3/21/2024</u>

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:

<u>Matthew D. Hull</u>	<u>4/5/24</u>
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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.

<u>Keyetta M. Holmes</u>	<u>04/10/2024</u>
Signature of Chief Elected Official or Official's Designee	Date

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13121C0228 F, DATED 9/18/2013.

STATE WATERS NOTE:

NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

EXISTING WALL

T/W B/W

1 849.0 847.5

2 841.6 833.4

3 838.4 833.9

4 830.9 829.9

5 839.7 833.3

6 847.7 845.9

ZONED: R4-A

MAX. LOT % =50%

MAX. FL. RATIO= 0.5

FRONT: 30'

SIDE: 7'

REAR: 15'

LOT AREA:

7,643 sq. ft.

0.18 acres

RELEASED FOR CONSTRUCTION

EROSION CONTROL NOTES:

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH; DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION. SILT FENCE SHALL BE "TYPE S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED. (SEE ATTACHED DETAIL).

SCOPE OF WORK:

The scope of work includes additions and renovations to the rear of the residence, with no change to the front (street-facing elevation.) The scope includes removing the existing patio structure and concrete pad on the rear of the home and adding a new 302sf wood deck, pergola and stairs, and enclosing the existing 59sf porch to provide more dining space. New wood flooring to match will be installed throughout the enclosure with seamless (no threshold) transition between the existing dining room and enclosed porch area. New mechanical and electrical to be installed to meet the design and code criteria, with updates to the existing systems per code. The addition will be built within current setbacks and there will be no disturbance to trees. There will also be a negative impact to the impervious surface calculation because more impervious surface will be removed than will be built.

