



ATLANTA REGIONAL COMMISSION

REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: MAY 29, 2024

TO: MAYOR ANDRE DICKENS, City of Atlanta
ATTN TO: KEYETTA HOLMES, ZONING AND DEVELOPMENT DIRECTOR, City of Atlanta
FROM: Anna Roach, Executive Director, Atlanta Regional Commission

ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-24-05A 2745 Ridgewood Road

Submitting Local Government: City of Atlanta

Date Opened: May 16, 2024

Date Closed: May 29, 2024

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

Additional Comments: No comments were received.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SMYRNA

CHATTAHOOCHEE RIVERKEEPER
CITY OF ATLANTA
HISTORIC RIVER LINE

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.

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): Jason Sun
Mailing Address: 2745 Ridgewood Rd NW
City: Atlanta State: GA Zip: 30327
Contact Phone Numbers (w/Area Code):
Daytime Phone: 541-602-9136 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): George Adam James
Mailing Address: 3525 Piedmont Rd NE Bldg 5 Ste 200
City: Atlanta State: GA Zip: 30305
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-285-9802 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Sun Residence
Description of Proposed Use: Construct new single family home.
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: _____
Size of Development (Use as Applicable):
Acres: Inside Corridor: ~~1.88~~ 1.28 acres (SMS 5/14/24)
Outside Corridor: 0.60 acres (SMS 5/14/24)
Total: 1.88
Lots: Inside Corridor: ~~4~~ 10 lots 5/14/24
Outside Corridor: _____
Total: ~~4~~ 10 lots 5/14/24
Units: Inside Corridor: ~~4~~ 4 SMS 10/14/24
Outside Corridor: _____
Total: ~~4~~ 4 SMS 10/14/24
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

MRPA-24-05



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? Not aware.

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	_____	_____	_____	(90)_____	(75)_____
B	Total SF - 7576; Total SF LD - 1322; Total SF Imperv - 622			(80) ¹⁷ _____	(60) ⁸ _____
C	Total SF - 37814; Total SF LD - 21713; Total SF Imperv - 11383			(70) ⁵⁷ _____	(45) ³⁰ _____
D	Total SF - 10220; Total SF LD - 0; Total SF Imperv - 0			(50) ⁰ _____	(30) ⁰ _____
E	_____			(30)_____	(15)_____
F	_____			(10)_____	(2)_____
Total:	Total SF - 55,610; Total SF LD - 23,035; Total Imperv - 12,005			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: 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.

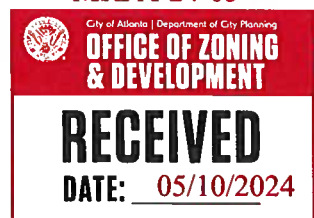
_____ Proposed grading plan.

_____ 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)

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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.



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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)

Jason Sun
Jason Sun (May 8, 2024 14:27 EDT)

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:

[Signature]

5.8.24

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.

Keyetta M. Holmes

05/10/2024

Signature of Chief Elected Official or Official's Designee

Date

SITE NOTES:

- THE SITE CONTAINS: 1.88 ACRES
TOTAL DISTURBED ACREAGE: ACRES
- SITE ADDRESS: 2745 RIDGEWOOD ROAD, CITY OF ATLANTA, FULTON COUNTY, GA, 30327
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY SURVEY LAND EXPRESS, DATED MAY 12, 2021.
- THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0229F, DATED 09/18/2013.
- THERE ARE KNOWN WETLANDS ON THE PROJECT SITE.
- THERE ARE KNOWN STREAMS, ALL ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY ARE SHOWN ONSITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.

EXISTING LOT COVERAGE:

EXISTING IMPERVIOUS LOT AREA	(PER SURVEY)	=	12,960 SF
	(PER SURVEY)	=	81,982 SF
EXISTING LOT COVERAGE		=	15.8%

ZONING CONFORMANCE:

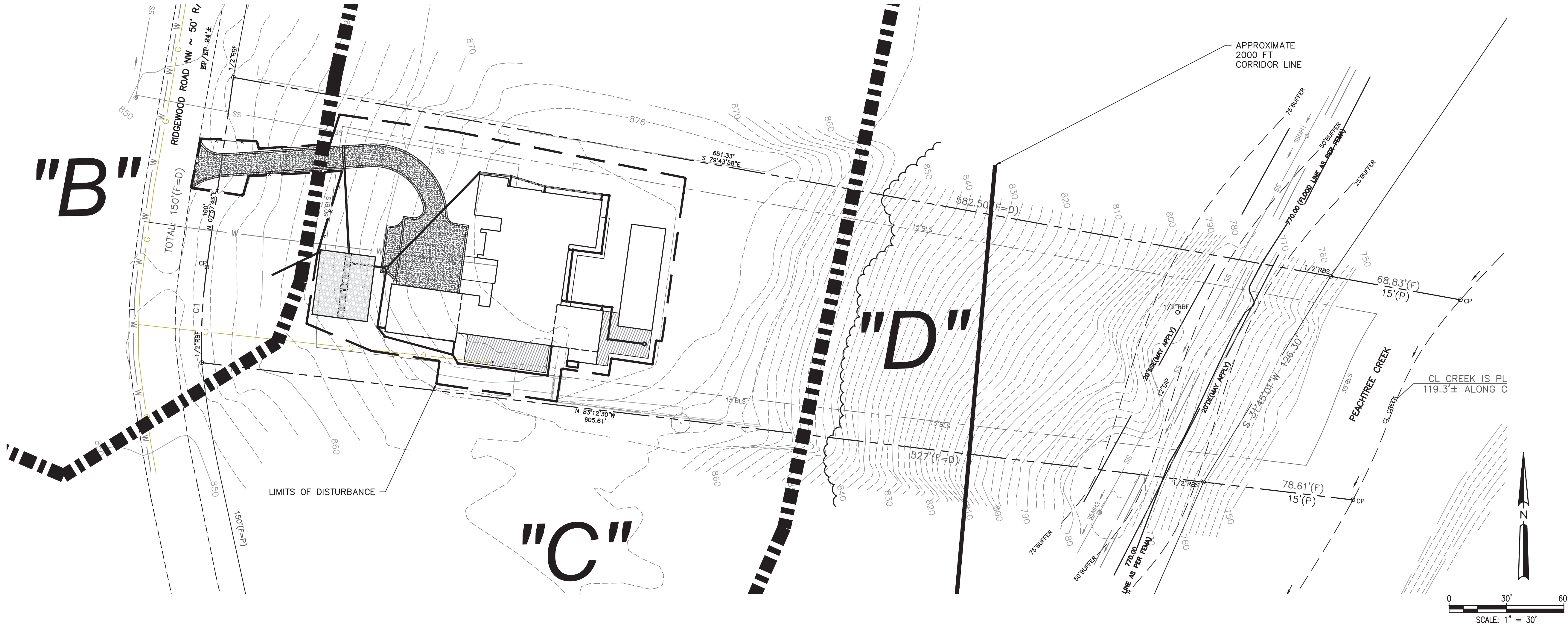
SITE ZONING: R-2 (PER SURVEY)
MINIMUM LOT SIZE: 2,000 SQUARE FEET.
MINIMUM STREET FRONTAGE: 20 LINEAR FEET
FRONT SETBACK: 60 LINEAR FEET
SIDE SETBACK: MINIMUM DEPTH OF 15 FEET
REAR SETBACK: MINIMUM DEPTH OF 30 FEET.
MAX LOT COVERAGE: SHALL NOT EXCEED 35%
FLOOR AREA RATIO : 0.30

PROPOSED LOT COVERAGE:

POST-CONSTRUCTION LOT COVERAGE	
AREA LOCATION	AREA (Sq.Ft)
PROPOSED HOUSE	4113
PROPOSED GARAGE	936
PROPOSED REAR PORCH	529
PROPOSED COURTYARDS	935
PROPOSED WALKWAY	171
PROPOSED CONCRETE DRIVEWAY	3726
PROPOSED STONE POOL TERRACE	485
PROPOSED POOL	964
PROPOSED POOL EQUIPEMENT	18
EXISTING WALL	128
TOTAL IMPERVIOUS AREA	12005
TOTAL LOT AREA	81982
LOT COVERAGE %	14.64%

ARC VULNERABILITY STUDY:

ARC Allocation Table				
CATEGORY	B	C	D	
SITE AREA IN EACH CATEGORY	7576	37814	10,220	
MAXIMUM IMPERVIOUS AREA %	60%	45%	30%	
ALLOWED IMPERVIOUS AREA (SF)	4,546	17,016	3,066	
PROPOSED IMPERVOIUS AREA (SF)	622	11,383	0	
REMAINING IMPERVIOUS AREA (SF)	3,924	5,633	3,066	
MAXIMUM CLEARING AREA %	80%	70%	50%	
ALLOWED CLEARING AREA (SF)	6061	26470	5110	
PROPOSED CLEARING AREA (SF)	1322	21713	0	
REMAINING CLEARING AREA (SF)	4739	4757	5110	



Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
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Marietta, GA 30060
678-324-8410
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Prepared For:
JASON SUN
2745 RIDGEWOOD ROAD NW
CITY OF ATLANTA, FULTON COUNTY, GA
(404)-549-6745

ARC VULNERABILITY PLAN

DATE	05-13-24		REVISIONS
SCALE	AS SHOWN		
DRAWN	AJJ		
CHECKED	GHB		



CONSTRUCTION PLANS FOR:

2745 RIDGEWOOD ROAD
LAND LOT 232, DISTRICT 17
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 22-479

SHEET NO.
C-1