

DATE: MAY 16, 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-24-05A 2745 Ridgewood Road  
**MRPA Code:** RC-24-05A

**Description:** A regional MRPA review of a proposal to construct a new single-family home with driveway, garage, courtyard, walkways, and swimming pool on the 1.8 acre site of a previous home - of which .6 acres are outside of and 1.28 acres inside - the Chattahoochee River Corridor at 2745 Ridgewood Road in the City of Atlanta. The total disturbed area of 23,035 SF and impervious area of 12,005 SF are within allowed limits.

**Preliminary Finding:** ARC staff have initiated a review of an application for a MRPA Certificate for this proposed 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  
**Date Opened:** May 16, 2024  
**Deadline for Comments:** May 28, 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  
CITY OF SMYRNA

CHATTAHOOCHEE RIVERKEEPER  
CITY OF ATLANTA  
HISTORIC RIVER LINE

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). For questions, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If no comments are received by May 28, 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): 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: ~~#~~ 10 lots 5/14/24  
Outside Corridor: \_\_\_\_\_  
Total: ~~#~~ 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: \_\_\_\_\_

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**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) <sup>17</sup> _____	(60) <sup>8</sup> _____
C	Total SF - 37814; Total SF LD - 21713; Total SF Imperv - 11383			(70) <sup>57</sup> _____	(45) <sup>30</sup> _____
D	Total SF - 10220; Total SF LD - 0; Total SF Imperv - 0			(50) <sup>0</sup> _____	(30) <sup>0</sup> _____
E	_____			(30)_____	(15)_____
F	_____			(10)_____	(2)_____
<b>Total:</b>	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.

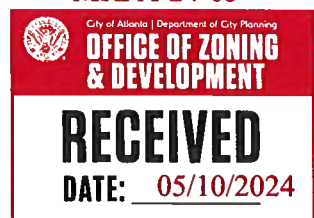
\_\_\_\_\_ Proposed grading plan.

\_\_\_\_\_ 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:

1.

THE SITE CONTAINS: 1.88 ACRES  
TOTAL DISTURBED ACREAGE:   ACRES
2.

SITE ADDRESS: 2745 RIDGEWOOD ROAD, CITY OF ATLANTA, FULTON COUNTY, GA, 30327
3.

SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY SURVEY LAND EXPRESS, DATED MAY 12, 2021.
4.

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.
5.

THERE ARE KNOWN WETLANDS ON THE PROJECT SITE.
6.

THERE ARE KNOWN STREAMS, ALL ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY ARE SHOWN ONSITE.
7.

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.
8.

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.
9.

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.
10.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
11.

CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
12.

ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
13.

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.
14.

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:

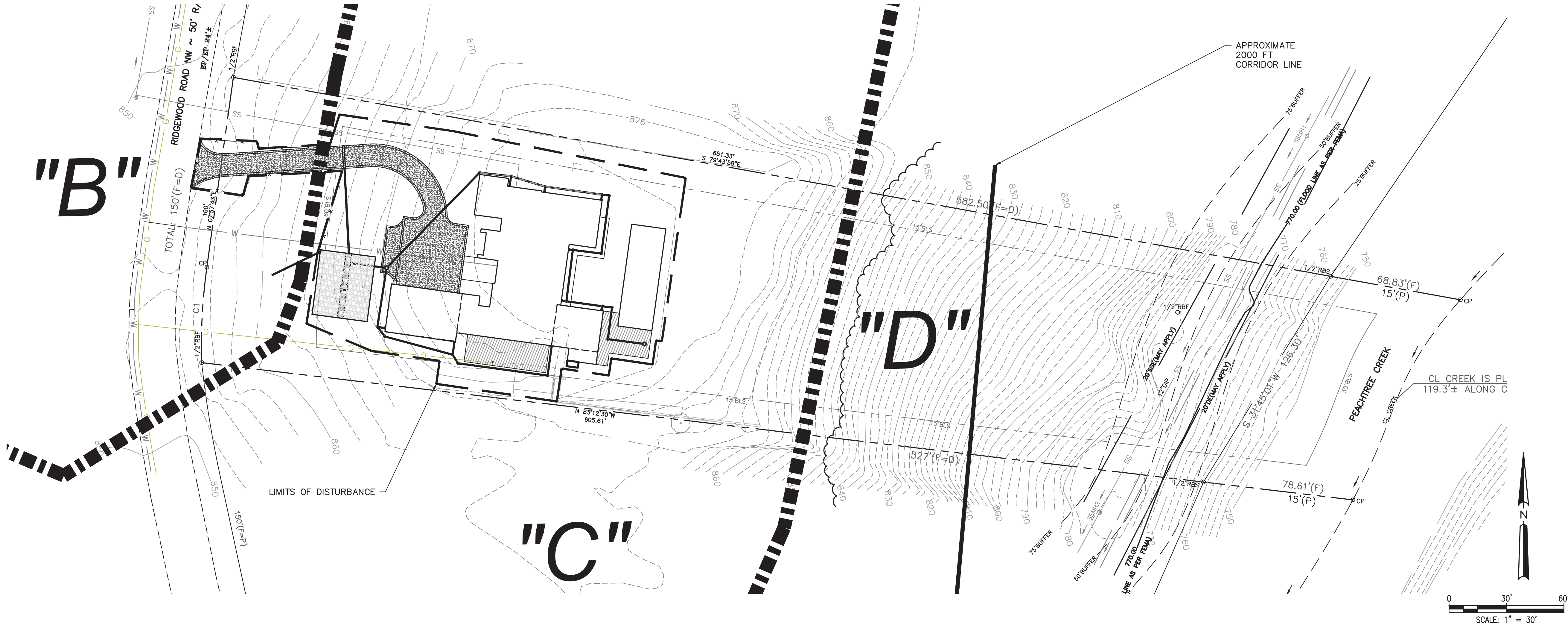
SITE ZONING: R-2 (PER SURVEY)  
MINIMUM LOT SIZE: 2,000 SQUARE FEET.  
MINIMUM STREET FRONTAGE: 20 LINEAR FEET  
FRONT SETBACK: 60 LINEAR FEET  
SIDE SETBACK: MINIMUM DEPTH OF 15 FEET  
REAR SETBACK: MINIMUM DEPTH OF 30 FEET.  
MAX LOT COVERAGE: SHALL NOT EXCEED 35%  
FLOOR AREA RATIO : 0.30

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	

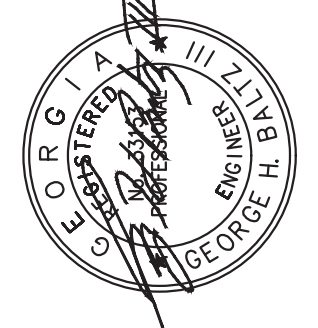


Prepared By:  
CRESCENT VIEW  
ENGINEERING, LLC:  
211 Frasier Street  
Marietta, GA 30060  
678-324-8410  
www.crescentvieweng.com

Prepared For:  
**JASON SUN**  
2745 RIDGEWOOD ROAD NW  
CITY OF ATLANTA, FULTON COUNTY, GA  
(404)-549-6745

ARC VULNERABILITY PLAN

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



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**