



Regional Review Notification

Metropolitan River Protection Act

DATE: May 7, 2025

TO: Mayor Andre Dickens, City of Atlanta

ATTN TO: Keyetta Holmes, Planning and Zoning 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: 2336 Bernard Road

MRPA Code: RC-25-01A

Description: A regional MRPA review of a proposal to construct a new two-story home with two-car garage, deck, porch and driveway on the 9,976 SF site of an existing home wholly within the Chattahoochee River Corridor at 2336 Bernard Road in the City of Atlanta in Fulton County. The total disturbed area of 3,480 SF and impervious area of 2,650 SF are within allowed limits.

Preliminary Finding: ARC staff have begun 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 7, 2025

Comments Due: May 17, 2025

The following local governments and agencies received notice of this review:

Atlanta Regional Commission
National Park Service
Historic Riverline

Georgia Department of Natural Resource
Georgia Conservancy
Cobb County

Chattahoochee Riverkeeper
City of Atlanta
City of Smyrna

Please submit comments to dschockey@atlantaregional.org. If no comments are received by **May 17, 2025**, 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>

For questions, please contact Donald Shockey at dschockey@atlantaregional.org or (470) 378-1531.

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): KINGLETT HOMES LLC

Mailing Address: 3758 VERMONT ROAD NE

City: ATLANTA State: GA Zip: 30319

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-318-9945 Fax: _____

Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):

Name(s): MIKE SHAFER

Mailing Address: 3758 VERMONT RD NE

City: ATLANTA State: GA Zip: 30319

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-318-9945 Fax: _____

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: _____

Description of Proposed Use: CONSTRUCTION OF SINGLE FAMILY
~~RESIDENCE~~

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: FULTON 17 0254 L0073

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
2336 BERNARD RD NW, ATLANTA, GA 30318 / 150' TO PAUL AVE NW

Size of Development (Use as Applicable):

Acre:	Inside Corridor:	<u>0.229</u>
	Outside Corridor:	_____
	Total:	<u>0.229</u>
Lots:	Inside Corridor:	<u>1</u>
	Outside Corridor:	_____
	Total:	<u>1</u>
Units:	Inside Corridor:	<u>1</u>
	Outside Corridor:	_____
	Total:	<u>1</u>

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

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 CITY OF ATLANTA

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.
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	_____	_____	_____	(70)_____	(45)_____
D	<u>0.229/9976SF</u>	<u>3480SF</u>	<u>2650.7SF</u>	<u>(50)34.88</u>	<u>(30)26.57</u>
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	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)

___ 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 04/17/2025

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 04/17/2025

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.



Signature of Chief Elected Official or Official's Designee Date 04/30/2025

INDEX	
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A21	LEFT ELEVATION
A22	RIGHT ELEVATION
A30	DETAILS (WALL SECTION)
A31	DETAILS (WALL SECTION)
A32	DETAILS (WALL SECTION)
E10	BASEMENT ELECTRICAL
E11	1ST & 2ND FLOOR ELECTRICAL
S-1	FOUNDATION STRUCTURAL DETAILS

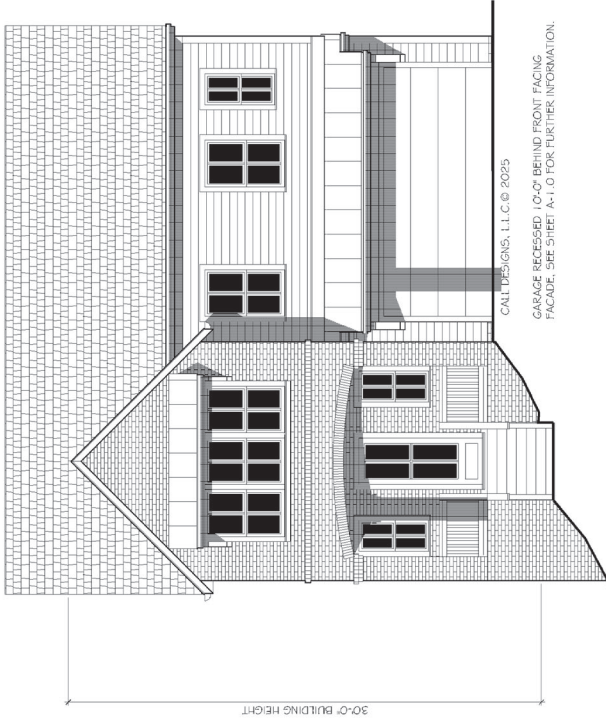
ATTIC VENTILATION AREA	
REQUIRED:	
1518 SQ.FT. @ 1:150	
1518/150=10.0 SQ.FT. OF ATTIC VENTILATION (1,440 SQ. IN.)	
PROVIDED:	
100 LIN. FT. SOFFIT VENT @5 SQ. PER LIN. FT. = 500 SQ. IN.	
69 LIN. FT. RIDGE VENT @8 SQ. PER LIN. FT. = 472 SQ. IN.	
8 TURTLE BACK VENTS @60 SQ. IN. PER EACH = 480 SQ. IN.	
TOTAL = 1,452 SQ. IN.	

GROUND FLOOR AREA	
GROUND FLOOR AREA	1,442 SQ.FT.
35% OF GRND FLR AREA	$1,442 \times .35 = 504 \text{ SQ.FT.}$
GARAGE SQ.FT. - 405 SQ.FT.	
= 28.0% of GRND FLR AREA	

NEW CONSTRUCTION

TWO STORY HOME WITH FRONT PORCH, REAR DECK AND BASEMENT FOUNDATION

2336 BERNARD ROAD- ATLANTA, GA. 30318



GARAGES,
FRONT-FACING GARAGE DOORS
A MINIMUM DISTANCE OF TEN
LINEAR FEET BEHIND THE FRONT
FACADE OF THE PRINCIPAL
STRUCTURE.

GARAGE RECESSED 10'-0" BEHIND FRONT FACING
FACADE, SEE SHEET A4-1.0 FOR FURTHER INFORMATION.

FRONT PORCH MEETS 1'-2'-0" WIDE BY 8'-0"
DEEP AS PER K4-ATLANTA, GA. CODE ORDINANCE.

FRONT PORCHES, WHEN REQUIRED, SHALL:
I. BE A MINIMUM OF 12 FEET WIDE OR ONE-THIRD THE WIDTH OF THE FRONT FACADE,
WHICHEVER IS GREATER, AND A MINIMUM OF EIGHT FEET DEEP; AND
II. CONTAIN ROOFPIES, A MINIMUM OF SIX-INCH WIDE PORCH ROOF SUPPORTS, AND STEPS.

BERNARD FRONT ELEVATION



APPLICABLE BUILDING CODES

International Residential Code, 2012 edition with (2014, 2015) GA Amendments
International Fire Code 2012 edition with 2014 GA Amendments
International Plumbing Code 2012 edition with (2014, 2015) GA Amendments
International Mechanical Code 2012 edition with (2014, 2015) GA Amendments
International Electrical Code 2014 edition
International Energy Conservation Code 2009 edition with Georgia Supplements
and Amendments (2011, 2012)



CALL
DESIGNS, LLC

PLAN NAME
2336 BERNARD ROAD
ATLANTA, GA. 30318
SUBMIT
" ISSUED FOR CONSTRUCTION"

DESIGNED BY	T. CALL
DRAWN BY	T. CALL
CHECKED	
DATE	04/22/25
REVISED	

PREPARED BY
R. D. DAVIS

COVER
SHEET

SHEET NO.
CS

SQUARE FOOTAGES

FIRST FLOOR	1,037 S.F.
SECOND FLOOR	1,518 S.F.
TOTAL AREA	2,555 S.F.
GARAGE AND/OR STORAGE	405 S.F.
COVERED PORCH	153 S.F.
TOTAL UNDER ROOF	3,113 S.F.
OVERALL WIDTH	35'-0"
OVERALL DEPTH	58'-0"

City of Atlanta, Fulton County, Georgia



Cover Sheet



THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0228F, CONTAINING A LATEST DATE OF 09/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL) INSURANCE RATE MAP, UNLESS OTHERWISE NOTED.

GENERAL INFORMATION
LOCATION ADDRESS: 2336 Bernard Road
LOT AREA: 9.976 S.F. (0.229 ACRES)
LOT: 2
PARCEL ID: 17-025300100949

LEGAL DESCRIPTION:
LAND LOT: 253
LAND DISTRICT: 17th
COUNTY: FULTON
STATE: GEORGIA

REFERENCE DOCUMENTS:
PLAY BOOK 317, PAGE 149

1. PROVIDE FIRE PROTECTION TO PLANTING AREA
- 1.1. TRUCK ACCESS TO STONE SHALL BE PLACED AND MAINTAINED DURING CONSTRUCTION.
- 1.2. CONCRETE SHALL WASH OUT BASIN.
2. PROVIDE BIRCHES TO PLANTING AREA
- 2.1. PLACE SIX (6) CONTROL MEASURES.
- 2.2. MAINTAIN VEGETATION AND DRAIN THE EXISTING HOUSE.
3. CONSTRUCT A 2 STORY HOUSE ON EXISTENT AND CONCRETE FOUNDATION
- 3.1. EXISTING SLAB SHALL BE CONCRETE TO BE UTILIZE AND APPROPRIATE REINFORCING, LANDING, DAMS, AND STABILIZE GRADE POST CONSTRUCTION.
4. PROVIDE EXISTING DRAINAGE AS NECESSARY
- 4.3. PROVIDE EXISTING INFRASTRUCTURE TO HANDLE SURFACE WATER RUNOFF FROM RESIDENCE MAIN GARDEN.
5. PLANT TREES
- 5.5. PLANT TREES

OWNER:
KINGLET HOMES, LLC
KINGLET HOMES, LLC
5317 PINECREE BOULEVARD, 3320
CHAMBLEE, GA 30341 US
PH: (404) 787-6544

JEFF KING IS LEAD - JEFFKING@SHIELDKINGLETTHOMES.COM
TYLER BROWN - TYLERBROWN@KINGLETTHOMES.COM

DESIGNER:
WILLIAM G. SHEPHERD & ASSOCIATES, INC.
7315 LONGMEAD BOULEVARD, ST A
LAWRENCEVILLE, GA 30096
770-418-9323
WILLIAM.G.SHEPHERD

ZONING PER CITY OF ATLANTA:	R-4A
MIN LOT AREA:	9000 SQ FT
MIN STREET FRONTAGE:	70'
MAX LOT COVERAGE:	55%
MAX FAR:	0.50
MIN REQUIRED PARKING SPACES:	1
MIN REQUIRED PARKING SPACES:	
FRONT:	30'
SIDE:	7'
REAR:	15'

1. PLAT BOOK 317, PAGE 149, FULTON COUNTY, GEORGIA PUBLIC

PAGE	CONTENTS
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	DETAILS PAGE

- Current Mandatory Codes as Adopted by DCA:
 - International Building Code, 2018 Edition, with Georgia Amendments, (2024, 2021, 2020)
 - International Fire Marshal Code, 2018 Edition, with Georgia Amendments, (2020, 2024)
 - International Fuel Gas Code, 2018 Edition (Contact State Fire Marshal Below)
 - International Mechanical Code, 2018 Edition, with Georgia Amendments, (2021, 2023)
 - International Fire Alarm Code, 2018 Edition, with Georgia Amendments, (2020, 2021)
 - International Fire Sprinkler Code, 2018 Edition, with Georgia Amendments, (2020, 2021)
 - International Energy Conservation Code, 2018 Edition, with Georgia Supplements and Amendments (2020, 2021, 2023)
 - International Plumbing and Gas Code, 2018 Edition, with Georgia Amendments (2020)
- For information and questions regarding the Life Safety Code (NFPA 101), Georgia Amendments or the Georgia Accessibility Code, please contact the State Fire Marshal's Office.
- Disaster Resistant Building Code (BC Appendix 2033)
- International Fire Protection Code, 2018 Edition, with Georgia Amendments (2021)
- International Fire Maintenance Code, 2018 Edition, with Georgia Amendments (2021)
- National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

1. The installation of erosion and sedimentation control measures and practices shall occur prior to the commencement of construction activities.
2. Erosion and sedimentation control measures will be maintained at all times. Full implementation of these measures shall be required during all land-disturbing activities.
3. Erosion and sedimentation control measures shall be implemented to prevent additional erosion and sedimentation from occurring on-site.
4. Approved plans do not provide for effective erosion and sediment control. Additional erosion and sedimentation control measures shall be implemented to control the sediment source.
5. Additional erosion controls shall be installed as deemed necessary by the on-site inspector.
6. All activities with 2 or less ft of greater will require a compactification certified by a professional engineer prior to building form and prior to bottom being poured.
7. Locate and tie steel stake all utilities, easements, pipes, flood lines, stream buffers, and tree save areas prior to clearing and grading activities.

[illegible]

Map or Plat and Survey References

1. PLATBOOK, 317, PAGE 149



Vicinity Map (NTS)



Map or Plat Closure Statement & Notes

- [illegible]

Field Observation Notes

- [illegible]

Map or Plat Certification

This plat is a restatement of an existing parcel for parcels of land and does not subdivide or create a new parcel or make any changes to real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL, OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, CONFORMANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE



RELEASED FOR CONSTRUCTION

[illegible]

Significant Observations

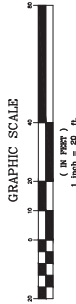
- NONE OBSERVED

FEMA Flood Notes

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1312-302238, CONTAINING A LATEST DATE OF 09/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM NATIONAL INSURANCE RATE MAP. A MAP LINE IS OTHERWISE NOTED.

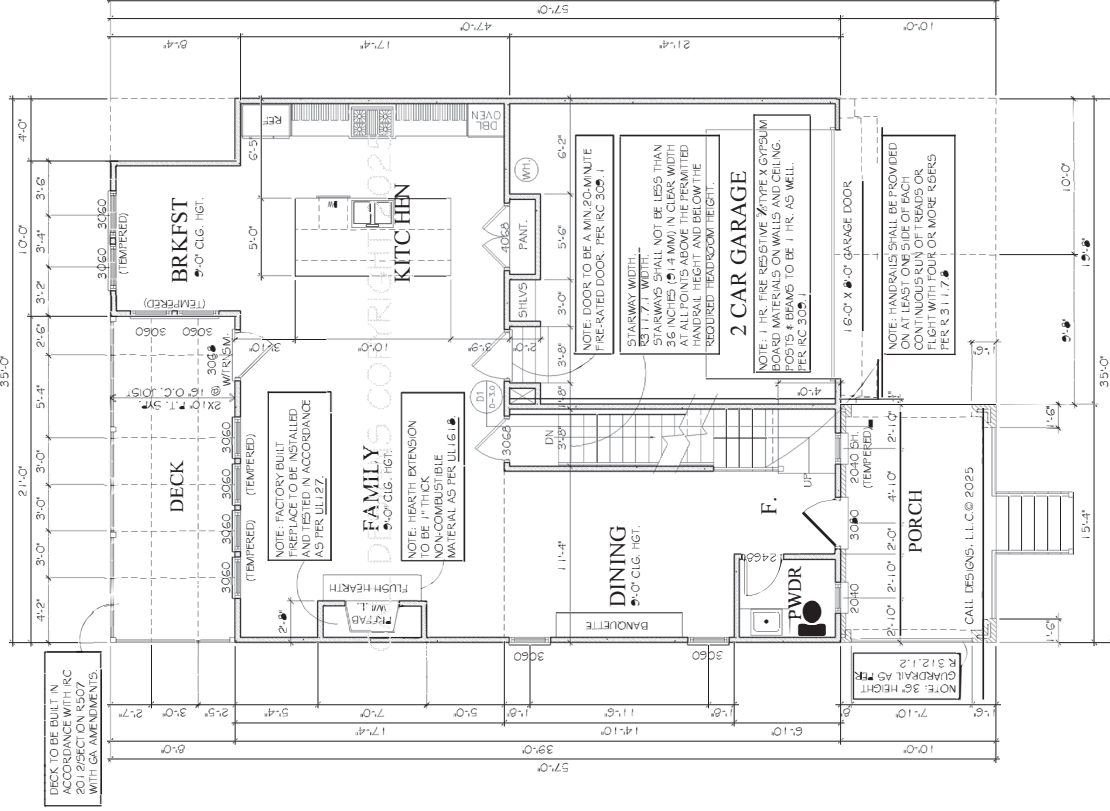
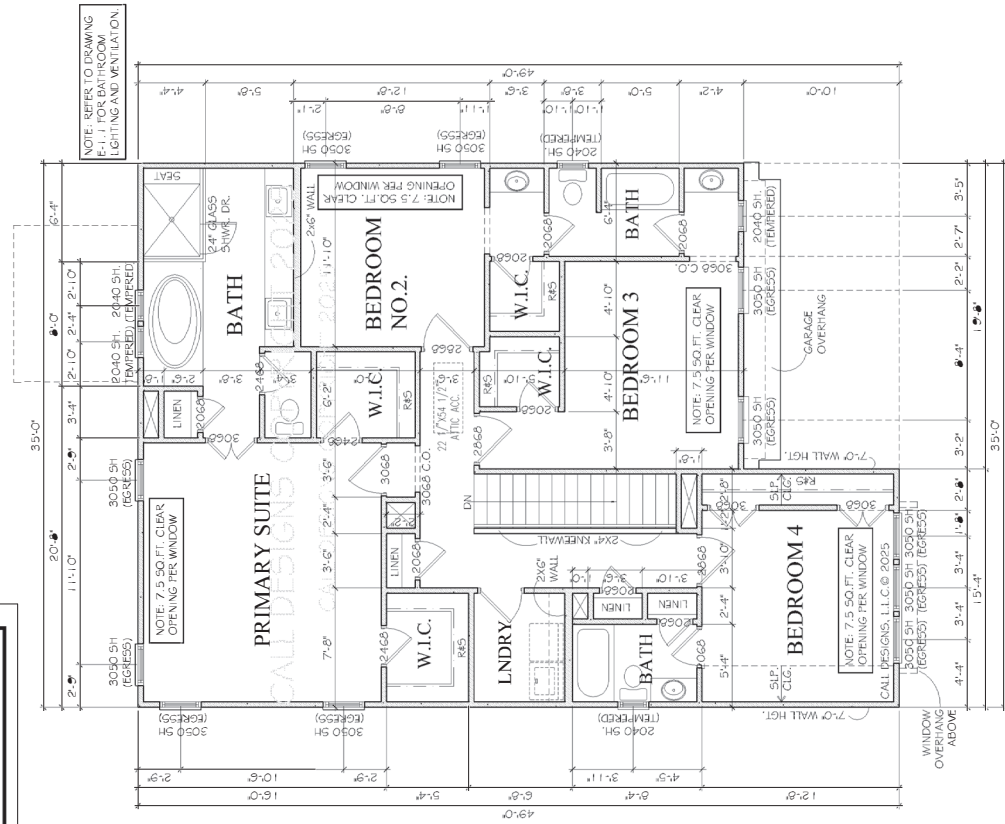
Utility Notes

- [illegible]



SQUARE FOOTAGES

FIRST FLOOR	1.087	S.F.
SECOND FLOOR	1.518	S.F.
TOTAL AREA	2.555	S.F.
GARAGE AND STORAGE COVERED PORCH	405	S.F.
TOTAL UNDER ROOF	153	S.F.
● OVERALL WIDTH	35'-0"	
● OVERALL DEPTH	58'-0"	



UPPER LEVEL FLOOR PLAN

MAIN LEVEL FLOOR PLAN

DESIGNED BY	TCALL
DRAWN BY	TCALL
CHECKED	
DATE	01/30/25
REMOVED	

PREPARED BY:
REV'D 03/05/25

**FIRST & SECOND
FLOOR PLANS**

SHEET NO.

A-1.0

2336 BERNARD ROAD
ATLANTA, GA. 30318
ISSUED FOR CONSTRUCTION"

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 WORK AND IS CONSIDERED A
 TRADE SECRET BELONGING TO
 C&T DESIGNS, LLC.

CALL



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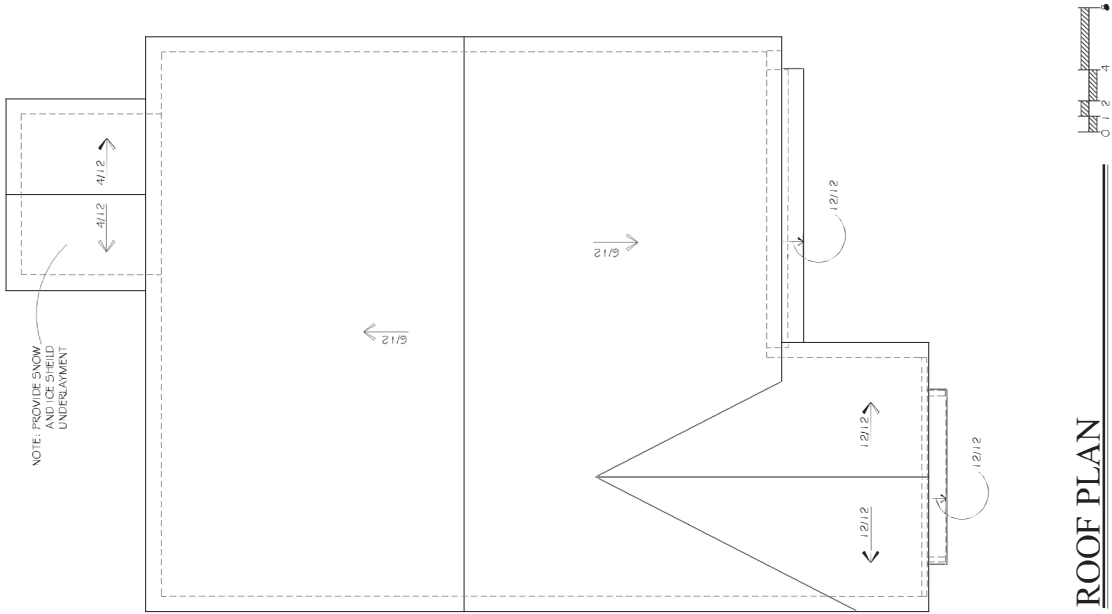
CALL
DESIGNS, LLC

PLAN NAME
2336 BERNARD ROAD
ATLANTA, GA. 30318
SUB/LOT: " ISSUED FOR CONSTRUCTION"

DESIGNED BY	TU ALL
DRAWN BY	TU ALL
CHECKED	
DATE	07/02/25
REVIEW	

PREPARED BY:
KEND 050525

ROOF
PLAN
SHEET NO.
A-1.4



SQUARE FOOTAGES	
FIRST FLOOR	1,007 S.F.
SECOND FLOOR	1,007 S.F.
TOTAL AREA	2,014 S.F.
GARAGE AND STORAGE	405 S.F.
COVERED PORCH	153 S.F.
TOTAL UNDER ROOF	3,113 S.F.
OVERALL WIDTH	35'-0"
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ROOF PLAN

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SQUARE FOOTAGES	
FIRST FLOOR	1,087 S.F.
SECOND FLOOR	1,515 S.F.
TOTAL AREA	2,555 S.F.
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OVERALL WIDTH	35'-0"
OVERALL DEPTH	58'-0"

CALL
DESIGNS, LLC

2336 BERNARD ROAD
ATLANTA, GA. 30318
"ISSUED FOR CONSTRUCTION"

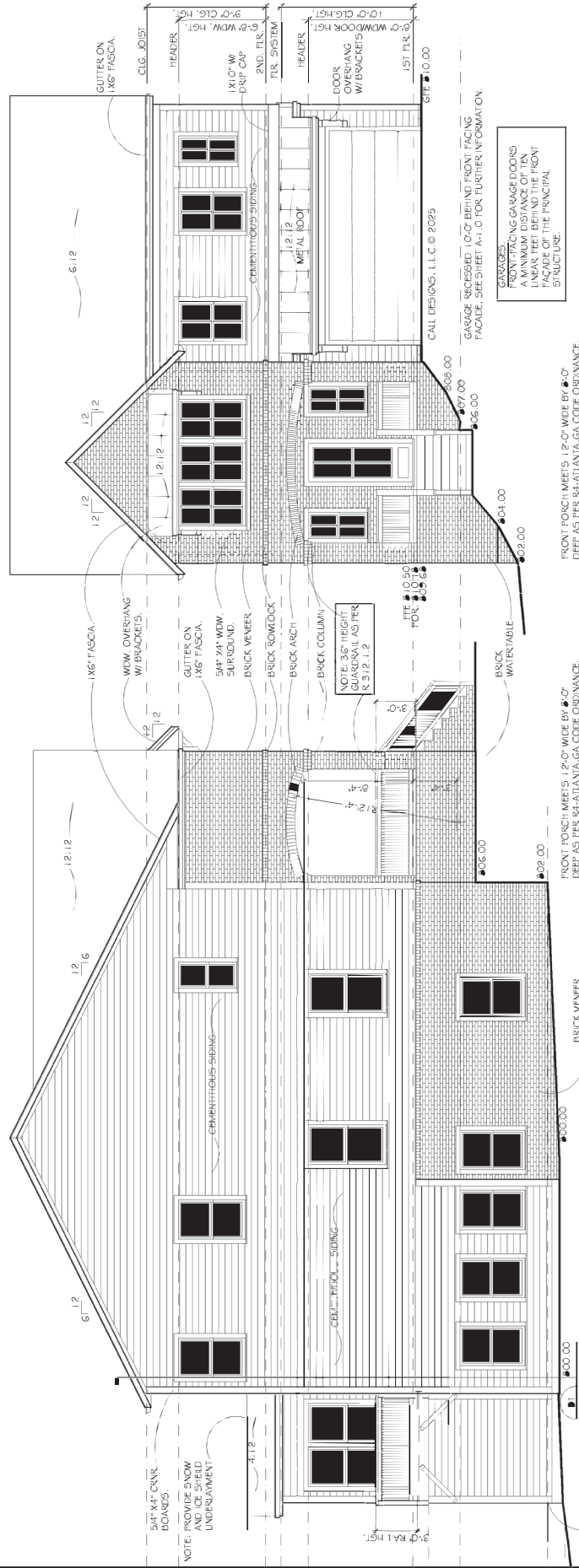
PLAN NAME
Z
SUB/LOT:

DESIGNED BY	TCALL
DRAWN BY	TCALL
CHECKED	
DATE	01/30/25
REVISED	

PREPARED BY:
RMD 03/05/25

ELEVATIONS

A-2.0



FRONT PORCH MEETS 12'-0" WIDE BY 8'-0"
DEEP AS PER R4-ATLANTA GA CODE ORDINANCE

FRONT PORCHES, WHEN REQUIRED, SHALL:

1. BE A MINIMUM OF 12 FEET WIDE OR ONE-THIRD THE WIDTH OF THE FRONT FAÇADE, WHICHEVER IS GREATER, AND A MINIMUM OF EIGHT FEET DEEP; AND

DECK TO BE BUILT IN
ACCORDANCE WITH IRC
2012/SECTION R507
WITH GA AMENDMENTS

LEFT ELEVATION

FRONT ELEVATION

ELEVATIONS

SHEET NO.

A-2.0

LEFT ELEVATION

FIRST FLOOR	1,037 S.F.
SECOND FLOOR	1,518 S.F.
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