

Construction within 2000 feet of the Chattahoochee River must comply with the regulations of the Metropolitan River Protection Act (MRPA).

The following items must be shown on all plan(s) that are partially or wholly within the 2000-foot river corridor:

- MRPA category boundary lines.** The river corridor is separated in to six (6) categories based on vulnerability (A, B, C, D, E, and F). The Atlanta Regional Commission (ARC) maintains the official map of these category boundaries; a copy of the maps is located on the S drive and may be forwarded to any applicant that needs them for MRPA category determination. All category boundary lines existing on a lot must be shown and labeled on the plan.
- All limits of existing and proposed Land Disturbance and Impervious Surfaces.**
- MRPA calculations for each category present.** Each MRPA category has a limit on how much land disturbance and impervious surface is allowed:

Category	Percent Maximum Land Disturbance	Percent Maximum Impervious Surface
A	90%	75%
B	80%	60%
C	70%	45%
D	50%	30%
E	30%	15%
F	10%	2%

MRPA category calculations are based on which group the lot falls within. All lots within the river corridor fall in to one of three groups based on location:

Patrick Circle: The percentage allowed is calculated based on the total area of the MRPA category within the entire subdivision as platted. Patrick Circle’s minor plat paperwork is in division MRPA files.

Winchester on the River: The percentage allowed is calculated based on the total area of the MRPA category within the entire subdivision as platted. Winchester has an approved MRPA map that applies only to this development and the GIS layer should NOT be used for permitting. The Excel spreadsheet is to be used for Winchester to track category totals for each application

Bridleton: The percentage allowed is calculated based on the total area of the MRPA category within the entire subdivision as platted. Bridleton has an approved MRPA map that applies only to this development and the GIS layer should NOT be used for permitting. The Excel spreadsheet is to be used for Bridleton to track category totals for each application.

Chattahoochee River Club, Grand Cascades, Olde Atlanta Club, Windermere: The percentage allowed is calculated based on the total area of the MRPA category within the individual lot only.

Rivermist: Credits for each lot are shown on the final plat; each lot must be reviewed on a case by case basis as inconsistencies on the final plats have been found as it relates to MRPA credits.

Sweetwater: Credits for each lot are shown on the approved Individual Lot Permit; current clearance and impervious surface allowances can be found in the “Sweetwater Totals” spreadsheet in the Sweetwater file (located in the S drive).

All other lots: If the lot falls outside any of the subdivisions listed above, please contact county staff for further instruction.

Per former staff analyses, the following is indicated for specific subdivisions as it relates to their previously approved plan and development activity, but these subdivisions are now being assessed on a lot by lot basis for MRPA. Therefore, staff must work with each individual applicant to determine if any disturbance or construction is possible based on development activity that has occurred on individual parcels. Applications involving these subdivisions require ARC review.

Chattahoochee River Club:

- No additional land disturbance is allowed in any MRPA category.

Grand Cascades:

- No additional land disturbance is allowed in MRPA categories “D”, “E” and “F.”

Olde Atlanta Club:

- No additional land disturbance is allowed in MRPA categories “D”, “E”, and “F.”
- No additional impervious surface is allowed in MRPA categories “E” and “F.”

Calculations for MRPA categories must be represented on or accompanying the plan(s) in the following format for each MRPA category:

LAND DISTURBANCE (in Square Feet)	MRPA Category ____
Category percentage allowed:	
Total area within category on lot:	
Total area previously disturbed:	
Total additional area to be disturbed:	
Total disturbed area post-construction:	

IMPERVIOUS SURFACE (in Square Feet)	MRPA Category ____
Category percentage allowed:	
Total area within category on lot:	
Total impervious area previously constructed:	
Total additional impervious area to be constructed:	
Total impervious area post-construction:	

Mitigation Plans. MRPA plans that are approved with a required mitigation plan or restoration plan shall be noted on the building permit. A hold for a MRPA inspection to take place shall be placed on the building permit before the Certificate of Occupancy is issued. An on-site inspection shall be performed by a Current Planning zoning inspector or the County Arborist as needed.

Example MRPA plan requirements:

