



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Sep 30 2008

ARC REVIEW CODE: V809301

TO: Mayor Eva Galambos  
ATTN TO: Blake Dettwiler, City of Sandy Springs  
FROM: Charles Krautler, Director

NOTE: This is digital signature.  
Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** RC-08-03SS Spalding Mill

**Review Type:** Metro River

**MRPA Code:** RC-08-03SS

**Description:** An application for a metro river certificate to construct a garage addition to an existing single family residence. The preliminary ARC staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** City of Sandy Springs

**Land Lot:** 357 **District:** 6 **Section:**

**Date Opened:** Sep 30 2008

**Deadline for Comments:** Oct 10 2008

**Earliest the Regional Review can be Completed:** Oct 10 2008

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

ARC LAND USE PLANNING  
CITY OF SANDY SPRINGS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES

NATIONAL PARK SERVICE  
UPPER CHATTAHOOCHEE RIVERKEEPER  
CITY OF ROSWELL

ARC ENVIRONMENTAL PLANNING  
GEORGIA CONSERVANCY  
COBB COUNTY

## Attached is information concerning this review.

If you have any questions regarding this review, Please call Jon Tuley, Review Coordinator, at (404) 463-3309. If the ARC staff does not receive comments from you by 2008-10-10, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse>.

## **ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM**

DATE: Sep 30 2008

ARC REVIEW CODE: V809301

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Review Coordinator, Extension: 3-3309

### **Reviewing staff by Jurisdiction:**

**Land Use:** Fleming, Haley

**Transportation:** N/A

**Environmental:** Santo, Jim

**Research:** N/A

**Aging:** N/A

**Name of Proposal:** RC-08-03SS Spalding Mill

**Review Type:** Metro River

**Description:** An application for a metro river certificate to construct a garage addition to an existing single family residence. The preliminary ARC staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** City of Sandy Springs

**Date Opened:** Sep 30 2008

**Deadline for Comments:** Oct 10 2008

**Earliest the Regional Review can be Completed:** Oct 10 2008

### **Response:**

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

### **COMMENTS:**


# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: SAVDY SPRINGS, GEORGIA
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): MARIE T. DRUMBACH  
Mailing Address: 175 SPALDING HILL N.E.  
City: ATLANTA State: GA. Zip: 30350  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (770) 395-0828 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): DAVE DONNELLY  
Mailing Address: P.O. BOX 191334  
City: ATLANTA State: GA. Zip: 31119  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (404) 287-7671 Fax: (404) 287-7672  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: 175 SPALDING HILL  
Description of Proposed Use: SINGLE-FAMILY RESIDENCE  
GARAGE ADDITION
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: \_\_\_\_\_  
LAND LOT 357, 6TH DISTRICT, FULTON COUNTY, GEORGIA  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
SPALDING FORDE UNIT 2 - LOT 14, 175 SPALDING HILL, N.E., 1068 FT. TO  
Size of Development (Use as Applicable): BALL HILL ROAD.  
Acres: Inside Corridor: 1.037 AC.  
Outside Corridor: 0.000 AC.  
Total: 1.037 AC.  
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? \_\_\_\_\_

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): NO

7. How Will Sewage from this Development be Treated?

A. Septic tank EXISTING - LEFT INTACT - WILL NOT BE DISRUPTED

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 N/A

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	0	0	0	(90)	(75)
B	0	0	0	(80)	(60)
C	0	0	0	(70)	(45)
D	45,183	22,592 <sup>PM</sup> <del>20,844</del>	13,555 <sup>PM</sup> <del>8,896</del>	(50) <sup>50%</sup> <del>40</del>	(30) <sup>30%</sup> <del>20</del>
E	0	0	0	(30)	(15)
F	0	0	0	(10)	(2)
Total:	45,183	22,592 <sup>PM</sup> <del>20,844</del>	13,555 <sup>PM</sup> <del>8,896</del>	N/A	N/A

All changes PM 8/20/08

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). BOUNDARY SURVEY ATTACHED.
- ☒ 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. SITE PLAN ATTACHED
- ☒ Proposed grading plan. SITE PLAN ATTACHED
- ☒ Certified as-builts of all existing land disturbance and impervious surfaces.
- ☒ BOUNDARY SURVEY & SITE PLAN ATTACHED.
- ☒ 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.

ATTACHED

☒ Documentation on adjustments, if any. LETTER FROM TIM SARTO ATTACHED

☒ 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:** N/A

☐ 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)

Marie J Brumbach (marie T BRUMBACH)

\_\_\_\_\_  
Signature(s) of Owner(s) of Record

9-18-08  
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:

DAVID P. DONNELLY

DONNELLY RESIDENTIAL INC

[Signature]

\_\_\_\_\_  
Signature(s) of Applicant(s) or Agent(s)

9.18.08  
Date

14. The governing authority of the City of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

[Signature]

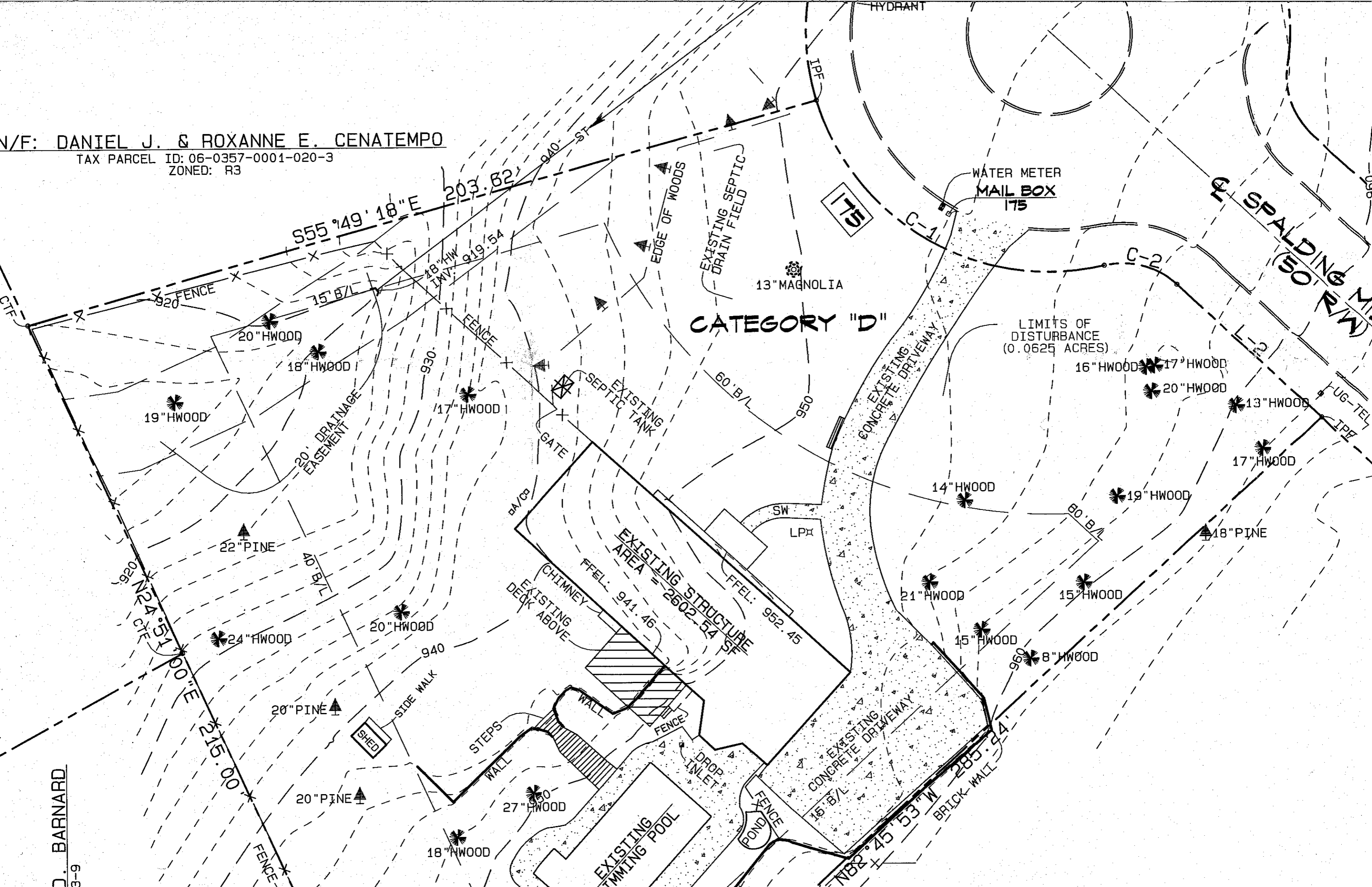
\_\_\_\_\_  
Signature of Chief Elected Official or Official's Designee

9/23/08  
Date

N/F: DANIEL J. & ROXANNE E. CENATEMPO

TAX PARCEL ID: 06-0357-0001-020-3

ZONED: R3



D. BARNARD  
3-9

CONSTRUCTION WILL NOT ADD ANY  
INTO THIS SEPTIC SYSTEM.

EL J. & ROXANNE E. CENATEMPO  
PARCEL ID: 06-0357-0001-020-3  
ZONED: R3

