



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: Oct 22 2008

ARC REVIEW CODE: V810221

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-08-04SS 655 River Chase Point

Review Type: Metro River

MRPA Code: RC-08-04SS

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

Submitting Local Government: City of Sandy Springs

Land Lot: 207 **District:** 17 **Section:**

Date Opened: Oct 22 2008

Deadline for Comments: Nov 1 2008

Earliest the Regional Review can be Completed: Nov 1 2008

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

ARC LAND USE PLANNING
CITY OF ATLANTA
GEORGIA DEPARTMENT OF NATURAL RESOURCES

ARC ENVIRONMENTAL PLANNING
COBB COUNTY
UPPER CHATTAHOOCHEE RIVERKEEPER

NATIONAL PARK SERVICE
GEORGIA CONSERVANCY

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 2008-11-01 00:00:00, 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: Oct 22 2008

ARC REVIEW CODE: V810221

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: Tuley, Jon

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

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Submitting Local Government: City of Sandy Springs

Date Opened: Oct 22 2008

Deadline for Comments: Nov 1 2008

Earliest the Regional Review can be Completed: Nov 1 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: CITY OF SANDY SPRINGS
2. Owner(s) of Record of Property to be Reviewed:
Name(s): JOSEPHINE NELSON
Mailing Address: 655 RIVER CHASE POINT
City: SANDY SPRINGS State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770.956.7997 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): ERIC VAYLE ; LISA VAYLE
Mailing Address: 1404 CANOCHEE DR
City: ATLANTA State: GA Zip: 30319
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678.283.7000 (ERIC) Fax: _____
Other Numbers: 678.283.7001 (LISA)
4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: ADDITION OF GARAGE AND OUTDOOR PATIO
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 207; DIST 17; SANDY SPRINGS; FULTON CITY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
RIVER CHASE SUBDIVISION; LOT 69; BLOCK "C"; 655 RIVER CHASE PT; 640' TO RIVER CHASE CIR
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.67 AC
Outside Corridor: 0
Total: 0.67 AC
Lots: Inside Corridor: ONE (1)
Outside Corridor: 0
Total: ONE (1)
Units: Inside Corridor: N/A
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: N/A
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 N/A

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 EXISTING

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	<u>0</u>	<u>0</u>	<u>0</u>	(90) _____	(75) _____
B	<u>0</u>	<u>0</u>	<u>0</u>	(80) _____	(60) _____
C	<u>13,114</u>	<u>9,178</u>	<u>5,900</u>	(70) <u>70%</u>	(45) <u>45%</u>
D	<u>6,941</u>	<u>3,470</u>	<u>2,082</u>	(50) <u>50%</u>	(30) <u>30%</u>
E	<u>9,077</u>	<u>2,723</u>	<u>1,362</u>	(30) <u>30%</u>	(15) <u>15%</u>
F	<u>0</u>	<u>0</u>	<u>0</u>	(10) _____	(2) _____
Total:	<u>29,129</u>			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: N/A

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: N/A

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)

Josephine C. Nelson

10/15/08

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]

10/15/08

[Signature]

10/15/08

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

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]

10-17-08

Signature of Chief Elected Official or Official's Designee

Date

October 3, 2008

655 River Chase Point (All Category Numbers are Estimates):

Total Lot Area (from Survey): 29,129 square feet (SF)

C Category:

Total C Area: 13,111 SF

Land Disturbance: 9178 SF Maximum (70% of C Area)
-4721 SF Existing
4457 SF Remaining (Unused)

Impervious Surface 5900 SF Maximum (45% of C Area)
-4721 SF Existing
1179 SF Remaining (Unused)

D Category:

Total Area: 6941 SF

Land Disturbance 3470 SF Maximum (50% of D Area)
- 636 SF Existing
2834 SF Remaining (Unused)

Impervious Surface 2082 SF Maximum (30% of D Area)
- 636 SF Existing
1446 SF Remaining (Unused)

E Category:

Total Area: 9077 SF

Land Disturbance 2723 SF Maximum (30% of E Area)
-1123 SF Existing
1600 SF Remaining (Unused)

Impervious Surface 1362 SF Maximum (15% of E Area)
- 0 SF Existing
1362 SF Remaining (Unused)

IMPERVIOUS SURFACE AREA TABLE

TYPE OF STRUCTURE	SQUARE FOOTAGE
RESIDENCE ROOF AREA	2923
CONCRETE DRIVE AND WALKS	2434
IMPERVIOUS SURFACE TOTAL	5,357

PERCENTAGE-OF-EXISTING LAND USE CALCULATION

- TOTAL AREA OF PARCEL = 0.67 ACRES OR 29,129± SQFT
 1) OPEN AREA (LAWN NOT UNDER CANOPY) = 1,801± SQFT OR 6.2%
 2) IMPERVIOUS SURFACE AREA = 5,357 SQFT OR 18.4%
 3) WOODED AREA = 21,971 SQFT OR 75.4%

FLOOD NOTE

THIS PARCEL LIES WITHIN IN AREA DESIGNATED AS ZONE "X" AND NO PORTION OF THIS PARCEL LIES IN A FLOOD PLAIN ACCORDING TO FULTON COUNTY F.I.R.M. MAP# 1351600141E DATED 06-22-1998

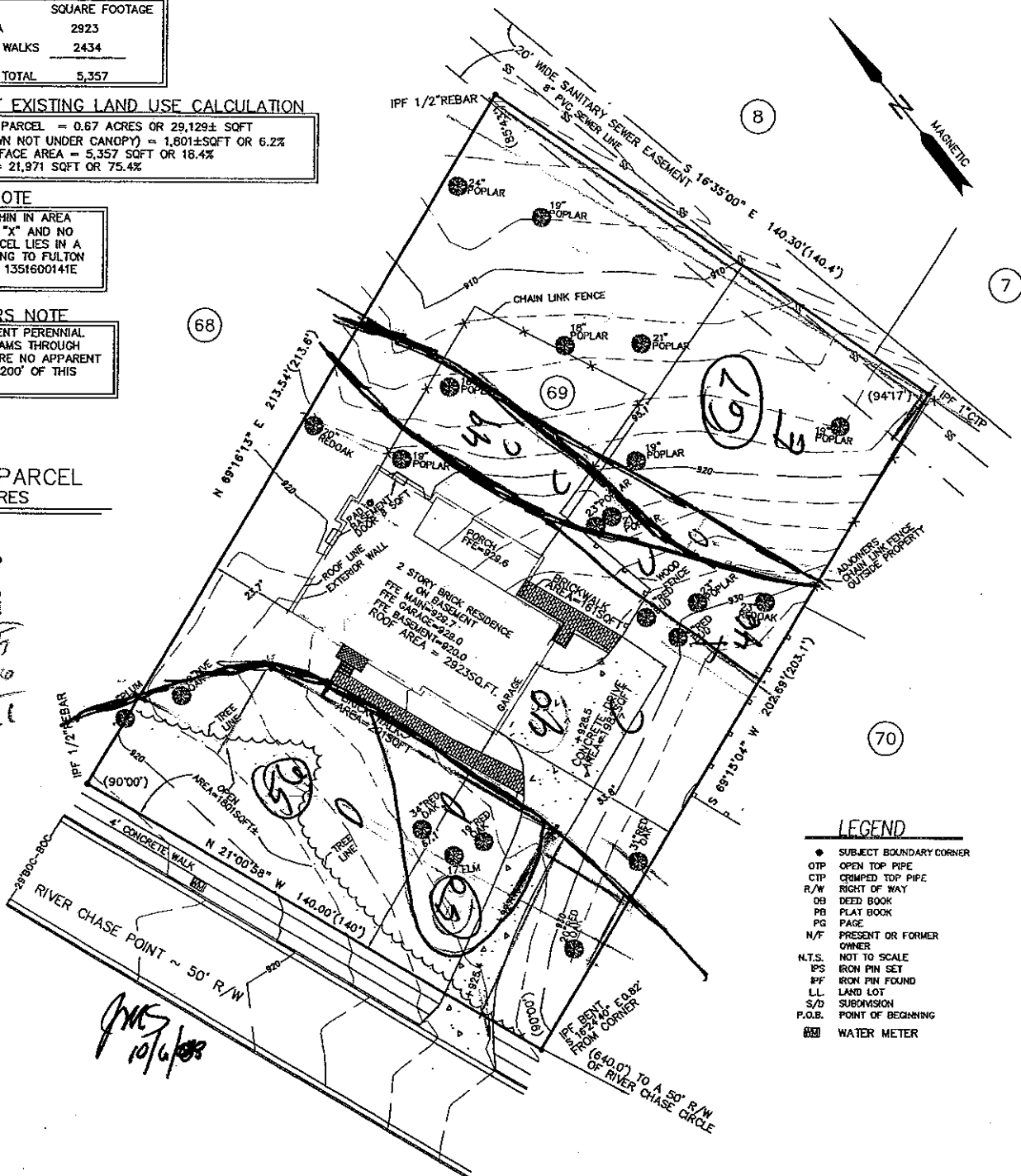
STATE WATERS NOTE

THERE ARE NO APPARENT PERENNIAL OR INTERMITTENT STREAMS THROUGH THIS PARCEL. THERE ARE NO APPARENT STATE WATERS WITHIN 200' OF THIS PARCEL.

AREA OF PARCEL
0.67 ACRES

2923
291
141
3375
1340
9721

53
x12
1982
636
1346



LEGEND

- SUBJECT BOUNDARY CORNER
- OTF OPEN TOP PIPE
- CTP CRIMPED TOP PIPE
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- N/F PRESENT OR FORMER OWNER
- N.T.S. NOT TO SCALE
- IPS IRON PIN SET
- R/F IRON PIN FOUND
- LL LAND LOT
- S/D SUBDIVISION
- P.O.B. POINT OF BEGINNING
- WM WATER METER

NOTES:

- BOUNDARY DATA IS BASED UPON A RADIAL METHOD OF COLLECTION. EQUIPMENT USED = NIKON 310
- PINS FOUND ARE 1/2" REBARS
- ANGLES AND DISTANCES IN PARENTHESIS ARE RECORD PER PLAT OF SURVEY FOR LOT 69, BLOCK "C", RIVER CHASE SUBDIVISION BY WATTS AND BROWNING, RECORDED PLATBOOK 104, PG. 44
- TOPOGRAPHIC CONTOURS ARE BASED UPON FIELD COLLECTED DATA.
- CONTOUR INTERVAL IS 2'
- ELEVATION DATUM IS - NAVD 88

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 110,721 FEET.

PROPERTY ADDRESS:
655 RIVER CHASE POINT
SANDY SPRINGS, GEORGIA 30328

BOUNDARY & TOPOGRAPHIC SURVEY
FOR

ERIC & LISA VAYLE
RIVER CHASE, LOT 69, BLOCK "C"

LAND LOT: 207
DISTRICT: 17
CITY: SANDY SPRINGS
COUNTY: FULTON GEORGIA
FIELD DATE: 10/02/2008
MAO DATE: 10/03/2008
DRAWN: DWS
CHECKED:

D&S LAND SURVEYING
100 CHEROKEE ST., PO BOX 4968, CANTON, GA 30114
770 720-4443 FAX: 770 720-7539

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