



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: Jul 23 2009

ARC REVIEW CODE: V907231

TO: Mayor Eva Galambos
ATTN TO: David Schmid, 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-09-01SS 9000 Ridgemont Drive

Review Type: Metro River

MRPA Code: RC-09-01SS

Description: An application for a Metropolitan River Protection Act Certificate for the reconstruction of a driveway and additions to a deck on the rear of an existing single family home.

Submitting Local Government: City of Sandy Springs

Land Lot: 18 **District:** 17 **Section:**

Date Opened: Jul 23 2009

Deadline for Comments: Aug 2 2009

Earliest the Regional Review can be Completed: Aug 2 2009

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

ARC LAND USE PLANNING
GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE

ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA CONSERVANCY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by 2009-08-02, 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: Jul 23 2009

ARC REVIEW CODE: V907231

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

FROM: Jon Tuley, 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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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: Sandy Springs
2. Owner(s) of Record of Property to be Reviewed:
Name(s): George Herring
Mailing Address: 5359 Redfield Rd
City: Doravood State: GA Zip: 30338
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770 394-8198 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): SEAN SHERIDAN
Mailing Address: 4007 Yellow Ginger Point
City: NORCROSS State: GA Zip: 30092
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770 318-6161 Fax: 770 368-8277
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Huntcliff
Description of Proposed Use: Res. Single family dwelling
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LOT 18, Block D, UNIT FOUR
Huntcliff L.L. 81, District 17, City of Sandy Springs
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
Fulton County, Georgia 9000 Ridgmont Dr.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1,3613 Acres
Outside Corridor: _____
Total: 1.3613 Acres
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: 1
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 YES NO MODIFICATIONS TO 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 _____

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.	Percent Imperv. Surf.
				(Maximums Shown In Parentheses)	

A _____ (90) _____ (75) _____

B _____ (80) _____ (60) _____

C _____ (70) _____ (45) _____

D 16,587 13,230 7,922 50 79.76 47.8

E 39,028 8,417 3890 30 21.6 10

F 3,682 0 0 10 0 0

Total: 59,297 N/A N/A

* INCLUDES A TRANSFER OF 3291 SF OF LAND DISTURBANCE FROM E TO D (3291 X 1.5 = 4936 SF ADDED TO D LAND DISTURBANCE) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

** INCLUDES A TRANSFER OF 1964 SF OF IMPERVIOUS SURFACE FROM E TO D (1964 X 1.5 = 2946 SF ADDED TO D IMPERVIOUS SURFACE) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

ALL THIS TIME, JMS 7/22/09

13/21C0132
9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? ~~no~~ yes

If "yes", indicate the 100-year floodplain elevation: 962.0

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~~ yes

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)

☒ 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.

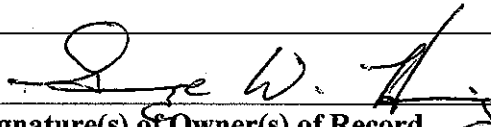
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

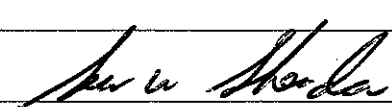
☐ Concept plan.

☐ 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)

 6-8-09
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:

 6-8-09
Signature(s) of Applicant(s) or Agent(s) Date

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

 6/8/09
Signature of Chief Elected Official or Official's Designee Date

Estimated Category Areas for 9000 Ridgmont Drive after 2/26/09 Reanalysis
(Total Lot Area and Existing Impervious Numbers are from Survey Table):

February 27, 2009

AMS
2/27/09
ARC

Total Lot Area (from Survey): 59,297 square feet (SF)

D Category:

Total Area: 16,203 SF

Land Disturbance:

Maximum Allowed (50%): 8102 SF

Existing: 7145 SF (existing impervious and drainage easement)
947 SF Remaining (unused) (see notes below)

Impervious Surface:

Maximum Allowed (30%): 4861 SF

Existing: 6095 SF (existing impervious)
1234 SF Over (see notes below)

E Category:

Total Area: 29,803 SF

Land Disturbance:

Maximum Allowed (30%): 8941 SF

Existing: 1100 SF (drainage easement) (see notes below)
7841 Remaining (unused)

Impervious Surface:

Maximum Allowed (15%): 4470 SF (none used)

F Category:

Total Area: 13,291 SF

Land Disturbance:

Maximum Allowed (10%): 1329 SF

Existing: 550 SF (drainage easement)
779 Remaining (unused)

Impervious Surface:

Maximum Allowed (2%): 266 SF (none used)

NOTES: Because the existing landscaping pre-dates MRPA, it is not counted as disturbed

The overage in impervious in D, as well as any additional impervious surfaces, can be addressed by transfers from E and F. With the 50% bonus allowed under the Plan, a maximum of between 4736 and 7104 SF of impervious could be transferred from E and F, depending on whether the bonus is used

The bridge trail was not counted as disturbance. If it is a dedicated easement, it will need to be counted

9000 Ridgement Drive Reanalysis
City of Sandy Springs
February 26, 2009

Vulnerability Factor	Factor Subgroup	Score
Hydrology:	Interbasin	20
Geology:	Biotite Gneiss	5
Soils:	Moderate to Severe Erodibility	16
Aspect:	North	6
Subtotal:		47
Slope:	0-10 Percent	--
	10-25 Percent	9
	Over 25 Percent	--
Subtotal:		50
Vegetation:	Barren	2
	Hardwoods	20
TOTAL:		52
CATEGORY:		D
		58
		E
		76
		E
		82
		E

- The "D" Category includes scores from 50 to 59, inclusive.
- The "E" Category includes scores from 60 to 79, inclusive.