



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 20 2010

ARC REVIEW CODE: V1007201

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-10-03SS 2210 Spalding Drive

Review Type: Metro River

MRPA Code: RC-10-03SS

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a new single family residence.

Preliminary Finding: The ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Sandy Springs

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

Date Opened: Jul 20 2010

Deadline for Comments: Jul 30 2010

Earliest the Regional Review can be Completed: Jul 30 2010

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
CITY OF ROSWELL

GEORGIA DEPARTMENT OF NATURAL RESOURCES
UPPER CHATTAHOOCHEE RIVERKEEPER

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 2010-07-30 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>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Jul 20 2010

ARC REVIEW CODE: V1007201

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

Name of Proposal: RC-10-03SS 2210 Spalding Drive

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a new single family residence.

Submitting Local Government: City of Sandy Springs

Date Opened: Jul 20 2010

Deadline for Comments: Jul 30 2010

Earliest the Regional Review can be Completed: Jul 30 2010

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, GA
2. Owner(s) of Record of Property to be Reviewed:
Name(s): CICI HARRIS
Mailing Address: 3650 HABERSHAM ROAD
City: ATLANTA State: GA. Zip: 30305
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-457-0521 Fax: SAME
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): LCE ENGINEERS, INC.
Mailing Address: 603 MACY DRIVE
City: ROSWELL State: GA. Zip: 30076
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-519-9857 Fax: 770-519-5763
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: 2210 SPALDING DRIVE
Description of Proposed Use: Single family Residential.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 357, 6th district, Fulton Co., GA.
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 2210 Spalding Drive
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.036 ±
Outside Corridor: NONE
Total: 1.036 ±
Lots: Inside Corridor: NA
Outside Corridor: NA
Total: NA
Units: Inside Corridor: NA
Outside Corridor: NA
Total: NA
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: NA
Outside Corridor: NA
Total: NA

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: N/A

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): N/A

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 Fulton County Sanitary Sewer

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Total Acreage Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A				(90)	(75)
B				(80)	(60)
C	18,900 SF	6,700 SF	0 SF	(70) 35.5	(45) 0
D	21,708 SF	12,895 SF*	7,532 SF**	(50) 59.4*	(30) 34.5**
E	4,538 SF	0 SF*	0 SF**	(30) 0*	(15) 0**
F				(10)	(2)
Water				N/A	N/A
Total:	19,595 SF		7,532 SF	N/A	N/A

* Includes a transfer of 1361 SF of land disturbance from E to D at 1 to 1.5 (1361 x 1.5 = 2041) as per Part 2.A.3.c(1) of the Chattahoochee Corridor Plan. ²⁰⁴¹ _{ms}

** Includes a transfer of 680 SF of land disturbance from E to D at 1 to 1.5 (680 x 1.5 = 1020) as per Part 2.A.3.c(1) of the Chattahoochee Corridor Plan.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No - Bell M. 11 Ch.

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

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? NA -

If "yes", indicate the 500-year flood plain elevation: NA -

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.

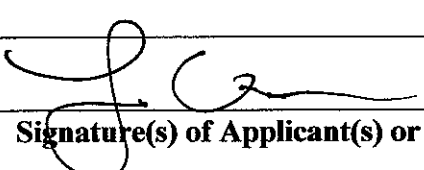
☐ Lot-by-lot and non-lot allocation tables.

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

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)

6-11-10

Date

14. The governing authority of _____ 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

* see attached sheet for City signature (JMS 7/2/10)

____ 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):

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Date

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

Date

14. The governing authority of 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 of Chief Elected Official or Official's Designee

Date

OWNED/BUILDERS
BRUCE NICHOLSON CONSTRUCTION, INC.
1206 PHILADELPHIA
ATLANTA, GEORGIA 30341
PHONE (770) 330-7100

24 HOUR CONTACT
TONY NICHOLSON
PHONE (770) 330-7100

