



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 4 2010

ARC REVIEW CODE: V1010401

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-10-04SS 1141 Edgewater Drive

Review Type: Metro River

MRPA Code: RC-10-04SS

Description: An application for a Metropolitan River Protection Act Certificate for the addition of a garage to an existing 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: 171, 172 **District:** 17

Date Opened: Oct 4 2010

Deadline for Comments: Oct 14 2010

Earliest the Regional Review can be Completed: Oct 14 2010

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

ARC LAND USE PLANNING
COBB COUNTY
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE

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 2010-10-14 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: Oct 4 2010

ARC REVIEW CODE: V1010401

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, GEORGIA
2. Owner(s) of Record of Property to be Reviewed:
Name(s): PAULINA & MICHAEL JOHNSTON
Mailing Address: 1141 EDGEWATER DRIVE, NW
City: SANDY SPRINGS State: GEORGIA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-459-0685 Fax: _____
Other Numbers: CELL 404-216-9049
3. Applicant(s) or Applicant's Agent(s):
Name(s): WAM SEYMOUR - ARCHITECT
Mailing Address: 27 EIGHTH STREET NE
City: ATLANTA State: GEORGIA Zip: 30309
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-872-4600 Fax: 404-872-9251
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: GARAGE - NEW CONSTRUCTION
* SEE ATTACHMENT FOR DESCRIPTION OF PROPOSED USE *
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOTS 171 & 172, 17TH DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY.
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
1141 EDGEWATER DRIVE N.W - 430 FT. TO MOUNTAIN CREEK TRAIL
Size of Development (Use as Applicable):
Acres: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
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? YES

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): BC-TT-56 FC

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 _____

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

* SEE ATTACHMENT *

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				(90)	(75)
B				(80)	(60)
C	23,207 SF	20,625 SF JMS	13,669 SF**	(70) 89% JMS	(45) 59%**
D				(50)	(30)
E	20,573 SF	5,056 SF	1,426 SF**	(30) 24% JMS	(15) 7%
F	24,539 SF	650 SF JMS	0 SF**	(10) 2% JMS	(2) 0
Total:	68,319 SF			N/A	N/A

* INCLUDES A TRANSFER OF 1,116 SF FROM E TO C AT 1 TO 1.5 (1,116 X 1.5 = 1674) AND A TRANSFER OF 1,804 SF FROM F TO C AT 1 TO 1.5 (1,804 X 1.5 = 2706), BOTH OF LAND DISTURBANCE, AS PER PART 2.A.3.c.(i) OF THE CHATTAHOOCHEE CORRIDOR PLAN

** INCLUDES A TRANSFER OF 1660 SF OF IMPERVIOUS SURFACE FROM E TO C AT 1 TO 1.5 (1660 X 1.5 = 2490 SF) AND A TRANSFER OF 491 SF OF IMPERVIOUS SURFACE FROM F TO C AT 1 TO 1.5 (491 X 1.5 = 736 SF) AS PER PART 2.A.3.c.(i) OF THE CHATTAHOOCHEE CORRIDOR PLAN

JM-JMS - 10/1/10

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES

If "yes", indicate the 100-year floodplain elevation: 804.8

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? YES

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).
- ☒ 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

9/24/10

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)

SEPTEMBER 24, 2010

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

GENERAL NOTES--

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN ANGLE OF 14 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 86,257. IT WAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-255.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 128,302.

ALL L.P.'S ARE 3" REBAR.

REFERENCE: PG 68, PG 67.

THIS PROPERTY IS CURRENTLY ZONED R2A.

PER DEED AND PLAT RECORDS: NO MONUMENT FOUND.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.L.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 1316C (04), DATED JUNE 22, 1998, A PORTION OF THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

TOTAL AREA = 68,379 SQ. FT. ±
1.570 ACRES ±

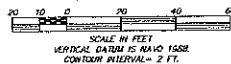
AREA EXCLUDED APPROX. FOR 1% FLOOD PLAIN = 1.20 AC ±
WITHIN THE SURFACE AREA = 14.04 AC ±
LOT COVERAGE = 30%

PREVIOUS ARE CERTIFICATE PG-TT-589C

1. THIS PROPERTY IS COMPLETELY OR PARTIALLY WITHIN THE QUATRADECIMHEDRAL TRAIL CORRIDOR. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS.
2. ALL CONSTRUCTION MUST CONFORM TO CITY OF SANDY SPRINGS STANDARDS.
3. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH TREE SAW FENCE, AND SHALL REMAIN MARKED THROUGHOUT CONSTRUCTION UNTIL FINAL STABILIZATION.
4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND OTHER CORROBORATORY EVIDENCE SHALL BE PRESENT ON-SITE WHILE LAND DISTURBING ACTIVITY IS IN PROGRESS.
6. A FINAL ON-SITE INSPECTION BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OR HIS/HER DESIGNEE IS REQUIRED PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. A CERTIFIED AS-BUILT SURVEY MAY BE REQUIRED.
7. THIS PLAN IS APPROVED FOR RIVER CORRIDOR ONLY. IT DOES NOT ENTITLE LAND DISTURBING ACTIVITY OR CONSTRUCTION OF STRUCTURES WITHOUT FIRST OBTAINING ALL APPLICABLE PERMITS.

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY FOR BARBARA E. JOHNSTON

(BEING LOT 5, BLOCK D, UNIT FOUR, SECTION D, ASSOCIATED NORTHSIDE BUILDERS, INC.)
LOCATED IN LAND LOTS 171 & 172
17th DISTRICT, CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA
JULY 6, 2010 1"=20'



APPLICANT

BARBARA E. MICHAEL JOHNSTON
1141 EDGEWATER DRIVE NW
SANDY SPRING, GEORGIA 30082
404-459-0625

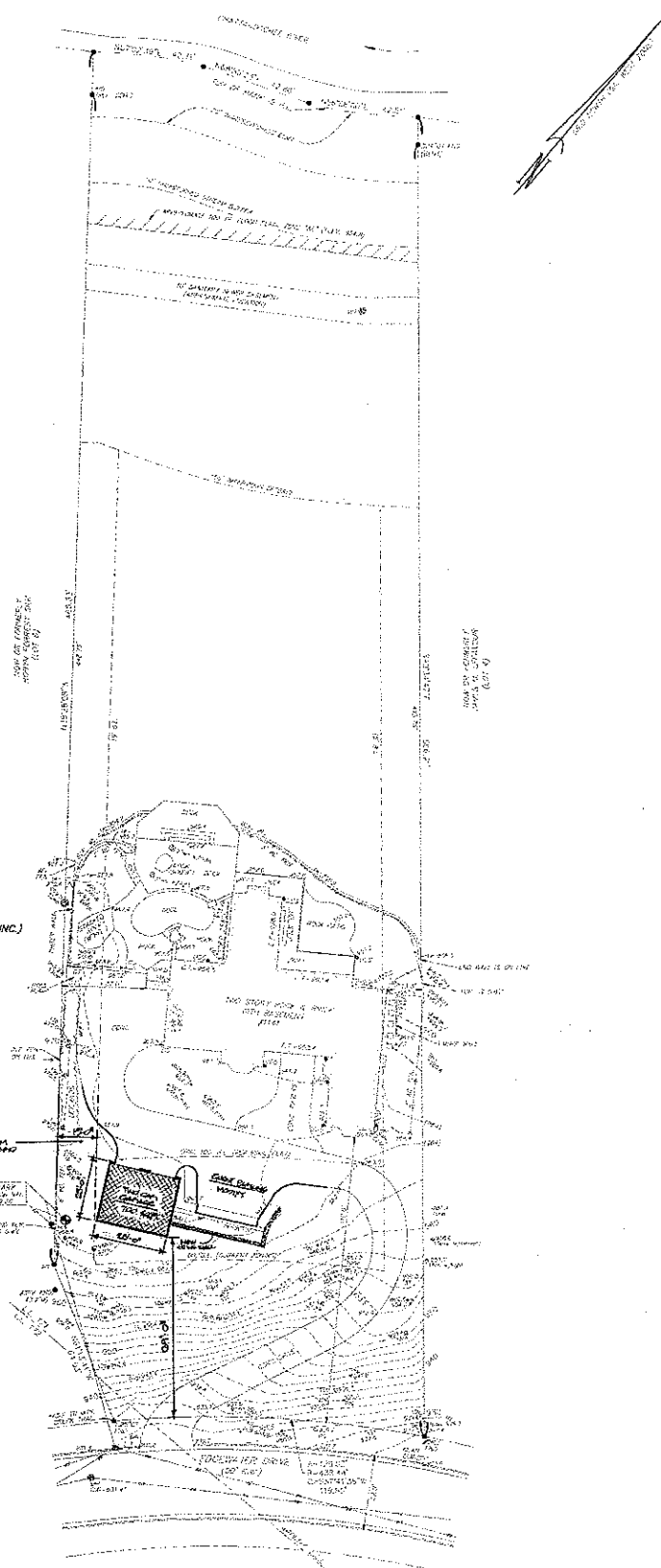
APPLICANT'S AGENT

WANDA BETHUNION
WANDA BETHUNION & ASSOCIATES - ARCHITECTS
117 EIGHTH STREET NE
ATLANTA, GEORGIA 30309

SITE PLAN FOR NEW GARAGE

1141 EDGEWATER DRIVE NW
SEPTEMBER 24, 2010

GRANDY GEMMICK
SCALE 1"=20'0"



9-16-10 1. REMOVED ARE ZONE DESIGNATIONS AND CHART
2. ADJUSTED FRONT BUILDING SETBACK LINE

201 10-079 DRAWN BY: JC CHECKED BY: DJ
FIELD DATES: 7-8-10 PLAT PREPARED: 7-7-10

**BARTON SURVEYING
INC.**
1500 PALM STREET
CANTON, GEORGIA 30115
(770) 345-2870

Written Description - 1141 Edgewater Drive

All that tract or parcel of land lying and being in Land Lots 171 and 172, 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a 1.25" crimp top pin found on the northerly right of way of Edgewater Drive (50 foot right of way), said point being 430 feet easterly, as measured along said right of way, from the intersection of said right of way and the northerly right of way of Mountain Creek Trail; thence leaving said right of way of Edgewater Drive **N 61°13'41" W** a distance of **64.03** feet to an iron pin found; thence **N 38°28'08" W** a distance of **465.33** feet to a point on the top of bank of the Chattahoochee River; thence along said top of bank the following courses: **N 57°02'39" E** a distance of **42.71** feet to a point; thence **N 68°55'23" E** a distance of **42.88** feet to a point; thence **N 56°58'06" E** a distance of **42.51** feet to a point; thence leaving said top of bank **S 40°34'47" E** a distance of **506.21** feet to a No. 5 rebar found on the northerly right of way of Edgewater Drive; thence along said right of way along a curve to the left, following the curvature thereof, for an arc distance of **120.02** feet, said curve having a radius of 438.44 feet and being subtended by a chord of **S 52°41'38" W** 119.65 feet to the **POINT OF BEGINNING**. Said tract contains **1.570 acres**, more or less, and is more fully shown on a Boundary & Partial Topographic Survey for Barbara E. Johnston by Barton Surveying, Inc. dated July 6, 2010, last revised September 16, 2010.

Barbara and Michael Johnston
September 24, 2010

1141 Edgewater Drive NW
Sandy Springs Georgia 30328

Description of Proposed Land Use
Application for Metropolitan River Protection Act Certificate

This house was built in the mid-1970's. The property is 1.57 Acres with frontage on Edgewater Drive. The rear property line is along the Chattahoochee River and the house is built at the high point on the site, 170 feet above the river. The only access to the house is a steep concrete driveway rising 36 feet vertically from Edgewater Drive. There is no automobile access beyond the side of the house with existing 2-car garage. An area for 3 guest cars is at the front of the house.

This property is in the Chattahoochee River Corridor and must meet Rules and Regulations of the Metropolitan River Protection Act. The Johnstons need additional covered parking. A new 2 car garage is planned that will meet all required Regulations for Impervious Surface and Land Disturbance.

Land Disturbing Activity

Site Plan for New Garage & Guest Parking [modified], September 24, 2010.

- Area of Impervious Surface Related to New Construction: 1,000 SF
- Area of Land Disturbance Related to New Construction: 2,000 SF



INCORPORATED 2005

Base MapPublic Works





Selection List
Street Address Search

Scale 1:1,576.46GOX: 2,218,877.77Y: 1,429,185.30

Work With Map

Search
Street Address Search
Parcel Search
Civic Places Search
Street Intersection Search

Results

Work With Map
Buffer selections

Map Content
Base Map

- City Limit
- Civic Places
- Hydrology
- Transportation
- Park Annotation
- Landbase
- Community Development
- Regional
- Aerial 2006

Apply

Property



INCORPORATED 2005

Base MapPublic Works





Scale 1:788.23GO

X: 2,218,916.43Y: 1,429,063.17

Work With Map

Search

Street Address SearchParcel SearchCivic Places SearchStreet Intersection Search

Results

Work With Map

Buffer selections

Map Content

Base Map

☒ City Limit

☒ Civic Places

☒ Hydrology

☒ Transportation

☒ Park Annotation

☒ Landbase

☒ Community Development

☒ Regional

☒ Aerial 2006

Apply

Selection List

Street Address Search

PROPERTY.