



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: May 10 2011

ARC REVIEW CODE: V1105101

TO: Mayor Eva Galambos
ATTN TO: David Schmid, City of Sandy Springs
FROM: I. Emerson Bryan, Interim Executive Director

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-11-01SS 100 River Close

Review Type: Metro River

MRPA Code: RC-11-01SS

Description: An application for a Metropolitan River Protection Act Certificate for the rebuilding of a home on an existing foundation and the addition of a third car garage.

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: 27 and 80 **District:** 17

Date Opened: May 10 2011

Deadline for Comments: May 20 2011

Earliest the Regional Review can be Completed: May 20 2011

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
UPPER CHATTAHOOCHEE RIVERKEEPER

ARC ENVIRONMENTAL PLANNING
CITY OF ROSWELL
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
COBB COUNTY

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 2011-05-20 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: May 10 2011

ARC REVIEW CODE: V1105101

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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Submitting Local Government: City of Sandy Springs

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Deadline for Comments: May 20 2011

Earliest the Regional Review can be Completed: May 20 2011

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): Michael Enloe

Mailing Address: _____

City: Sandy Springs State: GA Zip: 30350

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-401-8260 Fax: _____

Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):

Name(s): Randall Arndt, New Again Real Estate LLC

Mailing Address: 995 Winding Creek Trail

City: Sandy Springs State: GA Zip: 30328

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-805-1000 Fax: 678-815-1189

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: Huntcliff

Description of Proposed Use: Rebuild home on existing foundation
and addition of third car garage

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: _____

Land lots 27 & 80, 17th District, Fulton

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____

Huntcliff, Lot 58, Block C, 100 River Chase, 20' to Huntcliff
Trace

Size of Development (Use as Applicable):

Acres: Inside Corridor: 1.059 Acres

Outside Corridor: _____

Total: 1.059 Acres

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? N

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): RC-76-68FC, 1976

7. How Will Sewage from this Development be Treated?

A. Septic tank yes, but approved to use existing system

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. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
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A	_____	_____	_____	(90) _____	(75) _____
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B	_____	_____	_____	(80) _____	(60) _____
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C	<u>14,019</u>	<u>9,813</u>	<u>6,308</u>	(70) <u>70</u>	(45) <u>45</u>
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D	<u>4,376</u>	<u>2,188</u>	<u>1,312</u>	(50) <u>50</u>	(30) <u>30</u>
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E	<u>18,910</u>	<u>5,673</u>	<u>2,836</u>	(30) <u>30</u>	(15) <u>15</u>
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F	<u>6,709</u>	<u>670</u>	<u>134</u>	(10) <u>10</u>	(2) <u>2</u>
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Water Total:	<u>2,115</u> <u>46,129</u>	<u>18,344</u>	<u>10,590</u>	N/A	N/A
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Water 2,115 ac

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

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? ✓

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. *wooded, landscape*

N/A 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)

N/A 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.

NA Documentation on adjustments, if any.

____ Cashier's check or money order (for application fee). \$250 to ALC

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☒ Site plan.

NA 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)

Michael H. Enloe
MICHAEL H. ENLOE 5/3/11
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:

Randy Arnold 5/3/11
Randall Arnold, Manager New Again Real Estate LLC
Signature(s) of Applicant(s) or Agent(s) 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

