



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: Sep 7 2011

ARC REVIEW CODE: V1109071

TO: Mayor Eva Galambos
ATTN TO: Michael Barnett, 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-11-02SS 240 Quiet Water Ln.

Review Type: Metro River

MRPA Code: RC-11-02SS

Description: An application for a Metropolitan River Protection Act Certificate for the installation of an in-ground pool and spa.

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: 351 **District:** 5

Date Opened: Sep 7 2011

Deadline for Comments: Sep 17 2011

Earliest the Regional Review can be Completed: Sep 17 2011

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
CITY OF ROSWELL

ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

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 2011-09-17, 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.

**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): BERNIE BOEHNLEIN
Mailing Address: 240 QUIET WATER LN.
City: SANDY SPRINGS State: GA Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-314-8566 Fax: _____
Other Numbers: 770-671-1213

3. Applicant(s) or Applicant's Agent(s):
Name(s): CHRIS WUTICK / NEPTUNE POOLS INC
Mailing Address: 1230 P'TREE INDUSTRIAL BLVD
City: SUGAR HILL State: GA Zip: 30088
Contact Phone Numbers (w/Area Code):
Daytime Phone: 7-831-5415 Fax: 7-831-5420
Other Numbers: 6-938-2240 cell

4. Proposed Land or Water Use:
Name of Development: RIVERGATE SUBDIVISION
Description of Proposed Use: INSTALL IN-GROUND
POOL & SPA

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 1351, 5TH DIST, SANDY
SPRINGS, FULTON CO. GA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
RIVERGATE, LOT 19, UNIT 4, PHASE 1
Size of Development (Use as Applicable):
Acres: Inside Corridor: 45,198
Outside Corridor: _____
Total: 45,198
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? Ø

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? Ø

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 ✓

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. (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)	(75)
B	_____	_____	_____	(80)	(60)
C	_____	_____	_____	(70)	(45)
D	30,391 #	15,196 #	9792 #*	(50) 50%	(30) 32.2%*
E	14,807 #	4442 #	1771 #*	(30) 30%	(15) 11.96%*
F	_____	_____	_____	(10)	(2)
Total:	45,198 #	19,638 #	11,563 #*	N/A	N/A

* INCLUDES A TRANSFER OF 450 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1 TO 1.5 ($450 \times 1.5 = 675$, THIS 675 SF ADDED TO D IMPERVIOUS) AS PER PART 2.A.3. C. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

ALL VULN. TABLE AND NOTES
JMS - AREC 8/31/11

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO

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

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: _____

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)

Ben W. Buz 6/11/11

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:

Ben W. Buz 6/11/11

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.

[Signature] 8.30.11

Signature of Chief Elected Official or Official's Designee

Date

50' RW QUIET WATER LANE

920

N 70°12'09" E 150.00'

S 20°35'13" E 300.00'

ARC GATE PROPERTY LINE

60' B.L.

137.86'

20

TWO STORY
BRICK
W/ BASEMENT
#240

36.70'

EXIST ZEPHYRUS
TANK

EXIST LUTHERAN
CHURCH
CLIPPING
SILK
FENCE
LOCATION

EXIST WALKWAY

EXIST PATIO

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N 20°35'04" W 302.67'

EXIST WALKWAY

SILK
FENCE
LOCATION

7' HIGH
ALUM FENCE
W/NO LAMIN EFFECT

1 x 1.5 = 675)
ie 450 square
Part

S 69°10'57" W 150.00'

LIMITS OF LAND DISTURBANCE

PROPOSED POOL
SLIP LOCATION

AREA TO BE REMOVED

AREA TO BE REMOVED

PROPOSED POOL
SLIP

6%)