



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 28 2011

ARC REVIEW CODE: V1109281

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-11-03SS 250 Quiet Water Lane

Review Type: Metro River

MRPA Code: RC-11-03SS

Description: An application for a Metropolitan River Protection Act Certificate for additions 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: 351 **District:** 6 **Section:**

Date Opened: Sep 28 2011

Deadline for Comments: Oct 8 2011

Earliest the Regional Review can be Completed: Oct 8 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 2011-10-08 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.

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): ERIC F. BRUSH
Mailing Address: 250 QUIET WATER LANE
City: SANDY SPRINGS State: GA Zip: 30040
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 522-9574 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): GILBERT QUINDUS / Q-B ENGINEERING, INC
Mailing Address: 517 CEMETARY ST
City: NOBLETOWN State: GA Zip: 30071
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 449-8423 Fax: (770) 449-1088
Other Numbers: (678) 776-9489
4. Proposed Land or Water Use:
Name of Development: 250 QUIET WATER LANE
Description of Proposed Use: RESIDENCE ADDITION
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 351, 6TH DIST, FULTON CO.
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
RIVERGATE 2/D; UNIT 4; PHASE ONE; 250 QUIET WATER LANE
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.045 ACRES
Outside Corridor: 0.00 ACRES
Total: 1.045 ACRES
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: 0
Outside Corridor: 0
Total: 0

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 _____

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 EXISTING

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	<u>0</u>			(90)	(75)
B	<u>0</u>			(80)	(60)
C	<u>0</u>			(70)	(45)
D	<u>18,814</u>	<u>6,676</u>	<u>5,034</u>	(50) <u>35.5</u>	(30) <u>26.8</u>
E	<u>22,844</u>	<u>5,359</u>	<u>3,898</u>	(30) <u>19.2</u>	(15) <u>14.0</u>
F	<u>0</u>			(10)	(2)
Total:	<u>45,518</u>	<u>12,035</u>	<u>8,932</u>	N/A	N/A

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

If "yes", indicate the 100-year floodplain elevation: 873.2 ±

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? NO

If "yes", indicate the 500-year flood plain elevation: 876 ±

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.

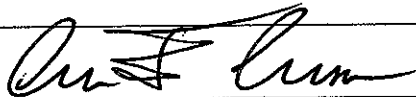
FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ 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)

X



Signature(s) of Owner(s) of Record

9/9/11

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)

9/9/11

Date

14. The governing authority of SANDY SPRINGS, GEORGIA 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

9-23-11

Date

ZONED: R3

N/F BERNIE M & ANNEMARIE BOEHNLEIN
ZONED R3

Q-B ENGINEERING, INC.

517 Cemetery Street
P.O. Box 1508

Norcross, Georgia 30091-1508
(770) 449-8623
(770) 449-1088 [FAX]

SITE PLAN
250 QUIET WATER LANE
HAFNER CONSTRUCTION, INC.

6870 Bucks Road
Cumming, Georgia 30040
(678) 343-8991

Date Printed: 8/30/2011

