



# 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 9, 2013

ARC REVIEW CODE: V1305091

TO: Mayor Eva Galambos  
ATTN TO: Michael Barnett, City of Sandy Springs  
FROM: Douglas R. Hooker, 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-13-05SS 2915 Coles Way

**Review Type:** Metro River

**MRPA Code:** RC-13-05SS

**Description:** An application for a Metropolitan River Protection Act Certificate for the construction of a swimming pool.

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

**Submitting Local Government:** City of Sandy Springs

**Land Lot:** 366 **District:** 6 **Section:**

**Date Opened:** May 9, 2013

**Deadline for Comments:** May 20, 2013

**Earliest the Regional Review can be Completed:** May 20, 2013

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

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE  
CITY OF SANDY SPRINGS

ARC ENVIRONMENTAL PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER  
CITY OF ROSWELL

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA CONSERVANCY

If you have any questions regarding this review, please call Andrew Smith at (404) 463-5581. If ARC staff does not receive comments from you by May 20, 2013 at 5:00 p.m., 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/land-use/planreviews>.

Attached is information concerning this review.

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# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Sandy Springs
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): Jeff Livan  
Mailing Address: 2915 Coles Way  
City: Sandy Springs State: GA Zip: 30350  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404.510.5909 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Mark Bennett - Bennett Pool & Supply  
Mailing Address: 4309 B West Pike Crst.  
City: Lawrenceville State: GA Zip: 30046  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404.925.5842 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: \_\_\_\_\_  
Description of Proposed Use: Construction of Pool
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LL 306 - 6th Dist Fulton Co.  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Habersham Place, Block A, Lot 18, 2915 Coles Way, 1500 to Nesbit Fry RD  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 1.014 ac ~~11.50 - 11.50~~ <sup>2</sup> 94,168 SF (cont)  
Outside Corridor: 0  
Total: 1.014 ac ~~11.50 - 11.50~~ <sup>2</sup> 94,168 SF (cont)  
Lots: Inside Corridor: N/A  
Outside Corridor: N/A  
Total: \_\_\_\_\_  
Units: Inside Corridor: N/A  
Outside Corridor: N/A  
Total: \_\_\_\_\_  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: N/A  
Outside Corridor: N/A  
Total: \_\_\_\_\_

Change - SMS INC  
9/3/13

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): RC-83-14FC - HABERSHAM FERRY - 1983

7. How Will Sewage from this Development be Treated? N/A

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	<u>35,105 SF</u>	<u>17,552 SF</u>	<u>10,532 SF</u>	<u>(50) 50%</u>	<u>(30) 30%</u>
E	<u>9,063 SF</u>	<u>2,719 SF</u>	<u>1,359 SF</u>	<u>(30) 30%</u>	<u>(15) 15%</u>
F	_____	_____	<u>+</u>	(10)_____	(2)_____
Total:	<u>44,168 SF</u>	<u>20,271 SF</u>	<u>11,891 SF</u>	<u>N/A</u>	<u>N/A</u>

ALL - J. G. Smith (not)  
5/7/10 JMS

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes  
If "yes", indicate the 100-year floodplain elevation: 992

**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.

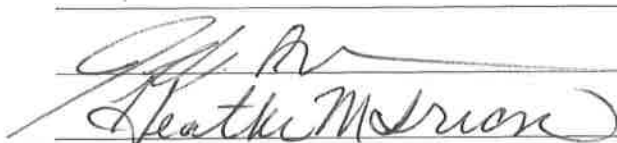
☒ Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

\_\_\_ Concept plan.

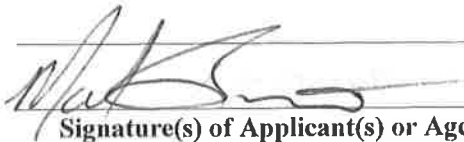
\_\_\_ Lot-by-lot and non-lot allocation tables.

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)

  
Signature(s) of Owner(s) of Record

4/25/13  
4/25/13  
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)

4-25-13  
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 of Chief Elected Official or Official's Designee

4.25.2013  
Date

May 6, 2013

Mr. Michael Barnett, Manager  
Building and Development  
Community Development Department  
City of Sandy Springs  
7840 Roswell Road, Building 500  
Sandy Springs, GA 30307

Dear Michael:

As we discussed last week, I made changes to the first two pages of the application form and site plan table to reflect the larger E area I found in measuring the plans. I am enclosing the revised application pages and site plan for the property at 2915 Coles Way. I have initialed all my changes.

If you have any questions or need any other information, please call me at (404) 463-3258.

Sincerely,



James M. Santo  
Principal Planner

Attachments