



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: June 4, 2013

ARC REVIEW CODE: V1306041

TO: Mayor Eva Galambos
ATTN TO: Michael Barnett, City of Sandy Springs
FROM: Douglas R. Hooker, Executive Director
RE: Metropolitan River Protection Act Review

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-13-07SS 965 River Overlook Court

Review Type: Metro River

MRPA Code: RC-13-07SS

Description: An application for a Metropolitan River Protection Act Certificate for the addition of a pool, with pool terrace, retaining wall, and minor grading.

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: 171 **District:** 17 **Section:** C

Date Opened: June 4, 2013

Deadline for Comments: June 14, 2013

Earliest the Regional Review can be Completed: June 14, 2013

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
GEORGIA DEPARTMENT OF NATURAL RESOURCES

ARC ENVIRONMENTAL PLANNING
CHATTAHOOCHEE RIVERKEEPER
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY
COBB COUNTY

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 June 14, 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.

**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): COURTNEY & SHARI WHITE
Mailing Address: 965 RIVER OVERLOOK COURT
City: SANDY SPRINGS State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: HOME 404 257-6262 Fax: _____
Other Numbers: CELL 404-610-5356 SHARI CELL 404-510-5356 COURTNEY
3. Applicant(s) or Applicant's Agent(s):
Name(s): MARK REARDEN / ENDLESS SUMMER POOLS
Mailing Address: 2040 PARLIAMENT DRIVE, SUITE A
City: LAURENCEVILLE State: GA Zip: 30053
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770 377 0726 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: EXISTING RESIDENCE
Description of Proposed Use: ADDING RESIDENTIAL SWIMMING POOL TO EXISTING RESIDENCE; ADDING POOL TERRACE & BOULDER RETAINING WALL & SLAB STEPS; MINOR GRADING
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 171, 17TH, C, FULTON
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: RIVERSIDE, 30, K, 965 RIVER OVERLOOK COURT, 500' TO RIVER OVERLOOK DRIVE
Size of Development (Use as Applicable):
Acres: Inside Corridor: 27,578 SQ. FT. = .633 ACRES
Outside Corridor: _____
Total: .633 ACRES
Lots: Inside Corridor: 1
Outside Corridor: _____
Total: 1
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? 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 X

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>Ø</u>				(90) _____	(75) _____
B <u>Ø</u>				(80) _____	(60) _____
C <u>15,179 #</u>	<u>10,625 #</u> 7,207 #	<u>7,207 #</u>	<u>7,207</u>	(70) <u>47</u> ⁷⁰	(45) <u>47</u> ¹⁴ *
D <u>5,532</u>	<u>2766 #</u> 504	<u>504</u>	<u>504</u> <u>780</u> *	(50) <u>9</u> ⁵⁰	(30) <u>9</u> ¹⁴ **
E <u>6,640</u>	<u>1992 #</u> 468	<u>468</u>	<u>468</u>	(30) <u>7</u> ³⁰	(15) <u>7</u> ¹⁵
F <u>Ø</u>				(10) _____	(2) _____
Total: <u>27,351</u>	<u>15,383 #</u> 8,119	<u>8,119</u>	<u>8,119</u>	N/A	N/A

ALL CHANGES
JMS - REC -
6/3/13
JMS

* WE WILL BE TRANSFERRING 376 SQ. FT. OF UNUSED IMPERVIOUS ALLOCATION FROM "D" TO "C". THERE WILL BE 0% BALANCE ON IMPERVIOUS SURFACE IN "C".

** THE 1:1 TRANSFER WILL LEAVE 780 SQ. FT. OF IMPERVIOUS REMAINING IN "D", ONLY USING 14% OF THE ALLOWED 30%.

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.

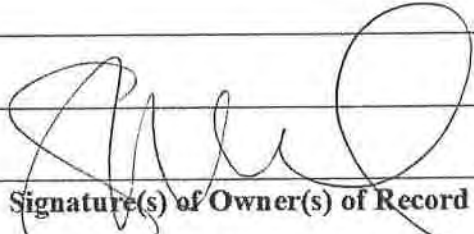
☒ Land-disturbance plan.

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)



Signature(s) of Owner(s) of Record
5.22.13

Date

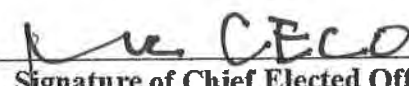
13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:



Signature(s) of Applicant(s) or Agent(s)
5/22/13

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
5/24/13

Date

PROJECT BENCHMARK

PROJECT BENCHMARK: MMB2
ELEVATION= 936.297
TOPCON G-3
Topcon Total/Magnet
SPC83-Georgia(West)
MAD83 NO TRANS
g2009u07 Geoid



3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND, EITHER AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR AS TO THE RESULTS OF ANY ACTION TAKEN IN RELIANCE THEREON. THE USER OF THIS PLAT ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USE OF THIS PLAT.

