



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: July 18, 2014

ARC REVIEW CODE: V1407181

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Michael Barnett, Chief Environmental Compliance Officer
FROM: Douglas R. Hooker, Executive Director, ARC

Electronic signature
Original ink signature on file

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-14-01SS Lost Corner Preserve Passive Park

Review Type: Metro River

MRPA Code: RC-14-01SS

Description: An application for a Metropolitan River Protection Act Certificate for the construction of parking and other improvements to a passive park.

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: 85, 128 **District:** 17 **Section:**

Date Opened: July 18, 2014

Deadline for Comments: July 28, 2014

Earliest the Regional Review Can Be Completed: July 28, 2014

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

ARC COMMUNITY DEVELOPMENT DIVISION
NATIONAL PARK SERVICE
COBB COUNTY

ARC NATURAL RESOURCES DIVISION
CHATTAHOOCHEE RIVERKEEPER

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 July 28, 2014, we will assume that your agency has no additional comments and will close the review. Comments by e-mail 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): City of Sandy Springs
Mailing Address: 1240 Roswell Rd.
City: Sandy Springs State: Georgia Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770.206.1572 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Michael Barnett
Mailing Address: 1240 Roswell Rd.
City: Sandy Springs State: Georgia Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770.206.1572 Fax: _____
Other Numbers: C. 770.687.5036
4. Proposed Land or Water Use:
Name of Development: Last Corner
Description of Proposed Use: Passive Park
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: H 85 and 128 11th District
Fulton
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
7300 Bonander Hill Rd - Corner of Bonander Hill Rd
and Riverside Dr.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 23.72
Outside Corridor: 0
Total: 23.72
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: 870 x 20
Outside Corridor: _____
Total: 870 x 20

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 Yes

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	<u>2.74 AC</u>	<u>1.92 AC</u>	<u>1.23 AC</u>	(70) <u>70%</u>	(45) <u>45%</u>
D	<u>11.52 AC</u>	<u>5.76 AC</u>	<u>3.46 AC</u>	(50) <u>50%</u>	(30) <u>30%</u>
E	<u>9.46 AC</u>	<u>2.84 AC</u>	<u>1.42 AC</u>	(30) <u>30%</u>	(15) <u>15%</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>23.72 AC</u>	<u>10.52 AC</u>	<u>6.11 AC</u>	N/A	N/A

all -
JMS
7/14/14
RMC

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: 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: _____

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)

City of Sandy Springs 6.3.2014

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:

[Signature]
Signature(s) of Applicant(s) or Agent(s)

6.3.2014
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]
Signature of Chief Elected Official or Official's Designee

6.3.2014
Date

Exhibit "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 85 and 128 of the 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin (PK nail set) located at the Southwesterly intersection of Brandon Mill Road (50 foot right of way) and Riverside Drive (variable right of way), said point being the POINT OF BEGINNING; thence along the westerly right of way of Brandon Mill Road South 03 degrees 26 minutes 56 seconds West, a distance of 425.83 feet to a 1/2-inch rebar set; thence leaving said right of way North 89 degrees 48 minutes 26 seconds West, a distance of 209.00 feet to a 1/2-inch rebar set; thence South 03 degrees 26 minutes 56 seconds West, a distance of 209.00 feet to a 1/2-inch rebar set; thence North 89 degrees 48 minutes 26 seconds West, a distance of 72.00 feet to a 1/2-inch rebar set; thence South 03 degrees 33 minutes 08 seconds West, a distance of 156.00 feet to a 1/2-inch rebar set; thence South 03 degrees 21 minutes 40 seconds West, a distance of 310.09 feet to a 1/2-inch rebar set; thence North 89 degrees 20 minutes 34 seconds West, a distance of 404.06 feet to a 1/2-inch rebar set at the approximate land lot corner common to Land Lots 127, 128, 85 and 86; thence North 89 degrees 39 minutes 51 seconds West, a distance of 40.00 feet to a 1/2-inch rebar set; thence North 00 degrees 20 minutes 07 seconds East, a distance of 35.00 feet to a 1/2-inch rebar set; thence South 89 degrees 39 minutes 51 seconds West, a distance of 40.00 feet to a 1/2-inch rebar set; thence South 00 degrees 20 minutes 07 seconds West, a distance of 35.00 feet to a 1/2-inch rebar set; thence North 89 degrees 39 minutes 51 seconds West a distance of 584.65 feet to a 2-inch crimp top pipe found; thence North 29 degrees 50 minutes 50 seconds East, a distance of 85.36 feet to a 1-inch crimp top pipe found; thence North 29 degrees 58 minutes 48 seconds East, a distance of 119.48 feet to a 1-inch crimp top pipe found; thence North 30 degrees 00 minutes 44 seconds East, a distance of 177.03 feet to an iron pin found; thence North 29 degrees 49 minutes 02 seconds East, a distance of 59.41 feet to a 1.5-inch crimp top pipe found; thence North 30 degrees 09 minutes 17 seconds East, a distance of 60.46 feet to a 1-inch crimp top pipe found; thence North 29 degrees 53 minutes 50 seconds East, a distance of 84.89 feet to a 1-inch crimp top pipe found; thence North 30 degrees 01 minutes 49 seconds East, a distance of 129.69 feet to a 1-inch crimp top pipe found; thence North 30 degrees 52 minutes 04 seconds East, a distance of 188.00 feet to a point; thence North 30 degrees 23 minutes 50 seconds East, a distance of 271.70 feet to a 1/2-inch rebar set on the southerly right of way of Riverside Drive (variable right of way); thence along said right of way North 89 degrees 00 minutes 44 seconds East, a distance of 477.25 feet to a point; thence along a curve to the left having an arc distance of 258.65 feet, said curve having a radius of 976.03 feet and being subtended with a chord bearing of North 81 degrees 25 minutes 14 seconds East a distance of 257.89 feet to a point; thence North 73 degrees 49 minutes 44 seconds East, a distance of 84.89 feet to a point; thence North 74 degrees 06 minutes 45 seconds East, a distance of 10.60 feet to an iron pin (PK nail set) at the southwesterly intersection of Brandon

Mill Road (50 foot right of way) and Riverside Drive (variable right of way), and the POINT OF BEGINNING.

Said Tract 1 Contains 947,399 square feet or 21.75 acres, more or less.



Incorporated December 1, 2005

Lost Corners

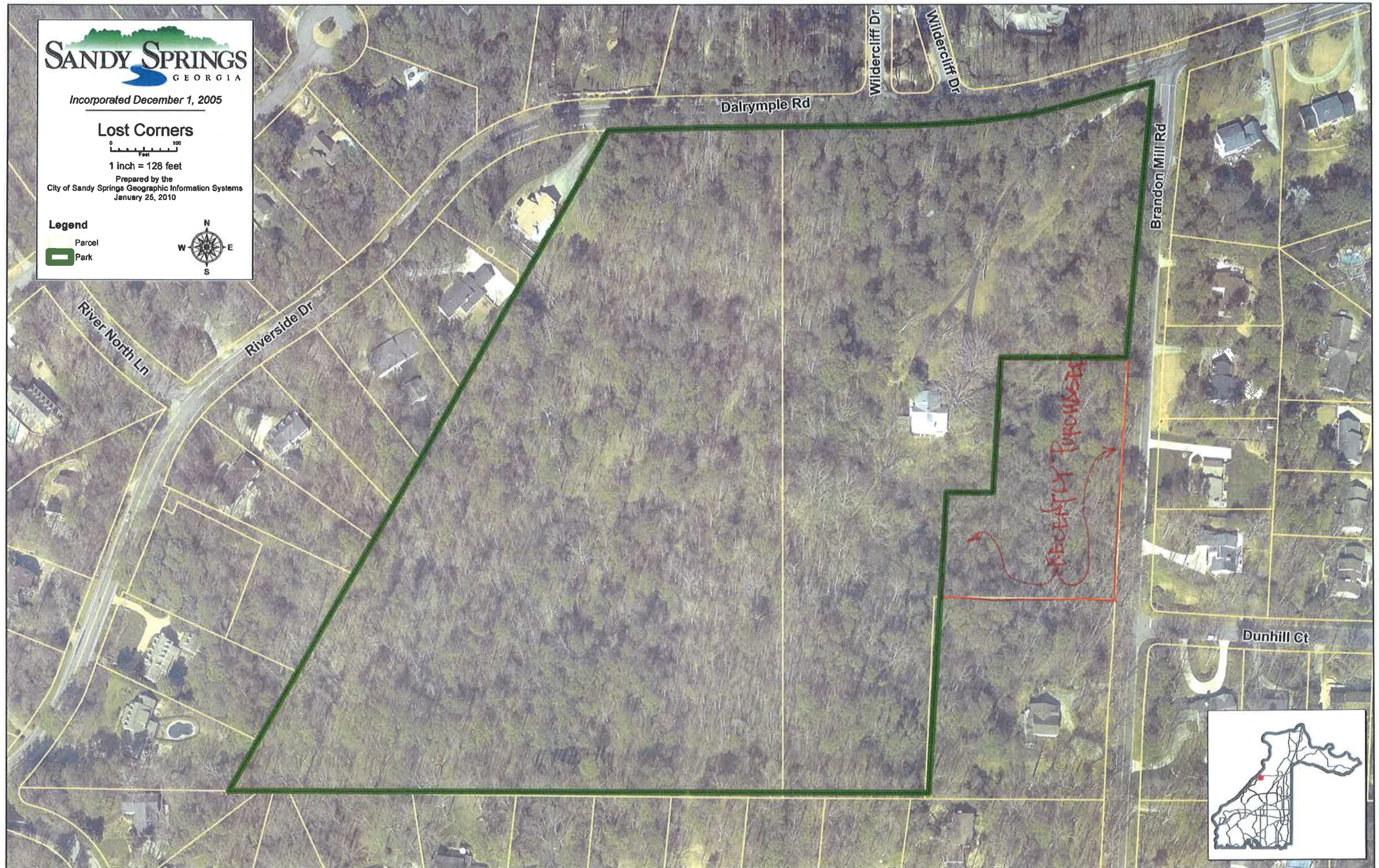
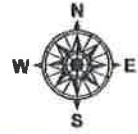


1 inch = 128 feet

Prepared by the
City of Sandy Springs Geographic Information Systems
January 25, 2010

Legend

- Parcel
- Park



Lost Corners

