



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: February 4, 2015

ARC REVIEW CODE: V1502041

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

Digital signature
Original 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-15-01SS 2095 Clay Drive

Review Type: Metro River

MRPA Code: RC-15-01SS

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a new garage on a single family residential property that was developed pre-Act.

Preliminary Finding: ARC staff has begun the review of this application for a Metropolitan River Protection Act Certificate. 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: 357 **District:** 6 **Section:**

Date Opened: February 4, 2015

Deadline for Comments: February 16, 2015

Earliest the Regional Review Can Be Completed: February 16, 2015

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

ARC COMMUNITY DEVELOPMENT DIVISION
CHATTAHOOCHEE RIVERKEEPER

ARC NATURAL RESOURCES DIVISION
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC staff does not receive comments from you by February 16, 2015, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are 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: Sandy Springs
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Lauri Grubb
Mailing Address: 2095 Clay Drive
City: Sandy Springs State: GA Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: 7703790202 Fax: 770379
Other Numbers: cell 4044317649
3. Applicant(s) or Applicant's Agent(s):
Name(s): Same as above
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: Single family Residence
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: _____
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
2095 Clay Drive 721.50' to Spaulding Dr.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 4.66
Outside Corridor: -0-
Total: 4.66
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? 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 N/A

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)
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A _____ (90) _____ (75) _____

B _____ (80) _____ (60) _____

C 134,600 sf 54,000 sf 20,710 sf (70) 40% (45) 15%
11,850 sf 20% JMS

D 59,250 sf 28,050 sf ~~11,850 sf~~ (50) 47% (30) ~~25%~~ JMS

E 9,000 sf 1500 sf - 0 = (30) 17% (15) _____

F _____ (10) _____ (2) _____

Total: _____ N/A N/A

ALL "SF" IN NOTES - JMS & ARE
1/29/15

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? _____

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 12/27/14
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) 12/2/14
Date

14. The governing authority of _____ 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 1.15.2015
Date

Property Profile for 2095 CLAY DR

Property Tax Information

Select tax year: ▼

Tax Year 2014
Parcel ID 06 0357 LL0197
Property Address 2095 CLAY DR
Owner KECK J WYLLY JR
Mailing Address 2095 CLAY DR SANDY SPRINGS
GA 30350 3603
Total Appraisal \$351,300
Improvement Appraisal \$212,700
Land Appraisal \$138,600
Assessment \$140,520
Tax District 59
Land Area 4.6 ac
Property Class Residential Small Tracts
Land Use Class Residential 1 family
TAD
CID

Zoning

Zoning Class not available
Overlay District
2030 Future Development not available

Political

Municipality Sandy Springs
Commission District 4
Commission Person Tom Lowe
Council District not available
Council Person not available
Voting Precinct SS17
Poll Location Dunwoody Springs Elem. School,
8100 Roberts Drive
Congressional District 006
State Senate District 040
State House District 051

School Zones

Elementary School Dunwoody Springs
Middle School Sandy Springs
High School North Springs

Other Information

Zip Code 30350
Census Tract 101.06
In Less Developed Census Tract No

Aerial View



Property Map



Vicinity Map



GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 42124 PG 189
PROPERTY OWNER AT TIME OF SURVEY:
J. WYLLY KECK, JR.
PARCEL NUMBER: 060357LL0197

PROPERTY LINE IS BEARING BASIS
FROM PB 289 PG 21

TOTAL AREA: 200,790 SQ FT, 4.609 AC

CALCULATED PLAT CLOSURE: 1:168,145

FIELD DATA:

DATE OF FIELD SURVEY 12-30-2014

THE CALCULATED POSITIONAL TOLERANCE BASED ON
REDUNDANT LINEAR MEASUREMENTS OF OBSERVED
POSITIONS WAS FOUND TO BE 0.000 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

SURVEY FOR
LAURI GRUBB

2095 CLAY DRIVE

CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

LAND LOT 357, DIST 6

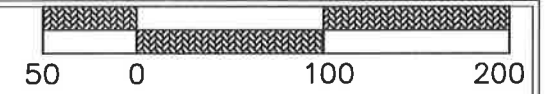
DATE: JANUARY 6, 2015

REFERENCE: DB 42124 PG 189
PB 289 PG 21

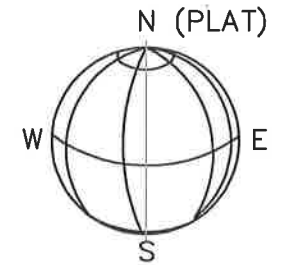
FLOOD HAZARD NOTE: A PORTION OF THIS PROPERTY IS
LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP
OF FULTON COUNTY 13121C0152G DATED SEPTEMBER 18, 2013

ZONING: AG-1

IMPERVIOUS SURFACES:
CONC. DRIVE = 10,113 SQ. FT.
GRAVEL DRIVE = 6,216 SQ. FT.
GARAGES = 1,493 SQ. FT.
BRICK = 1,551 SQ. FT.
HOUSE = 2,196 SQ. FT.
DECK = 851 SQ. FT.
STONE = 94 SQ. FT.
WALLS = 337 SQ. FT.
TOTAL IMPERVIOUS = 22,851 SQ. FT. (11.4%)
TOTAL LOT = 200,790 SQ. FT.



1" = 100'



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
PP POWER POLE
R/W RIGHT OF WAY
IPF IRON PIN FOUND
IPS 1/2" REBAR SET
SW SIDE WALK
BOLLARD
OHP OVERHEAD POWER
FH FIRE HYDRANT
CB CATCH BASIN
MH MANHOLE
WM WATER METER
WV WATER VALVE
GV GAS VALVE
GM GAS METER
LP LIGHT POLE
CONCRETE PAD



FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.14	N52°23'50"W
L2	153.05	N60°58'03"E
L3	64.18	N40°38'08"E
L4	26.86	S44°29'40"E
L5	75.00	S41°03'30"W
L6	99.97	S50°56'30"W
L7	99.97	S61°00'30"W
L8	60.02	S62°04'48"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	121.44	342.50	N50°48'35"E	120.80



www.dekalbsurveys.com

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE
RULES OF THE GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND
AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A.
15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67,
43-15-4, 43-15-6, 43-15-19, 43-15-22.

COPY RIGHT 2014--THIS 11 X 17
DRAWING AND REPRODUCTIONS
ARE THE PROPERTY OF THE
SURVEYOR AND MAY NOT BE
REPRODUCED, PUBLISHED OR USED
IN ANY WAY WITHOUT THE
WRITTEN PERMISSION OF THIS
SURVEYOR

MAGNETIC NORTH



CLAY DRIVE
MAINTAINED 20' PERSCRIPTIVE EASEMENT

L=121.44'
R=342.50'
N50°48'36"E
120.80'

N62°04'48"E 60.02'
N60°58'03"E 153.05'
N61°00'30"E 99.97'
N50°56'30"E 99.97'
N41°03'30"E 75.00'

CONCRETE DRIVE

IPF 1/2"OT

IPF 1/2"OT

4.66 Ac.

IPS REBAR (ON LINE)

IPS REBAR

REFERENCES: PLAT

DEE
SUR
BY C
SUR
BY C
SUR
BY J
SUR
BY C

ROCK WALL

The field data upon which this plat is based has a closure precision of one foot in 44,239 feet and an angular precision of 11 seconds per setup and was adjusted using the Least Squares rule.

This plat has been calculated for closure and is found to be accurate to within one foot in 465,970 feet.

The equipment used in the preparation of this survey was:

Linear: TOPCON GTS 303

Angular: TOPCON GTS 303

THIS PROPERTY LIES WITHIN
FLOOD ZONE X AND AE, PER F.I.R.M.
COMMUNITY-PANEL No. 13121C0152 E
DATE JUNE 22, 1998

IPS REBAR
(ON LINE)

IPS REBAR
(ON LINE)

IPS REBAR
(ON LINE)

CONCRETE DRIVE

714.74'
N 52°23'50" W 756.74'

WOOD DECK

ONE STORY BRICK
AND FRAME WITH
FINISHED BASEMENT

N/F DUDLEY F. BACHLER

Plats 289 Pg 21
Filed and Recorded Jan-10-2006 09:54am
2006-0007688
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

50 0 50 100 150



E 117.
 AGE 196.
 GE WILLIAMS DATED 12-14-1962
 BIE RLS 879.
 EY F. BACHLER DATED 01-11-1964
 ELLE RLS 1373.
 EY TATUM DATED 05-23-1963
 LS 936.
 RT A. COLLINS DATED 03-29-1963
 BIE RLS 879.

McWILLIAMS

LEGEND	
SYMBOL	DESCRIPTION
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
C.O.	CLEAN OUT
(C.T.)	CRIMP TOP
D.E.	DRAINAGE EASEMENT
DI	DROP INLET
I.P.S.	IRON PIN SET (#4 REBAR)
I.P.F.	IRON PIN FOUND
JB	JUNCTION BOX
LAT.	SEWER LATERAL
L.L.L.	LAND LOT LINE
L.S.	LANDSCAPED AREA
MH	MANHOLE
N/F	NOW OR FORMERLY
(O.T.)	OPEN TOP
P/L	PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
S.S.	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
WM	WATER METER
WV	WATER VALVE

Land Surveying
 Civil Engineering
 Site Planning
 Hydrology

Shirey,

Nelson and

Associates,

2295
 Dinemore
 Road

Alpharetta,
 Georgia
 30004
 e-mail
 shirey@shireynelson.com

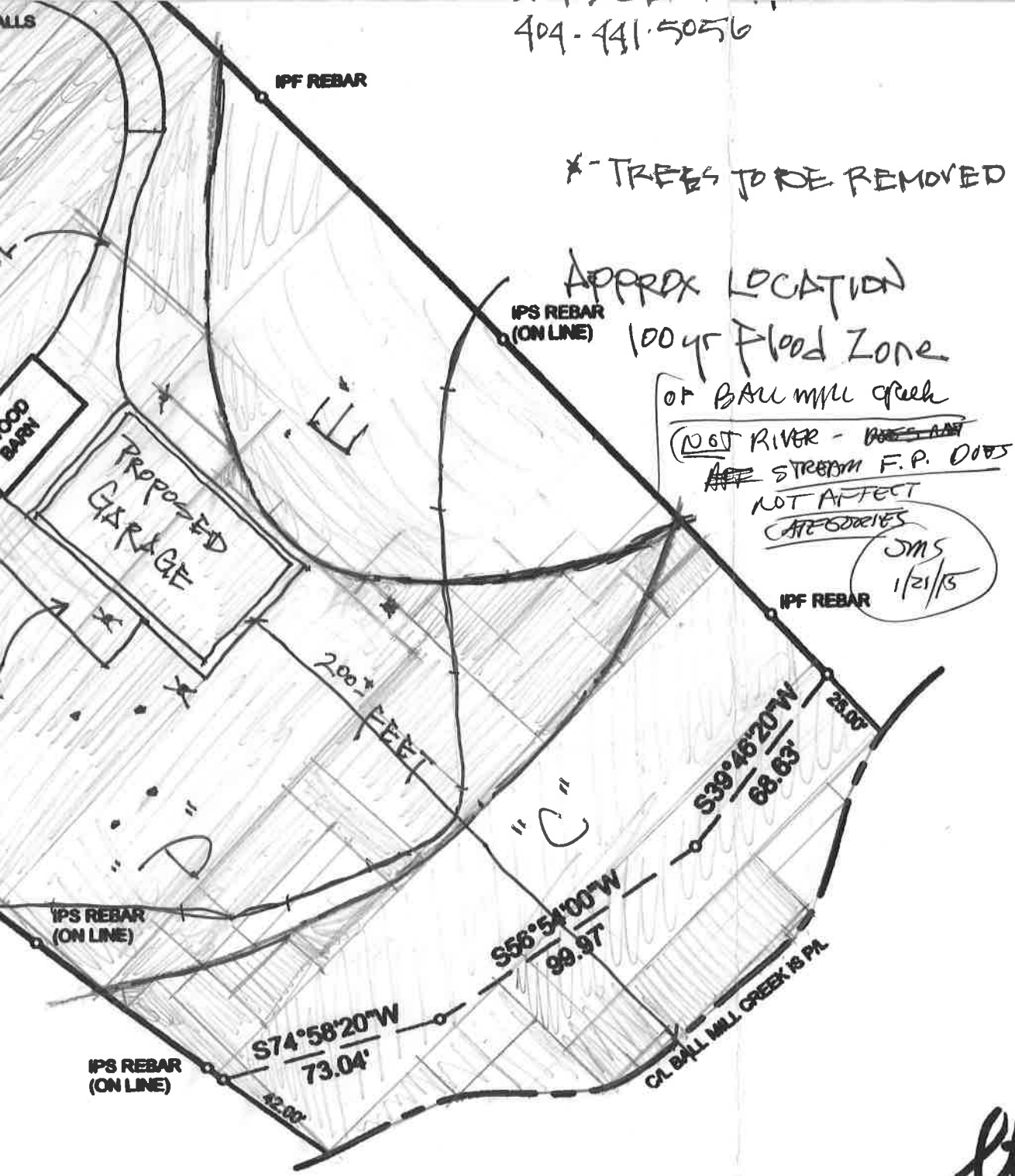
Telephone
 (770)442-3785

Inc.

Facsimile
 (770)410-0783

LLS

404-441-5056



PLAT OF SURVEY

LOCATED IN

LAND LOT 357 - 6th
FULTON COUNTY,

PREPARED FOR

J. WYLLY KECK, JR.

REVISIONS:

DATE MARCH 18, 2005

SCALE 1"= 50'

JOB NO. 05002



SHEET

1

of

1