



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: SEPTEMBER 26, 2016

ARC REVIEW CODE: V1609131

TO: MAYOR RUSTY PAUL, CITY OF SANDY SPRINGS
ATTN TO: SANDRA DEWITT, CITY ARBORIST
FROM: Emerson Bryan, Deputy Executive Director, ARC

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-16-03SS 515 North Harbor Drive
Submitting Local Government: City of Sandy Springs

Review Type: Metro River

Date Opened: September 13, 2016

Date Closed: September 23, 2016

FINDING: ARC staff has completed the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Additional Comments: See the attached comments received from the National Park Service/CRNRA.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT DIVISION
CHATTAHOOCHEE RIVERKEEPER

ARC NATURAL RESOURCES DIVISION
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC review website at <http://www.atlantaregional.com/land-use/planreviews>.



United States Department of the Interior

National Park Service
Chattahoochee River
National Recreation Area
1978 Island Ford Parkway
Sandy Springs, GA 30350



IN REPLY REFER TO:

L7619 (CHAT)

September 13, 2016

Andrew Smith
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, GA 30303

Dear Mr. Smith

This letter is a confirmation of receipt of the MRPA Review Notification, RC-16-03SS for the addition of a pool and deck to an existing single family residence at 515 North Harbor Drive. The Atlanta Regional Commission estimates approximately 994 sqft of impervious surface will be added inside the Chattahoochee Corridor.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. The NPS has a vested interest in preserving the water quality, view shed, and the natural condition of the river corridor for the various ecological, biological, and recreational services it provides to the general public. We are concerned that the project could cause detrimental impacts to park resources if proper Best Management Practices (BMPs) are not followed and maintained. It is with these concerns in mind that NPS offers the following comments and recommendations:

Erosion and Sedimentation

In general, to protect the stream and water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission, 2014). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975.

Currently, the area of the Chattahoochee River closest to the proposed project site is registered as impaired on the state of Georgia's 303(d) listing. This means that it does not meet its designated use of recreation. CRNRA is invested in improving the current state of this water body, and any addition of sediment or run-off would worsen the current water quality standard. Due to this and

the project's proximity to the Chattahoochee River, caution is advised to prevent sediment deposits during the construction process.

Recommendation: After proper installation, continued and unfailing maintenance and repair of the BMP's should be guaranteed in order to ensure their effectiveness and specifically to control, as far as possible, the effects of this project on the river. Specific BMP's should be installed and maintained in order to prevent any the transport of excessive sediment loads or polluted runoff into the Chattahoochee River due to construction activity.

Introduction/Promotion of Non-native Species

Construction activities have the potential to transport exotic invasive plant and animal species.

Recommendation: Before bringing equipment on site, we request that it be washed and cleaned of mud and debris that may transport unwanted pests.

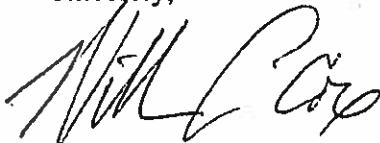
Cumulative Impacts

The amount of impervious surface estimated for this property is at 29%, barely falling under the 30% mark, which is the maximum amount that this land area can sustain. This combined with the proposed project's proximity to the Chattahoochee River is a reason for concern. As the Atlanta metropolitan region grows, incremental impacts from many small-scale projects contribute significantly to overall land-disturbance within the Chattahoochee River corridor. CRNRA is concerned that the growing number of permits issued for construction purposes pose a cumulative threat to the protection of the river corridor.

Recommendation: We request that the Fulton County review process for all land-disturbing activities promote the use of smart-growth techniques and low-impact design elements.

We appreciate your consideration of these comments. Please feel free to contact park's Natural Resources Program Manager, Deanna Greco, directly if you have any questions or concerns that we could help to address. She can be reached at 678-538-1322 or by email at Deanna_Greco@nps.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'William L. Cox', written in a cursive style.

William L. Cox
Superintendent