



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: September 13, 2016

ARC REVIEW CODE: V1609131

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Sandra DeWitt, City Arborist
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-16-03SS 515 North Harbor Drive

Review Type: Metropolitan River Protection Act (MRPA)

MRPA Code: RC-16-03SS

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the addition of a pool and deck to an existing single family residence.

Preliminary Finding: ARC staff has begun the review of the application for a MRPA 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: 130 **District:** 17 **Section:**

Date Opened: September 13, 2016

Deadline for Comments: September 23, 2016

Earliest the Regional Review can be Completed: September 23, 2016

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/CRNRA

If you have questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC does not receive comments from you on or before **September 23, 2016**, 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.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: September 13, 2016

ARC REVIEW CODE: V1609131

TO: ARC Community Development, Natural Resources Division Managers

FROM: Andrew Smith, Extension: 3-5581

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access & Mobility: N/A

Natural Resources: Santo, Jim

Research & Analytics: N/A

Aging & Health Resources: N/A

Name of Proposal: RC-16-03SS 515 North Harbor Drive

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the addition of a pool and deck to an existing single family residence.

Submitting Local Government: City of Sandy Springs

Date Opened: September 13, 2016

Deadline for Comments: September 23, 2016

Earliest the Regional Review can be Completed: September 23, 2016

Response:

- 1) Proposal is **CONSISTENT** with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) The proposal is **INCONSISTENT** with the following regional development guide listed in the comment section.
- 4) The proposal does **NOT** relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]

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): C.I Balfe
Mailing Address: 515 North Harbor
City: Atlanta, Ga 30328 State: _____ Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-776-7811 Fax: _____
Other Numbers: _____
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): _____
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: n/a
Description of Proposed Use: _____

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: LOCATED IN LAND LOT 130, DISTRICT 17, UNIT 1
FULTON COUNTY, GEORGIA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Lot 81 Block A, North Harbor Subdivision, Unit One
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.529 ac
Outside Corridor: n/a
Total: _____
Lots: Inside Corridor: n/a
Outside Corridor: n/a
Total: n/a
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: n/a

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 public

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		none		(90)	(75)
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B		none		(80)	(60)
---	--	------	--	------	------

C		none		(70)	(45)
---	--	------	--	------	------

D	23,043 SF MS	11,522 SF MS	6,913 SF MS	50% MS 20% MS	28.6% MS
ORIGINAL LAND DISTURBANCE IN 1968 WAS 8.2% OF (12.2%)					
NEW DISTURBANCE IS WITHIN THE ORIGINAL DISTURBANCE					
THEREFORE NET CHANGE IS 0%					

E		none		(30)	(15)
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F		none		(10)	(2)
---	--	------	--	------	-----

Total:				N/A	N/A
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all changes SMS 8/7/16
to correct records 4/16/16

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)

Cyrl J. Balle

Cyrl J. Balle

Signature(s) of Owner(s) of Record

8.19.16

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)

Date

14. The governing authority of City of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Sandra DeWitt

Signature of Chief Elected Official or Official's Designee

8-26-16

Date

ASBUILT SURVEY FOR
CJ BALFE

NOTES FOR THE A.R.C. AND CITY OF SANDY SPRINGS

THIS PROPERTY IS INSIDE THE CHATTAHOOCHEE RIVER CATAGORY AND IS
100% VULNERABILITY D
MAXIMUM LAND DISTURBANCE IS 50% AND MAXIMUM IMPERVIOUS IS 30%
LOT AREA IS 23,037 SF

IMPERVIOUS CALCULATIONS

MAX IMPERVIOUS REQUIRED 6,912 SF *ms*
EXISTING IMPERVIOUS AREA 5,994 SF
TOTAL PROPOSED IMPERVIOUS 6,588 *ms*
PROPOSED IMPERVIOUS RATIO IS 6,588 SF/23,037 SF = 28.6%

DISTURBANCE CALCULATIONS

MAXIMUM DISTURBANCE IS 50% OF 23,037 = 11,518.5 SF *ms*
ORIGINAL LAND DISTURBANCE IN 1968 WAS 9,721 SF (42.2%)
NEW DISTURBANCE IS WITHIN THE ORIGINAL DISTURBANCE THEREFORE
NET CHANGE IS 0%

LEGEND

AC - ACRES
BL - BUILDING SETBACK LINE
DB - DEED BOOK
SCO - SEWER CLEAN OUT
DB, PG - DEED BOOK, PAGE
-E- - ELECTRIC LINE
FT - FEET
IPF - IRON PIN FOUND
IPS - IRON PIN SET (1/2" R/B)
LL - LAND LOT
MH - SANITARY SEWER MANHOLE
N/F - NOW OR FORMERLY
PB, PG - PLAT BOOK, PAGE
PL - PROPERTY LINE
PQB - POINT OF BEGINNING
RW - RIGHT OF WAY
SF - SQUARE FEET
SWCB - SINGLE WING CATCH BASIN
UP - UTILITY POLE
WNF - WELDED WIRE FENCE
WM - WATER METER

TECHNICAL STANDARDS

THIS SURVEY WAS PREPARED IN CONFORMITY WITH
THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS
IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE
BOARD 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.

PRECISION NOTE

THE FIELD DATA DATED 8-1-2016
UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 37,468 FEET AND AN
ANGULAR ERROR OF 3 SECONDS PER ANGLE.
AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 119,639 FEET. TOPCON GTS-3005 USED FOR
ANGULAR AND LINEAR MEASUREMENTS

REFERENCES

CLERK OF SUPERIOR COURT FOR FULTON COUNTY
DEED BOOK 95571, PAGE 36
PLAT OF NORTH HARBOR SUBDIVISION
LOT B, BLOCK A
PLAT BOOK 90, PAGE 41

FLOOD NOTE:

THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS
SHOWN ON FULTON COUNTY PANEL 13121C0134G,
DATED 09/18/2013 AS ZONE X

THIRD PARTY DISCLAIMER

THIS PLAT IS FOR THE EXCLUSIVE USE OF CJ BALFE.
USE BY THIRD PARTIES IS AT THEIR OWN RISK

SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
A CURRENT TITLE COMMITMENT POLICY; THEREFORE
EXCEPTION IS MADE HEREIN TO ANY EASEMENTS,
RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF
RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND
ABOVE GROUND. NO SUBSURFACE INVESTIGATION WAS
PERFORMED.



SHEET 1 OF 2

DATE: 8-1-2016

REV:

JOB#NORTH-HARBOR-515

DRAWN BY BAC

ASBUILT SURVEY FOR

CJ BALFE

BEING

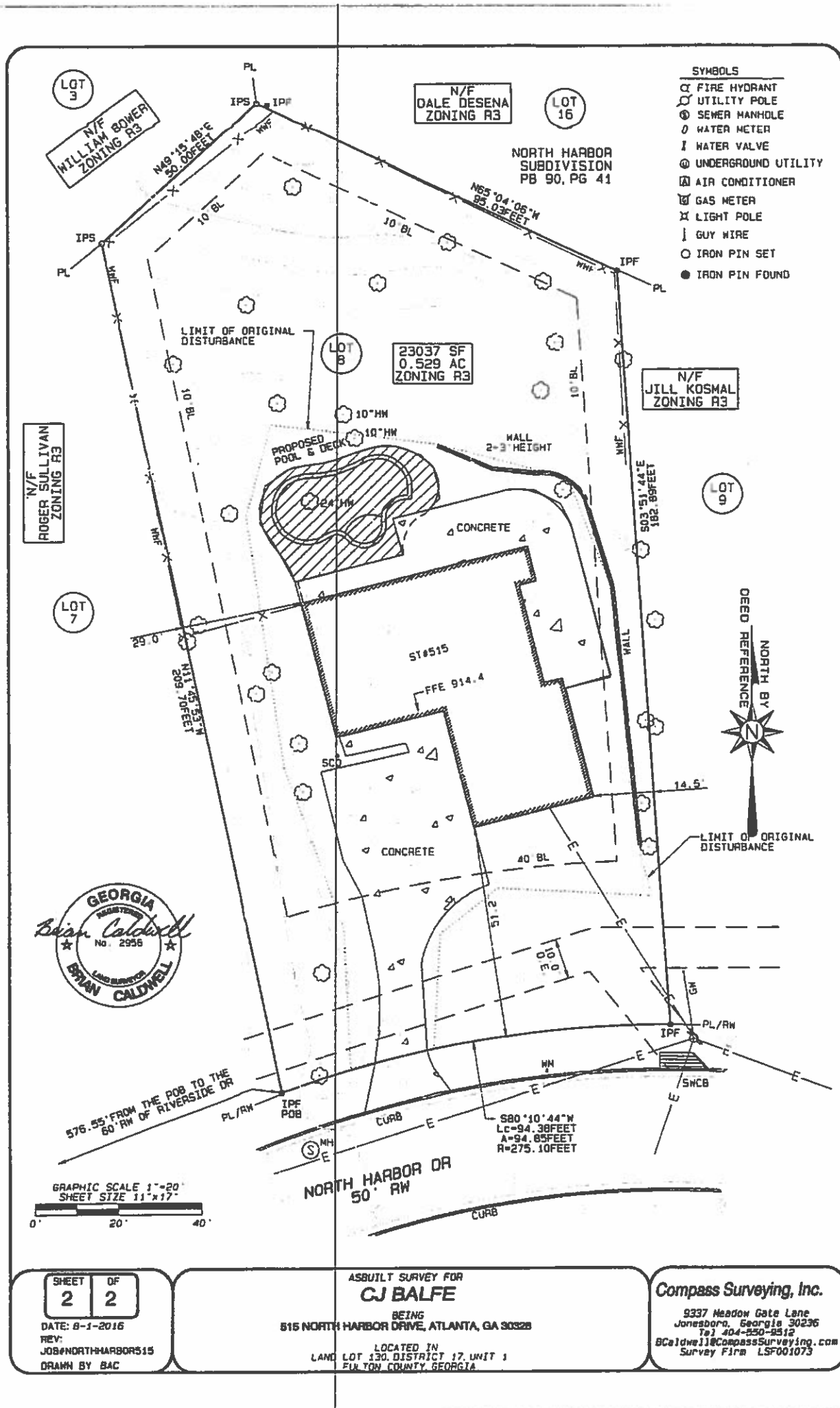
515 NORTH HARBOR DRIVE, ATLANTA, GA 30328

LOCATED IN

LAND LOT 130, DISTRICT 17, UNIT 1
FULTON COUNTY, GEORGIA

Compass Surveying, Inc.

9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 404-560-2512
BCaldwell@CompassSurveying.com
Survey Firm LSF001073



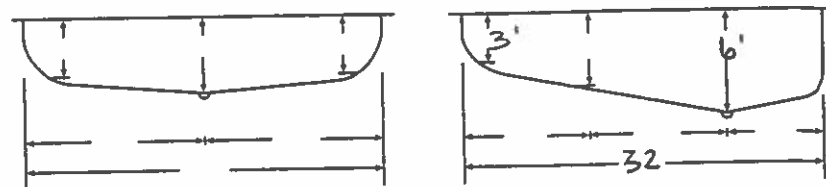
BUYER'S RESPONSIBILITY

- Pool area to be fenced per local code.
- Gates to be self-closing and self-latching.
- Wet down gunite twice daily for seven days.

Kon-Tiki Pools

NOTES:

- NO BACKWASH!
- ANTI VORTEX MAIN DRAINS
- CARTRIDGE FILTER 320
- SALT SYSTEM
- CANTILEVER EDGE/DECK
- PEBBLE TEC C. BLUE
- 3 RETURNS 1 SKIMMER
- 4 JETS IN SPA
- MAINTAIN EXISTING DRAINAGE!
- 4 STUMPS TO BE REMOVED



Kon-Tiki Pools

GENERAL POOL SPECIFICATIONS

MAX: LENGTH 32' WIDTH 15'
 DEPTHS 3' x 6'
 SUR AREA 417 PERIMETER 87
 CAPACITY _____ GALLONS
 TURNOVER RATE _____ HOURS
 EXCAVATION
 ACCESS: FRONT REAR SIDE
 TRACK HOE BOBCAT MINI BOBCAT
 REMOVE DIRT YES
 REMOVE STUMP(S) 4
 REMOVE FENCE NO
 REPLACE FENCE NO
 REMOVE CONCRETE NO
 SAWCUT CONCRETE YES
 OTHER _____

PLUMBING
 FILTER RUN FTG 40'
 RETURN LINES 3 SKIMMER 1
 P-TRAP NO B/WASH LINE NO
 WATERFALL FTG NO
 WATER FEATURE FTG NO
 GAS LINE YES FTG 10'
 GAS STUB NO FTG NO
 DRILL DRIVE
 OTHER NO

ELECTRICAL RUN
 RUN BY KT FTG 100'
 J/BOX # _____
 GUNITE FEATURES & BOND BEAM
 LOVE SEAT 4'
 SWIM OUT NO
 TANNING LEDGE YES
 OTHER EX 2ND STEP
 6" RBB FTG NO
 12" RBB FTG NO
 18" RBB FTG NO
 24" RBB FTG NO
 FASCIA
 COPING
 TYPE CANTILEVER
 COLOR
 SPA DAM
 TILE
 6" WATERLINE TBA
 ACCENT TILE TBA

INTERIOR
 FINISH
 QUARTZ
 PEBBLE
 MARCITE
 OTHER
 YES NO COLOR
 YES NO COLOR
 YES NO COLOR
 YES NO COLOR

BUYER, PLEASE INITIAL & SIGN

• Approved above specifications.
 • Approved equipment location.
 • Underground utilities including sprinklers, phone lines, cable TV, sewer, gas, and electric are responsibilities of homeowner.
 • Understand that decking shown is for illustration purposes only and understand I am to receive _____ square feet of deck.
 SIGNATURE _____ DATE _____

PREPARED ESPECIALLY FOR:

BALFE, CT
 STREET 515 NORTH HARBOR
 CITY ATL, GA ZIP 30328
 PHONE HM 678-776-7811 WK 678-776-7814
 DESIGNER JOE REAVES JOB # 2
 LOT 130 BLOCK 1 TRACT DISTRICT 17 MAPSCO

TEMPLATE

DECK
 TYPE STAMPED
 FOOTAGE 400
 COLOR TBA
 RISERS NO
 FOOTINGS NO
 MASTIC NO
 DRAIN PIPE NO
 DRAIN HEADS AS NEEDED
 DECK-O-DRAIN FTG NO
 OTHER NO
 EQUIPMENT
 FILTER TYPE 320 SIZE CART
 PUMP HP 2 2SP 1SP VSP
 CONTROL NO
 OZONATOR YES NO
 SALT SANITIZER YES NO
 CHLORINATOR YES NO
 MINERAL YES NO
 500 WATT LIGHT YES NO
 LED YES NO
 JETS # YES NO
 VAC AQUA NA YES NO
 HEATER BTU 400,000 NAT PRO
 OTHER

ACCESSORIES & FEATURES

DIVING BOARD NO
 SLIDE NO
 COVER NO
 WATER FEATURES BUBBLER WITH VALVE
 SPA
 SIZE INT. INT 374 EXT
 RAISED 6" 12" 18" 24"
 ELEVATED 6" 12" 18" 24"
 FASCIA TILE
 DAM WALL FASCIA TILE
 PLUMBING RUN 35'
 QUANTITY OF JETS 4
 ST JET THERAPY YES NO
 BLOWER HP 3/4 YES NO
 100 WATT LIGHT YES NO
 LED YES NO
 OTHER

