



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: March 8, 2017

ARC REVIEW CODE: V1703081

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Sandra DeWitt, City Arborist, City of Sandy Springs
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-17-01SS 9800 Huntcliff Trace

Review Type: Metro River

MRPA Code: RC-17-01SS

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for a 288-sq. ft. addition 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: 29 **District:** 17 **Section:**

Date Opened: March 8, 2017

Deadline for Comments: March 18, 2017

Earliest the Regional Review can be Completed: March 18, 2017

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

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 **March 18, 2017**, 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: CITY OF SANDY SPRINGS

2. Owner(s) of Record of Property to be Reviewed:
Name(s): TERESA D. BONE
Mailing Address: 9800 HUNTCLIFF TRACE
City: SANDY SPRINGS State: GA Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-229-5315 Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): THOM INGRAM - DC ENCLOSURES
Mailing Address: 2031 BAKER COURT
City: KENNESAW State: GA Zip: 30144
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-514-7019 Fax: _____
Other Numbers: 678-296-0276

4. Proposed Land or Water Use:
Name of Development: BONE RESIDENCE
Description of Proposed Use: SUNROOM ON REAR OF HOME

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 29, 17th DISTRICT, FULTON COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: HUNTCLIFF - LOT 35, BLOCK B, 9800 HUNTCLIFF TRACE
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.007
Outside Corridor: _____
Total: 1.007
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 _____

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	1.007 Acre	30,698	17,542	(70)70	(45)40
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	N/A	N/A

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). \$250.00 (AFC)

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)

Lisa Bone

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:

THOMAS INGRAM

Thomas Ingram 2/15/17

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 2/23/17

Signature of Chief Elected Official or Official's Designee Date

GENERAL NOTES

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 31,400 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
A GEOMAX ZOOM 90 TOTAL STATION WAS USED FOR THIS SURVEY.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 1,320,970 FEET.

THIS PLAT IS NOT REQUIRED TO BE APPROVED BY A GOVERNING AUTHORITY, AND IS NOT SUBJECT TO GEORGIA CODE SECTION, 15-8-87.

"FEMA FLOOD HAZARD MAP" 13121C0151G DATED SEPTEMBER 18, 2013, SHOWS THIS PROPERTY OUT OF FLOOD ZONE.

THIS PLAT IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSONS NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO PERSONS NOT NAMED HEREON AND ANY USE BY UNNAMED PARTIES WILL BE DONE AT THEIR OWN RISK.

LEGEND

IPF	○	= PROPERTY CORNER
RF	●	= IRON PIN FOUND
RF	●	= 1/2" REBAR FOUND
RF	○	= 1/2" REBAR SET
PL	---	= PROPERTY LINE
LL	---	= LAND LOT LINE
PP	+	= POWER POLE
-	---	= POWER LINE
-X-	---	= FENCE LINE

JKR CONTACT
THOM INGRAM
678-296-0276

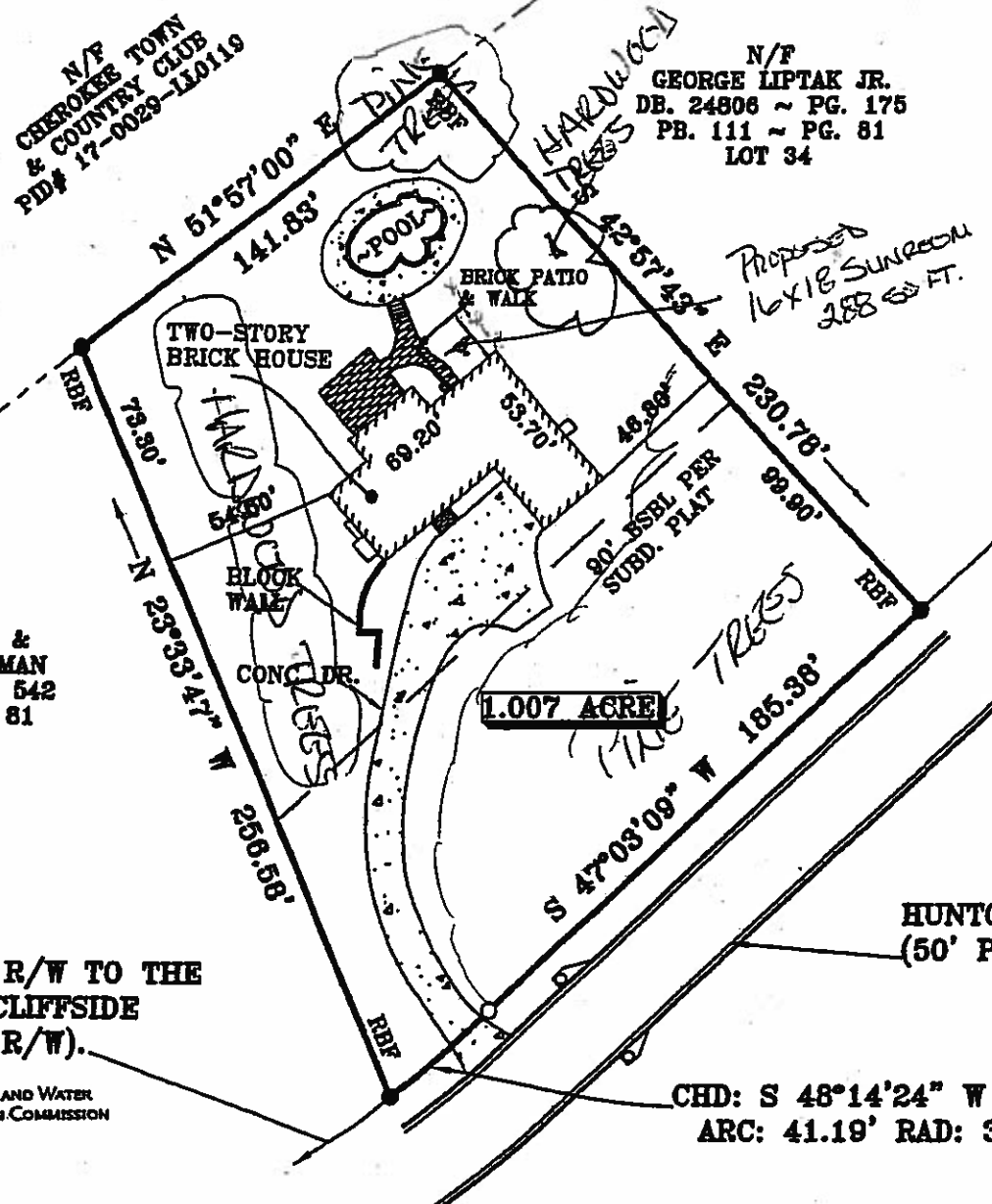
0 60 120 180



GRAPHIC SCALE 1" = 60'

"The existing driveway may be used as a Construction Exit provided that all construction vehicles are confined to existing paved areas on Site. Any tracking of Dirt, Silt, Mud, etc. onto street will result in an Immediate "Stop Work" Order. The "Stop Work" order will not be lifted until a Construction Exit in accordance with the current Detail is constructed."

J. R. KNIGHT LAND SURVEYING, LLC.
1006 NORTH TENNESSEE ST.
CARTERSVILLE, GEORGIA 30120
PHONE: (770) 607-9867
FAX: 1-844-760-9216
EMAIL: rayksurveyor@gmail.com



N/F
CHARLES C. JR &
SHELBY J. WORKMAN
DB. 55934 ~ PG. 542
PB. 111 ~ PG. 81
LOT 36

POB:
490.40' ALONG R/W TO THE
EAST R/W OF CLIFFSIDE
CROSSING (50' R/W).



Richard Desantis

Awareness Certified Subcontractor

CERTIFICATION NUMBER 0000071226
ISSUED: 04/28/2014 EXPIRES: 04/28/2017

BOUNDARY SURVEY FOR:

TERESA D. BONE

LOT 35, BLOCK B, HUNTCLIFF SUBDIVISION,
UNIT SEVEN, LOCATED IN LAND LOT 29,
17TH. DISTRICT,
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

IMPERVIOUS SURFACE:

EXISTING HOUSE WITH BUILT
IN CARPORT: 2,797 SQ. FT.

EXISTING CONCRETE DRIVE &
STOOPS, W/ BLOCK WALL:
3,409 SQ. FT.

EXISTING OUTER BRICK PATIO,
STEPS & STOOP: 639 SQ. FT.

EXISTING POOL AREA:
1,348 SQ. FT.

TOTAL: 8,193 SQ. FT.

LOT AREA: 43,855 SQ. FT.

LOT COVERAGE: 18.68%

ZONING INFORMATION:

PROPERTY ZONED: R-3

FRONT SETBACK: 50 FEET

SIDE SETBACK: 10 FEET

REAR SETBACK: 20 FEET

MAXIMUM LOT COVERAGE: 40%

8193^{50 FT} EXISTING IMPERV
288 SQ FT Proposed IMPER
8481 SQ FT New IMPERVIC
TOTAL COVERAGE 19.34%

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 SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-87.

AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR LAND DISTURBING ACTIVITIES.



REVISIONS

NO.	BY	DATE	DESCRIPTION
1	RE	02/13/2017	INITIAL ISSUE

DATE OF PLAT: 02/13/2017

DATE OF FIELD WORK: 02/08/2017

REF. PLAT, PB. 111 ~ PG. 81, FULTON COUNTY, GEORGIA.

SHEET 1 OF:

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