



ATLANTA REGIONAL COMMISSION

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: September 26, 2018

ARC REVIEW CODE: V1809261

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Sandra DeWitt, Department of Community Development
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-18-02SS 8260 Jett Ferry Road

Review Type: Metro River

MRPA Code: RC-18-02SS

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new 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: 343 **District:** 6 **Section:**

Date Opened: September 26, 2018

Deadline for Comments: October 6, 2018

Earliest the Regional Review can be Completed: October 8, 2018

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF ROSWELL

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Robert Herrig at Rherrig@atlantaregional.org or (470) 378-1636. If ARC staff does not receive comments from you on or before October 6, 2018, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

[illegible]



Cashier's check # 0500108574
FIRST CITIZENS BANK
\$250.00
9/13/18
The Permit Specialist

To: Jim Santo Principal Planner Natural Resource Group Atlanta Regional Commission 229 Peachtree Street NE, Suite 100 Atlanta, GA 30303 470-378-1550	From: Sandra DeWitt City Arborist Department of Community Development 1 Galambos Way Sandy Springs, GA 30328 770-206-1568
---	---

Date: September 17, 2018

Re: 8260 Jett Ferry Road - Application for MERPA Certification

Jim,

Attached are the following documents for the above review:

- Application for review signed by the City of Sandy Springs (2 copies)
- Plan set (2 copies)
- Cashier's check for 250.00 review fee.

After initial review, it appears that the applicant has satisfied the minimum submittal requirements to request the review.

We appreciate your time and expertise in this matter and if there is any additional information you need or if you have further questions feel free to contact me.


Sandra DeWitt

City Arborist

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: CITY OF SANDY SPRINGS, GA
2. Owner(s) of Record of Property to be Reviewed:
Name(s): MICHAEL J. JARDINA
Mailing Address: 8260 JETT FERRY ROAD
City: SANDY SPRINGS State: GA Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-386-1198 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): SHANIE ROACH, SOUTH HAVEN BUILDERS AGENT: APRIL INGRAHAM 404-421-1520
CONSULTANT@THEPERMITSPECIALIST.COM
Mailing Address: 155 MT. VERNON HWY, SUITE 800
City: SANDY SPRINGS State: GA Zip: 30338
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-290-8116 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: 8260 JETT FERRY ROAD
Description of Proposed Use: SINGLE-FAMILY RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 343, 6TH DISTRICT, FULTON COUNTY, GA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
8260 JETT FERRY ROAD, APPROX 100 FT TO INTERSECTION OF PENRITH PLACE AND JETT FERRY ROAD
Size of Development (Use as Applicable):
Acres: Inside Corridor: 5.362 ACRES
Outside Corridor: N/A
Total: 5.362 ACRES
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? UNKNOWN NO (SMS - 9/25/19)

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): The property was shown on the review of the neighboring 8200 Jamboree (RL-99-115C) but was not part of the review. (SMS - 9/26/19)

7. How Will Sewage from this Development be Treated?

A. Septic tank YES (see permit & opinion on Page 3 of Plans - SMS - 9/25/19)

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.
A	<u>N/A</u>			<u>(90)</u>	<u>(75)</u>
B	<u>N/A</u>			<u>(80)</u>	<u>(60)</u>
C	<u>N/A</u>			<u>(70)</u>	<u>(45)</u>
D	<u>N/A</u>			<u>(50)</u>	<u>(30)</u>
E	<u>233,560 S.F. TOTAL SITE - 70,068 S.F. DISTURBED - 35,034</u>			<u>(30)</u>	<u>30%</u>
F	<u>N/A</u>			<u>(10)</u>	<u>(2)</u>
Total:	<u>233,560 S.F. TOTAL SITE - 70,068 S.F. DISTURBED - 35,034</u>			<u>N/A</u>	<u>N/A</u>

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES

If "yes", indicate the 100-year floodplain elevation: 880

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? Approx 40% *2/5/10*

If "yes", indicate the 500-year flood plain elevation: ± 321 - 10' FEMA map 13121C01606

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. *est flood*

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). *no construction in 500 yr flood*

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)

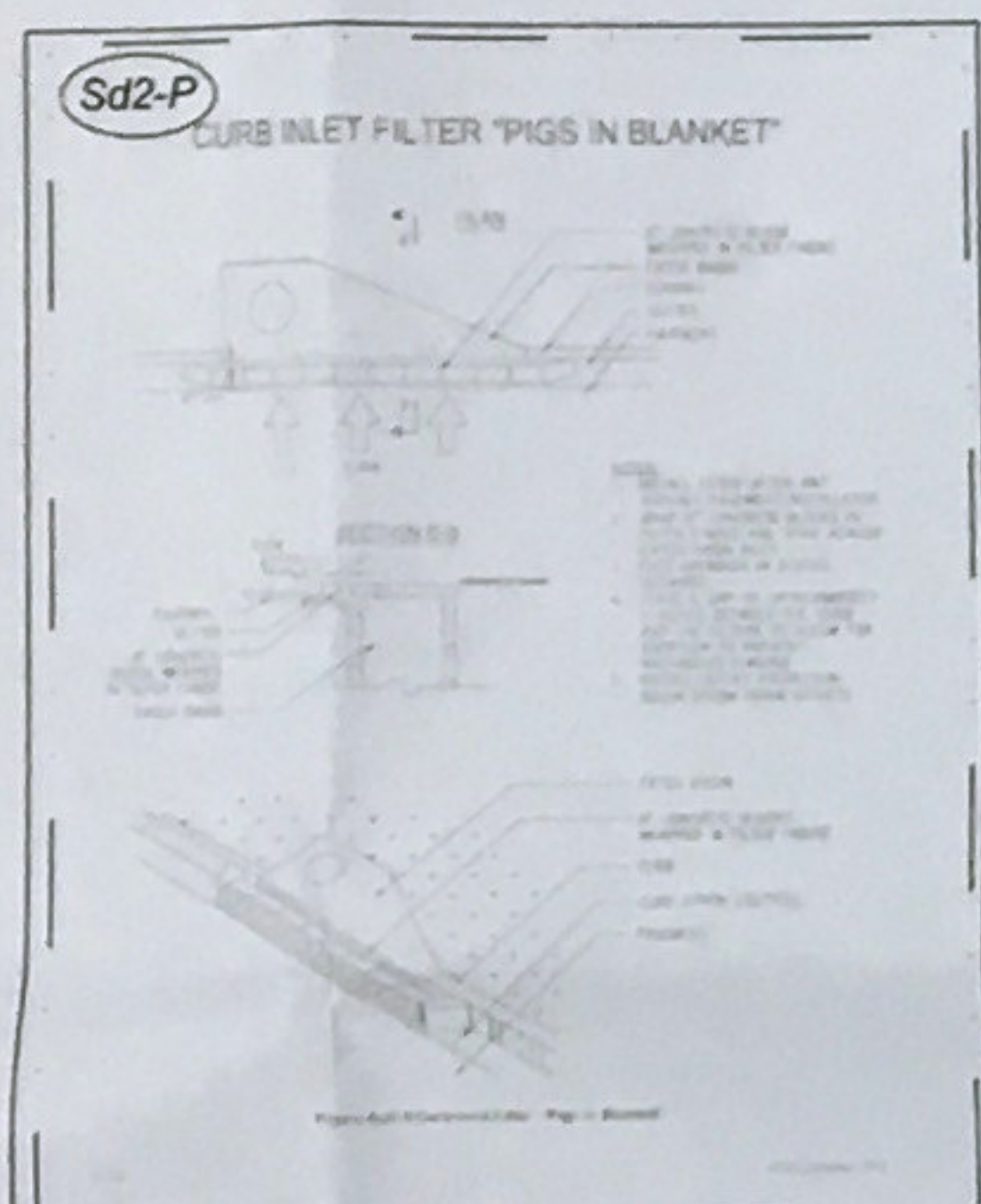
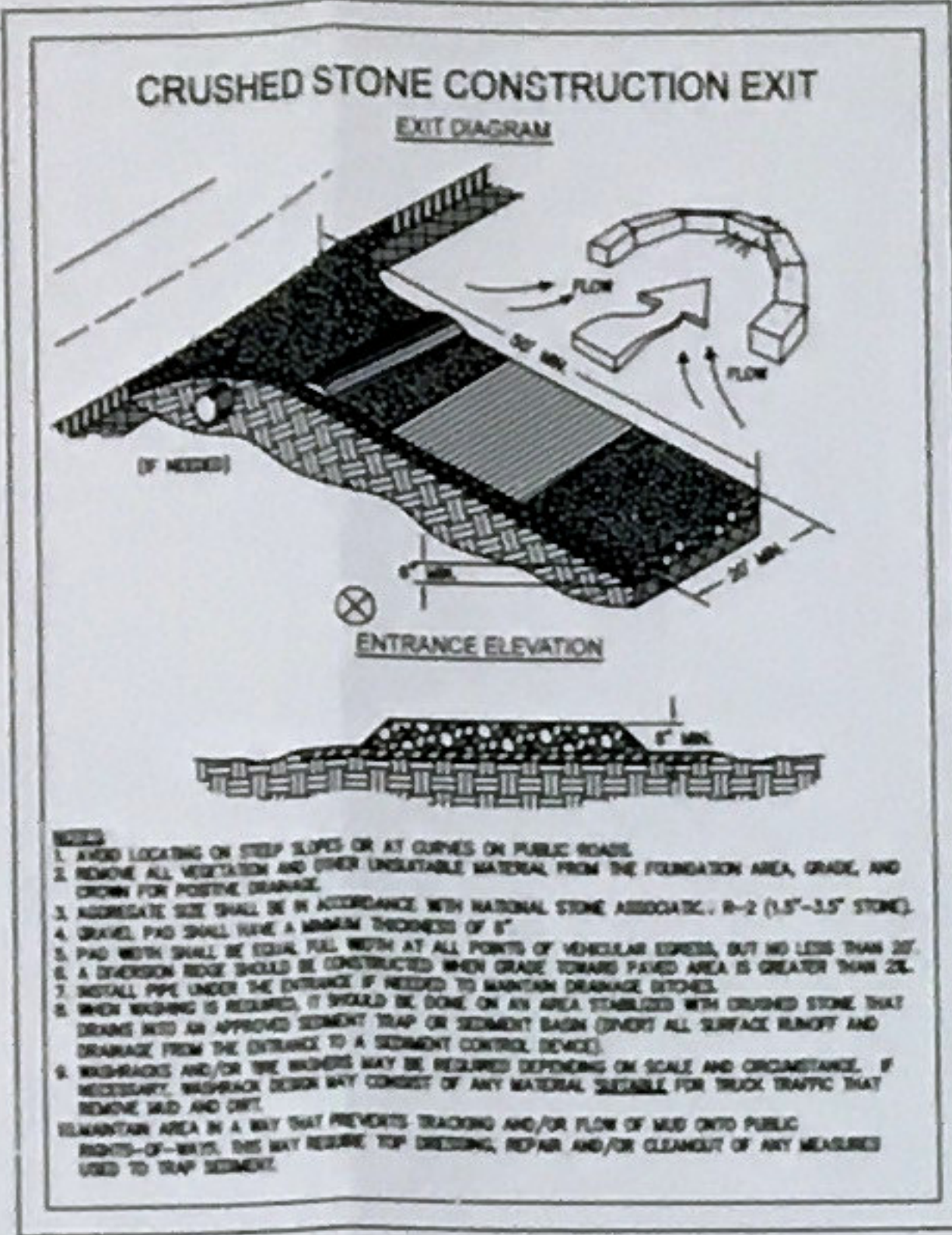
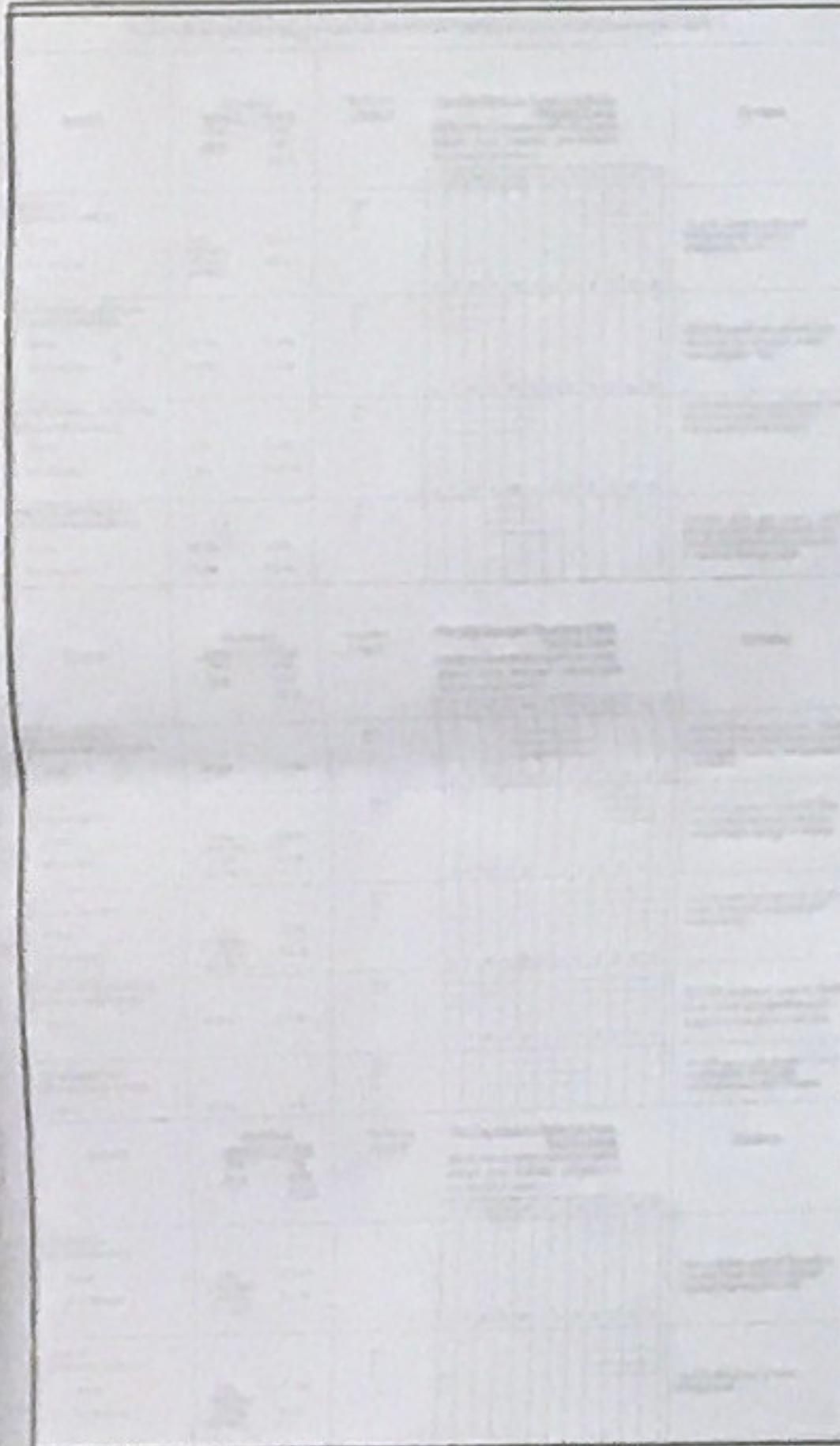
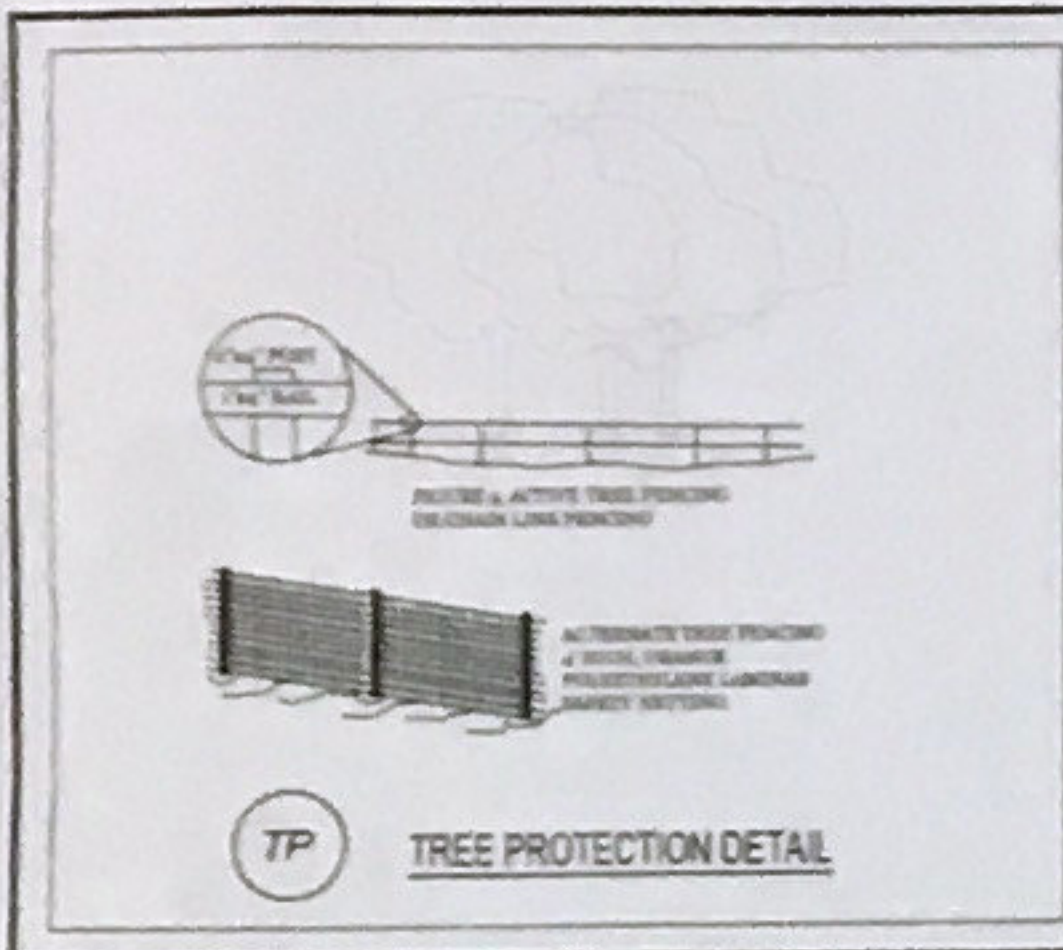
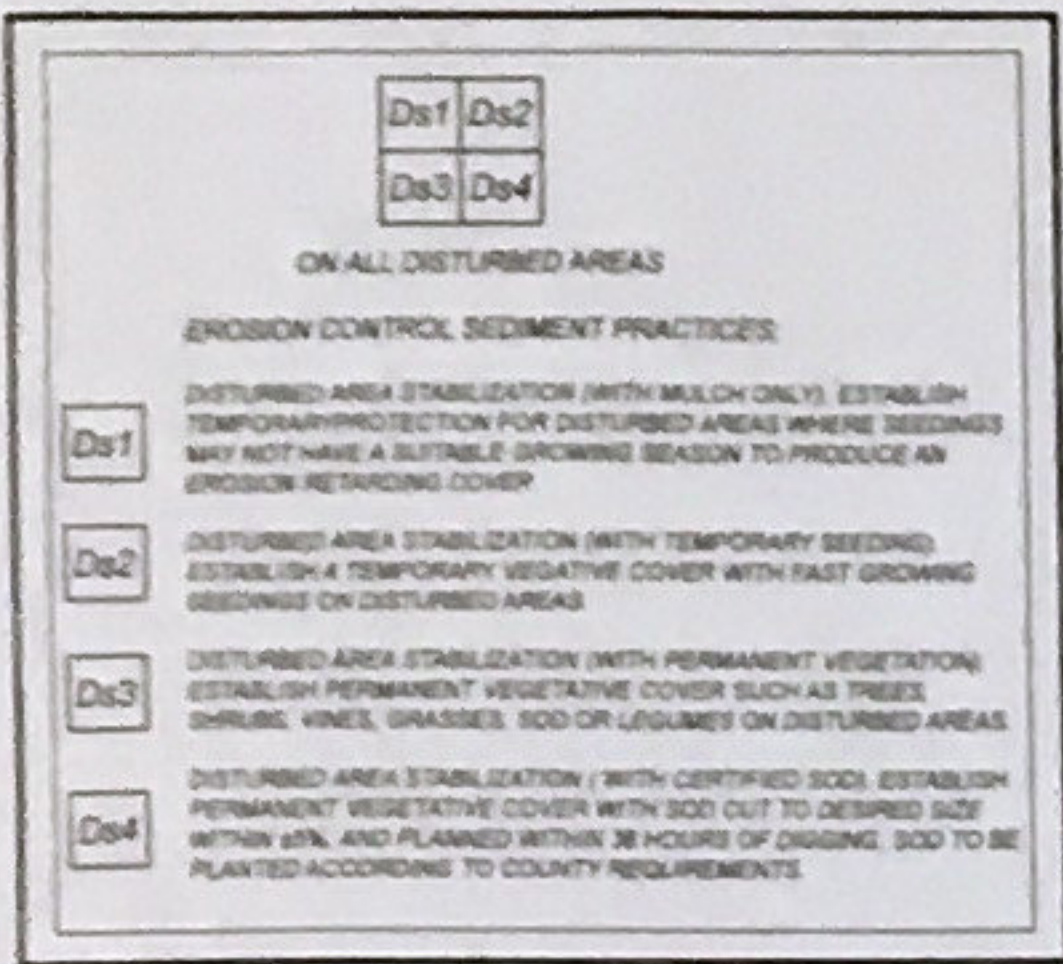
Michael J. Jordana 08/21/18
Signature(s) of Owner(s) of Record Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

C. S. H. P. A. 08/21/18
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 9-14-18
Signature of Chief Elected Official or Official's Designee Date



ESTIMATED SOIL PROPERTIES

SOIL UNIT	DEPTH TO TOP OF UNIT (FEET)	SOIL TYPE	PERCENT SAND	PERCENT SILT	PERCENT CLAY	PERCENT ORGANIC MATTER	PERCENT HUMUS	PERCENT FIBRILS	PERCENT ROOTS	PERCENT STONES	PERCENT DEBRIS	PERCENT OTHER
1.00	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.01	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.02	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.03	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.04	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.05	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.06	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.07	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.08	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.09	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.10	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.11	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.12	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.13	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.14	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.15	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.16	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.17	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.18	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.19	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.20	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.21	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.22	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.23	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.24	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.25	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.26	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.27	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.28	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.29	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.30	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.31	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.32	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.33	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.34	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.35	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.36	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.37	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.38	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.39	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.40	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.41	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.42	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.43	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.44	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.45	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.46	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.47	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.48	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.49	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.50	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.51	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.52	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.53	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.54	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.55	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.56	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.57	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.58	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.59	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.60	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.61	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.62	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.63	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.64	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.65	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.66	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.67	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.68	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.69	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.70	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.71	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.72	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.73	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.74	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.75	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.76	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.77	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.78	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.79	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.80	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.81	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.82	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.83	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.84	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.85	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.86	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.87	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.88	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.89	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.90	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.91	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.92	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.93	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.94	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.95	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.96	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.97	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.98	0.00	1.00	100	0	0	0	0	0	0	0	0	0
1.99	0.00	1.00	100	0	0	0	0	0	0	0	0	0
2.00	0.00	1.00	100	0	0	0	0	0	0	0	0	0

NOTES:

1. This table is for use in estimating the quantity of material to be excavated or filled in a project. It is not intended to be