

DATE: AUGUST 21, 2019

ARC REVIEW CODE: V1908211

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Madalyn Smith, Planner I, 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-19-01SS 9300 Roberts Drive

Review Type: Metro River

MRPA Code: RC-19-01SS

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of seven (7) single-family residences.

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: 366 **District:** 6 **Section:**

Date Opened: August 21, 2019

Deadline for Comments: August 31, 2019

Earliest the Regional Review can be Completed: September 3, 2019 (next business day after Deadline for Comments)

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
CITY OF ROSWELL

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CNRRA

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.org or (470) 378-1645. If ARC staff does not receive comments from you on or before August 31, 2019, 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.

COMMENTS:

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): London Mykels

Mailing Address: 3297 Northcrest Road, Unit 107

City: Atlanta State: GA Zip: 30340

Contact Phone Numbers (w/Area Code):

Daytime Phone: 678-326-9256 Fax: _____

Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):

Name(s): Kevin Edwards – Edwards Engineering Consultants, LLC

Mailing Address: 4290 Weston Drive SW

City: Lilburn State: GA Zip: 30047

Contact Phone Numbers (w/Area Code):

Daytime Phone: 678-575-9263 Fax: _____

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: 9300 Roberts Drive Cottage Court

Description of Proposed Use: Development of seven (7) Single- Family Residences

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: Land Lot 366, 6th District Fulton County

Parcel 06 0366 LL 0220

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 9300

Roberts Drive, abuts Georgia 400 Right-of-Way

Size of Development (Use as Applicable):

Acres: Inside Corridor: 3.56 acres

Outside Corridor: _____

Total: 3.56 acres

Lots: Inside Corridor: 7 Lots

Outside Corridor: _____

Total: 7 Lots

Units: Inside Corridor: _____

Outside Corridor: _____

Total: _____

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: _____

Outside Corridor: _____

Total: _____

All – JMS LARC-08-16-19

JMS
9/16/19

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? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC-77-S1FC Duplex on Roberts Drive on East

Side of Georgia 400 March 1977

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.
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>23,661 SF</u>	<u>16,563 SF</u>	<u>10,647 SF</u>	<u>(70) 70%</u>	<u>(45) 45%</u>
D	<u>86,004 SF</u>	<u>43,002 SF</u>	<u>25,801 SF</u>	<u>(50) 50%</u>	<u>(30) 30%</u>
E	<u>45,263 SF</u>	<u>13,579 SF</u>	<u>6,790 SF</u>	<u>(30) 30%</u>	<u>(15) 15%</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>154,928 SF</u>	<u>73,144 SF</u>	<u>43,238 SF</u>	<u>N/A</u>	<u>N/A</u>

All - JMS - ARC -08-16-19

Jan Sep/19

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? NO

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. (SURVEY)

☒ Proposed grading plan. (C.I.)

☐ Certified as-builts of all existing land disturbance and impervious surfaces.

☒ Approved erosion control plan. (C.I.)

☒ 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.

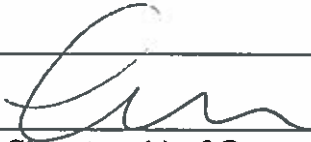
☐ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

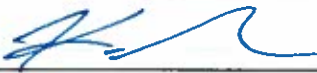
☐ Lot-by-lot and non-lot allocation tables.

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 11/9/2018 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) 11/9/2018 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 Date

**Revised 9300 Roberts Drive Reanalysis
City of Sandy Springs**

February 10, 2017

Vulnerability Factor	Factor Subgroup	Score											
Geology	Biotite-Gneiss	5											
Vegetation	Pines	15											
SUBTOTAL:		20											
Aspect:	North	6											
	West	--											
SUBTOTAL:		26											
Hydrology:	First Order	10											
	Interbasin	--											
SUBTOTAL:		36											
Slope	0-10%	3											
	10-25%	--											
SUBTOTAL:		39											
Soils	Low-to- Mod. Erod.	8											
	Moderate Erodibility	--											
TOTAL:		47	51	57	61	63	67	53	57	63	67	69	73
CATEGORY:		C	D	D	E	E	E	D	D	E	E	E	E

The C category includes scores from 38 to 49

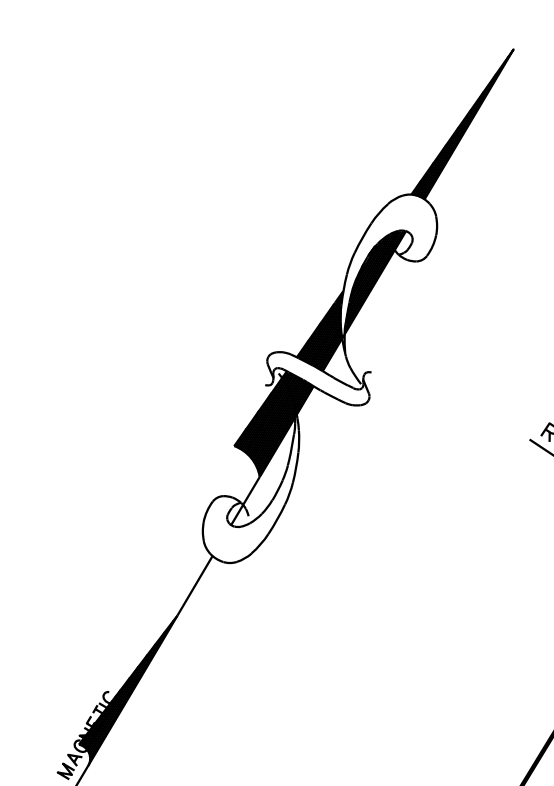
The D category includes scores from 50 to 59

The E category includes scores from 60 to 79

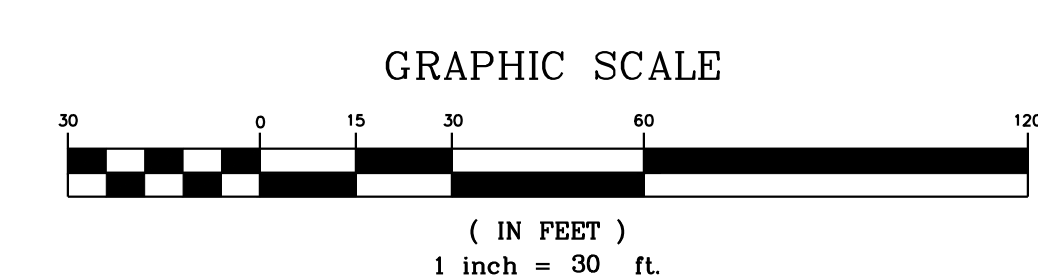
PAVING LEGEND

	L.D. ASPHALT
	CONCRETE PAVING
	H.D. ASPHALT
	CONCRETE S/W
	PERVIOUS PAVERS

ACCEPTABLE PERVIOUS PAVERS



Community Green Space



CALL 811
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THE U.S.A.
THREE WORKING DAYS
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GEORGIA 400 Right-of-Way

Community Green Space

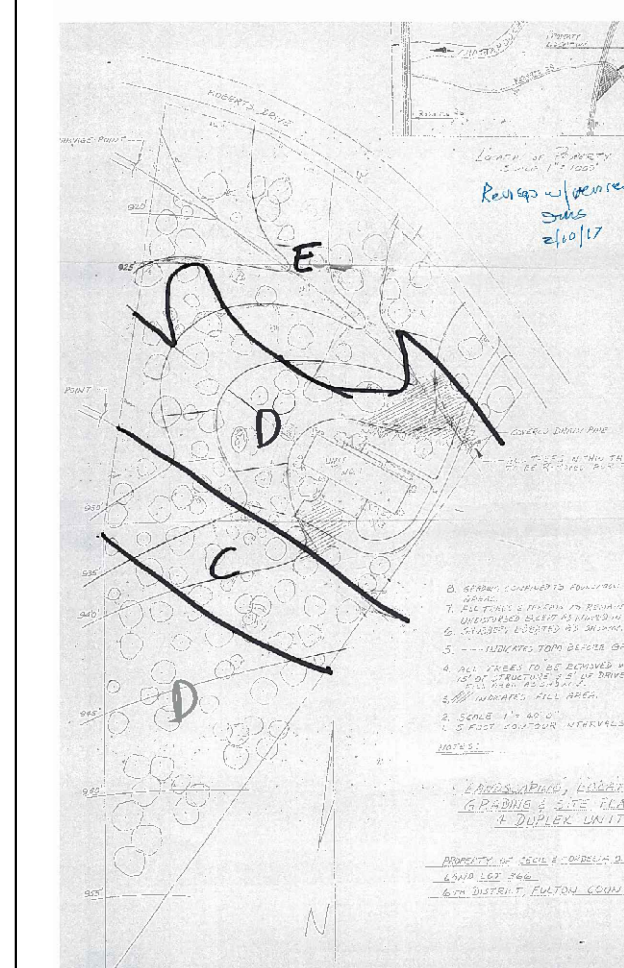
Community Green Space

Revised 9306 Roberts Drive Reanalysis
City of Sandy Springs
February 10, 2017

Vulnerability Factor	Factor Subscore	Score
Geology	Stable Soils	5
Vegetation	Forest	15
SubTOTAL		20
Aspects	North	6
	West	24
SubTOTAL		30
Hydrology	First Order	10
	Second	20
SubTOTAL		30
Slope	0-10%	3
	10-25%	3
SubTOTAL		6
Soils	Low to Med. Prod.	8
	Med. to High Prod.	8
SubTOTAL		16
TOTAL		70
CATEGORY		C

The C category includes scores from 50 to 70.
The D category includes scores from 40 to 50.
The E category includes scores from 30 to 40.

404.463.0168 FAX 404.463.0168 WWW.ATLANTAREGIONAL.COM



RE-ANALYSIS BY ARC: MR. JIM SANTO
DATED: 02/10/2017

PREVIOUS ARC CERTIFICATE: 1
ROBERTS DRIVE COTTAGE COURT
9300 ROBERTS DRIVE
TAX ID: 06-0366-LL-022
LAND LOT 366 6TH DISTRICT
PREVIOUS ZONING CASE: Z-76-61
ZONING MAP CHANGE: JUNE 2017 (RM-3)
APPLICANT:
KEVIN S. EDWARDS
4290 WESTON DRIVE SW
LILBURN, GA 30047
PHONE: 678-575-9263

OWNER/DEVELOPER:
LONDON MYKELS
3297 NORTHCREST ROAD
UNIT 107
ATLANTA, GA 30340
PHONE: 678-326-9256

ENGINEER:
KEVIN S. EDWARDS
4290 WESTON DRIVE SW
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PHONE: 678-575-9263

BUILDER/24 HOUR CONTACT:
LONDON MYKELS
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PHONE: 678-326-9256

ZONED: RM-3
COTTAGE COURT DEVELOPMENT PATTERN
TOTAL ACREAGE: 3.70 ACRES
= 161,128 SF
MINIMUM SITE AREA: 40,000 SF
3 STORIES/ 40' MAX
PROPOSED RESIDENCES:
7 SINGLE-FAMILY RESIDENCES
3 BEDROOM RESIDENCES
PARKING REQUIRED = 2 PER UNIT
+ 0.2 PER UNIT FOR GUESTS
= 2(7) + 0.2(7) = 15.4
= 16 SPACES REQUIRED
PARKING PROVIDED TWO PER UNIT
PLUS 2 SURFACE SPACES
= 16 SPACES PROVIDED
LOT AREA: 1,200 SF MIN
LOT WIDTH: 22'-FT MIN
COURTYARD AREA PER UNIT: 600 SF MIN
COURTYARD WIDTH: 40' AVG./10' MIN
BUILDING SETBACKS:
PRIMARY STREET: 15' MIN
SITE: SIDE COMMON LOT LINE: 10' MIN
SITE: REAR COMMON LOT LINE: 10' MIN
COURTYARD: 0' MIN
BUILDING SEPARATION: 10' MIN
UNIT FOOTPRINT SIZE: 1,200 SF MAX
LOT COVERAGE = 0.97 AC/3.70 AC
= 26.2% LOT COVERAGE

LOCATION MAP
N.T.S.

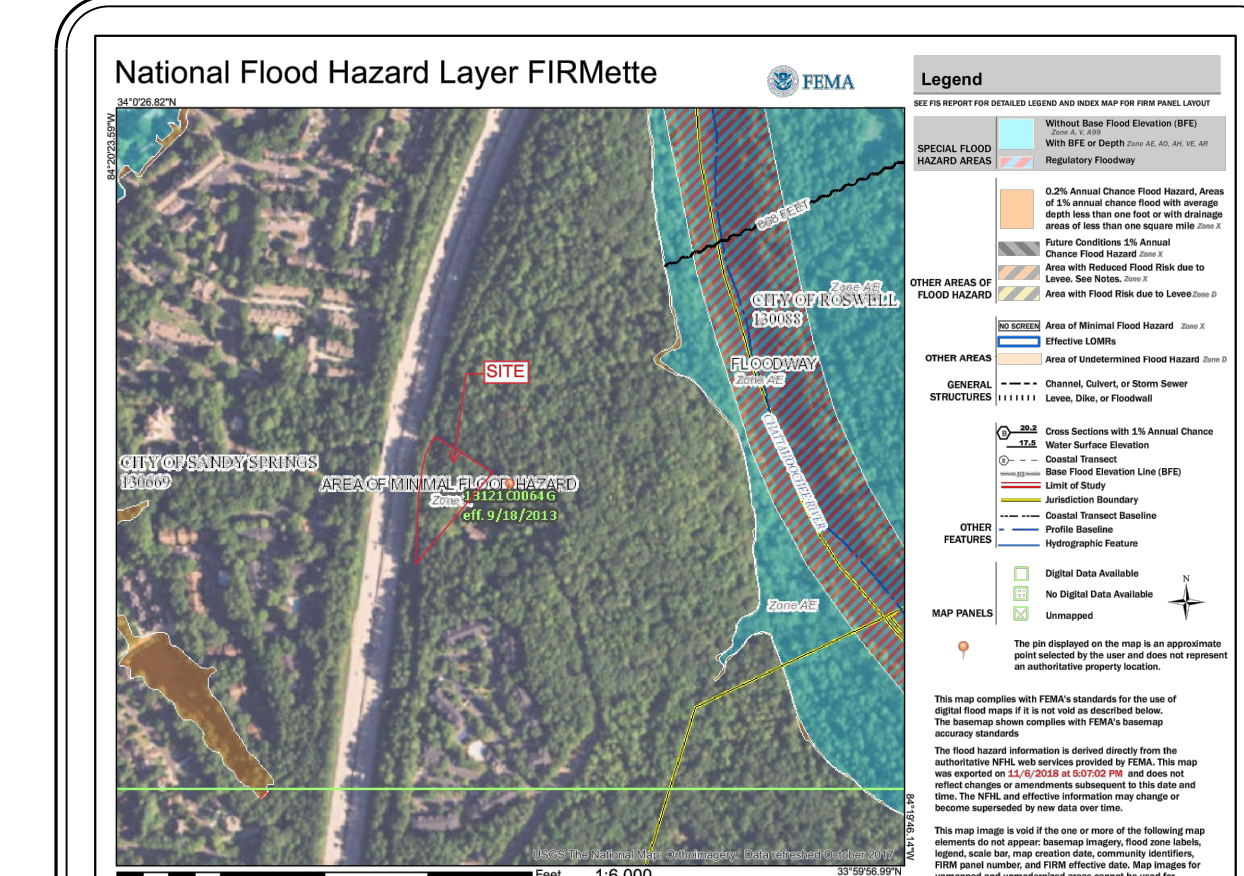
A. This property is completely or partially within the Chattahoochee River Corridor. No land disturbance shall occur outside the approved limits.
B. All construction must conform to City of Sandy Springs standards.
C. Prior to commencing land disturbing activity, the limits of land disturbance shall be clearly and accurately demarcated with tree save fence, and shall remain marked throughout construction, until final stabilization.
D. All erosion control measures shall be in place prior to commencing construction and shall be maintained in proper working order until all disturbed areas are stabilized.
E. A copy of the approved land disturbance plan and river corridor certificate/permit shall be present onsite whenever land disturbing activity is in progress.
F. A final on-site inspection by the Director of the Department of Community Development or his/her designee is required prior to the release of the Certificate of Occupancy. A certified as-built survey may be required.
G. This plan is approved for River Corridor Only. It does not entitle land disturbing activity or construction of structures without first obtaining all applicable permits.

Vulnerability Category	Total Square Footage	Total Square Footage Land Disturbance	Total Square Footage Impervious Surface	Percent Land Disturbance	Percent Impervious Surface
A	0	-	-	(90)	(75)
B	0	-	-	(80)	(60)
C	23,661	16,560	8,974	(70) 69.9%	(45) 37.9%
D	86,004	42,976	23,707	(50) 49.9%	(30) 27.6%
E	45,263	13,260	3,610	(30) 29.3%	(15) 7.9%
F	0	-	-	(10)	(2)
TOTAL:	154,928	72,796	36,291	N/A	N/A

SITE AREA: 161,128 SF = 3.70 ACRES MINUS R.O.W. DEDICATION (6,200 SF) = 154,928 SF

KEVIN S. EDWARDS
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000021594
ISSUED: 11/04/2006
EXPIRES: 11/04/2021



Flood plain note: This property is not in a flood hazard area according to F.I.R.M. Panel# 13121C0064G last revised on September 18, 2013. If the special flood hazard area has established elevations, then a surveyor or architect can certify this statement. If elevations have not been established then a registered engineer must provide calculations to establish the horizontal location and the elevation of the flood hazard. If property has special flood hazard area crossing its boundary line, a certificate of occupancy hold will be placed on the building permit until an elevation certificate is submitted certifying that the lowest floor elevation of the structure is a minimum of three (3) feet above the special flood hazard area elevation.

EEC
Edwards Engineering & Land Planning
CIVIL ENGINEERING & LAND PLANNING
4290 WESTON DRIVE
LILBURN, GA 30047
PHONE: (678) 575-9263

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 025453
KEVIN S. EDWARDS

PROJECT:
ROBERTS DRIVE COTTAGE COURT
LAND LOT 366 6TH DISTRICT
SANDY SPRINGS/FULTON COUNTY
9300 ROBERTS DRIVE

REVISIONS:

061519	IMPERVIOUS REVISION
073019	IMPERVIOUS REVISION
081519	IMPERVIOUS REVISION

ARC / MRPA SITE PLAN

SCALE: 1" = 30'
DATE: 02/26/19
DRAWN BY: KSE
PROJECT MANAGER: MAW
QA/QC CHECK:

PROJECT NO.
09-068.141

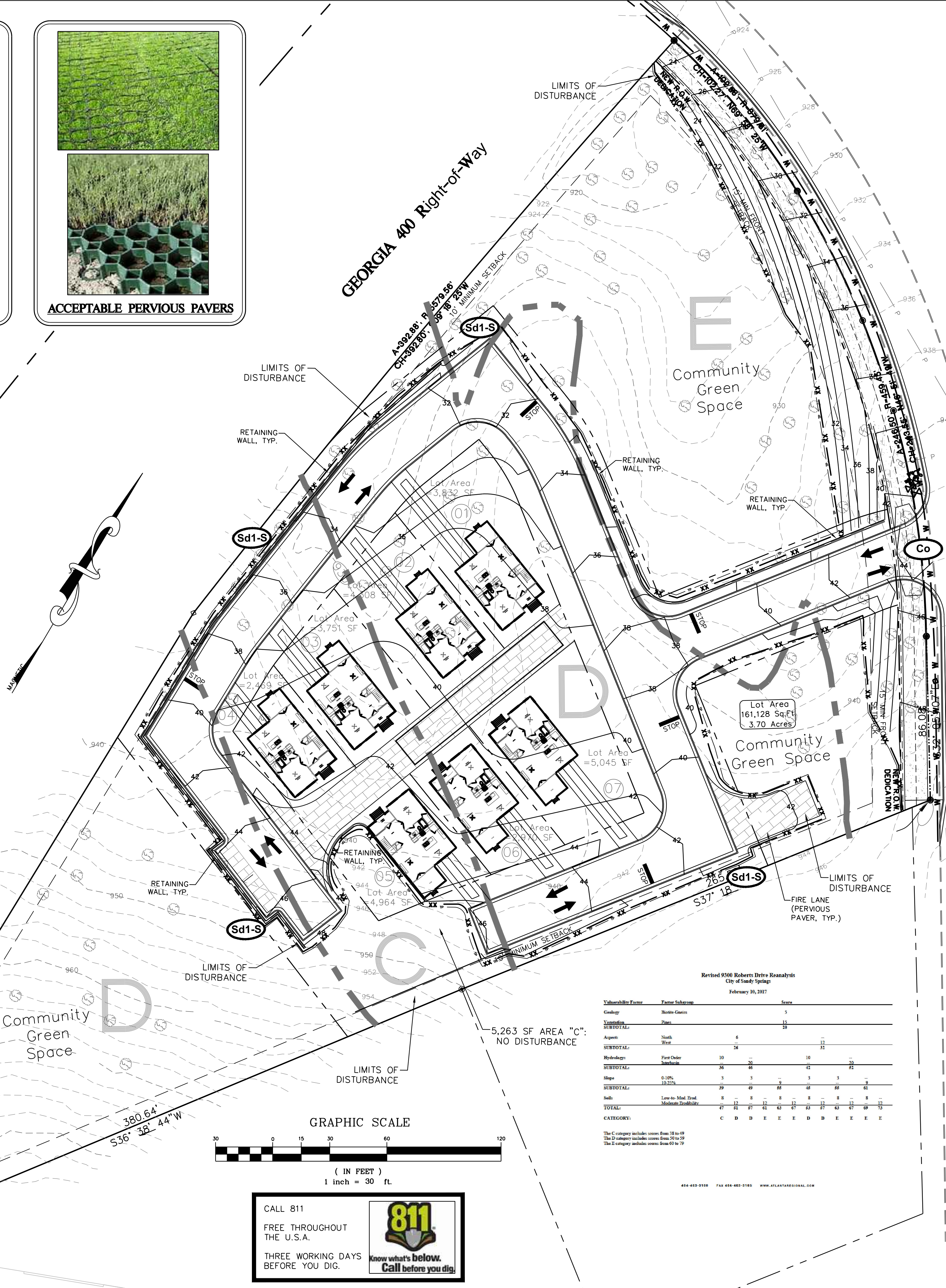
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G:\PROJECTS\2009\09-068 Edwards Engineering\141 - Roberts Drive Subdivision\Drawing\Cottage Court_R5.dwg August 14, 2019

PAVING LEGEND

	L.D. ASPHALT
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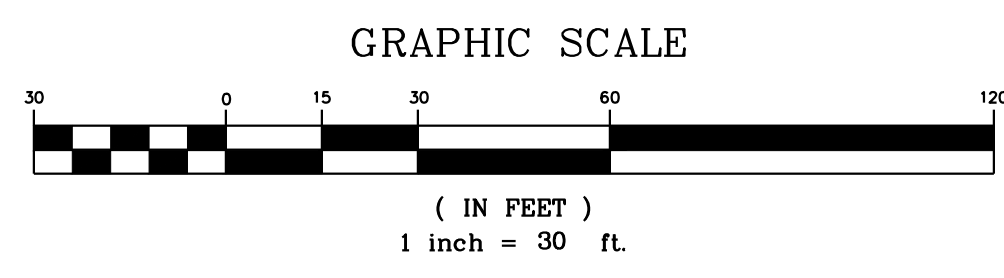
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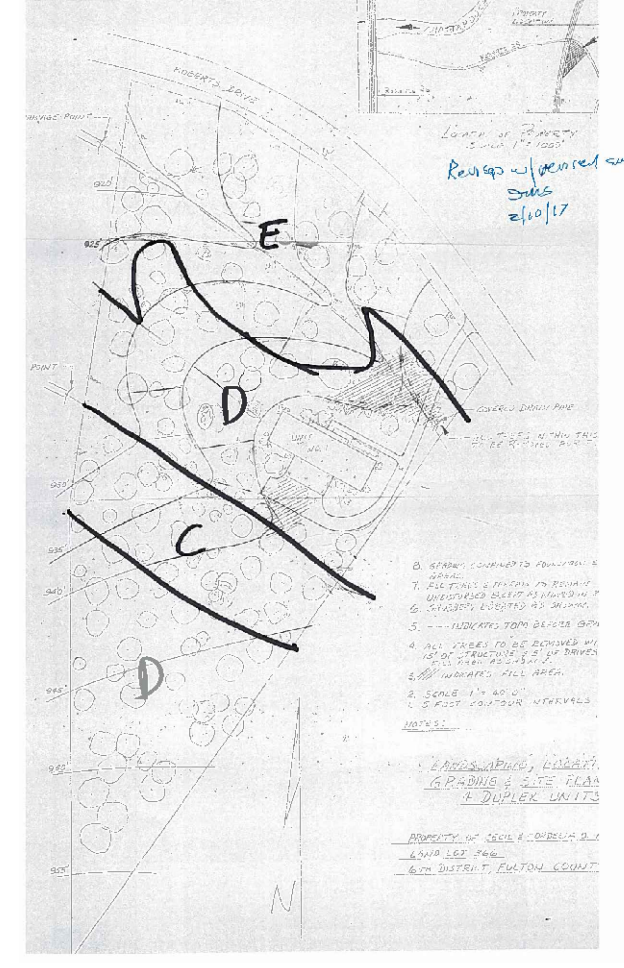
Revised 9306 Roberts Drive Reanalysis
City of Sandy Springs
February 10, 2017

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Aspects	North West	6
SUBTOTAL		26
Hydrology	First Order	10
	Second	10
SUBTOTAL		20
Slope	0-10%	3
	10-25%	3
SUBTOTAL		6
Sols	Low to Med. Prod.	8
	Medium Productivity	8
SUBTOTAL		16
TOTAL		62
CATEGORY		C

The C category includes scores from 50 to 59.
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The E category includes scores from 30 to 39.



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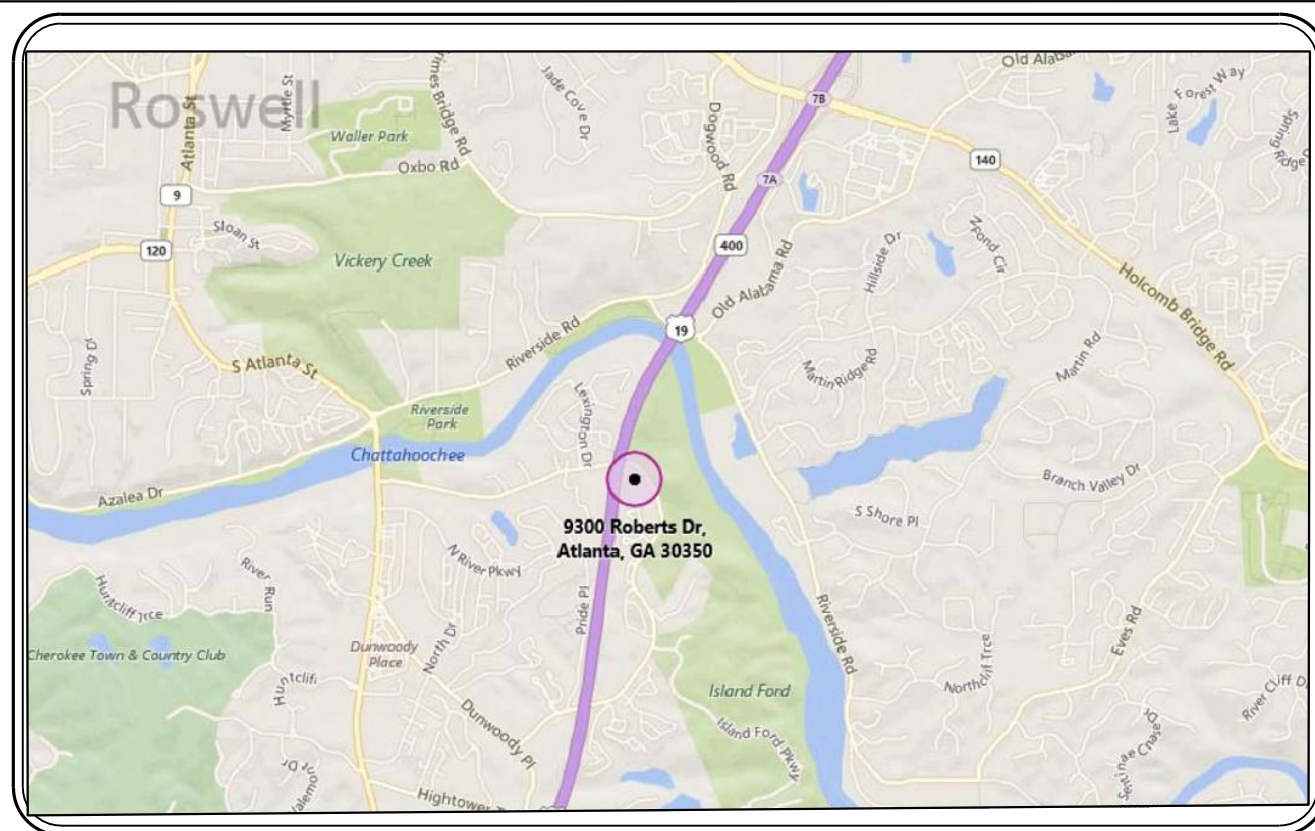
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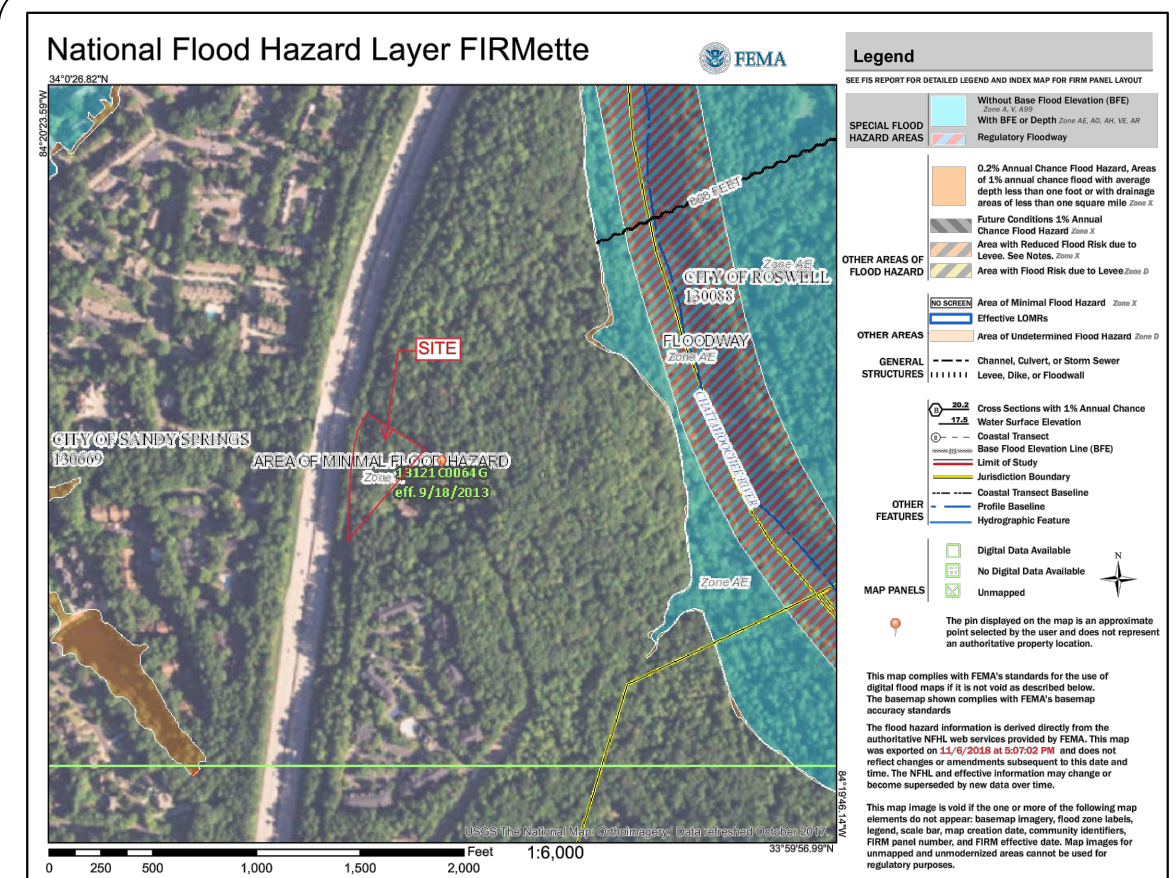
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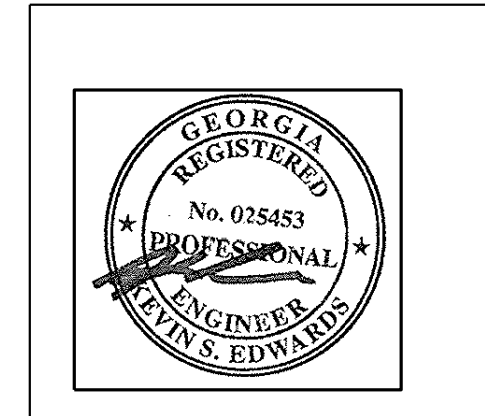
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LEVEL II CERTIFIED DESIGN PROFESSIONAL

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REVISIONS:

061519	IMPERVIOUS REVISION
073019	IMPERVIOUS REVISION
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GRADING & EROSION CONTROL PLAN

SCALE: 1" = 30'
DATE: 02/26/19
DRAWN BY: KSE
PROJECT MANAGER: MAW
QA/QC CHECK:

PROJECT NO.
09-068.141

C1.1