


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: MARCH 18, 2020

ARC REVIEW CODE: V2003181

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Madalyn Smith, City of Sandy Springs, 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-20-01SS 6030 Black Water Trail

Review Type: Metro River

MRPA Code: RC-20-01SS

Description: A Metropolitan River Protection Act (MRPA) review of a proposed project to expand an existing exterior deck on a single-family home located at 6030 Black Water Trail in the City of Sandy Springs, Fulton County. The proposed project would increase the impervious surface of the existing development by 294 square feet.

Preliminary Finding: ARC staff has opened its 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 River Corridor Plan.

Submitting Local Government: City of Sandy Springs

Land Lot: 169 **District:** 17 **Section:**

Date Opened: March 18, 2020

Deadline for Comments: March 28, 2020

Earliest the Regional Review can be Completed: March 30, 2020 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT
 NATIONAL PARK SERVICE-CRNRA
 FULTON COUNTY

ARC NATURAL RESOURCES
 CHATTAHOOCHEE RIVERKEEPER
 COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
 GEORGIA CONSERVANCY

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before 5 p.m. Saturday, March 28, 2020, 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.

Response:

**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): Hugh and Kathryn Saussy
Mailing Address: 6030 Blackwater Trail
City: Sandy Springs State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-613-7945 Fax: _____
Other Numbers: 404-210-5820

3. Applicant(s) or Applicant's Agent(s):
Name(s): Atlanta Decking and Fence
Mailing Address: 5125 Shiloh Rd
City: Cumming State: GA Zip: 30040
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-781-4641 Fax: 678-947-3387
Other Numbers: _____

4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: Expansion of existing deck increasing
imperious surface area of development by 294 sq ft.

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 169, ~~17th~~ 17th District,
Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: North
Harbor Subdivision, Lot 62, Block B, 6030 Blackwater Trail
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.48 acre
Outside Corridor: _____
Total: 0.48 acre
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: _____

RC20-000155

6030 Blackwater Trl

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 No change

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	_____	_____	_____	(70)_____	(45)_____
D	<u>13,958 sq ft</u>	<u>6,979 sq ft</u>	<u>5,075 sq ft *</u>	<u>(50) 50%</u>	<u>(30) 36.1% *</u>
E	<u>6,980 sq ft</u>	<u>1,650 sq ft</u>	<u>400 sq ft *</u>	<u>(30) 23.6%</u>	<u>(15) 5.7%</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>20,938 sq ft</u>	<u>8,629 sq ft</u>	<u>5,475 sq ft</u>	N/A	N/A

* Includes a transfer of 592 sq ft of impervious surface from E to D at 1 to 1.5 (592 x 1.5 = 888 sq ft) as per Part 2.A.3c of the Chattahoochee Corridor Plan

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.

____ 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.


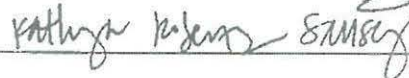
___ Land-disturbance plan.

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)

	2/9/2020
	2/9/2020

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:

Signature(s) of Applicant(s) or Agent(s)

Date

14. The governing authority of the 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.

	03/12/2020
Signature of Chief Elected Official or Official's Designee	Date

Radius	Length	Chord	Chord Bear.
215.29	149.30	146.33	S 73°25'17"W

Pre construction: 5186sqft/20933sqft = 24.7%
House: 2190sqft
Driveway/walkway: 2308 sqft
Sunroom: 364 sqft
Deck: 132 sqft
Front Porch: 192 sqft

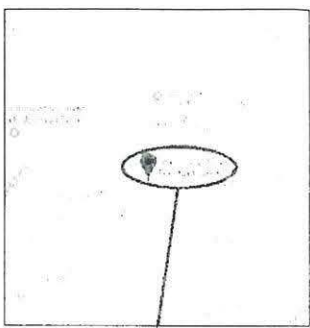
Post construction: 5510sqft/20933sqft = 26.3%
House: 2190sqft
Driveway/walkway: 2308 sqft
Sunroom: 364 sqft
Deck/stairs: 456 sqft
Front Porch: 192 sqft



SSMH1
TOP=908.35
INV IN=902.65
INV OUT=902.55
SSMH2
TOP=904.63
(A) INV IN=900.93
(B) INV IN=894.83
INV OUT=894.73
SSMH3
TOP=892.33
(A) INV IN=877.03
(B) INV IN=877.03
INV OUT=876.83
SSMH4
TOP=896.01
INV IN=890.11
INV OUT=889.71

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (S) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.
EFFECTIVE DATE: 02/18/2013
ZONE: X
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.
THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.



NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

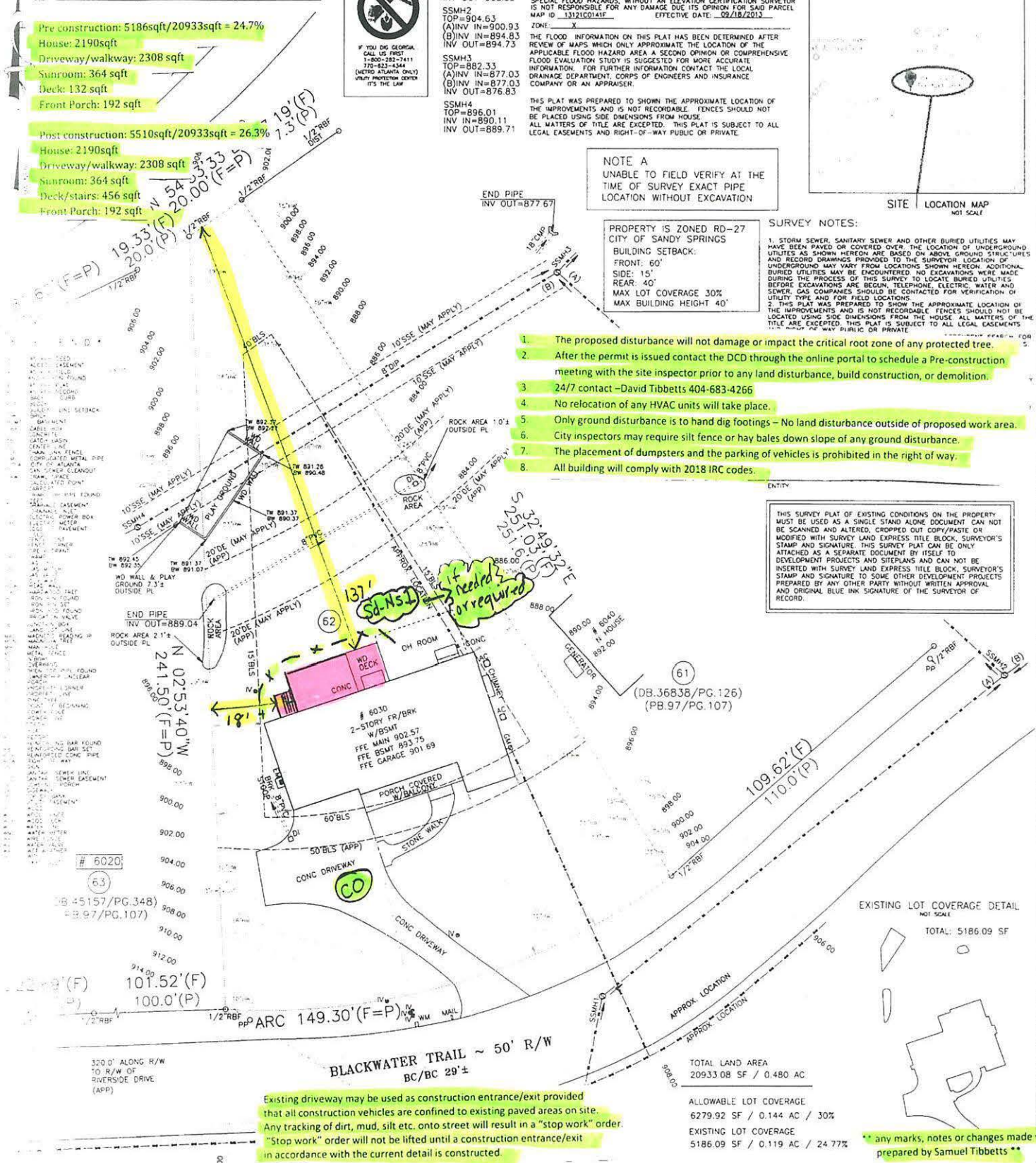
PROPERTY IS ZONED RD-27
CITY OF SANDY SPRINGS
BUILDING SETBACK:
FRONT: 60'
SIDE: 15'
REAR: 40'
MAX LOT COVERAGE 30%
MAX BUILDING HEIGHT 40'

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND UTILITIES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.
3. The proposed disturbance will not damage or impact the critical root zone of any protected tree.
4. After the permit is issued contact the DCD through the online portal to schedule a Pre-construction meeting with the site inspector prior to any land disturbance, build construction, or demolition.
5. 24/7 contact - David Tibbetts 404-683-4266
6. No relocation of any HVAC units will take place.
7. Only ground disturbance is to hand dig footings - No land disturbance outside of proposed work area.
8. City inspectors may require silt fence or hay bales down slope of any ground disturbance.
9. The placement of dumpsters and the parking of vehicles is prohibited in the right of way.
10. All building will comply with 2018 IRC codes.

ENTRY

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT CAN NOT BE SCANNED AND ALTERED, CROPPED OR COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.



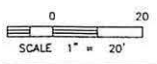
Existing driveway may be used as construction entrance/exit provided that all construction vehicles are confined to existing paved areas on site. Any tracking of dirt, mud, silt etc. onto street will result in a "stop work" order. "Stop work" order will not be lifted until a construction entrance/exit in accordance with the current detail is constructed.

TOTAL LAND AREA
20933.08 SF / 0.480 AC

ALLOWABLE LOT COVERAGE
6279.92 SF / 0.144 AC / 30%
EXISTING LOT COVERAGE
5186.09 SF / 0.119 AC / 24.77%

** any marks, notes or changes made were prepared by Samuel Tibbetts **

- LINE INDICATORS
- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE



LOT 62	BLOCK B
NORTH HARBOR SUBDIVISION	UNIT 3
LAND LOT 169	17TH DISTRICT
FULTON COUNTY, GEORGIA	DB 58482 / PG 164
FIELD WORK DATE SEP 2, 2019	PRINTED/SIGNED SEP 6, 2019
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET. AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR SLOPE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 10" CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.	
AU 20171617	DWG 20191853

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

HUGH STEPHEN SAUSSY

PROPERTY ADDRESS:
6030 BLACKWATER TRAIL
SANDY SPRINGS, GA 30328

24 LENOX POINTE
ATLANTA, GA 30324
TEL 404-601-0741
TEL 404-232-5747
INFO@SURVEYLANDEXPRESS.COM



Radius	Length	Chord	Chord Bear.
2:5.29	149.30'	146.33'	5.73°25'±7"R



SSMH1
TOP=908.35
INV IN=900.65
INV OUT=902.55
SSMH2
TOP=904.63
(A)INV IN=900.91
(B)INV IN=894.81
INV OUT=894.73
SSMH3
TOP=882.33
(A)INV IN=877.01
(B)INV IN=877.01
INV OUT=876.81

FLOOD NOTE:
I HAVE THIS DATE, EXAMINED THE TIA IN MY (DRAGON) REFERENCED PARCEL. SPECIAL FLOOD HAZARDS, WITHOUT AN IS NOT RESPONSIBLE FOR ANY DAMAGE.
MAP ID 3202100140C (TYP)

THE FLOOD INFORMATION ON THIS PLAT
REVIEW OF MAPS WHICH ONLY APPROXIMATE
APPLICABLE FLOOD HAZARD AREA A SEC
FLOOD EVALUATION STUDY IS SUGGESTED
INFORMATION. FOR FURTHER INFORMATION
DRAINAGE DEPARTMENT, CORPS OF ENGR
CHICAGO (OR AN APPROPRIATE)

THIS PLAN WAS PREPARED TO SHOW THE IMPROVEMENTS AND IS NOT TO BE PLACED USING SIDE DIMENSIONS FROM ALL MATTERS OF TITLE ARE EXCEPTED. (LEGAL EASEMENTS AND RIGHT-OF-WAY)

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MAX LOT COV
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9. All building will comply w

CATEGORY LINE
CHS/ARC
2/10/2020

one/one
2/1.5/2000

