


DATE: MARCH 26, 2020

ARC REVIEW CODE: V2003261

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-20-02SS 2125 Clay Drive

Review Type: Metro River

MRPA Code: RC-20-02SS

Description: A Metropolitan River Protection Act (MRPA) review of a proposal to build a new single-family home and pool on a different location on the lot than the existing home and pool. The 3.89-acre site is at 2125 Clay Drive in the City of Sandy Springs.

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: 357 **District:** 6

Date Opened: March 26, 2020

Deadline for Comments: April 6, 2020

Earliest the Regional Review can be Completed: April 7, 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 RIVERKEEPERS
DEKALB 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 **April 6, 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.

[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): MIKE AND KATHY KIERURA
Mailing Address: 1750 LAZY RIVER LANE
City: SANDY SPRINGS State: GIA. Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-639-5298 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): RLS CONSTRUCTION
Mailing Address: PO BOX 550148
City: ATL. State: GIA. Zip: 30355
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-846-9600 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: N/A
Description of Proposed Use: SINGLE FAMILY RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 357, 6th DISTRICT, FULTON CO.
2125 CLAY DRIVE
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
1,682' TO CLAY DRIVE AND SPALDING DRIVE
Size of Development (Use as Applicable):
Acres: Inside Corridor: 3.89 AC
Outside Corridor: _____
Total: 3.89 AC
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: _____

RC20-0002SS

2125 GAY DR

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES
 If "yes", indicate the 100-year floodplain elevation: ~~875~~ 871.5 JMS - 3/25/2020
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? YES
 If "yes", indicate the 500-year flood plain elevation: ± 872 JMS 3/25/2020
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). -NO CONSTRUCTION SHOWN IN 500-YEAR F.P. JMS - 3/25/2020
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)

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? _____
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 YES PERMIT # OSC06003292
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. (Maximums Shown In Parentheses)
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A				(90)	(75)
B				(80)	(60)
C	<u>104,575 SF</u> <u>134,282 SF</u>	<u>29,581 SF</u> <u>29,581 SF</u>	<u>15,681 SF</u>	<u>28%</u> (70) <u>22%</u>	<u>14.9%</u> (45) <u>17%</u>
D	<u>35,252 SF</u>	<u>10,041 SF</u>	<u>5,137 SF</u>	(50) <u>28.5%</u>	(30) <u>14.6%</u>
E	<u>28,707 SF</u>	<u>0 SF</u>	<u>0 SF</u>	(30) <u>0%</u>	(15) <u>0%</u>
F				(10)	(2)
Total:				N/A	N/A

all smg 3/25/2020
smg 7/20/2020

___ 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.

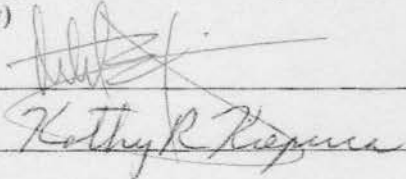
___ Land-disturbance plan.

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)

 3/9/2020
3/9/2020

Signature(s) of Owner(s) of Record

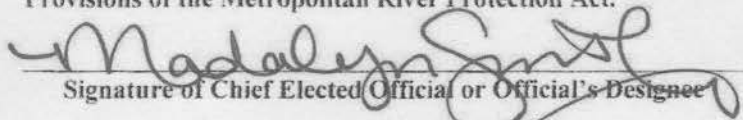
Date

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.

 03/13/2020
Signature of Chief Elected Official or Official's Designee Date

RESERVED FOR THE CLERK OF COURTS

LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Crimped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- ⌘ PP - Power Pole
- ⌘ LP - Light Pole
- ⌘ PED - Utility Pedestal
- ⌘ FH - Fire Hydrant
- WM - Water Meter
- ⌘ WV - Water Valve
- ⌘ GM - Gas Meter
- SMH - Sewer Manhole
- ⌘ CB - Catch Basin
- DI - Drop Inlet
- ⌘ CO - Cleonout
- ⌘ PBX - Power Box
- Deciduous Tree
- Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- RW - Right of Way
- N-F - Now or Formerly
- DB, PG - Deed Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning

TREE LEGEND

- 10' XXXX - AS LABELED
- DBL-DOUBLE
TRI-TRIPLE
MULTI-MULTIPLE
- BEE-BEECH
BOX-BOXELDER
BGUM-BLACKGUM(TUPELO)
GRAPE-GRAPE MYRTLE
CYP-CYPRESS
DW-DOGWOOD
GUM-SWEETGUM
HIC-HICKORY
HW-HARDWOOD
LC-LEYLAND CYPRESS
LCHERRY-LAURELCHERRY
MAG-MAGNOLIA
MAP-MAPLE
MUL-MULBERRY
P-PINE
POP-POPLAR
ROYAL-ROYAL PAULOWNIA
SASS-SASSAFRAS
SB-SUGARBERRY
SOUR-SOURWOOD
SYC-SYCAMORE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	67.12'	213.90'	N 64°52'43" E	66.85'
C2	87.01'	362.83'	N 67°21'11" E	86.63'
C3	110.68'	350.22'	N 69°53'32" E	110.22'

SURVEYOR'S NOTES:

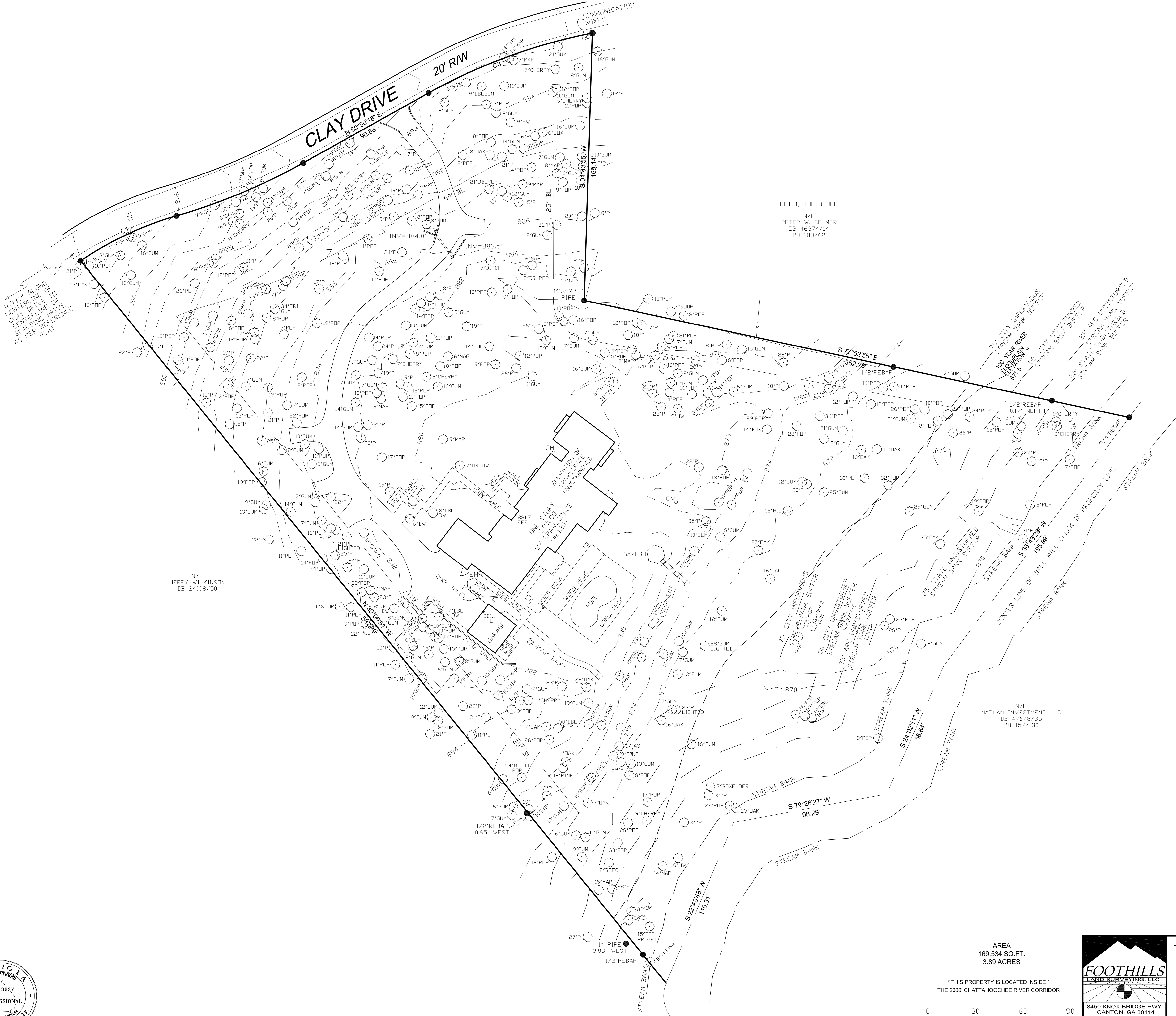
- The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- This plat has been calculated for closure and has a mathematical error of 1:300,000+.
- Field angles and measurements acquired for the production of this plat were obtained on 8/12/2019 using a Leica TCRP 1203 Total Station.
- This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
- No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and I shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

SURVEYOR'S CERTIFICATION

This survey is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel, the recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this survey does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, nor suitability for any use or purpose of the land.

Further, the undersigned land surveyor certifies that this map, plat or plan complies with the minimum 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 as set forth in the Georgia Plat Act OCGA 15-6-67.

John C. Groves, Jr., RLS 3237



AREA
169,534 SQ.FT.
3.89 ACRES

* THIS PROPERTY IS LOCATED INSIDE *
THE 200' CHATTAHOOCHEE RIVER CORRIDOR

0 30 60 90



TOPOGRAPHIC SURVEY PREPARED FOR
MICHAEL E. KIEPURA

LOCATED IN LAND LOT 357
6TH DISTRICT,
FULTON COUNTY, GEORGIA

DATE: 8/15/19
SCALE: 1"=30'
DRAWING: 19-244
COORD:
REVISIONS:
SHEET #: 1 of 1

