


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: Sept. 15, 2020

ARC REVIEW CODE: V2009151

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Madalyn Smith, Planner I
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-20-04SS Fulton-Cobb Diversion Line

Review Type: Metro River

MRPA Code: RC-20-04SS

Description: A Metropolitan River Protection Act (MRPA) review of a proposed installation of a sanitary sewer line by the Fulton County Department of Public Works on county property located at 9755 Roberts Drive in the City of Sandy Springs. The total area of the site is 0.19 acres. The total amount of disturbed area is 4,000 SF and the total impervious surface is 683 SF.

Preliminary Finding: ARC's preliminary finding is that the proposed development, while not consistent with the Chattahoochee River Corridor Plan in all respects, will provide a level of land and water resources protection equivalent to an application that is consistent.

Submitting Local Government: City of Sandy Springs

Tax Parcel: 06 036700010011

Date Opened: Sept. 15, 2020

Deadline for Comments: Sept. 25, 2020

Earliest the Regional Review can be Completed: Sept. 28, 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
GEORGIA CONSERVANCY
CITY OF ROSWELL

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

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 **Friday, Sept. 25, 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.

COMMENTS:



SANDY SPRINGS

GEORGIA

September 4, 2020

Jim Santo, Principal Planner
International Tower
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303

Subject: River Corridor Review; 9755 Roberts Drive

Mr. Santo,

Please review the submitted application and site plan for 9755 Roberts Drive for compliance with the Metropolitan River Protection Act.

Thank you.

Sincerely,

Madalyn Smith
Planner I
City of Sandy Springs

Received:

09/04/2020

City of Sandy Springs
Community Development Department**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): Fulton County Public Works
Mailing Address: 141 Pryor Street SW Suite 6001
City: Atlanta **State:** Georgia **Zip:** 30303
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ **Fax:** _____
Other Numbers: _____
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Fulton County Department of Public Works William Hackett - Agent
Mailing Address: 141 Pryor Street SW Suite 6001
City: Atlanta **State:** Georgia **Zip:** 30303
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-612-7400 **Fax:** _____
Other Numbers: 770-627-7592
4. **Proposed Land or Water Use:** Fulton -Cobb Diversion Pipeline and Pump Station
Name of Development: _____
Description of Proposed Use: Installation of sanitary sewer line within county property.
5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: 06 036700010011
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
- Size of Development (Use as Applicable):**
- | | | |
|---------------|--------------------------|-------------------|
| Acres: | Inside Corridor: | <u>0.19 Acres</u> |
| | Outside Corridor: | _____ |
| | Total: | _____ |
| Lots: | Inside Corridor: | <u>0.19 Acres</u> |
| | Outside Corridor: | _____ |
| | Total: | _____ |
| Units: | Inside Corridor: | _____ |
| | Outside Corridor: | _____ |
| | Total: | _____ |
- Other Size Descriptor (i.e., Length and Width of Easement):**
Inside Corridor: _____
Outside Corridor: _____
Total: _____

Received (Pryor note)
9/11/2020 by JMS - JNC

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? Yes

If "yes", describe the additional land and any development plans: _____

The pipeline includes easements in City of Roswell, City of Sandy Springs and Cobb County

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 NA

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 NA

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A				(90)	(75)
B				(80)	(60)
C	2785	30	0	(70) 1%	(45) 0%
D				(50)	(30)
E	5504	3970	683	(30) 72%	(15) 14%
F				(10)	(2)
Total:	8289	4000	683	N/A	N/A

(JMS
Apr 9/11/2024)

NOTE: This proposal is for a sewer diversion line on property owned by Fulton County. A portion of the proposed line is underground, and no surface land disturbance will occur in that area. However, the property is crossed by an existing sewer easement along the river. The existing disturbance associated with that easement, combined with the disturbance required for surface work required for the proposed line, will exceed the maximum amount of land disturbance in the E category. It has been determined that the physical constraints on the property area available for review and the legal necessity of installing the line constitute a hardship under Part 1.B. of the Chattahoochee Corridor Plan. The project has also been determined to be equivalent to a consistent project, as provided for in Section 12-5-445 (b)(1)(B) of the Metropolitan River Protection Act, using an average weighted runoff coefficient test. As the proposed project has met the average weighted runoff coefficient test, it has been found that, while not consistent with the Plan in all respects, it is equivalent to a fully consistent project and can be built as proposed. The test is attached.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes
If "yes", indicate the 100-year floodplain elevation: 865.6

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? Yes
If "yes", indicate the 500-year flood plain elevation: 866.4

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:

X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

X Written consent of all owners to this application. (Space provided on this form)

X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

X Description of proposed use(s). (Space provided on this form)

X Existing vegetation plan.

X Proposed grading plan.

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

X Approved erosion control plan.

X 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.

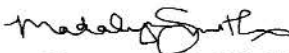
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)


David Clark, Director of Public Works July 16, 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:


David Clark, Director of Public Works July 16, 2020
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.


09/04/2020
Signature of Chief Elected Official or Official's Designee Date



May 15, 2020

Sandy Springs MRPA Project Number:

R2T Project Number: #G055-0005

Mr. James Sanders

City of Sandy Springs Planning and Zoning

1 Galambos Way

Sandy Springs, GA 30328

Re: Request for Review Under MRPA 9745 Roberts Drive

Mr. Sanders:

On behalf of Fulton County Department of Public Works (County) this letter is submitted for review under the Metropolitan River Protection Act (MRPA) on the property of 9745 Roberts Drive to construct a sanitary sewer force main Horizontal Directional Drill (HDD) exit pit and undisturbed utility right-of-way.

To accommodate an increase in wastewater treatment demand, Fulton County is looking to expand the Big Creek Water Reclamation Facility (BCWRF). Until project completion, water currently flowing into BCWRF will need to be redirected to Cobb County for treatment by constructing a new pump station and force main.

The force main will be constructed using HDD under the Chattahoochee River upstream of State Route 9/Atlanta Road/Roswell Road (34.005°N 84.348°W to 34.003°N 84.350°W). Figure 1 identifies the preliminary locations of the proposed construction and new disturbed on 9745 Roberts Drive. The new disturbance area meets the allowable amounts as set forth in the MRPA guidance using the Maximum Allowable Runoff Calculation Methodology.

Mitigation measures have been considered during design value engineering to move the crossing location closer to existing site disturbance near Roswell Road. This alternative was not favored by the County as it conflicts with stream buffer between Roswell Road and the property as well as the proposed Roswell Road improvement project pedestrian bridge. The pipeline construction was considered for the next property on Roberts Drive. However, this alternative was also dismissed as the Pittman property is a property of historic significance to the City of Sandy Springs and would conflict with Chattahoochee Corridor Plan (Part 1.B.3).

Construction mitigation measures were selected to minimize the disturbance and additional area by placing the HDD exit location on this property to avoid additional disturbance from laydown areas necessary for construction. Additional mitigation measures were discussed with Atlanta Regional Commission (ARC) for the potential to request the disturbance and impervious area be added across the Chattahoochee River to the HDD entrance location. This alternative was dismissed by the City of Roswell legal department that would not allow the proposed action.



The final mitigation measure considered providing an undisturbed right-of-way for the HDD crossing with the exception of the disturbed HDD pit to be revegetated post construction for disturbance of 0.08 acres associated with this project on this property.

The attached Table 1 shows the summary of disturbed and impervious area calculations while Table 2 shows the maximum allowable runoff calculation for the consistent finding and the disturbance location. Figure 1 shows the disturbance associated with this project and the owners proposed project disturbance and impervious area.

Sincerely,

A handwritten signature in black ink that reads 'Melissa Keneely'.

Melissa Keneely

c/c Will Hackett Jr., P.E.



Table 1 – Summary of Disturbed and Impervious Area Calculation

Total Area:		
C category:		2785 SF
E category:		5504 SF
Total:		8289 SF
<hr/>		
Land Disturbance:	Existing	Proposed
C category:	0 SF	30 SF
E category:	683 SF	3287 SF
Total	683 SF	3317 SF
<hr/>		
Impervious Surface:	Existing	Proposed
C category:	0 SF	0 SF
E category:	683 SF	0 SF
Total	683 SF	0 SF

Table 2 – Average Weighted Runoff Coefficient Calculations

Weighted Runoff Calculation for the Maximum Consistent Project							
Category	Natural Area		Landscaped Area			Impervious Area	
C Category	835	SF	697	SF		1253	SF
E Category	3853	SF	825	SF		826	SF
Total for property:	4688	SF	1522	SF		2079	SF
Calculating the percentages of the total site and multiplying by the runoff coefficient factors:							
Area Type	Area	Total Area	% Area	Coefficient			
Natural	4688 /	8,289 =	0.5656 x	0.30	= 0.1697		
Landscaped	1578 /	8,289 =	0.1836 x	0.35	= 0.0643		
Impervious	2253 /	8,289 =	0.2508 x	0.95	= 0.2383		
					0.4723	Maximum Consistent Weighted Runoff Coefficient	
Average Weighted Runoff Calculation for Proposed Project							
Category	Natural Area		Landscaped Area			Impervious Area	
C Category	2,755	SF	30	SF		-	SF
E Category	1,534	SF	3,287	SF		683	SF
Total for property:	4,289	SF	3,317	SF		683	SF
Area Type	Area	Total Area	% Area	Coefficient			
Natural	4,289 /	8,289 =	0.5174 x	0.30	= 0.1552		
Landscaped	3,317 /	8,289 =	0.4002 x	0.35	= 0.1401		
Impervious	683 /	8,289 =	0.0824 x	0.95	= 0.0742		
					0.3695	Average Weighted Runoff Coefficient	

The proposed project coefficient of 0.3695 is less than the Maximum Consistent Average Weighted Runoff Coefficient of 0.4723. The proposed project meets the average weighted runoff coefficient test.



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					0.3695		

The proposed project coefficient of 0.3695 is less than the Maximum Consistent Average Weighted Runoff Coefficient of 0.4723. The proposed project meets the average weighted runoff coefficient test.

TRACT ONE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 367 AND 372 OF THE 6TH DISTRICT, FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT #4 CAPPED REBAR FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (VARIABLE RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE (50' RIGHT-OF-WAY); THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE IN A NORTHEASTERLY DIRECTION 181.58 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 22 DEGREES 02 MINUTES 14 SECONDS EAST 116.17 FEET TO A POINT;
THENCE SOUTH 67 DEGREES 57 MINUTES 57 SECONDS EAST 10.00 FEET TO A POINT;
THENCE NORTH 22 DEGREES 02 MINUTES 14 SECONDS EAST 237.15 FEET TO A POINT IN THE SOUTHERLY TOP OF BANK OF THE CHATTAHOOCHEE RIVER;
THENCE ALONG THE SAID TOP OF BANK NORTH 78 DEGREES 19 MINUTES 03 SECONDS EAST 18.41 FEET TO A POINT;
THENCE NORTH 81 DEGREES 46 MINUTES 54 SECONDS EAST 5.46 FEET TO A POINT;
THENCE LEAVING THE SAID SOUTHERLY TOP OF BANK SOUTH 22 DEGREES 02 MINUTES 14 SECONDS WEST 350.10 FEET TO A #4 REBAR CAPPED ON THE NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE (50' RIGHT-OF-WAY);
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE SOUTH 83 DEGREES 43 MINUTES 28 SECONDS WEST 34.10 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

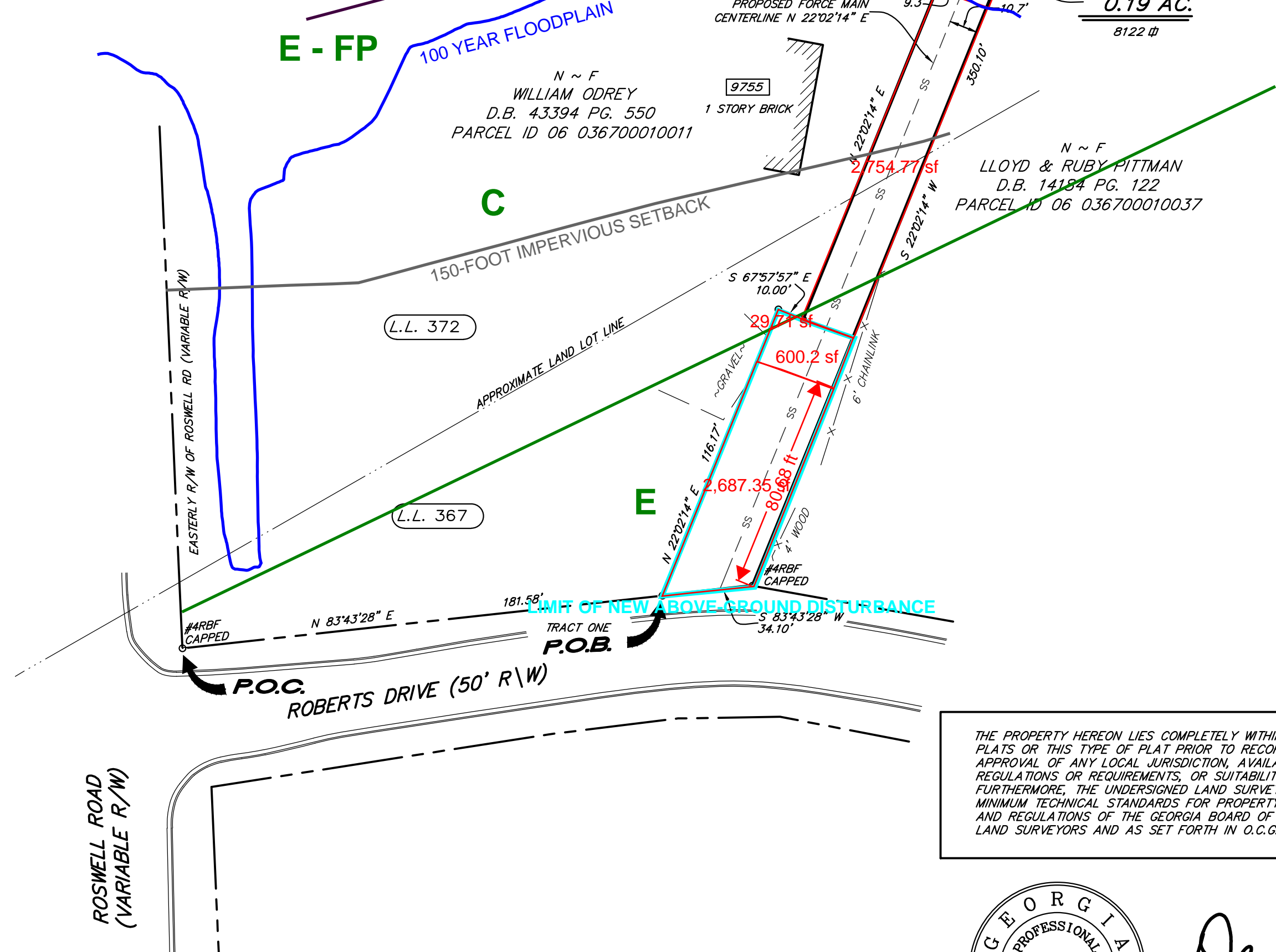
SAID TRACT OR PARCEL CONTAINS 0.19 ACRES (8122 SQUARE FEET), MORE OR LESS.

TRACT TWO

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 367 AND 372 OF THE 6TH DISTRICT, FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT #4 CAPPED REBAR FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (VARIABLE RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE (50' RIGHT-OF-WAY); THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE IN A NORTHEASTERLY DIRECTION 181.58 FEET TO A POINT;
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THENCE NORTH 22 DEGREES 02 MINUTES 14 SECONDS EAST 237.15 FEET TO A POINT IN THE SOUTHERLY TOP OF BANK OF THE CHATTAHOOCHEE RIVER, SAID POINT BEING THE POINT OF BEGINNING
THENCE NORTH 22 DEGREES 02 MINUTES 14 SECONDS EAST 202.80 FEET TO A POINT ON THE CENTERLINE THE CHATTAHOOCHEE RIVER;
THENCE ALONG SAID CENTERLINE NORTH 79 DEGREES 06 MINUTES 37 SECONDS EAST 23.83 FEET TO A POINT;
THENCE LEAVING SAID CENTERLINE SOUTH 22 DEGREES 02 MINUTES 14 SECONDS WEST 202.80 FEET TO A POINT ON THE SOUTHERLY TOP OF BANK OF THE CHATTAHOOCHEE RIVER;
THENCE ALONG SAID TOP OF BANK SOUTH 81 DEGREES 46 MINUTES 54 SECONDS WEST 5.46 FEET TO A POINT;
THENCE SOUTH 78 DEGREES 19 MINUTES 03 SECONDS WEST 18.41 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINS 0.09 ACRES (4054 SQUARE FEET), MORE OR LESS.



THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Legend

- Category Areas
- 100-Year Floodplain Elevation
- Existing Land Disturbance & Impervious Surface
- Limit of New Above-Ground Disturbance
- Riverbank
- 50-Foot State Buffer
- 150-Foot Impervious Setback

SURVEYOR REFERENCES:
D.B. 43394 PG. 550

CURRENT OWNER:
WILLIAM ODREY
D.B. 43394, PG. 550



Dean C. Olson 02-25-2020
DATE

REVISIONS		
12/20/18	- C/L RIVER	
01/04/19	-LESS & EXCEPT	
02/13/19	-REMOVE LESS & EXCEPT	
10/17/19	-UPDATE	
PERMANENT EASEMENT		
02/25/20		
REVISED EASEMENT		
TO FEE SIMPLE		
FIELD DATE: N/A	DRAWN BY: RSS	
OFFICE DATE: 12/18/2018	CHECKED BY: DCO	
SCALE: 1"= 40'	FILE: P./FREESE & NICHOLS	

Gaskins
ENGINEERING•SURVEYING•PLANNING•CONSULTING•CONSTRUCTION MGMT

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1266 Powder Springs Rd
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Phone: (770) 424-7168

Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9698

LSF# 789
www.gscsurvey.com

FEE SIMPLE EXHIBIT FOR:

WILLIAM ODREY
FULTON-COBB DIVERSION LINE

LOCATED IN L.L.'S 367 & 372
6th DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GA.

Figure 1 - Area of Disturbance and Impervious Cover