

DATE: Jan. 5, 2021

ARC REVIEW CODE: V2101051

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-21-01SS 5900 Winterthur Ridge

Review Type: Metro River

MRPA Code: RC-21-01SS

Description: A Metropolitan River Protection Act (MRPA) review of a proposal to add a new pool, catch basins, patios, equipment pads, steps, and other hardscaping to an existing single-family home at 5900 Winterthur Ridge in the City of Sandy Springs. The proposal would add 963 SF of impervious surface for a total of 5,466 SF in Category D, and add 653 SF of impervious surface for a total of 3,180 SF in Category E.

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: 206 **District:** 17 **Section:**

Date Opened: Tuesday, Jan. 5, 2021

Deadline for Comments: Friday, Jan. 15, 2021

Earliest the Regional Review can be Completed: Tuesday, Jan. 19, 2021 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT
GEORGIA CONSERVANCY
FULTON COUNTY

ARC NATURAL RESOURCES
NATIONAL PARK SERVICE-CRNRA
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER

Comments and questions must be emailed to Greg Giuffrida at ggiuffrida@atlantaregional.org. If ARC staff does not receive comments from you on or before 2021-01-15 00:00:00, we will assume that your agency has no additional comments and will close the review. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

COMMENTS:



SANDY SPRINGS

GEORGIA

December 22, 2020

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

Subject: River Corridor Review; 5900 Winterthur Drive

Mr. Santo,

Please review the submitted application and site plan for 5900 Winterthur Drive for compliance with the Metropolitan River Protection Act.

Thank you.

Sincerely,

Madalyn Smith
Planner I
City of Sandy Springs

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): Neil & Alyssa Phillips

Mailing Address: 5900 Winterthur Ridge

City: Sandy Springs State: GA Zip: 30328

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-247-0144 Fax: _____

Other Numbers: _____

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

Name(s): _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Contact Phone Numbers (w/Area Code):

Daytime Phone: _____ Fax: _____

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: Phillips Residence

Description of Proposed Use: residential enhancements

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

Land Lot(s), District, Section, County: 206, 17th, Fulton County

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

Lot 6 Block "A" Unit One, Winterthur, 5900 Winterthur Ridge, Sandy Springs, .1 mi

Size of Development (Use as Applicable):

Acres:	Inside Corridor:	_____
	Outside Corridor:	<u>.5 acres</u>
	Total:	<u>.5 acres</u>
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? 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 already existing

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 N/A already existing

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	_____	_____	_____	(70)_____	(45)_____
D	32,635 SF	13,555 SF	5,467 SF	(50) 42%	(30) 17%
E	42,266 SF	8,679 SF	3,180 SF	(30) 21%	(15) 8%
F	_____	_____	_____	(10)_____	(2)_____
Total:	74,901 SF	22,234 SF	8,647 SF	N/A	N/A

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: 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? no

If "yes", indicate the 500-year flood plain elevation: _____

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).

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.

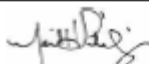
____ Land-disturbance plan.

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)

 *Alyson Phillips* 9-2-2020

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 _____ requests review by the Atlanta Regional Commission of the above-described use under the River Protection Act.

 12/22/2020

Signature of Chief Elected Official or Official's Designee Date

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS AREA
HOUSE = 3,411.2± SQ.FT.
OVERHEAD LIVING SPACE = 272.7± SQ.FT.
STONE PORCH = 116.6± SQ.FT.
WOOD DECK (FRONT) = 32.4±
LARGE GRAVEL WALK = 726.3± SQ.FT.
WOOD DECK REAR = 344.9± SQ.FT.
SMALL GRAVEL WALK = 69.7± SQ.FT.
STEPS = 29.3± SQ.FT.
STONE WALL = 8.4± SQ.FT.
GRAVEL AT WALL = 34.6± SQ.FT.
ALUMINUM PLANTER = 27.5± SQ.FT.
CONCRETE DRIVEWAY = 2,229.2± SQ.FT.
ROCK PAD (OVAL) = 28.3± SQ.FT.
ROCK PAD = 16.4± SQ.FT.

SLATE STEPPING STONES = 77± SQ.FT. (TOTAL)
CONCRETE PAD = 75± SQ.FT.
CONCRETE PAD = 139.8± SQ.FT.
CONCRETE PAD = 140.9± SQ.FT.
CONCRETE PAD = 140± SQ.FT.
AC PAD = 12.3± SQ.FT.
TOTAL IMPERVIOUS AREA = 7,932.5± SQ.FT. OR 10.6%±

#6020
N/F
GERALD M. STAPLETON
ELIZABETH S. STAPLETON
DB 31205 PG 25-26
ZONED RE-2
PER CITY OF SANDY SPRINGS

S20°23'29"W
39.26'

A=39.27'
R=25.00'
CHD=
S65°23'29"E
35.36'

TREE LEGEND

B DENOTES BEECH TREE
HIC DENOTES HICKORY TREE
HW DENOTES HARDWOOD TREE
O DENOTES OAK TREE
P DENOTES PINE TREE
POP DENOTES POPLAR TREE
SG DENOTES SWEETGUM

S20°23'29"E
70.55'

A=115.89'
R=103.75'
CHD=
S11°36'31"W
109.96'

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF
NEIL H. PHILLIPS AND ALYSSA M. PHILLIPS
DEED BOOK 58733 PAGE 624
FULTON COUNTY, GEORGIA RECORDS



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. 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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles

Michael R. Noles Georgia RLS No. 2646 5-4-18

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13121C0141 F EFFECTIVE DATE: SEPTEMBER 18, 2013. FULTON COUNTY, GEORGIA

SURVEY NOTES

- 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 STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 246,022 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA. A TOPCON GR-5 WAS USED IN THE COLLECTION OF GPS OBSERVATIONS.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
- CONTOUR INTERVAL= 2 FEET
- ELEVATION DATUM= NAVD 1988



Know what's below.
Call before you dig.

#5890
N/F
JO ANN ROBERTS CROOMS
DB 21224 PG 13
ZONED RE-2
PER CITY OF SANDY SPRINGS

LEGEND

B DENOTES BUILDING LINE
P DENOTES PROPERTY LINE
R/W DENOTES RIGHT-OF-WAY
C DENOTES CENTERLINE
BC DENOTES BACK OF CURB
G DENOTES GUTTER
EP DENOTES EDGE OF PAVING
TW DENOTES TOP OF WALL
BW DENOTES BOTTOM OF WALL
X DENOTES FENCE
RCP DENOTES REINFORCED CONCRETE PIPE
CMP DENOTES CORRUGATED METAL PIPE
PP DENOTES POWER POLE
LP DENOTES LIGHT POLE
GW DENOTES GUY WIRE
P DENOTES POWER LINE
PM DENOTES POWER METER
PB DENOTES POWER BOX
FO DENOTES FIBER OPTIC
A/C DENOTES AIR CONDITION
TB DENOTES TELEPHONE BOX
GM DENOTES GAS METER
GV DENOTES GAS VALVE
GLM DENOTES GAS LINE MARKER
WM DENOTES WATER METER
WV DENOTES WATER VALVE
FH DENOTES FIRE HYDRANT
MW DENOTES MONITORING WELL
JB DENOTES HEADWALL
DI DENOTES JUNCTION BOX
S DENOTES DROP INLET
SSMH DENOTES SANITARY SEWER LINE
CO DENOTES SANITARY SEWER MANHOLE
P.O.B. DENOTES CLEAN OUT
P.O.C. DENOTES POINT OF BEGINNING
DENOTES POINT OF COMMENCEMENT

CURRENT ZONING INFORMATION

CITY OF SANDY SPRINGS ZONING = RE-2
MINIMUM LOT AREA = 2 ACRES
MINIMUM LOT WIDTH = 200 FEET
MAXIMUM IMPERVIOUS LOT COVERAGE = 25%
MINIMUM FRONT SET BACK = 60 FEET
MINIMUM SIDE SET BACK = 25 FEET
MINIMUM REAR SET BACK = 50 FEET
MAXIMUM BUILDING HEIGHT = 3 STORIES/40 FEET
ALL ZONING MATTERS MUST BE APPROVED BY THE CITY OF SANDY SPRINGS PRIOR TO CONSTRUCTION.

171.8' TO N.E.
R/W OF WINTERTHUR
DRIVE (50' R/W)

A=98.00'
R=211.63'
CHD=
S30°20'33"W
97.13'

NO.	REVISIONS	DATE
1.	CORRECT ZONING DESIGNATION AND SHOW ON LOT	10-16-2020
2.	REVISE TOPOGRAPHIC INFORMATION	11-10-2020

McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mclungsurveying.com
Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
NEIL PHILLIPS
ALYSSA PHILLIPS

5900 WINTERTHUR RIDGE
SANDY SPRINGS, GEORGIA

TOTAL AREA= 1.720± ACRES
OR 74,902± SQ. FT.

LOT 6 BLOCK "A" UNIT ONE
WINTERTHUR

LAND LOT 206
17TH DISTRICT
FULTON COUNTY
GEORGIA

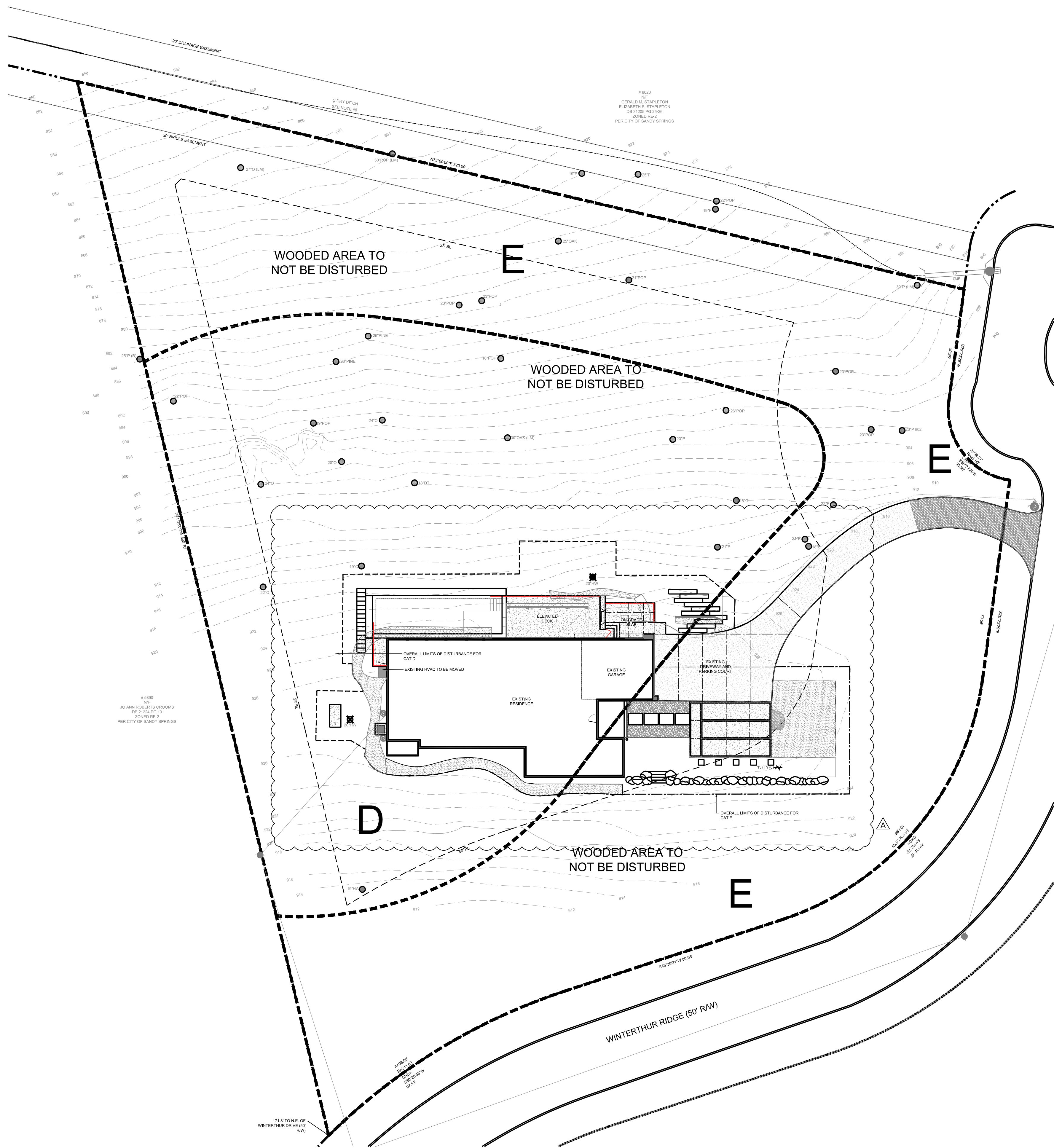
PLAT PREPARED: 5-4-18
FIELD: 5-1-18 SCALE: 1"=30'

JOB#254378

PB 160
PG 99



SCALE IN FEET



OVERALL VULNERABILITY PLAN
SCALE: 1" = 20'

VULNERABILITY CALCULATIONS PER CATEGORY:

TOTAL IMPERVIOUS IN SQ.FT:

CATEGORY D:

IMPERVIOUS IN SQ.FT:

EX. HOUSE:	3,192.7 SF
EX. PORCHES:	135.63 SF
EX. GRAVEL PATH TO REMAIN:	254.43 SF
EX. DRIVEWAY:	71.79 SF
PROPOSED AC PAD:	12.3 SF
PROPOSED POOL / CATCH BASINS:	832 SF
PROPOSED PATIOS & FIREPLACE:	782 SF
POOL EQ. PAD:	32 SF
PROPOSED STEPS:	153.75 SF

TOTAL IMPERVIOUS FOR CAT D: 5,466.6 SF

CATEGORY E:

IMPERVIOUS IN SQ.FT:

EX. HOUSE:	218.5 SF
EX. PORCHES:	50.37 SF
EX. GRAVEL PATH TO REMAIN:	69.57 SF
EX. DRIVEWAY:	2157.41 SF
EX. PLANTERS TO REMAIN:	20 SF
PROPOSED GRAVEL COURTYARD:	600 SF
PROPOSED STEPS:	64.25 SF

TOTAL IMPERVIOUS FOR CAT E: 3,180.1 SF

TOTAL LAND DISTURBANCE:

(OVERALL LAND DISTURBANCE = NEW LAND DISTURBANCE + OLD LAND DISTURBANCE + TOTAL IMPERVIOUS SURFACES)

OVERALL LAND DISTURBANCE FOR CATEGORY D:

(NEW SF + OLD SF)
8,186 SF + 5,467 SF = 13,653 SF

OVERALL LAND DISTURBANCE FOR CATEGORY E:

(NEW + OLD SF)
5,499 SF + 3,180 SF = 8,679 SF

ARC LEGEND

--- LIMITS OF DISTURBANCE FOR CATEGORY D

--- LIMITS OF DISTURBANCE FOR CATEGORY E

AFTER CONSTRUCTION:

(NEW IMPERVIOUS = EXISTING REMOVED IMPERVIOUS AREAS NOT BUILT OVER + NEW IMPERVIOUS NOT BUILT OVER EXISTING)

CATEGORY D:

IMPERVIOUS IN SQ.FT:

BACK PORCH	47.01 SF
GRAVEL PATHS TO BE REMOVED:	-276.66 SF
CONCRETE TO BE REMOVED:	-20.49 SF
PROPOSED POOL / CATCH BASINS:	699.12 SF
PROPOSED PATIOS & FIREPLACE:	343.65 SF
POOL EQ. PAD:	32 SF
PROPOSED STEPS:	138.88 SF

NEW IMPERVIOUS FOR CAT D: 963.52 SF

CATEGORY E:

IMPERVIOUS IN SQ.FT:

PROPOSED GRAVEL COURTYARD:	600 SF
PROPOSED STEPS:	53.28 SF

NEW IMPERVIOUS FOR CAT E: 653.28 SF

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb.	Percent Imperv. Surf.
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D	32,635 SF	13,555 SF	5,467 SF	(50) 42%	(30) 17%
E	42,266 SF	8,679 SF	3,180 SF	(30) 21%	(15) 8%
F				(10)	(2)
Total:	74,901 SF	22,234 SF	8,647 SF	N/A	N/A

CORE

1240 Old Chattahoochee Ave, Ste I
Atlanta, GA 30318
T 770.951.5500
F 678.668.7410
www.coreatlanta.com

PHILLIPS
RESIDENCE

NEIL AND
ALYSSA PHILLIPS

5900 WINTERTHUR RIDGE
ATLANTA, GA 30328



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CORE Landscape 2020

NO.	12/15/20	CITY REVISIONS
DATE:		REMARKS:

REVISIONS:

DRAWING TITLE:

OVERALL VULNERABILITY
PLAN

PROJECT NO.: 97214	ISSUE DATE: 12-15-20
DRAWN BY: RB	SCALE: 1" = 20'
SHEET NUMBER:	

PP-1.1

FOR CONSTRUCTION

