

DATE: APRIL 28, 2022

**TO:** Mayor Rusty Paul, City of Sandy Springs  
**ATTN TO:** Helen Owens, City of Sandy Springs  
**FROM:** Mike Alexander, Director, ARC Center for Livable Communities

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:** 35 River Court Parkway RC-22-05SS

**MRPA Code:** RC 22-05SS

**Description:** A MRPA review of a proposal to construct a new in-ground swimming pool for a single-family residence on an approximately .7 acre lot wholly within the Chattahoochee River Corridor at 35 River Court Parkway in Sandy Springs. The project proposes a disturbed area of 14,757 sf which is 50% of the site and the maximum allowed. The project also proposes an impervious area of 6,766 sf which, at 23% of the site, is within the 30% maximum allowed.

**Preliminary Finding:** ARC staff have begun a review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

**Submitting Local Government:** City of Sandy Springs

**Land Lot:** 86 **District:** 17 **Section:**

**Date Opened:** April 28, 2022

**Deadline for Comments:** May 9, 2022

**Earliest the Regional Review can be Completed:** May 9, 2022

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
RIVERLINE HISTORIC AREA

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
FULTON COUNTY

CHATTAHOOCHEE RIVERKEEPER  
CITY OF SANDY SPRINGS  
COBB COUNTY

If you have any questions regarding this review, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If ARC staff does not receive comments from you on or before May 9, 2022, 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.

# 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): Jenny Fraizer

Mailing Address: 35 River Court Parkway

City: Sandy Springs

State: Ga

Zip: 30328

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-579-5448

Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_

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

Name(s): Same

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: Jenny Frazier

Description of Proposed Use: Installing a pool

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

Land Lot(s), District, Section, County: Land Lot 86, 17th District

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

Lot 6 Block "a" Riverside Estates S/D

Size of Development (Use as Applicable):

Acres:

Inside Corridor:

0.679

Acres

(Cons 8/19/2025)

Outside Corridor: \_\_\_\_\_

Total: \_\_\_\_\_

Lots:

Inside Corridor: 1

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? Not that I am aware of No (Jms - 4/19/2022)

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 \_\_\_\_\_

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 X

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	_____	_____	_____	(70)_____	(45)_____
D	29,568 sf	14,757 sf	6,766 sf	(50) 49.9	(30) 22.9
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	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:** 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)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature(s) of Owner(s) of Record Date 4-13-22

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 4-13-22

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.

Helen Owens 4/15/2022  
Signature of Chief Elected Official or Official's Designee Date

ALL THAT TRACT or parcel of land lying and being in Land Lot 86 of the 7th District, City of Sandy Springs, of Fulton County, Georgia, being Lot 6, Block "A" of Riverside Estates, Unit 2-A, according to Plat of Record at Plat Book 78, Page 7, Fulton County records, and being more particularly described as follows:

BEGINNING at a  $\frac{3}{4}$ " crimp top pipe located on the northerly right-of-way line of River Court Parkway (50' r/w) 678.0 feet southeasterly from the intersection with Riverside Way; thence leaving said right-of-way line and running N05°42'49"E a distance of 241.00 feet to a capped rebar set on the southerly line of Land Lot 85; thence flowing said Land Lot Line and running S89°16'24"E a distance of 120.72 feet to a 1" open top pipe; thence leaving said Land Lot Line and running S05°49'38"W a distance of 251.77 feet to a  $\frac{3}{4}$ " crimp top pipe on the northerly right-of-way line of River Court Parkway; thence continuing along said right-of-way line and running N84°09'11"W a distance of 119.76 feet to the POINT OF BEGINNING

Said tract or parcel of land contains 0.679 Acres











