

DATE: JUNE 2, 2022

TO: MAYOR RUSTY PAUL, City of Sandy Springs
ATTN TO: HELEN OWENS, PLANNER III/ZONING ADMINISTRATOR, City of Sandy Springs
FROM: Anna Roach, Executive Director, Atlanta Regional Commission

ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-22-06SS 675 River Chase Point

Submitting Local Government: City of Sandy Springs

Date Opened: May 13, 2022

Date Closed: June 2, 2022

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

Additional Comments: No comments were received.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
RIVERLINE HISTORIC AREA

CHATTAHOOCHEE RIVERKEEPER
CITY OF SANDY SPRINGS
COBB COUNTY

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: Sandy Springs, Georgia
2. Owner(s) of Record of Property to be Reviewed:
Name(s): The Rose Family Trust
Mailing Address: 675 River Chase Point
City: Sandy Springs State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-444-8611 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Elvin Aycock
Mailing Address: 918 Holcomb Bridge Road, Suite 201
City: Roswell State: GA Zip: 30076
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-316-1720 Fax: _____
Email: ela@atlantaeng.com
4. Proposed Land or Water Use:
Name of Development: Residential
Description of Proposed Use: Residential Single Family Home
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 209, 17th District, Fulton County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Lot 67, Block "C," Section 3 & 4 of River Chase Subdivision
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.83
Outside Corridor: _____
Total: 0.83
Lots: Inside Corridor: Lot 67
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: 10' by ___' Drainage Easement and 10' by ___' Sanitary Sewer Easement
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 YES JMS 5/3/22
If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): R-77-124 FC - PAST TRACKS
REVIEW OF HOUSE JMS 5/3/22

7. How Will Sewage from this Development be Treated?

A. Septic tank NO

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 Yes

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>	Percent Imperv. <u>Surf.</u>
(Maximums Shown in Parentheses)					
A	_____	_____	_____	(90)	(75)
B	_____	_____	_____	(80)	(60)
C	27,134 SF	18,409 SF	11,948 SF	(70) 68%	(45) 44%
D	_____	_____	_____	(50)	(30)
E	8,984 SF	1,250	0 SF	(30) 14%	(15) 0%
F	_____	_____	_____	(10)	(2)
Total:	36,118 SF	19,659 SF	11,948 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: 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.

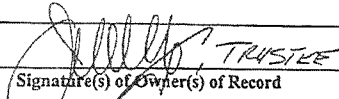
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

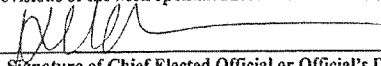
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

 TRISTEE 4-20-2022
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:

 04-20-2022
Signature(s) of Applicant(s) or Agent(s) Date

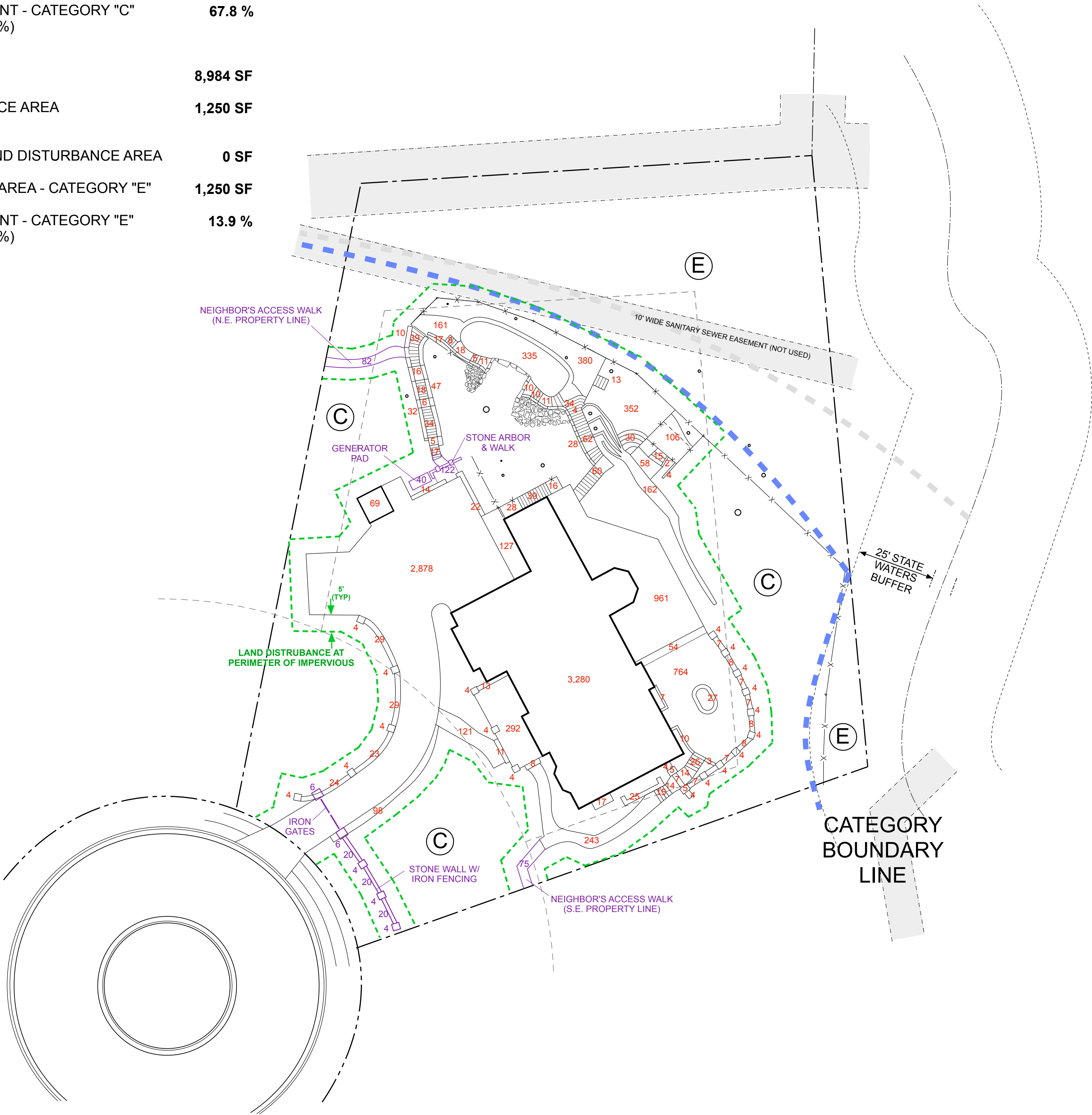
14. The governing authority of City of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

 4/26/2022
Signature of Chief Elected Official or Official's Designee Date

LAND DISTURBANCE ANALYSIS:

LOT SIZE (PER McCLUNG SURVEY, DATED 3-7-2022)	36,118 SF
CATEGORY "C" (75%)	27,134 SF
EXISTING LAND DISTURBANCE AREA	17,494 SF
PROPOSED ADDITIONAL LAND DISTURBANCE AREA	915 SF
TOTAL LAND DISTURBANCE AREA - CATEGORY "C"	18,409 SF
LAND DISTURBANCE PERCENT - CATEGORY "C" (MAXIMUM ALLOWABLE = 70%)	67.8 %
CATEGORY "E" (25%)	8,984 SF
EXISTING LAND DISTURBANCE AREA (SEWER EASEMENT)	1,250 SF
PROPOSED ADDITIONAL LAND DISTURBANCE AREA	0 SF
TOTAL LAND DISTURBANCE AREA - CATEGORY "E"	1,250 SF
LAND DISTURBANCE PERCENT - CATEGORY "E" (MAXIMUM ALLOWABLE = 30%)	13.9 %

SCALE: 1" = 20'



EXISTING IMPERVIOUS CALCULATION

IMPERVIOUS SURFACE - CATEGORY "C" AREA:

HOUSE	3,280 SF
FRAMED SHED	69 SF
CONCRETE DRIVEWAY	2,878 SF
COLUMNS	78 SF
WALLS	624 SF
STONE WALK	740 SF
STONE PATIO	161 SF
ABOVE GROUND POOL	335 SF
WOOD DECK	951 SF
STEPS	83 SF
CONCRETE PAD	106 SF
STONE PORCH	292 SF
CHIMNEY	17 SF
PERVIOUS PATIO AREA	764 SF
SEMI-PERVIOUS STONE DRIVEWAY BORDER	98 SF
SEMI-PERVIOUS STONE WALK	364 SF
DECK AT ABOVE GROUND POOL WITH PERVIOUS < 3' BELOW	745 SF

TOTAL EXISTING IMPERVIOUS AREA - CATEGORY "C" AREA: 11,545 SF

PROPOSED ADDITIONAL IMPERVIOUS CALCULATION

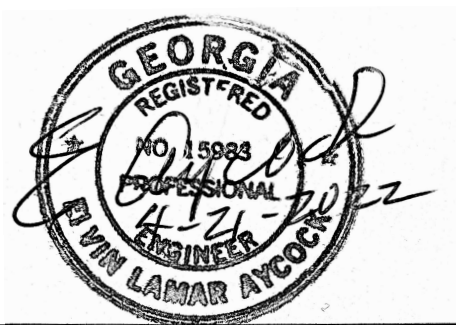
IMPERVIOUS SURFACE - CATEGORY "C" AREA:

FRONT GATE AND STONE WALL W/ IRON FENCING	84 SF
GENERATOR PAD	40 SF
STONE ARBOR & WALK AT TOP OF GROTTTO STEPS	122 SF
NEIGHBOR'S ACCESS WALK AT NE PROPERTY LINE	82 SF
NEIGHBOR'S ACCESS WALK AT SE PROPERTY LINE	75 SF

TOTAL PROPOSED ADDITIONAL IMPERVIOUS AREA - CATEGORY "C" AREA: 403 SF

IMPERVIOUS ANALYSIS:

LOT SIZE (PER McCLUNG SURVEY, DATED 3-7-2022)	36,118 SF
CATEGORY "C" (75%)	27,134 SF
EXISTING IMPERVIOUS AREA	11,545 SF
PROPOSED ADDITIONAL IMPERVIOUS AREA	403 SF
TOTAL IMPERVIOUS AREA - CATEGORY "C"	11,948 SF
IMPERVIOUS PERCENT - CATEGORY "C" (MAXIMUM ALLOWABLE = 45%)	44 %
CATEGORY "E" (25%)	8,984 SF
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED ADDITIONAL IMPERVIOUS AREA	0 SF
TOTAL IMPERVIOUS AREA - CATEGORY "E"	0 SF
IMPERVIOUS PERCENT - CATEGORY "E" (MAXIMUM ALLOWABLE = 15%)	0 %



LAND DISTURBANCE & IMPERVIOUS AREA

PROPERTY DESCRIPTION:
LOT 67,BLOCK "C",SECTION 3 & 4
OF RIVER CHASE SUBDIVISION
LAND LOT 209,17TH DISTRICT,
FULTON COUNTY
ZONING: RD-27

THE ROSE FAMILY TRUST
24-HOUR CONTACT: JILL ROSE
(404) 444-8611

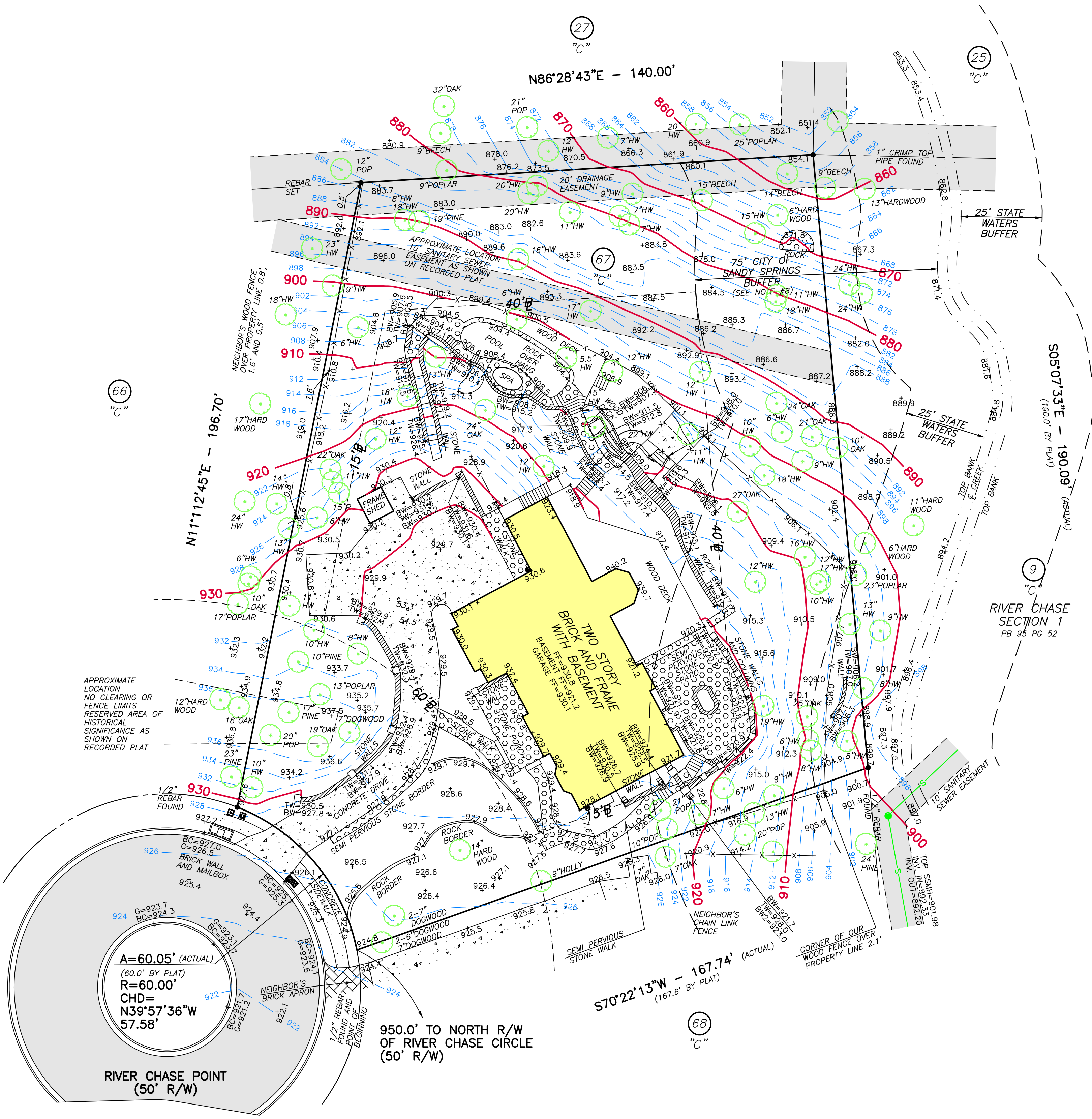
675 RIVER CHASE POINT
SANDY SPRINGS, GA 30328
TOTAL AREA= 0.829± ACRES
OR 36,118± SQ. FT.



SITE PLAN
(FOR A.R.C. SUBMISSION)

Date: 3-20-2022
Revised: 4-20-2022

MAGNETIC
N



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 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.



2. 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. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.

3. 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.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 134,076 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 OBSERVATION.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

9. CONTOUR INTERVAL= 2 FEET

10. ELEVATION DATUM= NAVD 1988 (LOCAL GPS OBSERVATION)

TREE LEGEND

BEC DENOTES BEECH TREE
DW DENOTES DOGWOOD TREE
HW DENOTES HARDWOOD TREE
MAG DENOTES MAGNOLIA TREE
MAP DENOTES MAPLE TREE
O DENOTES OAK TREE
P DENOTES PINE TREE
POP DENOTES POPLAR TREE

REFERENCE MATERIAL

1. QUITCLAIM DEED IN FAVOR OF THE ROSE FAMILY TRUST
DEED BOOK 36753 PAGE 691
FULTON COUNTY, GEORGIA RECORDS

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
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.

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 POWER POLE
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
CB DENOTES CABLE BOX
TB DENOTES TELEPHONE BOX
GM DENOTES GAS METER
GLM DENOTES GAS VALVE
GV DENOTES GAS LINE MARKER
WM DENOTES WATER METER
WH DENOTES WATER VALVE
FH DENOTES FIRE HYDRANT
MW DENOTES MONITORING WELL
HW DENOTES HEADWALL
JB DENOTES JUNCTION BOX
DI DENOTES DROP INLET
S DENOTES SANITARY SEWER LINE
SSMH DENOTES SANITARY SEWER MANHOLE
CO DENOTES CLEAN OUT
P.O.B. DENOTES POINT OF BEGINNING
P.O.C. DENOTES POINT OF COMMENCEMENT

THIS PROPERTY SUBJECT TO THE FOLLOWING

1. CURRENT ZONING RD-27 PER CITY OF SANDY SPRINGS, GEORGIA
MINIMUM LOT AREA= MINIMUM 27,000 SQ. FT.= 30%
MINIMUM LOT WIDTH= 120 FEET
MAXIMUM LOT COVERAGE= 30%
MINIMUM FRONT BUILDING SETBACK= 60 FEET
MINIMUM SIDE BUILDING SETBACK= 15 FEET
MINIMUM REAR BUILDING SETBACK= 40 FEET
MAXIMUM BUILDING HEIGHT= 3 STORIES/ 40 FEET
MUST BE VERIFIED BY CITY OF SANDY SPRINGS BEFORE CONSTRUCTION.



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 Georgia RLS No. 2646

3-7-22

Michael R. Noles

Georgia RLS No. 2646

Date

NO.	REVISIONS	DATE

McClung Surveying
McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP
THE ROSE FAMILY TRUST

675 RIVER CHASE POINT
SANDY SPRINGS, GEORGIA
TOTAL AREA= 0.829± ACRES
OR 36,118± SQ. FT.



LOT 67 BLOCK "C"
SECTIONS THREE AND FOUR
RIVER CHASE

LAND LOT 207
17TH DISTRICT
FULTON COUNTY
GEORGIA

PLAT PREPARED: 3-7-22
FIELD: 3-3-22 SCALE: 1"=20'

JOB#257942

PB 259
PG 104
PB