

DATE: MAY 13, 2022

**TO:** Mayor Rusty Paul, City of Sandy Springs  
**ATTN TO:** Helen Owens, Zoning Administrator, 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 Metropolitan River Protection Act (MRPA) regional review to seek comments from potentially impacted jurisdictions and agencies. ARC requests your comments related to the proposal.

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

**MRPA Code:** RC-22-06SS

**Description:** A MRPA review of a proposal to add a stone wall and gate, stone arbor, generator pad, and neighbor access walkway to an existing single-family residence on a .83 acre lot at 675 River Chase Point in Sandy Springs wholly within the Chattahoochee River Corridor. The project proposes, all within category C, a new land disturbance area of 915 SF which will add to the existing land disturbance area of 17,494 SF for a total of 18,409 SF or 67.8% of the category C area which is within the allowed 70% maximum. The project also proposes a new impervious area of 403 SF which will add to the existing impervious area of 11,545 SF for a total of 11,948 SF or 44% of the category C area which is within the allowed 45% maximum.

**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:** 67 **District:** 0 **Section:** 3,4

**Date Opened:** May 13, 2022

**Deadline for Comments:** May 23, 2022

**Earliest the Regional Review can be Completed:** Upon approval

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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 [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If ARC staff does not receive comments from you on or before May 23, 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>.

Review materials are attached.

**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? 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.

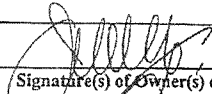
☒ Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**


☐ Concept plan.

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

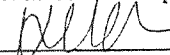
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

\_\_\_\_\_  
\_\_\_\_\_  
 TRAVIS LEE 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

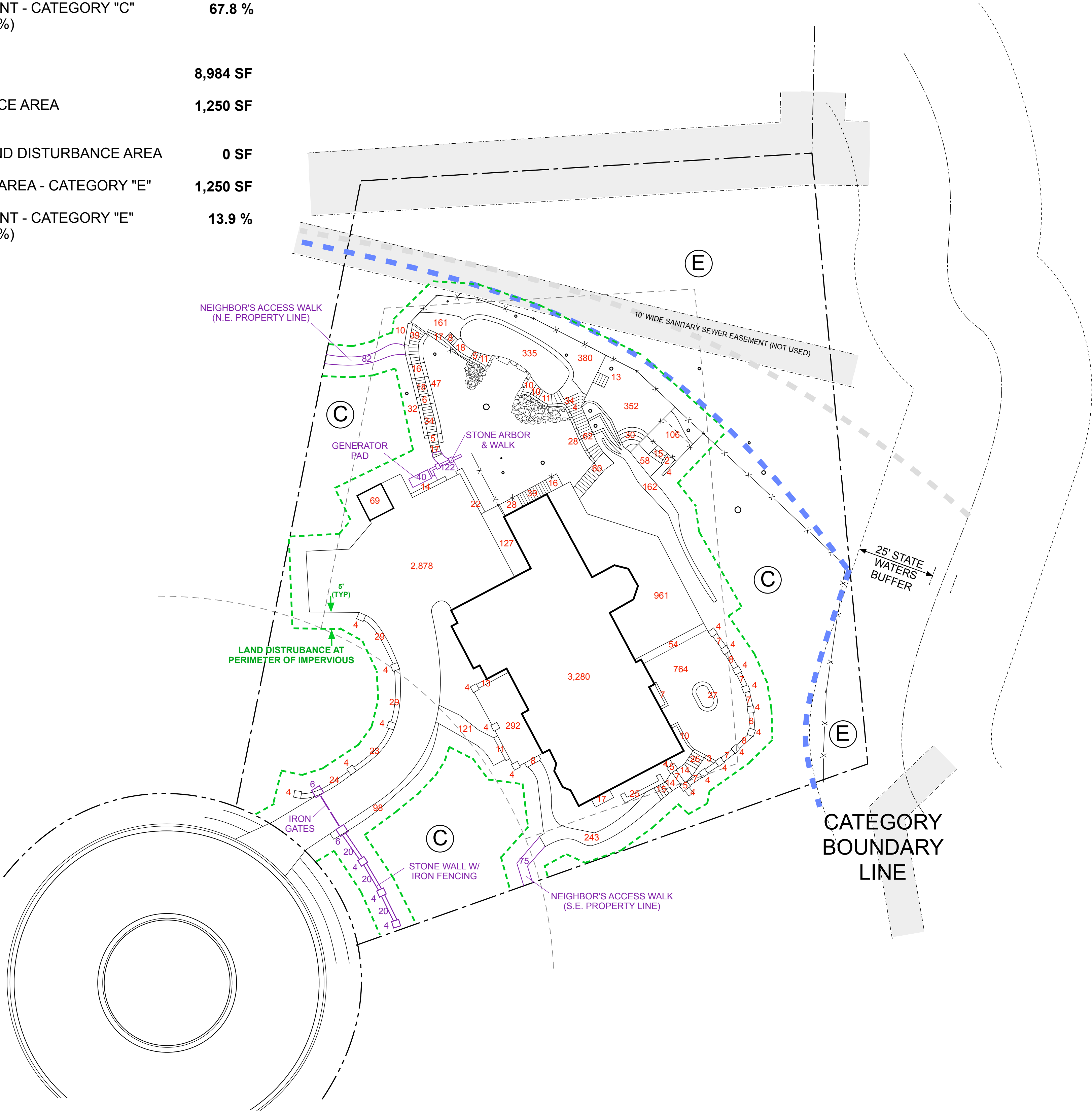
14. The governing authority of City of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

\_\_\_\_\_  
 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.

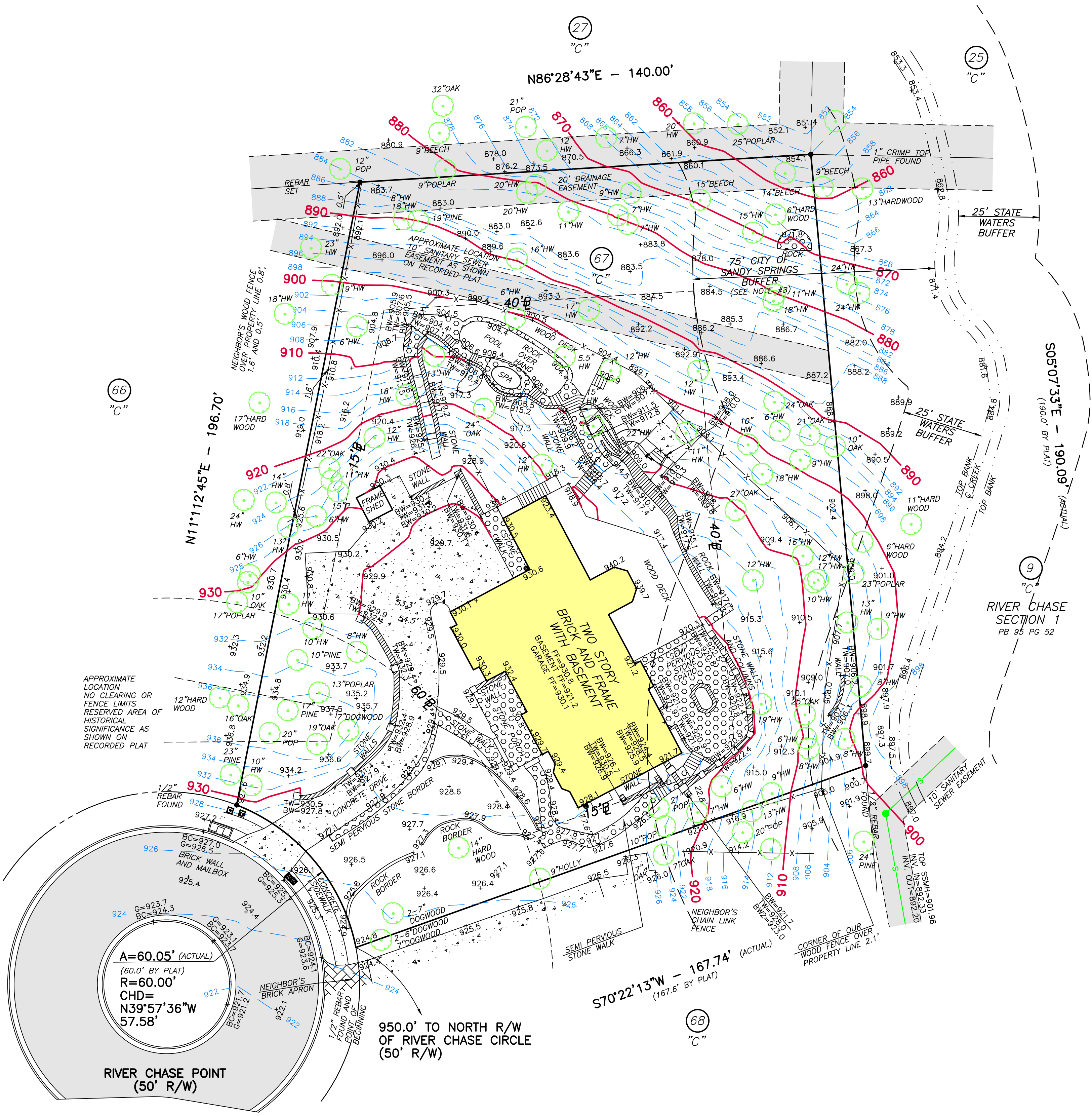


SITE PLAN  
(FOR A.R.C. SUBMISSION)

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
R	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 REINFORCED CONCRETE PIPE
RCP	DENOTES CORRUGATED METAL PIPE
CMP	DENOTES POWER POLE
PP	DENOTES LIGHT POLE
LP	DENOTES GUY WIRE
GW	DENOTES POWER LINE
P	DENOTES POWER METER
PM	DENOTES POWER BOX
PB	DENOTES FIBER OPTIC
FO	DENOTES AIR CONDITION
A/C	DENOTES CABLE BOX
CB	DENOTES TELEPHONE BOX
TB	DENOTES GAS METER
GM	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WH	DENOTES WATER VALVE
FW	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  
Date

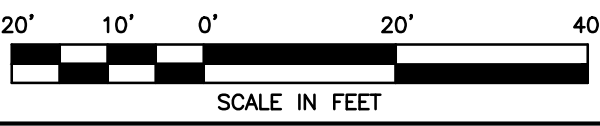
NO.	REVISIONS	DATE



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