

DATE: JUNE 2, 2022

TO: MAYOR RUSTY PAUL, City of Sandy Springs
ATTN TO: HELEN OWENS, 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-22-07SS 380 Crosstree Lane

Submitting Local Government: City of Sandy Springs

Date Opened: May 20, 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
2. Owner(s) of Record of Property to be Reviewed:
Name(s): KAUSHIK KAPISTHALAM & MATHURA GOPALAN
Mailing Address: 380 Crosstree Ln
City: SANDY SPRINGS State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-896-6281 Fax: _____
Other Numbers: 404-276-1706
3. Applicant(s) or Applicant's Agent(s):
Name(s): TOM DWYER HARBOUR TOWNE Construction, Inc.
Mailing Address: 2090 Dunwoody Club Dr. STE 106-291
City: Atlanta State: GA Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-455-1930 Fax: TOM.DWYER@HARBOR
Other Numbers: 770-815-8676 Towne.net
4. Proposed Land or Water Use:
Name of Development: BREAKWATER Subdivision (Existing)
Description of Proposed Use: In. Law Master Suite on MAIN Floor;
Lower level Home offices (2)
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 130 17th District
FULTON Co. Plat Book 187, pg 40
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
BREAKWATER Lot 52, Block 4 380 Crosstree Ln.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.4698 acres (20,378 SF) - JMS 5/17/02
Outside Corridor: _____
Total: _____
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? YES

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC-96-09FC - 1996

REVIEW FOR EXISTING HOUSE

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 _____

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. (Maximums Shown In Parentheses)
A	—	—	—	(90)	(75)
B	—	—	—	(80)	(60)
C	20,378 SF	14,030 SF	6500 SF	(70) 62.8%	(45) 31.9%
D	—	—	—	(50)	(30)
E	—	—	—	(30)	(15)
F	—	—	—	(10)	(2)
Total:	20,378 SF	14,030 SF	6500 SF	N/A	N/A

ALL ON THIS PAGE
JMS - ARC
5/17/2022

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. *For Addition Foundation Only*

☒ 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.

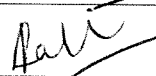
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☒ Concept plan.

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

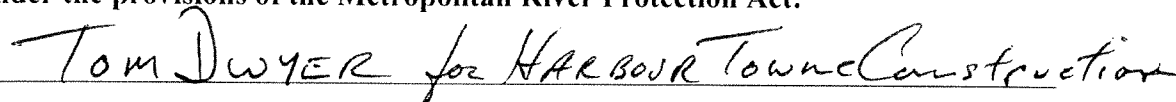
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

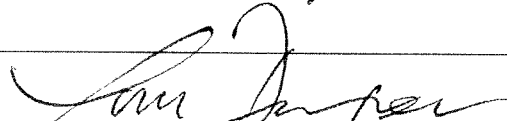
	2/8/22
	2/8/22

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:

 Tom DWYER for HARBOUR Towne Construction

	2/11/22
Signature(s) of Applicant(s) or Agent(s)	Date

14. The governing authority 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

4/27/2022

Signature of Chief Elected Official or Official's Designee

Date

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

MAGNETIC

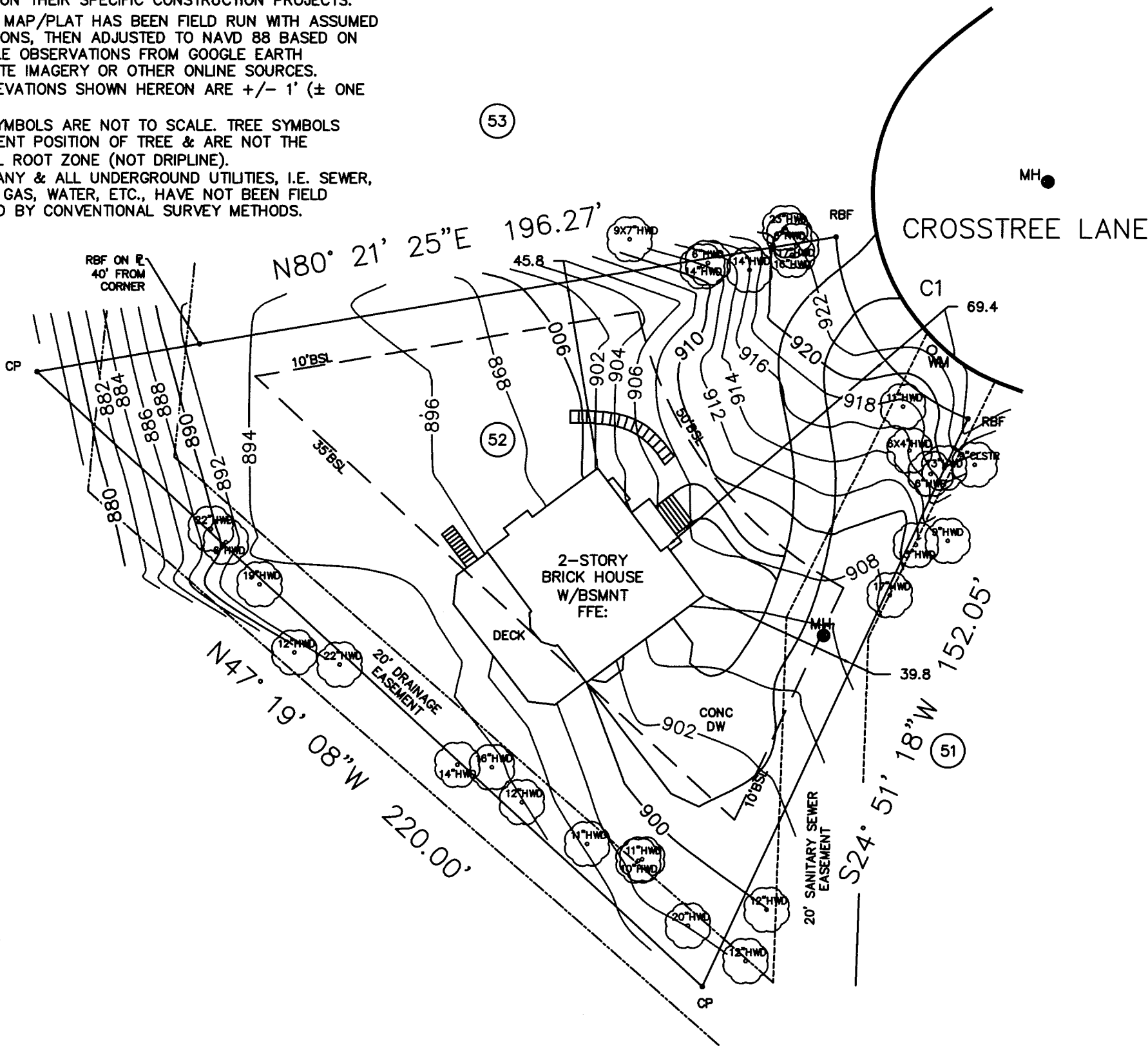


NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS N/F NOW OR FORMERLY
APD AS PER DEED NAIL NAIL FOUND
APP AS PER PLAT P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
CP COMPUTED POINT POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY
DW DRIVEWAY RBF REINFORCING BAR FOUND
EP EDGE OF PAVEMENT (1/2" UNO)
FFE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET
FKA FORMERLY KNOWN AS SW SIDEWALK
IPF IRON PIN FOUND SSE SANITARY SEWER EASEMENT
L ARC LENGTH SSCO SANITARY SEWER CLEANOUT
LL LAND LOT -X- FENCE LINE
LLL LAND LOT LINE WALL
N NEIGHBOR'S

CURVE RADIUS LENGTH CHORD CH.BEARING
C1 50.00' 57.68' 54.53' S 36°07'03"E



9-29-2021

PROPERTY ADDRESS:
380 Crosstree Ln
Atlanta, GA 30328

LAND AREA:
20378 SF
0.468 AC

IMPERVIOUS AREA:
EXIST= 4532 SF=22.2%

ZONING: RD-18

PLAT PREPARED FOR:
380 Crosstree Ln

LOT 52 BLOCK B UNIT 4 BREAKWATER SUBDIVISION

LAND LOT 130 17th DISTRICT

BY:

FULTON COUNTY, GEORGIA

FIELD DATE: 8-03-2021

SM

LOCATED IN SANDY SPRINGS

DRAWN DATE: 8-04-2021

SS

REFERENCE: PLAT BOOK 187, PAGE 40

REFERENCE: DEED BOOK 48254, PAGE 667

ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.

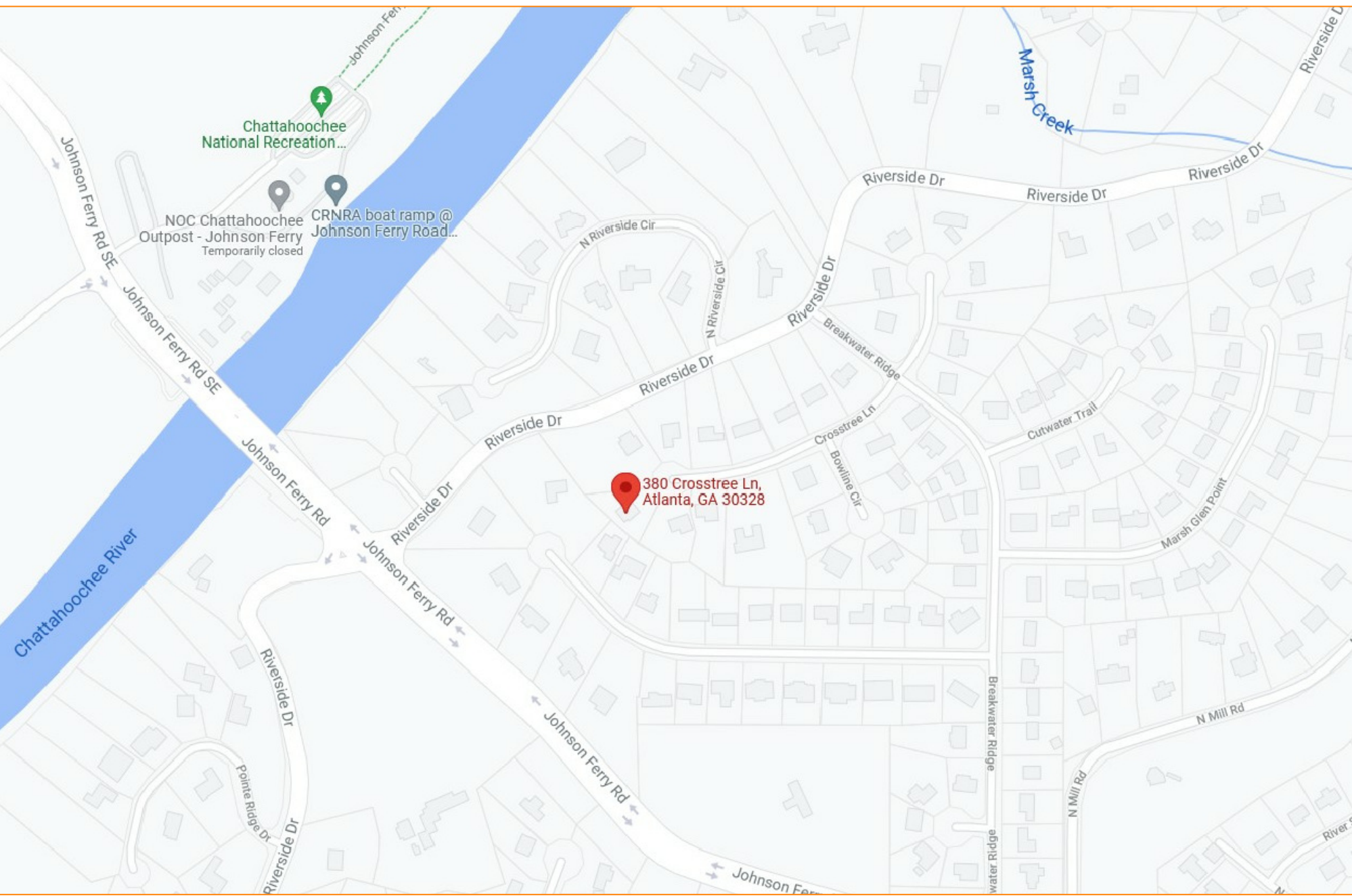
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, Stone Mtn, GA 30087
COA #LSF000867, info@SurveySystemsAtlanta.com
Cell 678-591-6064 ~ Office 404-760-0010

0 30
SCALE 1" = 30'



VICINITY MAP (NOT TO SCALE)

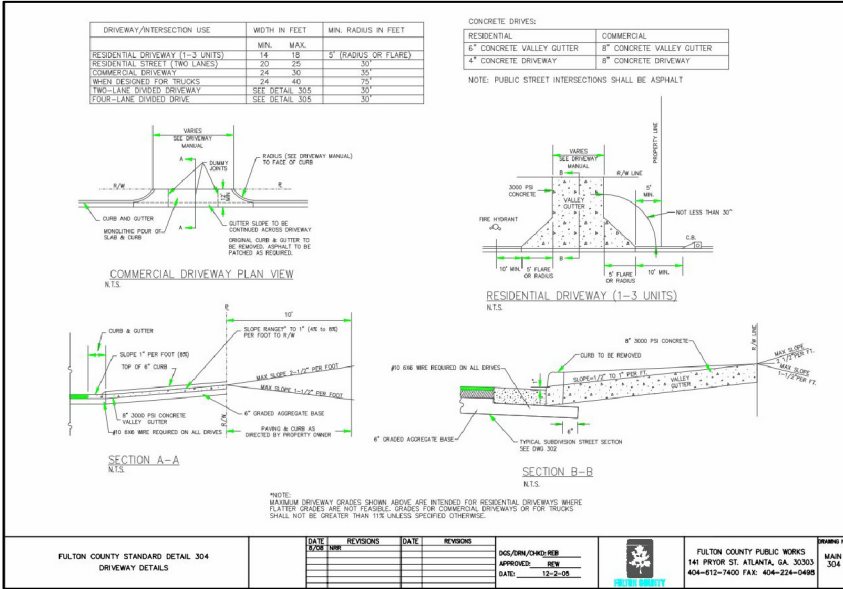
CONTACT THE CITY OF SANDY SPRINGS' DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL ON-LINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY

"The existing driveway may be used as a Construction Exit provided that all construction vehicles are confined to existing paved areas on Site. Any tracking of Dirt, Silt, Mud, etc., onto street will result in an immediate "Stop Work" Order. The "Stop Work" order will not be lifted until a Construction Exit is constructed in accordance with the current Detail."

ANY TRACKING OF DIRT, SILT, MUD, ETC., ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.

Flood Plain Note and F.I.R.M. panel
This site is located within a zone X, as defined by F.I.R.M. Community Panel Number(s) 3321C03546 for unincorporated Fulton County, Georgia. (09/18/2013 map)

THE SUBJECT PROPERTY IS NOT WITHIN 200' OF WATERS OF THE STATE REQUIRING STATE AND CITY STREAM BUFFERS

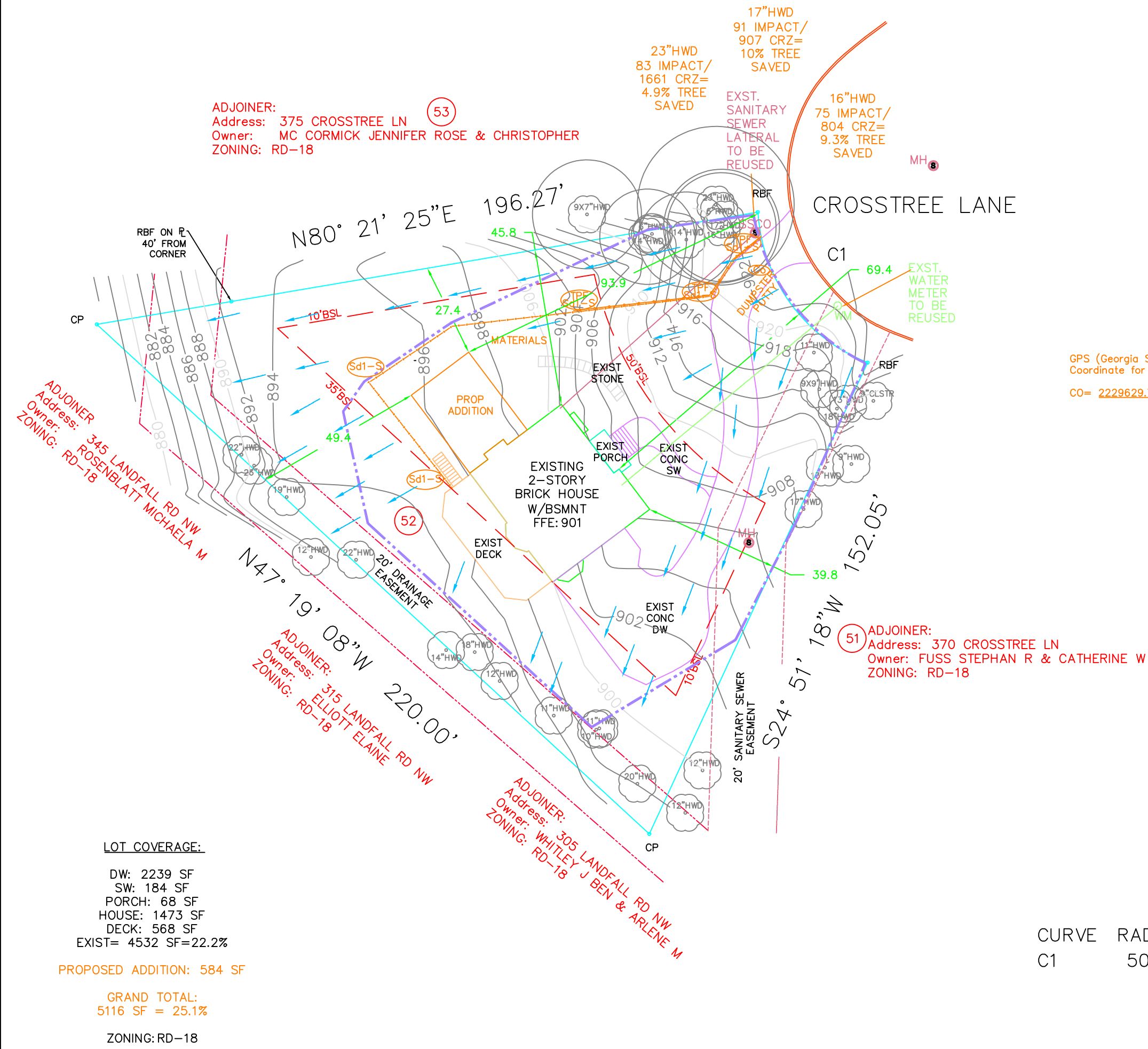


"After the permit is issued contact the department of Community Development through the online portal to schedule a Pre-Construction Meeting with the Site Inspector prior to any land disturbance, building construction, or demolition." You will also need a Building Pre-Construction Meeting — with a Building Inspector — which should also be requested through the portal as well.

CANOPY TREE CALCULATIONS:

REQUIRED CANOPY = 35% OF SITE: (20378 * 35%) = 7132.3 (8,000)

CANOPY CREDIT EXISTING ON LOT: 8,000 UNITS



CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	50.00'	57.68'	54.53'	S 36°07'03"E

The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities. Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control additional erosion and sediment control measures shall be implemented to control or treat the sediment source. Additional erosion controls shall be installed as deemed necessary by the on-site inspector. Locate and field stake all utilities, easements, pipes flood limits, stream buffers, and tree save areas prior to any land disturbing activities. All tree protection areas to be protected from sedimentation. All tree protection devices to be installed prior to land disturbance and maintained until final landscaping. All tree protection fencing to be inspected daily and repaired or replaced as needed. A final as-built lot survey required prior to issuance of Certificate of Occupancy. A final as-built water quality certificate required prior to Certificate of Occupancy. Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right-of-way. Water quality BMP(s) to be installed at the time of final landscaping. All collected water shall be directed to the water quality BMP(s). No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone. Work hours and construction deliveries are:
o Monday-Friday 7:00am-7:00pm
o Saturday 8:00am-5:00pm
I certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision.

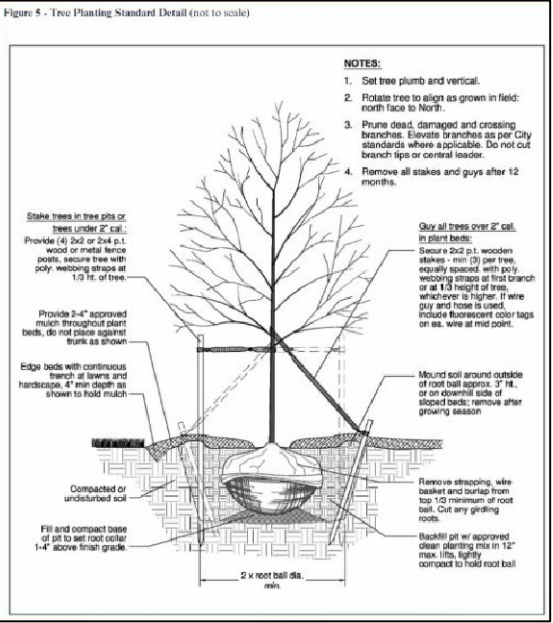
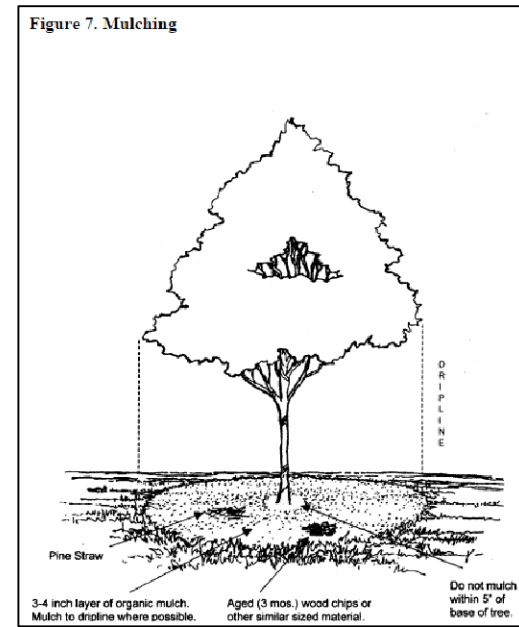
SITE PLAN NOTES:

1. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA.
2. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
3. STATEMENT: ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION.
4. AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
5. GRADED SLOPES TO BE 3 : 1 OR GREATER.
6. NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF PROJECT SITE.
7. Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area.
8. A final as-built lot survey required prior to issuance of certificate of occupancy.



A/C units screening type= LANDSCAPE
LANDSCAPE TYPE: BOXWOOD SHRUB
LANDSCAPE HEIGHT: 30"

GROUND-MOUNTED EQUIPMENT SCREENING IS AS HIGH AS HIGHEST POINT OF EQUIPMENT BEING SCREENED (SEC. 8.2.9.B.4.).



FENCES TO BE CONSTRUCTED WITH FINISHED SIDE FACING TOWARDS STREET AND ADJOINING PROPERTIES (SEC. 8.2.10.)

FENCE FOOTINGS MUST BE ENTIRELY CONTAINED WITHIN PROPERTY AND CANNOT ENCR OACH ONTO PROPERTY LINE (Sec.8.2.10)

* L E G E N D *
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS
APP AS PER DEED
APP AS PER PLAT
BSL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CIP CRIMP TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FTE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
IPF IRON PIN FOUND
LL LAND LOT
LLL LAND LOT LINE
N NEIGHBORS
N/T NOW OR FORMERLY
NAIL NAIL FOUND
PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT-OF-WAY
RFB REINFORCING BAR FOUND
(1/2" UNO)
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
SSE SANITARY SEWER EASEMENT
SSCO SANITARY SEWER CLEANOUT
X-X FENCE LINE
W WALL
INDICATES DIRECTION OF WATER FLOW

OWNERS:
KAUSHIK KAPISTHALAM &
MAHURA GOPALAN
380 Crosstree Ln
Atlanta, GA 30328
ZONING: RD-18

24 HR CONTACT:
TOM DWYER
770-815-8616 - CELL
770-455-1930 - OFFICE
tomdwyer@harbourtowne.net



SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, Stone Mtn, GA 30087
COA #LSF000867, info@SurveySystemsAtlanta.com
Cell 678-591-6064 ~ Office 404-760-0010
SP: 1/25/2022 HN
4-20-22 GM
24 HR CONTACT:
TOM DWYER
770-815-8616 - CELL
770-455-1930 - OFFICE
tomdwyer@harbourtowne.net

PROPERTY ADDRESS:
380 Crosstree Ln
Atlanta, GA 30328
LAND AREA:
20378 SF
0.468 AC
DISTURBED AREA:
14030 = 68.7%
ZONING:RD-18
SITE PLAN PREPARED FOR:
380 Crosstree Ln
LOT 52 BLOCK B UNIT 4 BREAKWATER SUBDIVISION
LAND LOT 130 17th DISTRICT BY:
FULTON COUNTY, GEORGIA FIELD DATE: 8-03-2021 SM
LOCATED IN SANDY SPRINGS DRAWN DATE: 8-04-2021 SS
REFERENCE: PLAT BOOK 187, PAGE 40 ALL MATTERS OF TITLE ARE
REFERENCE: DEED BOOK 48254, PAGE 667 EXCEPTED, NOT TO BE RECORDED
NOR USED TO CONVEY PROPERTY.
THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. SURVEY
SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY
FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE
CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND
ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS,
ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS
BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.