

DATE: JUNE 1, 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 regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

**Name of Proposal:** RC-22-08SS 300 Skyridge Drive  
**MRPA Code:** RC-22-08SS

**Description:** A MRPA review of a proposal to rebuild several retaining walls and add several new retaining walls and patio areas to an existing house on a 1 acre site fully within the Chattahoochee River Corridor. The proposal will add 1,545 SF of new impervious area to an existing 7,250 SF of impervious area, all within vulnerability Category D, for a total impervious area of 8,795 SF or 20.2% of the total lot area, which is within the allowed 30% Category D impervious area 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:** **District:** 0 **Section:**  
**Date Opened:** June 1, 2022  
**Deadline for Comments:** June 13, 2022

**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  
CITY OF ROSWELL

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 June 13, 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:** City of Sandy Springs
  
2. **Owner(s) of Record of Property to be Reviewed:**  
**Name(s):** Jeffrey and Rachel Allen  
**Mailing Address:** 300 Skyridge Drive  
**City:** Atlanta **State:** Georgia **Zip:** 30350  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** 404-391-4320 **Fax:** \_\_\_\_\_  
**Other Numbers:** 813-765-8558
  
3. **Applicant(s) or Applicant's Agent(s):**  
**Name(s):** Jeffrey and Rachel Allen  
**Mailing Address:** 300 Skyridge Drive  
**City:** Atlanta **State:** Georgia **Zip:** 30350  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** 404-391-4320 **Fax:** \_\_\_\_\_  
**Other Numbers:** 813-765-8558
  
4. **Proposed Land or Water Use:**  
**Name of Development:** Allen Residence  
**Description of Proposed Use:** Updating retaining wall, adding retaining walls  
and patios to backyard
  
5. **Property Description (Attach Legal Description and Vicinity Map):**  
**Land Lot(s), District, Section, County:** Parcel ID 06 035800010061  
District 59, Fulton County, location 6  
**Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:** \_\_\_\_\_  
300 Skyridge Drive, Atlanta, GA 30350 1770 ft from Ball Mill Rd.  
**Size of Development (Use as Applicable):**  
**Acres:** **Inside Corridor:** 1 acre  
**Outside Corridor:** \_\_\_\_\_  
**Total:** 1 acre  
**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** already on site

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
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<b>A</b>	<u>N/A</u>			<u>(90)</u>	<u>(75)</u>
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<b>B</b>	<u>N/A</u>			<u>(80)</u>	<u>(60)</u>
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<b>C</b>	<u>N/A</u>			<u>(70)</u>	<u>(45)</u>
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<b>D</b>	<u>32,140 SF</u>	<u>11,884 SF</u>	<u>8,795 SF</u> <del>5,796 SF</del> JMS 6/1/22	<u>(50)</u>	<u>36.7</u> <u>(30)</u> <u>27.4</u> JMS 6/1/22
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<b>E</b>	<u>11,210 SF</u>	<u>180 SF</u>	<u>0 SF</u>	<u>(30)</u>	<u>1.6</u> <u>(15)</u> <u>0</u>
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<b>F</b>	<u>N/A</u>			<u>(10)</u>	<u>(2)</u>
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<b>Total:</b>	<u>43,351 SF</u>	<u>12,064</u>	<u>8,795 SF</u> <del>5,796 SF</del> JMS 6/1/22	<u>N/A</u>	<u>N/A</u>
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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:**

x Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

x Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

x Written consent of all owners to this application. (Space provided on this form)

x Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

x Description of proposed use(s). (Space provided on this form)

x Existing vegetation plan.

x Proposed grading plan.

x Certified as-builts of all existing land disturbance and impervious surfaces.

x Approved erosion control plan.

x 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)

SEE OWNER & APPLICANT SIGNATURES  
ON NEXT PAGE - JMS 5/24/2022

\_\_\_\_\_  
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:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature(s) of Applicant(s) or Agent(s) Date

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 05/20/2022

\_\_\_\_\_  
Signature of Chief Elected Official or Official's Designee Date

☒ Plat-level plan showing (as applicable): lot boundaries; any other subdivisions; 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.

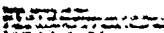
☒ Land-disturbance plan.

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

☐ Concept plan.

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

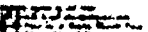
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Jeff Allen  Jeff Allen 4/27/22  
Rachel Allen 04/27/22

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:

Jeff Allen  Jeff Allen 4/27/22  
Rachel Allen 04/27/22

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 Provisions of the Metropolitan River Protection Act.

Signature of Chief Elected Official or Official's Designee

Date

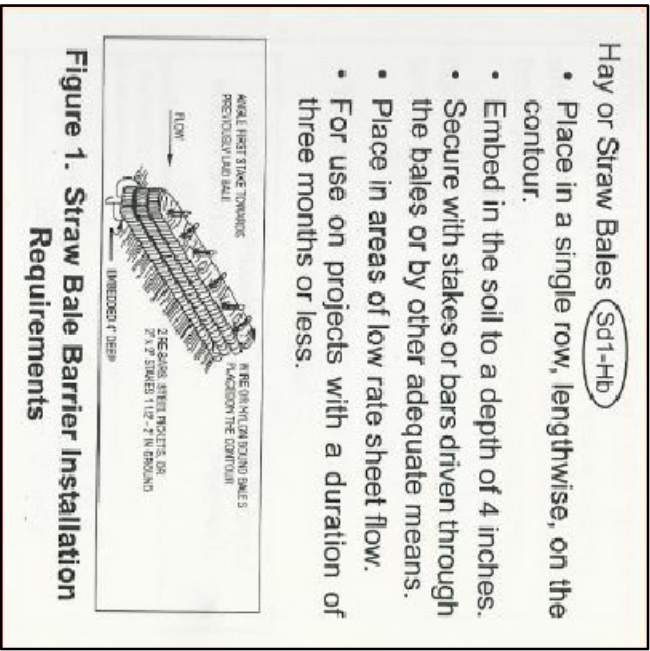
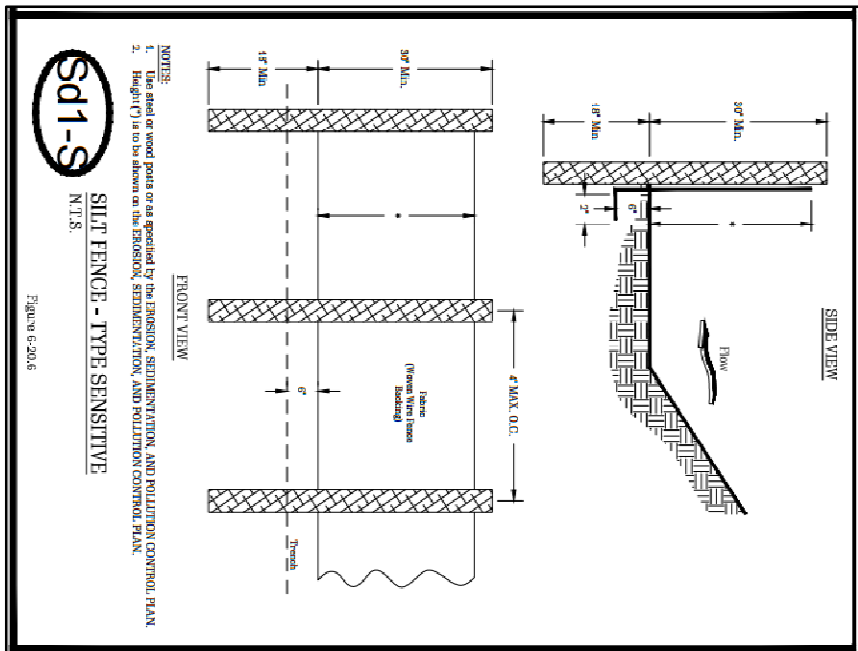


"The existing driveway may be used as a Construction Exit provided that all construction vehicles are confined to existing paved areas on Site. Any trucking of Dirt, Silt, Mud, etc. onto street will result in an immediate "Stop Work" Order. The "Stop Work" order will not be lifted until a Construction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

NOTES:  
• Sediment Control measures shall be based on field run data by SURVEY SYSTEMS & ASSOC., INC.  
• No checks, pot-holes or permanent structures permitted in buffers or easements.  
• Non-exempt activities shall not be conducted within the 25 or 50-Foot undisturbed buffers as measured from the point of wasted vegetation without first acquiring the necessary variances and permits.  
• Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 Permit.  
• The escape of sediment from the Site shall be prevented by the installation of Erosion and Sediment Control measures and practices prior to land disturbing activities.  
• Erosion and Sediment Control measures shall be maintained at all times.  
• If full implementation of the approved plan does not provide for effective erosion control, additional Erosion and Sediment Control measures shall be required. The Department of Community Development may require additional measures to be implemented.  
• Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.  
• The Design Professional whose signed and dated Seal appears hereon, affirms that the Site was visited prior to the preparation of this Site Plan by (himself / herself) or (his / her) authorized Agent under (his / her) supervision.  
• Contact the Department of Community Development through the portal to schedule a Pre-Construction Meeting with the site inspector prior to any land disturbance. (The cut-off time for next day inspection is 2pm.)

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 DENSE LEFT IDE 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.



- Hay or Straw Bales (Sd1-HB)
- Place in a single row, lengthwise, on the contour.
- Embank in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.
- Place in areas of low rain sheet flow.
- For use on projects with a duration of three months or less.

The scope of segment from the site shall be prevented by the installation of erosion control measures and practices prior to Land Disturbing Activities. (This includes digging holes for porch, deck, fence piers, etc. footings.)

Where existing runoff leaves the site in a sheet flow condition runoff shall leave the site in a sheet flow condition after development.

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 any other activity on the property. Building Pre-Construction Meeting — with a Building Inspector — which should also be requested through the portal as well.

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 ENCROACH ONTO PROPERTY LINE (Sec.8.2.10)

THE SUBJECT PROPERTY IS NOT WITHIN 200' OF A F.I.R.M. (Community Panel Number(s) 1331200326, 1331200327, 1331200328, 1331200329, 1331200330, 1331200331, 1331200332, 1331200333, 1331200334, 1331200335, 1331200336, 1331200337, 1331200338, 1331200339, 1331200340, 1331200341, 1331200342, 1331200343, 1331200344, 1331200345, 1331200346, 1331200347, 1331200348, 1331200349, 1331200350, 1331200351, 1331200352, 1331200353, 1331200354, 1331200355, 1331200356, 1331200357, 1331200358, 1331200359, 1331200360, 1331200361, 1331200362, 1331200363, 1331200364, 1331200365, 1331200366, 1331200367, 1331200368, 1331200369, 1331200370, 1331200371, 1331200372, 1331200373, 1331200374, 1331200375, 1331200376, 1331200377, 1331200378, 1331200379, 1331200380, 1331200381, 1331200382, 1331200383, 1331200384, 1331200385, 1331200386, 1331200387, 1331200388, 1331200389, 1331200390, 1331200391, 1331200392, 1331200393, 1331200394, 1331200395, 1331200396, 1331200397, 1331200398, 1331200399, 1331200400, 1331200401, 1331200402, 1331200403, 1331200404, 1331200405, 1331200406, 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