

DATE: JUNE 13, 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-22-08SS 300 Skyridge Drive

Submitting Local Government: City of Sandy Springs

Date Opened: June 1, 2022

Date Closed: June 13, 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:

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
CITY OF ROSWELL

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:** 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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A	N/A			(90)	(75)
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B	N/A			(80)	(60)
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C	N/A			(70)	(45)
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D	32,140 SF	11,884 SF	8,795 SF 5,796 SF JMS 6/1/22	(50) 36.7	(30) 27.4 JMS 6/1/22
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E	11,210 SF	180 SF	0 SF	(30) 1.6	(15) 0
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F	N/A			(10)	(2)
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Total:	43,351 SF	12,064	8,795 SF 5,796 SF JMS 6/1/22	N/A	N/A
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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.

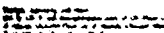
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

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

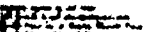
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Jeff Allen  Jeff Allen 4/27/22
Rachel R 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 R 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-emergit 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.
• 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.

"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)

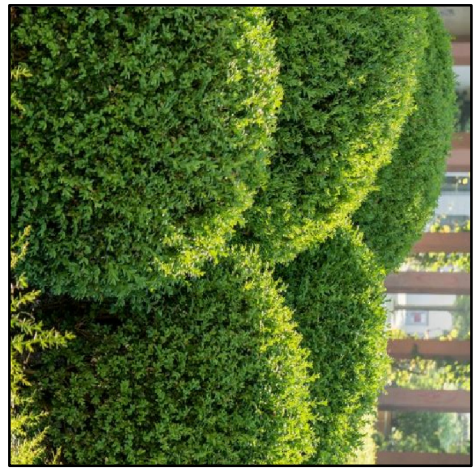
FENCE FOOTINGS MUST BE ENTIRELY CONTAINED WITHIN PROPERTY AND CANNOT ENCROACH ONTO PROPERTY LINE (Sec.8.2.10)

"The 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.)

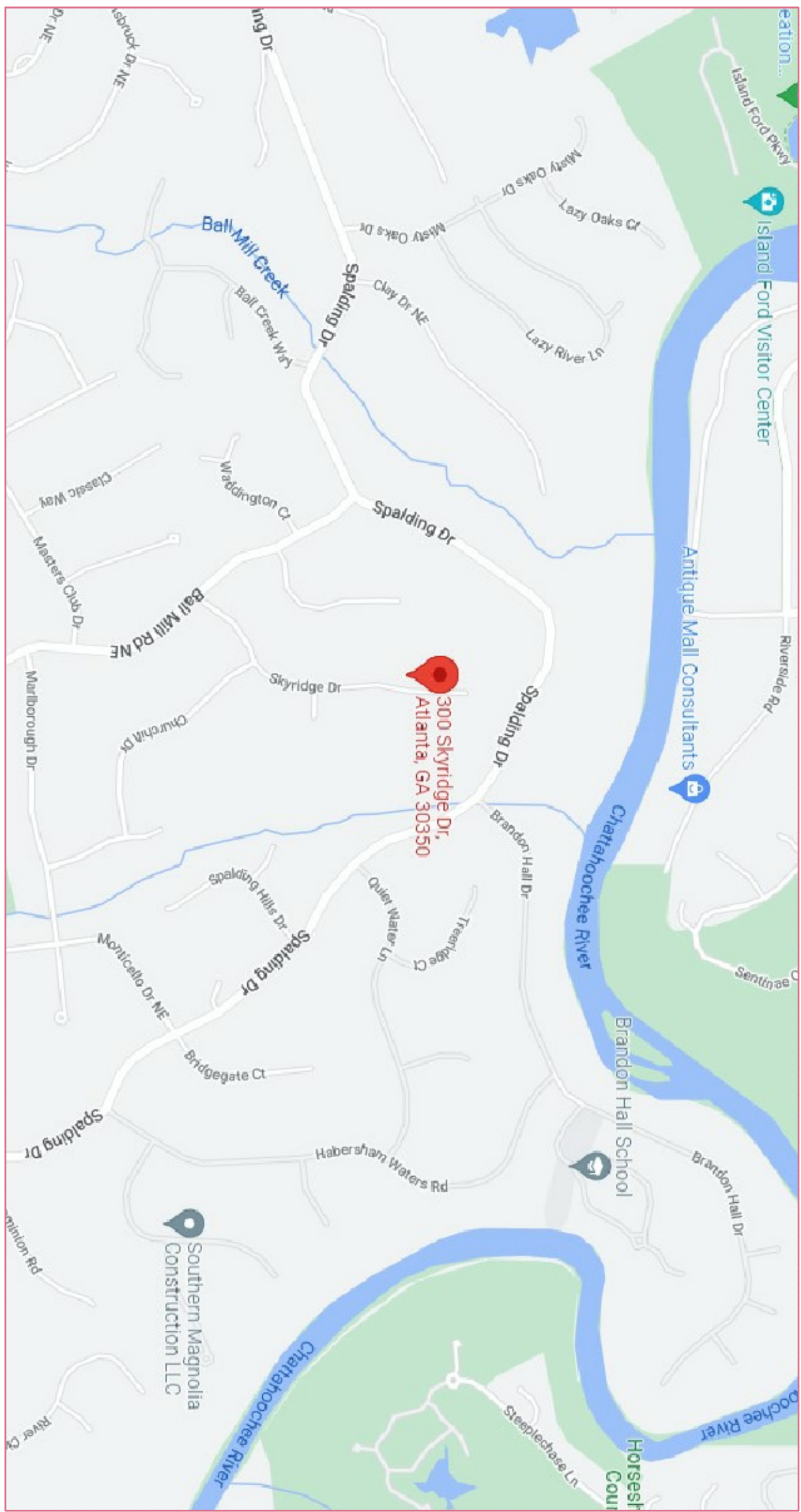
Where existing runoff leaves the site in a sheet flow condition runoff shall leave the site in a sheet flow condition after development.

THE SUBJECT PROPERTY IS NOT WITHIN 200' OF A FLOOD PLAIN AS SHOWN ON THE FLOOD MAP. THE SUBJECT PROPERTY IS NOT WITHIN 200' OF A FLOOD PLAIN AS SHOWN ON THE FLOOD MAP. THE SUBJECT PROPERTY IS NOT WITHIN 200' OF A FLOOD PLAIN AS SHOWN ON THE FLOOD MAP.

Flood Plain Note and F.I.R.M. panel IS NOT WITHIN 200' OF A FLOOD PLAIN AS SHOWN ON THE FLOOD MAP. THE SUBJECT PROPERTY IS NOT WITHIN 200' OF A FLOOD PLAIN AS SHOWN ON THE FLOOD MAP. THE SUBJECT PROPERTY IS NOT WITHIN 200' OF A FLOOD PLAIN AS SHOWN ON THE FLOOD MAP.



A/C units screening type= 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.)



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

NO PROPOSED GRADING OR EROSION CONTROL MEASURES WILL BE INSTALLED IF DENSE LEFT IDE SHALL BE STABILIZED WITH TEMPORARY VEGETATION

GPS (Georgia State Plane Zone West) Coordinates for BMP's:

CO= 2282257.672U+7E 1447906.653U+7N
DRY WELL= 2252080.898U+7E 1447947.337U+7N
RAIN GARDEN= 2252114.696U+7E 1448028.151U+7N

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

32.140 SF in D

D: allowances are 50% land disturbance and 30% impervious, or 16,070 SF of land disturbance and 9,642 SF of impervious *existing landscaping does not count as disturbance

LAND DISTURBANCE LOCATED IN "D":
PROP. LAND DISTURBANCE: 4,634 SF
EXISTING DISTURBANCE: 7,250 SF
"D" TOTAL LAND DISTURBANCE = 11,884 SF = 36.72%

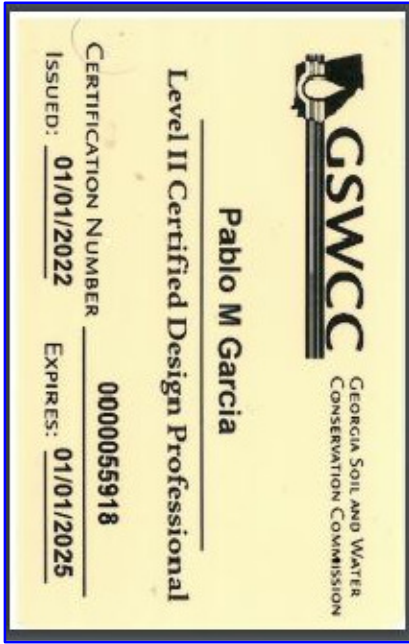
LOT COVERAGE CALCULATIONS:
LOCATED IN "D"

11,210 SF in E
E: allowances are 30% land disturbance and 15% impervious, or 3363 SF of land disturbance and 1682 SF of impervious *existing landscaping does not count as disturbance

LAND DISTURBANCE:
LOCATED IN "E": 180 SF

IMPERVIOUS AREA:
LOCATED IN "E": 0 SF

PROPERTY ADDRESS: Atlanta, GA 30350
LAND AREA: 43,512 SF
0.998 AC
ZONING: RE-2
ARC PLAN PREPARED FOR: 300 Skyridge Dr
SUBDIVISION: SKYRIDGE
LOT 10
FULTON COUNTY, GEORGIA
FIELD DATE: 11-16-2021 PM
DRAWN DATE: 11-19-2021 JAE
REFERENCE: PLAT BOOK 103, PAGE 63
O&A 4457000857, info@surveysystemsllc.com
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 USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE SURVEY DATA. ANY REDUCES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DERIVED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.



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:
Monday-Friday 7:00am-7:00pm
Saturday 8:00am-5:00pm
I, Pablo M. Garcia, 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.

* LEGEND *
ALL INFORMATION IN THIS LEGEND MAY NOT APPEAR ON THIS PLAN.
ALL ALSO KNOWN AS:
N/7: NOW OR FORMERLY
N/1: NOT FOUND
N/2: NOT FOUND
N/3: NOT FOUND
N/4: NOT FOUND
N/5: NOT FOUND
N/6: NOT FOUND
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