

DATE: JUNE 10, 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: 8070 Jett Ferry Road MRPA RC-22-10SS

Description: A MRPA regional review of a proposal to construct a swimming pool with deck and steps on the site of an existing house at 8070 Jett Ferry Road in Sandy Springs. The total site is a little more than 1 acre - 47,366 SF - of which 21,110 SF falls within the Chattahoochee River Corridor. The total proposed disturbed area is 6,333 SF - or 30% of the site area within the Corridor - which is within the 30% Vulnerability Category E maximum. The total impervious area is 3167 SF - or 15% of the site area within the Corridor - which is within the 15% Vulnerability Category E 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 10, 2022

Deadline for Comments: June 20, 2022

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
FULTON COUNTY
GWINNETT COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SANDY SPRINGS
CITY OF DUNWOODY

CHATTAHOOCHEE RIVERKEEPER
RIVERLINE HISTORIC AREA
FULTON COUNTY
CITY OF ROSWELL

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before 2022-06-20 00:00:00, 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 SPUNGES
2. Owner(s) of Record of Property to be Reviewed:
Name(s): TAL AND MELISSA MOR
Mailing Address: 18070 JETT FERRY ROAD
City: SANDY SPUNGES State: GA Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): RICH LUDY
Mailing Address: #1188 LARSEN LANE SW
City: MAQUETTA State: GA Zip: 30064
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-391-8105 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: LOT 1-A, RIVEREDGE S/D
Description of Proposed Use: 5F RESIDENTIAL
(EXISTING DWELLING - POOL ADDITION)
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: _____
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
RIVEREDGE ; LOT 1-A @ CORNER OF RIVER CIRCLE
Size of Development (Use as Applicable):
Acres: Inside Corridor: 21,110 SF = 0.485 ACRES
Outside Corridor: 26,256 SF = 0.603 ACRES
Total: 47,366 SF = 1.087 ACRES
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: (NA)
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 6/1/22
If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC-77-34FC JMS 6/1/22

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	_____	_____	_____	(70) _____	(45) _____
D	_____	_____	_____	(50) _____	(30) _____
E	21,110 SF	<u>6333</u> SF <u>JMS 6/1/22</u>	3167 SF	(30) <u>30%</u>	(15) <u>15%</u> <u>JMS 6/1/22</u>
F	_____	_____	_____	(10) _____	(2) _____
Total:	21,110 SF	<u>6333</u> SF <u>JMS 6/1/22</u>	3167 SF	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? _____

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? _____

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:

☒ Description of land in the application and any additional land in the project (attach legal description of surveyed boundaries). *SEE SITE PLAN FOR CURRENT PROPERTY*

☒ 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)

☒ _____

Signature(s) of Owner(s) of Record

5/27/22
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)

5/26/22
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.

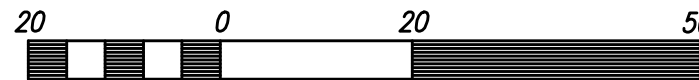
Helen Owens

Signature of Chief Elected Official or Official's Designee

05/31/2022

Date

ADDRESS: _____



Scale: 1" = 20'



N/F
DAVID PIERCE MASON &
ELIZABETH LORRAINE MASON
8025 RIVER CIRCLE
TAX I.D.#06 034300010242
ZONED: RE-1

N/F
JOHN D. JONES &
JOYCE C. JONES
8080 JETT FERRY ROAD
TAX I.D.#06 0343 LL0095
ZONED: RE-2

PROPERTY ZONED: RE-1

BUILDING SETBACK LINES

FRONT - 60 FEET
SIDE ADJACENT TO STREET - 30 FEET
SIDE INTERIOR - 15 FEET
REAR - 40 FEET

TOTAL AREA - 47,366 S.F. OR 1.0874 ACRES

MAXIMUM BUILDING HEIGHT - 40 FEET

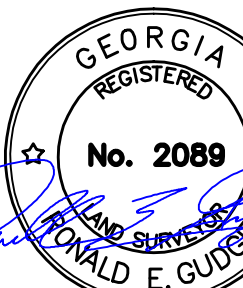
MAXIMUM LOT COVERAGE ALLOWED - 25%

EXISTING LOT COVERAGE FOR POOL

HOUSE - 2,142 SQ. FT.
PORCH & S/W - 480 SQ. FT.
DECK & PATIO - 805 SQ. FT.
CARPORT - 338 SQ. FT.
DRIVEWAY - 1,820 SQ. FT.
TOTAL - 5,585 SQ. FT. OR 11.8%

LEGEND

M.H. - MANHOLE
J.B. - JUNCTION BOX
C.B. - CATCH BASIN
D.I. - DROP INLET
S.S.E. - SEWER EASEMENT
D.E. - DRAINAGE EASEMENT
I.P.F. - IRON PIN FOUND
I.P.S. - IRON PIN SET
C.T.P. - CRIMP TOP PIPE
O.T.P. - OPEN TOP PIPE
R.B. - RE-BAR
F.H. - FIRE HYDRANT
B/L - BUILDING LINE
P/P - POWER POLE
CL - CENTER LINE
D.S. - DOWNSPOUTS
G.M. - GAS METER
P.M. - POWER METER



4/11/2022

I, Ronald E. Gudger, 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.

FLOOD STATEMENT

THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X]
AS DEFINED BY F.I.R.M COMMUNITY PANEL NUMBER(S) #13121C0156 G,
DATED SEP. 18, 2013, FOR UNINCORPORATED FULTON COUNTY, GEORGIA.

SURVEYED REG

CALCULATED REG, RAM

DRAWN REG, RAM

DWG. NAME JETT 8070

DATE MAY 14, 2021

SITE WORKS
SURVEYS & PLANNING
RONALD E. GUDGER, LS
404-731-8696
4780 ASHFORD DUNWOODY ROAD
SUITE 540-208
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011
e-mail: gudgersurveying@bellsouth.net

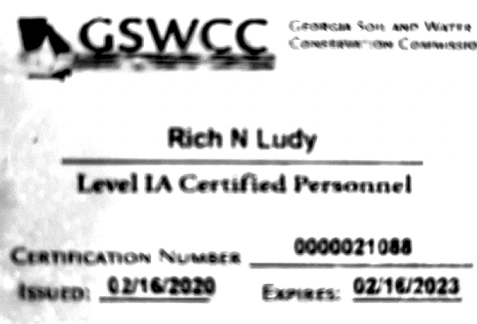
EXISTING CONDITIONS SURVEY OF
8070 JETT FERRY ROAD

LOT 1-A
RIVEREDGE
L.L. 343, DISTRICT 6
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

OWNER

TAL AND MELISSA MOR
8070 JETT FERRY ROAD
SANDY SPRINGS, GA 30350

PARCEL I.D.#06 034300010259



24 HOUR CONTACT

CUSTOM POOL CRAFTERS, LLC
1188 LARSEN LANE, SW
MARIETTA, GA 30064
CONTACT: LUDY N. RITCHIE
PHONE: 404-391-8105

NO. DATE

4. 4/11/22

3. 1/14/22

2. 11/22/21

1. 10/25/21

ADDED INFIL TEST

REVISED POOL LOCATION

REVISED A.R.C. CHART

REVISED PER CRITIQUE

REVISION

*ADDITIONAL FOR POOL AND RELATED IMPROVEMENTS

IMPERVIOUS SURFACE AREA	1,471 SF
X 1.2 INCHES RUNOFF = STORAGE REQUIRED.	147 CF
40% POROSITY	368 CF STONE
GRADING WITHIN SIDE/REAR SETBACKS	136 SF
X 1.2 INCHES RUNOFF = STORAGE REQUIRED.	14 CF
40% POROSITY	35 CF STONE

368 + 35 CF STONE = 403 CF
8' x 15' x 3.4' DEEP

ADDITIONAL LOT COVERAGE FOR POOL

POOL AND POOL DECK - 1,331 SQ. FT.
STEPS - 36 SQ. FT.
WALL & POOL EQ. - 104 SQ. FT.
TOTAL - 1,471 SQ. FT. OR 3.1%

QUANTITIES WITHIN RIVER CORRIDOR

EXISTING	PROPOSED
HOUSE - 152 S.F.	POOL DECK - 1,331 S.F.
DRIVE - 1,206 S.F.	STEPS - 36 SQ. FT.
CARPORT - 338 S.F.	WALL & POOL EQUIP. - 104 S.F.
TOTAL - 1,696 S.F.	+ 1,471 S.F. = 3,167 S.F.

VULNERABILITY CATEGORY	EXISTING E	PROPOSED E	TOTAL E
TOTAL SQUARE FEET			21,110
SQ. FT. CLEARED	2,445	3,382	5,827
MAX. SQ. FT. CLEARED ALLOWED			6,333
SQ. FT. IMPERVIOUS SURFACE	1,696	1,471	3,167
MAX. SQ. FT. IMP. SURFACE ALLOWED			3,167

PROPERTY ZONED: RE-1

BUILDING SETBACK LINES

FRONT - 60 FEET
SIDE ADJACENT TO STREET - 30 FEET
SIDE INTERIOR - 15 FEET
REAR - 40 FEET

TOTAL AREA - 47,366 S.F. OR 1.0874 ACRES

MAXIMUM BUILDING HEIGHT - 40 FEET.

MAXIMUM LOT COVERAGE ALLOWED - 25%

EXISTING LOT COVERAGE

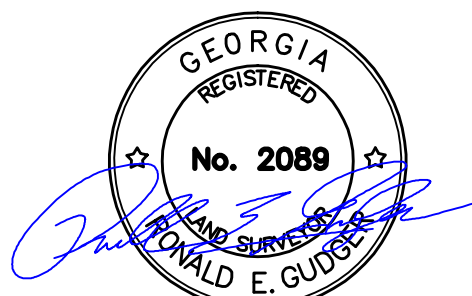
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CARPORT - 338 SQ. FT.
DRIVEWAY - 1,820 SQ. FT.
TOTAL - 5,585 SQ. FT. OR 11.8%

ADDITIONAL LOT COVERAGE FOR POOL

POOL AND POOL DECK - 1,331 SQ. FT.
STEPS - 36 SQ. FT.
WALLS & POOL EQ. - 104 SQ. FT.
TOTAL - 1,471 SQ. FT. OR 3.1%

TOTAL LOT COVERAGE PROPOSED - 7,056 SQ. FT. OR 14.9%

PROPOSED ADDITIONAL DISTURBED AREA - 5,827 SQ. FT. OR 0.13 ACRES



4/11/2022

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PHONE: 770-398-6011
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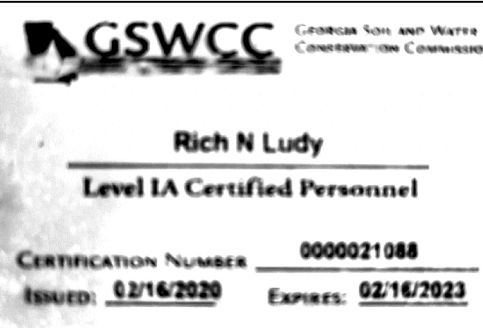
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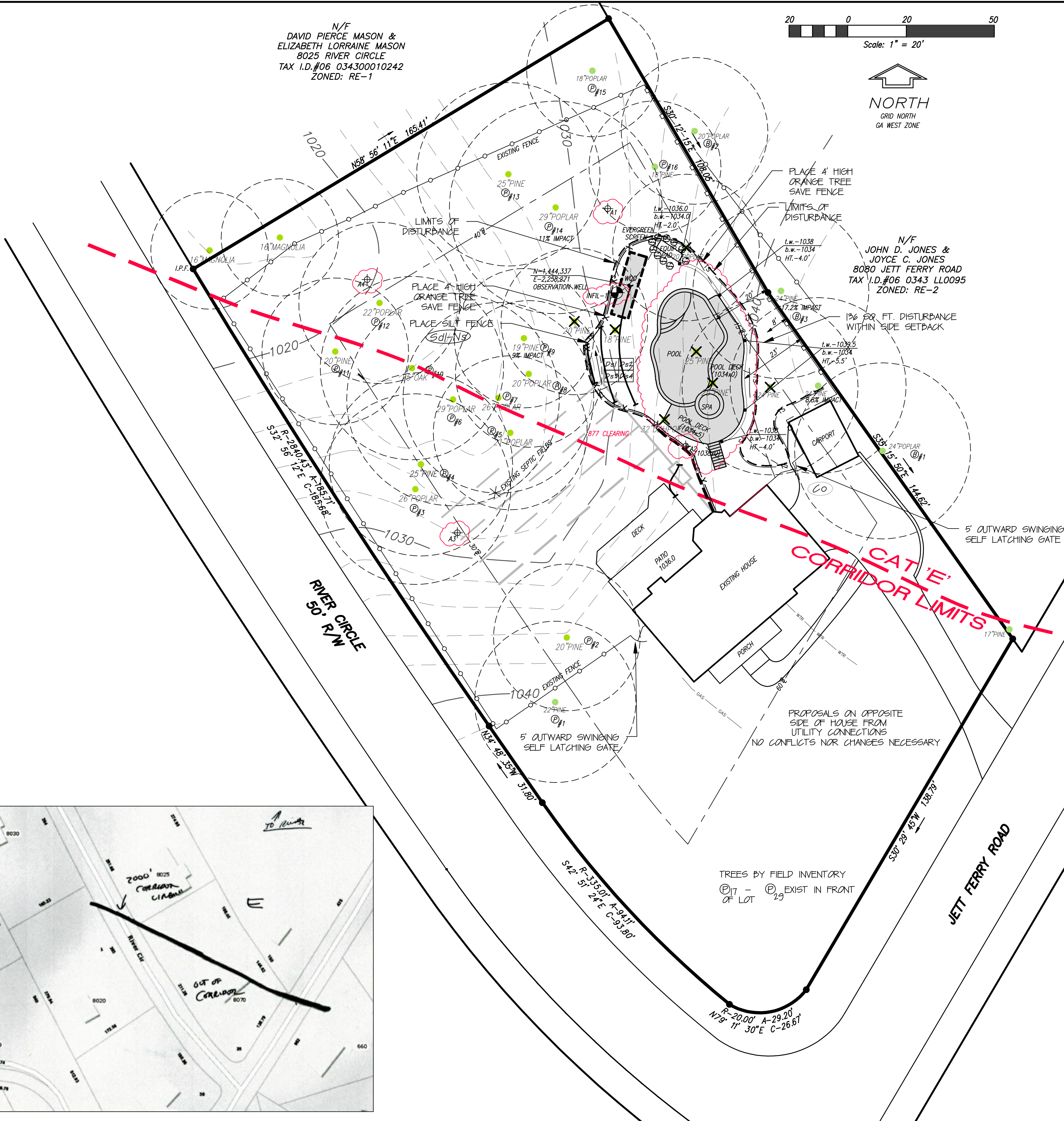
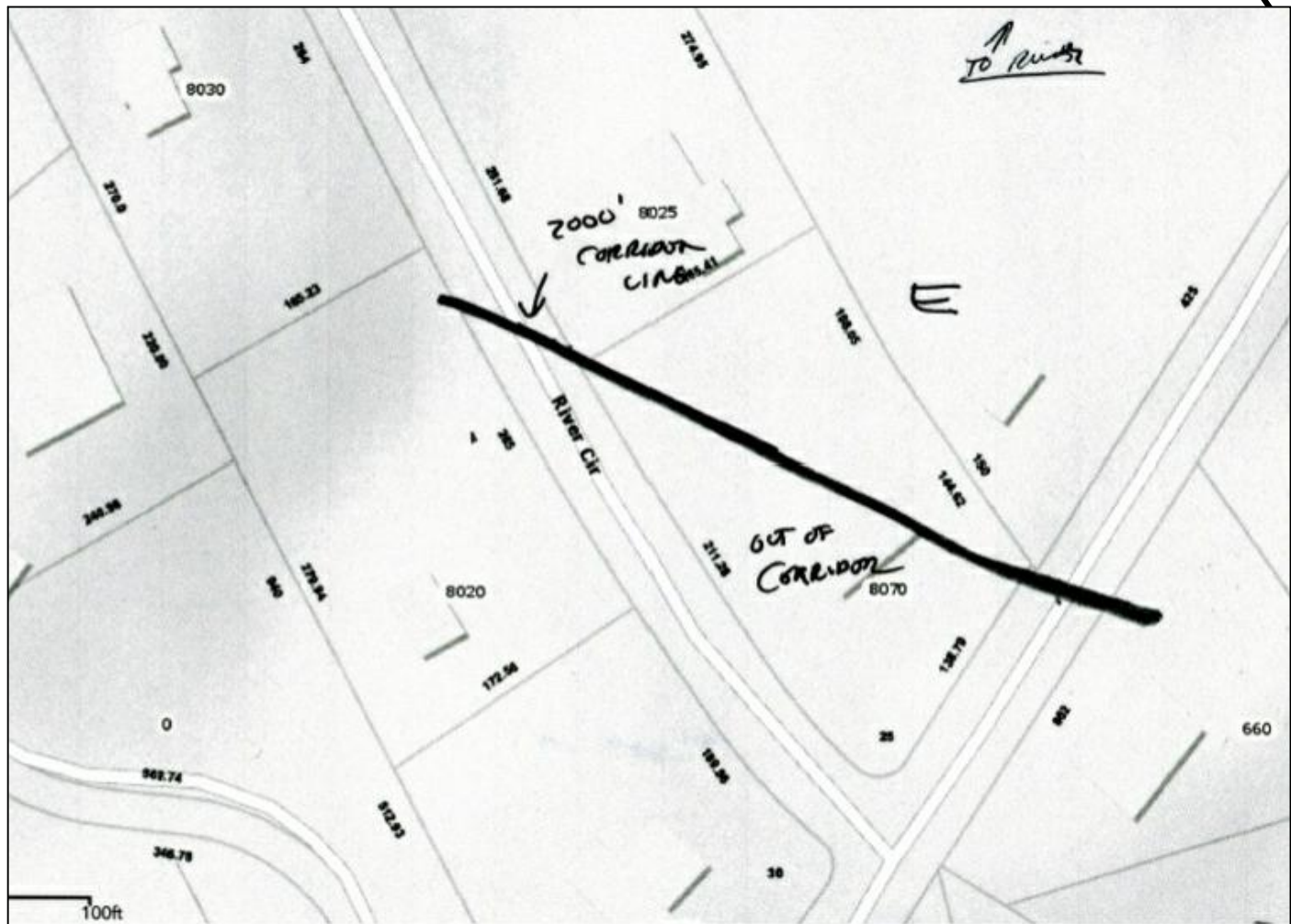
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CUSTOM POOL CRAFTERS, LLC
1188 LARSEN LANE, SW
MARIETTA, GA 30064
CONTACT: LUDY N. RITCHIE
PHONE: 404-391-8105

NO.	DATE	REVISION
4.	4/11/22	UPDATED DESIGN AND RELATED INFORMATION
3.	1/14/21	REVISED POOL LOCATION
2.	11/22/21	REVISED A.R.C. CHART
1.	10/25/21	REVISED PER CRITIQUE



CANOPY REQUIREMENT

Site = 47,366 sf. Coverage requirement: Site Area (sq. ft.) x 35%
47,366 x 0.35 = 16,578 sf Required Canopy Coverage (RCC)
PROTECTED TREES Show tree save areas and tree protection fencing.

(P) # EXISTING CANOPY TO REMAIN (EC) (16)
22" PINE 20" PINE 20" PINE 18" POPLAR 18" PINE 17" PINE 24" POPLAR
+ 29 IN FRONT YARD = 13

(29) Total x 1,000 sf = +29,000 sf Existing Canopy to remain (EC)

(LM) # LANDMARK REPLACEMENT Landmark trees are 27" hardwoods and 30" pines
and larger.
Landmark canopy to be removed: NONE

(O) Total x 1,000 sf x 1.5 = 0 sf to be replaced (LR)
= 0 Replacement Trees

(B) # BOUNDARY TREES: 3 TREES (24" POPLAR 20" POPLAR 24" PINE)

16,578 - 29,000 + 0 = -3,000 = (+15,422) sf Canopy Surplus

REPLACEMENT TREES Show proposed planted trees on site plan.

(R) # Total Replacement Trees = 0 replacement trees
(O) 3" Nuttall Oak
(O) 2" Sugar Maple

SITE CANOPY REPLACEMENT REQUIREMENT SATISFIED

TREE LEGEND

- (P) # - PROTECTED & REMAINING
>= 18"
- (R) # - REPLACEMENT TREE
- (B) # - ESCROW BOUNDARY TREE
- (LM) # - LANDMARK TREE
- (X) # - DESTROYED
NOT IN "REMAINING CANOPY COVERAGE"

LEGEND

- M.H. - MANHOLE
- J.B. - JUNCTION BOX
- C.B. - CATCH BASIN
- D.I. - DROP INLET
- S.S.E. - SEWER EASEMENT
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- I.P.F. - IRON PIN FOUND
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- C.T.P. - CRIMP TOP PIPE
- O.T.P. - OPEN TOP PIPE
- R.B. - RE-BAR
- F.H. - FIRE HYDRANT
- B/L - BUILDING LINE
- R/W - RIGHT OF WAY
- P/P - POWER POLE
- C - CENTER LINE
- X - SILT FENCE
- TS - TREE SAVE FENCE
- --- LIMITS OF DISTURBANCE
- --- WALL WITH SAFETY RAIL
- --- POOL ENCLOSURE FENCE

PERMIT #

OWNER/APPLICANT:

8070 JETT

ADDRESS:

