

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE:** MARCH 15, 2024

**TO:** Mayor Rusty Paul, City of Sandy Springs  
**ATTN TO:** Helen Owens, Zoning Administrator, City of Sandy Springs  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

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:** 380 Ferry Landing  
**MRPA Code:** RC-24-01SS

**Description:** A regional MRPA review of a proposal to construct a pool and garage on the .68 acre (29,604 SF) site of an existing home wholly within the Chattahoochee River Corridor at 380 Ferry Landing in the City of Sandy Springs. The total disturbed area of 12,223 SF and impervious area of 8,912 SF are within allowed limits.

**Preliminary Finding:** ARC staff have initiated a review of an 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

**Date Opened:** March 15, 2024

**Deadline for Comments:** March 25, 2024

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
HISTORIC RIVERLINE

CHATTAHOOCHEE RIVERKEEPER  
CITY OF ATLANTA

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). For questions, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If no comments are received by March 25, 2024, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website 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): PAUL LOFTUS  
Mailing Address: 380 FERRY LANDING NW  
City: SANDY SPRINGS State: GA Zip: 30328  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 773-909-7353 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): MIKE PARMELUS  
Mailing Address: 241 WEST WILLOW RD NE SUITE 150  
City: ATLANTA State: GA Zip: 30342  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-661-1217 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: \_\_\_\_\_  
Description of Proposed Use: CURRENTLY A SINGLE FAMILY RESIDENCE - WILL REMAIN AND WILL ADD A POOL PLUS NEW GARAGE.
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LAND LOT 207, 17th DISTRICT, FULTON COUNTY  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: RIVER CHASE, LOT 41, BLOCK A, 380 FERRY LANDING, 870' TO RIVER CHASE CIRCLE.  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: .68  
Outside Corridor: \_\_\_\_\_  
Total: .68  
Lots: Inside Corridor: 1  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Units: Inside Corridor: 1  
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): SINGLE FAMILY HOME - 380 FERRY LANDING - RC-77-07FC  
FEBRUARY 1977

**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 SEWER

**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.
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>15,747 SF</u>	<u>11,023 SF</u>	<u>8,412 SF*</u>	<u>(70) 70</u>	<u>(45) 54.3*</u>
D	_____	_____	_____	(50)_____	(30)_____
E	<u>13,857 SF</u>	<u>1,200 SF</u>	<u>500 SF*</u>	<u>(30) 8.7</u>	<u>(15) 3.6*</u>
F	_____	_____	_____	(10)_____	(2)_____
<b>Total:</b>	_____	_____	_____	N/A	N/A

\* INCLUDES A TRANSFER OF 884 SF OF IMPERVIOUS SURFACE FROM "E" TO "C" AT 1 TO 1.5 (1.5 x 884 = 1,326) AS PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

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

If "yes", indicate the 100-year floodplain elevation: 803.1

**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:**

\_\_\_\_ 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:**


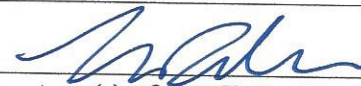
\_\_\_\_ Concept plan.

\_\_\_\_ 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)

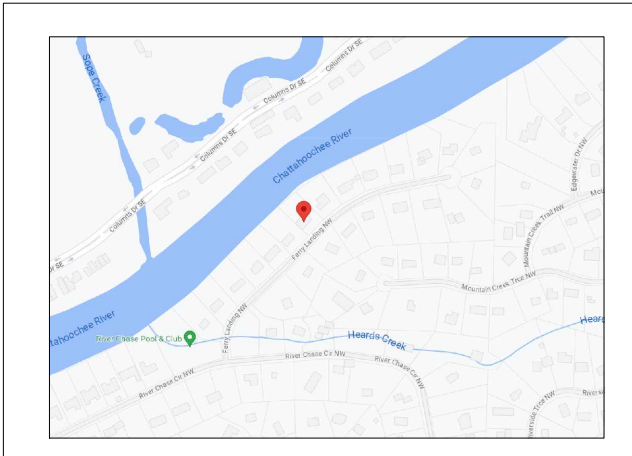
\_\_\_\_\_  
\_\_\_\_\_  
  
Signature(s) of Owner(s) of Record  
10.13.2023  
Date

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)  
OCT 13, 2023  
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.

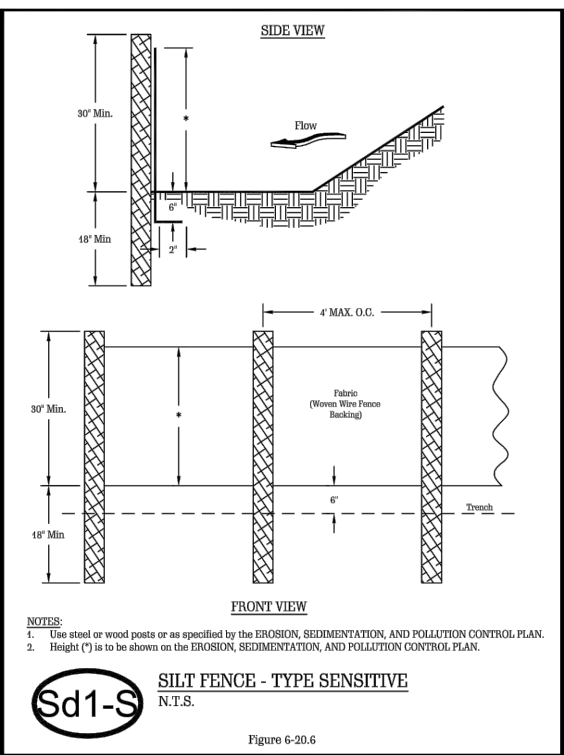
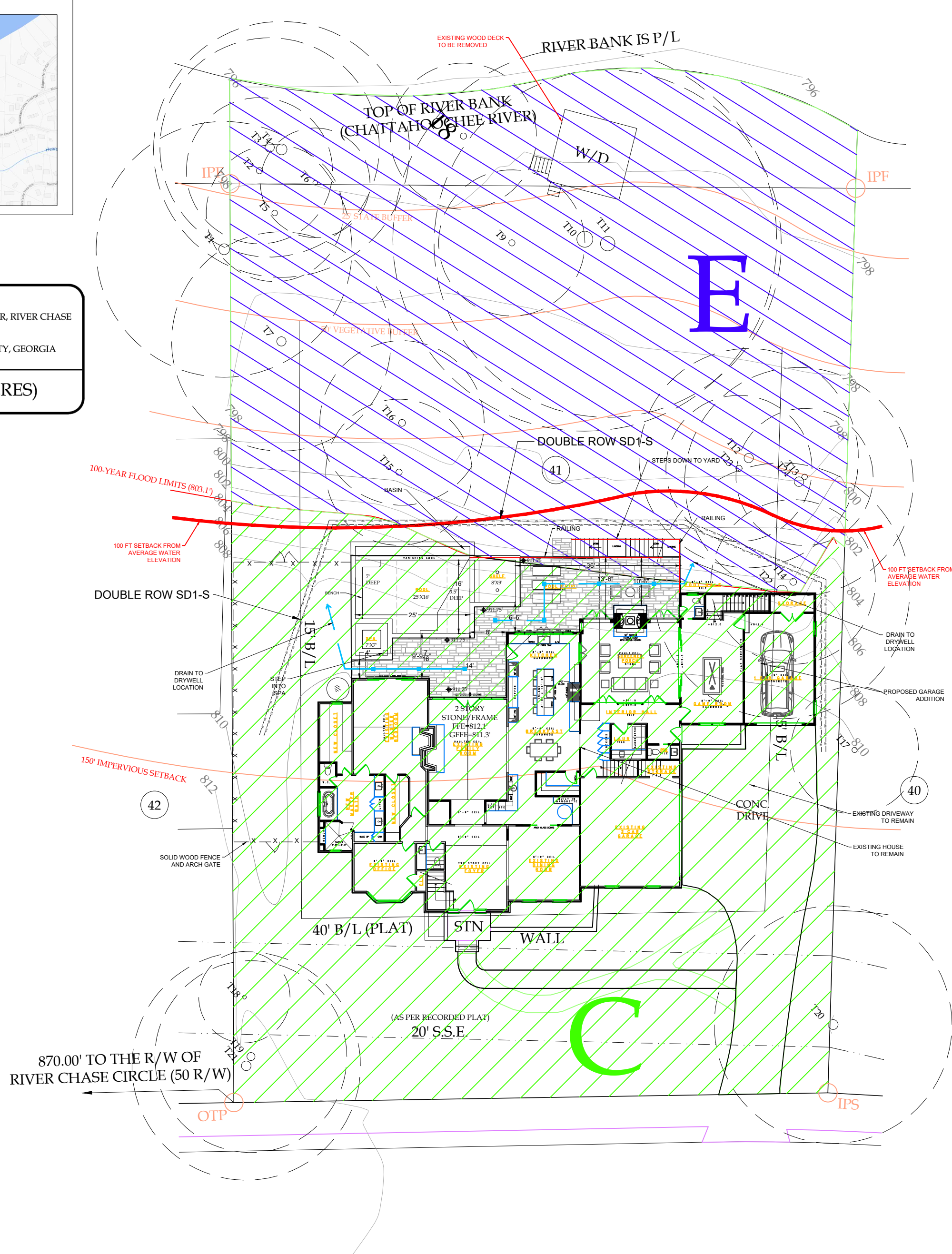
  
Signature of Chief Elected Official or Official's Designee  
10/25/2023  
Date



VICINITY MAP

LEGAL:  
LOT 41, BLOCK A, SECTIONS THREE AND FOUR, RIVER CHASE  
PLAT BOOK 111, PAGE 52  
LAND LOT 207, 17th DISTRICT  
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

AREA:  
29,581± ft<sup>2</sup> (0.679± ACRES)



1977 REVIEW:  
RC-77-07FC

INCLUDES A TRANSFER OF 884 SF OF  
IMPERVIOUS SURFACE FROM "E" TO "C" AT 1 TO  
1.5 (1.5 x 884 = 1326) AS PER PART 2.A.3.c.(1) OF  
THE CHATTAHOOCHEE CORRIDOR PLAN.

APPLICANT:  
MIKE PARMELEE  
241 W WIEUCA RD NE  
SUITE 150  
ATLANTA, GA 30342  
404-661-1217

OWNER:  
PAUL LOFTUS  
380 FERRY LANDING  
SANDY SPRINGS, GA 30328  
773-909-7353

This property is located in a flood hazard area according to F.I.R.M. panel #13121C0141F last revised 9/18/2013. If the special flood hazard area has established elevations then a surveyor or architect can certify this statement. If elevations have not been established then a registered engineer must provide calculations to establish the horizontal location and elevation of the flood hazard. If the property has special flood hazard area crossing its boundary line a certificate of occupancy hold will be placed on the building permit until an elevation certificate is submitted certifying that the lowest floor elevation of the structure is a minimum of three (3) feet above the special flood hazard area elevations.

CATEGORY "E" = 13,857 SF  
ALLOWED:  
15% IMPERVIOUS = 2,078 SF  
30% CLEARING = 4,157 SF

EXISTING IMPERVIOUS - WOOD DECK 260 SF - 1.8%  
EXISTING CLEARING - 500 SF - 3.6%

PROPOSED IMPERVIOUS: PORTION OF POOL AND SETPS - 231 SF  
PROPOSED CLEARING - 1200 SF

TOTAL = 500 SF IMPERVIOUS  
1200 SF CLEARING  
1,578 SF OF IMPERVIOUS AREA SURPLUS

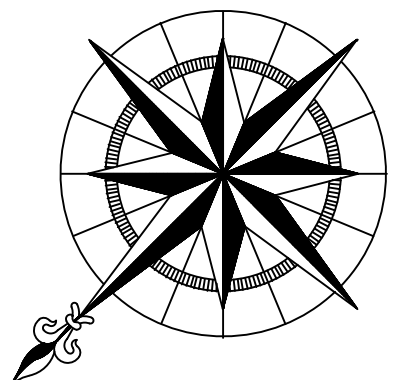
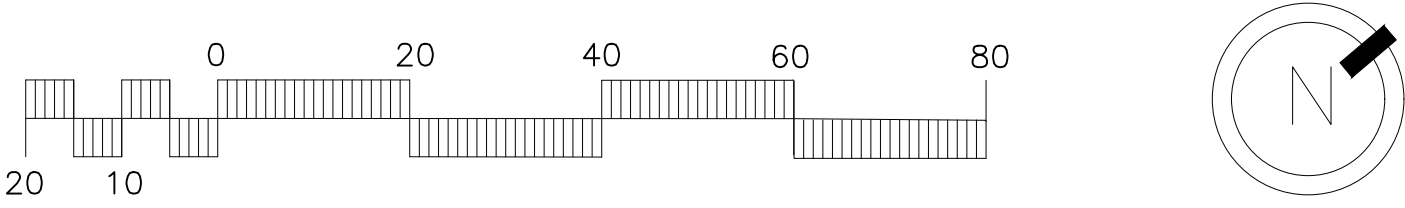
CATEGORY "C" AREA = 15,747 SF  
EXISTING:  
45% IMPERVIOUS = 7,086 SF  
70% CLEARING = 11,023 SF

EXISTING IMPERVIOUS = 7,021 SF - 44.5%  
EXISTING CLEARING = 10,488 SF - 66.6%

PROPOSED:  
DRIVEWAY = 1,587 SF  
HOUSE - POOL - DECK = 6,468 SF  
WALK AND STOOP = 355 SF

TOTAL PROPOSED = 8,410 SF IMPERVIOUS (1,324 SF OVER)  
10,635 SF CLEARING (388SF SURPLUS)

- A. This property is completely or partially within the Chattahoochee River Corridor. No land disturbance shall occur outside the approved limits.
- B. All construction must conform to City of Sandy Springs standards.
- C. Prior to commencing land disturbing activity, the limits of land disturbance shall be clearly and accurately demarcated with tree save fence, and shall remain marked throughout construction, until final stabilization.
- D. All erosion control measures shall be in place prior to commencing construction and shall be maintained in proper working order until all disturbed areas are stabilized.
- E. A copy of the approved land disturbance plan and river corridor certificate/permit shall be present onsite whenever land disturbing activity is in progress.
- F. A final on-site inspection by the Director of the Department of Community Development or his/her designee is required prior to the release of the Certificate of Occupancy. A certified as-built survey may be required.
- G. This plan is approved for River Corridor Only. It does not entitle land disturbing activity or construction of structures without first obtaining all applicable permits.



JOE A. GAYLE  
& ASSOCIATES

241 West Wieuca Rd. NE  
Atlanta, Georgia 30342  
Suite 150  
(404) 252-6120

LOFTUS RESIDENCE

REVISED: 3/9/2024

380 FERRY LANDING  
10/16/2023



THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT.

TREE CHART		
TAG	DBH	TYPE
T1	28"	HW
T2	16"	BIRCH
T3	24"	BIRCH
T4	28"	BIRCH
T5	15"	HW
T6	12"	BIRCH
T7	24"	BIRCH
T8	16"	BIRCH
T9	16"	HW
T10	42"	BIRCH
T11	38"	BIRCH
T12	24"	HW
T13	15"	OAK
T14	18"	HW
T15	16"	OAK
T16	18"	HW
T17	14"	HW
T18	10"	HW
T19	21"	PINE
T20	26"	BIRCH
T21	25"	PINE
T22	28"	HW
T23	16"	HW
T24	25"	OAK

IMPERVIOUS AREAS:

HOUSE .....	3,600 ft²
DRIVEWAY .....	1,936 ft²
DECK AND STAIRS .....	1,273 ft²
WALKWAY .....	340 ft²
STOOP AND WALLS .....	103 ft²
TOTAL .....	7,252 ft²



SURVEYOR'S CERTIFICATION

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 Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

SURVEY FOR:

SHELLY LOFTUS

LICENSING:

BUSBEE & POSS LAND SURVEYING CO., GA L.S.F. # 1056

RICKY C. BUSBEE, GA P.L.S. # 2497

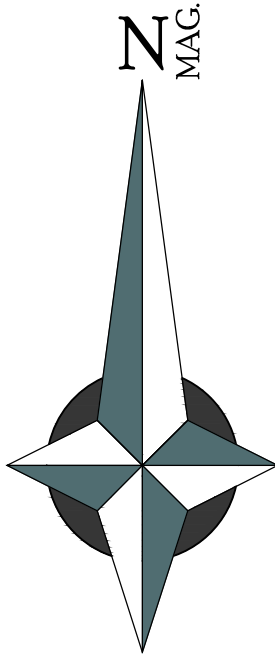
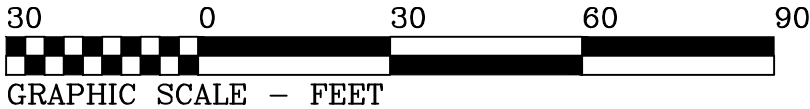
MICHAEL W. POSS JR, GA P.L.S. # 3387

LEGAL:

LOT 41, BLOCK A, SECTIONS THREE AND FOUR, RIVER CHASE  
PLAT BOOK 111, PAGE 52  
LAND LOT 207, 17th DISTRICT  
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

AREA:

29,581± ft² (0.679± ACRES)



LEGEND:

- IPF = IRON PIN FOUND (1/2" REBAR)
- IPS = IRON PIN SET (1/2" REBAR)
- NS = NAIL SET
- NF = NAIL FOUND
- OTP = OPEN TOP PIPE
- CTP = CRIMPED TOP PIPE
- USCMF = U.S. CORP MONUMENT FOUND
- CMF = CONCRETE MONUMENT FOUND
- AXF = AXLE FOUND
- RWM = RIGHT OF WAY MONUMENT
- R/W = RIGHT OF WAY
- P/L = PROPERTY LINE
- C/L = CENTER LINE
- B/L = BUILDING LINE
- L/L = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- P.P. = POWER POLE
- TSF- = TREE SAVE FENCE
- W- = WATER LINE
- S- = SEWER LINE
- P- = POWER LINE
- X- = FENCE LINE
- SF- = SILT FENCE LINE
- O- = GUARD RAIL
- XTW = CROSS TIE WALL
- Rod. = RADIUS
- Chd. = CHORD
- Arc. = ARC LENGTH
- N/F = NOW OR FORMERLY
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- P.G. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.H. = FIRE HYDRANT
- M.H. = MANHOLE
- U.M.H. = UTILITY MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- D.I. = DROP INLET
- N. = NEIGHBORS
- 999.0 E. = EXISTING SPOT ELEVATION
- 999.0 P. = PROPOSED SPOT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- FLOW- = SURFACE DRAINAGE FLOW

Notes:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD 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.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

THIS TRAVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN "OPEN" FEET. EQUIPMENT USED: TOPCON GTS-225

FLOOD NOTE:  
THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13121C0141 F, DATED SEPTEMBER 18TH 2013, ZONE "X".

1	ADDED TOPO, TREES, IMPERVIOUS	4/6/23
REV:	DESCRIPTION:	DATE:

REVISION NOTES

SITE ADDRESS: 380 FERRY LANDING  
SANDY SPRINGS, GA 30328

TYPE OF SURVEY: RETRACEMENT SURVEY

SCALE AT ANSI B: 1 INCH = 30 FEET	PLAT DATE: 03/05/23	FIELD CREW: RD/NB	FIELD DATE: 03/01/23
DRAWN BY: ZW/MP	JOB NUMBER: BP15761	SHEET #: 1 of 1	



BUSBEE & POSS  
LAND SURVEYING COMPANY

3408 HOWELL STREET, SUITE A  
DULUTH, GEORGIA 30096  
770.497.9866  
FAX: 770.497.9881

- www.busbeeandposs.com -