

DATE: OCTOBER 4, 2024

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-24-03SS 680 River Chase Point

Submitting Local Government: City of Sandy Springs

Date Opened: September 24, 2024

Date Closed: October 4, 2024

FINDING: ARC staff have completed a review of an 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: Comments received from the National Park Service are attached. Recommendations include: (1) clean all mud and debris from equipment that may transport unwanted pests before being brought on-site and use only native grass seed or native vegetation for stabilizing the project area following construction; (2) use native plant species for landscaping to reduce the spread of invasive species into natural areas; (3) implement stormwater BMP's to limit erosion and sedimentation; and (4) implement best management practices such as rain gardens and rain barrels that will minimize stormwater runoff from impervious area being created.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF ATLANTA

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SANDY SPRINGS

CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

For questions, 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): Robert Boyd II
Mailing Address: 680 River Chase Point
City: Atlanta State: Georgia Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: (323) 816-8025 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Robert Boyd II
Mailing Address: 680 River Chase Point
City: Atlanta State: Georgia Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: (323) 816-8025 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: 680 River Chase Point
Description of Proposed Use: Single Family Residence
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: L.L. 207, District 17, Sections 3 and 4, Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
River Chase, Lot 66, Block 6, 680 River Chase Point, 1,091' (River Chase Point x River Chase Cir NW)
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.74
Outside Corridor: _____
Total: 0.74
Lots: Inside Corridor: 1
Outside Corridor: _____
Total: 1
Units: Inside Corridor: 1
Outside Corridor: _____
Total: 1
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-77-73FC

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 X

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>
A	_____	_____	_____	(90) _____	(75) _____
B	_____	_____	_____	(80) _____	(60) _____
C	<u>19,207 SF</u>	<u>13,243 SF</u>	<u>10,704 SF*</u>	(70) <u>68.9</u>	(45) <u>55.7*</u>
D	_____	_____	_____	(50) _____	(30) _____
E	<u>13,011 SF</u>	<u>3,975 SF</u>	<u>259 SF*</u>	(30) <u>30</u>	(15) <u>2*</u>
F	_____	_____	_____	(10) _____	(2) _____
Total:	<u>32,218 SF</u>	<u>17,218 SF</u>	<u>10,963 SF</u>	N/A	N/A

* Includes a transfer of 1374 SF from E to C at 1 to 1.5 (1374 x 1.5 = 2061 SF) 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? 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.
- ☒ 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.

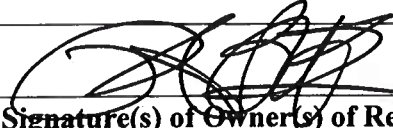
- ☒ Land-disturbance plan.

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)

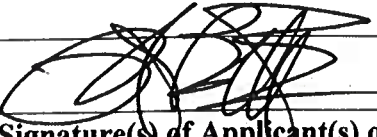


Signature(s) of Owner(s) of Record

6/25/24

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)

6/25/24

Date

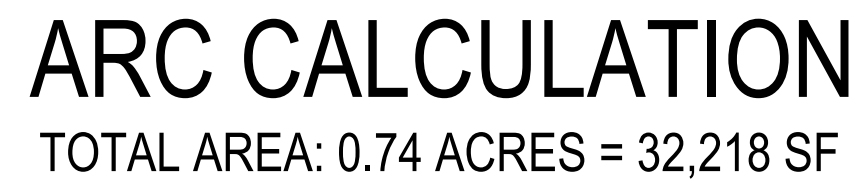
14. The governing authority of _____ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Helen Owens

06/25/2024

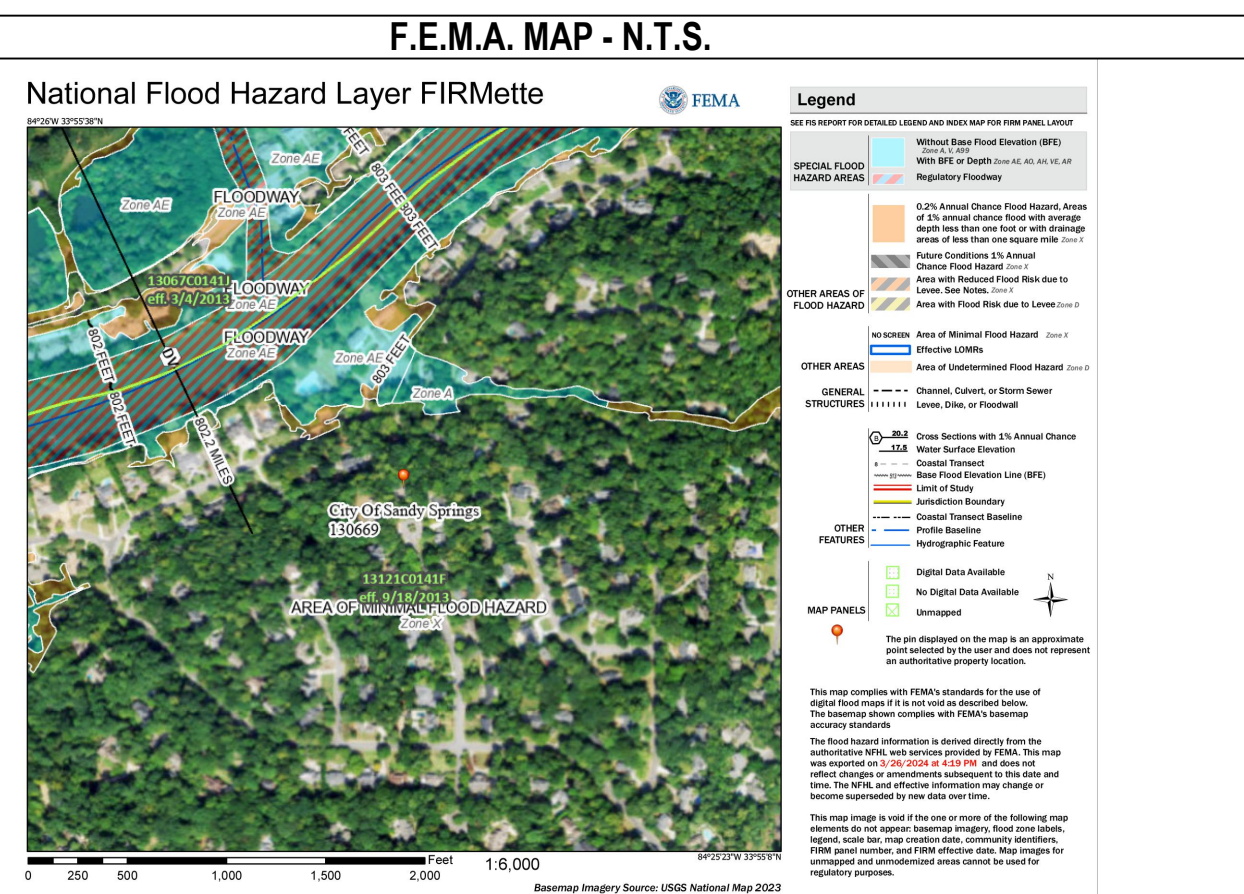
Signature of Chief Elected Official or Official's Designee

Date

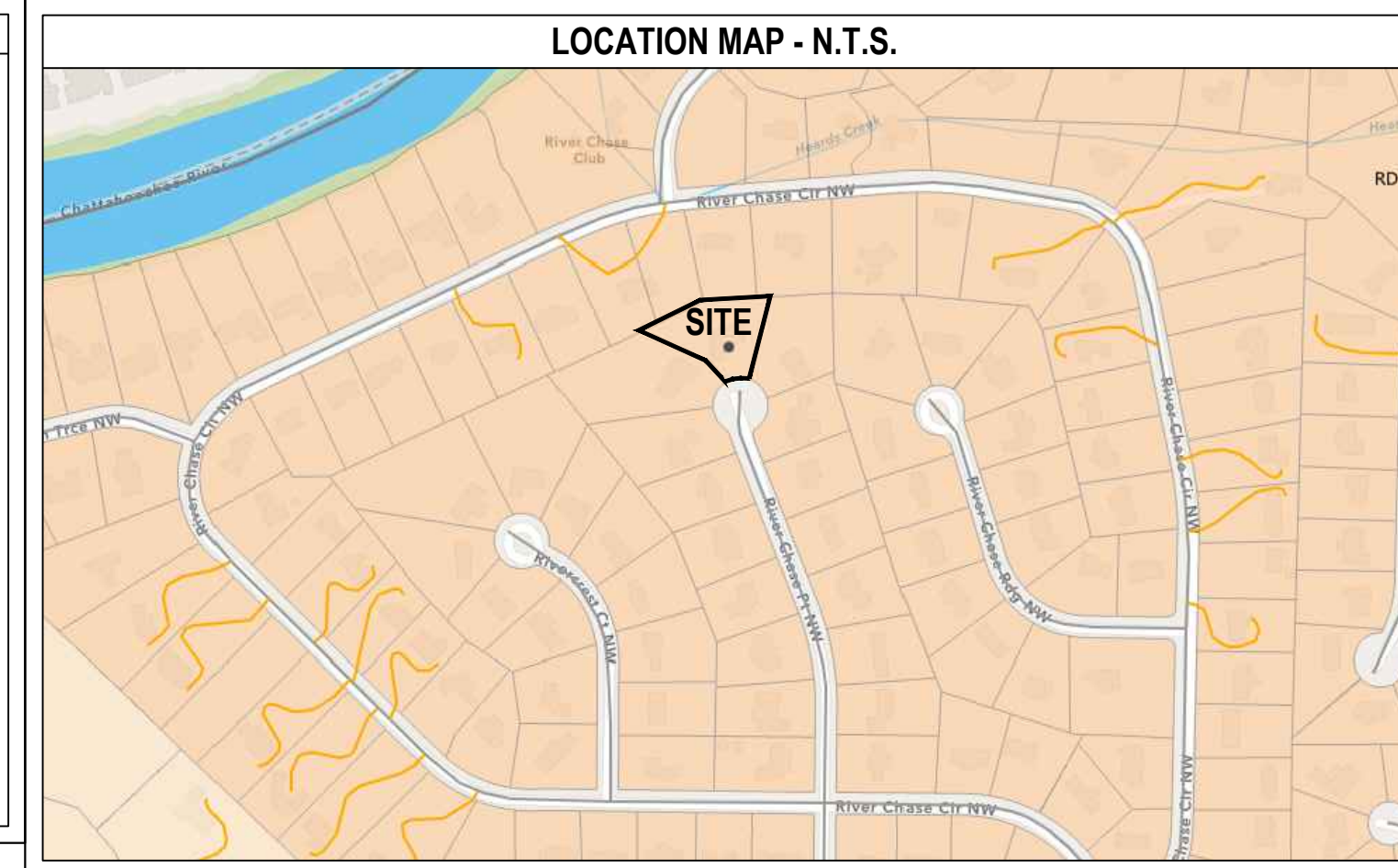


	CATEGORY C			CATEGORY E		
	AREA (SF)	ALLOWABLE	ACTUAL	AREA (SF)	ALLOWABLE	ACTUAL
TOTAL AREA	19,207	-	-	13,011	-	-
TOTAL LAND DISTURBANCE	13,243	70%	68.9%	3,975	30%	30%
TOTAL IMPERVIOUS SURFACE	10,704*	45%	55.7%*	250	30%	2%

NOTE: * - DENOTES A TRANSFER OF 1,374 SF FROM E TO C AT 1 TO 1.5 (1,374 SF X 1.5 = 2,061 SF) AS PER PART 2.A.3.C(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN



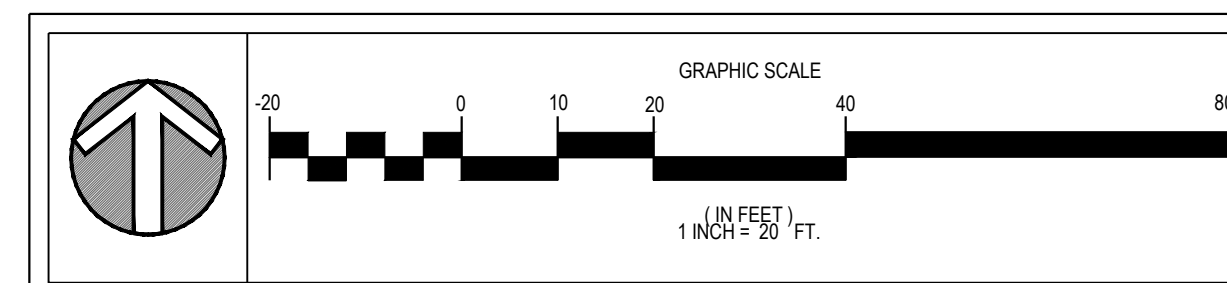
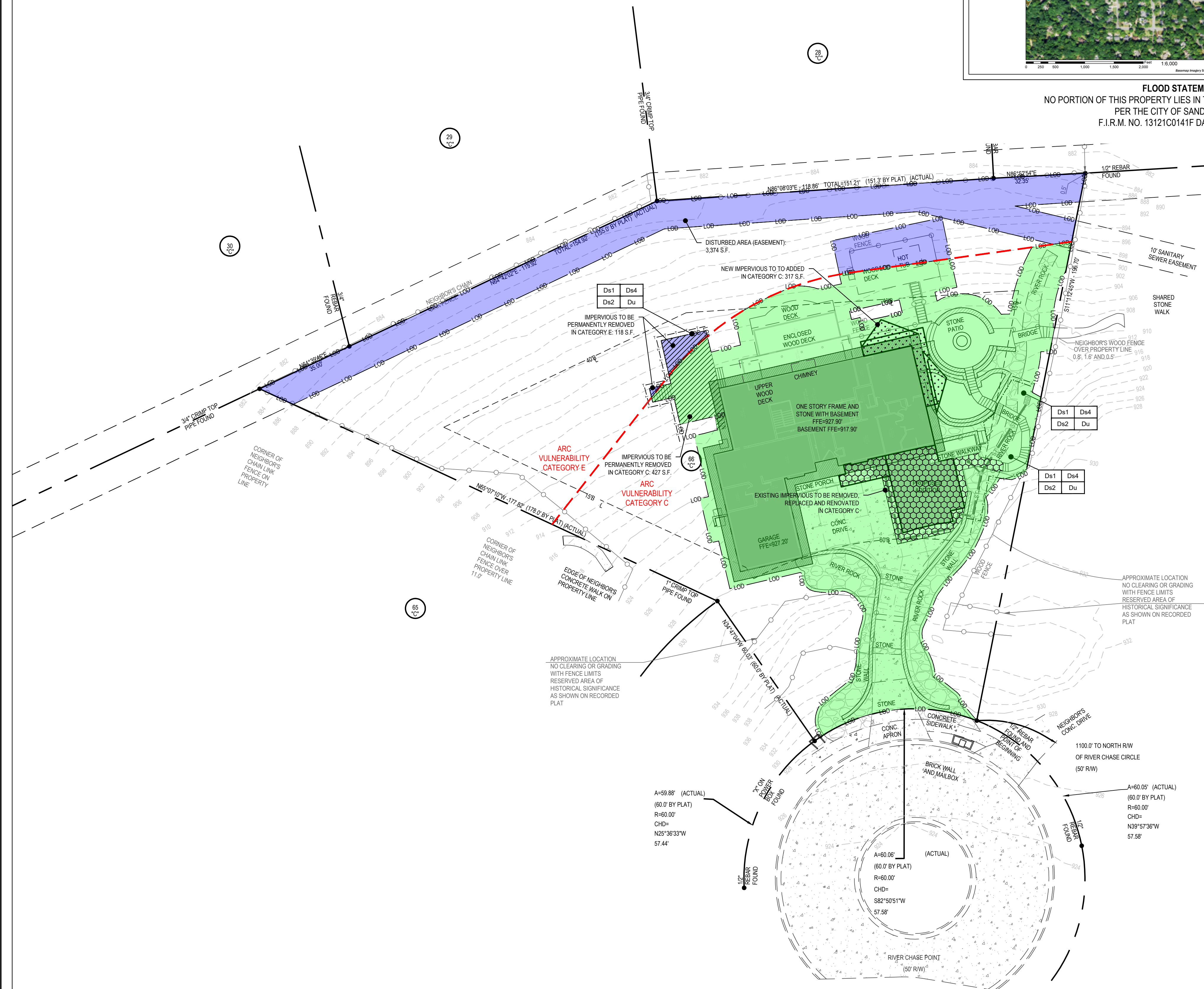
F.E.M.A. MAP - N.T.S



LOCATION MAP - N.T.S.

FLOOD STATEMENT

NO PORTION OF THIS PROPERTY LIES IN THE FLOOD HAZARD ZONE AS
PER THE CITY OF SANDY SPRINGS
F.I.R.M. NO. 13121C0141F DATED 09/18/2013



OWNER/DEVELOPER (PRIMARY PERMITTEE)
ROBERT BOYD II
680 RIVER CHASE POINT
ATLANTA, GA 30328
(323) 816-8025
ROBERTABOYD2@ME.COM

PROJECT ENGINEER
KEVIN EDWARDS
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
KEDWARDS@EBERLY.NET

24 HOUR CONTACT
ABDIEL ESCOTO
(770) 572-4355
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**RIVER CHASE OVERLOOK
REMODEL/ADDITION**

LAND LOT 207
17TH DISTRICT
FULTON COUNTY, GEORGIA
680 RIVER CHASE POINT

[illegible]

ARC SITE PLAN

SCALE	1" = 20'
DATE	03/11/2024
DRAWN BY:	K.MCKEEVER
PROJECT ENGINEER:	K.EDWARDS
QA/QC REVIEWER:	-

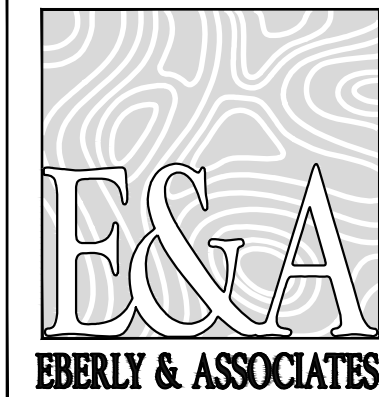
EBERLY PROJECT NUMBER

24-034

SHEET NUMBER

C3.1

ISSUED FOR CONSTRUCTION



TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE
119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

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