



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Mar 3 2006

ARC REVIEW CODE: V603031

TO: Mayor Eva Galambos

ATTN TO: Blake J. Dettwiler, City of Sandy Springs

FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-06-02SS Powers Ferry Mixed Use Project

Review Type: Metro River

MRPA Code: RC-06-02SS

Description: An application for a metro river certificate for the redevelopment of an existing commercial/office development into a new mixed use development containing residential condominiums and apartments, restaurants, and a medical office. The ARC staff preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Sandy Springs

Land Lot: 204 **District:** 17 **Section:** N/A

Date Opened: Mar 3 2006

Deadline for Comments: Mar 13 2006

Earliest the Regional Review can be Completed: Mar 13 2006

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

ARC LAND USE PLANNING
GEORGIA CONSERVANCY
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE
CITY OF ATLANTA

GEORGIA DEPARTMENT OF NATURAL RESOURCES
UPPER CHATTAHOOCHEE RIVERKEEPER

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by Mar 13 2006, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Sandy Springs
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Powers Ferry Landing West Associates, LLC
Mailing Address: 171 17th Street, Suite 1200
City: Atlanta State: GA Zip: 30363
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-888-3044 Fax: 404-888-4340
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Hughes, Good, O'Leary & Ryan Attn: Dennis Decker
Mailing Address: 6 Executive Park Drive, Suite 300
City: Atlanta State: GA Zip: 30329
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-248-1960 Fax: 404-248-1092
Other Numbers: 404-929-3359
4. Proposed Land or Water Use:
Name of Development: Powers Ferry Mixed-Use Project
Description of Proposed Use: Residential, Condominiums, Apartments
Restaurant, Medical Office
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 204, 205, 210 and 211 of the
17th District, Fulton County, GA - See Attached Survey
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
TBA
Size of Development (Use as Applicable):
Acres: Inside Corridor: 31.76
Outside Corridor: 21.7
Total: 53.25
Lots: Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A
Units: Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A

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-76-38FC 8/24/76

Portion of Property at Olive's Restaurant

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 Fulton County 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	<u>452,424</u>	<u>419,315</u>	<u>249,903</u>	<u>(90) 93</u>	<u>(75) 55</u>
B	<u>580,895</u>	<u>556,361</u>	<u>354,507</u>	<u>(80) 96</u>	<u>(60) 61</u>
C	<u>110,750</u>	<u>13,888</u>	<u>16,612</u>	<u>(70) 13</u>	<u>(45) 7</u>
D	<u>0</u>	<u>0</u>	<u>0</u>	<u>(50) 0</u>	<u>(30) 0</u>
E	<u>230,362</u>	<u>24,632</u>	<u>15,818</u>	<u>(30) 11</u>	<u>(15) 0</u>
F	<u>8,940</u>	<u>0</u>	<u>0</u>	<u>(10) 0</u>	<u>(2) 0</u>
Total:	<u>1,383,371</u>	<u>1,014,196</u>	<u>628,840</u>	<u>N/A</u>	<u>N/A</u>

Transfers:

- 1) 13,017 SF of impervious surface from Cat C to Cat B on a 1:1 basis (REQ'D 5,970 SF Impervious Surface - OK)
- 2) 63,637 SF of land disturbance from Cat C to Cat A (12,133 SF) and Cat B (51,504 SF) on a 1:1 basis
- 3) 40,141 SF of land disturbance from Cat E to Cat B on a 1:5 basis

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? yes
If "yes", indicate the 100-year floodplain elevation: 791.68

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? Yes
If "yes", indicate the 500-year flood plain elevation: 793.7

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.

Sandy Springs, GA

___ Cashier's check or money order (for application fee).

FEB 15 2006

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

___ Site plan.

REVIEWED

___ Land-disturbance plan.

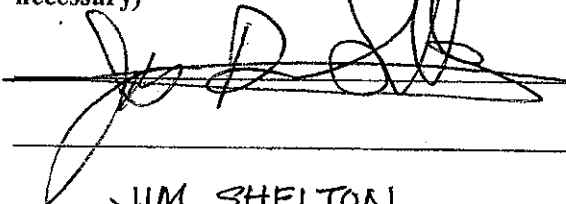
Director, Community Development Department

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

___ Concept plan.

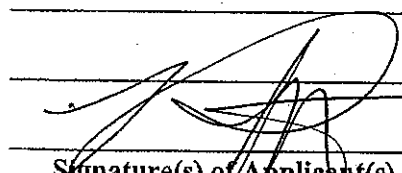
___ Lot-by-lot and non-lot allocation tables.

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)



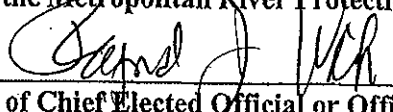
JIM SHELTON
Signature(s) of Owner(s) of Record
1-25-06
Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

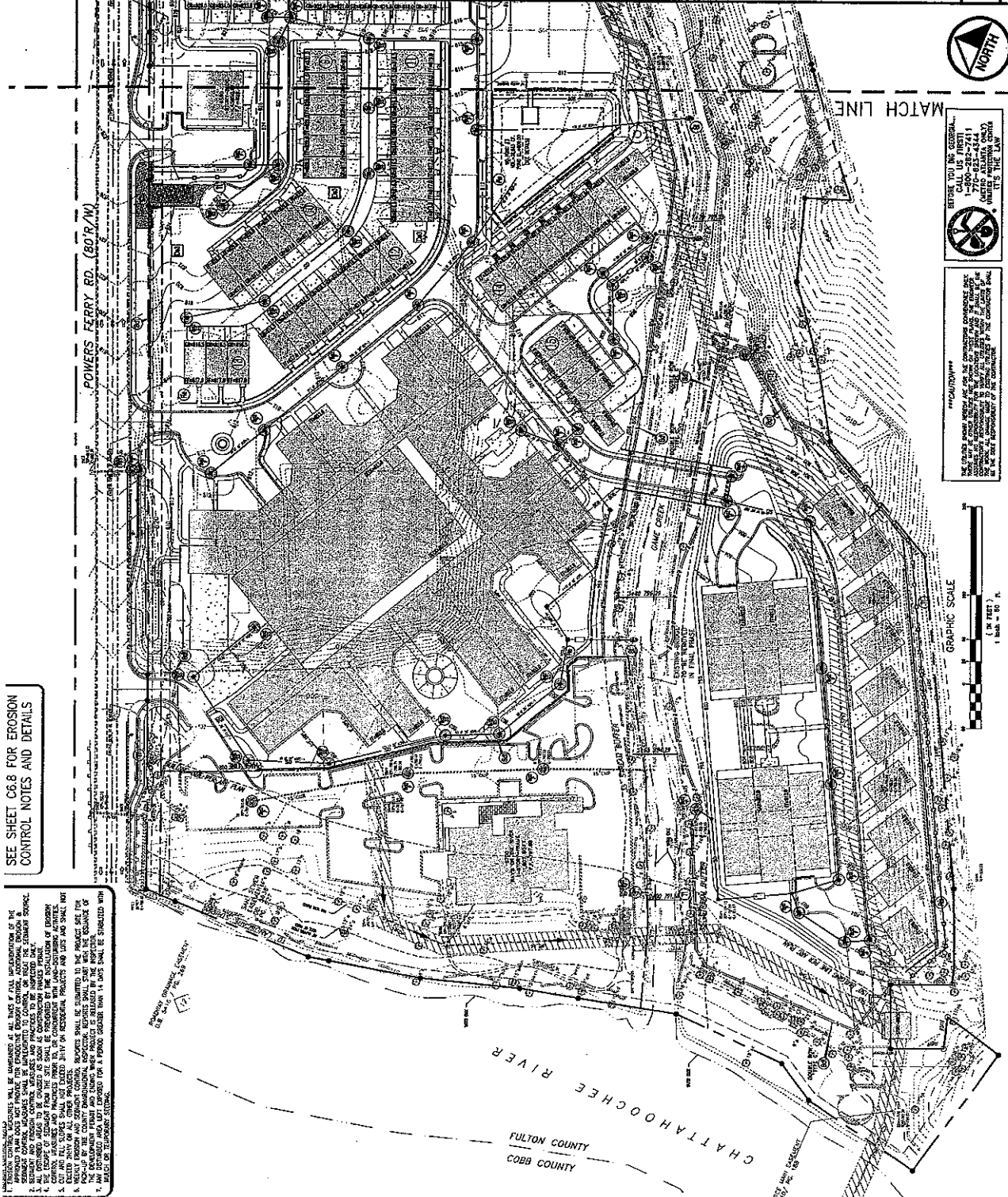


Signature(s) of Applicant(s) or Agent(s)
1-25-06
Date

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
2/14/06
Date

SEE SHEET C6.8 FOR EROSION
CONTROL NOTES AND DETAILS[illegible]

LEGEND

STAINLESS STEEL POSTS

STAINLESS STEEL RAILS

6' CHAIN-LINK FENCE

6' CHAIN-LINK FENCE PROTECTIVE COATING

RETAINING WALL

CONSTRUCTION DIRT

RAIL ENDING TIE IN BY SALT LAKE DANCE

RAIL ENDING PROTECTIVE COATING BY SALT LAKE DANCE

FENCE SOILS

STAINLESS STEEL GATE PROTECTIVE COATING

OUTDOOR AREA

STANDARDIZED WITH FURNISHING SOIL

SOIL SERIES

105 - URBAN OUTDOOR
125 - COMPACT TYPE SOIL

REQUIRED SOIL TYPE = 105.0' / 1.40E

PROVIDED SOIL TYPE = 8.00E / 1.25