



Regional Review Notification

Metropolitan River Protection Act

DATE: April 7, 2025

TO: Mayor Rusty Paul, City of Sandy Springs

ATTN TO: Helen Owens, Planner III, 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: RC-25-01SS Old Riverside Park

MRPA Code: RC-25-01SS

Description: A regional MRPA review of a proposal to construct a new riverfront public park on the 24-acre site of a former wastewater treatment facility adjacent to 6450 Old Riverside Drive NW in the city of Sandy Springs in Fulton County. Park features will include Chattahoochee River observation access, a playground, green infrastructure, nature trails, a parking area, and restrooms. The total disturbed area of 4.35 acres and impervious area of 1.65 acres 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: April 7, 2025

Comments Due: April 17, 2025

The following local governments and agencies received 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 Sandy Springs

Please submit comments to dshockey@atlantaregional.org.

For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531.

If no comments are received by **April 17, 2025**, 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): City of Sandy Springs
Mailing Address: 1 Galambos Way
City: Sandy Springs State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-730-5600 Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): Lose Design
Mailing Address: 3237 Satellite Blvd
City: Duluth State: GA Zip: 30096
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 338-0017 Fax: _____
Other Numbers: _____

4. Proposed Land or Water Use:
Name of Development: Old Riverside Park
Description of Proposed Use: Public Park

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 17 0168 LL0227

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: R2A

Size of Development (Use as Applicable):
Acres: Inside Corridor: ~~23.98~~ 23.98 ac Cons - 5/27/25
Outside Corridor: _____
Total: ~~23.98~~ 23.98 ac (Cons 3/27/25)
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: _____
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 _____

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	<u>N/A</u>			<u>(90)</u>	<u>(75)</u>
B	<u>N/A</u>			<u>(80)</u>	<u>(60)</u>
C	<u>2.16 Ac</u>	<u>0.67 Ac</u>	<u>0.35 Ac</u>	<u>(70)</u> <u>31.02</u>	<u>(45)</u> <u>16.20</u>
D	<u>1.70 Ac</u>	<u>0.34 Ac</u>	<u>0.17 Ac</u>	<u>(50)</u> <u>20.00</u>	<u>(30)</u> <u>10.00</u>
E	<u>18.89 Ac</u>	<u>3.23 Ac</u>	<u>1.09 Ac</u>	<u>(30)</u> <u>17.10</u>	<u>(15)</u> <u>5.77</u>
F	<u>1.23 Ac</u>	<u>0.11 Ac</u>	<u>0.03 Ac</u>	<u>(10)</u> <u>5.60</u>	<u>(2)</u> <u>1.5</u>
Total:	<u>23.98 Ac</u>	<u>4.35 Ac</u>	<u>1.64 Ac</u>	<u>N/A</u>	<u>N/A</u>

NOTE - THIS PAGE REVISION - JMS - 3/27/25
OK

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes
If "yes", indicate the 100-year floodplain elevation: 806

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? Yes
If "yes", indicate the 500-year flood plain elevation: 810

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 of 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.

N/A 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)

X 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.

N/A Documentation on adjustments, if any.

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

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

X Site plan.

X 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

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:

CITY OF SANDY SPRINGS PROJECT MANAGER
STEVE CIACCIO J. J. Ciccio 3-5-25
Signature(s) of Applicant(s) or Agent(s) Date

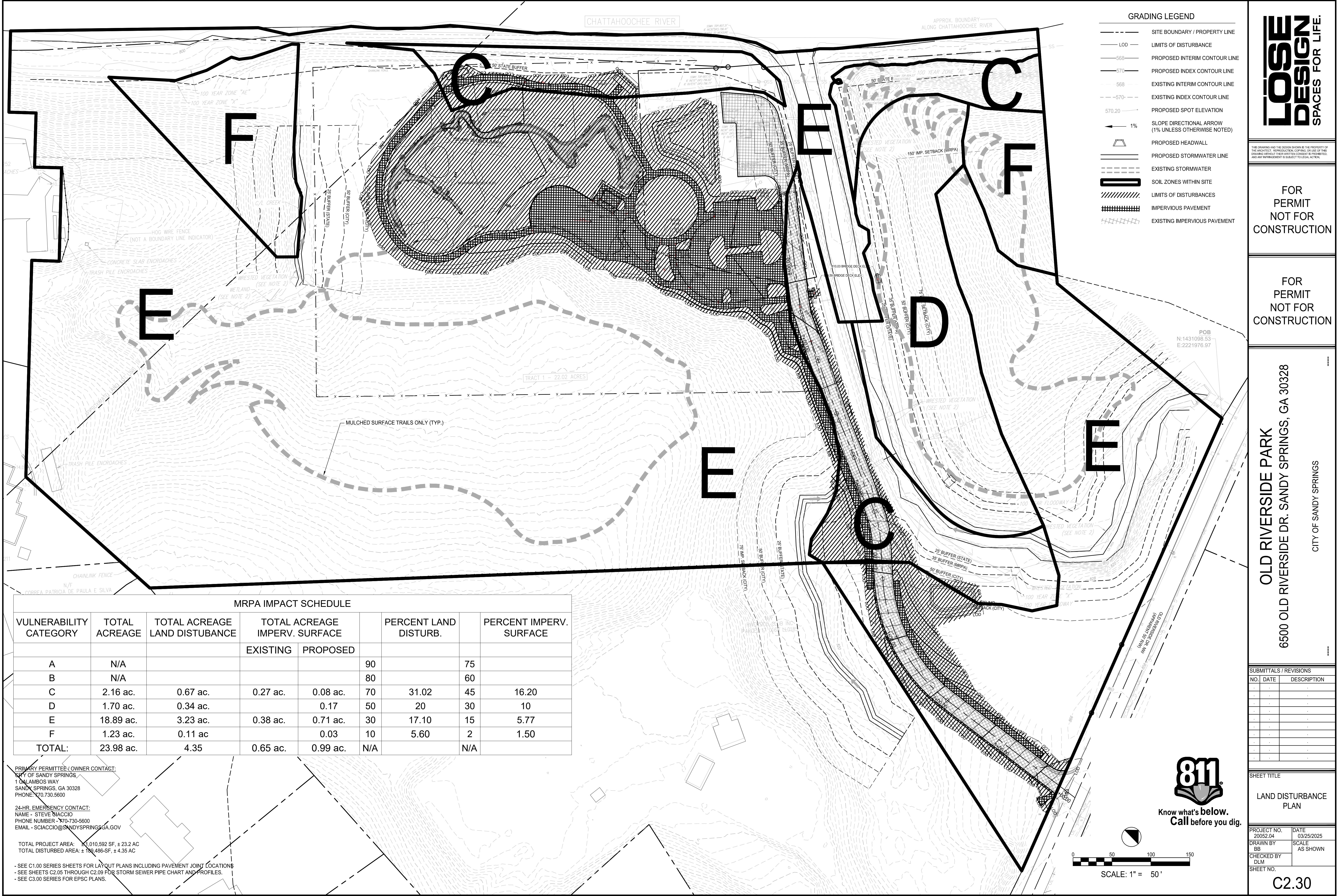
14. The governing authority of City of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Helen Owens

03/05/2025

Signature of Chief Elected Official or Official's Designee

Date



GRADING LEGEND

SITE BOUNDARY / PROPERTY LINE

LIMITS OF DISTURBANCE

PROPOSED INTERIM CONTOUR LINE

PROPOSED INDEX CONTOUR LINE

EXISTING INTERIM CONTOUR LINE

EXISTING INDEX CONTOUR LINE

PROPOSED SPOT ELEVATION

SLOPE DIRECTIONAL ARROW
(1% UNLESS OTHERWISE NOTED)

PROPOSED HEADWALL

PROPOSED STORMWATER LINE

EXISTING STORMWATER

SOIL ZONES WITHIN SITE

LIMITS OF DISTURBANCES

IMPERVIOUS PAVEMENT

EXISTING IMPERVIOUS PAVEMENT

LOSE
DESIGN

SPACES FOR LIFE.

FOR PERMIT
NOT FOR
CONSTRUCTION

FOR PERMIT
NOT FOR
CONSTRUCTION

OLD RIVERSIDE PARK
6500 OLD RIVERSIDE DR. SANDY SPRINGS, GA 30328

CITY OF SANDY SPRINGS

SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

LAND DISTURBANCE
PLAN

PROJECT NO.
20052.04

DATE
03/25/2025

DRAWN BY
BB

SCALE
AS SHOWN

CHECKED BY
DLM

SHEET NO.
C2.30

MRPA IMPACT SCHEDULE								
VULNERABILITY CATEGORY	TOTAL ACREAGE	TOTAL ACREAGE LAND DISTUBANCE	TOTAL ACREAGE IMPERV. SURFACE			PERCENT LAND DISTURB.		PERCENT IMPERV. SURFACE
			EXISTING	PROPOSED				
A	N/A				90		75	
B	N/A				80		60	
C	2.16 ac.	0.67 ac.	0.27 ac.	0.08 ac.	70	31.02	45	16.20
D	1.70 ac.	0.34 ac.		0.17	50	20	30	10
E	18.89 ac.	3.23 ac.	0.38 ac.	0.71 ac.	30	17.10	15	5.77
F	1.23 ac.	0.11 ac		0.03	10	5.60	2	1.50
TOTAL:	23.98 ac.	4.35	0.65 ac.	0.99 ac.	N/A		N/A	

PRIMARY PERMITTEE / OWNER CONTACT:
CITY OF SANDY SPRINGS
1 CALAMBOS WAY
SANDY SPRINGS, GA 30328
PHONE: 770.730.5600

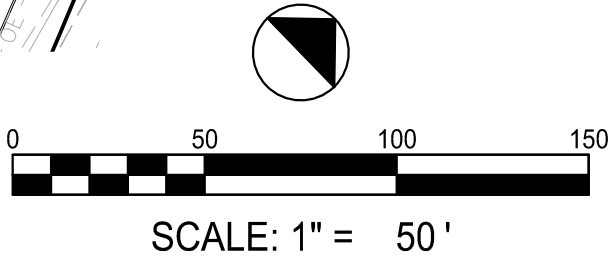
24-HR. EMERGENCY CONTACT:
NAME - STEVE SCIACCIO
PHONE NUMBER - 770-730-5600
EMAIL - SCIACCIO@SANDYSPRINGSGA.GOV

TOTAL PROJECT AREA: ± 1,010,592 SF, ± 23.2 AC
TOTAL DISTURBED AREA: ± 189,486-SF, ± 4.35 AC

- SEE C1.00 SERIES SHEETS FOR LAYOUT PLANS INCLUDING PAVEMENT JOINT LOCATIONS
- SEE SHEETS C2.05 THROUGH C2.09 FOR STORM SEWER PIPE CHART AND PROFILES.
- SEE C3.00 SERIES FOR EPSC PLANS.



Know what's below.
Call before you dig.



N:\2025\2025.04 - 811\Drawings - C2\A2\01 - SHEET C2.30\A2_C2.30_01.dwg, 3/25/2025, 3:58:13 PM, Plot on 2025/02/27 at 3:32:39 PM