



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: Nov 27 2006

ARC REVIEW CODE: V611271

TO: Mayor Eva Galambos
ATTN TO: Blake 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-06-04SS Rakestraw Residence

Review Type: Metro River

MRPA Code: RC-06-04SS

Description: An application for a metro river certificate for a single family residence. The ARC preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Sandy Springs

Land Lot: 129 **District:** 17 **Section:** n/a

Date Opened: Nov 27 2006

Deadline for Comments: Dec 7 2006

Earliest the Regional Review can be Completed: Dec 7 2006

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

ARC LAND USE PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE

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 Dec 7 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/landuse> .

Attention, turn to plac

~~A.S.A.P.)~~ FAX: (770) 425-6768
 FAX Back to Blake

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): Robin Rakestraw
 Mailing Address: 1340 Blanche Drive
 City: Marietta State: GA Zip: 30007
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: 770-565-8489 Fax: 770 565 2324
 Other Numbers: 404-~~565~~ 518-8489
3. Applicant(s) or Applicant's Agent(s):

Name(s): SAME AS ABOVE
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: _____ Fax: _____
 Other Numbers: _____
4. Proposed Land or Water Use:

Name of Development: Site plan for Robin Rakestraw
 Description of Proposed Use: Single family residence
5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: LL 129, 17th Dist, Fulton County
 Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Chattahoochee North; 14; N. Riverside Circle; 0 ft to Riverside Drive
 Size of Development (Use as Applicable):
 Acres: Inside Corridor: 1.533
 Outside Corridor: 0
 Total: 1.533
 Lots: Inside Corridor: _____
 Outside Corridor: _____
 Total: _____
 Units: Inside Corridor: _____
 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): RC-83-24FC (Chattahoochee North), RC-82-18FC (Harwin Subdivision)

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 Yes

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	_____	_____	_____	(70)	(45)
D	26,816 SF	15,169 SF*	8,045 SF	(50) 56.6	(30) 30.0
E	39,975 SF	10,818 SF*	5,996 SF	(30) 27.1	(15) 15.0
F	_____	_____	_____	(10)	(2)
Total:	66,791 SF	25,987 SF	14,041 SF	N/A	N/A

* NOTE: These numbers include a transfer of 1,174 SF of land disturbance from E to D at 1 to 1.5 (1,174 x 1.5 = 1761 SF) as per Part 2.A.3.c.1 of the Chattahoochee Corridor Plan.

Changes by J. M. Santo, 11/21/06

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: 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)

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☒ Flat-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]
Signature(s) of Owner(s) of Record

4-13-06
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]
Signature(s) of Applicant(s) or Agent(s)

4-13-06
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]
Signature of Chief Elected Official or Official's Designee

4/20/06
Date

All that tract or parcel of land lying and being in Land Lot 129 of the 17th District of Fulton County, Georgia, and being Lot 14, Block A of Chattahoochee North Subdivision, and being more particularly described as follows:

Beginning at a point at the intersection of the right of way lines of Riverside Drive (having a 70' RW) and North Riverside Circle (having a 44' RW), run thence along the arc of a curve to the right, said curve being subtended by a chord bearing of North 54 degrees 45 minutes 48 seconds West and a chord length of 34.16, having a radius of 20.00 feet, a distance of 40.95 feet to a point on the easterly right of way line of North Riverside Circle; continuing along said right of way of North Riverside Circle, run thence along the arc of a curve to the right, said curve being subtended by a chord bearing of North 08 degrees 12 minutes 24 seconds East and a chord length of 17.81 feet, having a radius of 118.00 feet, a distance of 17.83 feet to a point; run thence North 12 degrees 32 minutes 00 seconds East a distance of 118.50 feet to a point; run thence along the arc of a curve to the left, said curve being subtended by a chord bearing of North 03 degrees 07 minutes 43 seconds West and a chord distance of 92.85 feet, having a radius of 172.00 feet, a distance of 94.01 feet to a point; thence leaving said right of way of North Riverside Circle, run thence North 43 degrees 07 minutes 00 seconds East a distance of 12.00 feet to a point; run thence North 28 degrees 22 minutes 37 seconds East a distance of 103.39 feet to an iron pin found; run thence North 57 degrees 33 minutes 06 seconds East a distance of 87.78 feet to a point; run thence South 32 degrees 26 minutes 54 seconds East a distance of 243.29 feet to a point on the northerly right of way line of Riverside Drive; continuing thence along said right of way of Riverside Drive, run thence South 13 degrees 56 minutes 12 seconds West a distance of 19.29 feet to a point; run thence along the arc of a curve to the right, said curve being subtended by a chord bearing of South 44 degrees 22 minutes 57 seconds West and a chord length of 143.66 feet, having a radius of 190.00 feet, a distance of 147.32 feet to a point; run thence South 66 degrees 35 minutes 38 seconds West a distance of 165.75 feet to the POINT OF BEGINNING;

Said tract containing 1.533 acres or 66,791 square feet more or less.