



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: Sep 11 2007

ARC REVIEW CODE: V709111

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 related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** RC-07-02SS The Enclave at Jett Ferry

**Review Type:** Metro River

**MRPA Code:** RC-07-02SS

**Description:** An application for a metro river certificate for a 44 lot subdivision. The ARC staff preliminary finding is that the proposed development is consistent with the Chattahoochee River Corridor.

**Submitting Local Government:** City of Sandy Springs

**Land Lot:** 343 **District:** 6 **Section:** N/A

**Date Opened:** Sep 11 2007

**Deadline for Comments:** Sep 21 2007

**Earliest the Regional Review can be Completed:** Sep 21 2007

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

ARC LAND USE PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER  
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING  
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE

## Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Sep 21 2007, 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> .

# 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): JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.  
Mailing Address: 4125 ATLANTA ROAD SE  
City: SMYRNA State: GA Zip: 30080  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770 703 8100 Fax: 770 907 2466  
Other Numbers: 678-725-1233
3. Applicant(s) or Applicant's Agent(s):  
Name(s): JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: SAME AS OWNER
4. Proposed Land or Water Use:  
Name of Development: THE GULANE AT JETT FERRY  
Description of Proposed Use: 44 LOT SUBDIVISION
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: 343 & 344 6TH DISTRICT  
FULTON COUNTY  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 50.63  
Outside Corridor: —  
Total: 50.63  
Lots: Inside Corridor: 44  
Outside Corridor: —  
Total: 44  
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): JEFF PERRY TRACT

RC-05-08FC (2005)

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

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>β</u>			(90) <u>N/A</u>	(75) <u>N/A</u>
B	<u>180,970 SF</u>	<u>144,776 SF</u>	<u>108,582 SF</u>	(80) <u>80</u>	(60) <u>60</u>
C	<u>512,361 SF</u>	<u>358,653 SF</u>	<u>230,563 SF</u>	(70) <u>70</u>	(45) <u>45</u>
D	<u>331,923 SF</u>	<u>165,962 SF</u>	<u>99,577 SF</u>	(50) <u>50</u>	(30) <u>30</u>
E	<u>1,064,634 SF</u>	<u>319,390 SF</u>	<u>159,695 SF</u>	(30) <u>30</u>	(15) <u>15</u>
F	<u>β</u>			(10) <u>N/A</u>	(2) <u>MA</u>
Total:	<u>2,089,888</u>			N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES  
If "yes", indicate the 100-year floodplain elevation: 882

**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: NOT DETERMINED

**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)

John Wieland Homes & Neighborhoods, Inc.  
by: Charles E. Burt Sr. V.P.  
8/16/07  
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:

John Wieland Homes & Neighborhoods, Inc.  
by: Charles E. Burt Sr. V.P.  
8/16/07  
Signature(s) of Applicant(s) or Agent(s) 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  
8-21-07  
Date