



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 13 2007

ARC REVIEW CODE: V711131

TO: Mayor Eva Galambos
ATTN TO: Blake Dettwiler, Environmental Engineer
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-07-05SS 540 Cutwater Trail- Breakwater Subdivision
Review Type: Metro River

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

Submitting Local Government: City of Sandy Springs
Date Opened: Nov 13 2007
Deadline for Comments: Nov 23 2007
Earliest the Regional Review can be Completed: Nov 23 2007

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

ARC LAND USE PLANNING
GEORGIA CONSERVANCY
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER

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 2007-11-23 00:00:00, 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> .



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DEVELOPMENT OF REGIONAL IMPACT

DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **RC-07-05SS 540 Cutwater Trail- Breakwater Subdivision** *See the Preliminary Report .*

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please Return this form to:

Haley Fleming, Atlanta Regional Commission
40 Courtland Street NE

Atlanta, GA 30303

Ph. (404) 463-3311 Fax (404) 463-3254

hffleming@atlantaregional.com

Return Date: *Nov 23 2007*

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): MICHAEL ROSENBLAT
Mailing Address: 540 CUTWATER
City: ATLANTA State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-542-1946 Fax: _____
Other Numbers: 404-257-0256
3. Applicant(s) or Applicant's Agent(s):
Name(s): GUDGER SURVEYING
Mailing Address: 7000 PEACHTREE RUNWOODY RD STE 250 BLD 6
City: ATLANTA State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-396-6011 Fax: _____
Other Numbers: 404-245-6766
4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: PERSONAL RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: L.L. 127 DISTRICT 17
LOT 42- BLOCK A UNIT THREE
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: BREAKWATER
Size of Development (Use as Applicable):
Acres: Inside Corridor: .6 ACRES
Outside Corridor: _____
Total: .6 ACRES OR 26,136
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? 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 ✓

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. (Maximums Shown In Parentheses)
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A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D	18,469 <u>sq</u>	11,184 <u>sq</u> *	5946 <u>sq</u> **	60.6% *	32% **
E	7667 <u>sq</u>	1000 <u>sq</u> *	880 <u>sq</u> **	13% *	11.5% **
F				(10)	(2)
Total:	26,136 <u>sq</u>	12,184 <u>sq</u>	6826 <u>sq</u>	N/A	N/A

* INCLUDES A TRANSFER OF 1300 SF OF LAND DISTURBANCE FROM E TO D AT 1.0 TO 1.5 (1300 X 1.5 = 1950. 1950 + 9234 = 11,184) AS PER PART 2. A. 3. C. 1 OF THE CHATTAHOOCHEE CORRIDOR PLAN.

** INCLUDES A TRANSFER OF 270 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1.0 TO 1.5 (270 SF X 1.5 = 405 SF. 405 + 5541 = 5946) 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: 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)

____ 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:

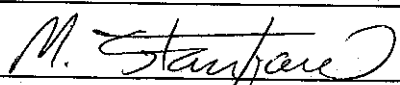
____ Concept plan.

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

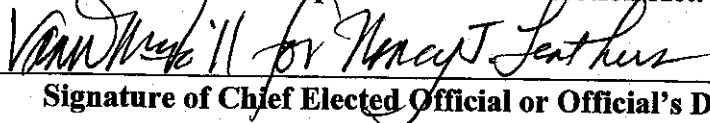
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)


Signature(s) of Owner(s) of Record 11/2/07
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) 11-1-07
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 11/5/07
Date