



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 26 2007

ARC REVIEW CODE: V711261

TO: Mayor Eva Galambos

ATTN TO: Blake Denttwiler, 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-07-06SS 890 Edgewater Trail

Review Type: Metro River

MRPA Code: RC-07-06SS

Description: An application for a metro river certificate for the construction of a retaining wall. The ARC staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Sandy Springs

Land Lot: 168 **District:** 17 **Section:** N/A

Date Opened: Nov 26 2007

Deadline for Comments: Dec 6 2007

Earliest the Regional Review can be Completed: Dec 6 2007

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
GEORGIA DEPARTMENT OF NATURAL RESOURCES

GEORGIA CONSERVANCY
ARC ENVIRONMENTAL PLANNING

UPPER CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

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 Dec 6 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> .

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Nov 26 2007

ARC REVIEW CODE: V711261

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Haley Fleming, Review Coordinator, Extension: 3-3311

Reviewing staff by Jurisdiction:

Land Use: Fleming, Haley

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

Name of Proposal: RC-07-06SS 890 Edgewater Trail

Review Type: Metro River

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Submitting Local Government: City of Sandy Springs

Date Opened: Nov 26 2007

Deadline for Comments: ~~Dec 6 2007~~

Earliest the Regional Review can be Completed: Dec 6 2007

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: DANDY SPRINGS

2. Owner(s) of Record of Property to be Reviewed:

Name(s):

Mailing Address: 890 EDGEWATER TRAIL

City: ATLANTA

State: GA

Zip: 30328

Contact Phone Numbers (w/Area Code):

Daytime Phone:

Fax:

Other Numbers:

3. Applicant(s) or Applicant's Agent(s):

Name(s): GUDGER SURVEYING

Mailing Address: 7000 PEACHTREE DUNWOODY STE 250 BLD 6

City: ATLANTA

State: GA

Zip: 30328

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-396-6611

Fax: 770-396-2379

Other Numbers: 404-731-8696

4. Proposed Land or Water Use:

Name of Development:

Description of Proposed Use: RETAINING WALL FOR BACKYARD

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: L.L-162 DISTRICT 17

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

890 EDGEWATER TRAIL

Size of Development (Use as Applicable):

Acres: Inside Corridor: 17.988 SF

Outside Corridor:

Total: 17.988

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: 10' @ 150 IN LENGTH

Outside Corridor:

Total: 1500 SF EASEMENT

RECEIVED

NOV 06 2007

PERMITS

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)
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B	_____	_____	_____	(80)	(60)
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(C	<u>11,612 #</u>	<u>8,128 #</u>	<u>5,225 #</u>	(70) <u>30</u>	(45) <u>35</u>
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D	_____	_____	_____	(50)	(30)
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(E	<u>6,376 #</u>	<u>1,913 #</u>	<u>956 #</u>	(30) <u>30</u>	(15) <u>15</u>
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F	_____	_____	_____	(10)	(2)
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Total:	_____	_____	_____	N/A	N/A
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ACL
JMS
11/21/07

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? no me

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 me

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

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:

M. Stanger 11-5-07

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] 11/09/07

Signature of Chief Elected Official or Official's Designee

Date