# **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**: Feb 15 2008

## ARC REVIEW CODE: V802151

TO:Mayor Eva GalambosATTN TO:Blake J. Dettwiler, City of Sandy SpringsFROM:Charles Krautler, Director

of Sandy Springs or Charles Krauth signatur

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-08-01SS 5800 Winterthur Drive Review Type: Metro River

MRPA Code: RC-08-01SS

**Description:** An application for a metro river certificate for the construction of a patio and associated hardscape in the side yard of an existing single family residential home. The ARC staff preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Sandy Springs Land Lot: 208 District: 17 Section: 3 Date Opened: Feb 15 2008 Deadline for Comments: Feb 25 2008 Earliest the Regional Review can be Completed: Feb 25 2008

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

ARC LAND USE PLANNING UPPER CHATTAHOOCHEE RIVERKEEPER GEORGIA DEPARTMENT OF NATURAL RESOURCES ARC Environmental Planning National Park Service GEORGIA CONSERVANCY 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 Feb 25 2008, 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: <u>http://www.atlantaregional.com/landuse</u>.

	APPLICATION FOR						
	METROPOLITAN RIVER PROTECTION ACT CERTIFICATE						
	METROFOLITAN RIVERTROTECTION ACT CERTIFICATE						
1.	Name of Local Government: City of Sarty Springs.						
2.	Owner(s) of Record of Property to be Reviewed: Name(s):						
	Mailing Address: 5800 Winter thur Dr.						
- -	City: Dardy Springs State: GA Zip: 30328						
	Contact Phone Numbers (w/Area Code):						
	Daytime Phone: Fax:						
	Other Numbers: 404, 5%, 8758						
3.	Applicant(s) or Applicant's Agent(s):						
	Name(s): TIM LEST T ADAM ARTOLIH						
	Mailing Address: 670 Powers Ferry Rd. SE.						
	City: Marieta State: Gran Zip30067						
	Contact Phone Numbers (w/Area Code):						
	Daytime Phone: 770-919-7777 Fax: 770-419-8940						
	Other Numbers: 404.55% - 8758						
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4.	Proposed Land or Water Use:						
	Name of Development:						
	Description of Proposed Use:						
_							
5.	Property Description (Attach Legal Description and Vicinity Map):						
	Land Lot(s), District, Section, County: 201, Dist. 17, 501003,						
	Fulton Co.						
	Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:						
	Size of Development (Use as Applicable): 379.8834						
	Acres: Inside Corridor:						
	Outside Corridor:						
	Total: 379,883 %						
	Lots: Inside Corridor:						
	Outside Corridor:						
	Total:						
	Units: Inside Corridor:						
	→ Outside Corridor:						
	Total:						
	Other Size Descriptor (i.e., Length and Width of Easement): 17 A.						
	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? <u>NO</u> 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?  $\underline{7E5}$ If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s):  $\underline{RC-8}$   $\underline{RC-9}$   $\underline{RC-92-12}$   $\underline{Fc}$
- 7. How Will Sewage from this Development be Treated?
  - A. Septic tank <u>EX1517N6</u> 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:

Vulnerabi Category	•	Total Acreage (or Sq. Footage) Land Disturbance	· · · · · · · · · · · · · · · · · · ·	Percent Percent Land Imperv. <u>Disturb. Surf.</u> (Maximums Shown In Parentheses)	
A				(90)	(75)
В				(80)	(60)
С	21,373 9F	20,445-55*	18,75 8**	(70) <u>95</u>	<u>.7<sup>**</sup>(45) 85.</u> 4
D	11,552 SF	5,776 SF	34665	<u>P (50) 57</u>	<u>5 (30) 30</u>
E	230, 916 SF	65,6195F*	28,857 <del>57</del> **	f (30 <u>) 78</u>	<u>, 4 (15) /2 5</u> *
F	116,042 SF	11,604 st	232/5F	_ (10)_/	<u>)</u> (2) <u>Z</u>
Total:	379,8835F			N/A	N/A
170 1.9	DES ATRANSFERO 5 (3GSG×1.5= 100R PLAN				

AT 1 TO 1.5 (5760 X 1.5 = 8640) AS PER PART Z.A. 3.C. (1) OF THE CHATTAHOOCMEE CORRIDOR PLAN

ALC-JMS Z/14/08

- Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? 9. If "yes", indicate the 100-year floodplain elevation: 798.0
  - **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.
  - **<u>NOTE:</u>** <u>All</u> river 100-year floodplain is assigned to the "E" Category; its allowable</u> allocations can be combined with those of other "E" land in the review. Also, 100year floodplain cannot be reanalyzed and cannot accept transfers.
- Is any of this land within the 500-year floodplain of the Chattahoochee River? 10. If "yes", indicate the 500-year flood plain elevation: 602.0
  - **<u>NOTE</u>**: 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)

oposed structure

Description of proposed use(s). (Space provided on this form) - The owner would like to add the

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):

\_\_\_\_ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

...... 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:

Signature(s) of Applicant(s) or Agent(s) 14. The governing authority of \_\_\_\_\_ review by the Atlanta Regional Commission of the above-de requests scribed use under the Provisions of the Metropolitan River Protection Act. m Signature of Chief Elected Official or Official's Designee Date

BAEKS ENGINEEKING

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