



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 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-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: <http://www.atlantaregional.com/landuse>.

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: City of Sandy Springs.
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Kenneth G. Byers, Jr.
Mailing Address: 5800 Winterthur Dr.
City: Sandy Springs State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: 404. 556. 8958
3. Applicant(s) or Applicant's Agent(s):
Name(s): JIM LESTI & ADAM ARDOIN
Mailing Address: 670 Powers Ferry Rd. S.E.
City: Marietta State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-919-7777 Fax: 770-419-8940
Other Numbers: 404. 556. 8958
→ cell phone - please use this number
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: 209, Dist. 17, Section 3, Fulton Co.
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Size of Development (Use as Applicable): 379,883 sq ft
Acres: Inside Corridor: ~~379,883~~ (combined lots)
Outside Corridor: 0
Total: ~~379,883~~ 379,883 sq ft
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: _____
NA Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement): NA
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-81-13 FC AND RC-92-12 FC

7. How Will Sewage from this Development be Treated?

A. Septic tank EXISTING

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.
A	—	—	—	(90)	(75)
B	—	—	—	(80)	(60)
C	21,373 SF	20,445 SF*	18,258 SF**	(70) 95.7*	(45) 85.4**
D	11,552 SF	5,776 SF	3466 SF	(50) 50	(30) 30
E	230,916 SF	65,619 SF*	28,857 SF**	(30) 28.4*	(15) 12.5**
F	116,042 SF	11,604 SF	2321 SF	(10) 10	(2) 2
Total:	379,883 SF	—	—	N/A	N/A

* INCLUDES A TRANSFER OF 3656 SF OF LAND DISTURBANCE FROM E TO C AT 1 TO 1.5 ($3656 \times 1.5 = 5484$) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

** INCLUDES A TRANSFER OF 5760 SF OF IMPERVIOUS SURFACE FROM E TO C AT 1 TO 1.5 ($5760 \times 1.5 = 8640$) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

ALL - JMS 2/14/08

☒ 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:

Kenneth L. Byers 11/26/07

[Signature] 11-26-07
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.

Vann M. Seill for Nancy J. Lathus 12/7/07
Signature of Chief Elected Official or Official's Designee Date