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**CITY COUNCIL AGENDA ITEM**

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**TO:** Mayor & City Council

**DATE:** October 11, 2011

**FROM:** John McDonough, City Manager

**AGENDA ITEM:** RC11-03SS – 250 Quiet Water Lane (Gilbert Quinones / Q-B Engineering, Inc.) River Corridor

**MEETING DATE:** For Submission onto the October 18, 2011, City Council Regular Meeting Agenda

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*BACKGROUND INFORMATION: (Attach additional pages if necessary)*

See attached:

Memorandum  
River Corridor Review  
Regional Review Notification

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APPROVAL BY CITY MANAGER:  JTM  APPROVED

\_\_\_\_\_ NOT APPROVED

PLACED ON AGENDA FOR:  10-18-2011

CITY ATTORNEY APPROVAL REQUIRED: (  ) YES (  ) NO

CITY ATTORNEY APPROVAL:  [Signature]

REMARKS:



To: Honorable Mayor and City Council Members

From: Ed Shoucair, Acting Director, Community Development Department 

Date: October 3, 2011 for Submission onto the October 18, 2011 City Council Meeting  
Agenda-River Corridor Review

Agenda Item: RC 11-03SS (250 Quiet Water Ln.)

**Intent:**

The owner of the property proposes the construction of an addition at the existing residence on the property. The site is 1.04 acres located in vulnerability categories "D" and "E". Category "D" has a total area of 18,814 ft<sup>2</sup> of which 6,676 ft<sup>2</sup> is allowable disturbance and 5,034 ft<sup>2</sup> is allowable impervious surface which equates to 35.5% of the 50% allowed disturbance and 26.8% of the allowed 30% impervious. Category "E" has a total area of 27,844 ft<sup>2</sup> of which 5,359 ft<sup>2</sup> is allowable disturbance and 3,898 ft<sup>2</sup> is allowable impervious which equates to 19.2% of the allowed 30% disturbance and 14% of the 15% allowed impervious.

**Process:**

The subject application was submitted to the Atlanta Regional Commission on September 23, 2011, with a finding that the proposed project is consistent with the Chattahoochee Corridor Plan. The application is scheduled to be presented by the applicant at the October 18, 2011 Mayor and City Council meeting.

The Staff requests that the Mayor and City Council allow a representative of the Department of Community Development to introduce the application and present the Department's recommendations. The applicant would then be allowed to present the application. Next, all dissenting and supporting comments of the public should then be solicited. Finally, the applicant would have a period of rebuttal.

In accordance with the requirements of the State of Georgia, the applicant and all supporting public comments are to be allowed at least ten (10) minutes. Additionally, dissenting public comments are to be allowed at least ten (10) minutes.

**Staff Recommendation:**

**APPROVAL-Consistent with Chattahoochee River Corridor Plan**

**Concurrent Review:**

John McDonough, City Manager  
Wendell Willard, City Attorney  
Cecil McLendon, Assistant City Attorney





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**COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:**

**APPROVAL - FOUND TO BE CONSISTENT BY ATLANTA REGIONAL COMMISSION.**

**Public Participation:**

Notice of Atlanta Regional Commission Metropolitan River Protection Act Certificate Public Hearing - Mayor and City Council Meeting October 18, 2011.

**Planning Analysis:**

The subject site is a 1.045 acre tract of land located in Land Lot 352 of the 6<sup>th</sup> District and situated on the southern portion of Quiet Water Ln. The site is zoned CUP-zoning case 1969Z -0062. Upon review, staff is of the opinion that the applicant is within both disturbed area and impervious surface thresholds set by ARC Chattahoochee River Corridor Plan.

**Staff Recommendation:**

Staff recommends **APPROVAL** of the proposed Metropolitan River Protection Act Certificate.

Attached: Supporting Documentation-application, plan, regional review notification.

## APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: SANDY SPRINGS, GEORGIA
  
2. Owner(s) of Record of Property to be Reviewed:
 

Name(s): ERIC F. BRUSH

Mailing Address: 250 QUIET WATER LANE

City: SANDY SPRINGS State: GA Zip: 30040

Contact Phone Numbers (w/Area Code):

Daytime Phone: (770) 522-9574 Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_
  
3. Applicant(s) or Applicant's Agent(s):
 

Name(s): GILBERT QUINONES / Q-B ENGINEERING, INC

Mailing Address: 517 CEMETARY ST

City: NO KROVS State: GA Zip: 30071

Contact Phone Numbers (w/Area Code):

Daytime Phone: (770) 449-8623 Fax: (770) 449-1088

Other Numbers: (678) 776-9489
  
4. Proposed Land or Water Use:
 

Name of Development: 250 QUIET WATER LANE

Description of Proposed Use: RESIDENCE ADDITION
  
5. Property Description (Attach Legal Description and Vicinity Map):
 

Land Lot(s), District, Section, County: LL 351, 6TH DIST, FULTON CO.

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
PURCHASE RD; UNIT 4; PHASE ONE; 250 QUIET WATER LANE

Size of Development (Use as Applicable):

Acres:	Inside Corridor:	1.045 ACRES
	Outside Corridor:	0.00 ACRES
	Total:	1.045 ACRES
Lots:	Inside Corridor:	1
	Outside Corridor:	0
	Total:	1
Units:	Inside Corridor:	1
	Outside Corridor:	0
	Total:	1

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: 0

Outside Corridor: 0

Total: 0

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 EXISTING

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	<u>0</u>			(90)	(75)
B	<u>0</u>			(80)	(60)
C	<u>0</u>			(70)	(45)
D	<u>18,814</u>	<u>6,676</u>	<u>5,034</u>	(50) <u>35.5</u>	(30) <u>26.8</u>
E	<u>22,844</u>	<u>5,359</u>	<u>3,898</u>	(30) <u>19.2</u>	(15) <u>14.0</u>
F	<u>0</u>			(10)	(2)
<b>Total:</b>	<u>45,518</u>	<u>12,035</u>	<u>8,932</u>	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO  
If "yes", indicate the 100-year floodplain elevation: 373.9 ±

**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: 376 ±

**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:**

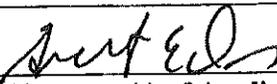
Concept plan.

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)

X  9/9/11  
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:

 9/9/11  
Signature(s) of Applicant(s) or Agent(s) Date

14. The governing authority of SANDY SPRINGS, GEORGIA requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

 9.23.11  
Signature of Chief Elected Official or Official's Designee Date

Department of Community Development  
7840 Roswell Road  
Morgan Office Park  
Building 500  
Sandy Springs, GA 30328  
770-730-5600



# Transmittal

To: Jim Santo  
Principal Planner  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, GA 30303  
404-463-3258

From: Michael Barnett  
Chief Environmental Compliance Officer  
770-206-1572

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Date: 9/23/11

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Re: 250 Quiet Water Land-Application for MERPA Certification

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Jim,

Attached are the following documents for the above review:

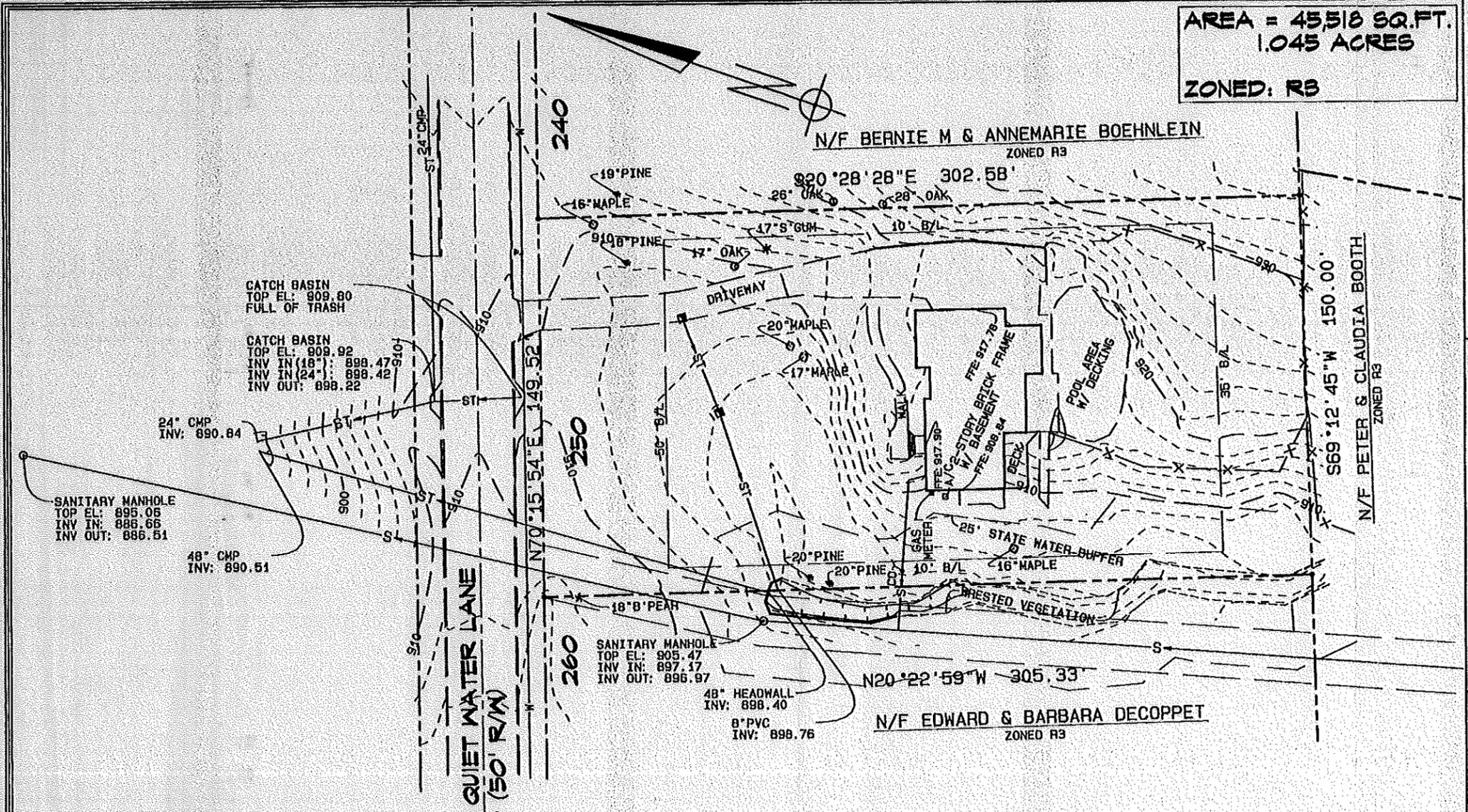
- Application for review signed by the City of Sandy Springs (2 copies)
- Plan sets of three sheets each (2 copies)
- Cashier's check for 250.00 review fee.

After Initial review it appears that the applicant has satisfied the minimum submittal requirements to request the review.

We appreciate you providing your time and expertise in this matter and if there is any additional information you need or if you further questions feel free to contact me.

Michael Barnett, RLA

Chief Environmental Compliance Officer



AREA = 45,518 SQ. FT.  
1.045 ACRES  
ZONED: R3

N/F BERNIE M & ANNEMARIE BOEHNLEIN  
ZONED R3

N/F PETER & CLAUDIA BOOTH  
ZONED R3

N/F EDWARD & BARBARA DECOPPET  
ZONED R3

CATCH BASIN  
TOP EL: 809.80  
FULL OF TRASH

CATCH BASIN  
TOP EL: 809.92  
INV IN (18"): 898.47  
INV IN (24"): 898.42  
INV OUT: 898.22

SANITARY MANHOLE  
TOP EL: 895.06  
INV IN: 886.66  
INV OUT: 886.51

48" CMP  
INV: 890.51

SANITARY MANHOLE  
TOP EL: 805.47  
INV IN: 897.17  
INV OUT: 896.97

48" HEADWALL  
INV: 898.40  
8" PVC  
INV: 898.76

**GENERAL NOTES**

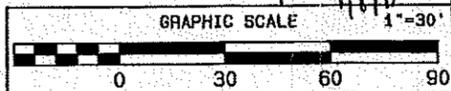
- The field data upon which this plat is based has a closure precision of one foot in 25,2473 feet and an angular error of 12 seconds per angle point and was adjusted using the Compass Rule.
- This plat has been calculated for closure and is found to be accurate within one foot in 281,077 feet.
- Field information for this survey was obtained with a NIKON DTM-522 total station and an electronic data collector, supplemented with GPS technology.
- By graphical plotting only, a portion of this property lies within a Zone X per the FLOOD INSURANCE RATE MAP for Fulton County, Georgia, Reference Map Number 13121C0160F, which bears a Map Revised date of June 18, 2010. The area within Zone X for this property centers on the swale along the westerly property line. Zone X is defined as follows:  
Areas of .02% annual chance flood; Areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and Areas protected by levees from 1% annual chance flood.
- This property is known as 250 Quiet Water Lane and its Tax Parcel ID is 06-0351-LL-095.
- This property is Zoned R3.
- Existing utilities shown are based on visual observations by the survey crew only. There may be others not shown hereon. The "BEFORE YOU DIG" utility search company should be contacted prior to any construction done on this site. The Engineer assumes no responsibility for the locations of any underground utilities not visible.
- This survey was made without the benefit of a current Title Commitment, Easements, and Encumbrances may exist which benefit and/or burden this property.

**SURVEYOR'S CERTIFICATE**

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

*Gilbert E. Quinones*

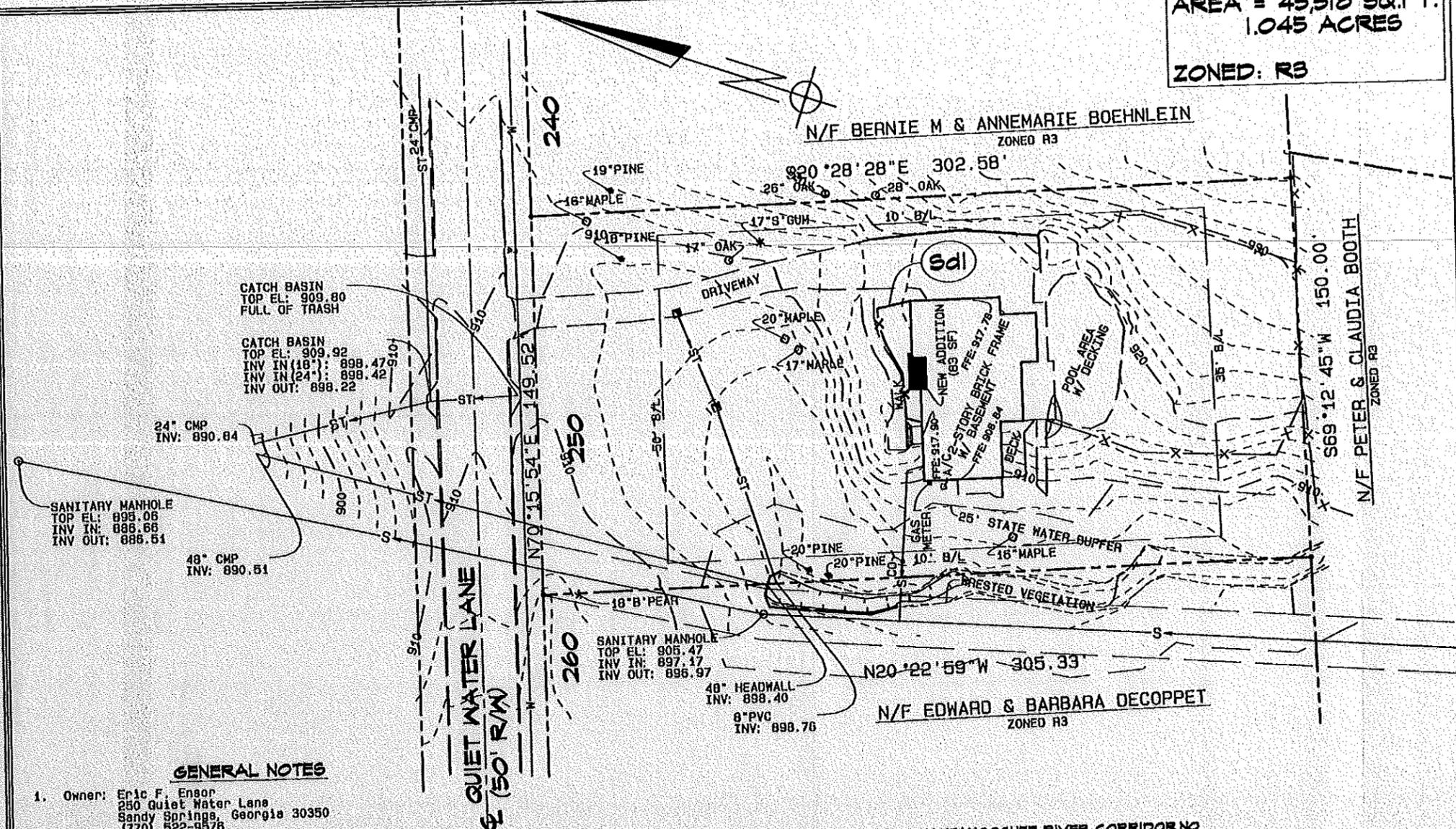
GILBERT E. QUINONES, R.L.S.  
GA. R.L.S. Number 2810



Q-B ENGINEERING, INC. 517 Cemetery Street Norcross, Georgia 30091-1508 (770) 449-8623 (770) 449-1088 [FAX]	
HAFNER CONSTRUCTION, INC. 5870 Bucks Road Cumming, Georgia 30040 (678) 343-6991	
REVISIONS	BOUNDARY, TOPO, & TREE SURVEY
DATE	250 QUIET WATER LANE
DESCRIPTION	
NO.	
DATE: 9/08/2011	
SCALE: 1" = 30'	
DRAWN: G.E.Q.	
DESIGNED: G.E.Q.	
CHECKED: G.E.Q.	
LAND LOT: 351	
6TH LAND DISTRICT	
FULTON COUNTY, GA.	
SHEET	NO.
1	1
DRAWING NO.	
11-044-S-1	

FILE: P:\ferremdd\11-044-S-1\11-044-S-1-04.dwg Date Printed: 9/30/2011

AREA = 45,518 SQ.FT.  
1.045 ACRES  
ZONED: R3



- GENERAL NOTES**
- Owner: Eric F. Ensor  
250 Quiet Water Lane  
Sandy Springs, Georgia 30350  
(770) 522-9576
  - Engineer: Gilbert E. Quinones, P.E., R.L.S.  
G-B ENGINEERING, INC.  
517 Cemetery Street  
Norcross, Georgia 30071  
(770) 449-8623  
E-Mail: gilbert@gbengineering.com
  - Contractor: Hafner Construction, Inc.  
6870 Bucks Road  
Cumming, Georgia 30040  
(678) 343-8991
  - This property contains no specimen trees in the vicinity of the proposed addition.
  - State water buffer limits on this property are shown and are not being encroached upon by the proposed improvements.
  - This property is being served by sanitary sewer.
  - This property is within the Chattahoochee River Corridor and requires Atlanta regional Commission approval.
  - This site is not a portion of any Sandy Springs Overlay District.
  - By graphical plotting only, a portion of this property lies within a Zone X per the FLOOD INSURANCE RATE MAP for Fulton County, Georgia, Reference Map Number 13121C0160F, which bears a Map Revised date of June 18, 2010. The area within Zone X for this property centers on the swale along the westerly property line. Zone X is defined as follows:  
Areas of .02% annual chance flood; Areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and Areas protected by levees from 1% annual chance flood.
  - This property is known as 250 Quiet Water Lane and its Tax Parcel ID is 06-0351-LL-095.
  - This property is Zoned R3.

THIS PROPERTY IS COMPLETELY WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS.

ALL CONSTRUCTION MUST CONFORM TO CITY OF SANDY SPRINGS STANDARDS.

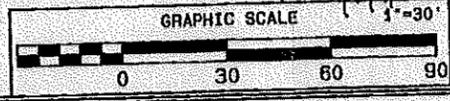
PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH TREE SAVE FENCE, AND SHALL REMAIN MARKED THROUGHOUT CONSTRUCTION, UNTIL FINAL STABILIZATION.

ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND RIVER CORRIDOR CERTIFICATE/ PERMIT SHALL BE PRESENT ONSITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.

A FINAL ON-SITE INSPECTION BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OR HIS/HER DESIGNEE IS REQUIRED PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. A CERTIFIED AS-BUILT SURVEY MAY BE REQUIRED.

THIS PLAN IS APPROVED FOR RIVER CORRIDOR ONLY. IT DOES NOT ENTITLE LAND DISTURBING ACTIVITY OR CONSTRUCTION OF STRUCTURES WITHOUT FIRST OBTAINING ALL APPLICABLE PERMITS.



**G-B ENGINEERING, INC.**  
517 Cemetery Street  
P.O. Box 1508  
Norcross, Georgia 30091-1508  
(770) 449-8623  
(770) 449-1088 [FAX]

**HAFNER CONSTRUCTION, INC.**  
6870 Bucks Road  
Cumming, Georgia 30040  
(678) 343-8991

REVISIONS	DATE	DESCRIPTION

DATE: 9/08/2011	SCALE: 1" = 30'	DRAWN: G.E.Q.	DESIGNED: G.E.Q.	CHECKED: G.E.Q.	LAND LOT: 351	5TH LAND DISTRICT
SHEET 1			DRAWING NO. 11-044-C-1			
NO. 1			FULTON COUNTY, GA.			

FILE: P:\Terry\0611-011\11-044\11-044.dwg Date Printed: 9/30/2011

Applicant: Gilbert E. Quinones, P.E., R.L.S.  
 Q-B ENGINEERING, INC.  
 517 Cemetery Street  
 Norcross, Georgia 30071  
 (770) 449-8623

Owner: Eric F. Ensor  
 250 Quiet Water Lane  
 Sandy Springs, Georgia 30071  
 (770) 522-9576

Engineer: Gilbert E. Quinones, P.E., R.L.S.  
 Q-B ENGINEERING, INC.  
 517 Cemetery Street  
 Norcross, Georgia 30071  
 (770) 449-8623

Contractor: Hafner Construction, Inc.  
 6870 Bucks Road  
 Cumming, Georgia 30040  
 (678) 343-8991

24-Hour Contact: Mr. Grant Hafner  
 (678) 343-8991

AREA = 45518 SQ.FT.  
 1.045 ACRES  
 ZONED: R3

CATCH BASIN  
 TOP EL: 909.80  
 FULL OF TRASH

CATCH BASIN  
 TOP EL: 909.92  
 INV IN (16"): 898.47  
 INV IN (24"): 898.42  
 INV OUT: 898.22

24" CMP  
 INV: 890.84

SANITARY MANHOLE  
 TOP EL: 895.06  
 INV IN: 886.66  
 INV OUT: 886.51

48" CMP  
 INV: 890.51

THIS PROPERTY HAS NOT PREVIOUSLY UNDERGONE  
 ARC REVIEW.

THIS PROJECT IS KNOWN AS 250 QUIET WATER LANE.

THIS PROPERTY IS LOCATED IN LAND LOT 351 OF FULTON  
 COUNTY, GEORGIA'S 6TH LAND DISTRICT.  
 IT IS NOT ASSOCIATED WITH A ZONING CASE NUMBER.

THIS PROPERTY IS LOT 20, BLOCK B OF UNIT FOUR,  
 PHASE ONE OF RIVERGATE SUBDIVISION, RECORDED  
 IN PLAT BOOK 124, PAGE 106, FULTON COUNTY,  
 GEORGIA RECORDS.

LOT AREA: 45518 SF  
 VULNERABILITY CATEGORY "D" AREA: 17,674 SF  
 VULNERABILITY CATEGORY "E" AREA: 27,844 SF

VULNERABILITY CATEGORY "D" = 18,814 SF  
 EXISTING IMPERVIOUS: 4,951 SF = 26.3%  
 % ALLOWED: 30%  
 EXISTING DISTURBED: 6,253 SF = 33.2%  
 % ALLOWED: 50%

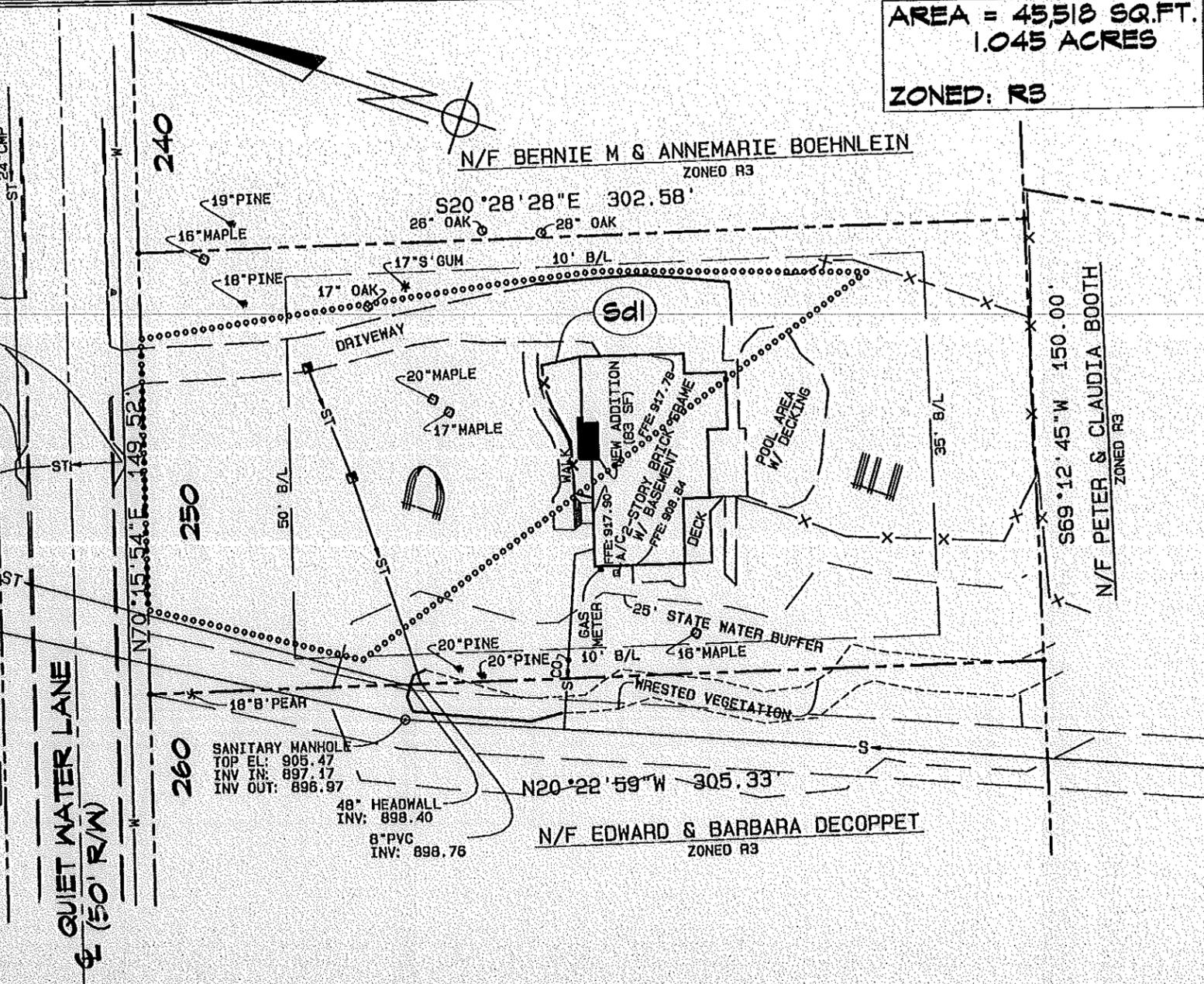
POST DEVELOPED IMPERVIOUS: 5,034 SF = 26.8%  
 % ALLOWED: 30%  
 POST DEVELOPED DISTURBED: 6,676 SF = 35.5%  
 % ALLOWED: 50%

VULNERABILITY CATEGORY "D" IS OK

VULNERABILITY CATEGORY "E" = 27,844 SF  
 EXISTING IMPERVIOUS: 3,898 SF = 14.0%  
 % ALLOWED: 15%  
 EXISTING DISTURBED: 5,359 SF = 19.2%  
 % ALLOWED: 30%

POST DEVELOPED IMPERVIOUS: 3,898 SF = 14.0%  
 % ALLOWED: 15%  
 POST DEVELOPED DISTURBED: 5,359 SF = 19.2%  
 % ALLOWED: 30%

VULNERABILITY CATEGORY "E" IS OK



Q-B ENGINEERING, INC.  
 517 Cemetery Street  
 P.O. Box 1508  
 Norcross, Georgia 30091-1508  
 (770) 449-8623  
 (770) 449-1088 [FAX]

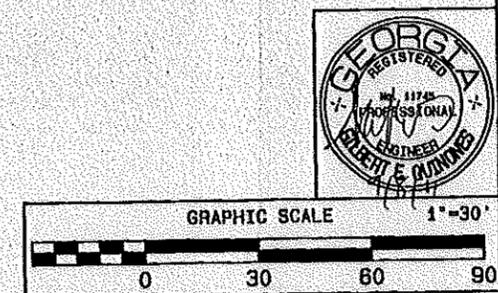
ARC SITE PLAN  
 250 QUIET WATER LANE  
 HAFNER CONSTRUCTION, INC.  
 6870 Bucks Road  
 Cumming, Georgia 30040  
 (678) 343-8991

NO.	REVISIONS	DESCRIPTION	DATE
1			

DATE: 9/08/2011  
 SCALE: 1" = 30'  
 DRAWN: G.E.G.  
 DESIGNED: G.E.G.  
 CHECKED: G.E.G.  
 LAND LOT: 351  
 6TH LAND DISTRICT  
 FULTON COUNTY, GA.

SHEET 1  
 NO. 1  
 DRAWING NO. 11-044-ARC-1

FILE: P:\Terranode\11-81111-044\11-044.prt



Date Printed: 8/30/2011



# 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: Sep 28 2011

ARC REVIEW CODE: V1109281

TO: Mayor Eva Galambos  
ATTN TO: Michael Barnett, City of Sandy Springs  
FROM: I. Emerson Bryan, Interim Executive Director

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-11-03SS 250 Quiet Water Lane

**Review Type:** Metro River

**MRPA Code:** RC-11-03SS

**Description:** An application for a Metropolitan River Protection Act Certificate for additions to an existing single family residence.

**Preliminary Finding:** The ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

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

**Land Lot:** 351 **District:** 6 **Section:**

**Date Opened:** Sep 28 2011

**Deadline for Comments:** Oct 8 2011

**Earliest the Regional Review can be Completed:** Oct 8 2011

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

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE  
CITY OF ROSWELL

ARC ENVIRONMENTAL PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA CONSERVANCY

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by 2011-10-08 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>.

Attached is information concerning this review.

**ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM**

DATE: Sep 28 2011

ARC REVIEW CODE: V1109281

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

FROM: Jon Tuley, Extension: 3-3307

**Reviewing staff by Jurisdiction:**

**Land Use:** Tuley, Jon

**Transportation:** N/A

**Environmental:** Santo, Jim

**Research:** N/A

**Aging:** N/A

**Name of Proposal:** RC-11-03SS 250 Quiet Water Lane

**Review Type:** Metro River

**Description:** An application for a Metropolitan River Protection Act Certificate for additions to an existing single family residence.

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

**Date Opened:** Sep 28 2011

**Deadline for Comments:** Oct 8 2011

**Earliest the Regional Review can be Completed:** Oct 8 2011

**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: SANDY SPRINGS, GEORGIA

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

Name(s): ERIC F. BRUSH

Mailing Address: 250 QUIET WATER LANE

City: SANDY SPRINGS State: GA Zip: 30040

Contact Phone Numbers (w/Area Code):

Daytime Phone: (770) 522-9574 Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_

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

Name(s): GILBERT QUINONES / Q-B ENGINEERING, INC

Mailing Address: 517 CEMENTARY ST

City: NOBLETOWN State: GA Zip: 30071

Contact Phone Numbers (w/Area Code):

Daytime Phone: (770) 449-8423 Fax: (770) 449-1088

Other Numbers: (678) 776-9480

4. Proposed Land or Water Use:

Name of Development: 250 QUIET WATER LANE

Description of Proposed Use: RESIDENCE ADDITION

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

Land Lot(s), District, Section, County: LL 351; 6TH DIST; FULTON CO.

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

RIVERGATE 2/D; UNIT 4; PHASE ONE; 250 QUIET WATER LANE

Size of Development (Use as Applicable):

Acres: Inside Corridor: 1.045 ACRES

Outside Corridor: 0.00 ACRES

Total: 1.045 ACRES

Lots: Inside Corridor: 1

Outside Corridor: 0

Total: 1

Units: Inside Corridor: 1

Outside Corridor: 0

Total: 1

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: 0

Outside Corridor: 0

Total: 0

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 EXISTING

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)
A	<u>0</u>			<u>(90)</u>	<u>(75)</u>
B	<u>0</u>			<u>(80)</u>	<u>(60)</u>
C	<u>0</u>			<u>(70)</u>	<u>(45)</u>
D	<u>18,814</u>	<u>6,676</u>	<u>5,034</u>	<u>(50)</u>	<u>35.5 (30)</u>
E	<u>22,844</u>	<u>5,359</u>	<u>3,898</u>	<u>(30)</u>	<u>19.2 (15)</u>
F	<u>0</u>			<u>(10)</u>	<u>(2)</u>
Total:	<u>45,518</u>	<u>12,035</u>	<u>8,932</u>	N/A	N/A

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

If "yes", indicate the 100-year floodplain elevation: 873.9 ±

**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: 876 ±

**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.

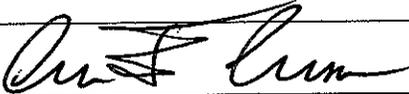
Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

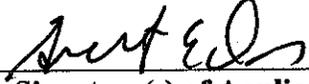
Concept plan.

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)

\_\_\_\_\_  
\_\_\_\_\_  
X  \_\_\_\_\_  
Signature(s) of Owner(s) of Record Date 9/9/11

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) Date 9/9/11

14. The governing authority of SANDY SPRINGS, GEORGIA 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 Date 9-23-11

