



To: John McDonough, City Manager

From: Michelle Alexander, Director, Community Development Department

Date: November 4, 2016 for Submission onto the November 15, 2016 City Council Meeting Agenda

Agenda Item: River Corridor Review, RC-16-03SS (515 North Harbor Drive)

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**Petitioner:** CJ Balfe  
**Representative:** CJ Balfe  
**Address:** 515 North Harbor Drive, Sandy Springs, GA 30328  
**Land Lot, District:** LL 130, District 17<sup>th</sup>  
**Council District:** 3  
**Area:** 0.529 Acre  
**Existing Zoning:** R-3, 1966Z-0035

***Background:***

Properties within 2000' of the Chattahoochee River are subject to the Chattahoochee River Corridor Protection Act. The regulations call for review and approval by the Atlanta Regional Commission (ARC), a public hearing and approval by the local governing authority, and issuance of a Metro River Certificate. The review focuses on whether the project is consistent with the Chattahoochee Corridor Plan which limits clearing and impervious surface within the corridor.

***Project Summary:***

This project calls for the addition of pool and deck to an existing single family residence.

***ARC Finding:***

Consistent with the Chattahoochee Corridor Plan

***Department of Community Development Recommendation:***

**APPROVAL**-Consistent with Chattahoochee Corridor Plan

# 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): C.J. Balfe

Mailing Address: 515 North Harbor

City: Atlanta, Ga 30328 State: \_\_\_\_\_ Zip: \_\_\_\_\_

Contact Phone Numbers (w/Area Code):

Daytime Phone: 678-776-7811 Fax: \_\_\_\_\_

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

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

Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Contact Phone Numbers (w/Area Code):

Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

4. Proposed Land or Water Use:

Name of Development: n/a

Description of Proposed Use: \_\_\_\_\_

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

Land Lot(s), District, Section, County: LOCATED IN LAND LOT 130, DISTRICT 17, UNIT 1  
FULTON COUNTY, GEORGIA

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

Lot 81 Block A, North Harbor Subdivision, Unit One

Size of Development (Use as Applicable):

Acres: Inside Corridor: 0.529 ac

Outside Corridor: n/a

Total: \_\_\_\_\_

Lots: Inside Corridor: n/a

Outside Corridor: n/a

Total: n/a

Units: Inside Corridor: n/a

Outside Corridor: n/a

Total: \_\_\_\_\_

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

Inside Corridor: n/a

Outside Corridor: n/a

Total: n/a

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 n/a

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 public

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		none		(90)	(75)
B		none		(80)	(60)
C		none		(70)	(45)
D	ORIGINAL LAND DISTURBANCE IN 1968 WAS 9,724 SF (42.2%) NEW DISTURBANCE IS WITHIN THE ORIGINAL DISTURBANCE THEREFORE NET CHANGE IS 0%			(50) 0%	(30) 28.6%
E		none		(30)	(15)
F		none		(10)	(2)
Total:				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: \_\_\_\_\_

**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)

*Cybil J. BACKE*

*Cybil J. Backe*  
Signature(s) of Owner(s) of Record

8.19.16

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)

Date

14. The governing authority of \_\_\_\_\_ 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

ASBUILT SURVEY FOR  
**CJ BALFE**

NOTES FOR THE A.R.C. AND CITY OF SANDY SPRINGS

THIS PROPERTY IS INSIDE THE CHATTAHOOCHEE RIVER CATAGORY AND IS  
100% VULNERABILITY D  
MAXIMUM LAND DISTURBANCE IS 50% AND MAXIMUM IMPERVIOUS IS 30%  
LOT AREA IS 23,037 SF

IMPERVIOUS CALCULATIONS

MAX IMPERVIOUS REQUIRED 6,911 SF  
EXISTING IMPERVIOUS AREA 5,594 SF  
TOTAL PROPOSED IMPERVIOUS 6,588

PROPOSED IMPERVIOUS RATIO IS 6,588 SF/23,037 SF = 28.6%

DISTURBANCE CALCULATIONS

MAXIMUM DISTURBANCE IS 50% OF 23,037 = 11,519  
ORIGINAL LAND DISTURBANCE IN 1968 WAS 9,724 SF (42.2%)  
NEW DISTURBANCE IS WITHIN THE ORIGINAL DISTURBANCE THEREFORE  
NET CHANGE IS 0%

LEGEND

AC - ACRES  
BL - BUILDING SETBACK LINE  
DB - DEED BOOK  
SCO - SEWER CLEAN OUT  
DB, PG - DEED BOOK, PAGE  
-E- - ELECTRIC LINE  
FT - FEET  
IPF - IRON PIN FOUND  
IPS - IRON PIN SET (1/2" R/B)  
LL - LAND LOT  
MH - SANITARY SEWER MANHOLE  
N/F - NOW OR FORMERLY  
PB, PG - PLAT BOOK, PAGE  
PL - PROPERTY LINE  
POB - POINT OF BEGINNING  
RW - RIGHT OF WAY  
SF - SQUARE FEET  
SWCB - SINGLE WING CATCH BASIN  
UP - UTILITY POLE  
WFF - WELDED WIRE FENCE  
WM - WATER METER

TECHNICAL STANDARDS

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

PRECISION NOTE

THE FIELD DATA DATED 8-1-2016  
UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,468 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE. AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 119,639 FEET. TOPCON GTS-3005 USED FOR ANGULAR AND LINEAR MEASUREMENTS

REFERENCES

CLERK OF SUPERIOR COURT FOR FULTON COUNTY  
DEED BOOK 55571, PAGE 36  
PLAT OF NORTH HARBOR SUBDIVISION  
LOT 8, BLOCK A  
PLAT BOOK 90, PAGE 41

FLOOD NOTE:

THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS SHOWN ON FULTON COUNTY PANEL 13121C0134G, DATED 09/18/2013 AS ZONE X

THIRD PARTY DISCLAIMER

THIS PLAT IS FOR THE EXCLUSIVE USE OF CJ BALFE. USE BY THIRD PARTIES IS AT THEIR OWN RISK

SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND ABOVE GROUND. NO SUBSURFACE INVESTIGATION WAS PERFORMED.



SHEET OF  
**1 2**

DATE: 8-1-2016  
REV:  
JOB#NORTHHARBORS15  
DRAWN BY BAC

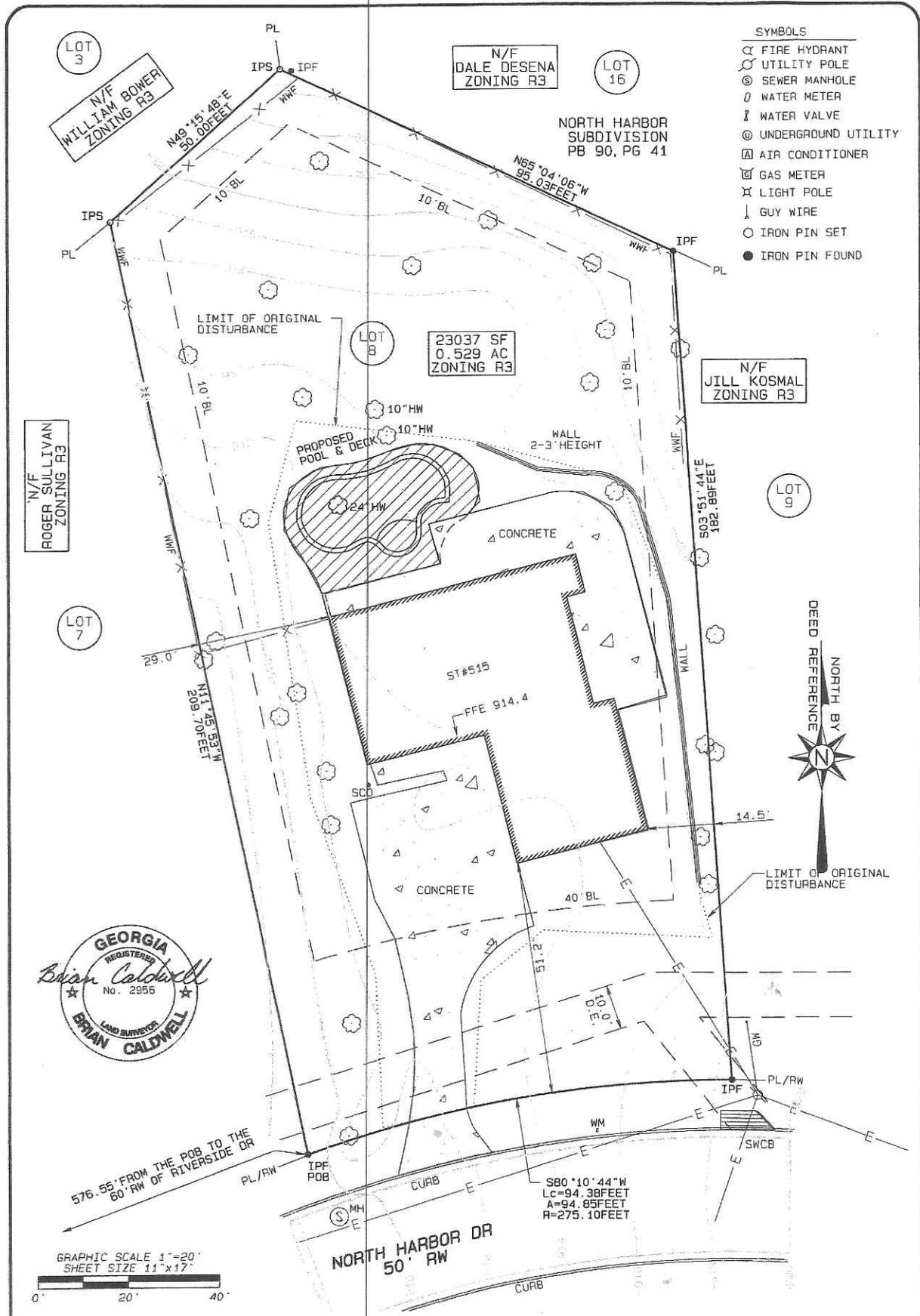
ASBUILT SURVEY FOR  
**CJ BALFE**

BEING  
515 NORTH HARBOR DRIVE, ATLANTA, GA 30328

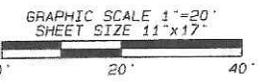
LOCATED IN  
LAND LOT 130, DISTRICT 17, UNIT 1  
FULTON COUNTY, GEORGIA

Compass Surveying, Inc.

9337 Meadow Gate Lane  
Jonesboro, Georgia 30236  
Tel 404-550-9512  
BCaldwell@CompassSurveying.com  
Survey Firm L5F001073



- SYMBOLS**
- ⊕ FIRE HYDRANT
  - ⊙ UTILITY POLE
  - ⊗ SEWER MANHOLE
  - ⊖ WATER METER
  - ⊕ WATER VALVE
  - ⊙ UNDERGROUND UTILITY
  - ⊠ AIR CONDITIONER
  - ⊖ GAS METER
  - ⊗ LIGHT POLE
  - ⊖ GUY WIRE
  - ⊙ IRON PIN SET
  - IRON PIN FOUND



SHEET OF  
**2 2**  
 DATE: 8-1-2016  
 REV:  
 JOB#NORTHHARBOR15  
 DRAWN BY BAC

ASBUILT SURVEY FOR  
**CJ BALFE**  
 BEING  
**515 NORTH HARBOR DRIVE, ATLANTA, GA 30328**  
 LOCATED IN  
 LAND LOT 130, DISTRICT 17, UNIT 1  
 FULTON COUNTY, GEORGIA

**Compass Surveying, Inc.**  
 9337 Meadow Gate Lane  
 Jonesboro, Georgia 30236  
 Tel 404-550-9512  
 BCaldwell@CompassSurveying.com  
 Survey Firm LSF001073

Property Profile for **515 NORTH HARBOR DR**

**Property Tax Information**

Tax Year 2016  
 Parcel ID 17 013000020088  
 Property Address 515 NORTH HARBOR DR  
 Owner HSR PROPERTIES LLC  
 Mailing Address PO BOX 761319 ATLANTA GA 30358  
 Total Appraisal \$330,500  
 Improvement Appraisal \$245,300  
 Land Appraisal \$85,200  
 Assessment \$132,200  
 Tax District 59  
 Land Area 0.5562 ac  
 Property Class Residential Lots  
 Land Use Class Residential 1 family  
 TAD  
 CID

**Zoning**

Zoning Class not available  
 Overlay District  
 2030 Future Development not available

**Political**

Municipality Sandy Springs  
 Commission District 3  
 Commission Person Lee Morris  
 Council District District 3  
 Council Person Graham McDonald  
 Voting Precinct SS05  
 Poll Location Sandy Springs United Meth. Ch., 86 Mount Vernon Hwy NW  
 Congressional District 006  
 State Senate District 032  
 State House District 052

**School Zones**

Elementary School Heards Ferry  
 Middle School Ridgeview  
 High School Riverwood

**Other Information**

Zip Code 30328  
 Census Tract 102.04  
 In Less Developed Census Tract No

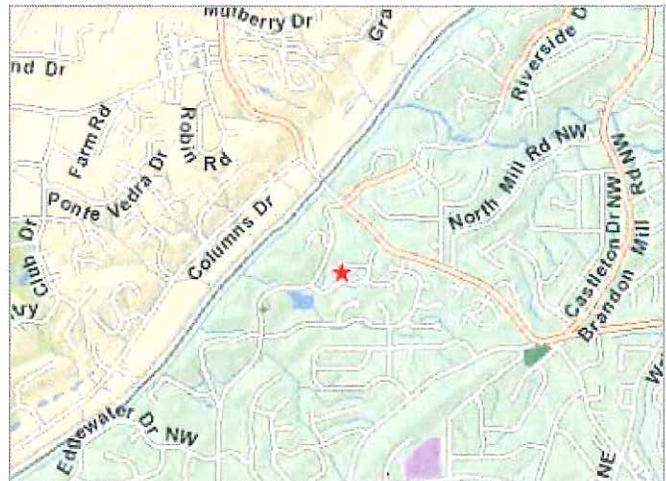
Aerial View



Property Map



Vicinity Map



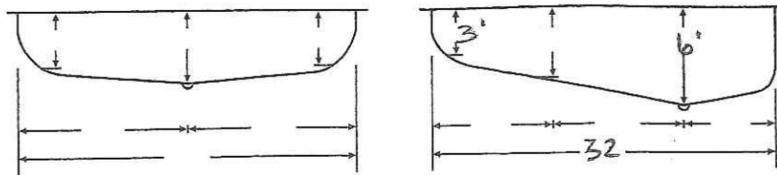
**BUYER'S RESPONSIBILITY**

- Pool area to be fenced per local code.
- Gates to be self-closing and self-latching.
- Wet down gunite twice daily for seven days.

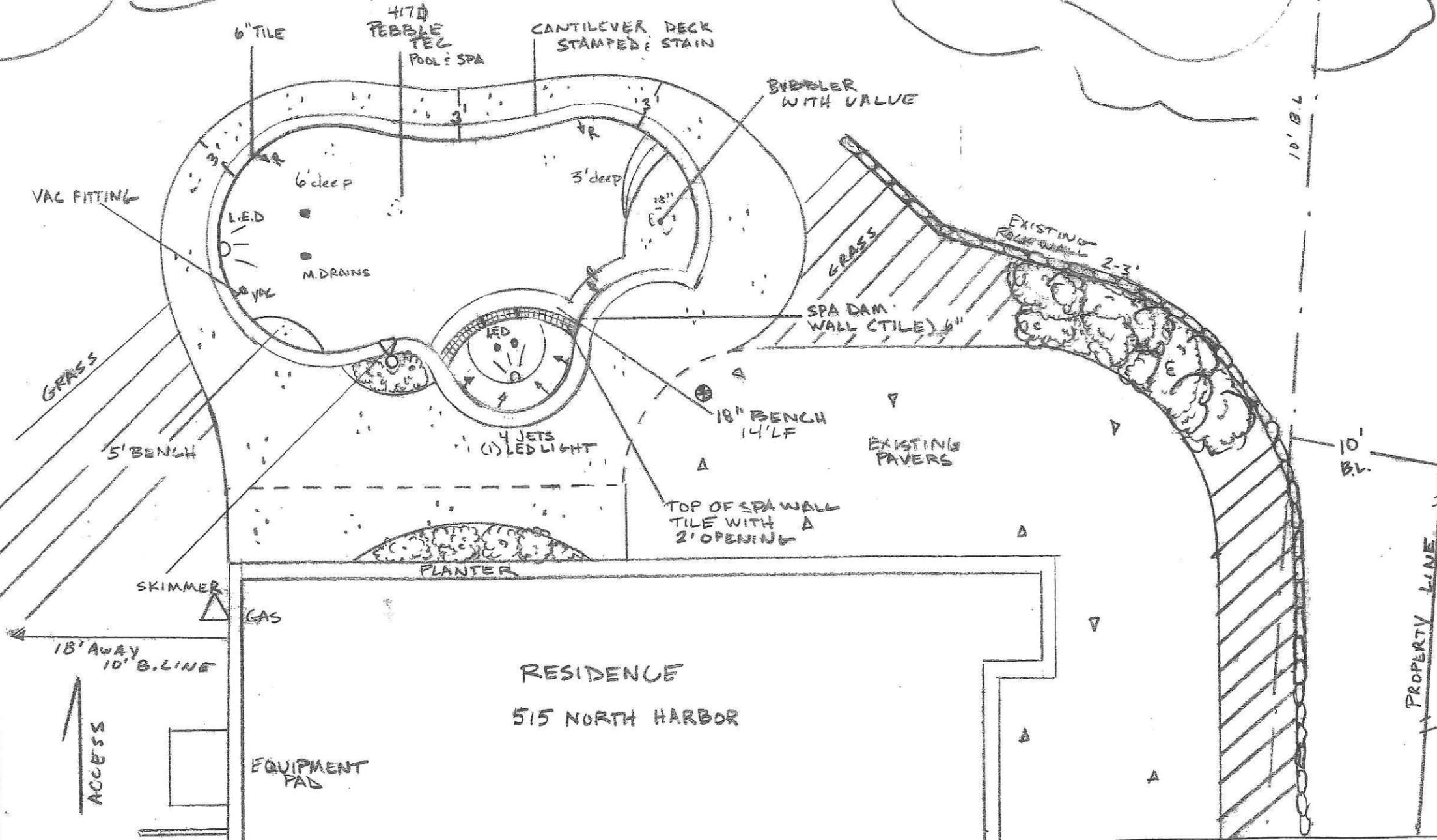
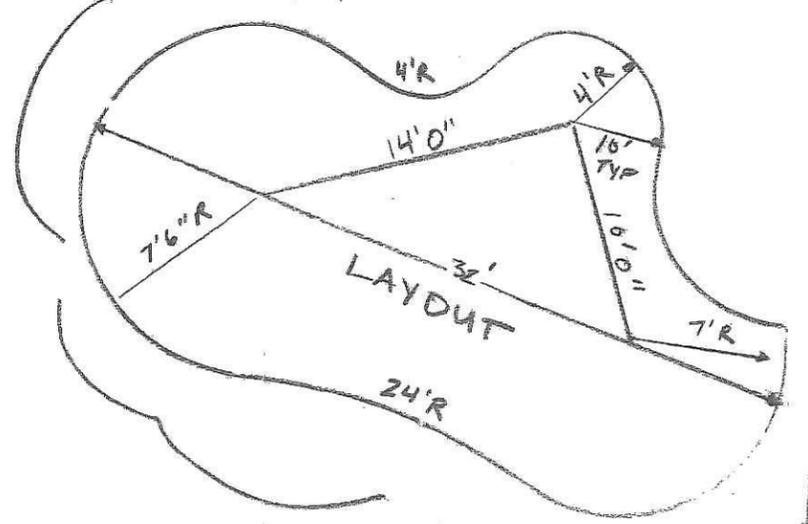
**Kon-Tiki Pools**

**NOTES:**

- NO BACKWASH!
- ANTI VORTEX MAIN DRAINS
- CARTRIDGE FILTER 320
- SALT SYSTEM
- CANTILEVER EDGE/DECK
- PEBBLE TEC C, BLUE
- 3 RETURNS 1 SKIMMER
- 4 JETS IN SPA
- MAINTAIN EXISTING DRAINAGE!
- 4 STUMPS TO BE REMOVED



**Kon-Tiki Pools**



GENERAL POOL SPECIFICATIONS

MAX: LENGTH 32' WIDTH 15'

DEPTHS 3' x 6'

SUR AREA 417 PERIMETER 87

CAPACITY \_\_\_\_\_ GALLONS

TURNOVER RATE \_\_\_\_\_ HOURS

EXCAVATION

ACCESS: FRONT REAR SIDE

TRACK HOE BOBCAT MINI BOBCAT

REMOVE DIRT YES

REMOVE STUMP(S) 4

REMOVE FENCE NO

REPLACE FENCE NO

REMOVE CONCRETE NO

SAWCUT CONCRETE YES

OTHER \_\_\_\_\_

PLUMBING

FILTER RUN FTG 40'

RETURN LINES 3 SKIMMER 1

P-TRAP NO B/WASH LINE NO

WATERFALL FTG NO

WATER FEATURE FTG NO

GAS LINE YES FTG 10'

GAS STUB NO FTG NO

DRILL DRIVE \_\_\_\_\_

OTHER NO

ELECTRICAL RUN

RUN BY KT FTG 100'

J/BOX # \_\_\_\_\_

GUNITE FEATURES & BOND BEAM

LOVE SEAT 4'

SWIM OUT NO

TANNING LEDGE YES

OTHER EX 2ND STEP

6" RBB FTG NO

12" RBB FTG NO

18" RBB FTG NO

24" RBB FTG NO

FASCIA \_\_\_\_\_

COPING

TYPE CANTILEVER

COLOR \_\_\_\_\_

SPA DAM \_\_\_\_\_

TILE

6" WATERLINE TBA

ACCENT TILE TBA

INTERIOR FINISH

QUARTZ \_\_\_\_\_

PEBBLE \_\_\_\_\_

MARCITE \_\_\_\_\_

OTHER \_\_\_\_\_

DECK

TYPE STAMPED

FOOTAGE 400

COLOR TBA

RISERS NO

FOOTINGS NO

MASTIC NO

DRAIN PIPE NO

DRAIN HEADS AS NEEDED

DECK-O-DRAIN FTG NO

OTHER NO

EQUIPMENT

FILTER TYPE 320 SIZE CART

PUMP HP 2 2SP 1SP VSP

CONTROL NO

OZONATOR YES  NO

SALT SANITIZER YES  NO

CHLORINATOR YES  NO

MINERAL YES  NO

500 WATT LIGHT YES  NO

LED YES  NO

JETS # \_\_\_\_\_

VAC AQUANA  NO

HEATER BTU 400,000  NAT PRO

OTHER \_\_\_\_\_

ACCESSORIES & FEATURES

DIVING BOARD NO

SLIDE NO

COVER NO

WATER FEATURES BUBBLER WITH VALVE

SPA

SIZE INT. INT 31 1/2 EXT \_\_\_\_\_

RAISED 6" 12" 18" 24"

ELEVATED 6" 12" 18" 24"

FASCIA TILE

DAM WALL FASCIA TILE

PLUMBING RUN 35'

QUANTITY OF JETS 4

ST JET THERAPY YES  NO

BLOWER HP 3/4  NO

100 WATT LIGHT YES  NO

LED YES  NO

OTHER \_\_\_\_\_

BUYER, PLEASE INITIAL & SIGN

INITIALS \_\_\_\_\_

• Approved above specifications.

• Approved equipment location.

• Underground utilities including sprinklers, phone lines, cable TV, sewer, gas, and electric are responsibilities of homeowner.

• Understand that decking shown is for illustration purposes only and understand I am to receive \_\_\_\_\_ square feet of deck.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED ESPECIALLY FOR:

BALFE, CJ

STREET 515 NORTH HARBOR

CITY ATL, GA ZIP 30328

PHONE HM 678-776-7811 WK 678-776-7814

DESIGNER JOE REAVES JOB # 2

LOT 130 BLOCK 1 TRACT DISTRICT 17 MAPSCO



# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

DATE: SEPTEMBER 26, 2016

ARC REVIEW CODE: V1609131

TO: MAYOR RUSTY PAUL, CITY OF SANDY SPRINGS  
ATTN TO: SANDRA DEWITT, CITY ARBORIST  
FROM: Emerson Bryan, Deputy Executive Director, ARC

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

**Name of Proposal:** RC-16-03SS 515 North Harbor Drive  
**Submitting Local Government:** City of Sandy Springs

**Review Type:** Metro River

**Date Opened:** September 13, 2016

**Date Closed:** September 23, 2016

**FINDING:** ARC staff has completed the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Additional Comments:** See the attached comments received from the National Park Service/CRNRA.

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

ARC COMMUNITY DEVELOPMENT DIVISION  
CHATTAHOOCHEE RIVERKEEPER

ARC NATURAL RESOURCES DIVISION  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com). This finding will be published to the ARC review website at <http://www.atlantaregional.com/land-use/planreviews>.



## United States Department of the Interior

National Park Service  
Chattahoochee River  
National Recreation Area  
1978 Island Ford Parkway  
Sandy Springs, GA 30350



IN REPLY REFER TO:

L7619 (CHAT)

September 13, 2016

Andrew Smith  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, GA 30303

Dear Mr. Smith

This letter is a confirmation of receipt of the MRPA Review Notification, RC-16-03SS for the addition of a pool and deck to an existing single family residence at 515 North Harbor Drive. The Atlanta Regional Commission estimates approximately 994 sqft of impervious surface will be added inside the Chattahoochee Corridor.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. The NPS has a vested interest in preserving the water quality, view shed, and the natural condition of the river corridor for the various ecological, biological, and recreational services it provides to the general public. We are concerned that the project could cause detrimental impacts to park resources if proper Best Management Practices (BMPs) are not followed and maintained. It is with these concerns in mind that NPS offers the following comments and recommendations:

### Erosion and Sedimentation

In general, to protect the stream and water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission, 2014). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975.

Currently, the area of the Chattahoochee River closest to the proposed project site is registered as impaired on the state of Georgia's 303(d) listing. This means that it does not meet its designated use of recreation. CRNRA is invested in improving the current state of this water body, and any addition of sediment or run-off would worsen the current water quality standard. Due to this and

the project's proximity to the Chattahoochee River, caution is advised to prevent sediment deposits during the construction process.

**Recommendation:** After proper installation, continued and unfailing maintenance and repair of the BMP's should be guaranteed in order to ensure their effectiveness and specifically to control, as far as possible, the effects of this project on the river. Specific BMP's should be installed and maintained in order to prevent any the transport of excessive sediment loads or polluted runoff into the Chattahoochee River due to construction activity.

Introduction/Promotion of Non-native Species

Construction activities have the potential to transport exotic invasive plant and animal species.

**Recommendation:** Before bringing equipment on site, we request that it be washed and cleaned of mud and debris that may transport unwanted pests.

Cumulative Impacts

The amount of impervious surface estimated for this property is at 29%, barely falling under the 30% mark, which is the maximum amount that this land area can sustain. This combined with the proposed project's proximity to the Chattahoochee River is a reason for concern. As the Atlanta metropolitan region grows, incremental impacts from many small-scale projects contribute significantly to overall land-disturbance within the Chattahoochee River corridor. CRNRA is concerned that the growing number of permits issued for construction purposes pose a cumulative threat to the protection of the river corridor.

**Recommendation:** We request that the Fulton County review process for all land-disturbing activities promote the use of smart-growth techniques and low-impact design elements.

We appreciate your consideration of these comments. Please feel free to contact park's Natural Resources Program Manager, Deanna Greco, directly if you have any questions or concerns that we could help to address. She can be reached at 678-538-1322 or by email at [Deanna\\_Greco@nps.gov](mailto:Deanna_Greco@nps.gov).

Sincerely,



William L. Cox  
Superintendent