



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: February 20, 2013

ARC REVIEW CODE: V1302201

TO: Mayor Eva Galambos
ATTN TO: Michael Barnett, Chief Environmental Compliance Officer
FROM: Douglas R. Hooker, Executive Director


for Douglas Hooker

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-13-02SS 105 River North Court

Review Type: Metro River

MRPA Code: RC-13-02SS

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a single-family residence.

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

Submitting Local Government: City of Sandy Springs

Land Lot: 127 (Lots 7 and 8) **District:** 17 **Section:** Unit 3

Date Opened: February 20, 2013

Deadline for Comments: March 2, 2013

Earliest the Regional Review can be Completed: March 2, 2013

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
UPPER CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3307. If the ARC staff does not receive comments from you by March 2, 2013, we will assume that your agency has no additional comments, and we will close the review. Comments by e-mail are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: City of Sandy Springs, Fulton County

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

Name(s): Walt & Susan Sapronov

Mailing Address: 110 River North Ct.

City: Sandy Springs State: GA Zip: 30328

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770.399.9100 Fax: 770.395.0505

Other Numbers: 770.309.0462

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

Name(s): Edgar "Gar" Muse

Mailing Address: 652 Royer Place

City: Sandy Springs State: GA Zip: 30342

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404.237.2000 Fax: 404.237.0326

Other Numbers: 404.219.3895

4. Proposed Land or Water Use:

Name of Development:

Description of Proposed Use: New Single Family Residence on Lot 105
adjoining existing single family residence on Lot 110

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

Land Lot(s), District, Section, County: lots 8 & 7; District 17; parcel
numbers: 17 012700040099 & 17 012700040081; Fulton County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
110 & 105 River North Ct., Sandy Springs, GA; 200ft to Riverside Dr.

Size of Development (Use as Applicable):

Acres: Inside Corridor: 1.48 acres

Outside Corridor: 0

Total: 1.48 acres

Lots: Inside Corridor: Lot 8: 0.65 acres; Lot 7: 0.83 acres

Outside Corridor:

Total: 1.48 acres

Units: Inside Corridor:

Outside Corridor:

Total:

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

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): Review No: RC 8332FC

7. How Will Sewage from this Development be Treated?

A. Septic tank No

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 Yes

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				(90)	(75)
B				(80)	(60)
C	<u>48,697</u>	<u>33,500</u>	<u>22,000</u>	(70) <u>69</u>	(45) <u>45</u>
D	<u>7,801</u>	<u>3,910</u>	<u>2,035</u>	(50) <u>50</u>	(30) <u>26</u>
E	<u>7,934</u>	<u>2,300</u>	<u>1,150</u>	(30) <u>29</u>	(15) <u>14</u>
F				(10)	(2)
Total:	<u>64,432</u>	<u>39,710</u>	<u>25,185</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: _____

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)

 1/29/13
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:

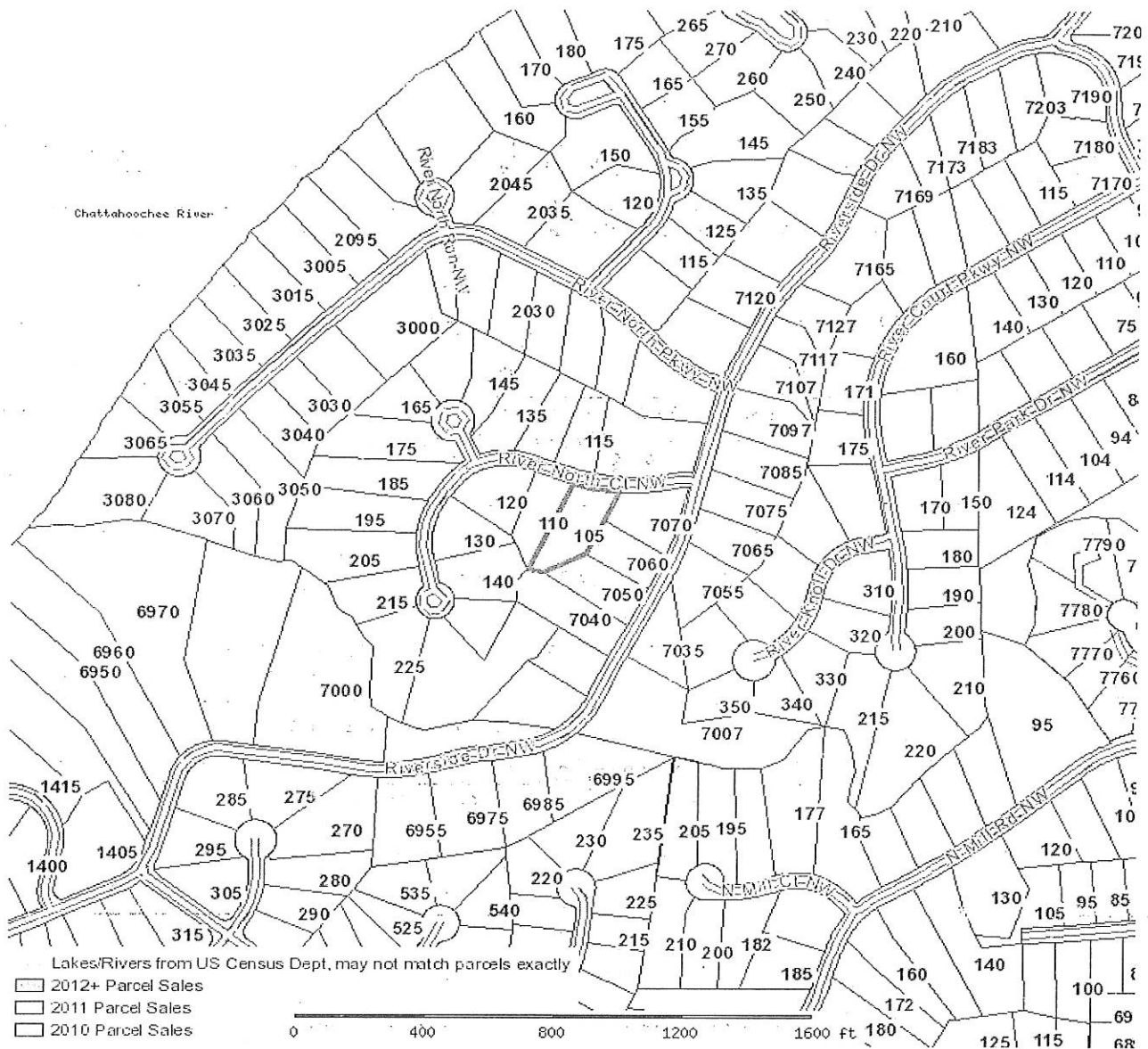
Edgar J. Muse 2/1/13

Signature(s) of Applicant(s) or Agent(s)

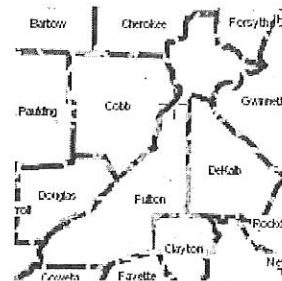
Date

14. The governing authority of 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.

Nic R. CECO 2-1-13
Signature of Chief Elected Official or Official's Designee Date



Fulton County Assessment			
Parcel: 17 012700040081 Acres: 0			
Owner	SAPRONOV WALTER & SUSAN	Land Value	\$ 61,000
Site	105 RIVER NORTH CT	Building Value	\$ 9,000
Sale	0 on 2008-02-27 Reason=U Qual=M	Misc Value	0
Map	110 RIVER NORTH CT NW ATLANTA, GA 30328	Total Value	\$ 70,000



The Fulton County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FULTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 01/09/13 : 14:09:12

1"=30'-0"

RIVER NORTH CT 50' R/W

