



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: December 21, 2016

ARC REVIEW CODE: V1612211

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Sandra DeWitt, City Arborist
FROM: Douglas R. Hooker, Executive Director, ARC

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-16-05SS 240 River North Drive NW

Review Type: Metro River (MRPA)

MRPA Code: RC-16-05SS

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for a 900-sq. ft. addition to an existing single family residence.

Preliminary Finding: ARC staff has begun the review of the application for a MRPA 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, 128 **District:** 17 **Section:**

Date Opened: December 21, 2016

Deadline for Comments: December 31, 2016

Earliest the Regional Review can be Completed: December 31, 2016

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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 questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC does not receive comments from you on or before **December 31, 2016**, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged. The ARC review website is located at <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: December 21, 2016

ARC REVIEW CODE: V1612211

TO: ARC Community Development, Natural Resources Division Managers

FROM: Andrew Smith, Extension: 3-5581

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access & Mobility: N/A

Natural Resources: Santo, Jim

Research & Analytics: N/A

Aging & Health Resources: N/A

Name of Proposal: RC-16-05SS 240 River North Drive NW

Review Type: Metro River (MRPA)

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for a 900-sq. ft. addition to an existing single family residence.

Submitting Local Government: City of Sandy Springs

Date Opened: December 21, 2016

Deadline for Comments: December 31, 2016¹

Earliest the Regional Review can be Completed: December 31, 2016

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) The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 4) The proposal does NOT relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: Sandy Springs City
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Flynn & Wade Chappell
Mailing Address: 240 River North Dr.
City: Sandy Springs State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-964-9554 Fax: 888-221-7372
Other Numbers: 678-643-3669
3. Applicant(s) or Applicant's Agent(s):
Name(s): Same as Owner(s) above
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: River North Subdivision
Description of Proposed Use: Single family home addition 900 SF
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 127 & 128 Land Lot, 17th District, Fulton County Ga
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: River North Subdivision, 240 River North Drive, Lot 83, .25 miles to nearest intersection
Size of Development (Use as Applicable):
Acres: Inside Corridor: 29,217 sf or 0.6767 acres
Outside Corridor: 0
Total: 29,217 sf or 0.6767 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: 30' Colonial Pipeline easement
Outside Corridor: 0
Total: 30' wide x 100' approx. Long

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: N/A

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): N/A

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 sewer tap inside of existing home

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)
See Attached "ARC Vulnerability Areas" table completed by Greyden Engineering PE					
A	<u>NONE</u>			(90)	(75)
B	<u>NONE</u>			(80)	(60)
C	<u>17,151 SF</u>	<u>10,699 SF</u>	<u>6,777 SF</u>	(70) <u>62</u>	(45) <u>40</u>
D	<u>8,555.76 SF</u>	<u>1,815.05 SF</u>	<u>906.19 SF</u>	(50) <u>21</u>	(30) <u>11</u>
E	<u>3,509.79 SF</u>	<u>0 SF</u>	<u>0 SF</u>	(30) <u>0</u>	(15) <u>0</u>
F	<u>NONE</u>			(10)	(2)
Total:	<u>29,217 SF</u>	<u>12,514.05 SF</u>	<u>7,683.19 SF</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: N/A

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

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: N/A

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). SURVEY

☒ 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. NO Proposed Changes

☒ 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). \$250, \$500

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☒ Site plan.

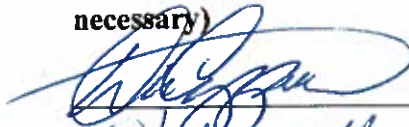

☒ Land-disturbance plan.

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)

 Wade Chappell 12-12-2016
 Flynn Chappell 12-12-2016

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:

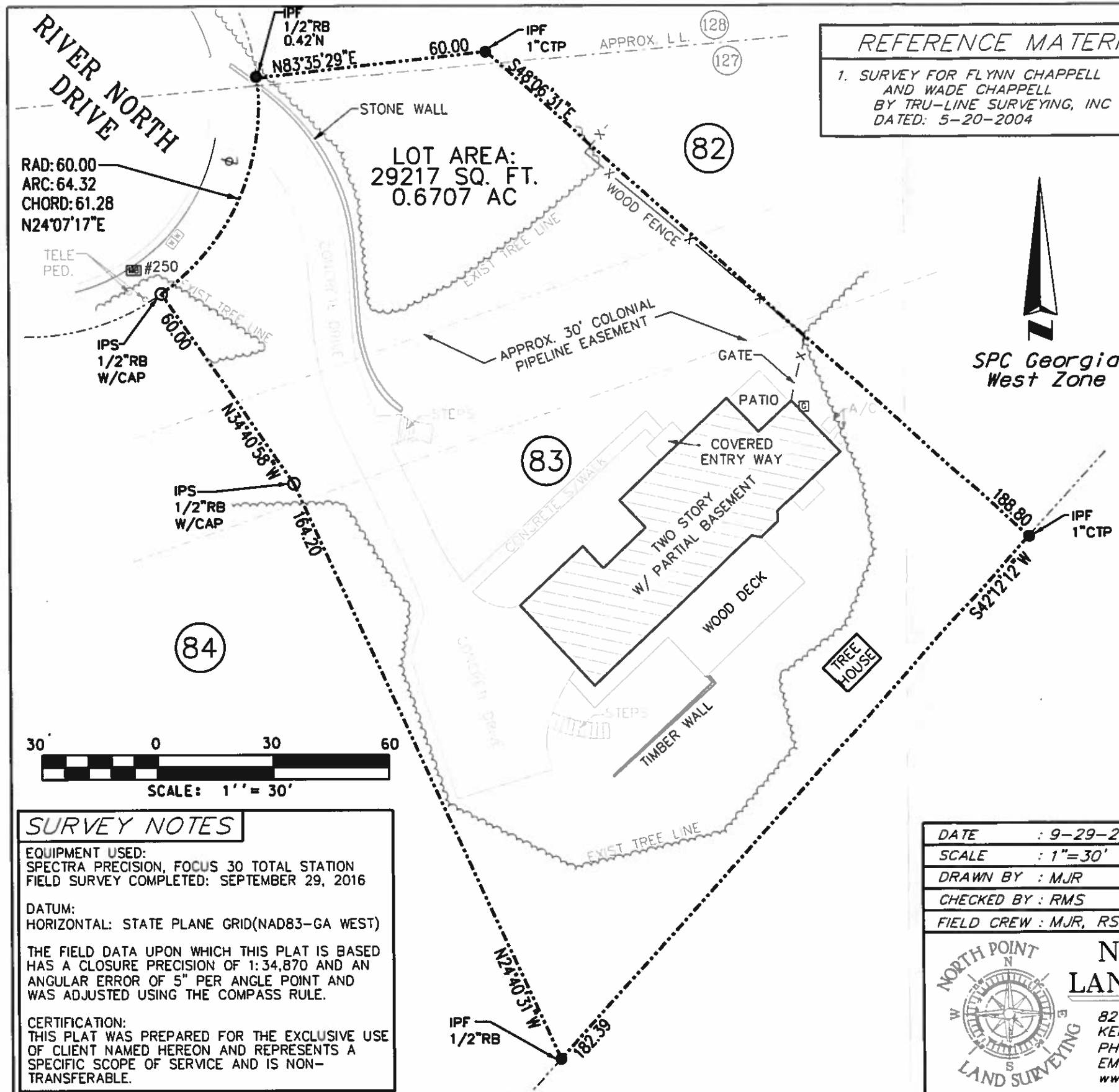
N/A

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.

 Sandra DeWitt 12-13-16
Signature of Chief Elected Official or Official's Designee Date



REFERENCE MATERIAL

1. SURVEY FOR FLYNN CHAPPELL
AND WADE CHAPPELL
BY TRU-LINE SURVEYING, INC
DATED: 5-20-2004

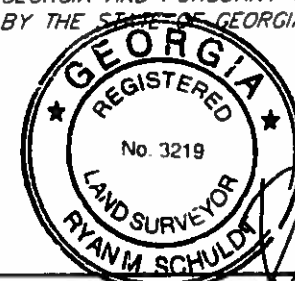
LEGEND & ABBREVIATIONS

—X—	FENCE	□	TRANSFORMER BOX (TX)
---	STORM SEWER EASEMENT	○	FLAG POLE (FP)
---	SANITARY SEWER	△	CALCULATED POINT
---	SANITARY SEWER SERVICE	○	FIRE HYDRANT (FH)
---	WATER LINE	○	WATER VALVE (WV)
---	GAS LINE	○	WATER METER (WM)
---	UNDERGROUND POWER LINE	○	LIGHT POLE (LP)
---	OVERHEAD POWER LINE	○	GAS METER (GM)
---	TELEPHONE LINE	○	GAS VALVE (GV)
---	FIBER OPTIC	○	HEAD WALL (HW)
---	CABLE TELEVISION	○	CURB AND GUTTER (C&G)
---	TOPOGRAPHIC CONTOUR	○	SPOT ELEVATION
---	PROPERTY LINE	○	ELECTRIC METER (EM)
○	CATCH BASIN (DNCB)	○	POWER POLE (PP)
○	CATCH BASIN (SWCB)	○	SIGN
○	DROP INLET (DI)	○	BENCHMARK
○	JUNCTION BOX (JB)	○	CLEANOUT (CO)
○	SS MANHOLE (MH)		

SPC Georgia
West Zone

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES, THAT TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (A) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE STATE OF GEORGIA AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY THE STATE OF GEORGIA AND IN EFFECT ON THE DATE OF THIS CERTIFICATION).



9-30-2016

RYAN M. SCHULTZ, RLS
REGISTERED NUMBER: 3219

SURVEY NOTES

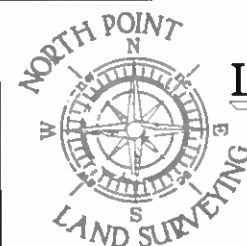
EQUIPMENT USED:
SPECTRA PRECISION, FOCUS 30 TOTAL STATION
FIELD SURVEY COMPLETED: SEPTEMBER 29, 2016

DATUM:
HORIZONTAL: STATE PLANE GRID(NAD83-GA WEST)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:34,870 AND AN ANGULAR ERROR OF 5" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

CERTIFICATION:
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICE AND IS NON-TRANSFERABLE.

DATE	: 9-29-2016	REVISIONS
SCALE	: 1"=30'	
DRAWN BY	: MJR	
CHECKED BY	: RMS	
FIELD CREW	: MJR, RS	



**NORTH POINT
LAND SURVEYING**

821 WYNTUCK DRIVE
KENNESAW, GEORGIA 30152
PHONE: (770) 315-5129
EMAIL: RS@NPLandSurveying.com
www.NPLandSurveying.com

BOUNDARY SURVEY

FOR
**FLYNN CHAPPELL
& WADE CHAPPELL**

240 RIVER NORTH DRIVE
SANDY SPRINGS, GA. 30328
LOT 83 RIVER
NORTH, UNIT II

LOCATED IN L.L. 127 & 128
17th DISTRICT,
FULTON COUNTY, GA.

PROJECT NUMBER : 062-16

11X17 DRAWING PATH: SURVEY/2016/062-16/062-16BOUND

Pg 1/1

DATE	FOR NO.	RECEIVED	OFFICE	LEFT
10/10/10	100	100	100	100

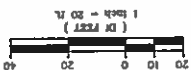


GREYDEN
ENGINEERING • LAND PLANNING
6305 HAWTHORNE CIRCLE DRIVE
ALPHARETTA, GEORGIA 30009
PH 770-477-0901 FAX 770-323-0903

SITE PLAN
FOR
240 RIVER NORTH DRIVE
LAND LOT 127 & 128, 17TH DISTRICT CITY OF
SAND CREEK, YONK COUNTY, OREGON
SITE PLAN

FLYNN & WADE CHAPPELL
300 PLYMOUTH AVENUE
SANDY SPRING, GA 30389
FOR CONTACT: WADE CHAPPELL 404-584-4504

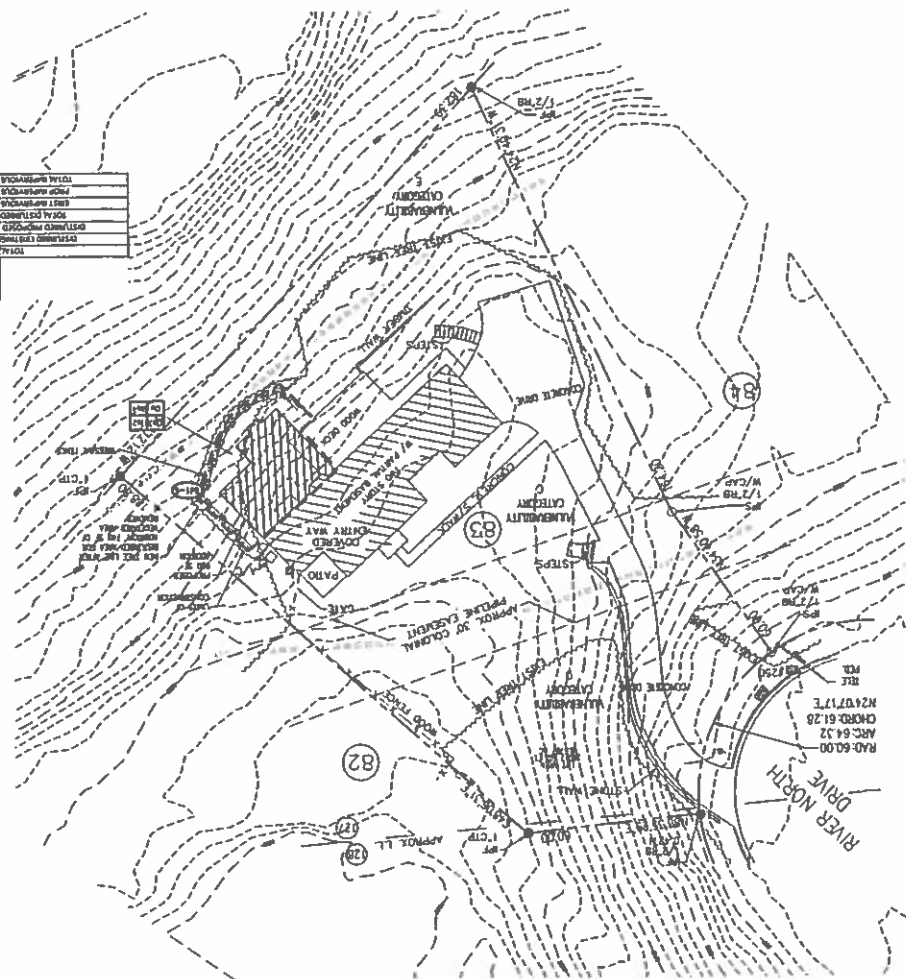
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ARC VULNERABILITY AREAS									
C			D			E			
ARC ID	ALLOCATION	RCSTING	PROPOSED	ARC ID	ALLOCATION	RCSTING	PROPOSED	ARC ID	ALLOCATION
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10485	100%	0	0	10486	100%	0	0	10487	100%
10488	100%	0	0	10489	100%	0	0	10490	100%
10491	100%	0	0	10492	100%	0	0	10493	100%
10494	100%	0	0	10495	100%	0	0	10496	100%
10497	100%	0	0	10498	100%	0	0	10499	100%
10500	100%	0	0	10501	100%	0	0	10502	100%
10503	100%	0	0	10504	100%	0	0	10505	100%
10506	100%	0	0	10507	100%	0	0	10508	100%
10509	100%	0	0	10510	100%	0	0	10511	100%
10512	100%	0	0	10513	100%	0	0	10514	100%
10515	100%	0	0	10516	100%	0	0	10517	100%
10519	100%	0	0	10520	100%	0	0	10521	100%
10522	100%	0	0	10523	100%	0	0	10524	100%
10525	100%	0	0	10526	100%	0	0	10527	100%
10529	100%	0	0	10530	100%	0	0	10531	100%
10532	100%	0	0	10533	100%	0	0	10534	100%
10536	100%	0	0	10537	100%	0	0	10538	100%
10539	100%	0	0	10540	100%	0	0	10541	100%
10542	100%	0	0	10543	100%	0	0	10544	100%
10545	100%	0	0	10546	100%	0	0	10547	100%
10549	100%	0	0	10550	100%	0	0	10551	100%
10552	100%	0	0	10553	100%	0	0	10554	100%
10555	100%	0	0	10556	100%	0	0	10557	100%
10558	100%	0	0	10559	100%	0	0	10560	100%
10561	100%	0	0	10562	100%	0	0	10563	100%
10564	100%	0	0	10565	100%	0	0	10566	100%
10567	100%	0	0	10568	100%	0	0	10569	100%
10570	100%	0	0	10571	100%	0	0	10572	100%
10573	100%	0	0	10574	100%	0	0	10575	100%
10576	100%	0	0	10577	100%	0	0	10578	100%
10579	100%	0	0	10580	100%	0	0	10581	100%
10582	100%	0	0	10583	100%	0	0	10584	100%
10585	100%	0	0	10586	100%	0	0	10587	100%
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10591	100%	0	0	10592	100%	0	0	10593	100%
10594	100%	0	0	10595	100%	0	0	10596	100%
10597	100%	0	0	10598	100%	0	0	10599	100%
10600	100%	0	0	10601	100%	0	0	10602	100%
10603	100%	0	0	1					

TOTAL AREA: 29,217 SF - 0.6707 AC

ARC CALCULATION



FLOOD STATEMENT

THIS PROPERTY IS NOT LOCATED IN FEMA DELINEATED
FLOOD PLAIN BASED ON FIRM 13121C0134G, DATED
SEPTEMBER 18, 2013, FOR FULTON COUNTY, GEORGIA.



Du Ds4

ARC CALCULATION

TOTAL AREA: 29,217 SF - 0.6707 AC

ARC VULNERABILITY AREAS

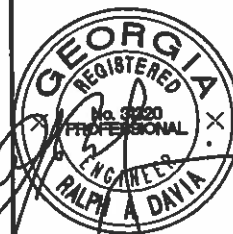
	C			PROPOSED	D			E		
	AREA (SF)	ALLOWABLE	EXISTING		AREA	ALLOWABLE	EXISTING	AREA	ALLOWABLE	EXISTING
TOTAL	17151				8534			3508		
DISTURBED EXISTING	7982	70%	47%		2301	50%	27%	0	30%	0%
DISTURBED PROPOSED	1640				0			0		
TOTAL DISTURBED	9622	70%		56%		50%		0		
EXIST IMPERVIOUS	5877	45%	34%		906	30%	11%	0	15%	0%
PROP IMPERVIOUS	900				0			0		
TOTAL IMPERVIOUS	6777	45%		40%		30%		0		



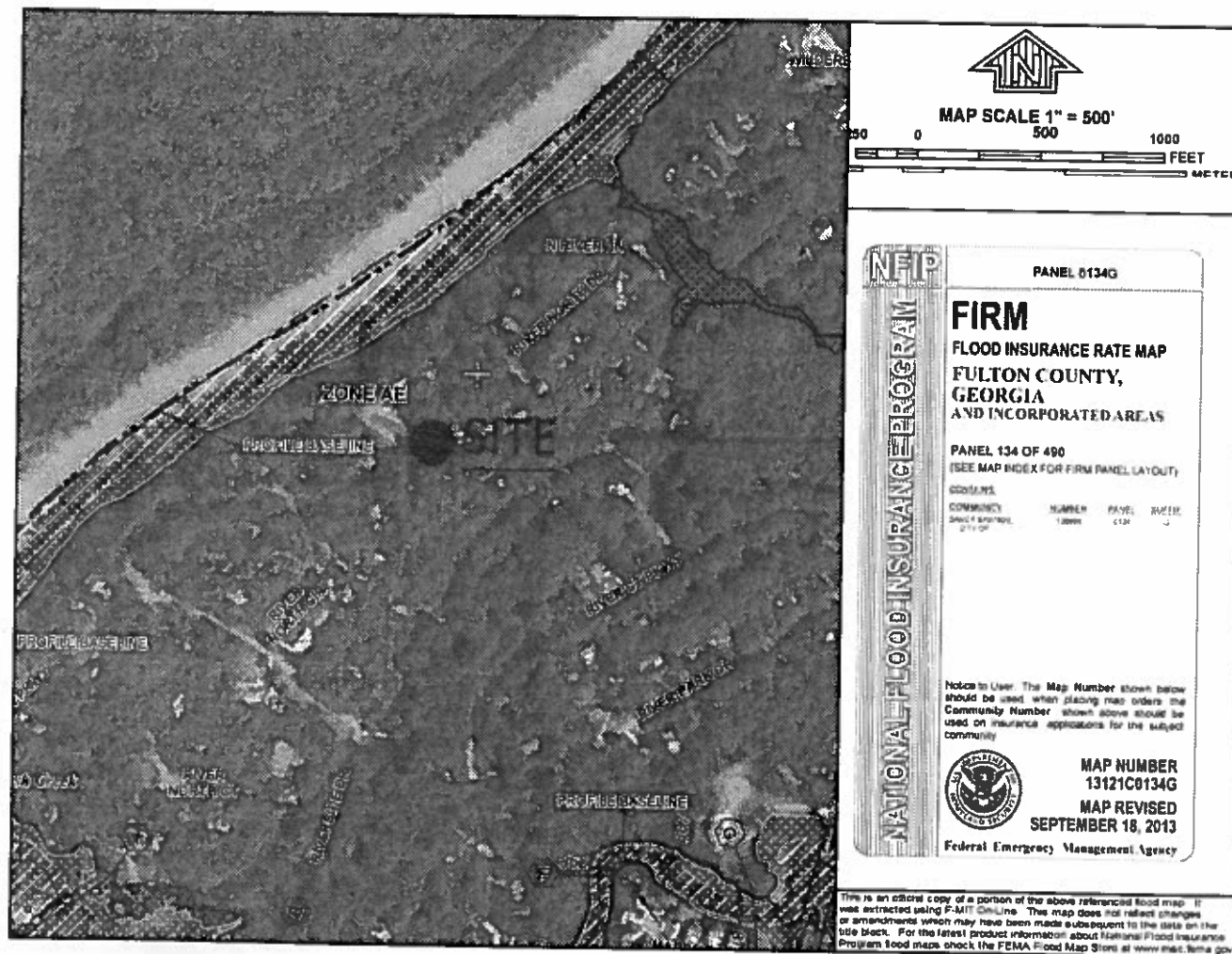
240 R.
LAND LO
SAND SF

GREYDEN
ENGINEERING • LAND PLANNING

5285 HUNTERS OAKS DRIVE
ALPHARETTA, GEORGIA 30009
PH: 770-573-4801 FAX: 678-302-6362

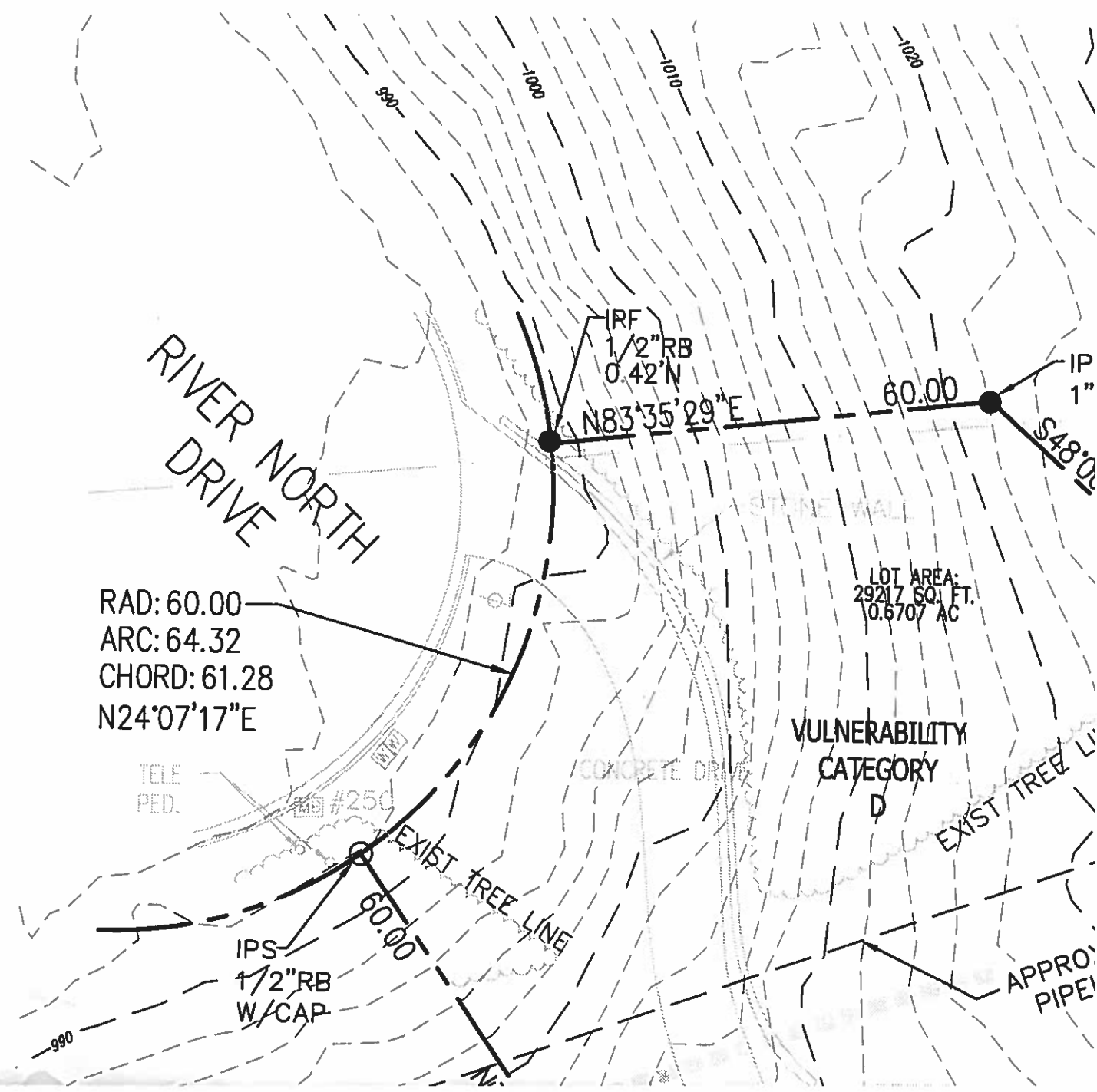


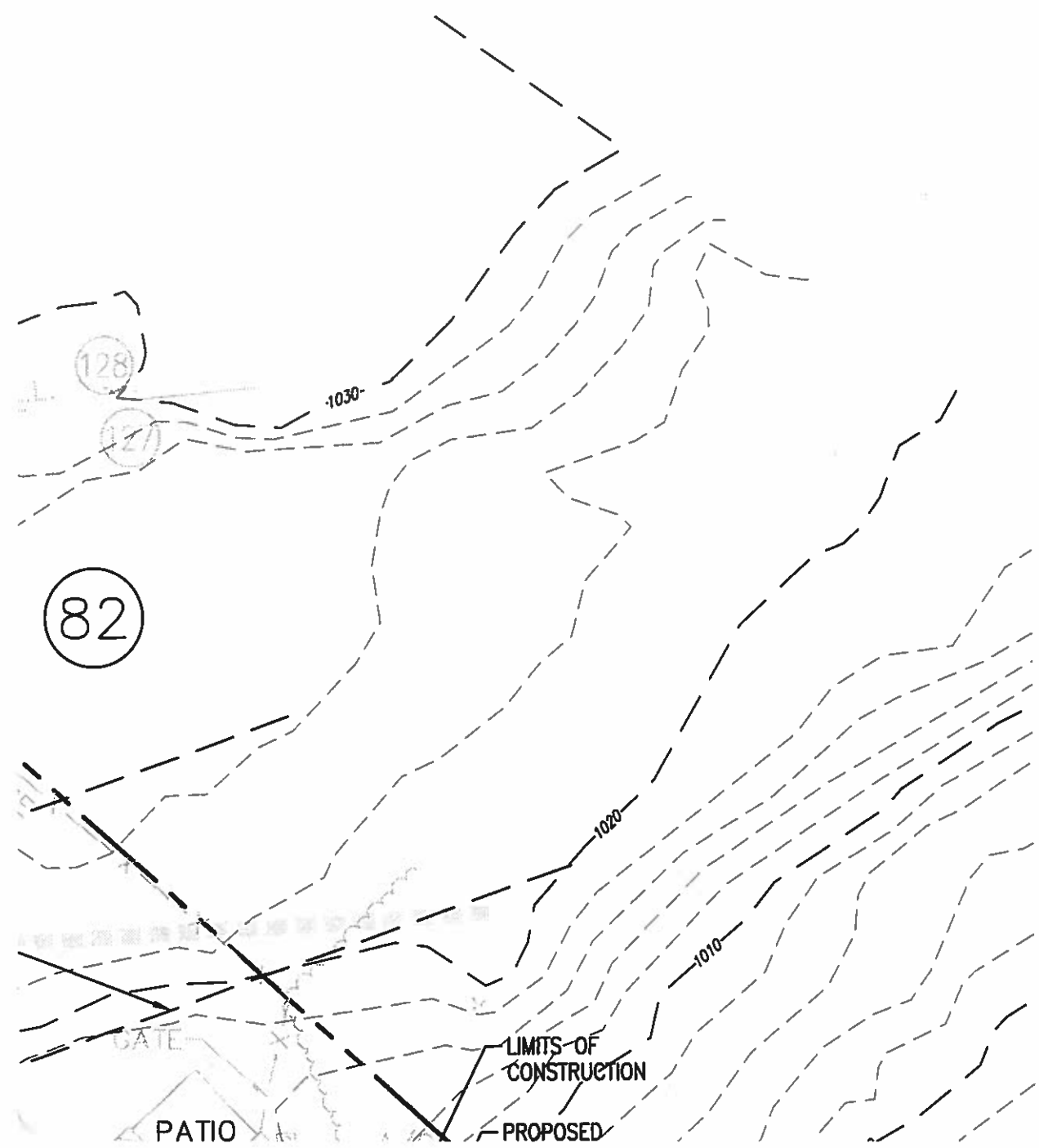
ENGINEER'S SEAL & SIGNATURE
DATE 10/16/2016
JOB NO. 16-100



FLOOD STATEMENT

THIS PROPERTY IS NOT LOCATED IN FEMA DELINEATED FLOOD PLAIN BASED ON FIRM 13121C0134G, DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY, GEORGIA.

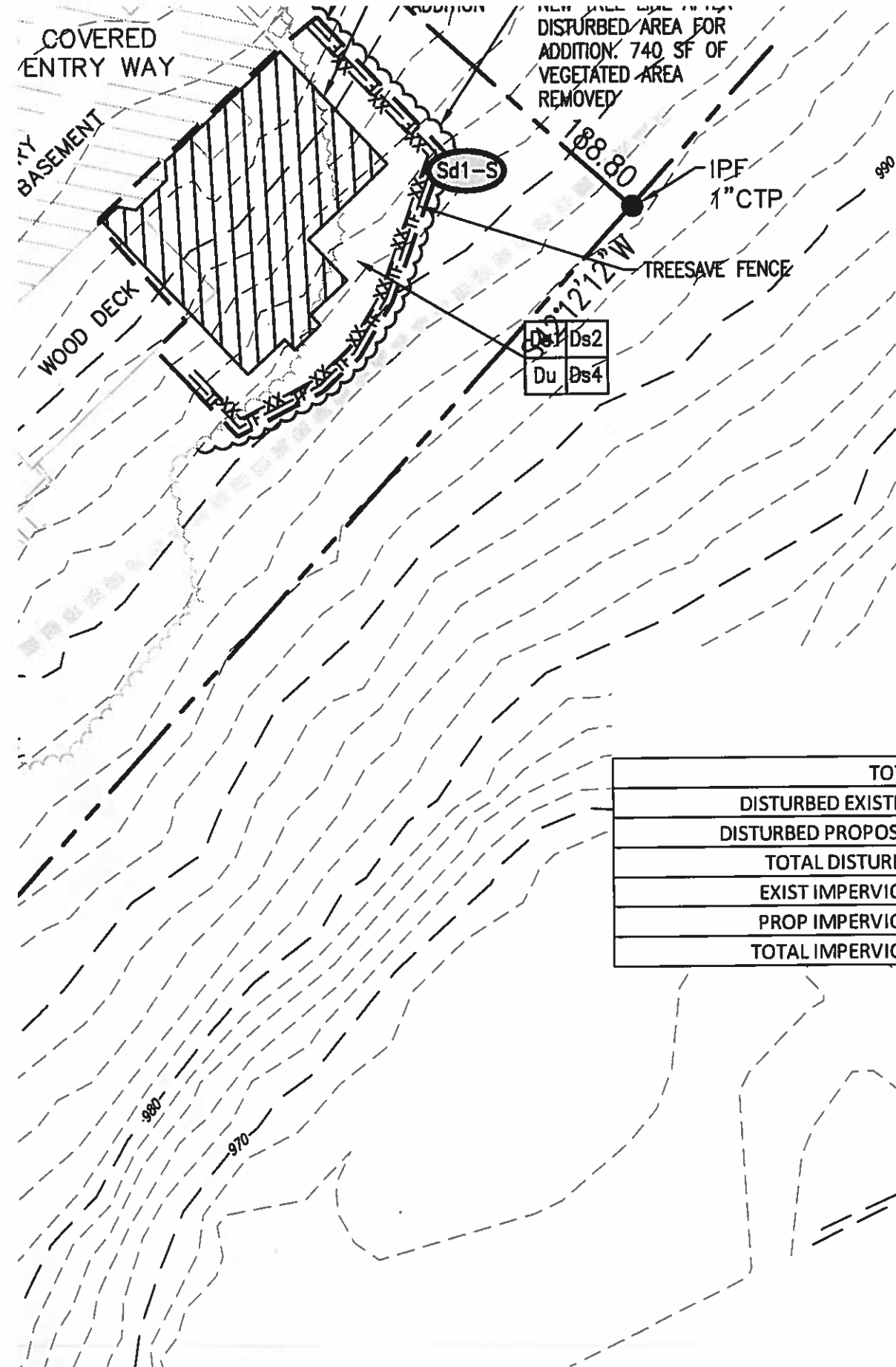




GA STATE PLANE: GA WEST ZONE



CLIENT	REVISIONS	
	NO.	DESCRIPTION
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
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95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100



ARC CALCULATION

TOTAL AREA: 29,217 SF - 0.6707 AC

	ARC VULNERABILITY AREAS									
	C				D			E		
	AREA (SF)	ALLOWABLE	EXISTING	PROPOSED	AREA	ALLOWABLE	EXISTING	AREA	ALLOWABLE	EXISTING
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TOTAL DISTURBED	9622	70%		56%		50%		0		
EXIST IMPERVIOUS	5877	45%	34%		906	30%	11%	0	15%	0%
PROP IMPERVIOUS	900				0			0		
TOTAL IMPERVIOUS	6777	45%		40%		30%		0		



(IN FEET)
1 inch = 20 ft.

SITE PLAN
FOR
DISTURBED AREAS

GREYDEN



ENGINEER'S
DATE
JOB NO
DESIGN
CHECK
SUBMIT