



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: April 9, 2013

ARC REVIEW CODE: V1304081

TO: Mayor Eva Galambos
ATTN TO: Michael Barnett, City of Sandy Springs
FROM: Douglas R. Hooker, 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-13-03SS 435 River Glen Trace

Review Type: Metro River

MRPA Code: RC-13-03SS

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: 207 **District:** 17 **Section:** 3 and 4

Date Opened: April 9, 2013

Deadline for Comments: April 19, 2013

Earliest the Regional Review Can Be Completed: April 19, 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 ARC staff does not receive comments from you by April 19, 2013 at 5:00 p.m., 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/land-use/planreviews>.

Attached is information concerning this review.

April 4, 2013

Mr. Michael Barnett, Manager
Building and Development
Community Development Department
City of Sandy Springs
7840 Roswell Road, Building 500
Sandy Springs, GA 30307

Dear Michael:

As I mentioned in my e-mail, here are the revised application and site plan for the property at 435 River Glen Trace. I have initialed all my changes, including all of Page Two of the application.

If you have any questions or need any other information, please call me at (404) 463-3258.

Sincerely,



James M. Santo
Principal Planner

Attachments



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): Michelle Horstemeier

Mailing Address: 165 Stewart Drive

City: Atlanta State: GA Zip: 30342

Contact Phone Numbers (w/Area Code):

Daytime Phone: 678-776-1456 Fax: _____

Other Numbers: _____

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

Name(s): WOODY VAUGHAN

Mailing Address: 4779 S. ATLANTA RD SUITE 250

City: SMITNA State: GA Zip: 30080

Contact Phone Numbers (w/Area Code):

* Daytime Phone: 678-898-9294 Fax: _____

Other Numbers: 678-921-0302

4. Proposed Land or Water Use:

Name of Development: RIVERCHASE

Description of Proposed Use: HIGH CUSTOM HOME

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

Land Lot(s), District, Section, County: 435 RIVER GLEN TRACE LOT 59

BLOCK: A SECTION: 344 LAND LOT 207, 17TH DISTRICT

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

FULTON COUNTY

Size of Development (Use as Applicable):

Acres: Inside Corridor: 40,660 SF. 41,710 SF (JMS, 4/4/13)

Outside Corridor:

Total: 40,660 SF. 41,700 SF (JMS, 4/4/13)

Lots: Inside Corridor:

Outside Corridor:

Total:

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): RC-77-32FC

For development of existing house

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 X

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	<u>8,388 SF</u>	<u>5,872 SF</u>	<u>3,775 SF</u>	(70) <u>70</u>	(45) <u>45</u>
D	<u>15,132 SF</u>	<u>15,132 SF*</u>	<u>8,298 SF**</u>	(50) <u>100*</u>	(30) <u>55**</u>
E	<u>18,190 SF</u>	<u>413 SF*</u>	<u>223 SF**</u>	(30) <u>2.3*</u>	(15) <u>1.2**</u>
F	_____	_____	_____	(10) ____	(2) ____
Total:	<u>41,710 SF</u>	<u>21,417 SF</u>	<u>12,296 SF</u>	N/A	N/A

*Includes a transfer of 5,044 SF of land disturbance from E to D at 1 to 1.5 ($5044 \times 1.5 = 7566$) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

**Includes a transfer of 2,505 SF of impervious surface from E to D at 1 to 1.5 ($2505 \times 1.5 = 3758$) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

This page - JMS - 4/4/13

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES

If "yes", indicate the 100-year floodplain elevation: ±800.0

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? _____

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:

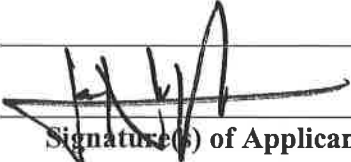
____ Concept plan.

____ 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)

 _____
Signature(s) of Owner(s) of Record Date 2-11-13

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 02-11-13

14. The governing authority of Gandy Springs 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 02-14-13

Property Profile for 435 River Glen Trc

Property Tax Information

Tax Year	2012
Parcel ID	17 020600070454
Property Address	435 River Glen Trc
Owner	Abraham Bobby V & Janet M
Mailing Address	435 River Glen Trce Nw Sandy Springs Ga 30328 3558
Total Appraisal	\$740,100
Improvement Appraisal	\$367,600
Land Appraisal	\$372,500
Assessment	\$296,040
Tax District	59
Land Area	1.00241 ac
Property Class	Residential Lots (R3)
Land Use Class	Residential 1 family (101)
TAD	
CID	

Land Regulation

Zoning Class	not available
Overlay District	
2030 Future Development	not available

Political

Municipality	Sandy Springs
Commission District	4
Commission Person	Tom Lowe
Council District	not available
Council Person	not available
Voting Precinct	SS16
Poll Location	Riverwood High School, 5900 Heards Dr
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

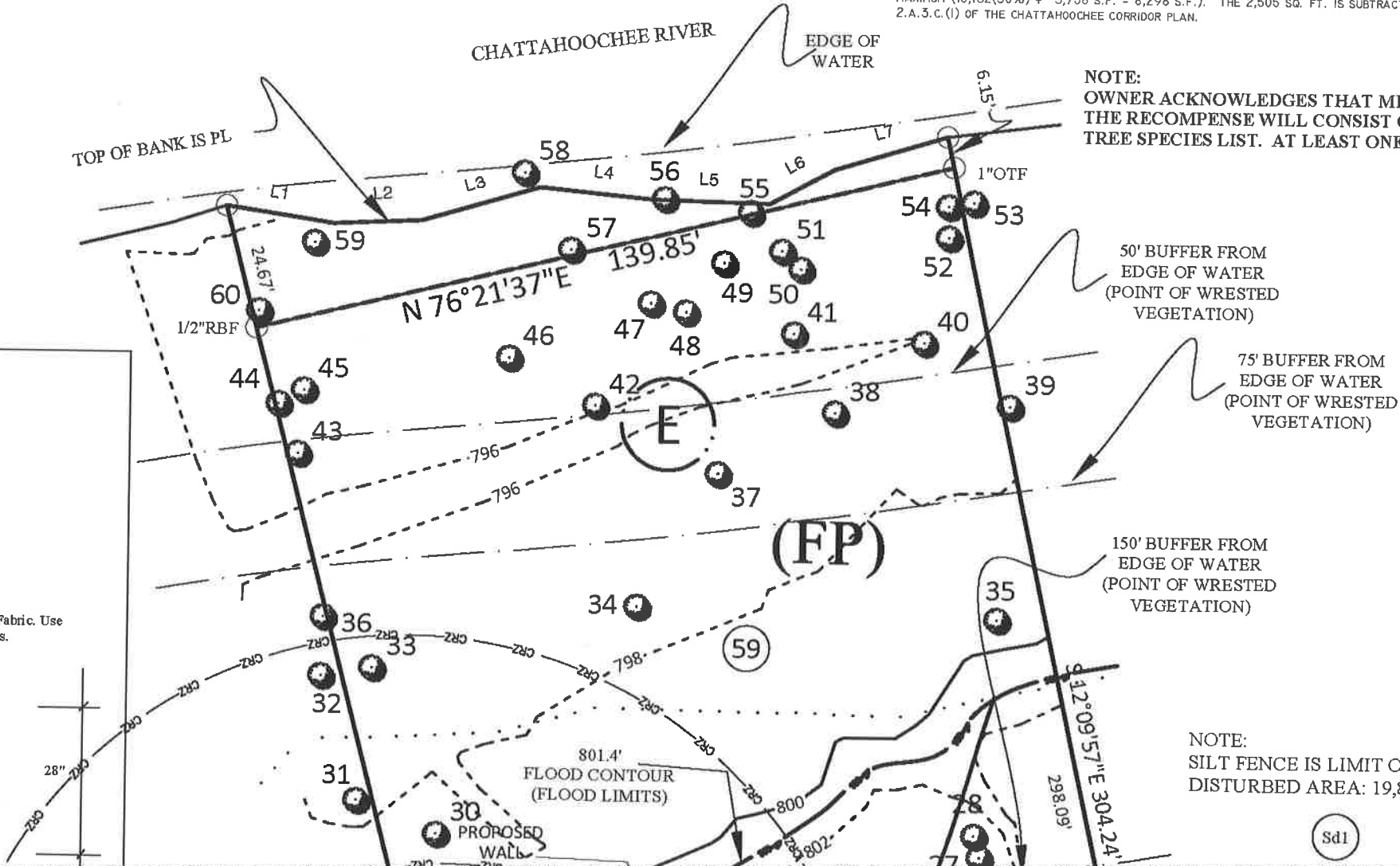
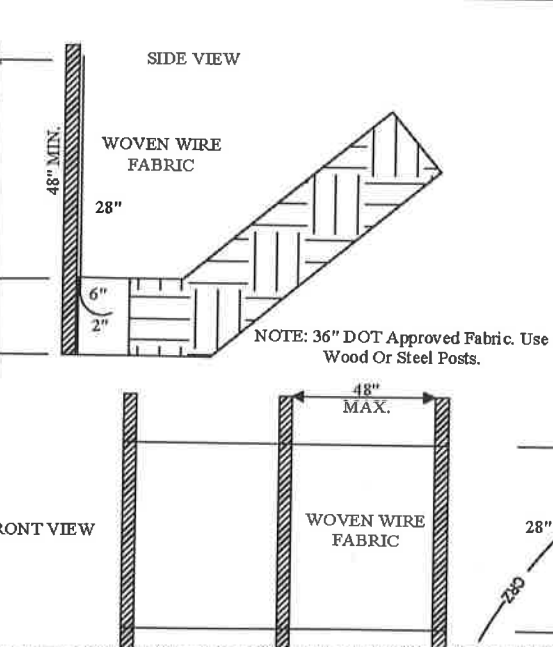
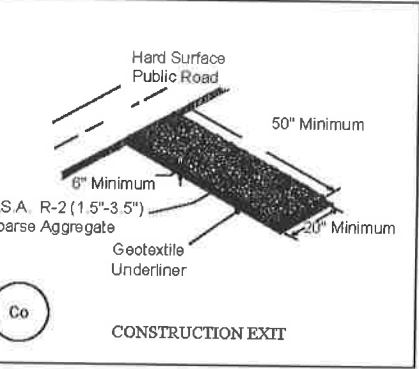


GENERAL NOTES

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
8. EQUIPMENT USED: TOPCON APL1 TOTAL ROBOTIC STATION.

Course	Bearing	Distance
L1	S 81°20'52" E	21.21'
L2	N 87°19'55" E	17.21'
L3	N 73°38'25" E	23.91'
L4	S 84°19'19" E	22.16'
L5	S 88°35'14" E	22.80'
L6	N 61°47'17" E	14.45'
L7	N 73°10'11" E	23.08'

Curve	Radius	Length	Chord	Chord Bear.
C1	60.00'	31.90'	31.53'	N 50°46'44" W



TREE # 21
CRITICAL ROOT ZONE = 25,447 SF
AREA IMPACTED = 7,232 SF
% IMPACTED = 28.4%

TREE # 18
CRITICAL ROOT ZONE = 13,273 SF
AREA IMPACTED = 5,242 SF
% IMPACTED = 39.5%

TREE # 9
CRITICAL ROOT ZONE = 11,310 SF
AREA IMPACTED = 4,513 SF
% IMPACTED = 39.9%

TREE # 1
CRITICAL ROOT ZONE = 7,854 SF
AREA IMPACTED = 5,924 SF
% IMPACTED = 75.4%

TREE	TYPE
1	20" POPLAR
X2	14\"/>

PROPOSED DISTURBANCE IMPERVIOUS FOR THIS PROJECT
SEE APPLICATION FOR APPROVAL #45

DATE 4/14/13

LAND DISTURBANCE

AREA	AREA SQ. FT.	DISTURBANCE SQ. FT.	PERCENTAGESISTURBANCE	MAX. DISTURBANCE	RESERVE
C	8,388	4,715	56%	70%	1,157 S.F.
D	15,132	15,132	100%	50%	(INC. TRANSFER) 50%
E	18,190	0 (See Reserve)	0%	30%	413 S.F.

IMPERVIOUS CALCULATIONS

AREA	AREA SQ. FT.	IMPERVIOUS SQ. FT.	IMPERVIOUS COVERAGE	MAX. IMPERVIOUS COVERAGE	RESERVE
C	8,388	3,607	43%	45%	295 S.F. 168.51'
D	15,132	8,298	55%	30%	(INC. TRANSFER) 0%
E	18,190	0 (See Reserve)	0%	15%	223 S.F.

CORRECTED TABLE FOR 435 RIVER GLEN TRACE
TOTAL LOT AREA: 40,660 S.F.
VULNERABILITY CATEGORY:
CATEGORY AREA:
PROPOSED LAND DISTURBANCE:
PROPOSED IMPERVIOUS SURFACE:

C	D	E
8,388 S.F.	15,132 S.F.	18,190 S.F.
4,715 S.F. (56%)	11,046 S.F. (73%)	0 S.F. (0%)
3,607 S.F. (43%)	8,298 S.F. (55%)	0 S.F. (0%)

C	D	E
70% LAND DISTURBANCE	50% LAND DISTURBANCE	30% LAND DISTURBANCE
45% IMPERVIOUS SURFACE	30% IMPERVIOUS SURFACE	15% IMPERVIOUS SURFACE

*THE STANDARD CATEGORY LIMITS ARE:

THIS REVIEW INCLUDES TRANSFERS OF SQUARE FOOTAGE FROM CATEGORY E TO CATEGORY D PER THE CALCULATIONS BELOW:

LAND DISTURBANCE

*THIS REVIEW INCLUDES A TRANSFER OF 5,044 S.F. OF LAND DISTURBANCE FROM E TO D AT A 1 TO 1.5 RATIO (5,044 S.F. X 1.5 = 7,566 S.F.). THE 7,566 SQUARE FEET IS ADDED TO THE D LAND DISTURBANCE MAXIMUM (15,132 (50%) + 7566 S.F. = 15,132 S.F.). THE 5,044 SQ. FT. IS SUBTRACTED FROM THE MAXIMUM IN E (18,190 (50%) - 5,044 S.F. = 413 S.F.). THIS IS ALLOWED UNDER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

IMPERVIOUS

**THIS REVIEW INCLUDES A TRANSFER OF 2,505 S.F. OF IMPERVIOUS SURFACE FROM E TO D AT A 1 TO 1.5 RATIO (2,505 S.F. X 1.5 = 3,758 S.F.). THE 3,758 SQ. FT. IS ADDED TO THE D IMPERVIOUS MAXIMUM (15,132(30%) + 3,758 S.F. = 8,298 S.F.). THE 2,505 SQ. FT. IS SUBTRACTED FROM THE MAXIMUM IN E (18,190 (15%) - 2,505 S.F. = 223 S.F.). THIS IS ALLOWED UNDER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

NOTE:
SILT FENCE IS LIMIT OF DISTURBANCE
DISTURBED AREA: 19,847 SF

Sd1

NOT IS PRE GRADED
NO CHANGE IN CONTOUR

PROPOSED ELEVATIONS:

1ST FLOOR: 805.0
GARAGE: 804.4
BASEMENT: NONE

PROPOSED AREA COVERAGE:

PROPOSED HOUSE/FRONT PORCH AREA: 5,898 SF
PROPOSED POOL/DECK/PATIO AREA: 2,680 SF
PROPOSED DRIVE AREA: 3,327 SF
TOTAL LOT COVERAGE: 11,905 SF
TOTAL LOT AREA : 40,660 SF
% OF IMPERVIOUS SURFACE: 29.3 %

ZONING: R-2A

FRONT BL: 60'
SIDE BL: 15'
REAR BL: 40'
BUILDING HEIGHT: 40'***
***BUILDER TO VERIFY

THIS IS TO CERTIFY THAT THIS PROPERTY IS PARTIALLY LOCATED IN A FLOOD
HAZARD PER FIRM, PANEL NUMBER 13121C0141 E DATED 06/22/1998.

NOTE:

FLOOD PLAIN BASED ON FIELD RUN TOPO. AND IS REFERENCED TO NAVD 1988.

This property is completely or partially 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.

LEGEND:

RS- Rebar Set	BL-Building Line	DE- Drainage Easement	PE- Perpetual Easement
RF- Rebar Found	P- Porch	UE- Utility Easement	-D- Drainage Easement
OPF- Open Top Pipe Found	-X- Fence	Dk- Deck	Pat- Patio
CPF- Crimp Top Pipe Found	S- Stoop	-S- Sewer Easement	CONC- Concrete
SE- Sanitary Sewer Easement	CB- Catch Basin	R/W- Right of Way	

**CARTER LAND SURVEYORS
AND PLANNERS**
2780 PEACHTREE INDUSTRIAL BLVD.
DULUTH, GA 30097
PH: 770.495.9793

www.carterland.com
ATLANTA • CHARLOTTE

SITE PLAN FOR:

MICHELLE HORSTEMEYER

RIVER CHASE
435 RIVER GLEN TRACE
LOT: 59
BLOCK: A SETION: 3&4
LAND LOT 207
17TH DISTRICT
FULTON COUNTY, GEORGIA

ORDER DATE: 06/13/2012
2012060326



David J. Baggett
3/27/13

DAVID J. BAGGETT
GA RLS # 2740
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000042174
ISSUED 04-25-2007 EXPIRES 04-25-2013

37	12" BOX ELDER
38	18" BIRCH
39	36" POPLAR
40	10" BOX ELDER
41	14" BIRCH
42	20" BIRCH
43	26" BIRCH
44	12" BIRCH
45	8" BOX ELDER
46	12" BOX ELDER
47	12" BIRCH
48	18" BIRCH
49	8" BOX ELDER
50	7" BOX ELDER
51	11" BIRCH
52	15" BIRCH
53	12" HORNBEAM
54	7" HORNBEAM
55	8" ASH
56	14" SYCAMORE
57	15" HICKORY
58	16" BOX ELDER
59	26" BIRCH
60	13" BOX ELDER

X=Removed Trees
(Tree Removal Permit # TRp2013-0008)

ADDRESS OF PROJECT:
435 RIVER GLEN TRACE,
SANDY SPRINGS, GA 30328

OWNER
MICHELLE HORSTEMEYER

MICHELLE HORSTEMEYER
1950 SULLIVAN ROAD
ATLANTA, GA 30337
24 HOUR CONTACT
MICHELLE HORSTEMEYER
678-776-1456

AREA: 40,660 S.F. ~ 0.933 ACRES
PLAT BOOK 111, PAGE (S) 52

SCALE: 1" = 30'

30' 0' 30'
GRAPHIC SCALE - FEET

D