



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: May 30, 2013

ARC REVIEW CODE: V1305301

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-13-06SS 4900 Riverview Road
Review Type: Metro River
MRPA Code: RC-13-06SS

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: 212 **District:** 17 **Section:**
Date Opened: May 30, 2013
Deadline for Comments: June 10, 2013
Earliest the Regional Review can be Completed: June 10, 2013

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
CITY OF SANDY SPRINGS

ARC ENVIRONMENTAL PLANNING
CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

If you have any questions regarding this review, please call Andrew Smith at (404) 463-5581. If ARC staff does not receive comments from you by June 10, 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.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: May 30, 2013

ARC REVIEW CODE: V1305301

TO: ARC Land Use and Environmental Division Chiefs

FROM: Andrew Smith, Extension: 3-5581

Reviewing staff by Jurisdiction:

Land Use: Smith, Andrew

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

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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:

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): CHARLES MARTO
Mailing Address: 7000 MILLER COURT EAST
City: NORCROSS State: GA. Zip: 30071
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-221-6201 Fax: _____
Other Numbers: _____

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

Name(s): WILSON P. ANDREWS AND JULIANNE F. ANDREWS
Mailing Address: 5901-B PEACHTREE DUNWOODY ROAD SUITE 275
City: ATLANTA State: GA. Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-261-5385 Fax: 770-261-5380
Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: 4900 RIVERVIEW ROAD
Description of Proposed Use: SINGLE FAMILY RESIDENCE

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

Land Lot(s), District, Section, County: LL 212, 17TH DISTRICT
FULTON COUNTY

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
4900 RIVERVIEW ROAD, 3380 FEET TO NORTHSIDE DRIVE

Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>2.10 AC</u>
	Outside Corridor:	<u>0</u>
	Total:	<u>2.10 AC</u>
Lots:	Inside Corridor:	<u>1</u>
	Outside Corridor:	<u>0</u>
	Total:	<u>1</u>
Units:	Inside Corridor:	<u>1</u>
	Outside Corridor:	<u>0</u>
	Total:	<u>1</u>

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

Inside Corridor:	<u>188' x 15'</u>
Outside Corridor:	<u>0</u>
Total:	<u>188' x 15'</u>

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: X

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 _____

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>20,392 SF</u>	<u>14,274 SF</u>	<u>9,176 SF</u>	(70) <u>70</u>	(45) <u>45</u>
D	<u>51,977 SF</u>	<u>34,563 SF*</u>	<u>19,892 SF**</u>	(50) <u>66.5*</u>	(30) <u>38.2**</u>
E	<u>19,107 SF</u>	<u>15 SF*</u>	<u>0 SF**</u>	(30) <u>.0007*</u>	(15) <u>0**</u>
F	_____	_____	_____	(10) _____	(2) _____
Total:	<u>91,476 SF</u>	<u>48,852 SF</u>	<u>29,608 SF</u>	N/A	N/A

*Includes a transfer of 5,717 SF of land disturbance from E to D at 1 to 1.5 ($5717 \times 1.5 = 8575$) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

**Includes a transfer of 2,866 SF of impervious surface from E to D at 1 to 1.5 ($2866 \times 1.5 = 4299$) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

AM
6/20/13

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

If "yes", indicate the 100-year flood plain elevation: _____

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: _____

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 parts 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)

Charles C. Marts

Signature(s) of Owner(s) of Record

Date

5-1-2013

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

William P. Andrews Bros

Jacqueline H. Andrews

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

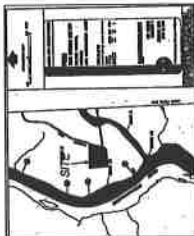
Date

5-1-2013

14. The governing authority of THE 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.

Signature of Chief Elected Official or Official's Designee

Date



FLOOD HAZARD NOTE:

THE SUBJECT PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS OF FULTON CO. GEORGIA (COMMUNITY FLOOD NO. 1312100130) DATED JUNE 22, 1998.

24 HOUR CONTACT
MR. CHARLIE SEARS
PHONE (404) 238-9595

OWNER/BUILDER
JULIANNE ANDREWS
55901-B PEACHTREE DUNWOODY ROAD
SUITE 275
ATLANTA, GA 30328
PHONE (770) 261-5305

AREA THIS TRACT
2.10 ACRES
01475 08 SET

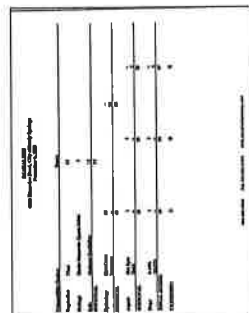
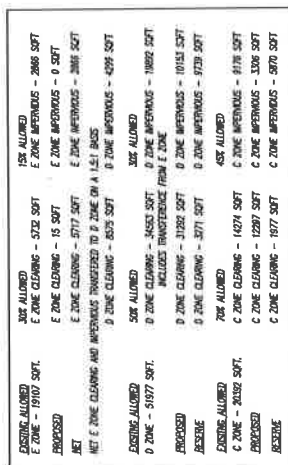
REFERENCE MATERIAL

BOUNDARY, TOPOGRAHY AND TRAIL SURVEY FOR
BILSON F. ABERNETHY JR. AND JOSEPHINE F. ABERNETHY
PREPARED BY MALLORY SURVEYING SERVICES, INC.
DATE 4/2/13

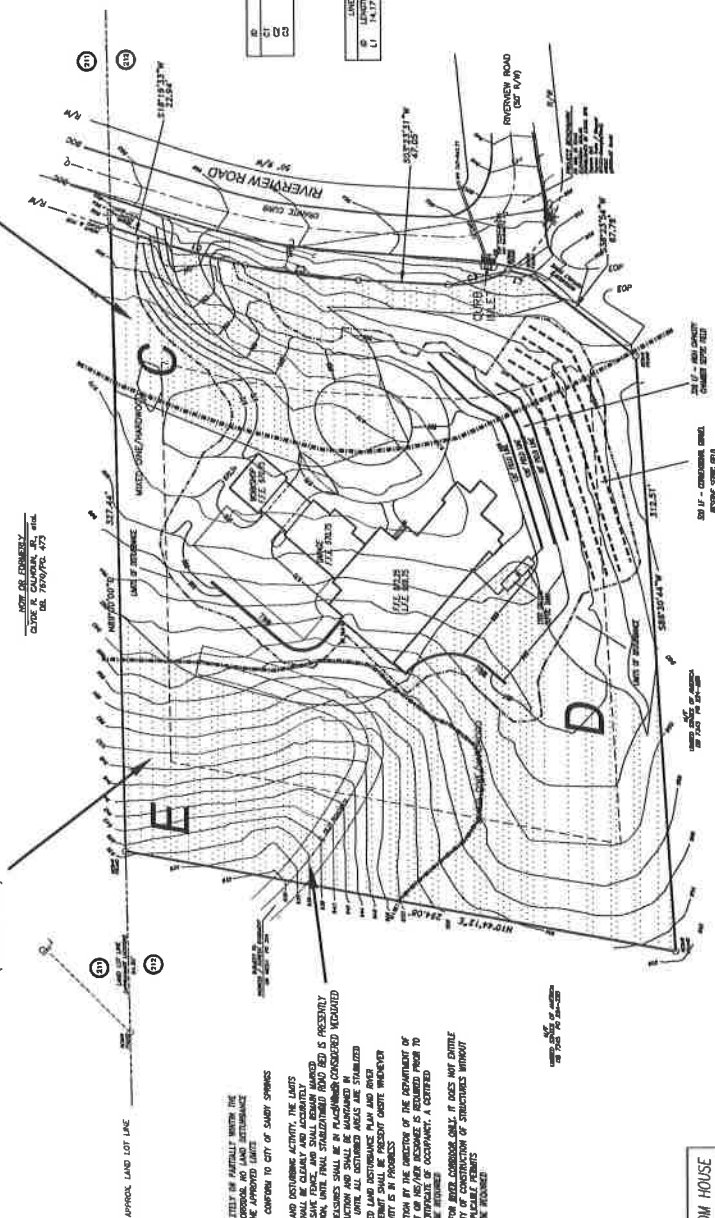
LEVEL 3 SOLS INSPECTION FOR CHARLES MANTO
PREPARED BY GEORGEANOS ENGINEERING
DATE OCTOBER 30, 2012

ID	BEARING	CHORD	ARC	RADIUS
C1	81°52'53"W	50.84'	50.06'	506.34'
B2	80°58'32"W	60.23'	60.19'	376.37'
	51°01'20"E	52.22'	52.57'	57.50'

LINE TABLE	
©	LENGTH
11	14.17
	BEARING
	316°17'50"W

UNSUITABLE SEPTIC SOILS
(SHADED AREA)

UNSUITABLE SEPTIC SOILS
(SHADED AREA)



5 BEDROOM HOUSE

NOTE: SOUTHERN UTILITY LINES AND SERVICES (i.e. TELEPHONE, CABLE TELEVISION, ELECTRICITY, ETC.) SHALL BE LIMITED IN LOCATION TO NORTH OF THE PROPOSED RIGHT-OF-WAY AND EXTENSION OF THE WEST CAR AIRWAY.

Tel. 770 998-5763
Sheet 1 of 1
1255 Canton St.
Suite "A"
Roswell, GA 30075

ENGINEERS, INC

LCE

DATE	04/05/20	TIME	11:30
BY	307	NAME	307

ARC VULNERABILITY IVAN FOR:
WILSON P. ANDREWS JR AND
JULIANNE F. ANDREWS
4900 RIVERVIEW ROAD

REV.	DATE	DESCRIPTION REUSE AND ALLOWANCES
#1	08/26/13	



Tract Legal Description

All that tract or parcel lying or being in Land Lot 212 of the 17th District of Fulton County, Georgia and The City of Sandy Springs, being more particularly described as follows:

Beginning at the intersection of the southern Land Lot Line 212 with the western right-of-way of Riverview Road (50' R/W), said point being **The True Point of Beginning**; Thence continuing southerly along the aforementioned right-of-way, S.18°19'33"W. a distance of 22.94 feet to a point; Thence following a curve to the left, having an arc distance of 50.86 feet and a radius of 506.34 feet (said arc being subtended by a chord of S.15°26'53"W. and a distance of 50.84 feet) to a point; Thence following a curve to the left, having an arc distance of 60.29 feet and a radius of 376.37 feet (said arc being subtended by a chord of S.07°58'52"W. and a distance of 60.23 feet) to a point; Thence S.03°23'31"W. a distance of 47.05 feet to a point; Thence following a curve to the left, having an arc distance of 32.67 feet and a radius of 57.00 feet (said arc being subtended by a chord of S.13°01'30"E. and a distance of 32.22 feet) to a point; Thence leaving the aforementioned western right-of-way of Riverview Road, S.14°17'50"W. a distance of 14.17 feet to a point; Thence, S.38°23'54"W. a distance of 67.79 feet to a point; Thence, S.86°30'44"W. a distance of 312.51 feet to a point; Thence, N.10°44'12"E. a distance of 294.08 feet located on the southerly line of Land Lot 212; Thence continuing easterly along the aforementioned southerly land lot line, N.89°00'00"E. a distance of 327.44 feet to a point on the westerly right-of-way of Riverview Road, said point being **The True Point of Beginning**.

Said tract or parcel contains 2.10 acres.

REANALYSIS
4900 Riverview Road, City of Sandy Springs
May 22, 2013

<u>Vulnerability Factors</u>		<u>Score</u>
Vegetation	Pines	15
Geology	Biotite Muscovite Quartz Schist	5
Soils	Moderate Erodibility	12
SUBTOTAL		32
Hydrology	First Order Interbasin	10
		--
SUBTOTAL		42
Aspect	Hot Spot North	3
	West	--
		--
SUBTOTAL		45
		55
Slope	0-10%	3
	10-25%	--
		9
TOTAL SCORE:		48
		58
CATEGORY:		67
		73
		E
		E
		E

May 29, 2013

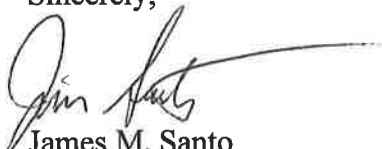
Mr. Michael Barnett, Manager
Building and Development
Community Development Department
City of Sandy Springs
7840 Roswell Road, Building 500
Sandy Springs, GA 30307

Dear Michael:

As we have discussed, I received the revised site plan with the change in category area for the property at 4900 Riverview Road. I cut and pasted the revised reanalysis table onto the plans (which was missed in the revision) and revised the vulnerability table on Page Two of the application form to reflect the larger E area and the changes in project numbers. I am enclosing the revised application and site plan for the property with my changes initialed.

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

Sincerely,


James M. Santo
Principal Planner

Attachments

