

DATE: JUNE 5, 2019

ARC REVIEW CODE: V1906051

**TO:** Mayor Rusty Paul, City of Sandy Springs  
**ATTN TO:** Madalyn Smith, Planner I, City of Sandy Springs  
**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-19-02SS 4955 Riverview Road

**Review Type:** Metro River

**MRPA Code:** RC-19-02SS

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for subdividing one lot into two single-family lots. There are no homes proposed at this time.

**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:** 212 **District:** 17 **Section:**

**Date Opened:** June 5, 2019

**Deadline for Comments:** June 15, 2019

**Earliest the Regional Review can be Completed:** June 17, 2019

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

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
CITY OF ATLANTA  
FULTON COUNTY

ARC NATURAL RESOURCES  
GEORGIA CONSERVANCY  
CITY OF SMYRNA

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA CONSERVANCY  
COBB COUNTY

If you have any questions regarding this review, please contact Robert Herrig at [Rherrig@atlantaregional.org](mailto:Rherrig@atlantaregional.org) or (470) 378-1636. If ARC staff does not receive comments from you on or before June 15, 2019, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. **The ARC review website is located at:** <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

[illegible]

MAY 13 2019

APPLICATION FOR  
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE  
CITY OF SANDY SPRINGS

1. Name of Local Government: CITY OF SANDY SPRINGS
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): JAMES AND SHARON LIBBY  
Mailing Address: 4955 RIVERVIEW ROAD  
City: SANDY SPRINGS State: GEORGIA Zip: 30327  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: JIM 404.245.0750 Fax: N/A  
Other Numbers: SHARON 770.380.9512
3. Applicant(s) or Applicant's Agent(s):  
Name(s): LANO PWS ASSOCIATES, LTD. KIET NGUYEN, CHARLIE SEARS,  
CATHERINE HENDERSON  
Mailing Address: 445 PHARR ROAD  
City: ATLANTA State: GEORGIA Zip: 30305  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404.238.9595 Fax: N/A  
Other Numbers: 404.617.9961 CHARLIE CEN
4. Proposed Land or Water Use:  
Name of Development: CLARK ESTATES  
Description of Proposed Use: ~~Subdividing one lot into two s.f. lots. No house proposed at the time.~~  
Subdividing one lot into two s.f. lots. No house proposed at the time.  
JMS 6/5/19
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LAND LOT 212, 17<sup>TH</sup> DISTRICT  
FULTON COUNTY  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
CLARK ESTATES SUBDIVISION, LOTS 1+2, 4955 + 4935 RIVERVIEW ROAD,  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 6.011 ACRES  
Outside Corridor: 0.0 ACRES  
Total: 6.011 ACRES  
Lots: Inside Corridor: 2 LOTS  
Outside Corridor: 0 LOTS  
Total: 2 LOTS  
Units: Inside Corridor: N/A  
Outside Corridor: N/A  
Total: N/A  
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: 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? YES

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC-95-01FC

7. How Will Sewage from this Development be Treated?

A. Septic tank YES

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 NO

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D	115,391 SF	57,696 SF	34,017 SF	(50)	(30)
E	130,890 SF	39,267 SF	19,634 SF	(30)	(15)
F	15,531 SF	1,553 SF	311 SF	(10)	(2)
Total:	261,812 SF	98,516 SF	54,562 SF	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:** 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: N/A

**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.

N/A Proposed grading plan.

☒ Certified as-builts of all existing land disturbance and impervious surfaces.

N/A Approved erosion control plan.

       Detailed table of land-disturbing activities. (Both on this form and on the plans)

Signature of Chief Elected Official or Official's Designee \_\_\_\_\_ Date \_\_\_\_\_

**4955 Riverview Road (Libby) Reanalysis**

**City of Sandy Springs  
December 14, 2018**

<b>Vulnerability Factor</b>	<b>Factor Subgroup</b>	<b>Score</b>											
<b>Hydrology:</b>	First Order	10											
<b>Geology:</b>	Button Schist	10											
<b>SUBTOTAL:</b>		20											
<b>Aspect:</b>	Hot Spot	3				--					--		
	East	--				9					--		
	South	--				--					15		
<b>SUBTOTAL:</b>		23				29					35		
<b>Vegetation:</b>	Pines	15			15	--			15		--		
	Hardwoods	--			--	20			--		20		
<b>SUBTOTAL:</b>		38			44	49			50		55		
<b>Soils:</b>	Low Erodibility	--	--	--	4	--	--	--	--	4	--	--	--
	Moderate Erodibility	12	--	--	--	--	--	--	--	--	--	--	--
	Mod-Severe Erodibility		16	16	--	16	16	16	16	--	16	--	16
<b>SUBTOTAL:</b>		50	54	60	53	65	66	59	71				
<b>Slope:</b>	10-25%	9	9	9	9	--	9	--	9	9	--	9	--
	Over 25%	--	--	--	--	15	--	15	--	--	15	--	16
<b>TOTAL:</b>		59	63	69	62	68	74	80	75	68	80	86	
<b>CATEGORY:</b>		D	E	E	E	E	E	F	E	E	F	F	

**The D category includes scores from 50 to 59**

**The E category includes scores from 60 to 79**

**The F category includes all scores 80 and higher**

**GENERAL INFORMATION:**  
**(STATE OF GEORGIA)**  
**(COUNTY OF FULTON)**

The owner of record of the land shown on this plat and whom here to subdivided therein, in person or by duly authorized agent, hereby acknowledges that this plat was made from an official survey, conducted in Fulton County the complete ownership and use of all water and sewer systems represented as to be administered by government with this plat, and dedication to the use of the public forever the following:

- Public Streets 0.0000  
Public Sewer Easements 0.0000  
Public Drainage Easements 0.0000  
Public Parks/Open Space 0.0000

**WMS. ARTH. C. CLARK**  
Type Name of Subdivider  
*Arthur C. Clark*  
Signature of Subdivider  
Date of Subdivision  
*11/1/91*

Two documents are required for the recording of this plat: (1) a plat of the land to be subdivided, and (2) a plat of the public streets, sewer easements, drainage easements, parks/open space, and other public uses to be dedicated to the public forever. The subdivider must file both documents with the County Clerk's Office. The County Clerk's Office will issue a Certificate of Recordation if the documents are found to be in compliance with the requirements of the Georgia Subdivision Map Act.

**RECORDING FEE:**  
Type Name of Subdivider ☐ Public Street Easement ☐ Public Sewer Easement ☐ Public Drainage Easement ☐ Public Parks/Open Space ☐ Other Public Use

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Subdivisible	D	E	F	Total
Lot 100	50.00	100.00	100.00	250.00
Lot 101	50.00	100.00	100.00	250.00
Lot 102	50.00	100.00	100.00	250.00
Lot 103	50.00	100.00	100.00	250.00
Lot 104	50.00	100.00	100.00	250.00
Lot 105	50.00	100.00	100.00	250.00
Lot 106	50.00	100.00	100.00	250.00
Lot 107	50.00	100.00	100.00	250.00
Lot 108	50.00	100.00	100.00	250.00
Lot 109	50.00	100.00	100.00	250.00
Lot 110	50.00	100.00	100.00	250.00

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The owner of record, on behalf of himself, himself and all successors in interest, acknowledges that this plat was made from an official survey, conducted in Fulton County the complete ownership and use of all water and sewer systems represented as to be administered by government with this plat, and dedication to the use of the public forever the following:

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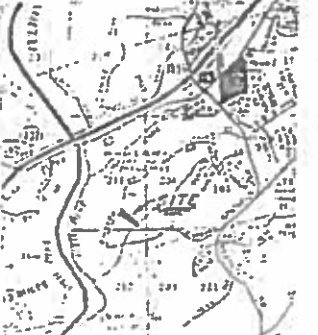
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**LOCATION MAP**

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MP19-00007R1

23130 - LIBBY

## PLAN CORRECTIONS REPORT (MP19-00007)

**PLAN ADDRESS:** 4955 Riverview Rd  
 Sandy Springs, GA 30327  
**PARCEL:** 17 0211 LL0943  
**APPLICATION DATE:** 04/18/2019  
**SQUARE FEET:** 0 00  
**DESCRIPTION:** SUBDIVIDING LOT INTO 2 COMPLIANT R1 LOTS  
**EXPIRATION DATE:**  
**VALUATION:** \$0.00  
**RECEIVED PERMITS DEPT**

**CONTACTS**  
**Applicant** **Name** **Company** **Address**  
 MICHAEL JAMES MARTIN BARFIELD CONSULTING MAY 13 2019

## Plat (A)

- Arborist
- Arborist

James Sanders Ph: 770-730-5600 email: jsanders@sandyspringsga.gov

ARBORIST

## CITY OF SANDY SPRINGS

v.1 Status: Revisions Required  
 Comments: Please provide the river corridor calculations from ARC review. Show how each lot meets the requirements of ARC lot coverage and clearing.

Corrective Action: Please provide the river corridor calculations from ARC review. Show how each lot meets the requirements of ARC lot coverage and clearing.

- Planning and Zoning
- Planning and Zoning

Madalyn Smith Ph: email: madalyn.smith@sandyspringsga.gov

P+Z

v.1 Status: Revisions Required

Corrective Action: These two properties are in the River Corridor. You have included a note stating this, but have not included the clearing and impervious calculations. Please resubmit with this information on the plat.

- Site
- Site

Gilbert Quinones Ph: 770-730-5600 email: gquinones@sandyspringsga.gov

SITE

v.1 Corrective Action: 1. Obtain and provide addresses for both lots.

2. This property is zoned RE-2 not R-1

SURVEYOR

3. Provide ARC calculations

LAND PLUS (COORD. TRANSFERS W/ JIM SANTO) EMAILS HIM 2019-04-26 TO SET UP MEETING

4. Provide locations of existing water line and nearest fire hydrant

SURVEYOR

5. Provide location of sanitary sewer line

NO SAN. SEWER

ALSO NOTE ON PLAT THAT PROPERTIES ARE NOT SERVICED BY SAN. SEWER (WAITING ON CLARIFICATION FROM REVIEWER)

6. An Elevation Certificate will be required for each Lot prior to a Certificate of Occupancy.

SURVEYOR

(WAITING ON CLARIFICATION FROM REVIEWER) ALSO A NOTE ON THE PLAT STATING SUCH

7. Provide Health Department Certificate

BARFIELD? (WAITING ON CLARIFICATION FROM REVIEWER)

8. Review of revised plat may precipitate additional comments.

RECEIVED  
 2019-04-26  
 2:25 PM





LAND PLUS ASSOCIATES, LTD.  
445 PHARR ROAD NE  
ATLANTA, GA 30305  
404.238.9595  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
www.landplusassociates.com

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LAND PLUS ASSOCIATES, LTD. ASSUMES NO LIABILITY FOR ANY ELEMENTS CONTRIBUTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND ZONING ORDINANCES IN THE AREA WHERE THE ELEMENTS ARE TO BE CONSTRUCTED.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER, LANDSCAPE ARCHITECT OR CONTRACTOR SHOULD ATTEMPT MODIFICATIONS. AS EVEN MINOR CHANGES COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA. THIS DRAWING SHALL NOT BE SCALED.

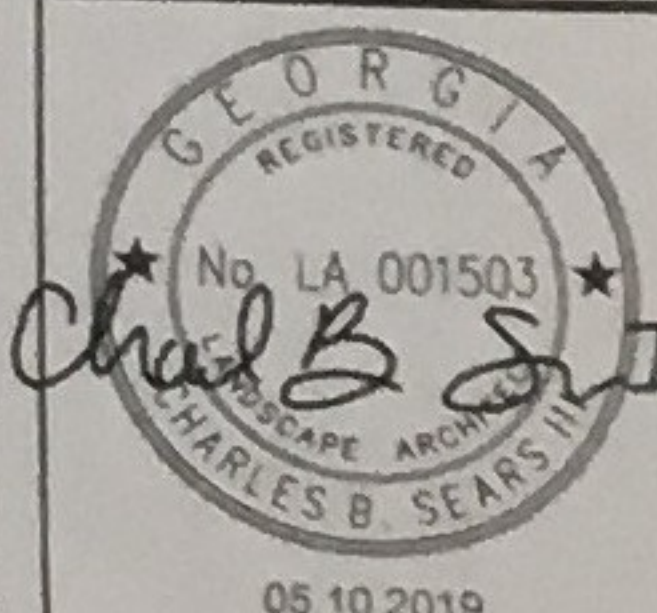
CLARK ESTATES SUBDIVISION  
4935 & 4955 RIVERVIEW ROAD  
CITY OF SANDY SPRINGS  
LOTS 1 & 2  
LAND LOT 211 OF THE 17TH DISTRICT  
FULTON COUNTY, GEORGIA  
prepared by  
JAMES AND SHARON LIBBY

#### ISSUED

DATE	DESCRIPTION
05.10.2018	SUBDIVISION MRPA

#### REVISIONS

NO.	DATE	DESCRIPTION



JOB NO. 23130  
SCALE: 1" = 30'  
DRAWN: KN  
CHECKED: CS



MRPA  
COMPLIANCE  
EXISTING CONDITIONS

SHEET NO.

L-1

#### ARC VULNERABILITY ANALYSIS: OVERALL SUBDIVISION

ARC VULNERABILITY CATEGORY	TOTAL SF OF SITE IN CATEGORY	MAXIMUM ALLOWED PER 2018 RE-ANALYSIS			
		LAND DISTURBANCE		IMPERVIOUS SURFACE	
		MAX % PER CATEGORY	MAX S.F. ALLOWED	MAX % PER CATEGORY	MAX S.F. ALLOWED
D	115,391 SF	50%	57,696 SF	30%	34,617 SF
E	130,890 SF	30%	39,267 SF	15%	19,634 SF
F	15,531 SF	10%	1,553 SF	2%	311 SF

#### ARC VULNERABILITY ANALYSIS: LOT 1 - 4955 RIVERVIEW ROAD

ARC VULNERABILITY CATEGORY	LAND DISTURBANCE (SF)	IMPERVIOUS SURFACE (SF)
D	36,757 SF	12,819 SF
E	15,623 SF	9,452 SF
F	0 SF	0 SF

#### ARC VULNERABILITY ANALYSIS: LOT 2 - 4935 RIVERVIEW ROAD

ARC VULNERABILITY CATEGORY	LAND DISTURBANCE (SF)	IMPERVIOUS SURFACE (SF)
D	20,229 SF	8,016 SF
E	135 SF	0 SF
F	0 SF	0 SF

#### REMAINING ALLOWANCE IN RESERVE:

ARC VULNERABILITY CATEGORY	LAND DISTURBANCE (SF)	IMPERVIOUS SURFACE (SF)
D	710 SF	13,782 SF
E	23,509 SF	10,182 SF
F	1,553 SF	311 SF

RESERVE SHALL BE HELD FOR FUTURE USE BETWEEN BOTH LOTS.

#### REFERENCE INFORMATION

BOUNDARY AND EXISTING IMPROVEMENT INFORMATION PROVIDED BY THE OWNER IN THE FORM OF A SURVEY PREPARED BY:

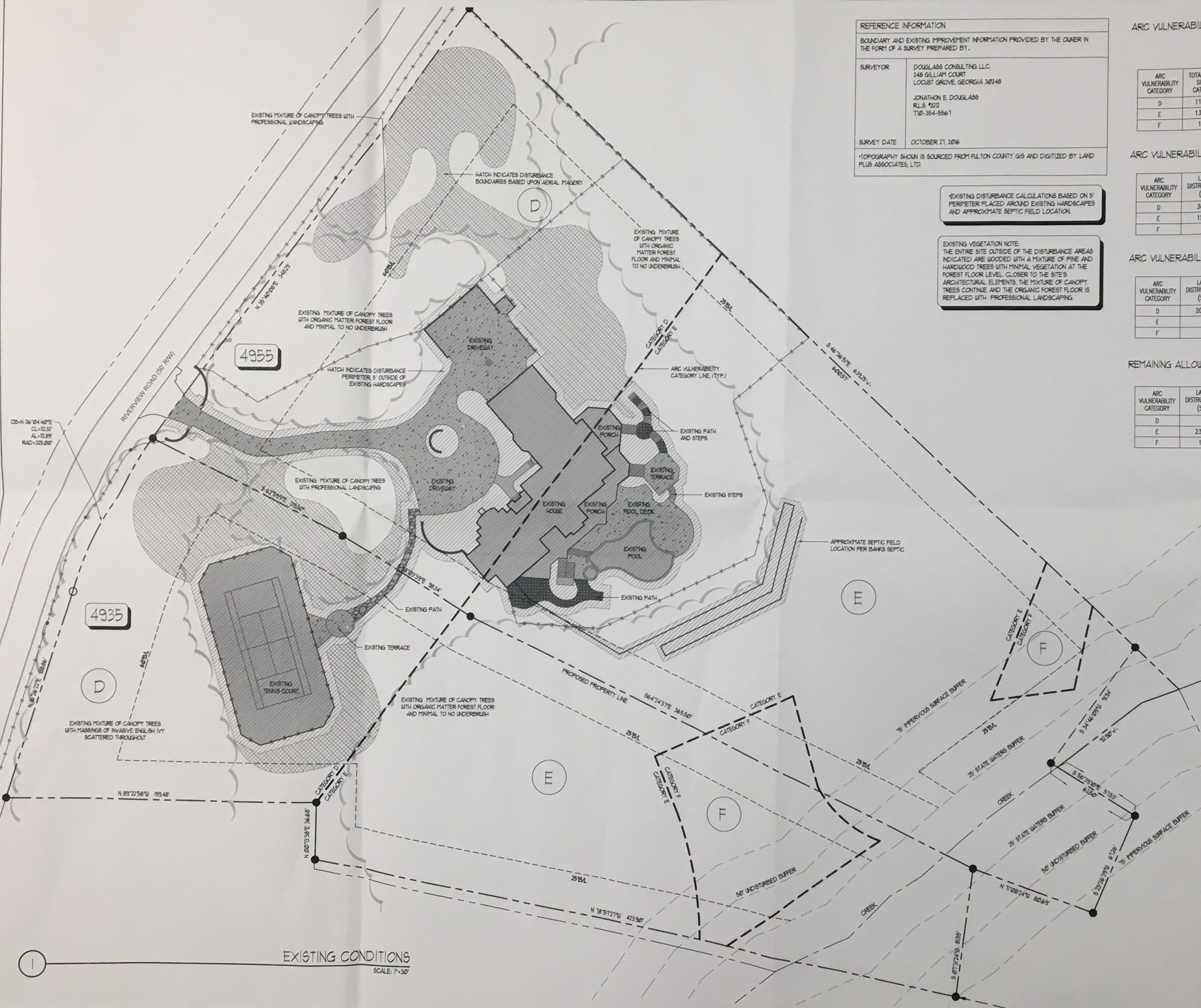
SURVEYOR: DOUGLASS CONSULTING LLC.  
748 GILLIAM COURT  
LOCUST GROVE, GEORGIA 30248  
JONATHAN E. DOUGLASS  
RLS. 1972  
T10-354-9561

SURVEY DATE: OCTOBER 27, 2016

TOPOGRAPHY SHOWN IS SOURCED FROM FULTON COUNTY GIS AND DIGITIZED BY LAND PLUS ASSOCIATES, LTD.

EXISTING DISTURBANCE CALCULATIONS BASED ON 5' PERIMETER PLACED AROUND EXISTING HARDSCAPES AND APPROXIMATE SEPTIC FIELD LOCATION.

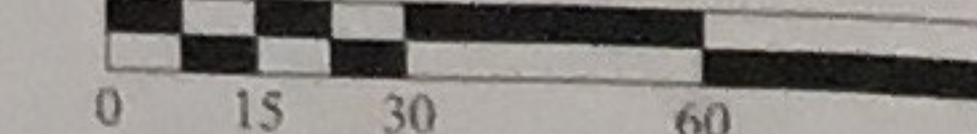
EXISTING VEGETATION NOTE:  
THE ENTIRE SITE OUTSIDE OF THE DISTURBANCE AREAS INDICATED ARE WOODED WITH A MIXTURE OF PINE AND HARDWOOD TREES WITH MINIMAL VEGETATION AT THE FOREST FLOOR LEVEL. CLOSER TO THE SITE'S ARCHITECTURAL ELEMENTS, THE MIXTURE OF CANOPY TREES CONTINUE AND THE ORGANIC FOREST FLOOR IS REPLACED WITH PROFESSIONAL LANDSCAPING.



EXISTING CONDITIONS

SCALE: 1" = 30'

SCALE: 1" = 30'





# CLARK ESTATES SUBDIVISION

## 4935 & 4955 RIVERVIEW ROAD

### SANDY SPRINGS, GEORGIA 30327

prepared for:  
JAMES AND SHARON LIBBY  
METROPOLITAN RIVER PROTECTION ACT  
05.10.2018

RESERVED FOR CLERK

CERTIFICATION AS TO RECORDING:  
THIS IS TO CERTIFY THAT THIS PLAT HAS  
BEEN FILED AND RECORDED ON  
PAGE 20  
IN PLAT BOOK  
OF FULTON COUNTY, GEORGIA  
CLERK OF SUPERIOR COURT RECORDS.

FINAL PLAT APPROVAL:  
THE DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE  
CITY OF SANDY SPRINGS, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES  
WITH THE CITY OF SANDY SPRINGS ZONING ORDINANCES, CONDITIONS OF  
ZONING, AND THE CITY OF SANDY SPRINGS SUBDIVISION REGULATIONS, AS  
AMENDED.

FOR THE DIRECTOR  
COMMUNITY DEVELOPMENT DEPARTMENT

SUBDIVIDER / OWNER OF RECORD  
24 HR CONTACT  
JAMES M. LIBBY  
4955 RIVERVIEW RD  
SANDY SPRINGS, GA 30327  
CELL (404) 245-0750  
EMAIL: jlibby@clark.com

FULTON COUNTY HEALTH DEPARTMENT

OWNER'S ACKNOWLEDGEMENT  
(STATE OF GEORGIA)  
(CITY OF SANDY SPRINGS)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE  
NAME IS SUBSCRIBED THEREON, IN PERSON OR THROUGH A DULY  
AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE  
FROM AN ACTUAL SURVEY, DEDICATES TO FULTON COUNTY, THE  
COMPLETE OWNERSHIP AND USE OF ALL SEWER IMPROVEMENTS  
CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT.  
DEDICATES TO THE CITY OF ATLANTA, THE COMPLETE OWNERSHIP AND  
USE OF ALL WATER IMPROVEMENTS CONSTRUCTED OR TO BE  
CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE  
USE OF THE PUBLIC FOREVER FOLLOWING:

PUBLIC STREETS 0 ACRES  
PUBLIC SEWER EASEMENTS 0 ACRES  
PUBLIC DRAINAGE EASEMENTS 0 ACRES  
PUBLIC PARKS / OPEN SPACE 0 ACRES

JAMES M. LIBBY JAMES M. LIBBY  
TYPED NAME OF SUBDIVIDER TYPED NAME OF OWNER OF RECORD

SIGNATURE OF SUBDIVIDER SIGNATURE OF OWNER OF RECORD

DATE DATE

METROPOLITAN RIVER PROTECTION ACT NOTE:  
THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE REGULATIONS OF  
THE METROPOLITAN RIVER PROTECTION ACT. THE OWNERS, HEIRS, OR  
ASSIGNEES OF EACH INDIVIDUAL LOT, ARE SOLELY RESPONSIBLE FOR  
COMPLIANCE WITH THE REGULATIONS.

EFFECTED RIVER CORRIDOR VULNERABILITY CATEGORY:

DRAINAGE:  
THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL  
SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE CITY OF SANDY  
SPRINGS FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING  
OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER  
OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. A DRAINAGE  
EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF  
PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF  
SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE  
REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC  
WORKS. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE  
OPERATIONS WITHIN THE EASEMENT WHERE EMERGENCY CONDITIONS  
EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND  
OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE NECESSARY TO  
REMEDY A CONDITION, WHICH IN THE JUDGMENT OF STAFF AND DIRECTOR  
IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR  
UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE  
COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A  
CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF  
SANDY SPRINGS NOR ABROGATION OF THE CITY OF SANDY SPRINGS' RIGHT  
TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE  
PROPERTY(IES) OR THE LANDS THAT GENERATED THE CONDITIONS.

STATEMENT OF SLOPE EASEMENT:  
THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS  
GRANTED TO THE CITY OF SANDY SPRINGS ALONG ALL ROAD FRONTAGE  
FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:  
0' TO 10' - NOT LESS THAN 3 TO 1 SLOPE

DISCLAIMER:  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT  
TITLE. THEREFORE, THE UNDERSIGNED AND DOUGLAS CONSULTING LLC  
MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION  
SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK  
LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S  
SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON,  
PERSONS, OR ENTITY NAMED IN THE CERTIFICATION OR TITLE HEREON.  
SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON,  
PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE  
SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

THIS SURVEY DOES NOT CERTIFY THAT SAID PROPERTY WILL OR WILL NOT  
FLOOD.

RECOGNIZING THAT UNDERGROUND UTILITIES LOCATING IS AN ART AS  
WELL AS A SCIENCE, AND THAT THERE ARE NUMERABLE VARIABLES IN  
ACHIEVING THE DESIRED RESULTS, DOUGLAS CONSULTING LLC DOES NOT  
GUARANTEE ACCURACY OR OMISSIONS IN LOCATING UNDERGROUND  
UTILITIES, AND DISCLAIMS ALL LIABILITY FOR ANY DAMAGES BASED ON  
INFORMATION PROVIDED.

FEMA PANEL #13121C0139 F, REVISED 9/18/2013 &  
FEMA PANEL #13121C0143 F, REVISED 9/18/2013.



FLOOD NOTE:  
A PORTION OF THIS TRACT OF LAND DOES LIE WITHIN THE 100 YEAR INTERMEDIATE  
REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY  
AS SHOWN ON COMMUNITY PANEL #13121C0139 F, LAST REVISED 9/18/2013 &  
COMMUNITY PANEL #13121C0143 F, LAST REVISED 9/18/2013.

FLOOD HAZARD:  
THE INTERMEDIATE REGIONAL FLOOD (IRF) AREAS SHOWN HEREON WERE  
DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
COMMUNITY PANELS #13121C0139 F & #13121C0143 F, BOTH WERE LAST REVISED  
9/18/2013. THE CITY OF SANDY SPRINGS DOES NOT, BY APPROVING THIS PLAT,  
WARRANT THEIR ACCURACY, NOR IMPLY THAT THE LAND OUTSIDE THE AREAS OF  
FLOOD HAZARD SHOWN, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.  
FURTHER, THE CITY OF SANDY SPRINGS DOES NOT, BY APPROVING THIS PLAT, NOR  
ACCEPTING THE PUBLIC IMPROVEMENTS THEREON, ASSUME MAINTENANCE OF THE  
FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES.  
UPON WHICH THEY EXIST, THE RESPONSIBILITY OF THE OWNER(S) OF THE LAND  
MAINTENANCE SHALL REMAIN. THE OWNER OF THE LOT OR PARCEL, THAT CONTAINS A  
FLOOD HAZARD AREA, IS REQUIRED TO SUBMIT A SITE PLAN TO THE CITY OF SANDY  
SPRINGS, PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR  
PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE  
IRF, WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED  
IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY THE CITY OF SANDY SPRINGS IS  
REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

SURVEY REFERENCE:  
1. WARRANTY DEED FOR JAMES M. & SHARON R. LIBBY, DEED BOOK 20187 PAGE 71,  
FULTON COUNTY RECORDS, DATED OCTOBER 18, 1995  
2. QUIT CLAIM DEED FOR JAMES M. & SHARON R. LIBBY, DEED BOOK 33820 PAGE 148,  
FULTON COUNTY RECORDS, DATED DECEMBER 18, 2002  
3. EXEMPTION PLAT FOR CLARK ESTATES SUBDIVISION, PLAT BOOK 187 PAGE 33,  
FULTON COUNTY RECORDS, DATED NOVEMBER 4, 1991.

SITE NOTES:  
ZONING: R-1  
TOTAL SITE AREA: 261,867 SQ FT / 6.011 ACRES  
PARCEL # 17 0211 LL0943: 165,375 SQ FT / 3.796 ACRES  
PARCEL # 17 0211 LL0940: 165,375 SQ FT / 3.796 ACRES  
PARCEL # 17 0211 LL0943: 96,492 SQ FT / 2.215 ACRES  
ZONING INFORMATION:  
FRONT YARD SETBACK: 60 FT  
REAR YARD SETBACK: 25 FT  
SIDE YARD SETBACK: 50 FT  
SIDE CORNER YARD SETBACK: 40 FT  
MINIMUM HEATED FLOOR AREA: 1,800 SQ FT ON GROUND LEVEL FOR  
LESS THAN TWO STORY; 2,000 SQ FT FOR TWO STORY OR  
MORE THAN TWO STORY WITH 1,000 SQ FT ON GROUND FLOOR.  
PARKING SPACE(S) PER DWELLING UNIT: N/A  
MINIMUM REQUIRED LOT AREA: 87,120 SQ FT / 2.000 ACRES  
MINIMUM REQUIRED LOT FRONTAGE: 35 FT  
MINIMUM REQUIRED LOT WIDTH @ BL 200 FT:  
MAXIMUM HEIGHT: 40'  
THE CITY OF SANDY SPRINGS, FULTON COUNTY, CITY OF ATLANTA, AND GWINNETT  
COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS  
TO AND ACROSS ALL EASEMENTS.  
SANITARY SEWER SERVICE PROVIDED BY FULTON COUNTY  
WATER SERVICE PROVIDED BY CITY OF SANDY SPRINGS

SURVEYOR'S CERTIFICATION:  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN  
66,381 FEET, AND AN ANGULAR ERROR OF 1 SEC. PER ANGLE POINT AND WAS  
ADJUSTED USING THE LEAST SQUARES METHOD. THE PLAT HAS BEEN CALCULATED  
FOR CLOSURE AND FOUND TO BE ACCURATE TO ONE FOOT IN 100,000 FEET. AN  
ELECTRONIC TOTAL STATION (SOKKIA 352) WAS USED TO GATHER THE  
ANGULAR AND DISTANCE DATA USED IN THE PREPARATION OF THIS PLAT.  
(I) AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS  
BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL  
SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR  
AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL  
BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY  
THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY  
SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE  
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND  
SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JONATHAN E. DOUGLAS, R.L.S. 15072  
4/10/19  
DATE

NO REVISION DATE

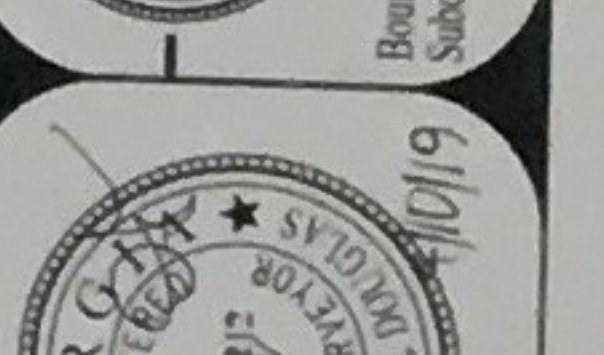
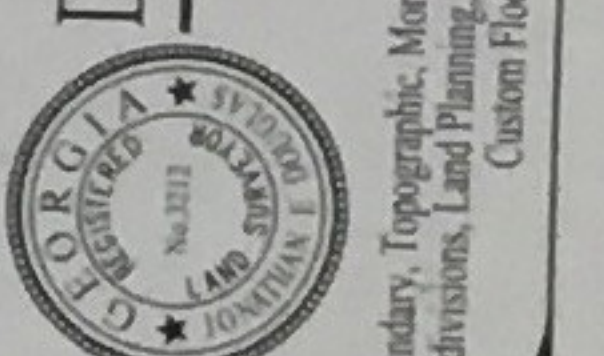
1 RCV CAT 4/10/19

2 4/10/19

3 4/10/19

FINAL PLAT FOR:  
JAMES & SHARON R. LIBBY  
4955 RIVERVIEW ROAD  
CITY OF SANDY SPRINGS  
CLARK ESTATES SUBDIVISION  
LOTS 1 & 2  
LAND LOT 211 OF THE 17TH DISTRICT  
FULTON COUNTY, GEORGIA

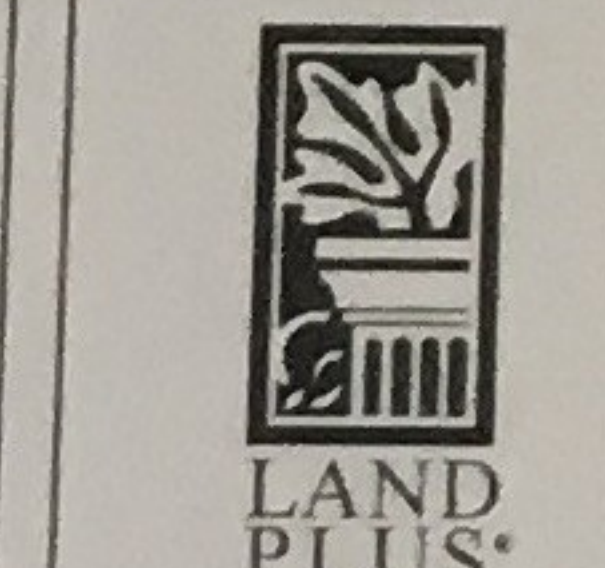
DOUGLAS CONSULTING LLC  
248 Gilman Ct.  
Locust Grove, GA 30048  
LSF001174  
Cell (770) 334-5567  
Fax (770) 334-5517  
Email: douglas@clark.com  
Boundary, Topographic, Mortgage, & ALTA Surveys  
Subdivisions, Land Planning, Construction Layouts, &  
Custom Floormaps



CHECKED: JED  
DRAWN: JED  
SCALE: 1"=80'  
FIELD DATE: 9-8-2016  
DWG. DATE: 4-2-2019  
JOB NO. 4955 RIVERVIEW RD

SHEET  
1 OF 1

STAMPED PLAT FOR PENDING SUBDIVISION  
SCALE: 1"=80'



LAND PLUS ASSOCIATES, LTD.  
445 PHAER ROAD NE  
ATLANTA, GA 30309  
404.238.9595  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
www.landplusassociates.com

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DRAWING TO VERIFY THE ACCURACY OF THE  
FOLLOWING MEASURE AND/OR ACTUAL  
CONSTRUCTION.

1) BUILDING OR CONTRACTOR SHALL  
VERIFY ALL DIMENSIONS PRIOR TO  
PROCEEDING WITH CONSTRUCTION.  
2) CONTRACTOR SHALL BE RESPONSIBLE FOR  
MAKING ANY CORRECTIONS TO THE PLAT  
ONLY A QUALIFIED ARCHITECT OR  
CONTRACTOR SHALL BE PERMITTED TO  
MAKE ANY CHANGES TO THE PLAT.  
3) CONTRACTOR SHALL BE RESPONSIBLE FOR  
PROBLEMS IN ANOTHER MEASURE OR  
THIS DRAWING SHALL BE VOID.

CLARK ESTATES SUBDIVISION  
4935 & 4955 RIVERVIEW ROAD  
CITY OF SANDY SPRINGS  
LOTS 1 & 2  
LAND LOT 211 OF THE 17TH DISTRICT  
FULTON COUNTY, GEORGIA  
prepared for:  
JAMES AND SHARON LIBBY

ISSUED  
DATE DESCRIPTION  
05.10.2019 SUBDIVISION  
MRPA

REVISIONS

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