

DATE: JULY 17, 2019

ARC REVIEW CODE: V1907171

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Madalyn Smith, City of Sandy Springs Community Development Department
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-19-04SS 7247 Riverside Drive

Review Type: Metro River

MRPA Code: RC-19-04SS

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a swimming pool on an existing single-family residential lot.

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: 128 **District:** 17 **Section:**

Date Opened: July 17, 2019

Deadline for Comments: July 27, 2019

Earliest the Regional Review can be Completed: July 29, 2019

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CNRRA

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.org or (470) 378-1645. If ARC staff does not receive comments from you on or before July 27, 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]

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): MICHAEL SCHIEFLEY & ANDREA CESARE
Mailing Address: 7247 RIVERSIDE DRIVE NW
City: ATLANTA State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 419.366.2703 MICHAEL Fax: michaelschiefley@yahoo.com
Other Numbers: 404.247.2283 ANDREA andreaesare@yahoo.com
3. Applicant(s) or Applicant's Agent(s):
Name(s): MARTHA GOODMAN
Mailing Address: 4820 FOX GLEN
City: MARIETTA State: GA Zip: 30068
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404.372.4086 Fax: _____
Other Numbers: mgardens@comcast.net
4. Proposed Land or Water Use:
Name of Development: SCHIEFLEY RESIDENCE
Description of Proposed Use: POOL CONSTRUCTION
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 128, 17TH DIST, FULTON COUNTY
LOT 5
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
NA / 5 / 7247 RIVERSIDE DR NW, ATLANTA 50' TO RIVER NORTH LANE
Size of Development (Use as Applicable):
Acres: Inside Corridor: .673 ACRES = 29,327 sq. ft.
Outside Corridor: .673 ACRES
Total: .673 ACRES
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: _____

Sandy Springs ARC case # RC19-0004
4/8 7-2-19 Permit application # PL19-00049

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? UNKNOWN

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 _____

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. (Maximums Shown In Parentheses)
A	—			(90)	(75)
B	—			(80)	(60)
C	2,452 SF	1,716 SF	1,103 SF	(70) 70	(45) 45
D	26,875 SF	13,438 SF	8,063 SF	(50) 50	(30) 30
E				(30)	(15)
F				(10)	(2)
Total:	29,327 SF	15,154 SF	9,166 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: _____

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? YES

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 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.

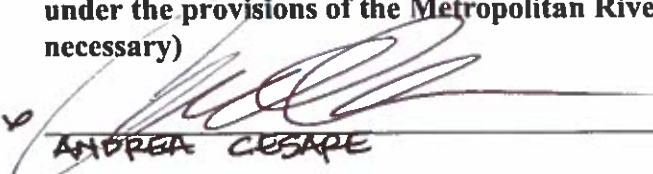
___ Land-disturbance plan.

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)

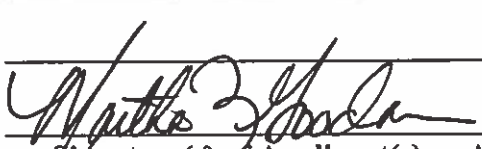
x 

ANDREA CESAPE

x 

Signature(s) of Owner(s) of Record Date
MICHAEL SCHIEFEL

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
MARTHA Z. GOODMAN 6.6.19

14. The governing authority of _____ 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

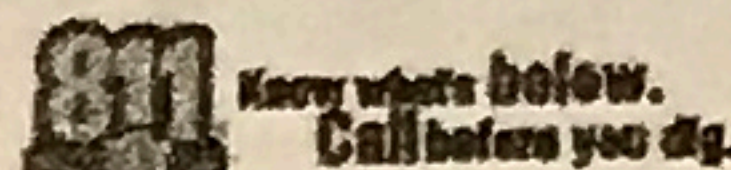
1. CURRENT ZONING PER CITY OF SANDY SPRINGS, GEORGIA RD-27

MINIMUM LOT AREA=	27,000 SQ. FT.
MINIMUM LOT WIDTH=	120 FEET
MAXIMUM LOT COVERAGE=	30%
MINIMUM FRONT BUILDING SETBACK=	60 FEET
MINIMUM SIDE BUILDING SETBACK=	15 FEET
MINIMUM REAR BUILDING SETBACK=	40 FEET
MAXIMUM BUILDING HEIGHT=	3 STORIES/40 FEET

MUST BE VERIFIED BY CITY OF SANDY SPRINGS
BEFORE CONSTRUCTION.

HEM	DENOTES	HEMLOCK TREE
HIC	DENOTES	HICKORY TREE
HW	DENOTES	HARDWOOD TREE
O	DENOTES	OAK TREE
P	DENOTES	PINE TREE
POP	DENOTES	POPULAR TREE

7. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 253,786 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

9. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

10. CONTOUR INTERVAL - 2 FEET

11. ELEVATION DATUM= NAD 1985

R		DENOTES	BUILDING LINE
R		DENOTES	PROPERTY LINE
R/W		DENOTES	RIGHT-OF-WAY
C		DENOTES	CENTERLINE
OC		DENOTES	BACK OF CURB
CP		DENOTES	OUTLET
EW		DENOTES	EDGE OF PAVING
		DENOTES	TOP OF WALL
		DENOTES	BOTTOM OF WALL
DOWN	X — X —	DENOTES	REINFORCED CONCRETE PIPE
CMP		DENOTES	CORRUGATED METAL PIPE
LP		DENOTES	LEAK
CM		DENOTES	POWER POLE
OW		DENOTES	OUTLET
P		DENOTES	POWER LINE
P		DENOTES	POWER METER
AB		DENOTES	POWER SOA
PB		DENOTES	FIBER CABLE
Q		DENOTES	AIR CONDITION
TV		DENOTES	TELEPHONE BOX
GD		DENOTES	GAS METER
WM		DENOTES	GAS VALVE
WM		DENOTES	GAS LINE MARKER
WM		DENOTES	WATER METER
WM		DENOTES	WATER VALVE
WM		DENOTES	FIRE HYDRANT
WM		DENOTES	MONITORING WELL
WM		DENOTES	HEADWALL
JN		DENOTES	JUNCTION BOX
		DENOTES	DRAIN INLET
S	S — S —	DENOTES	SANITARY SEWER LINE
SSM		DENOTES	SEWERY SEWER MANHOLE
CO		DENOTES	CLEAN OUT
P.O.B.		DENOTES	POINT OF BEGINNING
		DENOTES	COMMENCEMENT

1. LIMITED WARRANTY DEED IN FAVOR OF
MICHAEL SCHIEFLEY AND ANDREA CESARE
DEED BOOK 55850 PAGE 470
FULTON COUNTY, GEORGIA RECORDS

FLOOD NOTE
THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA
AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS
COMMUNITY PANEL NO. 13121C0134 G (ZONE "X")
EFFECTIVE DATE: SEPTEMBER 18, 2013.
FULTON COUNTY, GEORGIA

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AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS
COMMUNITY PANEL No. 13121C0134 G (ZONE "X")
EFFECTIVE DATE: SEPTEMBER 18, 2013.
FULTON COUNTY, GEORGIA

[illegible]

M McClung SURVEYING
McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383

TOPOGRAPHIC MAP FOR
MICHAEL SCHIEFL
ANDREA CESARE

7247 RIVERSIDE DRIVE
SANDY SPRINGS, GEORGIA
TOTAL AREA= 0.873± ACRES
OR 29,327± SQ. FT.

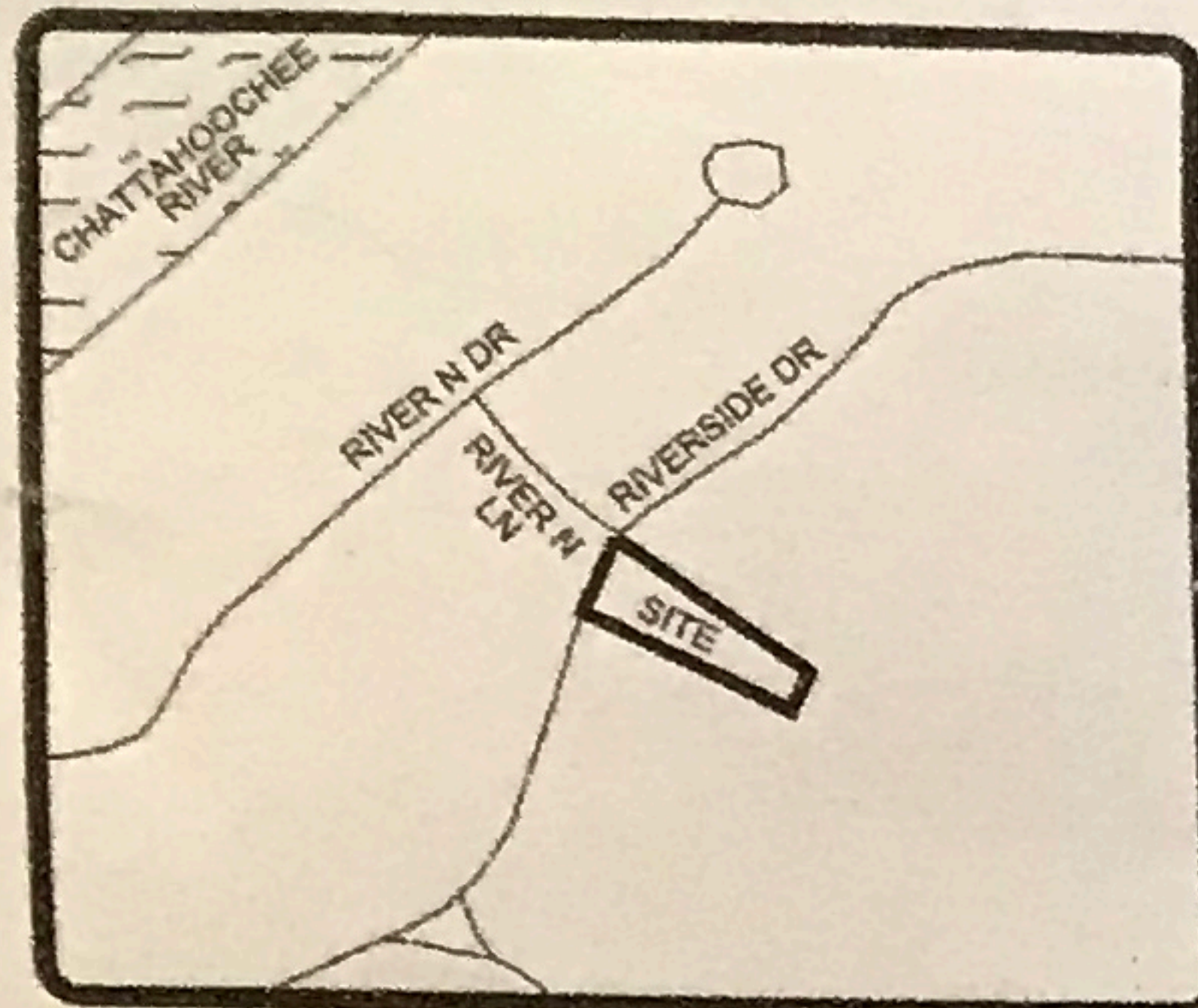
LAND LOT 128
17TH DISTRICT
FULTON COUNTY
GEORGIA

LOT 5
DR. R.L. LINDWALL AND
DR. E.E. LINDWALL

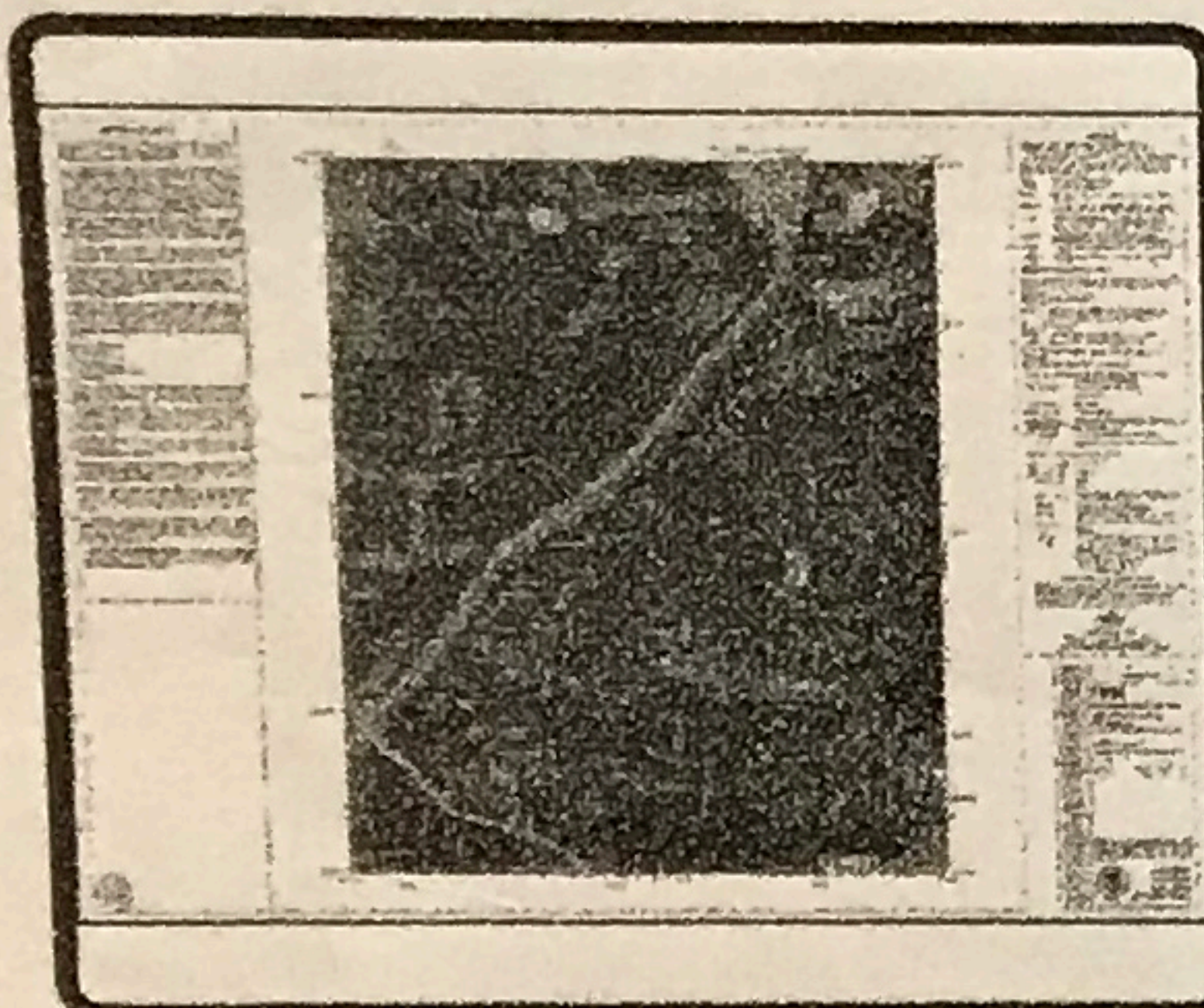
3282

This plot is a reinforcement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to a real property. The recording information of the documents, maps, plans, or other instruments which created the parcel or parcels is required. **RECORDING OF THIS DOCUMENT DOES NOT IMPLY AFFIRMATION OF ANY LOCAL JURISDICTION, AVAILABILITY OF CERTAIN RIGHTS, OR COMPLIANCE WITH ANY LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE, PURPOSE OF THE LAND.** Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys as set forth in the rules and regulations of the Georgia Board of Registration for Professional Surveyors and Land Surveyors and as set forth in O.C.G.A. Section 12-1-67.

Michael R. Niles 12-28-1



Location Map
N.T.S.



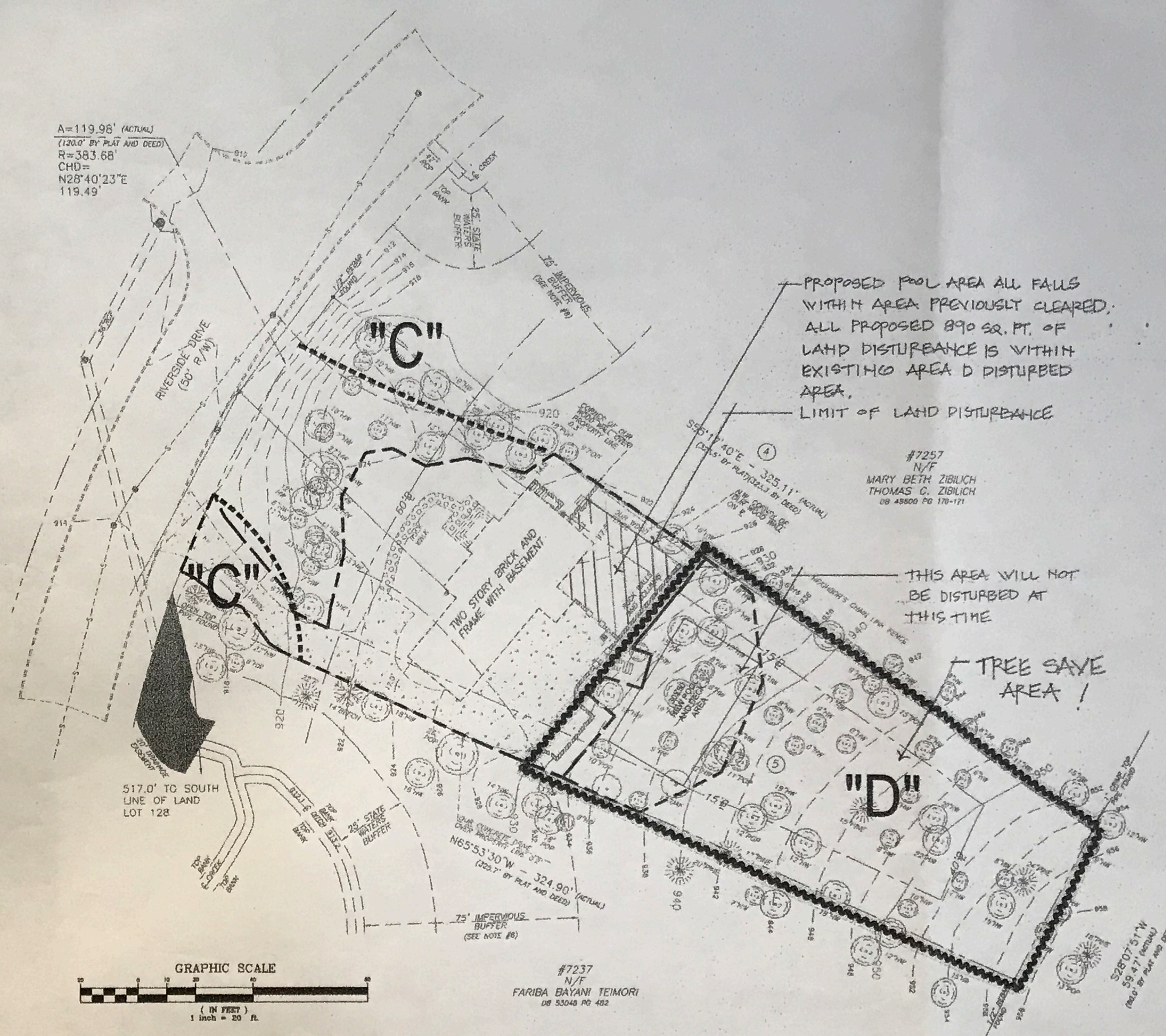
FEMA Map
N.T.S.

PORTIONS OF THIS SITE ARE LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X) AS DEFINED BY FIRM PANEL NUMBER 13121C0134 G DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

MRPA Vulnerability Calculations

MRPA Vulnerability Calculation		
Area No.	C	D
Total Area	2452	26875
Impervious Max Percentage	45%	30%
Impervious Allowable	1,103	8,063
Existing Impervious Area	582	6,065
Proposed Impervious Area	0	1,500
Remaining Impervious Area	582	478
Disturbed Max Percentage	70%	50%
Disturbed Allowable	1,716	13,438
Existing Disturbed Area	927	10,135
Proposed Disturbed Area	0	3,285
Remaining Disturbed Area	789	17

MRPA Vulnerability Calculations - Proposed Clearing / Proposed Impervious :



Any Impervious Construction In The 75 Foot Storm Buffer Will Require a Storm Buffer Variance

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC
2117 Peachtree
Atlanta, GA 30308
404.354.4410
www.crescentvieweng.com

Prepared For
Martha Goodman
4820 Fox Glen
Marietta, GA 30068

Vulnerability Study



Vulnerability Study For
7247 Riverside Drive
Land Lot 128, 17th District
City of Sandy Springs, Fulton County, Georgia

CVE PI # 18-402

Sheet No.

C-1

THIS PROPERTY SUBJECT TO THE FOLLOWING

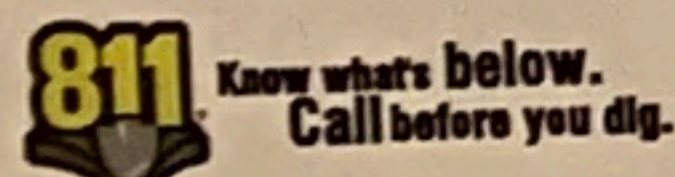
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TREE LEGEND

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HIC	DENOTES HICKORY TREE
HW	DENOTES HARDWOOD TREE
O	DENOTES OAK TREE
P	DENOTES PINE TREE
POP	DENOTES POPLAR TREE

SURVEY NOTES

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- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
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- CONTOUR INTERVAL= 2 FEET
- ELEVATION DATUM= NAVD 1988

LEGEND

B	DENOTES BUILDING LINE
R/W	DENOTES RIGHT-OF-WAY
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
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RCP	DENOTES REINFORCED CONCRETE PIPE
CP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
FB	DENOTES FIBER OPTIC
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TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT

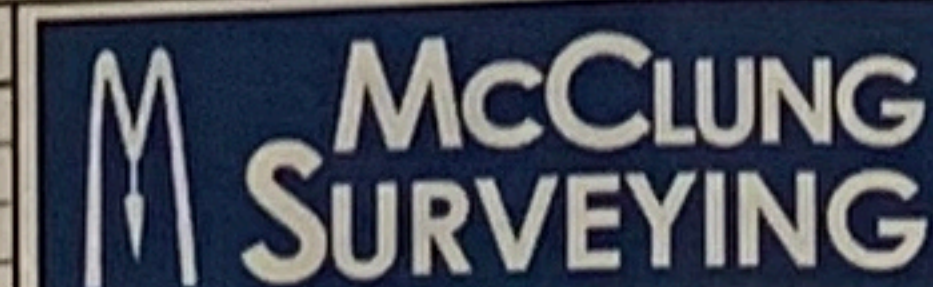
REFERENCE MATERIAL

- LIMITED WARRANTY DEED IN FAVOR OF MICHAEL SCHIEFLEY AND ANDREA CESARE DEED BOOK 55850 PAGE 470 FULTON COUNTY, GEORGIA RECORDS

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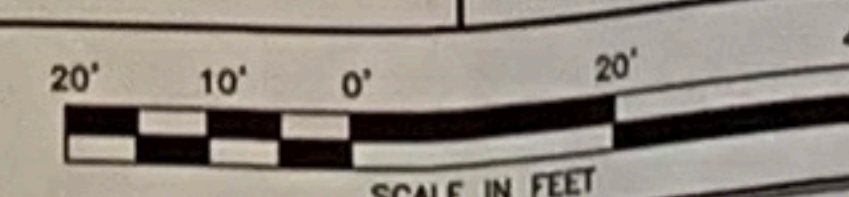
NO.	REVISIONS	DATE



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
MICHAEL SCHIEFLEY
ANDREA CESARE

7247 RIVERSIDE DRIVE
SANDY SPRINGS, GEORGIA
TOTAL AREA= 0.673± ACRES
OR 29,327± SQ. FT.



LOT 5
DR. R.L. LINDWALL AND
DR. E.E. LINDWALL

LAND LOT 128
17TH DISTRICT
FULTON COUNTY
GEORGIA

PLAT PREPARED: 12-26-18
FIELD: 12-21-18 SCALE: 1"=20'

JOB#249260



Michael R. Noles
Georgia RLS #2846
Member: SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that 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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-87.

Michael R. Noles Georgia RLS No. 2846 Date 12/26/18

S2 of 5

DB 4404
PG 473
DB
PG