

DATE: MAY 21, 2023

**TO:** Mayor Rusty Paul, City of Sandy Springs  
**ATTN TO:** Helen Owens, Zoning Administrator, City of Sandy Springs  
**FROM:** Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

**Name of Proposal:** RC-23-02SS 6405 Riverside Drive  
**MRPA Code:** RC-23-02SS

**Description:** A Metropolitan River Protection Act review of a project to construct an addition to an existing house on a two acre site wholly within the Chattahoochee River Corridor at 6405 Riverside Drive in the City of Sandy Springs. The scope of work includes a home addition, pool, deck, and and pavillion. The proposed disturbed and impervious areas are within allowed limits.

**Preliminary Finding:** ARC staff have initiated a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

**Submitting Local Government:** City of Sandy Springs  
**Date Opened:** May 21, 2023  
**Deadline for Comments:** July 3, 2023

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
RIVER LINE HISTORIC AREA

CHATTAHOOCHEE RIVERKEEPER  
CITY OF ATLANTA

For questions, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If ARC does not receive comments from on or before 2023-07-03 00:00:00, we will assume that your agency has no additional comments and will close the review. Comments should be submitted via email. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Review materials are attached.

**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): WISAWEST SAETIE  
Mailing Address: 6405 RIVERSIDE DR.  
City: SANDY SPRINGS State: GA Zip: 30328  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (404) 788-4770 Fax: —  
Other Numbers: NENUSAC HOTMAIL.COM
3. Applicant(s) or Applicant's Agent(s):  
Name(s): WISAWEST SAETIE  
Mailing Address: 6405 RIVERSIDE DR.  
City: SANDY SPRINGS State: GA Zip: 30328  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (404) 788-4770 Fax: —  
Other Numbers: NCNUSAC HOTMAIL.COM
4. Proposed Land or Water Use:  
Name of Development: SAETIE RESIDENCE  
Description of Proposed Use: ADDITION AND RENOVATION OF HOUSE.
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LAND LOT 168, 17<sup>TH</sup> DISTRICT,  
LOT 45, FULTON COUNTY  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_
- Size of Development (Use as Applicable):
- |        |                   |                  |
|--------|-------------------|------------------|
| Acres: | Inside Corridor:  | <u>2.0 ACRES</u> |
|        | Outside Corridor: |                  |
|        | Total:            | <u>2.0 ACRES</u> |
| 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? 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 \_\_\_\_\_

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 <u>Disturb.</u>	Percent Imperv. <u>Surf.</u>
(Maximums Shown In Parentheses)					
A	<u>-</u>	<u>-</u>	<u>-</u>	(90)	(75)
B	<u>-</u>	<u>-</u>	<u>-</u>	(80)	(60)
C	<u>-</u>	<u>-</u>	<u>-</u>	(70)	(45)
D	<u>73,704</u>	<u>36,852</u>	<u>15,791</u>	(50) <u>50</u>	(30) <u>21.4</u>
E	<u>13,607</u>	<u>4,082</u>	<u>1,789</u>	(30) <u>30</u>	(15) <u>13.1</u>
F	<u>-</u>	<u>-</u>	<u>-</u>	(10)	(2)
Total:	<u>87,311</u>	<u>40,934</u>	<u>17,580</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: \_\_\_\_\_  
**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 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:**

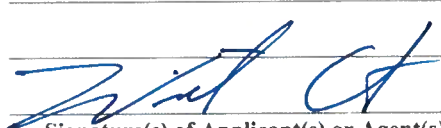
\_\_\_ Concept plan.

\_\_\_ 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      2/5/2023  
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:

  
\_\_\_\_\_  
Signature(s) of Applicant(s) or Agent(s)      2/5/2023  
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.

  
\_\_\_\_\_  
Signature of Chief Elected Official or Official's Designee      02/06/2023  
Date



# SAETIE RESIDENCE

## ADDITION AND RENOVATION

6405 RIVERSIDE DR. SANDY SPRINGS, GA. 30328

### PROJECT INFORMATION

#### CONTACTS

OWNER: Wisawest & Lerma Saetie  
6405 Riverside Dr. Sandy Spring, Ga. 30328

DESIGNER: WL&3N Properties Co., LLC.  
2815 Tanner Lake Trail Marietta, Ga. 30064  
(404) 788-4770

#### PROPERTY DETAILS

GENERAL INFORMATION:  
COUNTY : Fulton Count, Sandy Spring City.  
Land lot 168 17th District, Lot 45

ZONING: RE-2 Residential

#### PROJECT SCOPE

Expansion of master bedroom, expansion of bed room #1, expansion of study room, adding master bathroom and workshop.  
Refacing the house exterior cedar wood siding to stuccos.  
Refacing the house interior insulation and gypsum board.  
Repacing or modify all the exterior and interior windows and doors.

#### BUILDING AREA

RENOVATION EXISTING AREA: 3,805 Sq. Ft.  
ADDITION AREA : 898 Sq. Ft.

TOTAL AREA: 4,703 Sq. Ft.

### ABBREVIATION

@	AT	G.C.	GENERAL CONTRACTOR
ACT	ACOUSTICAL CEILING TILE	GYP. BD.	GYP. BOARD
A.F.F.	ABOVE FINISHED FLOOR	H.M.	HOLLOW METAL
ALUM.	ALUMINUM	HT	HEIGHT
B/	BOTTOM OF	I.B.C.	
BD.	BOARD	JT.	JOINT
BLDG.	BUILDING	L.L.	LANDLORD
BR	BRICK	MFR.	MANUFACTURER
BRG	BEARING	MAT.	MATERIAL
CFMF	COLF FORMED METAL FRAMING	MAX.	MAXIMUM
C.L.	CENTER LINE	MECH.	MECHANICAL
CLR	CLEAR	MIN.	MINIMUM
C.J.	CONTROL JOINT	MTL.	METAL
CMU	CONCRETE MASONRY UNIT	NC.	NON-COMBUSTIBLE
COORD.	COORDINATE	N.I.C.	NOT IN CONTRACT
COL	COLUMN	N.T.E.	NOT TO EXCEED
CONC.	CONCRETE	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	O.D.	OVERFLOW DRAIN
Ø	DIAMETER	OPP.	OPPOSITE
DWG.	DRAWING	PL.	PLASTIC LAMINATE
D.S.	DOWN SPOUT	PLYWD.	PLYWOOD
EA.	EACH	PR.	PAIR
ELEV.	ELEVATION	P.T.	PRESSURE TREATED
ELEC.	ELECTRIC	O.C.	ON CENTER
E.S.	EQUIPMENT SUPPLIER	R.D.	ROOF DRAIN
EXP.	EXPANSION	S.B.O.	SUPPLIED BY OWNER
EXT.	EXTERIOR	SCHED.	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	SIM.	SIMILAR
F.D.	FLOOR DRAIN	STL.	STEEL
FEC	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.F.	FINISHED FLOOR	T/	TOP OF
FL.	FLOOR	T&G	TONGUE AND GROOVE
F.O.	FACE OF	TYP.	TYPICAL
F.O.F.	FACE OF FINISH	U.N.O.	UNLESS NOTED OTHERWISE
F.O.M.	FACE OF MASONRY	VERT.	VERTICAL
FOIC	FURNISHED BY OWNER INSTALLED BY	VWC	VINYL WALL COVERING
F.R.	FIRE RETARDANT	W	WIDE
FR	FRANCHISEE	W/	WITH
FRP	FIBERGLASS REINFORCED POLYESTER	WD.	WOOD
		W.F.	WELDED WIRE FABRIC

### GENERAL NOTES

- All work shall comply with State and local Building Codes, fire department regulations, utility company standards, and the best trade practices.
- The General Contractor shall arrange all inspections and tests as specified or required by the building department and shall pay all costs and fees for same. The Contractor shall secure all building permits and upon completion of the project (prior to final payment) deliver to the Owner a Certificate of Occupancy or Use from the building department.
- All plumbing and electrical work shall be performed by State licensed contractors. Contractors shall submit all required permits, certificates, and sign-offs to Owner and Architect for their records.
- The General Contractor shall verify all dimensions, be familiar with the existing conditions, and bring any discrepancies to the attention of the Architect prior to submission of construction proposal and before beginning work. The Drawings reflect conditions reasonably inferred from the existing visible conditions but cannot guaranteed by the Architect. Drawings may be scaled for estimating purposes and for general reference only. For all other dimensions or locations, consult the Architect or refer to dimensions on Drawings. Verify all dimensions in the field.
- The General Contractor shall lay out all work and be responsible for all dimensions and conditions for trades such as electrical, plumbing, etc.
- The General Contractor shall provide and maintain access to the premises at all times.
- The Construction Manager shall make the premises secure from the elements and trespass on a daily basis.
- The General Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of Work, the entire construction area is to be thoroughly cleaned and prepared for occupancy by Owner. All materials and debris resulting from the Contractor's work shall be removed from the site and disposed of properly. Care shall be taken during construction that no debris or materials are deposited in any Right of Way area.
- The General Contractor shall be responsible for protecting all existing and new conditions and materials on the site. Any damage caused by or during the execution of the Work is the Contractor's responsibility and shall be repaired to the Owner's satisfaction at the Contractor's expense.
- No cutting or damage to building structural components will be allowed without written authorization from the Architect.
- All utilities shall be connected to provide gas, electric, and water to all equipment whether said equipment is in Contract or not. Equipment shall be guaranteed to function properly upon completion.
- Manufacturer's standard specifications and materials approved for project use are hereby made part of these Notes with same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with Manufacturer's specifications and procedures.
- Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arrive between the Specifications and Drawings, the requirements deemed most stringent shall be used.
- Minor details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the Work as determined by the Architect shall be included in the Work as if it were specified or indicated on the Drawings.
- All architectural drawings and construction notes are complementary. What is indicated and called for by one shall be binding as though called for by all.
- No deviation from the Drawings or Specifications or intent of same shall be made without the Architect's written authorization.
- All Work shall be guaranteed for one year after final approval. The General Contractor shall sign the written guarantee as provided by the Owner. The guarantee shall cover all general and subcontractor work. All defects discovered during this period shall be repaired to the Owner's satisfaction at the Contractor's expense.
- All dimensions are to face of stud or centerline of structure unless otherwise noted (UON).
- Door and window details are indicated on the Door and Window Schedules.
- Door and window dimensions are to centerlines of units UNO.
- After the permit is issued contract the department of Community Development through the online portal to schedule a Building Pre-Construction Meeting with the Building Inspector prior to any land disturbance, building construction, or demolition.

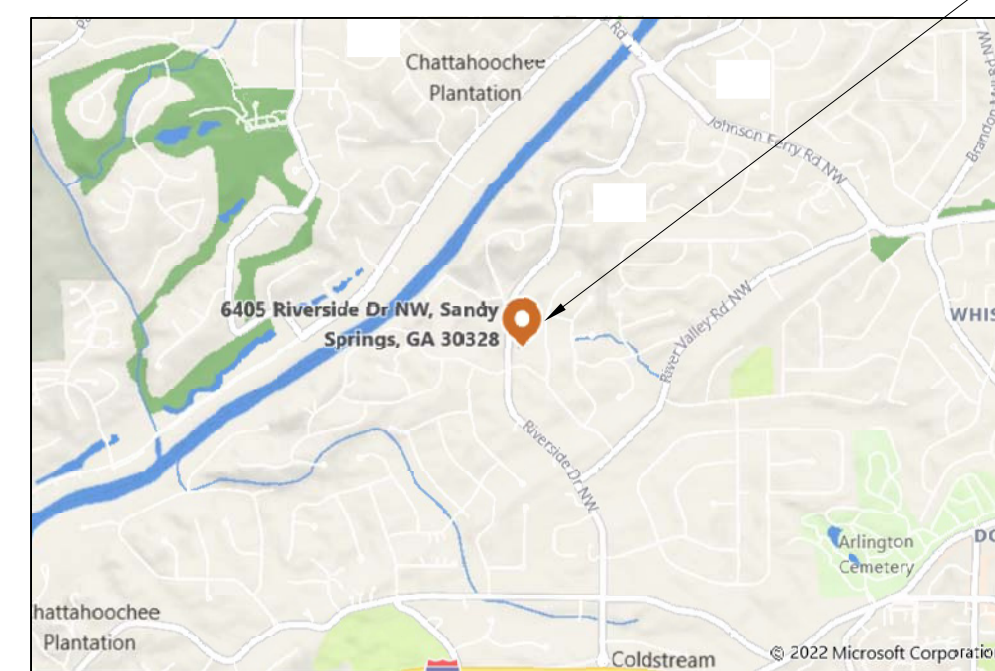
### REFERENCE SYMBOLS

	ELEVATION +00'-00"		HEIGHT / ELEVATION MARKER		DEMO KEYNOTE
	SECTION MARK SIM - SIMILAR OPP - OPPOSITE HAND		PLAN KEYNOTES		REVISION
	ENLARGED PLAN / DETAIL MARK		WINDOW NUMBER		ROOM NAME
	ELEVATION CALLOUT		NORTH ARROW		ROOF SLOPE
	DOOR NUMBER		RUN RISE		BATT INSULATION
	FLOOR TRANSITION		EARTH		GRANULAR
	COLUMN AND GRID NUMBER		CONCRETE		STEEL, IRON
	WOOD		BRICK		MORTAR NET
	SOLID GROUT		WOOD DIMENSIONAL		RIGID INSULATION
	SHEATHING		PLASTER, GYPSUM WALLBOARD		
	PLASTER, GYPSUM WALLBOARD				

#### APPLICABLE BUILDING CODES

• INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022),  
• INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020),  
• INTERNATIONAL FIRE CODE, 2018 EDITION,  
• INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022),  
• INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
• INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022),  
• NATIONAL ELECTRIC CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS (2021),  
• INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022),  
• INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020),  
FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101).

### VICINITY MAP



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### REVISIONS

- |   |                          |
|---|--------------------------|
| 1 | 1/15/23, City comments   |
| 2 | 2/20/23, City comments   |
| 3 | 3/26/2023, City comments |

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2815 Tanner Lake Trail Marietta, GA. 30064 (404) 788-4770

6405 RIVERSIDE DR.

COVER SHEET

Drawn By : Kris

Checked By : WS

Date : 9/15/22

Job No. : Job No.

CS

of :

1

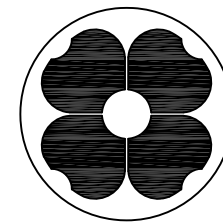
GEORGIA811  
1-800-282-7411  
Know what's below.  
Call before you dig.



## REVISIONS

1	1/15/23, City comments
2	2/20/23, City comments

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**WL&N PROPERTIES CO., LLC.**  
2815 Tanner Lake Trail Marietta, GA. 30064 (404)788-4770

**6405 RIVERSIDE DR.**

**EXISTING SITE PLAN**

Drawn By : KRI

Checked By : WeS

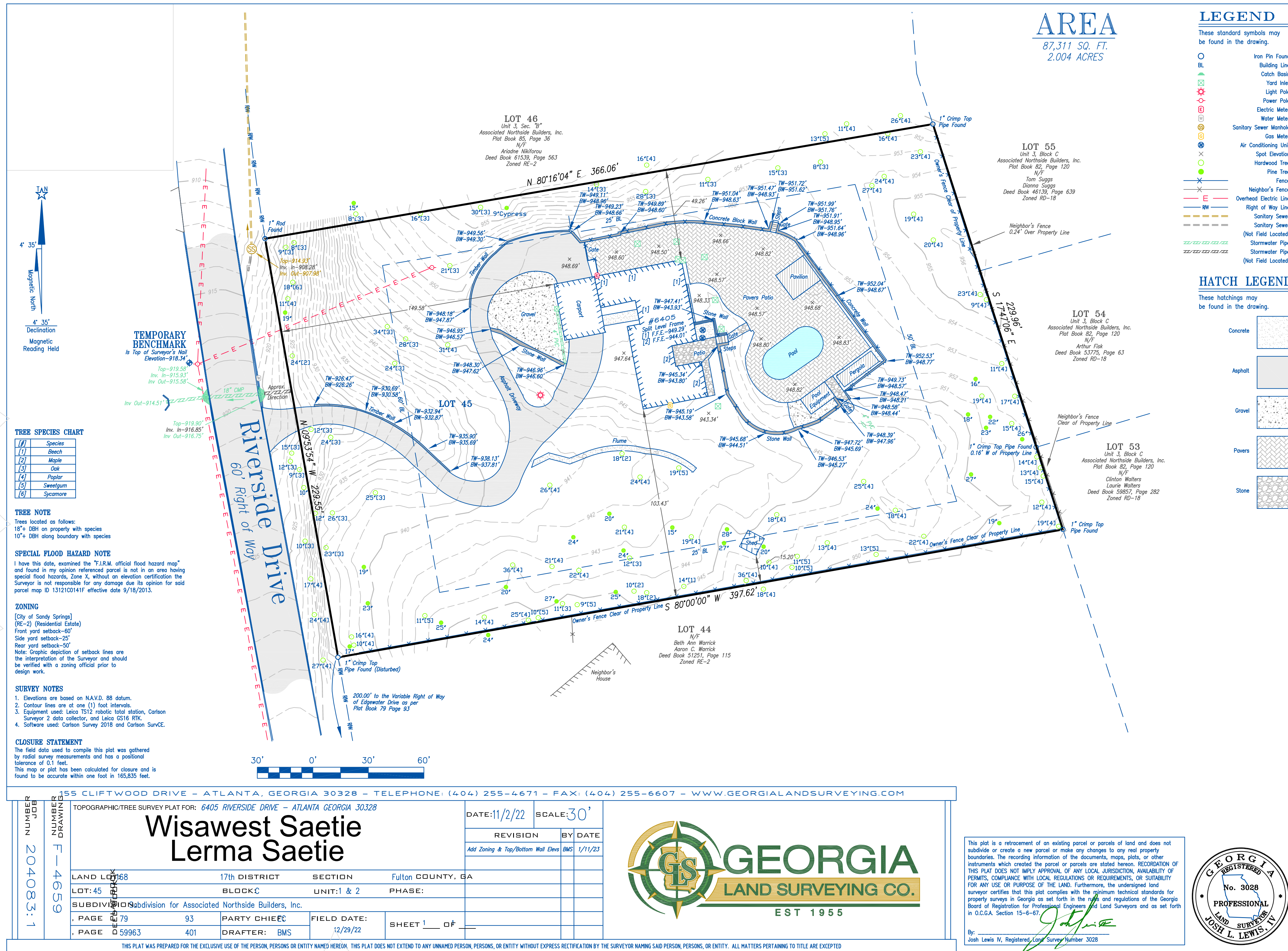
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Job No. : 21101

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of :

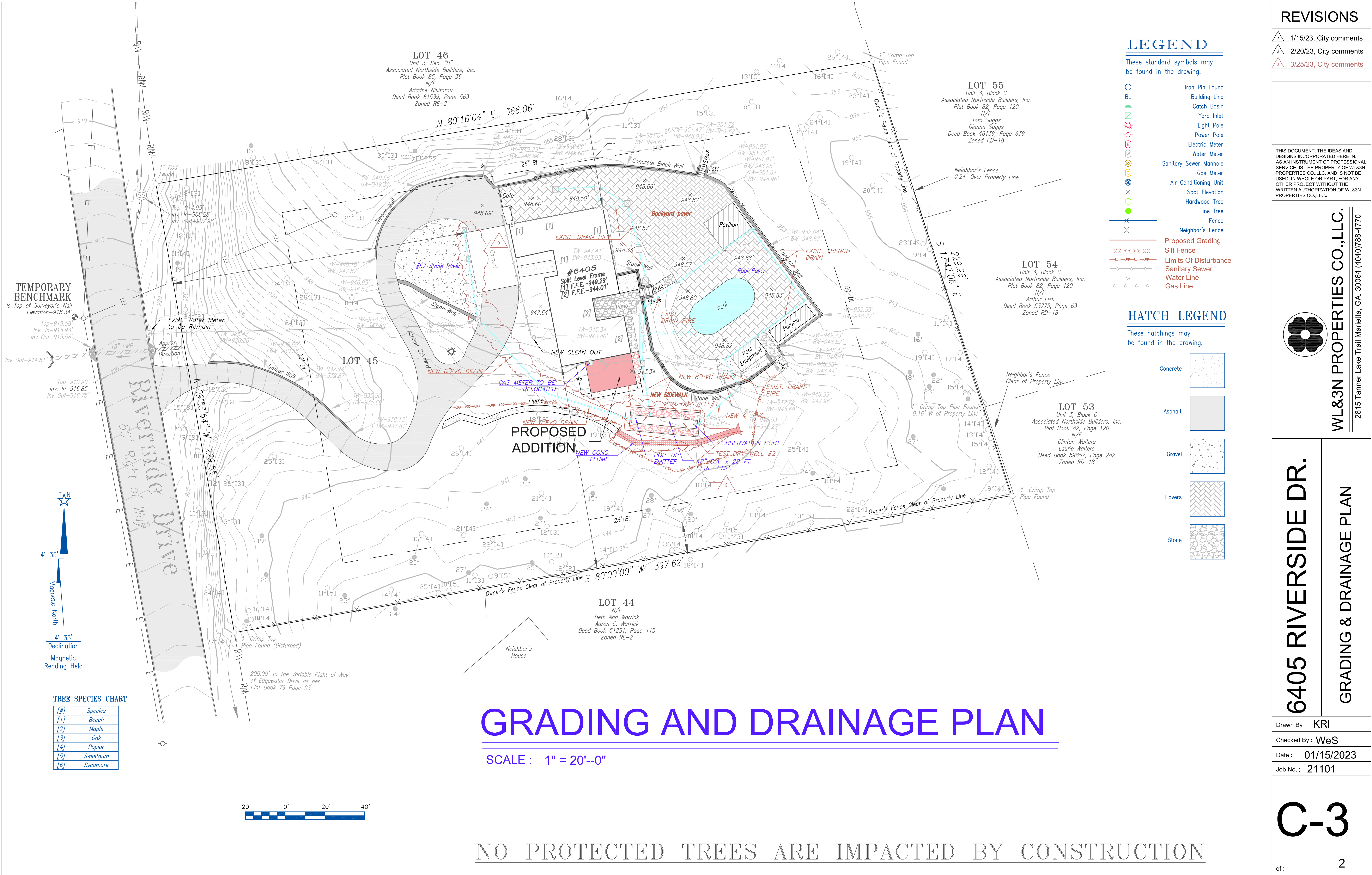
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REVISIONS

1	1/15/23, City comments
2	2/20/23, City comments
3	3/25/23, City comments

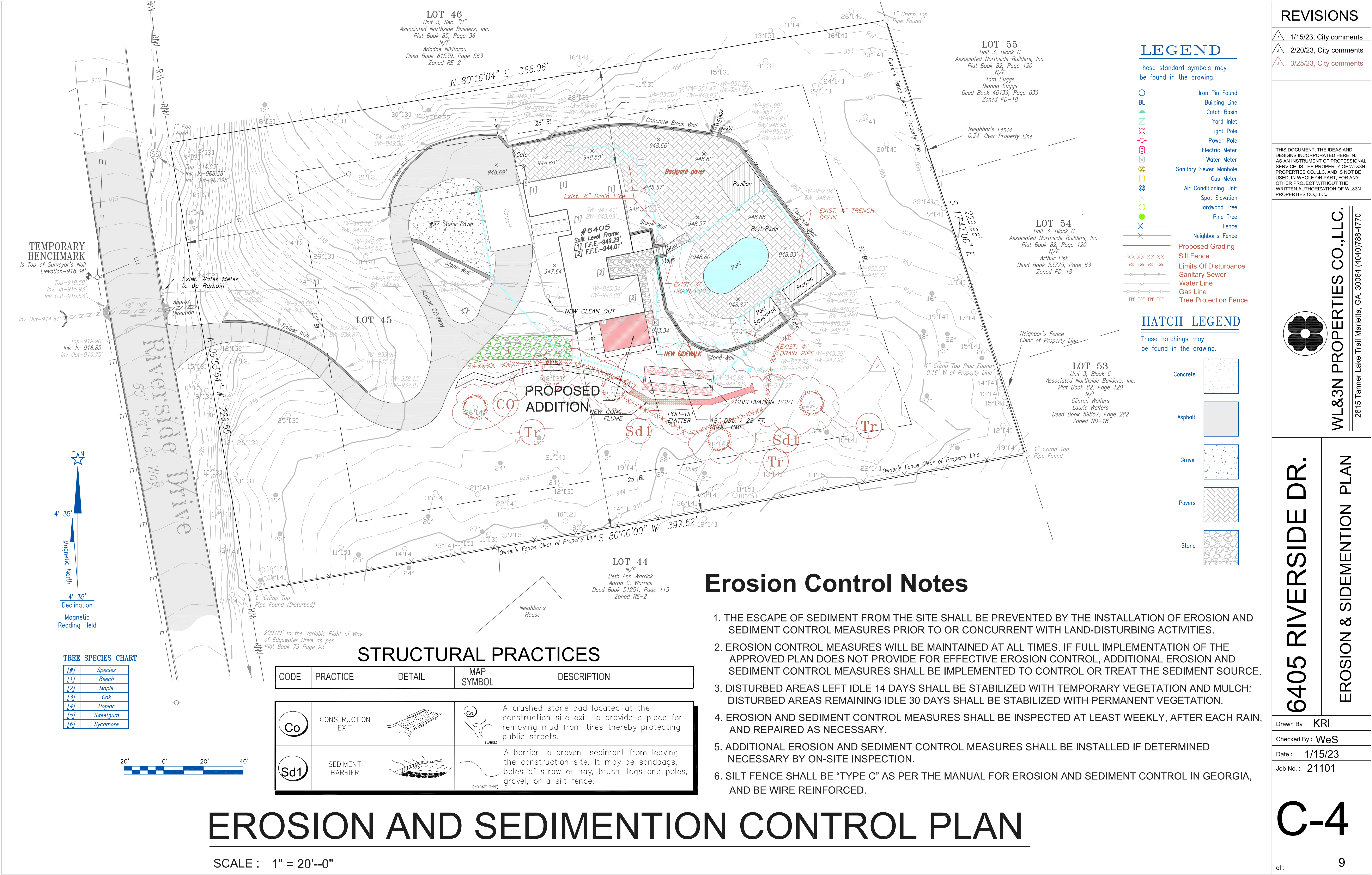
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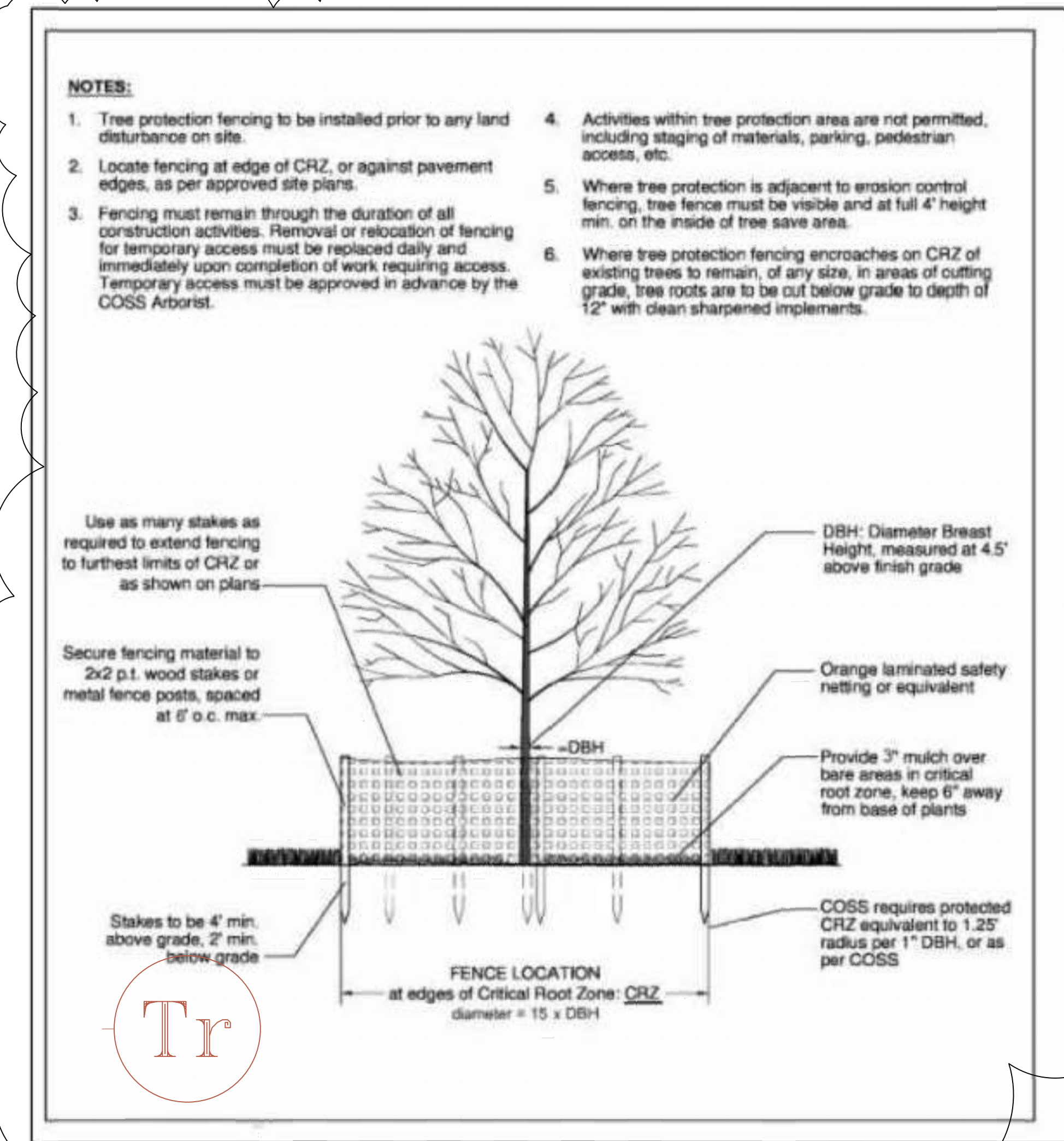
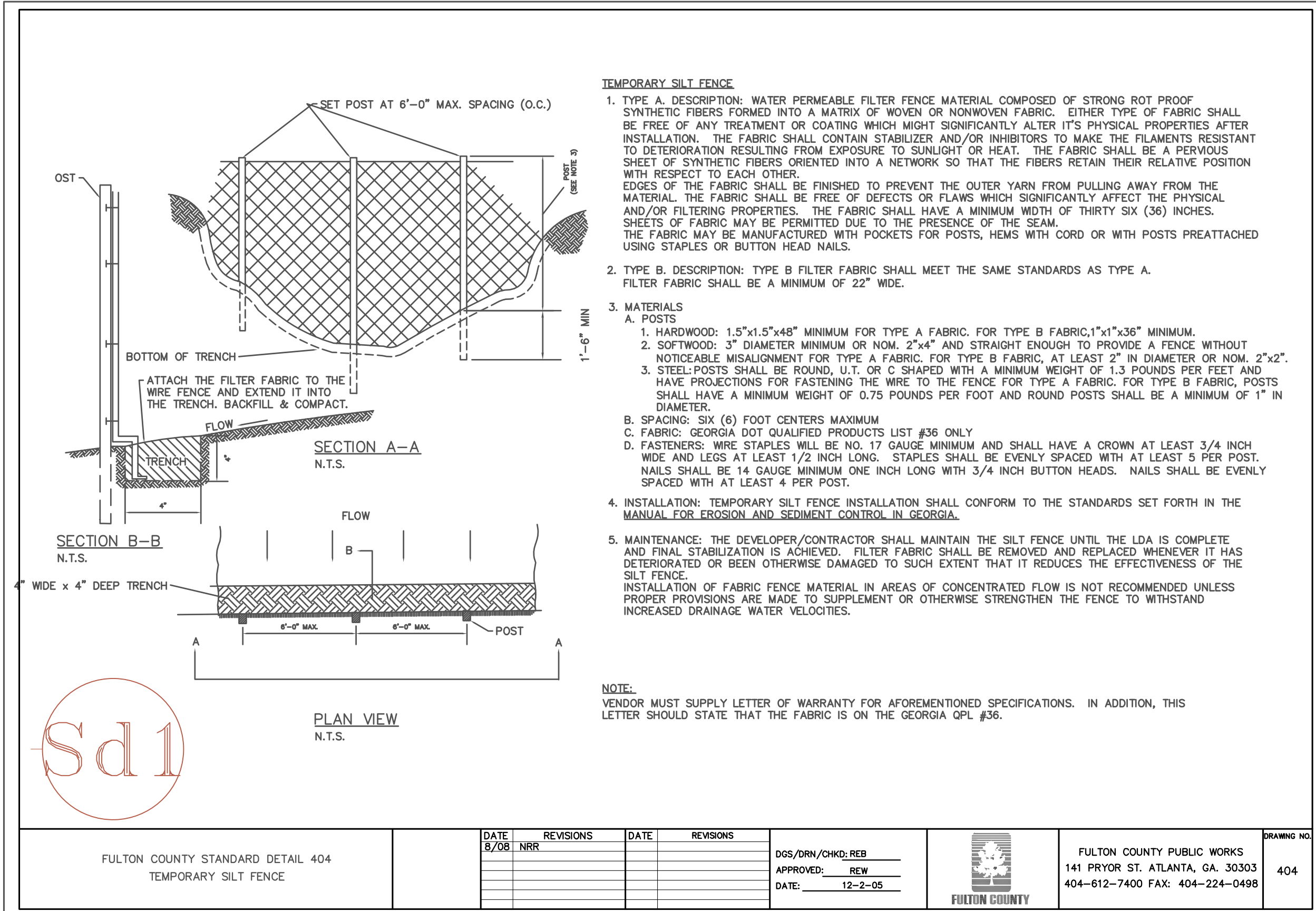
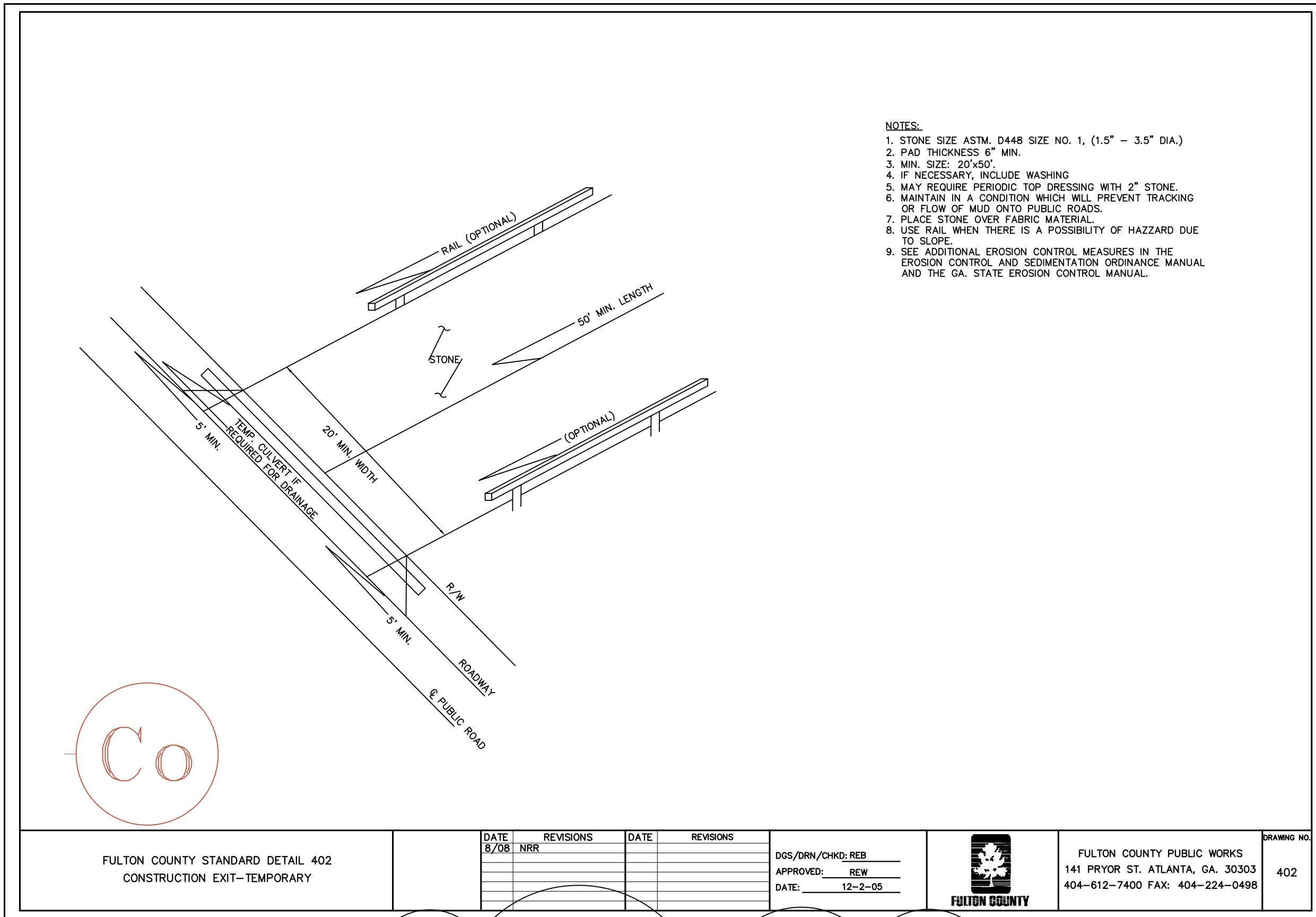
6405 RIVERSIDE DR.  
GRADING & DRAINAGE PLAN

Drawn By : KRI  
Checked By : WeS  
Date : 01/15/2023  
Job No. : 21101







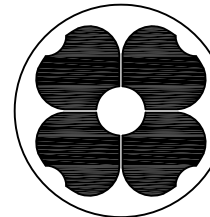


TREE FENCE DETAIL

REVISIONS

1	1/15/23, City comments
2	2/20/23, City comments

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2815 Tanner Lake Trail Marietta, GA. 30064 (404)788-4770

6405 RIVERSIDE DR.

EROSION CONTROL DETAILS

Drawn By : KRI  
Checked By : WeS  
Date : 1/15/23  
Job No. : 21101

C-5



IMPERVIOUS AREA:

HOUSE = 2,644 SF  
CARPORT = 684 SF  
POOL = 586 SF  
POOL DECK PAVER = 1,961 SF  
BACK YARD PAVER = 3,467 SF  
POOL EQUIPMENT = 160 SF  
PAVILION = 294 SF  
PERGOLA = 169 SF  
#57 STONE PAVER = 1,384 SF  
NEW WALK WAY = 316 SF  
NEW WORK SHOP = 376 SF  
TOTAL = 12,041 SF.

OR = 14.0 % OF LOT

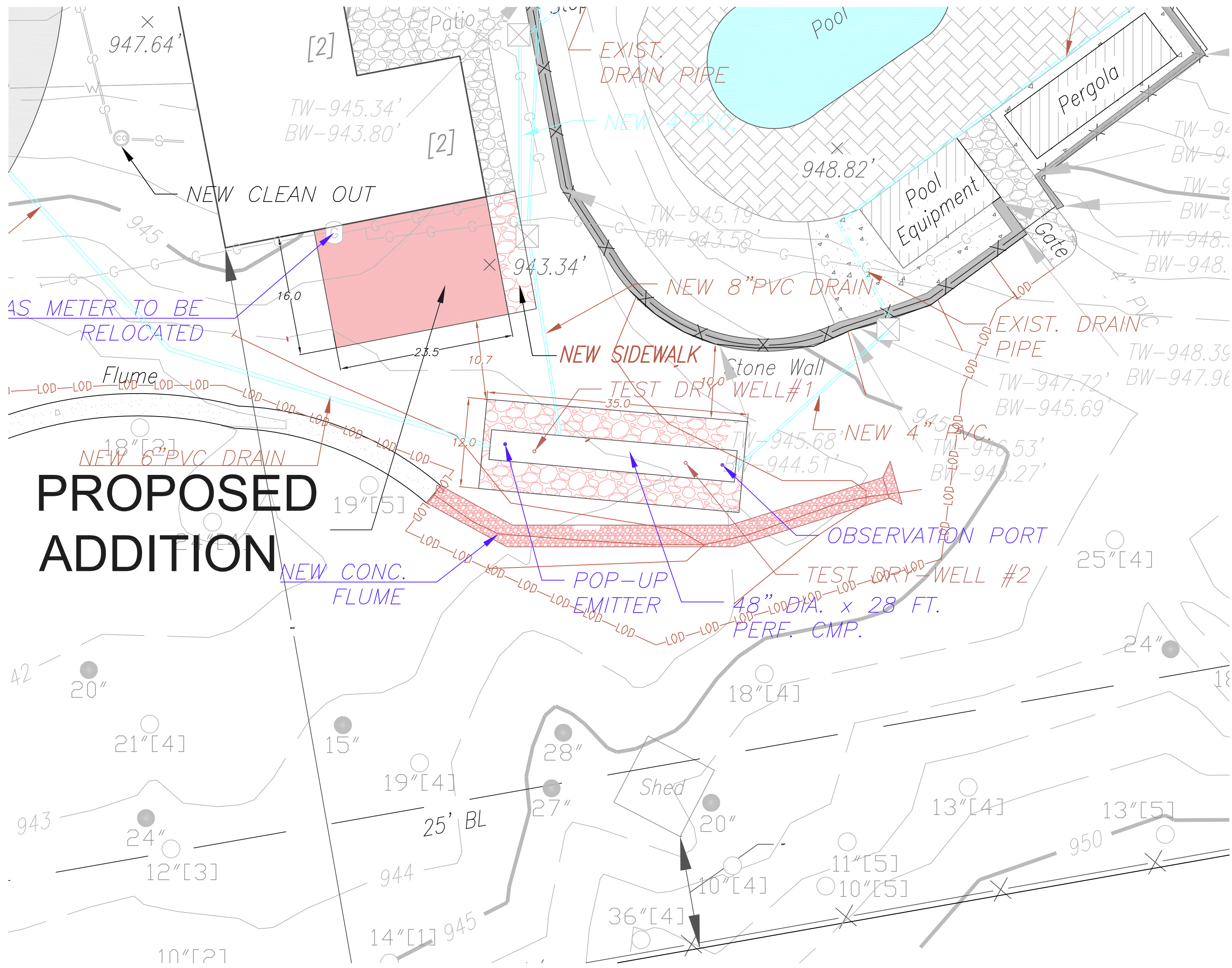
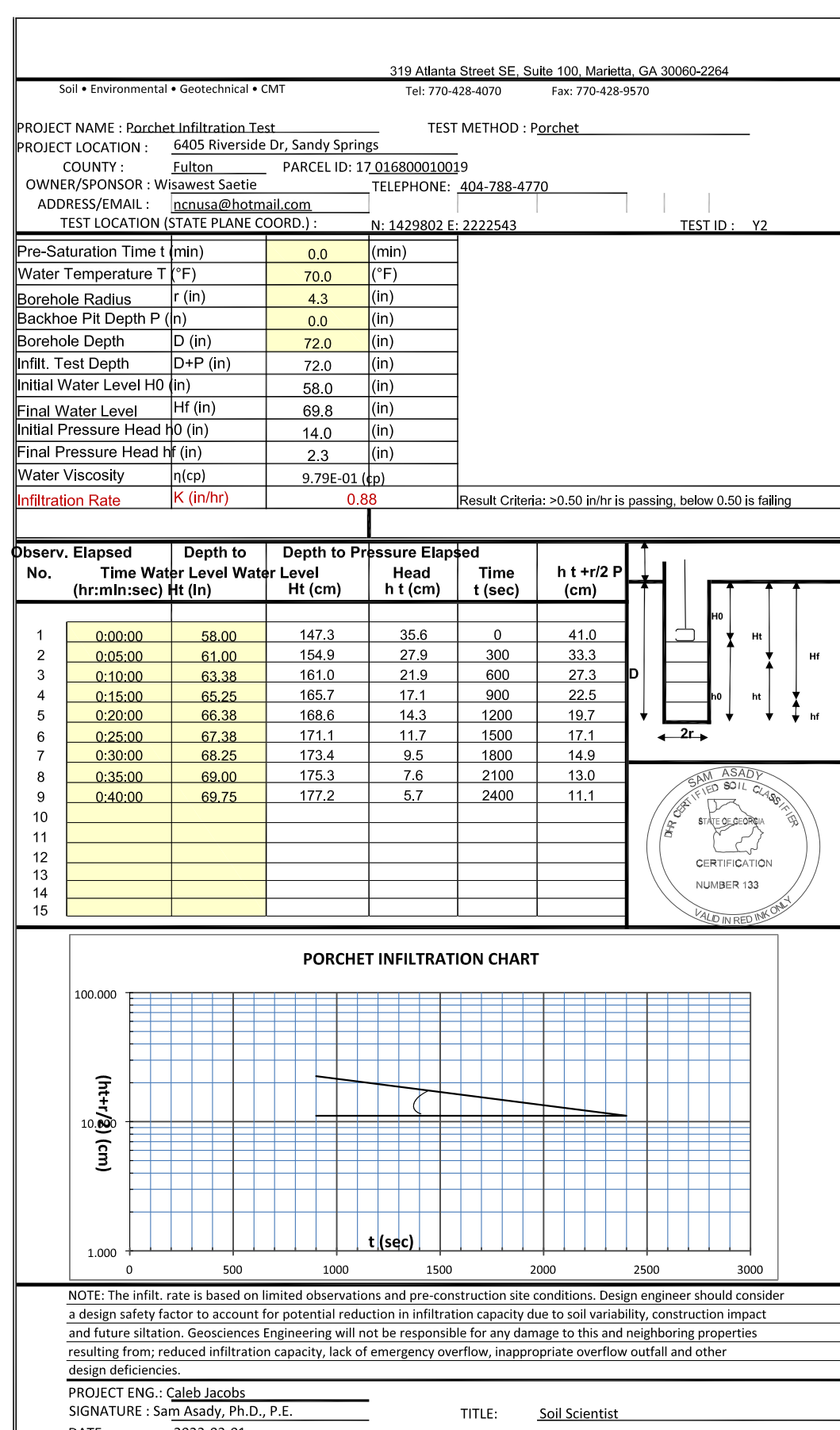
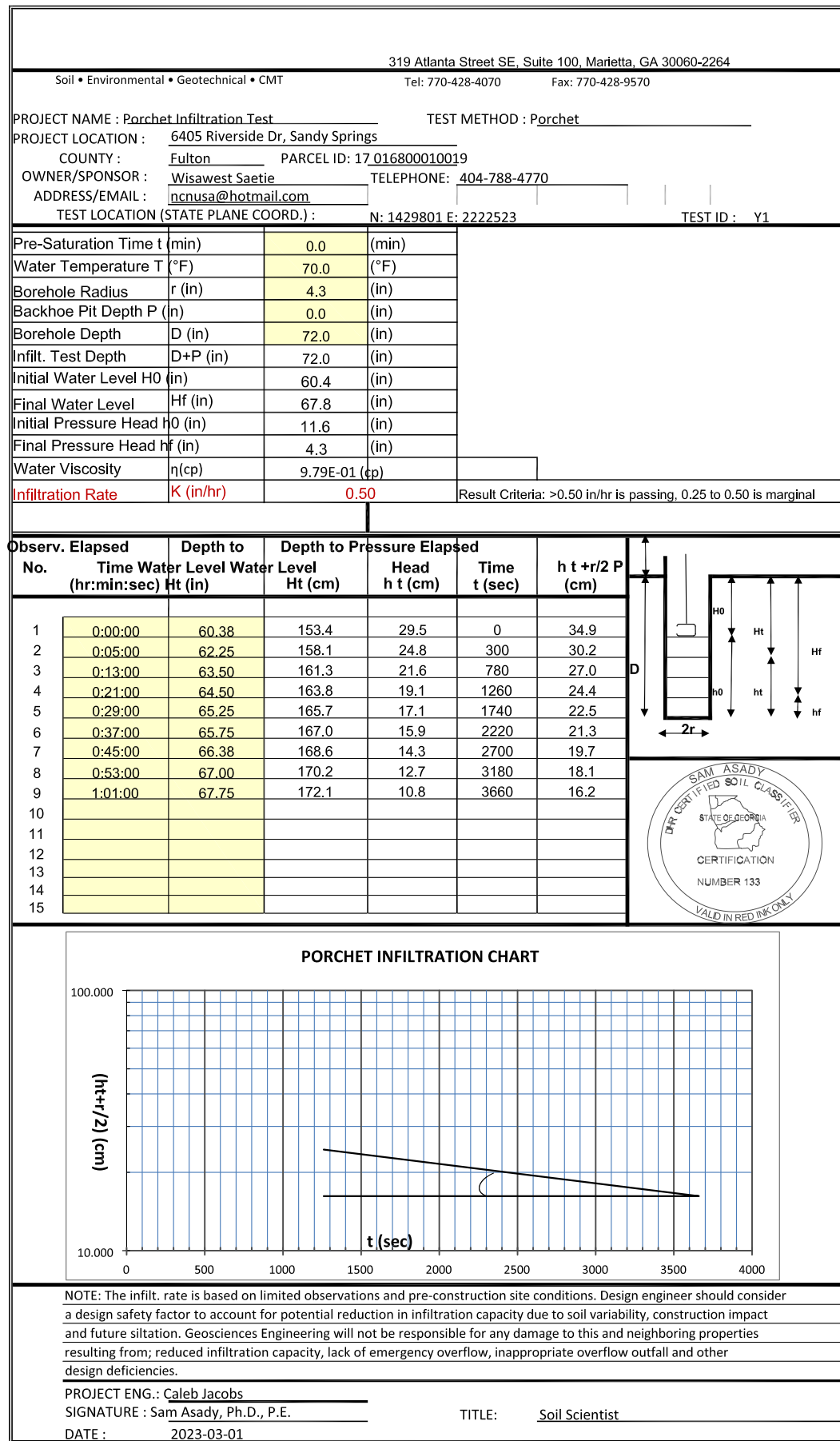
WATER QUALITY CALCULATIONS:

IMPERVIOUS AREA = 12,041 SF.  
RRv REQUIRED = 1.2"  
RRv CALCULATIONS:  $12,041 \times 1.2/12 = 1,204.10$  CF. REQ'D  
INFILTRATION DRY-WELL VOLUME:  
PIPE VOLUME:  $12.56 \text{ CFT/LF} \times 33 \text{ LF} = 414.48 \text{ CFT}$ .  
ROCK DEPTH = 6 FT, WIDTH = 12 FT, LENGTH = 35 FT.  
ROCK VOLUME:  $(6 \times 12 \times 35) \text{ CFT} = 2,520 \text{ CFT}$   
ROCK VOICE = 40%  
NET ROCK VOLUME =  $2,520 \text{ CFT} \times 0.40 = 1,008 \text{ CFT}$ .  
TOTAL AVAILABLE VOLUME :  $414.48 + 1,008 = 1,422.48 \text{ CFT}$ .

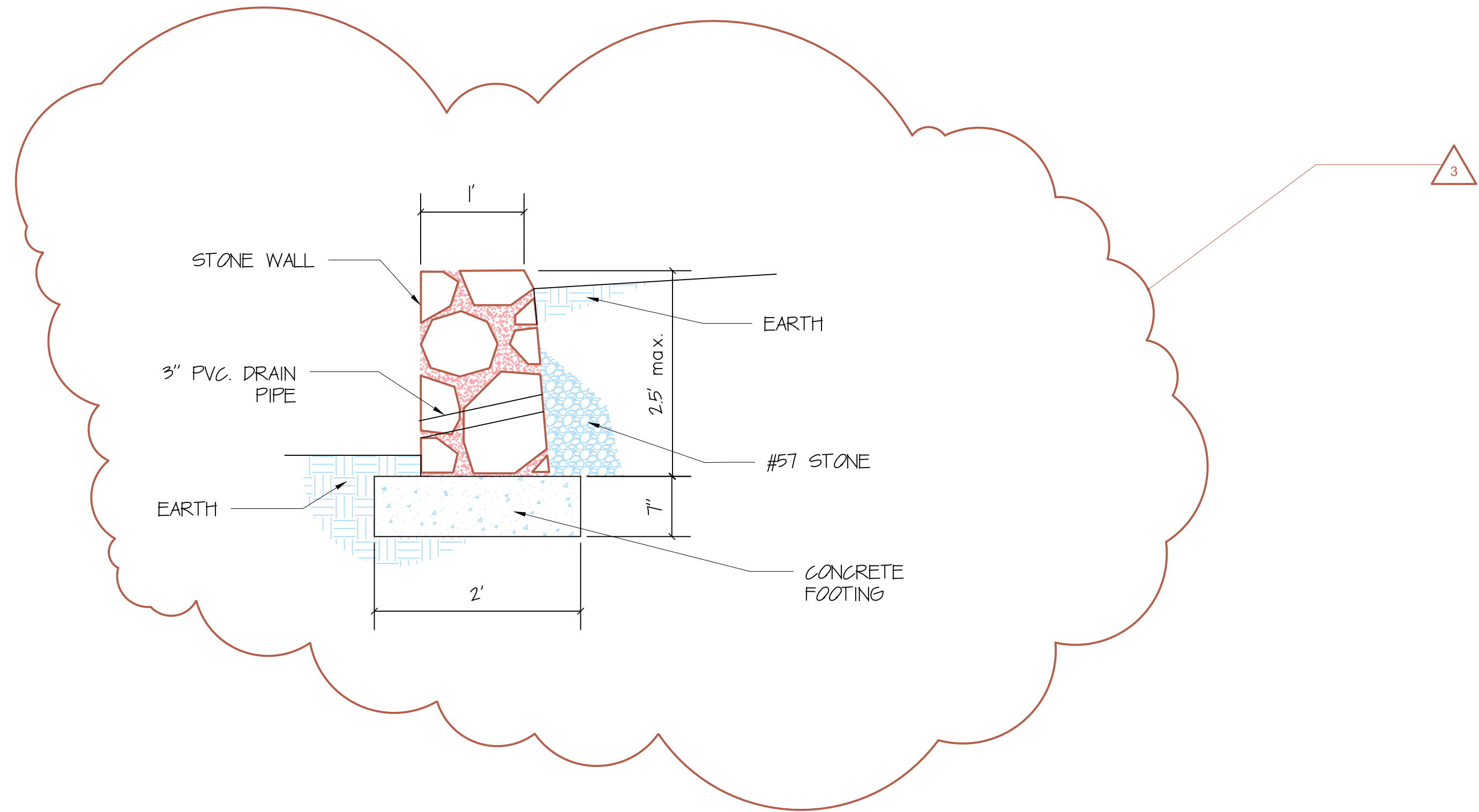
TOTAL AVAILABLE VOLUME : 414.48 + 832.16 = 1,246.64 CFT.

OWNER 24 HR. CONTRACT:

WISAWEST SAETIE  
NCNUSA@HOTMAIL.COM  
(404) 788-4770

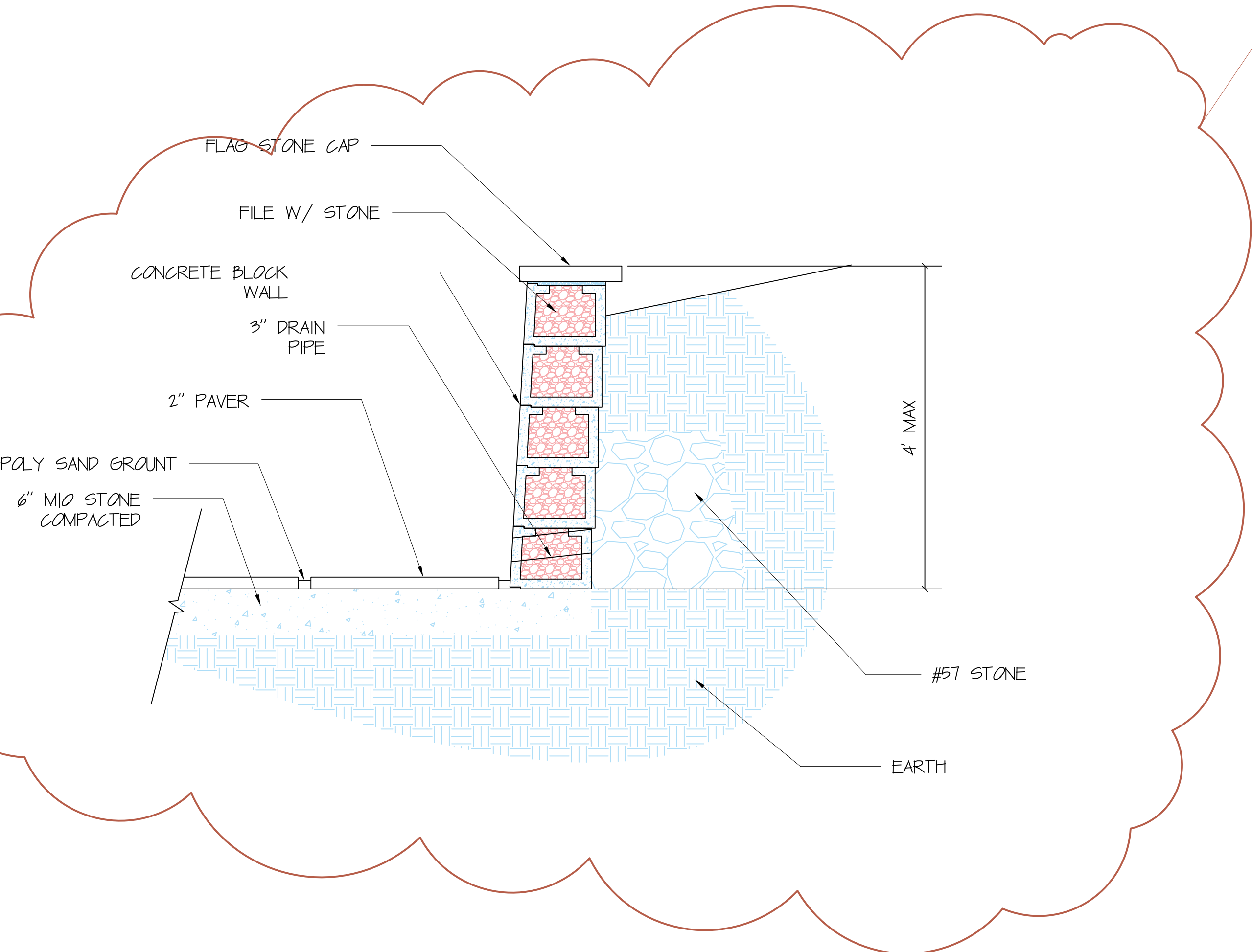






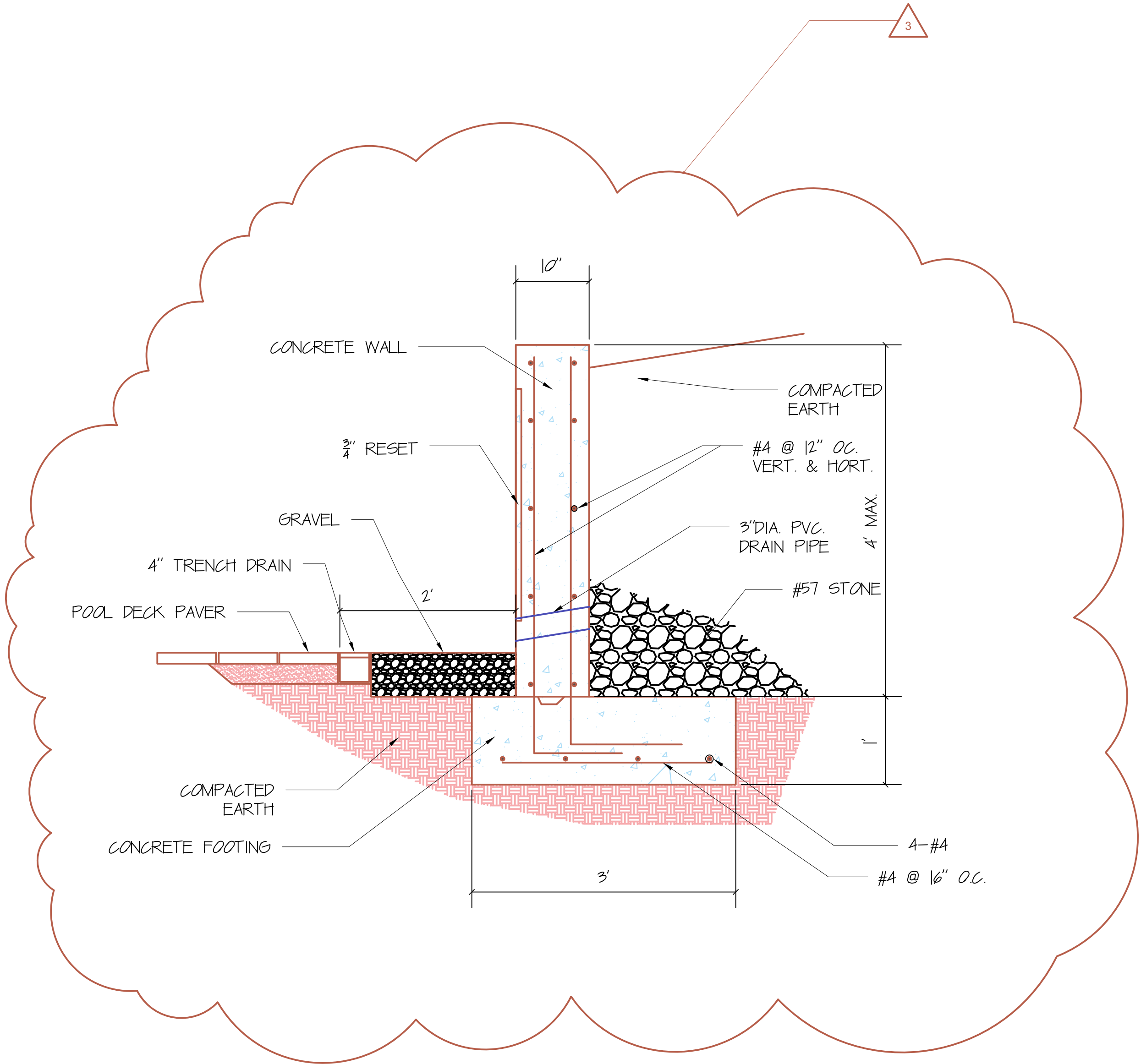
**TYPICAL STONE WALL SECTION**

SCALE : 1" = 1'-0"



**TYPICAL CONCRETE BLOCK WALL**

SCALE : 1" = 1'-0"



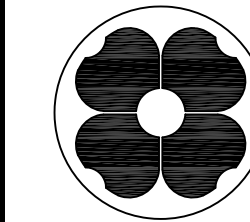
**TYPICAL CONCRETE WALL SECTION**

SCALE : 1" = 1'-0"

REVISIONS

1 3/26/2023, City comments

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WL&3N PROPERTIES CO.,LLC.

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6405 RIVERSIDE DR.

TYPICAL RETAINING WALL

Drawn By : KRI

Checked By : WeS

Date : 3/23/2023

Job No. : 21102

C-7

of :

S-02