



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: November 12, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: RC-14-02SS (6375 River Chase Circle NW)

MEETING DATE: For Submission onto the November 18, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Regional Review Finding

CITY MANAGER APPROVAL: _____

PLACED ON AGENDA FOR: **11/18/2014**

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: _____



To: John McDonough, City Manager

From: Angela Parker, Director, Community Development Department 

Date: October 6, 2014 for Submission onto the October 21, 2014 City Council Meeting Agenda-River Corridor Review

Agenda Item: RC-14-02SS (6375 River Chase Circle NW)

Background:

Property Owner: William B. Royal and Jodie N. Royal

Petitioner: William B. Royal and Jodie N. Royal

Address: 6375 River Chase Circle

Land Lot, District: LL 207, District 17th

Council District: 3

Area: .666 Acres

Existing Zoning: R-2A 1969Z-0052

Project Summary:

Construction of a new single family residence

ARC Finding:

Consistent with the Chattahoochee Corridor Plan

Department of Community Development Recommendation:

APPROVAL-Consistent with Chattahoochee Corridor Plan



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

DATE: AUGUST 18, 2014

ARC REVIEW CODE: V1408081

TO: HON. RUSTY PAUL, MAYOR, CITY OF SANDY SPRINGS
ATTN TO: MICHAEL BARNETT, CHIEF ENVIRONMENTAL COMPLIANCE OFFICER
FROM: Douglas R. Hooker, Executive Director, ARC

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-14-02SS 6375 River Chase Circle NW
Submitting Local Government: City of Sandy Springs

Review Type: Metro River

Date Opened: August 8, 2014

Date Closed: August 18, 2014

FINDING: Review completed; ARC's finding is that the proposed development, while not consistent with the Chattahoochee Corridor Plan in all respects, will provide a level of land and water resource protection equivalent to an application consistent with the Plan.

Additional Comments:

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT DIVISION
COBB COUNTY
GEORGIA CONSERVANCY

ARC NATURAL RESOURCES DIVISION
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC review website, located at: <http://www.atlantaregional.com/land-use/planreviews>.

6375 River Chase Circle



Lot 24 Block C Section 3 River Chase Subdivision
Legal Description

All that tract or parcel lying or being in Land Lot 207 of the 17th District of Fulton County, Georgia and The City of Sandy Springs being more particularly described as follows:

Beginning at the point of intersection of the northerly right-of-way River Chase Ridge (50' R/W) with the westerly right-of-way of River Chase Circle (50' R/W); Thence, continuing northerly along the aforementioned right-of-way a distance of 1241.9 feet to a point, said point being **The True Point of Beginning**; Thence leaving the aforementioned right-of-way, S.06°33'41"W. a distance of 237.00 feet to a point; Thence, N.84°35'43"W. a distance of 87.91 feet to a point; Thence, N.88°20'54"W. a distance of 22.08 feet to a point Thence, N.00°30'20"E. a distance of 234.50 feet to a point located on the southerly right-of-way of River Chase Circle (50' R/W); Thence continuing easterly along the aforementioned southerly right-of-way and following a curve to the right having an arc length of 135.00 feet and a radius of 793.52 feet (said curve being subtended by a chord of S.86°36'56"E. and a distance of 134.84 feet) to a point, said point being **The True Point of Beginning**.

Said tract or parcel contains 0.6659 acres.

SANDY SPRINGS
NOTICE of ATLANTA REGIONAL COMMISSION METROPOLITAN RIVER
PROTECTION ACT CERTIFICATE

Petition Number: RC-14-02SS

Petitioner: William B. Royal and Jodie N. Royal
30 Bonnie Lane, Sandy Springs, GA 30328

Location: 6375 River Chase Circle
LL 207, 17th District
Council District 3
City of Sandy Springs
Fulton County, GA 30327

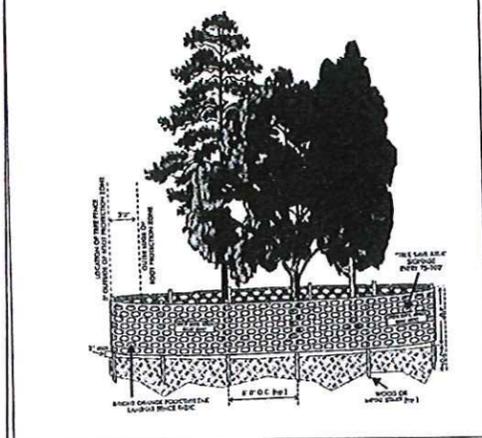
Site Acreage: 0.666 Acres

Request: The owner of the property proposes the construction of a single family residence. The total area of the site is .666 acres. The owner proposed 8578 ft² of clearing and 3547 ft² of impervious. Both totals are below the allocations of the vulnerability category "E" for the lot.

Public Hearings: Mayor and City Council
October 21, 2014

Location: Sandy Springs City Hall
Morgan Falls Office Park
7840 Roswell Road Building 500
Sandy Springs, Georgia 30350
770-730-5600

Figure 1. Tree Protection Fencing



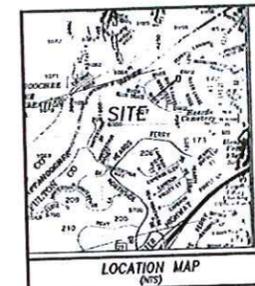
ALL TREE PROTECTION, EROSION CONTROL AND SILT BARRIER DEVICES TO BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 770-730-5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBING, BUILDING CONSTRUCTION OR DEMOLITION.

SWCCC DESIGN PROFESSIONAL CERTIFICATION NUMBER 9078
LCE ENGINEERS, INC. CONTACT: MR. LOVICK EVANS 770-998-5763

UTILITY SERVICE LOCATION NOTE:

ALL UTILITY SERVICE LINES AND STRUCTURES TO THE PROPOSED RESIDENCE SHALL BE CONSTRUCTED EXTERIOR OF ALL TREE SAVE AREAS THIS SITE. SHOULD IT BECOME NECESSARY TO RECONSTRUCT AN EXISTING SERVICE WITHIN THE TREE SAVE AREA, THE UTILITY LINE SHALL BE BORED THROUGH THE TREE SAVE AREA AT A DEPTH ACCEPTABLE TO THE CITY OF SANDY SPRINGS ARBORIST FOR THE ENTIRE LENGTH OF THE TREE SAVE AREA. THE CONTRACTOR SHALL CONTACT THE CITY OF SANDY SPRINGS ARBORIST PRIOR TO START OF ANY RECONSTRUCTIVE EFFORT WITHIN THE TREE SAVE AREAS.



FLOOD HAZARD NOTE:
THE SUBJECT PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAPS OF FULTON COUNTY, GEORGIA - COMMUNITY PANEL NO. 1306701111 - DATED 3/4/2013.

REFERENCE MATERIAL:
FINAL PLAN FOR RIVER CHASE SUBDIVISION RECORDED IN PG 259 PG 104
BOUNDARY AND TOPOGRAPHIC SURVEY FOR LOT 24 BLOCK C SECTION 3 RIVER CHASE SUBDIVISION PREPARED BY GEORGIA PROFESSIONAL LAND SURVEYING, LLC DATED 1/22/13

OWNER/BUILDER
MR. BILL ROYAL
1124 STANDARD DRIVE NE
ATLANTA, GA. 3032819
PHONE (404) 441-8718

24 HOUR CONTACT
MR. BILL ROYAL
PHONE (404) 441-8718

Levick C. Evans
Lead & Certified Survey Professional
Certification Number 8888888

AREA THIS TRACT:
29,009 SFT
0.666 AC

GENERAL NOTES:

THE SUBJECT PROPERTY IS PRESENTLY ZONED R3
THE EXISTING USE THIS SITE IS SINGLE FAMILY RESIDENTIAL.
THE RECEIVING WATERS THIS SITE ARE AN UNNAMED TRIBUTARY TO NANCY CREEK.
THERE ARE NO BURN AND/OR BURIAL PITS PROPOSED THIS SITE.
WATER SERVICE THIS SITE PROVIDED BY CITY OF ATLANTA.
SEWER SERVICE THIS SITE VIA FULTON COUNTY PUBLIC SEWER SYSTEM.
NO NEW ROAD CONSTRUCTION IS PROPOSED THIS SITE.
THE PLACEMENT OF COMPOSTERS AND THE PARKING OF VEHICLES IS PROHIBITED IN THE RIGHT-OF-WAY.
THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE ATLANTA REGIONAL COMMITTEE CHUTAHOOCHEE RIVER CORRIDOR.

EXISTING UNPROTECTED TREES:

17'	21'
18'	18'
22'	25'
20'	21'
17'	24'
17'	

EXISTING LANDMARK TREES:

34'

EXISTING BOUNDARY TREES:

17'

ALL BOUNDARY TREES SEE 6 TO BE PRESERVED

EXISTING UNPROTECTED TREES TO BE REMOVED:

24'	17'
11'	17'
17'	

CANOPY CALCULATIONS:

CANOPY COVERAGE CALCULATIONS HAVE BEEN DETERMINED BY THE APPLICATION OF 1000 CANOPY CREDITS PER EXISTING PROTECTED AND LANDMARK TREE RETAINED THIS SITE.

1 LANDMARK TREES TO BE RETAINED THIS SITE ++
TOTAL RETAINED TREE CANOPY CREDITS = 1,000 S.F.
APPROXIMATE TREE SAVE CANOPY AREA = 12,431 S.F.

PROPERTY INTENDED USE IS RESIDENTIAL WHICH REQUIRES A 30% CANOPY

TOTAL AREA THIS TRACT = 102,019 S.F.
30% OF LOT AREA = 8,703 S.F.
TOTAL RETAINED TREE CANOPY = 13,431 S.F.

NO ADDITIONAL TREE CANOPY PLANTING REQUIRED.

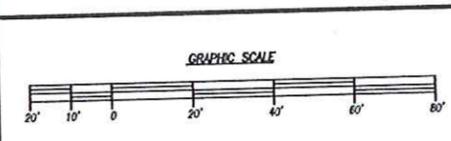
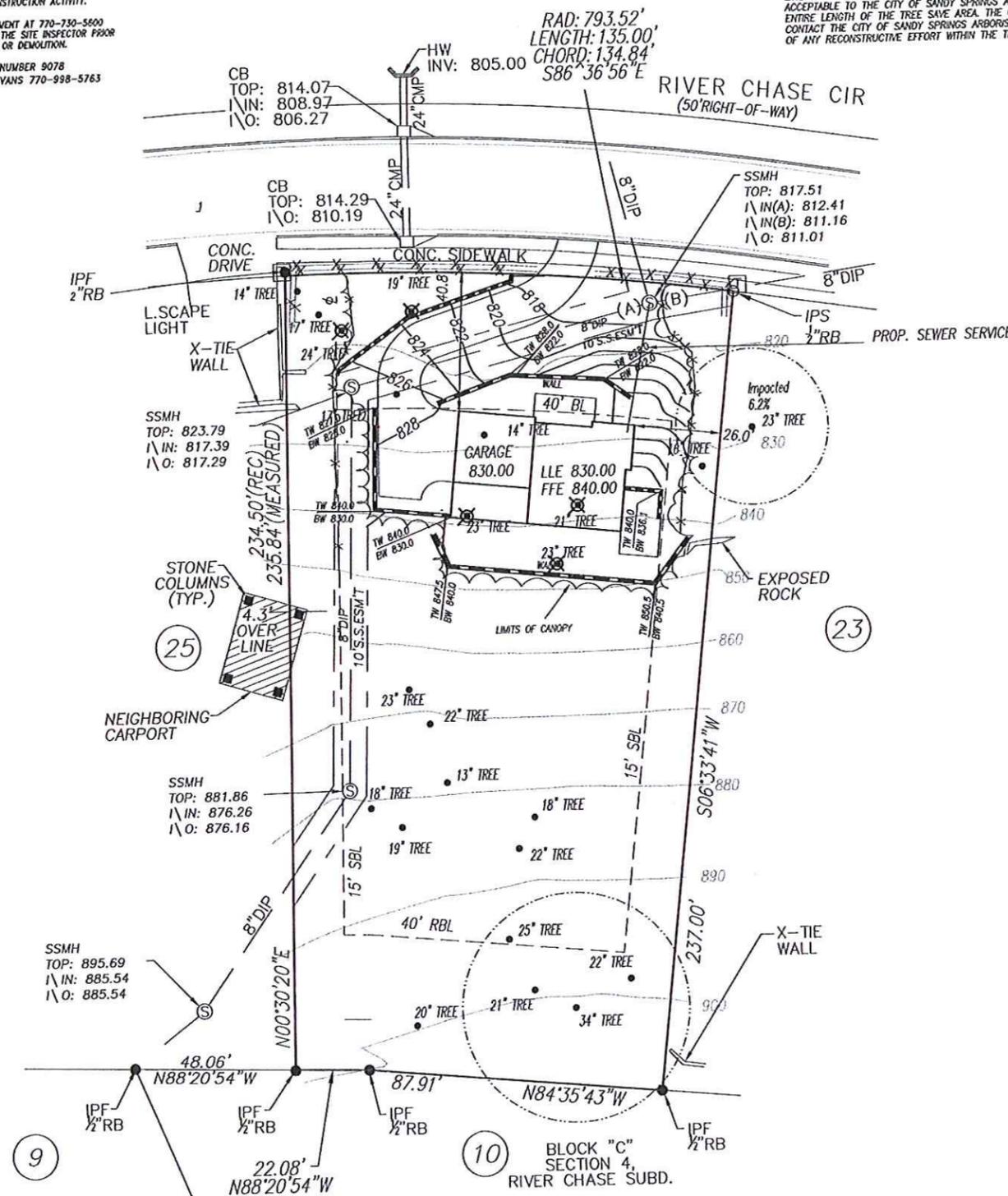
++ DAMAGED OR RECOMPENSE TREES ARE NOT INCLUDED IN THIS NUMBER.

BUILDER SHALL PROVIDE AND INSTALL TREES AS SHOWN OF RECOMMENDED SPECIES PER THE CITY OF SANDY SPRINGS RECOMMENDED SPECIES LIST CONTAINED WITHIN THE TREE PRESERVATION ORDINANCE APPENDIX 2a & 2b) IN AREAS ACCEPTABLE WITH THE CITY ARBORIST. ANY AND ALL REQUIRED CREDITS THAT CANNOT BE PLANTED ONSITE SHALL BE PAID TO THE CITY OF SANDY SPRINGS TREE BANK AT \$375.00 PER CREDIT.

PRIOR TO AND THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ACCURATE FIELD LOCATIONS OF ALL UTILITY LINES AND SERVICES (BOTH PRE-EXISTING AND NEWLY INSTALLED UTILITY LINES AND UTILITY SERVICES) WITHIN AND ADJACENT TO THE SCOPE OF WORK AREA THIS SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEACTIVATION OF REMOVAL AND/OR RELOCATION OF ANY AND ALL UTILITY LINES AND UTILITY SERVICES WITHIN THE SCOPE WORK AREA BY QUALIFIED CONTRACTORS AND PERSONNEL AS WELL AS DETERMINATION OF ANY AND ALL CONFLICTS BETWEEN THE EXISTING UTILITY AND UTILITY SERVICE INFRASTRUCTURE AND THE PROPOSED IMPROVEMENTS & UTILITY INFRASTRUCTURE.

THE LOCATION AND DESCRIPTION OF UNDERGROUND UTILITIES, UTILITY SERVICES AND STRUCTURES SHOWN HEREON ARE BY SURFACE INSPECTION ONLY. INFORMATION REGARDING THE PRESENCE, SIZE, CHARACTER AND LOCATIONS OF SAID UTILITIES, ETC. SHOWN HEREON IS APPROXIMATE AND SHALL IN NO WAY BE CONSIDERED A COMPLETE SUMMARY OF ALL EXISTING UTILITIES, UTILITY SERVICES & STRUCTURES. LCE ENGINEERS, INC. SHALL NOT BE HELD RESPONSIBLE FOR THE LOCATION, SIZE, DEPTH, ETC. OF ANY UNDERGROUND UTILITIES, UTILITY SERVICES, PIPES, STRUCTURES, ETC. SHOWN OR NOT SHOWN HEREON.

UTILITIES PROTECTION CENTER
CALL TOLL FREE
IN METRO ATLANTA
811
THROUGHOUT GEORGIA
811
THREE WORKING DAYS BEFORE YOU DIG



REV.	DATE	DESCRIPTION

TREE PRESERVATION PLAN FOR:
MR. BILL ROYAL
TAX ID# 17-020600080339
6375 RIVER CHASE CIRCLE
THE CITY OF SANDY SPRINGS, GEORGIA
17th DISTRICT FULTON COUNTY, GEORGIA
LAND LOT 207

DRAWN LCE
CHECKED LCE
DATE 4/7/14
SCALE
1701LDP.DWG

LCE ENGINEERS, INC.
LS-1
603 Macy Drive
Roswell, GA 30076

Tel. 770-998-5763
Fax. 770-643-4855

THE CONTRACTOR MUST CONTACT THE UTILITIES PROTECTION CENTER "CALL BEFORE YOU DIG" TELEPHONE NUMBER 811 (OR 1-800-282-7411) FOUR DAYS BEFORE STARTING ANY ACTIVITY THIS SITE.