



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** July 11, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: RC-13-06SS (4900 Riverview Road)

MEETING DATE: For Submission onto the August 6, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Regional Review Finding
Application for Certificate

APPROVAL BY CITY MANAGER: JTM APPROVED

PLACED ON AGENDA FOR: 8/6/2013

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]

REMARKS:



To: John McDonough, City Manager

From: Angela Parker, Director Community Development Department

Date: June 6, 2013 for Submission onto the August 6, 2013 City Council Meeting Agenda-River Corridor Review

Agenda Item: RC-13-06SS (4900 Riverview Road)

Background:

Property Owner: Charles Marto

Petitioner: Wilson P. Andrews and Julianne F. Andrews

Representative: Wilson P. Andrews and Julianne F. Andrews

Address: 4900 Riverview Drive

Land Lot, District: LL 212, District 17th

Council District: 6

Area: 2.10 Acres

Existing Zoning: R 1

Project Summary:

Construction of a single family residence.

ARC Finding:

Consistent with the Chattahoochee Corridor Plan

Department of Community Development Recommendation:

APPROVAL-Consistent with Chattahoochee Corridor Plan

*Community
Development*



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: JUNE 10, 2013

ARC REVIEW CODE: V1305301

TO: MAYOR EVA GALAMBOS
ATTN TO: MICHAEL BARNETT, CHIEF ENVIRONMENTAL COMPLIANCE OFFICER
FROM: Douglas R. Hooker, Executive Director

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-13-06SS 4900 Riverview Road
Submitting Local Government: City of Sandy Springs

<u>Review Type:</u> Metro River	<u>Date Opened:</u> May 30, 2013	<u>Date Closed:</u> June 10, 2013
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FINDING: ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Additional Comments:

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED 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. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

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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: 2.10 AC.
Outside Corridor: 0
Total: 2.10 AC.
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: 188' x 15'
Outside Corridor: 0
Total: 188' x 15'

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. (Maximums Shown In Parentheses)
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 x 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 x 1.5 = 4299) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

M. S. M.
9/20/23

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)

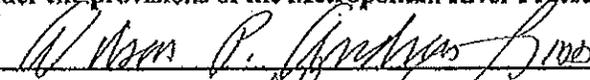


Signature(s) of Owner(s) of Record

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:





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

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

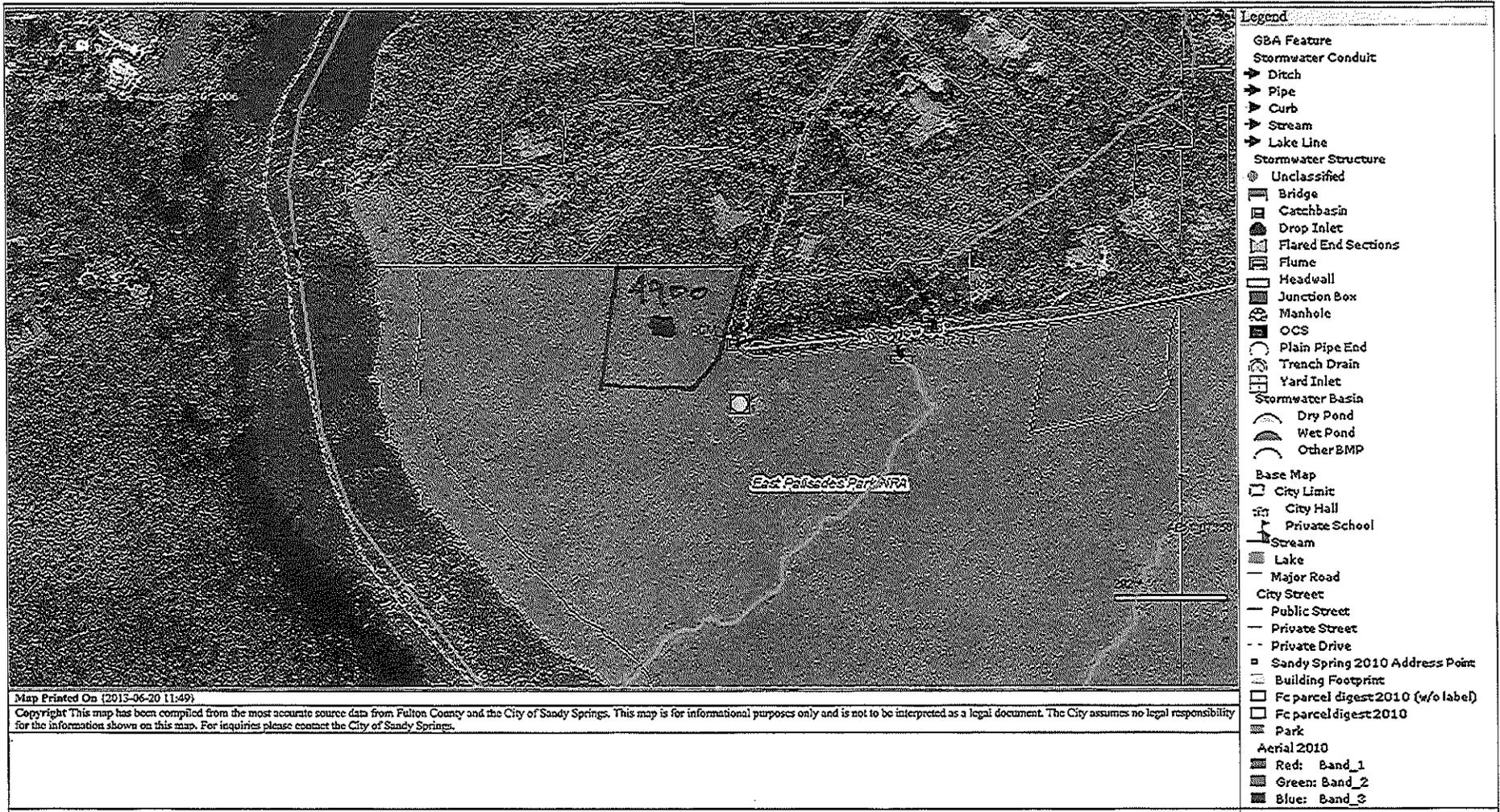
Vulnerability Factors		Score			
Vegetation	Pines		15		
Geology	Biotite Muscovite Quartz Schist		5		
Soils	Moderate Erodibility		12		
SUBTOTAL			32		
Hydrology	First Order	10		--	
	Interbasin	--		20	
SUBTOTAL		42		52	
Aspect	Hot Spot	3	3	--	--
	North	--	--	6	--
	West	--	--	--	12
SUBTOTAL		45	55	58	64
Slope	0-10%	3	3	--	--
	10-25%	--	--	9	9
TOTAL SCORE:		48	58	67	73
CATEGORY:		C	D	E	E

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.



- Legend**
- GBA Feature**
 - Stormwater Conduit**
 - Ditch
 - Pipe
 - Curb
 - Stream
 - Lake Line
 - Stormwater Structure**
 - ⊙ Unclassified
 - ▣ Bridge
 - ▣ Catchbasin
 - ▣ Drop Inlet
 - ▣ Flared End Sections
 - ▣ Flume
 - ▣ Headwall
 - ▣ Junction Box
 - ▣ Manhole
 - ▣ OCS
 - ▣ Plain Pipe End
 - ▣ Trench Drain
 - ▣ Yard Inlet
 - Stormwater Basin**
 - ▣ Dry Pond
 - ▣ Wet Pond
 - ▣ Other BMP
 - Base Map**
 - ▣ City Limit
 - ⊙ City Hall
 - ⊙ Private School
 - ▣ Stream
 - ▣ Lake
 - ▣ Major Road
 - ▣ City Street
 - ▣ Public Street
 - ▣ Private Street
 - ▣ Private Drive
 - ▣ Sandy Spring 2010 Address Point
 - ▣ Building Footprint
 - ▣ Fc parcel digest 2010 (w/o label)
 - ▣ Fc parcel digest 2010
 - ▣ Park
 - Aerial 2010**
 - ▣ Red: Band_1
 - ▣ Green: Band_2
 - ▣ Blue: Band_3

Map Printed On (2013-06-20 11:49)

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