





To: John McDonough, City Manager

From: Angela Parker, Director, Community Development Department

A handwritten signature in black ink, appearing to be the initials "AP", is written to the right of the "From:" line.

Date: June 6, 2013 for Submission onto the July 16, 2013 City Council Meeting Agenda-River Corridor Review

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

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***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 17<sup>th</sup>  
**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



# 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)



\_\_\_\_\_

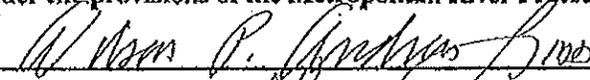
\_\_\_\_\_

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**

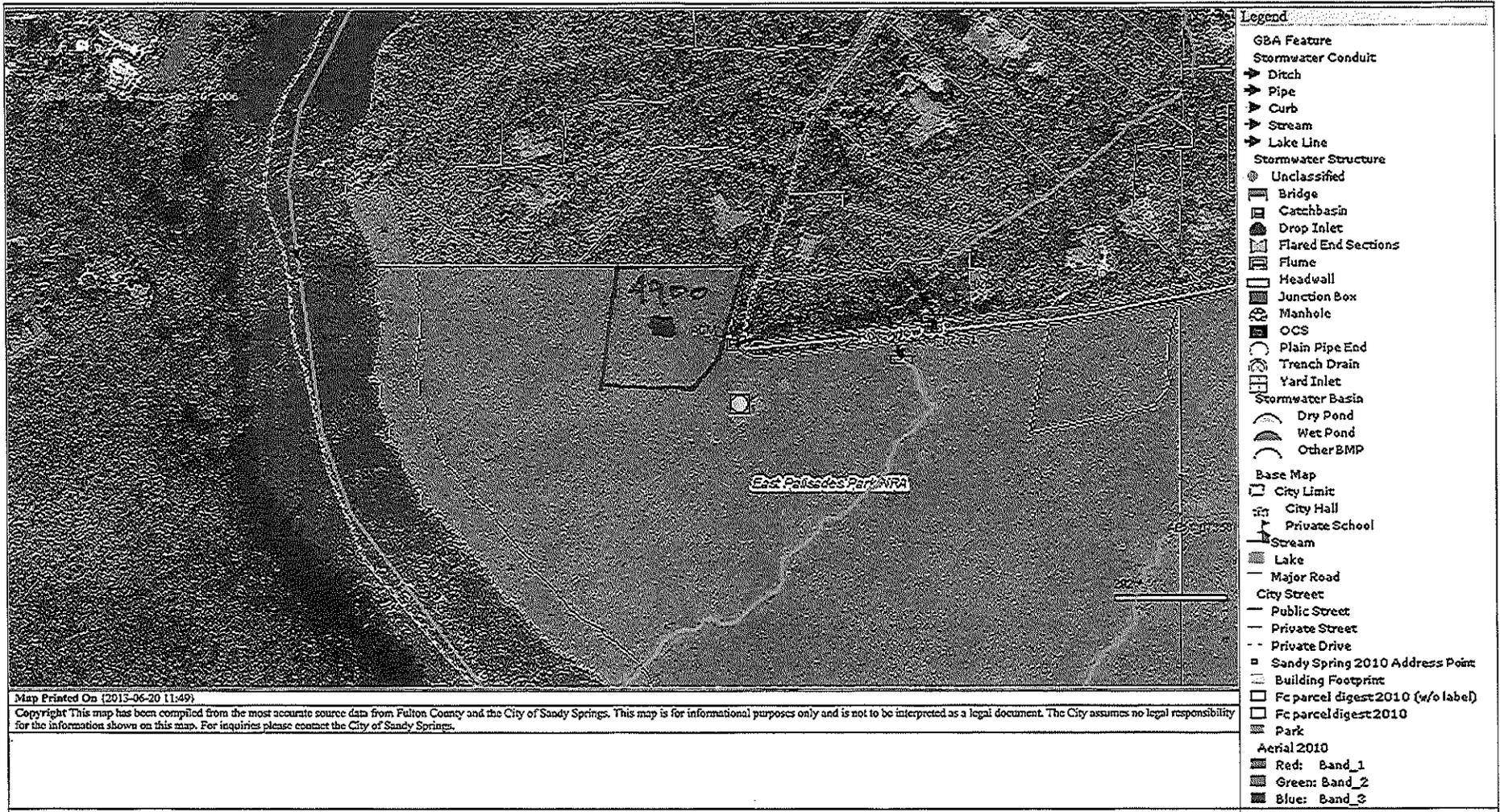
<b>Vulnerability Factors</b>		<b>Score</b>			
<b>Vegetation</b>	Pines		15		
<b>Geology</b>	Biotite Muscovite Quartz Schist		5		
<b>Soils</b>	Moderate Erodibility		12		
<b>SUBTOTAL</b>			<b>32</b>		
<b>Hydrology</b>	First Order	10		--	
	Interbasin	--		20	
<b>SUBTOTAL</b>		<b>42</b>		<b>52</b>	
<b>Aspect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

### 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.



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

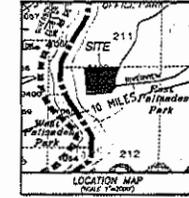
Copyright This map has been compiled from the most accurate source data from Fulton County and the City of Sandy Springs. This map is for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map. For inquiries please contact the City of Sandy Springs.

- 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
  - Aerial 2010**
    - Sandy Spring 2010 Address Point
    - Building Footprint
    - Fc parcel digest 2010 (w/o label)
    - Fc parcel digest 2010
    - Park
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3



Soil Type	Area (SFT)	Area (AC)
USDA PERMITS - SANDY SPRINGS		
Zone	10	0.23
Substrate/Depth		
1000	0	0.00
2000	0	0.00
3000	0	0.00
4000	0	0.00
5000	0	0.00
6000	0	0.00
7000	0	0.00
8000	0	0.00
9000	0	0.00
10000	0	0.00
11000	0	0.00
12000	0	0.00
13000	0	0.00
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91000	0	0.00
92000	0	0.00
93000	0	0.00
94000	0	0.00
95000	0	0.00
96000	0	0.00
97000	0	0.00
98000	0	0.00
99000	0	0.00
100000	0	0.00

EXISTING ALLOWED	30% ALLOWED	15% ALLOWED
E ZONE - 19167 SQFT.	E ZONE CLEARING - 5732 SQFT	E ZONE IMPERVIOUS - 2866 SQFT
PROPOSED	E ZONE CLEARING - 15 SQFT	E ZONE IMPERVIOUS - 0 SQFT
NET	E ZONE CLEARING - 5717 SQFT	E ZONE IMPERVIOUS - 2866 SQFT
NET E ZONE CLEARING AND IMPERVIOUS TRANSFERRED TO D ZONE ON A 1.5:1 BASIS	D ZONE CLEARING - 8575 SQFT	D ZONE IMPERVIOUS - 4299 SQFT
EXISTING ALLOWED	50% ALLOWED	30% ALLOWED
D ZONE - 51977 SQFT.	D ZONE CLEARING - 34553 SQFT	D ZONE IMPERVIOUS - 15892 SQFT
PROPOSED	D ZONE CLEARING - 31232 SQFT	D ZONE IMPERVIOUS - 10153 SQFT
NET	D ZONE CLEARING - 32721 SQFT	D ZONE IMPERVIOUS - 9739 SQFT
EXISTING ALLOWED	70% ALLOWED	45% ALLOWED
C ZONE - 26392 SQFT.	C ZONE CLEARING - 14274 SQFT	C ZONE IMPERVIOUS - 9176 SQFT
PROPOSED	C ZONE CLEARING - 12287 SQFT	C ZONE IMPERVIOUS - 3306 SQFT
NET	C ZONE CLEARING - 1977 SQFT	C ZONE IMPERVIOUS - 5870 SQFT



FLOOD HAZARD NOTE:  
THE SUBJECT PROPERTY IS NOT CONTAINED WITHIN THE HAZARD OF A FLOOD HAZARD AREA AS SET FORTH BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. CLEAR MAPS OF FULTON CO., GEORGIA (CORRECTION PLAN NO. 1312100130 D) DATED JUNE 22, 1998

24 HOUR CONTACT  
MR. CHARLIE SEARS  
PHONE (404) 238-9395

OWNER/BUILDER  
JULIANNE ANDREWS  
5901-B PEACHTREE DUNWOODY ROAD  
SUITE 275  
ATLANTA, GA. 30328  
PHONE (770) 261-5385

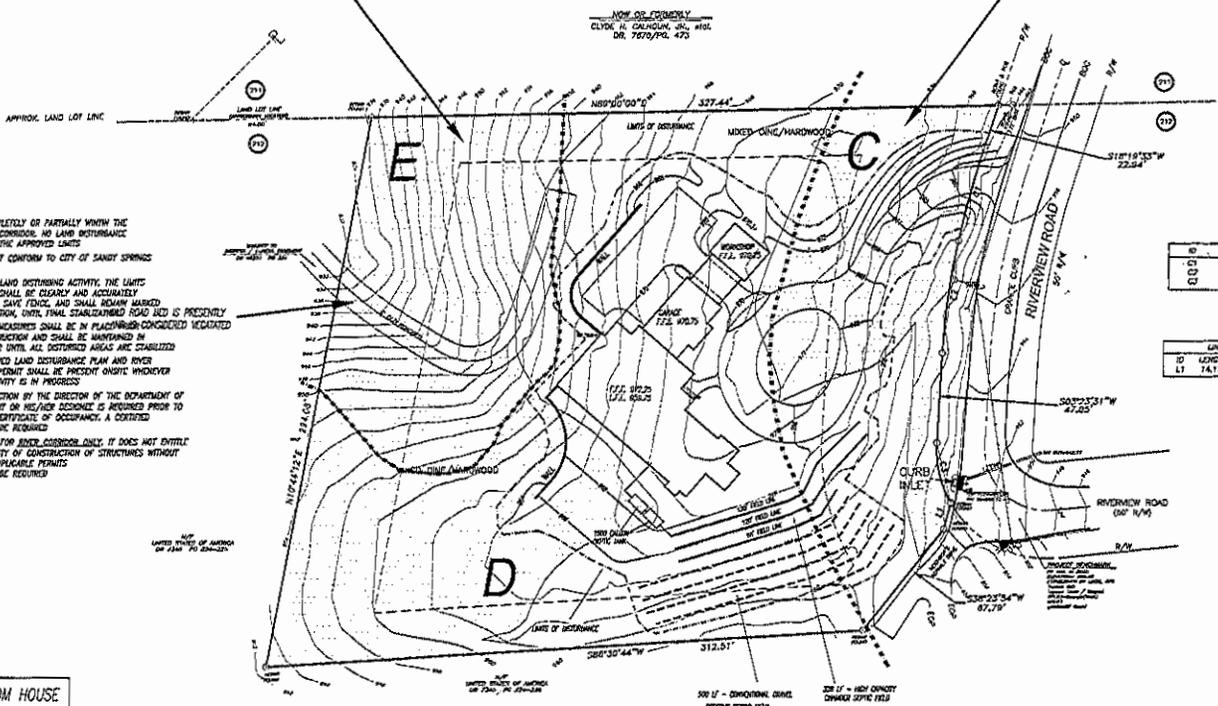
AREA THIS TRACT  
2.10 ACRES  
91475.98 SFT

REFERENCE MATERIAL  
1) RECORDING TOPOGRAPHIC AND TREE SURVEY FOR PLOT OF LANDS OF WILSON P. ANDREWS JR. AND JULIANNE F. ANDREWS PREPARED BY WILSON SURVEYING SERVICES, INC. DATED 9/24/13  
2) LEVEL 3 WOLF WARRIORS FOR CHARITY MAPS PREPARED BY GEOGRAPHIC ENGINEERING DATED OCTOBER 30, 2012

- A) THIS PROPERTY IS COMPLETELY OR PARTIALLY WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS.
  - B) ALL CONSTRUCTION MUST CONFORM TO CITY OF SANDY SPRINGS STANDARDS.
  - C) PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH TREE SAVE FENCE, AND SHALL REMAIN MARKED THROUGHOUT CONSTRUCTION. ONCE FINAL STABILIZED ROAD LIES IN PRESENTLY EXISTING CONTROL MEASURES SHALL BE IN PLACE/BEING CONSIDERED VEGETATED TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
  - D) A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND RIVER CORRIDOR CERTIFICATE/PERMIT SHALL BE PRESENT ON-SITE WHOMEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
  - E) A FINAL ON-SITE INSPECTION BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OR HIS/HER DESIGNEE IS REQUIRED PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. A CERTIFIED AS-BUILT SURVEY MAY BE REQUIRED.
- GRADING PLAN IS APPROVED FOR EROSION CONTROL ONLY. IT DOES NOT ENTITLE LAND DISTURBING ACTIVITY OF CONSTRUCTION OF STRUCTURES WITHOUT FIRST OBTAINING ALL APPLICABLE PERMITS. AS-BUILT SURVEY MAY BE REQUIRED.

UNSATURATED SEPTIC SOILS (SHADED AREA)

UNSATURATED SEPTIC SOILS (SHADED AREA)

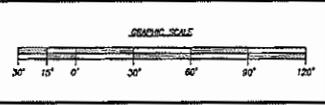


ID	BEARING	CHORD	ARC	INCHES
C-1	S19°24'31"W	50.84'	56.08'	506.54'
C-2	S07°04'10"W	60.23'	66.29'	376.37'
C-3	S23°01'20"E	32.22'	32.67'	37.00'

ID	LENGTH	BEARING
LI	14.17'	S14°17'30"W

5 BEDROOM HOUSE

NOTE: SOFT UTILITY LINES AND CONDUITS (E.G. TELEPHONE, CABLE TELEVISION, ETC.) SHALL BE MARKED IN ACCORDANCE TO THE APPROVED SURVEY AND LOCATED OUTSIDE OF THE TREE SAVE AREAS.



REV	DATE	DESCRIPTION
#1	05/28/13	ISSUE AND ALLOWANCES

ARC VULNERABILITY PLAN FOR:  
WILSON P. ANDREWS JR AND  
JULIANNE F. ANDREWS  
4900 RIVERVIEW ROAD  
LAND LOT 212 17TH DISTRICT FULTON COUNTY

DRAWN	LCF
CHECKED	LED
DATE	04/25/13
SCALE	1" = 30'
4480	4480



Tel. 770 998-5763  
Sheet 1 of 1  
1255 Canton St.  
Suite "A"  
Roswell, GA 30075