



REGIONAL REVIEW NOTIFICATION

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

DATE: November 18, 2014

ARC REVIEW CODE: V1411181

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Michael Barnett, Chief Environmental Compliance Officer
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-14-03SS 7825 Nesbit Ferry Road

Review Type: Metro River

MRPA Code: RC-14-03SS

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a single family residence on a lot that is partly within the Chattahoochee River Corridor.

Preliminary Finding: ARC staff has begun the review of this application for a Metro River Certificate. 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: 336 **District:** 6 **Section:**

Date Opened: November 18, 2014

Deadline for Comments: November 28, 2014

Earliest the Regional Review Can Be Completed: November 28, 2014

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

ARC COMMUNITY DEVELOPMENT DIVISION
GEORGIA CONSERVANCY

ARC NATURAL RESOURCES DIVISION
GEORGIA DEPARTMENT OF NATURAL RESOURCES

CHATTAHOOCHEE RIVERKEEPER
NATIONAL PARK SERVICE

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC staff does not receive comments from you by November 28, 2014, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged.

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

Attached is information concerning this review.

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): Matthew R. Heve
Mailing Address: 5032 Woodson Trail
City: Dunwoody State: GA Zip: 30338
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404.805.8055 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Matthew R. Heve
Mailing Address: 5022 Woodson Trail
City: Dunwoody State: GA Zip: 30338
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404.805.8055 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: LL 336, District 6th - Heve Residence
Description of Proposed Use: single family home
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 336, district 6th
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
SD: Jim Powell, Lot 2, 7025 Nesbit Ferry Rd.
Size of Development (Use as Applicable):
Acres: Inside Corridor: ~~24,910 sq. ft.~~ 31,100 sq. ft. (0.714 acres)
Outside Corridor: ~~6,100 sq. ft.~~ 12,400 (0.286 acres)
Total: 43,500 sq. ft. 1 ac
Lots: Inside Corridor: 1
Outside Corridor: 1
Total: 1
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: 20 x 10 = 200 sq. ft. (sewer easement on property)
Outside Corridor: 100 x 10 = 1000 "1" ft.
Total: 1200 sq. ft.

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? N/A

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 URS

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)
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A	_____	_____	_____	(90)	(75)
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B	_____	_____	_____	(80)	(60)
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C	<u>38,100 SF</u>	<u>18,910 SF</u>	<u>8,485 SF</u>	(70)	<u>21.7% max</u>
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D	_____	_____	_____	(50)	(30)
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E	_____	_____	_____	(30)	(15)
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F	_____	_____	_____	(10)	(2)
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Total:	<u>38,100 SF</u>	<u>18,910 SF</u>	<u>8,485 SF</u>	N/A	N/A
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Acc - JMS 11/12/14

properties only shown in corridor

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: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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:

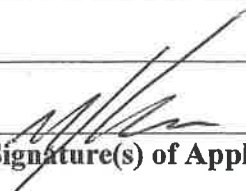
____ Concept plan.

____ 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)

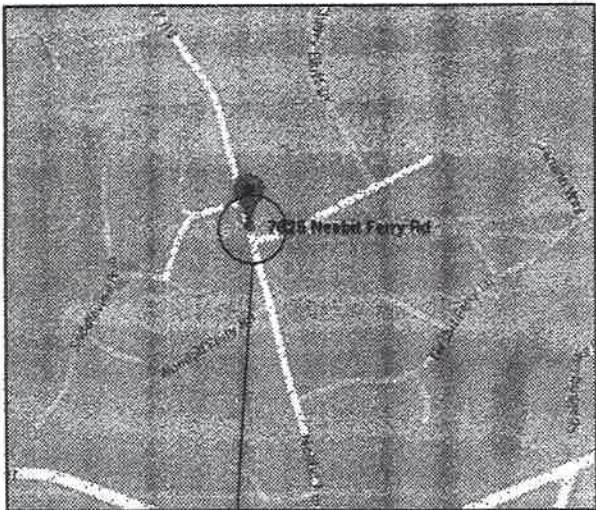
_____
Signature(s) of Owner(s) of Record 10/6/14
Date

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) 10/6/14
Date

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 10.15.14
Date



SITE LOCATION MAP

FLOOD NOTE

THIS SITE IS LOCATED WITHIN A ZONE X AS DEFINED BY F.I.R.M COMMUNITY PANEL NUMBER 13121C0180G FOR UNINCORPORATED FULTON COUNTY, GEORGIA. EFFECTIVE DATE: 09/18/2013

TREE PROTECTION

- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

GENERAL NOTES:

- THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
- THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
- SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
- THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS INC FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
- IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
- EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
- STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

TYPICAL MAINTENANCE ACTIVITIES FOR FLO-WELLS

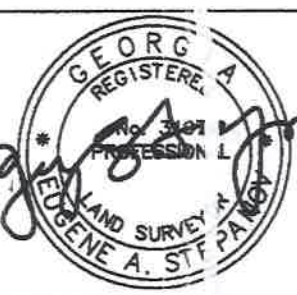
1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT FLO-WELL AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	QUARTERLY
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED. IF DRAWDOWN TIME EXCEEDS MAXIMUM, DRAIN FLO-WELL VIA PUMPING AND CLEAN OUT PERFORATED PIPING, IF INCLUDED	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	ANNUALLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	
8. PERFORM TOTAL REHABILITATION OF DRY WELL TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	UPON FAILURE
9. EXCAVATE FLO-WELLS TO EXPOSE CLEAN SOIL	

GENERAL NOTES (SITE PLAN)

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OR EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
- DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- SILT FENCE SHALL BE "TYPE-C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

SPECIAL SITE PLAN NOTES:

- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 -- TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATION 1983 EDITION AND BE WIRE REINFORCED.
- MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
- STATEMENT: ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTOR.
- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO CITY OF SANDY SPRINGS STANDARDS. NO ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
- ALL GRADED SLOPES TO BE 3H : 1V OR GREATER. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- ENGINEER DESIGN AND SUBMITTAL REQUIRED FOR ALL THE RETAINING WALLS GREATER THAN 4 FEET IN HEIGHTS.
- GRADE TO DRAIN AWAY FROM FOUNDATION.
- NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF PROJECT SITE.
- LOCATION OF DUMPSTER AND/OR SANITARY SEWER CANNOT BE LOCATED IN THE RIGHT OF WAY OR TREE SAVE AREA
- THREE WORKING DAYS BEFORE YOU DIG, CALL UTILITIES PROTECTION CENTER, INC. ☎ 1-800-282-7411 IT'S THE LAW.

LOT 2	BLOCK	SITEPLAN PREPARED FOR:	SHEET 1 OF 5
SUBDIVISION STEVE POWEL	UNIT	MATT HENE	
LAND LOT 336	6TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	PB.197/PG.87	DB.49859/PG.620	
FIELD WORK DATE JUL 08, 2014	PRINTED/SIGNED AUG 04, 2014	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 22" x 17"	7825 NESBIT FERRY ROAD	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		SANDY SPRINGS, GA 30350	
COORD #20140884 DWG #20140884-TOPO TREES		70 LENOX POINTE ATLANTA, GA 30324 FAX 404-801-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
SURVEY LAND EXPRESS, INC			
LAND SURVEYING SERVICES			

SW BMP GRADING NOTES:

1. APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN)
2. SURVEY INFORMATION TAKEN FROM SURVEY AND SITE PERFORMED BY SURVEY LAND EXPRESS DATED 4-9-13.
3. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
4. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7. ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
8. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION, AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
9. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATION AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
10. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

FLO WELL WATER QUALITY NOTES:

1. FLO WELLS MUST BE LOCATED AT LEAST 10 FEET FROM BUILDING FOUNDATIONS.
2. TO REDUCE THE CHANCE OF CLOGGING, FLO WELLS SHOULD DRAIN ONLY IMPERVIOUS AREAS, AND RUNOFF SHOULD BE PRETREATED WITH AT LEAST ONE OF THE LEAF REMOVAL OPTIONS TO REMOVE DEBRIS AND LARGER PARTICLES (SEE GUTTER DOWNSPOUT DETAIL).
3. THE HEIGHT OF THE TANK SHOULD NOT EXCEED 48 INCHES UNLESS INFILTRATION TESTING HAS BEEN DONE TO INSURE A DRAIN TIME OF 72 HOURS OR LESS. AT THIS TIME, NO PECULATION TESTING HAS BEEN PERFORMED (NOT PERFORMED FOR THIS DESIGN)
4. FLOW WELLS SHOULD BE LOCATED IN A LAWN OR OTHER PERVIOUS (UNPAVED) AREA AND SHOULD BE DESIGNED SO THAT THE TOP OF THE DRY WELL IS LOCATED AS CLOSE TO THE SURFACE AS POSSIBLE.
5. FLOW WELLS SHOULD NOT BE LOCATED: (1) BENEATH AN IMPERVIOUS (PAVED) SURFACE; (2) ABOVE AN AREA WITH A WATER TABLE OR BEDROCK LESS THAN TWO FEET BELOW THE TRENCH BOTTOM; (3) OVER OTHER UTILITY LINES; OR, (4) ABOVE A SEPTIC FIELD. ALWAYS CALL 811 TO LOCATE UTILITY LINES BEFORE YOU DIG.

VEGETATION

THE LANDSCAPED AREA ABOVE THE SURFACE OF A FLOW WELL SHOULD BE COVERED WITH PEA GRAVEL WHEN WATER ENTERS A DRY WELL THROUGH SURFACE FEATURES RATHER THAN THE PIPE. THIS PEA GRAVEL LAYER PROVIDES SEDIMENT REMOVAL AND ADDITIONAL PRETREATMENT UPSTREAM OF THE DRY WELL AND CAN BE EASILY REMOVED AND REPLACED WHEN IT BECOMES CLOGGED. THIS DESIGN UTILIZED PIPED ROOF DRAIN STORMWATER RUNOFF ONLY (PEA GRAVEL NOT REQUIRED)

ALTERNATIVELY, A FLO WELL MAY BE COVERED WITH AN ENGINEERED SOIL MIX, AND PLANTED WITH MANAGED TURF OR OTHER HERBACEOUS VEGETATION.

SURVEY NOTES:

1. 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 AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

(Co) CONSTRUCTION ENTRANCE/EXIT

(Sd1-C) INDICATES Sd1 TYPE C SILT FENCE

INDICATES TREE PROTECTION FENCE

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

EUGENE A STEPANOV

LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000065549

ISSUED: 01/27/2012 EXPIRES: 01/27/2015

Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)

Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

NOTES:

1. ACCESSORY SITE FEATURES INCLUDING AC UNITS SHALL COMPLY WITH ALL MINIMUM YARD AND SETBACK REQUIREMENTS AND SHALL NOT BE LOCATED WITHIN THE SIDE YARD SETBACK LINE.

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY

PER ZONING ORDINANCE SECTION 8.9.3.1, ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS ONLY BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (i.e. THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS..

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-3A

BUILDING SETBACK:
FRONT 50'
SIDE 25'
REAR 40'

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT 376

TOTAL OF GROSS CUBIC YARDS OF FILL 1460

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 08-20-2013
ANTICIPATED COMPLETION DATE: 04-20-2014
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

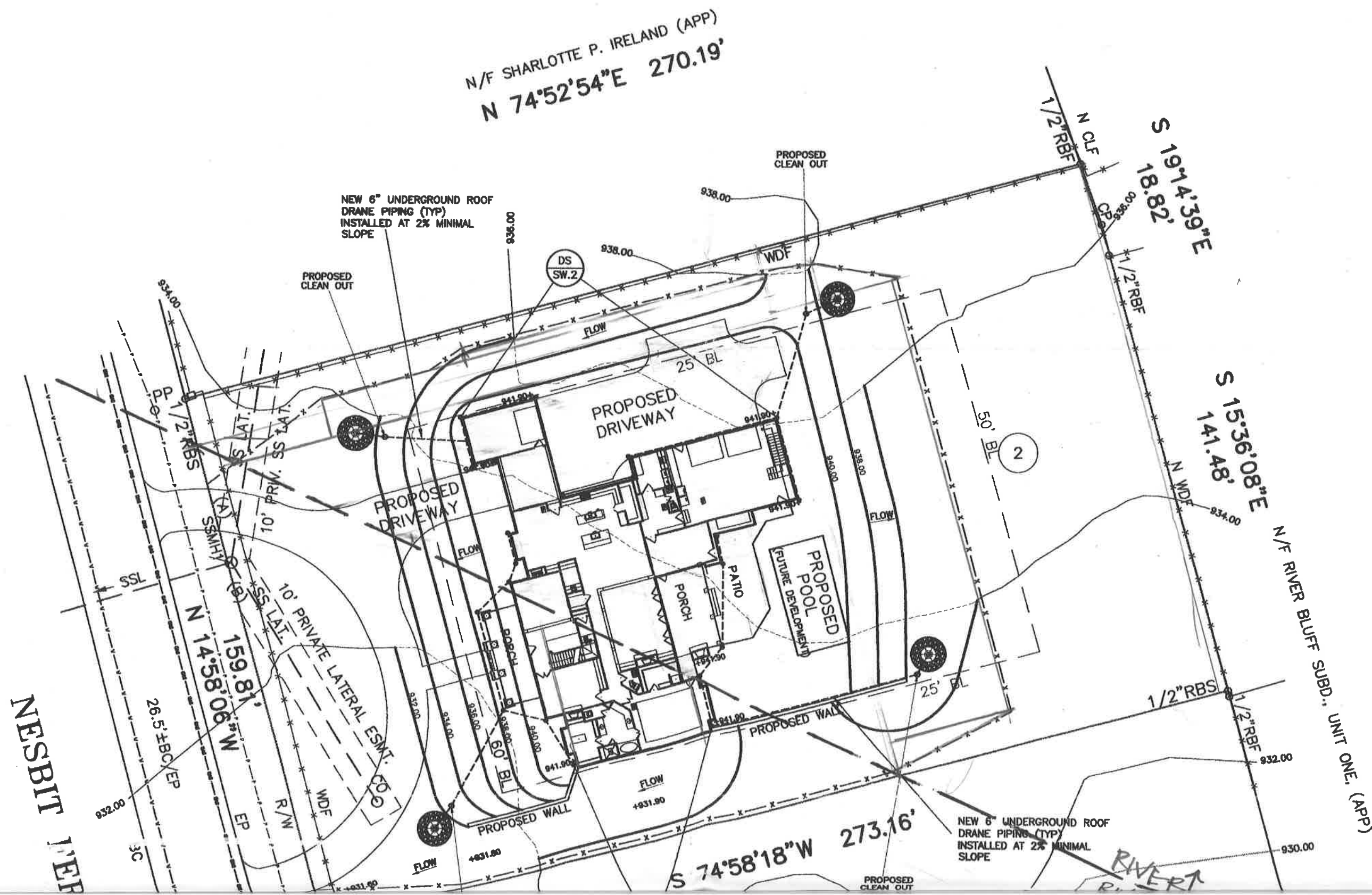
* L E G E N D *

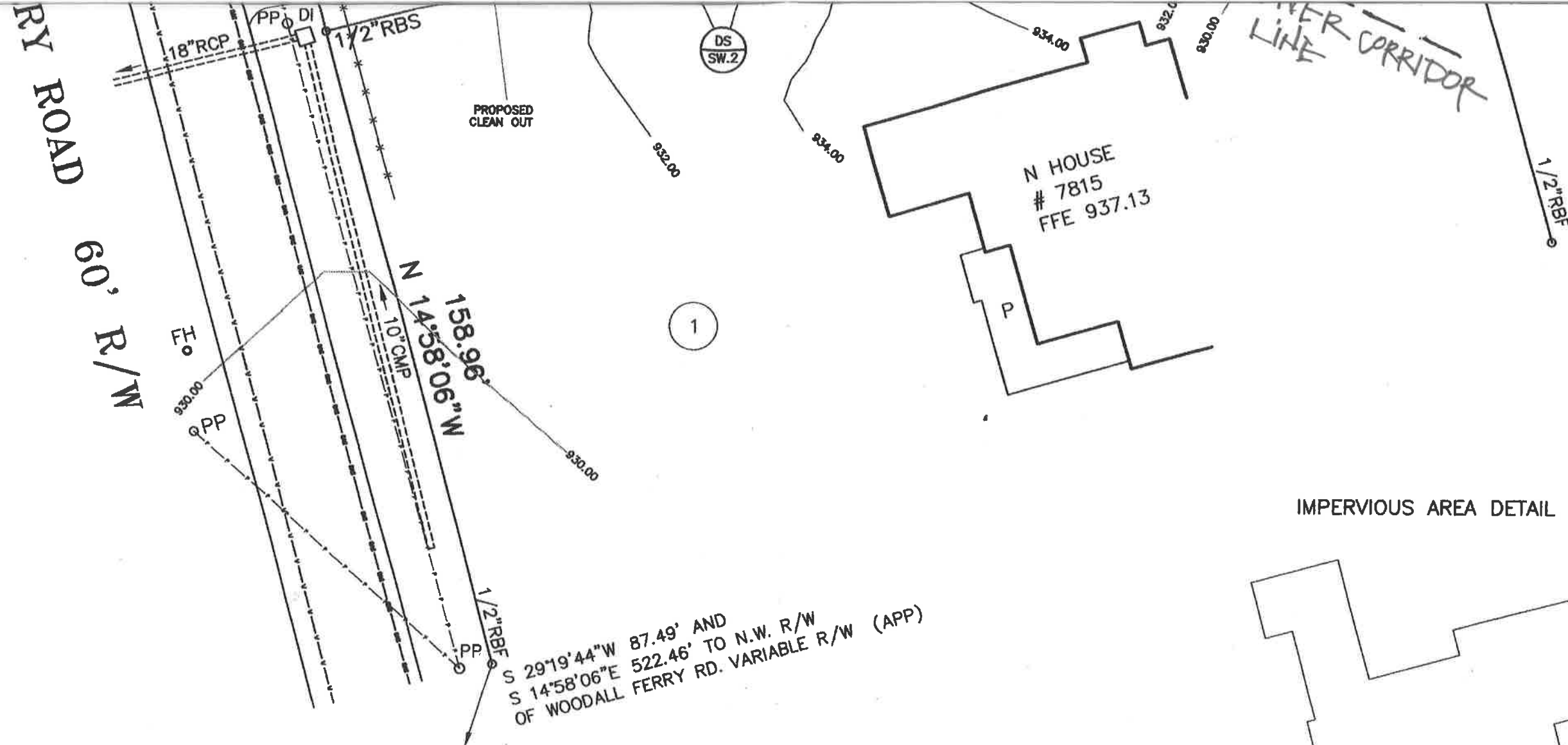
POB POINT OF BEGINNING
LLL LAND LOT LINE
MH MAN HOLE
SSL SANITARY SEWER LINE
CB CATCH BASIN
JB JUNCTION BOX
DI DRAINAGE INLET
YI YARD INLET
HW HEAD WALL
PP POWER POLE
PW POWER LINE
SSE SANITARY SEWER EASEMENT
DE DRAINAGE EASEMENT
UE UTILITY EASEMENT
AE ACCESS EASEMENT
TB TOP OF BANK
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONC. PIPE
APP AS PER PLAT
APD AS PER DEED
APR AS PER RECORD
APF AS PER FIELD
BC BACK OF CURB
EP EDGE OF PAVEMENT
OU OWNERSHIP UNCLER
OH OVERHANG
GL GAS LINE
WM WATER METER
WL WATER LINE
WV WATER VALVE
N N'BORS.
IPF IRON PIN FOUND
IPS IRON PIN SET
OTP OPEN TOP PIPE FOUND
CTP CRIMP TOP PIPE FOUND
RBF REINFORCING BAR FOUND
AI ANGLE IRON FOUND
CP CALCULATED POINT
-X-X FENCE
CLF CHAIN LINK FENCE
WDF WOOD FENCE
WRF WIRE FENCE
FC FENCE CORNER
BL BUILDING LINE
R/W RIGHT-OF-WAY
PL PROPERTY LINE
PC PROPERTY CORNER
CL CENTER LINE
BR BRICK
FR FRAME
WD WOOD
P PLAT
D DEED
R RECORD
F FIELD
C.O.A. CITY OF ATLANTA

SSMH1 932.54
INV IN (A) 923.84
INV IN (B)923.14
INV OUT 922.84

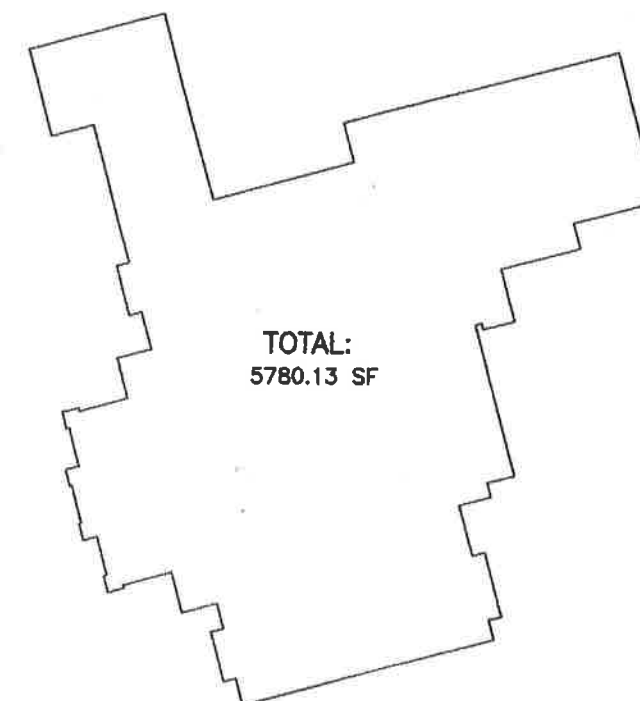
 FW INDICATES FLO-WELL AREA

NEW DOWNSPOUT COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO UNDERGROUND FLO-WELL






IMPERVIOUS AREA DETAIL



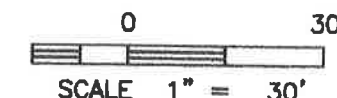
WATER QUALITY DESCRIPTION

WATER QUALITY WILL BE PROVIDED FOR ALL NEW SITE ROOF AREA SHOWN (5780.13 SF).
REQUIRED WATER QUALITY VOLUME = 615.00 CUBIC FEET REQUIRED.
THE WATER QUALITY TO BE PROVIDED IN FLO-WELL SYSTEM. THE POSITION OF THE FLO-WELLS IS SUCH THAT IT WILL NOT UNDERMINE ANY PROPOSED WALL FOOTINGS AND WILL BE PLACED IN THE LOW AREA OF THE SITE TO PROMOTE THE BEST SUCCESS RATE OF GROUNDWATER RECHARGE. THE FLO-WELLS ARE POSITIONED 10 FEET AWAY FROM THE HOUSE AND WILL DETAIN ROOF AND DRIVE RUNOFF

VOLUME CALCULATIONS FOR THE FIRST 1.0" OF STORM RUNOFF FROM IMPERVIOUS AREA 5780.13 SF
 $WQv = (1.2 \times Rv \times A) / 12 = 615.00$ CUBIC FEET
 $Rv = 0.05 + 0.09 \times (I)$ VOLUME RUNOFF
(I) PERCENT OF IMPERVIOUS

LOT 2		BLOCK		SITEPLAN PREPARED FOR:		SHEET 4 OF 5	
SUBDIVISION STEVE POWEL		UNIT		MATT HENE			
LAND LOT 336		6TH DISTRICT SECTION					
FULTON COUNTY, GEORGIA		PB.197/PG.87 DB.49859/PG.620		PROPERTY ADDRESS:			
FIELD WORK DATE JUL 08, 2014		PRINTED/SIGNED AUG 04, 2014		7825 NESBIT FERRY ROAD			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 22" x 17"		SANDY SPRINGS, GA 30350			
<p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</p>							
COORD #20140884 DWG #20140884-TOPO TREES				SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		70 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	

TOTAL LAND AREA
43559.67 SF = 1.000 AC

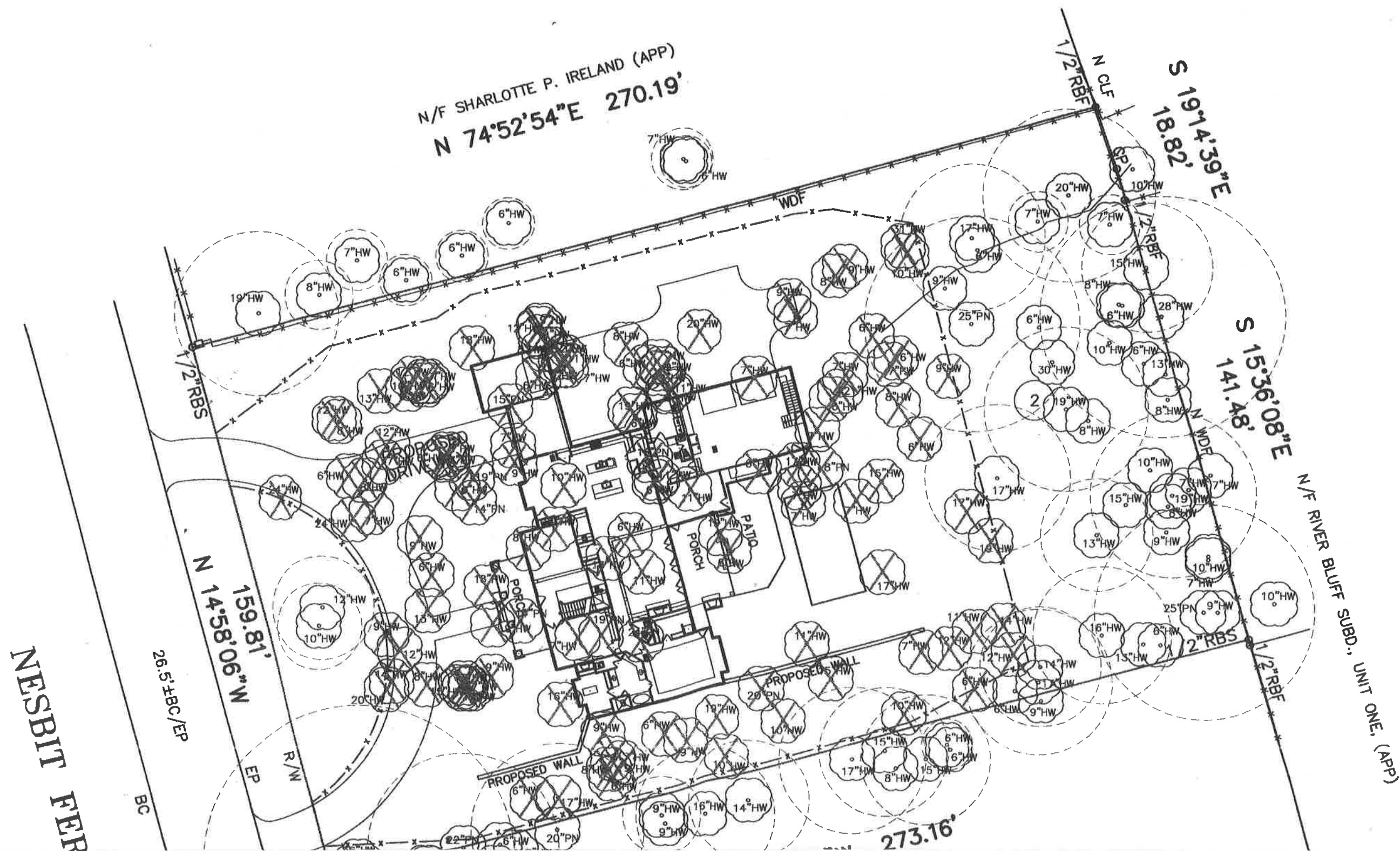




MAGNETIC

TREE SAVE STATUS:

X INDICATES TREE
TO BE REMOVED



RY ROAD
60' R/W

N 14°58'06"W
158.96'

S 74°58'18" W

N HOUSE
7815
FFE 937.13

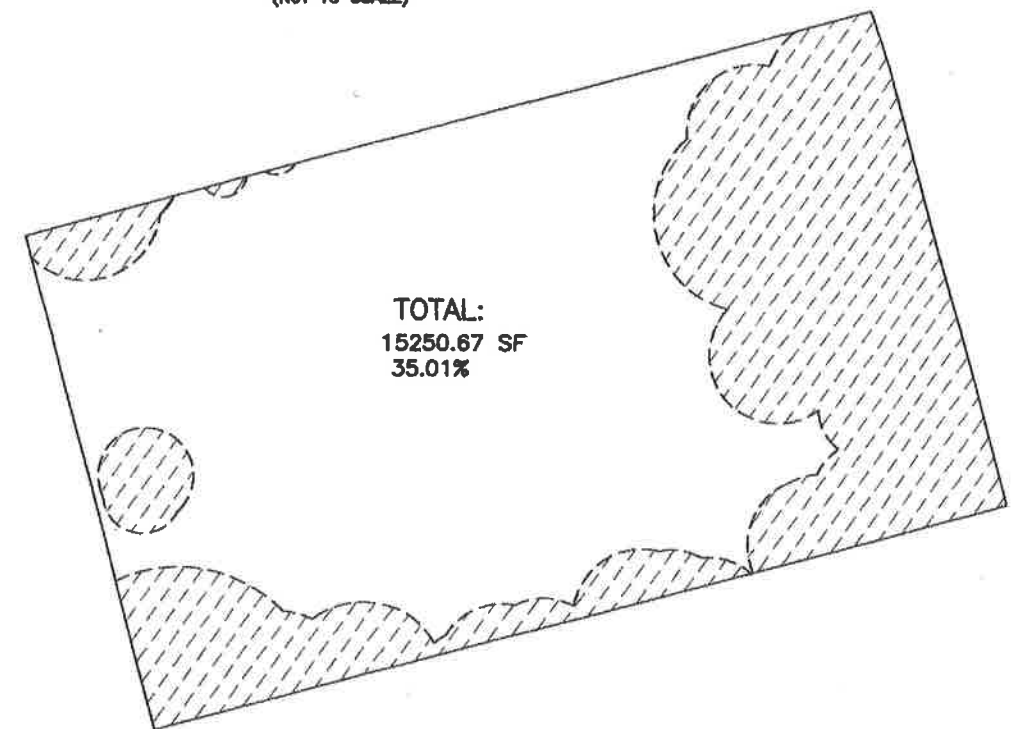
1/2" RBF

1


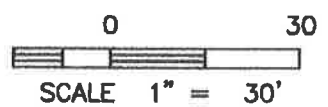
S 29°19'44"W 87.49' AND
S 14°58'06"E 522.46' TO N.W. R/W
OF WOODALL FERRY RD. VARIABLE R/W (APP)

1/2" RBF

CANOPY COVERAGE DETAIL
(NOT TO SCALE)



TOTAL:
15250.67 SF
35.01%

LOT 2		BLOCK	SITEPLAN PREPARED FOR:		SHEET 3 OF 5	
SUBDIVISION STEVE POWEL		UNIT	MATT HENE			
LAND LOT 336		6TH DISTRICT				
FULTON COUNTY, GEORGIA		PB.197/PG.87	DB.49859/PG.620	PROPERTY ADDRESS:		
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COORD #20140884 DWG #20140884—TOPO TREES			SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES			<p>TOTAL LAND AREA 43559.67 SF = 1.000 AC</p> 
70 LENOX POINTE ATLANTA, GA 30324 FAX 404-801-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM						

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE
WITH THE USUAL SURVEYING AND MEASUREMENTS OF LAND.