



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: March 20, 2015

ARC REVIEW CODE: V1503201

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-15-03SS 1035 Mountain Creek Trail NW

Review Type: Metro River

MRPA Code: RC-15-03SS

Description: An application for a Metropolitan River Protection Act Certificate for the construction of an addition and a wood deck on a pre-Act single family residence.

Preliminary Finding: ARC staff has begun the review of this application for a Metropolitan River Protection Act 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: 172 **District:** 17 **Section:**

Date Opened: March 20, 2015

Deadline for Comments: March 30, 2015

Earliest the Regional Review can be Completed: March 30, 2015

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

ARC COMMUNITY DEVELOPMENT DIVISION
CHATTAHOOCHEE RIVERKEEPER

ARC NATURAL RESOURCES DIVISION
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
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 close of business on March 30, 2015, 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): AMY DOSIK
Mailing Address: 1035 MOUNTAIN CREEK TRAIL
City: ATLANTA State: GA Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: (404) 692-3654 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): RIK BLANCHARD FOR WATERSHED DESIGN-BUILD, INC.
Mailing Address: 321 W. HIGH STREET, SUITE 1B
City: DECATUR State: GA Zip: 30030
Contact Phone Numbers (w/Area Code):
Daytime Phone: (404) 373-3005 Fax: (404) 373-9005
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: EDGEWATER SUBDIVISION / NEIGHBORHOOD
Description of Proposed Use: NEW ADDITION TO EXISTING SINGLE FAMILY RESIDENCE & NEW WOOD DECK
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: L.L. 172, 17TH DISTRICT, FULTON COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
EDGEWATER / ASSOC. NORTHSIDE BUILDERS, INC., LOT 4, BLOCK M, 1035 MOUNTAIN CREEK
Size of Development (Use as Applicable): TRAIL, ATLANTA, GA 30328
Acres: Inside Corridor: _____
Outside Corridor: _____
Total: _____
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> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	<u>0 / 0 / 0</u>			(90) <u>0</u>	(75) <u>0</u>
B	<u>0 / 0 / 0</u>			(80) <u>0</u>	(60) <u>0</u>
C	<u>24,103 SQ.FT. / 9,576 SQ.FT. / 6,430 SQ.FT.</u>			(70) <u>39.7</u>	(45) <u>26.7</u>
D	<u>0 / 0 / 0</u>			(50) _____	(30) _____
E	<u>1,931 SQ.FT. / 0 / 0</u>			(30) <u>0</u>	(15) <u>0</u>
F	<u>1,558 SQ.FT. / 0 / 0</u>			(10) <u>0</u>	(2) <u>0</u>
Total:	<u>27,592 SQ.FT. / 0 / 0</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: 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.

N/A 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)

 3/6/15

Signature(s) of Owner(s) of Record

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:

 MARCH 6, 2015

MALCOLM R. BLANCHARD, JR. FOR WATERBURY DESIGN-BUILD, INC.

Signature(s) of Applicant(s) or Agent(s)

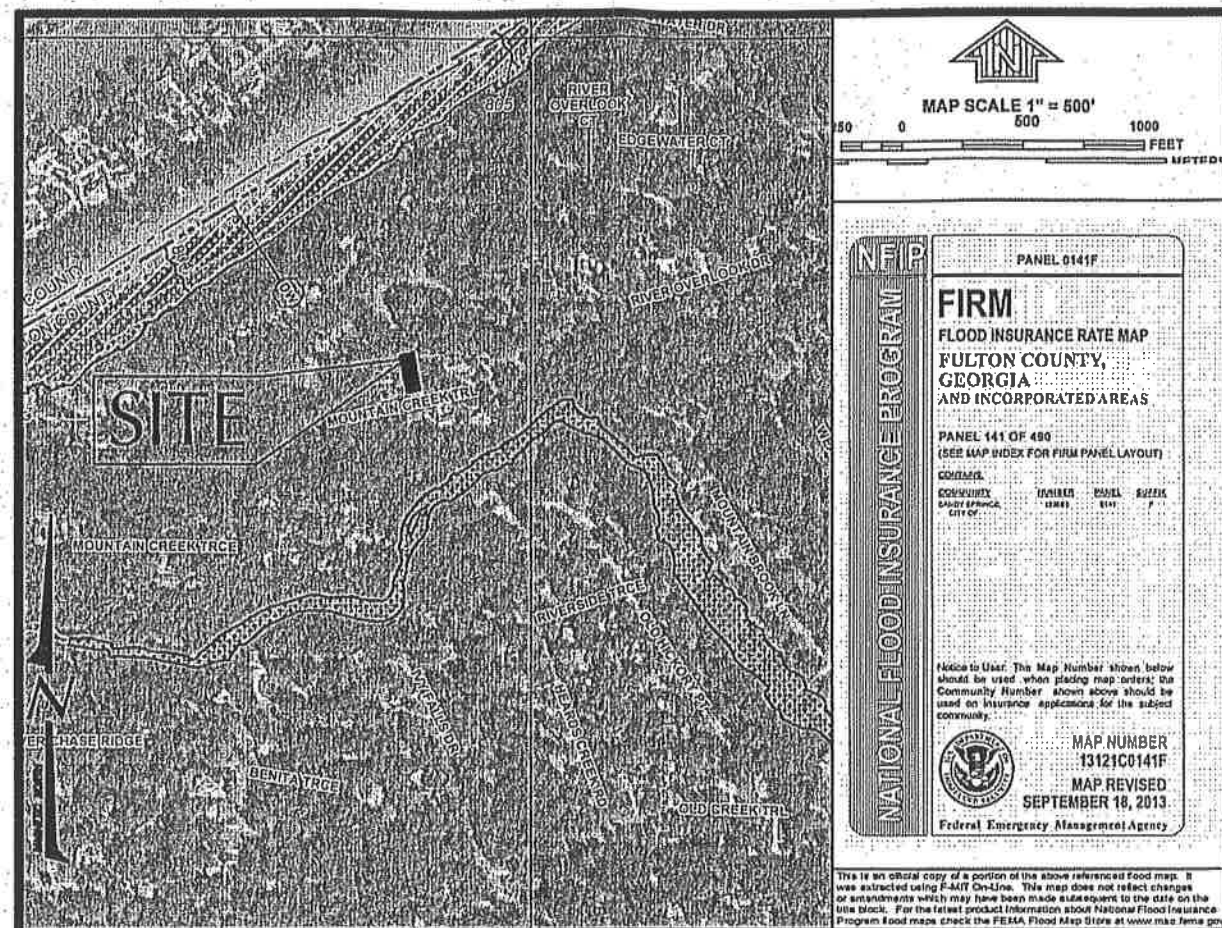
Date

14. The governing authority of Candy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

 March 12, 2015
Signature of Chief Elected Official or Official's Designee Date



LOCATION MAP



FLOOD INSURANCE RATE MAP

Ds1

MULCHING RATES

MATERIALS: CHOOSE ONE OF THE FOLLOWING

1. DRY STRAW OR HAY - APPLY AT A DEPTH OF 2 TO 4 INCHES
2. WOOD WASTE - APPLY AT A DEPTH OF 2 TO 3 INCHES
3. CUTBACK ASPHALT - APPLY AT 1200 GALLONS PER ACRE
4. POLYETHYLENE FILM - SECURE OVER BANKS

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON MAY BE ACCOMPLISHED WITH: STRAW OR HAY-2.5 TONS/ACRE WOOD WASTE, BARK, SAWDUST-2-3" DEEP (APPROX. 6-9 TONS/ACRE)

NOTE: SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR ADDITIONAL SEED TYPES.

Ds2

TEMPORARY VEGETATION

SPECIES	RATE/1000 S.F.	DATES	LIME	FERTILIZER (LBS)	
				N2	P2O2
WINTER RYE	1.5 - 2 LBS.	9/1-11/1, 3/1-8/1	1 TON/ACRE	60 - 90	120 - 1
*WEeping LOVEGRASS	2-3 LBS	3/1 - 8/1	1 TON/ACRE	60 - 90	120 - 1
WHEAT	2-3 LBS	9/1 - 12/15	1 TON/ACRE	60 - 90	120 - 1
RYEGRASS, ANNUAL	2-3 LBS	8/1 - 1/30	1 TON/ACRE	60 - 90	120 - 1

*HYDROSEED ON ALL 2:1 (H:V) SLOPES.

Ds4

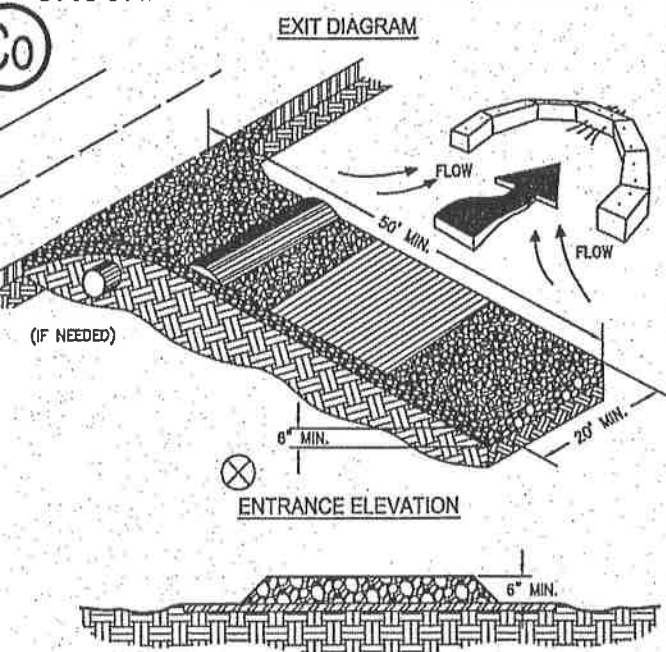
SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L, P, C P, C P, C	WARM WEATHER
BAHAGRASS	PENSACOLA	P, C	WARM WEATHER
CENTPEDE	-	P, C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MYER	P, C	WARM WEATHER
TALL FESCUE	KENTUCKY 31	M-L, P, C	COOL WEATHER

FERTILIZER REQUIREMENTS FOR

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10

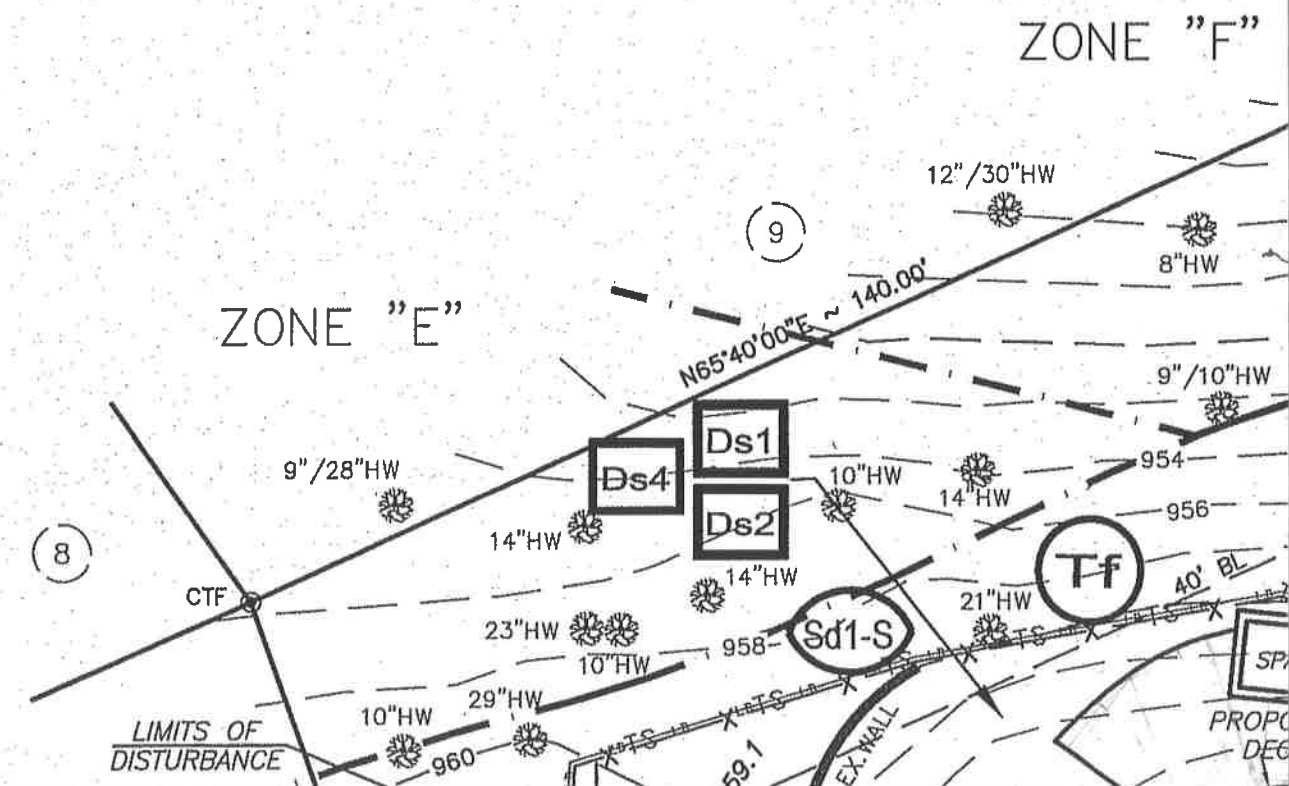
CRUSHED STONE CONSTRUCTION EXIT



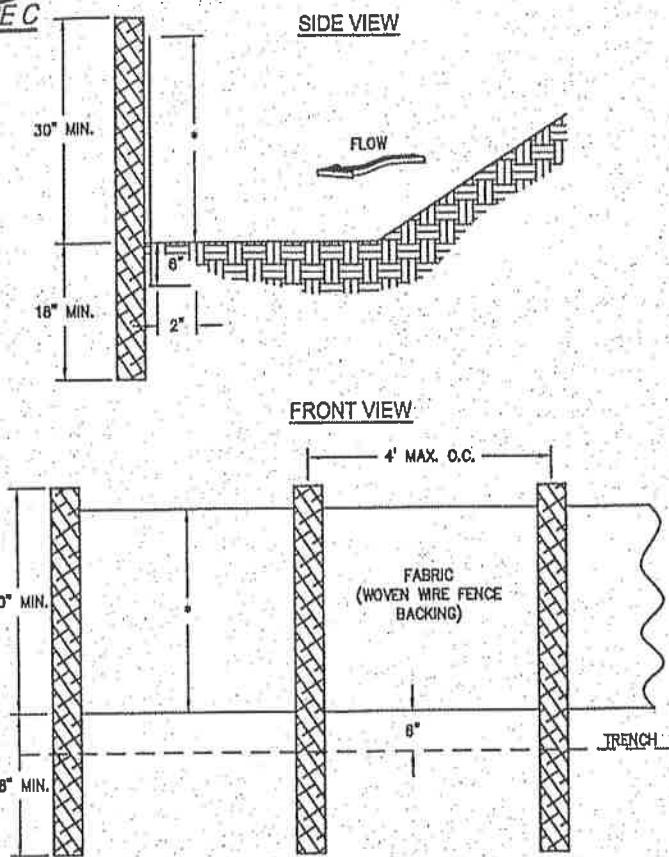
CO- MODIFIED
CONSTRUCTION VEHICLES ARE NOT
TO LEAVE PAVED SURFACES.
ACCESS SITE VIA EXISTING PAVED
DRIVEWAY ONLY.

CONSERVED TREES

CONSERVED TREES	ASSIGNED CANOPY
1 x 5" DW	250
6 x 6" DW	1500
1 x 9" DW	250
2 x 10" DW	500
5 x 10" HW	5000
1 x 11" HW	1000
1 x 13" HW	1000
5 x 14" HW	5000



SILT FENCE - TYPE SENSITIVE



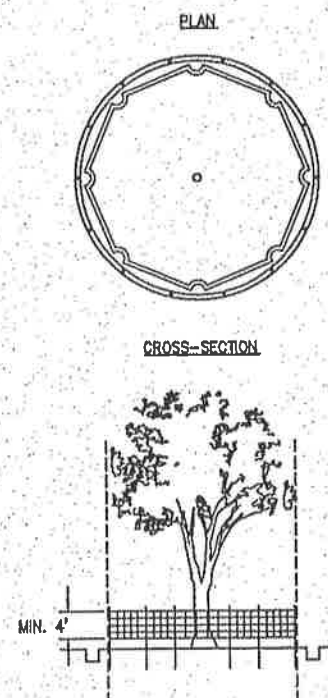
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

1 x 20" HW	1000
1 x 22" HW	1000
1 x 23" HW	1000
1 x 25" HW	1000
2 x 29" HW	2000
1 x 10" PN	1000
1 x 21" PN	1000
TOTAL	31,500

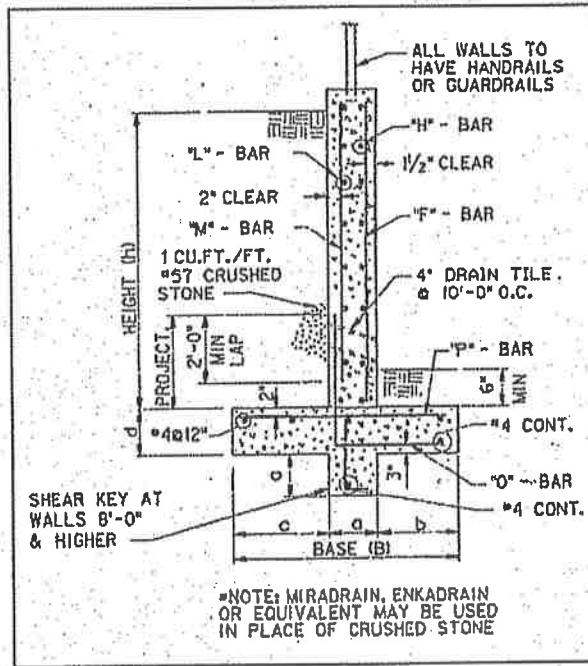
DENSITY REQUIREMENTS
TOTAL AREA = 0.63 (27592 S.Q.FT)
REQUIRED CANOPY (.30%)(27592) = 8277 S.Q.FT
CANOPY SAVED = 31500
CANOPY REPLACED = 0
TOTAL: 31500 > 8277

TREE PROTECTION

"SNOW" FENCE



NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED



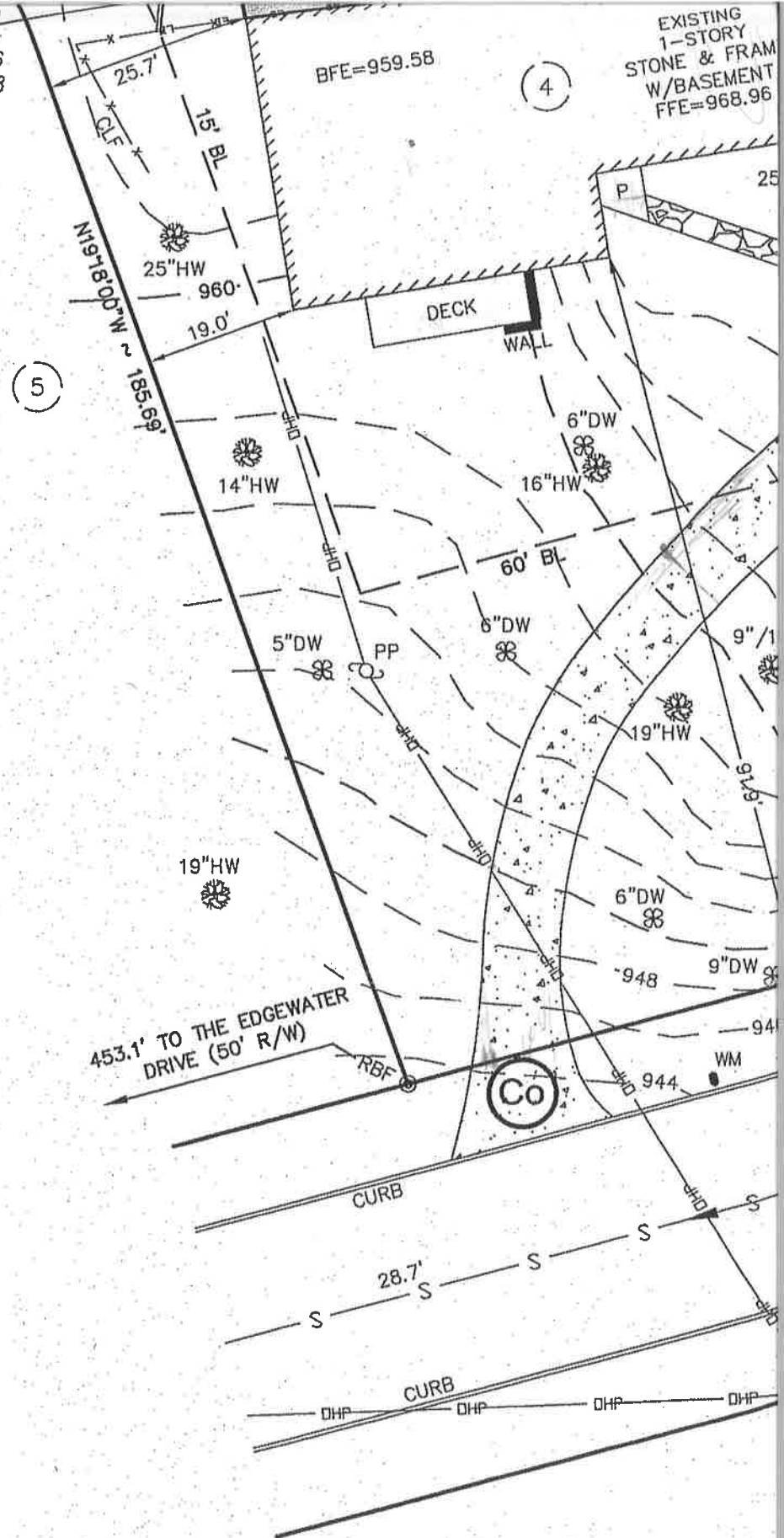
NOTE: MIRADRAIN, ENKADRAIN OR EQUIVALENT MAY BE USED IN PLACE OF CRUSHED STONE

LEGEND

960	PROPOSED CONTOUR
960	EXISTING CONTOUR
S	SURFACE FLOW
LD-LD	LIMITS OF DISTURBANCE

h	B	a	b	c	d	PROJ.	4" BAR	4" BAR	4" BAR	4" BAR	4" BAR	4" BAR
3'-0"	2'-7"	8"	6"	1'-5"	10"	2'-10"	4" @ 16"	4" @ 16"	---	4" @ 10"	---	---
4'-0"	3'-2"	8"	8"	1'-10"	10"	3'-10"	4" @ 15"	4" @ 15"	---	4" @ 10"	---	---
5'-0"	3'-9"	8"	10"	2'-3"	10"	4'-10"	4" @ 13"	4" @ 13"	---	4" @ 10"	---	---
6'-0"	4'-4"	8"	1'-0"	2'-8"	10"	5'-10"	4" @ 10"	4" @ 10"	---	4" @ 10"	---	---
8'-0"	5'-6"	12"	1'-4"	3'-2"	12"	2'-6"	4" @ 11"	4" @ 11"	---	4" @ 10"	---	---
10'-0"	6'-7"	12"	1'-7"	4'-0"	12"	3'-6"	4" @ 11"	4" @ 11"	---	4" @ 10"	---	---
12'-0"	7'-8"	12"	1'-10"	4'-10"	12"	4'-0"	4" @ 11"	4" @ 11"	---	4" @ 16"	4" @ 18"	4" @ 16"
14'-0"	8'-10"	12"	2'-2"	5'-8"	12"	5'-0"	4" @ 9"	4" @ 9"	---	4" @ 16"	4" @ 18"	4" @ 16"
16'-0"	10'-11"	15"	2'-7"	7'-1"	15"	5'-0"	4" @ 9"	4" @ 9"	---	4" @ 16"	4" @ 12"	4" @ 16"
17'-0"	11'-10"	15"	2'-10"	7'-9"	15"	6'-0"	4" @ 7"	4" @ 7"	---	4" @ 16"	4" @ 12"	4" @ 16"

PROPOSED ADDITION
FFE:968.96
BFE:959.58



Know what's below.
Call before you dig.
Dial 811.
or call 800-282-7411

S./ACRE)	2K 0
90	120 - 180
80	120 - 180
70	120 - 180
60	120 - 180

OR SOD

RATE (lbs./acre)	NITROGEN TOP DRESSING RATE (lbs./acre)
1500	50-100
1000	30
400	30
1500	50-100
800	50-100
400	30

LEGEND

IPS	IRON PIN SET (1/2" REBAR)
RBF	REBAR FOUND
CTF	CRIMP TOP FOUND
OTF	OPEN TOP FOUND
JB	JUNCTION BOX
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
PL	PROPERTY LINE
CB	CATCH BASIN
HW	HEADWALL
SSMH	SEWER MANHOLE
-X-	FENCE
L.L.L.	LAND LOT LINE
O.L.L.	ORIGINAL LOT LINE
D.E.	DRAINAGE EASM'T.
S.E.	SEWER EASM'T.
U.E.	UTILITY EASM'T.
C.L.	CHAIN LINK
PP	POWER POLE
DI	DROP INLET
LP	LIGHT POLE
EP	EDGE OF PAVEMENT
CL	CENTERLINE
FH	FIRE HYDRANT
SSMH	SANITARY SEWER MANHOLE
TW	TOP OF WALL
BW	BOTTOM OF WALL

LOT COVERAGE

EXISTING HOUSE = 2,819 S.F.
EXISTING DRIVEWAY & S/W = 2,126 S.F.
EXISTING DECK & PATIO = 599 S.F.
ADDITION, DECK, & SPA = 886 S.F.
TOTAL = 6,430 S.F.

TOTAL LOT AREA = 27,592 S.F.
PROPOSED IMPERVIOUS AREA = 6,430 S.F.
6,430 / 27,592 = 23.3 PERCENT

LIMITS OF DISTURBANCE = 4,032 SQ.FT (0.09 AC.)

HEIGHT MEASUREMENTS

FFE OF PROPOSED HOUSE=968.96
968.96 + 40 = 1008.96

HEIGHT OF BUILDING WILL
NOT EXCEED 1008.96

SITE INFORMATION:

1035 MOUNTAIN CREEK TRAIL
TOTAL ACRES 0.63 AC
(27,592 SQ.FT)

PROPERTY IS ZONED R-2A
FRONT BL = 60 FT.
FRONT BL (CORNER LOT) = 30 FT.
INTERIOR SIDE BL = 15 FT.
REAR BL = 40 FT.
HEIGHT REGULATIONS: NO BUILDING SHALL
EXCEED 40 FEET IN HEIGHT.

THIS PROPERTY IS NOT LOCATED INSIDE A
DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS
PER FULTON COUNTY FLOOD INSURANCE RATE MAP
#13067C0141J, EFFECTIVE DATE: 09-18-2013

UTILITIES:

GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - AT&T
POWER - GEORGIA POWER

CITY OF SANDY SPRINGS PERSONNEL AND/OR AGENTS, SHALL
HAVE FREE AND TOTAL ACCESS TO, ACROSS, AND UNDER
DRIVEWAYS, THAT WILL BE INSTALLED ON THIS RECORDED
LOT, FOR THE PURPOSES OF INSPECTION, REPAIR, AND/OR
CONSTRUCTION, AND SHALL HAVE NO RESPONSIBILITY FOR
DAMAGES TO, OR THE REPAIR OF, IMPROVEMENTS WITHIN
SAID EASEMENT.

CHATTAHOOCHEE RIVER CORRIDOR VULNERABILITY TABLE

MAXIMUM ALLOWABLE LAND DISTURBANCE			MAXIMUM ALLOWABLE IMPERVIOUS SURFACE		
CATEGORY "C" = 24,103	CATEGORY "E" = 1,931	CATEGORY "F" = 1,558	CATEGORY "C" = 24,103	CATEGORY "E" = 1,931	CATEGORY "F" = 1,558
70%=16,872	30%=574	10%=155	45%=10,845	15%=289	2%=311

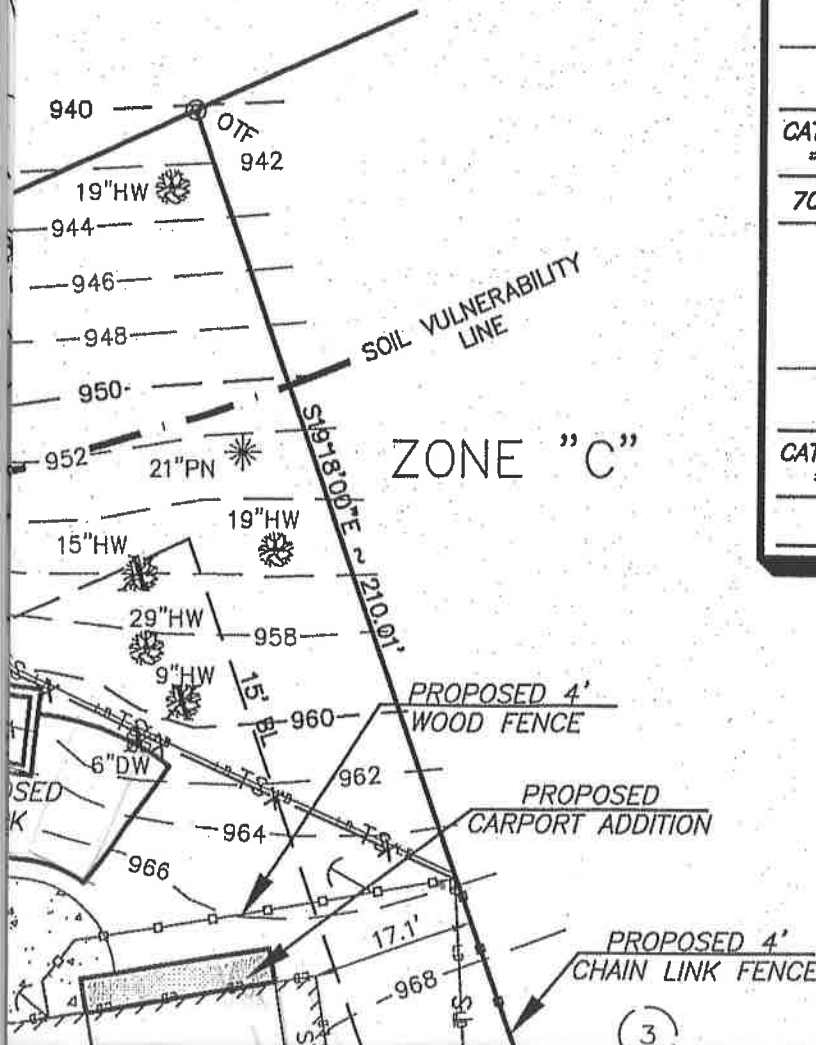
CHATTAHOOCHEE RIVER CORRIDOR PROPOSED CALCULATIONS

EXISTING / PROPOSED LAND DISTURBANCE			EXISTING / PROPOSED IMPERVIOUS SURFACE		
CATEGORY "C" = 9,576	CATEGORY "E" = 0	CATEGORY "F" = 0	CATEGORY "C" = 6,430	CATEGORY "E" = 0	CATEGORY "F" = 0
39.7%	0	0	26.7%	0	0

EXISTING IMPERVIOUS AREA = 5,544 SQ.FT
PROPOSED ADDITIONAL IMPERVIOUS AREA = 886 SQ.FT
PROPOSED DISTURBED AREA = 3,146 SQ.FT
TOTAL DISTURBED AREA IN CATEGORY "C" = 9,576 SQ.FT
TOTAL IMPERVIOUS AREA IN CATEGORY "C" = 6,430 SQ.FT

VULNERABILITY TABLE PER APPLICATION

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb.	Percent Imperv. Surf.
				(Maximums Shown In Parentheses)	

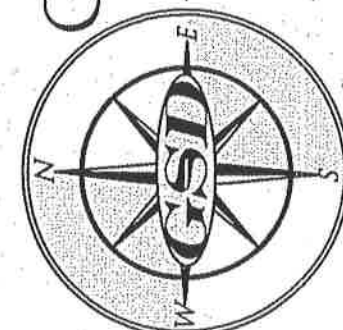


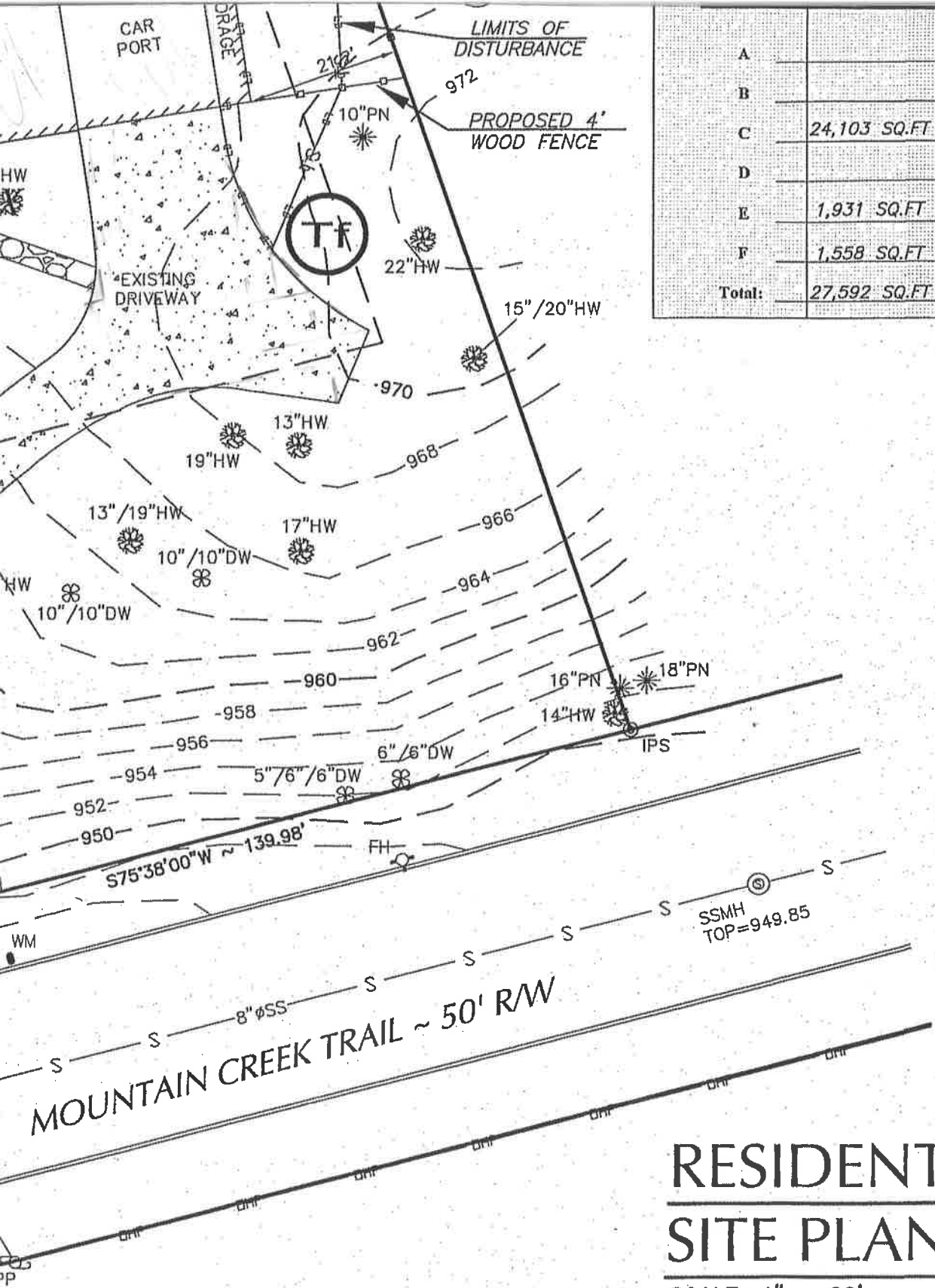
REVISIONS

NO.	DATE	BY	DESCRIPTION

GADDY SURVEYING
& DESIGN, INC.

1215 Pleasant Hill Road
Lawrenceville, Georgia 30044
Phone - (770) 931-5920
FAX - (770) 931-5903





A				(90)	(75)
B				(80)	(60)
C	24,103 SQ.FT	9,576 SQ.FT	6,430 SQ.FT	(70)39.7%	(45)26.7%
D				(50)	(30)
E	1,931 SQ.FT	0.0 SQ.FT	0.0 SQ.FT	(30) 0.0%	(15) 0.0%
F	1,558 SQ.FT	0.0 SQ.FT	0.0 SQ.FT	(10) 0.0%	(2) 0.0%
Total:	27,592 SQ.FT	9,576 SQ.FT	6,430 SQ.FT	N/A	N/A

A RETAINING WALL PERMIT IS REQUIRED AS PER THE CITY OF SANDY SPRINGS'S DEVELOPMENT REGULATIONS SECTION 1003-27(d) AND SECTION 103-107(c).

RETAINING WALL TO BE POURED WITH BASEMENT WALL (CONTINUOUS FOUNDATION WALL)

IF THIS RESIDENCE IS CONSTRUCTED CLOSER THAN 20 FEET TO ANOTHER RESIDENTIAL STRUCTURE OR OTHER OUTBUILDING LARGER THAN 300 SF, AUTOMATIC SPRINKLERS SHALL BE REQUIRED IN THE KITCHEN AND FUEL FIRED EQUIPMENT ROOM PURSUANT THE CITY OF SANDY SPRINGS FIRE ORDINANCE 2006-11-86: CHAPTER 15, HEALTH AND PUBLIC SAFETY, WHICH BECAME EFFECTIVE ON NOVEMBER 8, 2006.

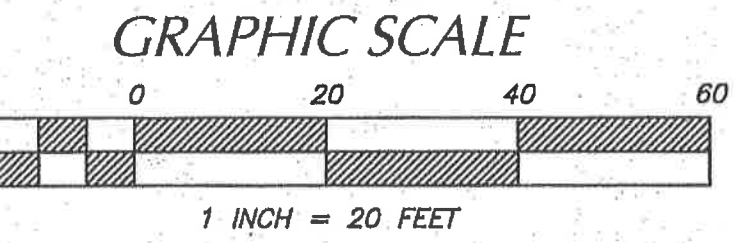
ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS ONLY BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.

PROPOSED DRIVEWAY APRON(S) MUST BE A MINIMUM OF 10 FEET FROM A CATCH BASIN OR FIRE HYDRANT, AND A MINIMUM OF 5 FEET FROM THE LOT LINE, IF FRONT SETBACK WIDTH EXCEEDS 130' DRIVEWAY MUST BE A MINIMUM OF 10 FEET FROM SIDE PROPERTY LINE. DRIVEWAY APRON(S) MUST ALSO BE A MINIMUM OF 25 FEET FROM THE RADIUS RETURN ON CORNER LOTS.

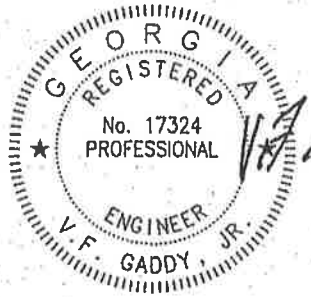
AFTER THE PERMIT IS ISSUED CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 770-730-5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION OR DEMOLITION.

RESIDENTIAL DRAINAGE PLAN SITE PLAN

SCALE: 1" = 20'



GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
VIRGIL F. GADDY
Level II Certified Design Professional
CERTIFICATION NUMBER 000000444B
ISSUED: 1/8/08 EXPIRES: 1/24/18



DEVELOPER
WATERSHED DEVELOPMENT, LLC
321 W. HILL STREET SUITE 1B
DECATUR GA, 30030
24 HOUR CONTACT
RICK BLANCHARD
404-373-3005
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10335 MOUNTAIN CREEK TRAIL

LOT 4 ~ BLOCK "M"
SUBDIVISION OF ASSOCIATED NORTHSIDE BUILDERS, INC ~ UNIT 4, SECTION "D"
(PLAT BOOK 85, PAGE 66)
LAND LOT 172 ~ 17TH DISTRICT
CITY OF SANDY SPRINGS ~ FULTON COUNTY, GEORGIA

DATE 3/6/15	DRAWN TJC	CHECKED VFG
SCALE: 1" = 20'		

SHEET TITLE
**RESIDENTIAL
DRAINAGE
& SITE
PLAN**

PROJECT NUMBER
WD-15-006

1
DRAWING NUMBER