



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: November 7, 2017

ARC REVIEW CODE: V1711071

TO: Mayor Rusty Paul, City of Sandy Springs  
ATTN TO: Sandra DeWitt, Department of Community Development  
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-17-04SS 7505 Bridgegate Court

**Review Type:** Metro River

**MRPA Code:** RC-17-04SS

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the addition of a pool to an existing single-family house.

**Preliminary Finding:** ARC staff has begun the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. 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:** 351 **District:** 6 **Section:**

**Date Opened:** November 7, 2017

**Deadline for Comments:** November 17, 2017

**Earliest the Regional Review can be Completed:** November 17, 2017

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

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
COBB COUNTY

ARC NATURAL RESOURCES  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org) or (470) 378-1645. If ARC staff does not receive comments from you on or before November 17, 2017, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

**DATE:** November 7, 2017

**ARC REVIEW CODE: V1711071**

**TO:** ARC Community Development and Natural Resources Managers

**FROM:** Andrew Smith, 470-378-1645

**Reviewing staff by Jurisdiction:**

**Community Development:** Herrig, Robert

**Natural Resources:** Santo, Jim

**Name of Proposal:** RC-17-04SS 7505 Bridgeway Court

**Review Type:** Metro River

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the addition of a pool to an existing single-family house.

**Submitting Local Government:** City of Sandy Springs

**Date Opened:** November 7, 2017

**Deadline for Comments:** November 17, 2017

**Earliest the Regional Review can be Completed:** November 17, 2017

**Response:**

- 1) Proposal is **CONSISTENT** with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) The proposal is **INCONSISTENT** with the following regional development guide listed in the comment section.
- 4) The proposal does **NOT** relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

**COMMENTS:**

[illegible]

# 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): Gordon T + Donna S Wyatt  
Mailing Address: 7505 Bridgegate Court  
City: Sandy Springs State: GA Zip: 30350  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-822-5455 Fax: 678-812-1140  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Gordon T Wyatt  
Mailing Address: 7505 Bridgegate Court  
City: Sandy Springs State: GA Zip: 30350  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-822-5455 Fax: 678-812-1140  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: 7505 Bridgegate Court Sandy Springs GA  
Description of Proposed Use: Pool Addition to existing house
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LL 351, 6th District Fulton County  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
Lot 38 Rivergate Subdivision Unit IV Phase I  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 43,689 sq ft (1 ACRE +/-)  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Lots: Inside Corridor: 1 Lot  
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 Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	_____	_____	_____	(70)_____	(45)_____
D	<u>24,425 sq ft</u>	<u>13,140 sq ft *</u>	<u>8891 sq ft **</u>	(50) <u>53.8% *</u>	(30) <u>36.4% **</u>
E	<u>19,264 sq ft</u>	<u>1,817 sq ft *</u>	<u>1,040 sq ft **</u>	(30) <u>9.4% *</u>	(15) <u>5.4% **</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>43,689 sq ft</u>	<u>14,957 sq ft</u>	<u>9,931 sq ft</u>	N/A	N/A

\* Includes a transfer of 618 sq ft of land Disturbance from E to D at 1 to 1.5 ( $618 \times 1.5 = 927 \text{ sq ft}$ ) as per Part 2.A.3.C(1) of the Chattahoochee Corridor Plan

\*\* Includes a transfer of 1,042 sq ft of impervious surface from E to D at 1 to 1.5 ( $1,042 \times 1.5 = 1,563 \text{ sq ft}$ ) as per Part 2.A.3.C(1) of the Chattahoochee Corridor Plan

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:** 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 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) See Page 4

☒ 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. City will do EMS Very Basic

☒ 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). *\$250 made to Atlanta Regional Commission*

**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)

\_\_\_\_\_

*Gordon Wyatt* *Danica Wyatt* *10/24/17*  
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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Signature(s) of Applicant(s) or Agent(s) Date

14. The governing authority of 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.

*Sandra DeWitt* *10-26-17*  
Signature of Chief Elected Official or Official's Designee Date



**PROJECT NAME: WYATT**  
**TAX PARCEL ID: 06 0351 LL1126**  
**TOTAL AREA**  
**43,689 SQ. FT.**  
**1.003 ACRES**

**OWNER'S NAME:**  
**GORDON WYATT**  
**ADDRESS:**  
**7505 BRIDGEGATE CT.**  
**SANDY SPRINGS, GA 30350**  
**24 HR. CONTACT:**  
**GORDON WYATT**  
**(404) 822-5455**

**FLOOD PLAIN CERTIFICATION:**  
THIS SITE IS NOT LOCATED WITHIN A  
FEDERALLY DESIGNATED SPECIAL FLOOD  
HAZARD AREA PER F.I.R.M. COMMUNITY PANEL  
NUMBER 13121C0156G FOR UNINCORPORATED  
FULTON COUNTY, GEORGIA, DATED SEPTEMBER  
18, 2013.

LAND LOT: 351  
DISTRICT: 6TH  
COUNTY: FULTON  
CITY OF SANDY SPRINGS  
PROPERTY ADDRESS:  
7505 BRIDGEGATE CT.  
SANDY SPRINGS, GA 30350  
DATE(S) OF FIELD WORK: 02/07/2017  
DATE OF DRAWING: 10/03/2017  
SURVEY #: 17-1122  
SITE PLAN PREPARED FOR:  
GORDON WYATT  
LEGAL DESCRIPTION:  
LOT 3, BLOCK "B", RIVERGATE, UNIT IV, PHASE I, PER PLAT  
BOOK 137, PG 77, FULTON COUNTY, GEORGIA OFFICIAL  
RECORDS.

EQUIPMENT USED: LEICA TS02 POWER, NOMAD 900  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED  
HAS A CLOSURE PRECISION OF ONE FOOT IN 81,787  
FEET, AND AN ANGULAR ERROR OF 02' PER ANGLE  
POINT. ADJUSTMENT FOR CLOSURE WAS BY THE  
COMPASS RULE.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE  
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT  
IN 209,096 FEET.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT  
OF A TITLE SEARCH AND IS SUBJECT TO ANY  
DISCLOSURES SAID TITLE SEARCH MAY PRODUCE.



**CITY OF SANDY SPRINGS**  
**SINGLE FAMILY POOL SITE PLAN PREPARED FOR:**  
**GORDON WYATT**

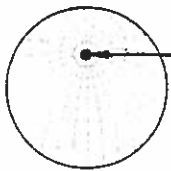
**CONTACT THE CITY OF SANDY SPRINGS' DEPARTMENT OF**  
**COMMUNITY DEVELOPMENT AT (770) 730-5600 TO ARRANGE A**  
**PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR**  
**TO COMMENCEMENT OF ANY CONSTRUCTION OR LAND**  
**DISTURBING ACTIVITY.**

**GENERAL NOTES:**

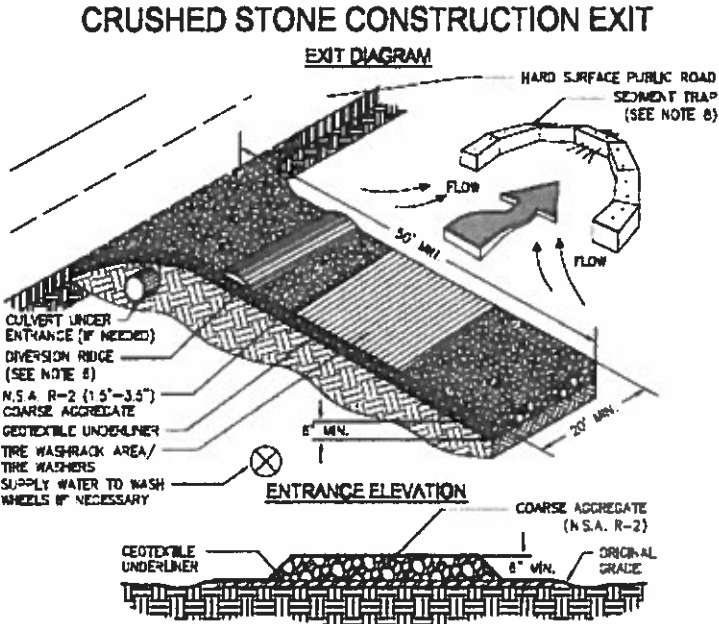
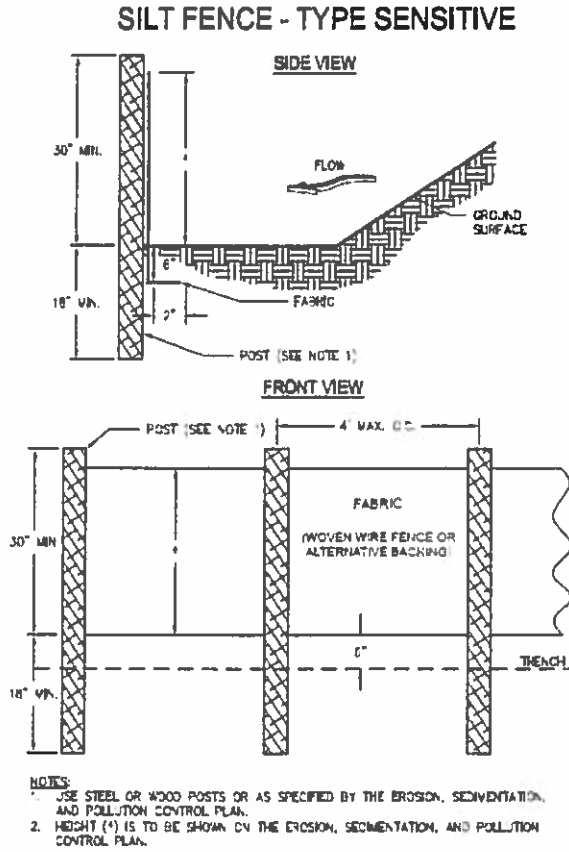
1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4. THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF.
5. AN AS-BUILT DRAWING, CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOP AND BOTTOM OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, POOL, UTILITIES, EASEMENTS, PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.
6. THE PROPOSED POOL IS NOT CONNECTED TO THE MAIN WATER LINE AND IS TO BE FILLED BY A HOSE. A BACKFLOW PREVENTER IS TO BE PROVIDED ON THE HOSE BIB.

**EROSION AND SEDIMENT CONTROL NOTES:**

1. TOTAL AREA OF LIMITS OF DISTURBANCE: 4,150 SQ. FT.
2. ANY DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN IMMEDIATE "STOP WORK" ORDER.
3. THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAIL IS CONSTRUCTED.



**ACCURATE**  
**SURVEYING AND**  
**PLANNING, INC.**  
2415 STATE BARN RD., SUITE 103  
CUMMING, GA 30040  
OFFICE (770) 888-9880 CELL (678) 595-0994  
WWW.ASP-GA.COM EMAIL: TONY@ASP-GA.COM  
GEORGIA REGISTERED LAND SURVEYING FIRM #1128



- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
  2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
  3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
  4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
  5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
  6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
  7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
  8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
  9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
  10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

**SURVEYOR'S CERTIFICATE:**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ANTHONY P. FAILLA, GA RLS #3258 DATE 10-4-17  
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608 **PAGE 1 OF 3**

# SINGLE FAMILY POOL SITE PLAN PREPARED FOR: GORDON WYATT

TAX PARCEL ID: 06 0351 LL1126

ZONING DISTRICT: CUP (1969Z-0062)

TOTAL AREA

43,689 SQ. FT.

1.003 ACRES

CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	387.88'	115.24'	N21°38'31"E	114.81'

LEGEND	
●	Iron Pin Found
△	Computed Point
(P)	Platted Distance / Bearing
(S)	Surveyed / Actual
(C)	Computed
R/W	Right-of-Way
B.S.L.	Building Setback Line
D.E.	Drainage Easement
RB	Rebar
	Concrete
	Stone
	Brick

## REFERENCES:

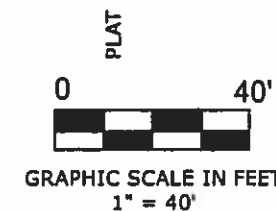
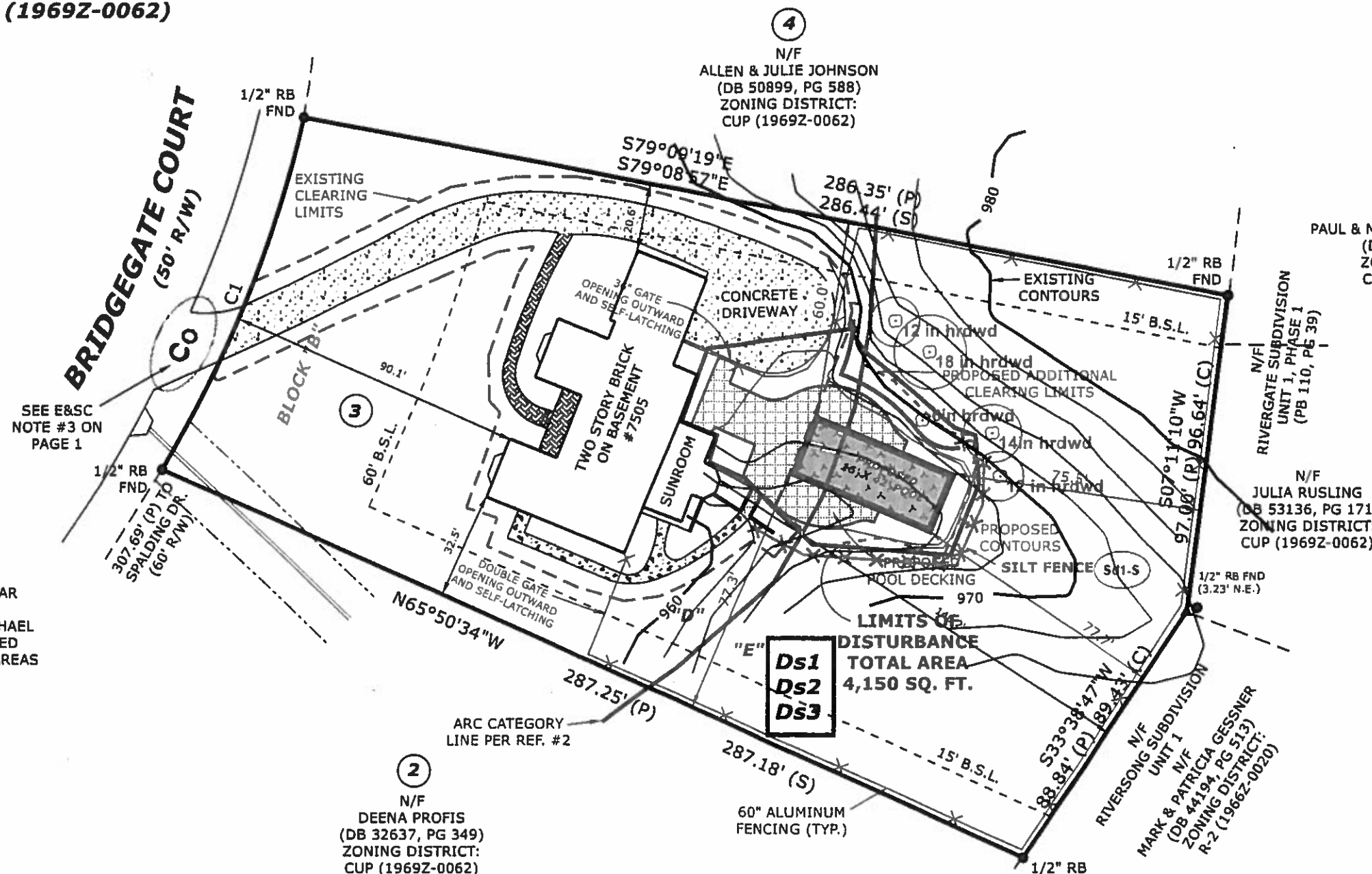
1. SURVEY FOR BETTY R. THOMAS BY SOLAR LAND SURVEYING DATED 2/19/2014.
2. MEMO FROM JIM SANTO (ARC) TO MICHAEL BARNETT (CITY OF SANDY SPRINGS) DATED JUNE 16, 2016 - REANALYZE CATEGORY AREAS AND RESULTING IMPERVIOUS AMOUNTS.

LAND LOT: 351  
DISTRICT: 6TH  
COUNTY: FULTON  
CITY OF SANDY SPRINGS  
PROPERTY ADDRESS:  
7505 BRIDGEGATE CT.  
SANDY SPRINGS, GA 30350  
DATE(S) OF FIELD WORK: 02/07/2017  
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LEGAL DESCRIPTION:  
LOT 3, BLOCK "B", RIVERGATE, UNIT IV,  
PHASE I, PER PLAT BOOK 137, PG 77, FULTON  
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EQUIPMENT USED: LEICA TS02 POWER, NOMAD 900  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED  
HAS A CLOSURE PRECISION OF ONE FOOT IN 81,787  
FEET, AND AN ANGULAR ERROR OF 02' PER ANGLE  
POINT. ADJUSTMENT FOR CLOSURE WAS BY THE  
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THIS PLAT HAS BEEN CALCULATED FOR CLOSURE  
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT  
IN 209,096 FEET.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT  
OF A TITLE SEARCH AND IS SUBJECT TO ANY  
DISCLOSURES SAID TITLE SEARCH MAY PRODUCE.



## ARC NOTES:

1. ARC PLAN SHOWING PROPOSED IMPROVEMENTS APPROVED BY SANDRA DEWITT ON AUGUST 23, 2017.
2. AS-BUILT ARC SURVEY ATTACHED HERETO AS EXHIBIT 1.
3. ARC SITE PLAN ATTACHED HERETO AS EXHIBIT 2.

## GENERAL NOTES:

1. NO STATE WATERS EXIST ON THIS SITE.
2. FIELD RUN TOPO SHOWN WITHIN THE LIMITS OF DISTURBANCE AND SURROUNDING AREAS.

## LANDMARK TREE NOTES:

1. ALL TREES SHOWN ARE HARDWOOD.
2. NO LANDMARK TREES WILL BE REMOVED AS PART OF THIS PROJECT.

## SURVEYOR'S CERTIFICATE:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ANTHONY P. FAILLA, GA RLS #3258 DATE  
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## PROJECT NAME: WYATT

TAX PARCEL ID: 06 0351 LL1126

TOTAL AREA

43,689 SQ. FT.

1.003 ACRES

OWNER'S NAME:

GORDON WYATT

ADDRESS:

7505 BRIDGEGATE CT.

SANDY SPRINGS, GA 30350

24 HR. CONTACT:

GORDON WYATT

(404) 822-5455

## CITY OF SANDY SPRINGS SINGLE FAMILY POOL SITE PLAN PREPARED FOR: GORDON WYATT

CONTACT THE CITY OF SANDY SPRINGS' DEPARTMENT OF  
COMMUNITY DEVELOPMENT AT (770) 730-5600 TO ARRANGE A  
PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR  
TO COMMENCEMENT OF ANY CONSTRUCTION OR LAND  
DISTURBING ACTIVITY.

### POOL FENCE NOTES AND DETAIL:

1. THE ENCLOSURE ENTRANCE (GATE) SHALL BE LOCKED WHEN POOL IS NOT IN USE.
2. IF ONLY ONE SIDE OF THE POOL FENCE IS TO BE FINISHED, THE FENCE SHALL BE CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY.
3. FOR ALL CASES WHERE A BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS AND WINDOWS ON THE BUILDING(S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN AUDIBLE ALARM ACTIVATED BY OPENING THE DOOR(S).
4. FENCE DESIGN SHALL NOT PRODUCE A "LADDER" EFFECT THAT COULD AID IN UNAUTHORIZED CLIMBING.

AG 105.2 OUTDOOR SWIMMING POOL.  
AN OUTDOOR SWIMMING POOL, INCLUDING AN IN-GROUND, ABOVE GROUND, OR ON GROUND POOL, HOT  
TUB OR SPA SHALL BE PROVIDED WITH A BARRIER WHICH SHALL COMPLY WITH THE FOLLOWING:

1. THE TOP OF THE BARRIER SHALL BE AT LEAST 48" (1219 mm) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 mm) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE, SUCH AS AN ABOVE GROUND POOL, THE BARRIER MAY BE AT GROUND LEVEL, SUCH AS THE POOL STRUCTURE, OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4" (102 mm).
2. OPENINGS IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER (102 mm) SPHERE.
4. WHERE A BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45", THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1.75 INCHES IN WIDTH.

#### GATE NOTE (AG 105.2 - 8)

ACCESS GATES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION AG 105.2, ITEMS 1-7, AND SHALL BE EQUIPPED TO ACCOMMODATE A LOCKING DEVICE. PEDESTRIAN ACCESS GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. WHERE THE RELEASE MECHANISM AND OPENINGS SHALL COMPLY WITH THE FOLLOWING:

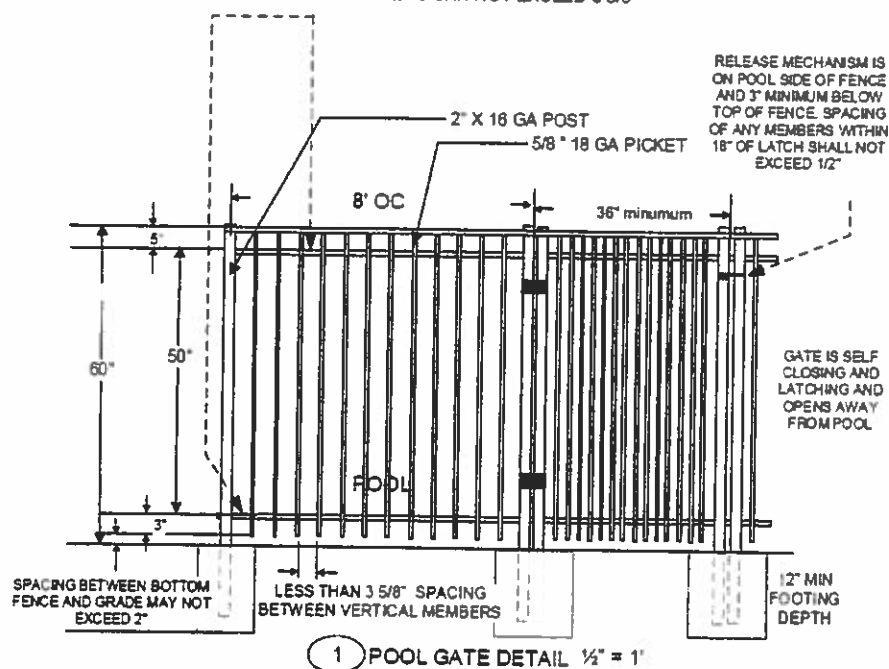
- 8.1 THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AT LEAST 3" (76 mm) BELOW THE TOP OF THE GATE, AND
- 8.2 THE GATE AND BARRIER SHALL HAVE NO OPENING GREATER THAN 0.5" 912.7 mm) WITHIN 18" (457 mm) OF THE RELEASE MECHANISM.

9. WHERE A WALL OF A DWELLING SERVES AS A PART OF THE BARRIER ONE OF THE FOLLOWING CONDITIONS MUST BE MET:

9.2 ALL DOORS WITH DIRECT ACCESS TO THE POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN, IF PRESENT, ARE OPENED. THE ALARM SHALL SOUND CONTINUOUSLY FOR 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. THE ALARM SHALL BE EQUIPPED BY A MANUAL MEANS, SUCH AS TOUCHPAD OR SWITCH, TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST FOR NOT MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH(ES) SHALL BE LOCATED AT LEAST 54" (1372 mm) ABOVE THE THRESHOLD OF THE DOOR, OR

9.3 OTHER MEANS OF PROTECTION, SUCH AS SELF-CLOSING DOORS WITH SELF-LATCHING DEVICES, WHICH ARE APPROVED BY THE GOVERNING BODY, SHALL BE ACCEPTABLE SO LONG AS THE DEGREE OF PROTECTION AFFORDED BY ITEM 9.1 OR 9.2 DESCRIBED ABOVE.

WHEN THE SPACING BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS EXCEEDS 45" THEN THEY MAY BE LOCATED ON EITHER SIDE OF THE FENCE AND THE SPACING BETWEEN VERTICAL MEMBERS CAN NOT EXCEED 3 5/8"



60" ALUMINUM POOL FENCE

### SURVEYOR'S CERTIFICATE:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 45-6-67.

ANTHONY P. FAILLA, GA RLS #3258 DATE 10-4-17  
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608 PAGE 3 OF 3

LAND LOT: 351  
DISTRICT: 6TH  
COUNTY: FULTON  
CITY OF SANDY SPRINGS  
PROPERTY ADDRESS:  
7505 BRIDGEGATE CT.  
SANDY SPRINGS, GA 30350  
DATE(S) OF FIELD WORK: 02/07/2017  
DATE OF DRAWING: 10/03/2017  
SURVEY #: 17-1122  
SITE PLAN PREPARED FOR:  
GORDON WYATT  
LEGAL DESCRIPTION:  
LOT 3, BLOCK "B", RIVERGATE, UNIT IV, PHASE I, PER PLAT  
BOOK 137, PG 77, FULTON COUNTY, GEORGIA OFFICIAL  
RECORDS.

EQUIPMENT USED: LEICA TS02 POWER, NOMAD 900  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED  
HAS A CLOSURE PRECISION OF ONE FOOT IN 81,787  
FEET, AND AN ANGULAR ERROR OF 02' PER ANGLE  
POINT. ADJUSTMENT FOR CLOSURE WAS BY THE  
COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE  
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT  
IN 209,096 FEET.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT  
OF A TITLE SEARCH AND IS SUBJECT TO ANY  
DISCLOSURES SAID TITLE SEARCH MAY PRODUCE.



ACCURATE  
SURVEYING AND  
PLANNING, INC.

2415 STATE BARN RD., SUITE 103  
CUMMING, GA 30040  
OFFICE (770) 888-9880 CELL (678) 595-0994  
WWW.ASP-GA.COM EMAIL: TONY@ASP-GA.COM  
GEORGIA REGISTERED LAND SURVEYING FIRM #1128



# AS-BUILT SURVEY PREPARED FOR: GORDON WYATT

TAX PARCEL ID: 06 0351 LL1126

TOTAL AREA  
43,689 SQ. FT.  
1.003 ACRES

LEGEND	
●	Iron Pin Found
△	Computed Point
(P)	Platted Distance / Bearing
(S)	Surveyed / Actual
(C)	Computed
R/W	Right-of-Way
B.S.L.	Building Setback Line
D.E.	Drainage Easement
RB	Rebar
③	Storm Drain
Concrete	Concrete
Stone	Stone
Brick	Brick

## NOTES / REFERENCES:

1. SURVEY FOR BETTY R. THOMAS BY SOLAR LAND SURVEYING DATED 2/19/2014.  
2. MEMO FROM JIM SANTO (ARC) TO MICHAEL BARNETT (CITY OF SANDY SPRINGS) DATED JUNE 16, 2016 - REANALYZE CATEGORY AREAS AND RESULTING IMPERVIOUS AMOUNTS.

LAND LOT: 351  
DISTRICT: 6TH  
COUNTY: FULTON  
CITY OF SANDY SPRINGS  
PROPERTY ADDRESS:  
7505 BRIDGEGATE CT.  
SANDY SPRINGS, GA 30350  
DATE(S) OF FIELD WORK: 02/07/2017  
DATE OF DRAWING: 02/09/2017  
SURVEY #: 17-1122  
SURVEY PREPARED FOR:  
GORDON WYATT  
LEGAL DESCRIPTION:  
LOT 3, BLOCK "B", RIVERGATE, UNIT IV,  
PHASE I, PER PLAT BOOK 137, PG 77, FULTON  
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## SURVEYOR'S CERTIFICATE:

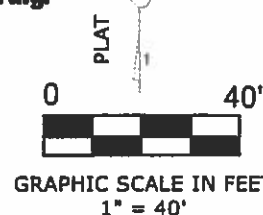
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS  
PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS  
FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER  
180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION  
FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS  
SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

ANTHONY P. FAILLA GA RLS #3258  
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608

CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	387.88'	115.24'	N21°38'31"E	114.81'



Know what's below.  
Call before you dig.

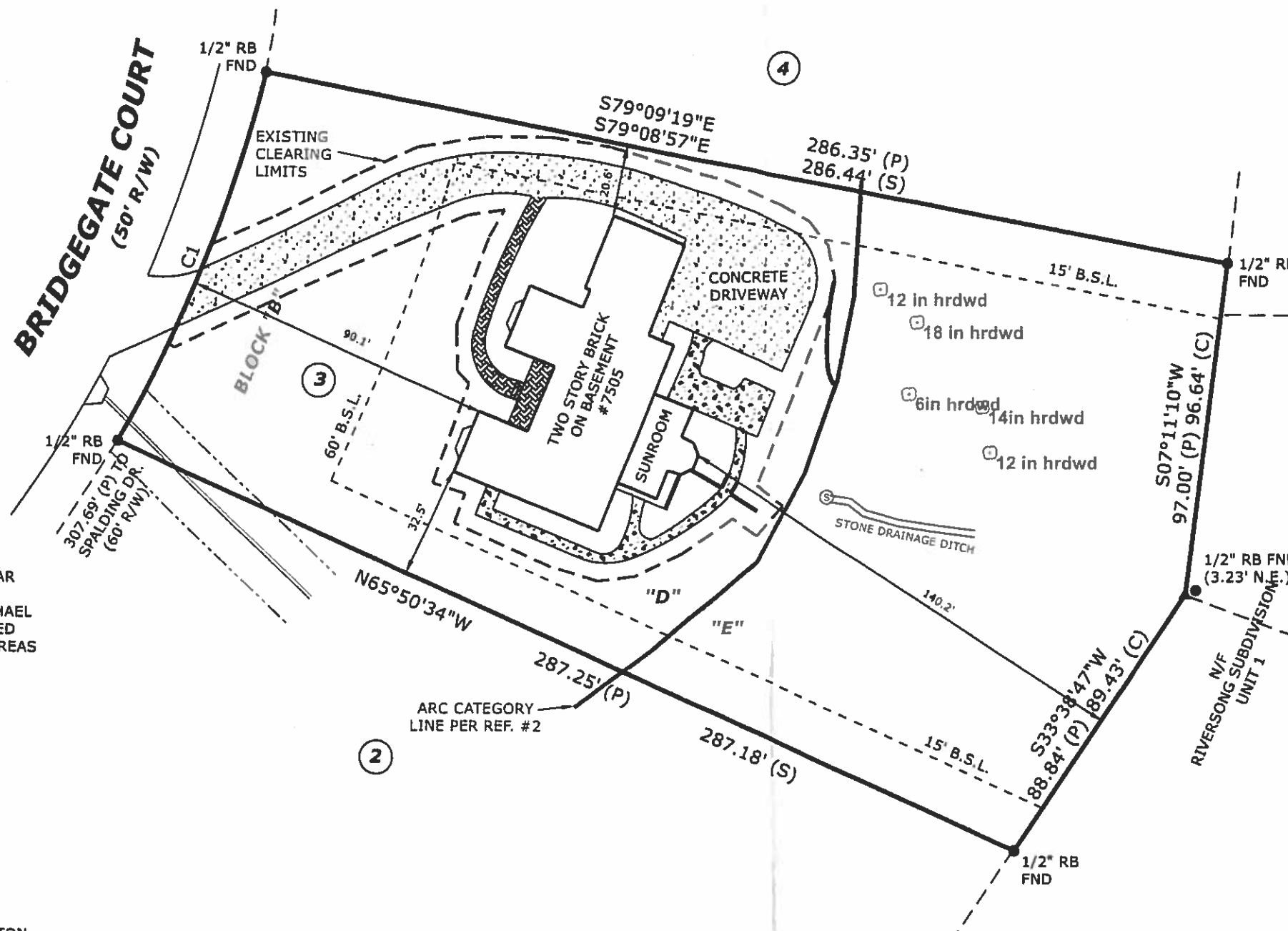
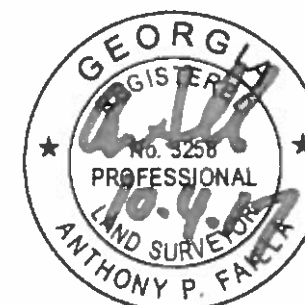


## ARC CALCULATIONS FOR LOT 3

VULNERABILITY CATEGORY	D	E
AREA OF LOT	24,425	19,264
IMPERVIOUS SURFACE		
ALLOCATION PER REF #2	7,328	2,890
EXISTING	7,893	0
IMPERVIOUS REMAINING / (DEFICIENT)	(566)	2,890
TRANSFER DOWN	566	(566)
IMPERVIOUS REMAINING / (DEFICIENT)	0	2,324
CLEARING		
ALLOCATION PER REF #2	12,213	5,779
EXISTING	13,140	0
CLEARING REMAINING / (DEFICIENT)	(928)	5,779
TRANSFER DOWN	928	(928)
CLEARING REMAINING / (DEFICIENT)	0	4,851

## EXISTING IMPERVIOUS AREA DETAIL

DESCRIPTION	CATEGORY	
	D	E
CONCRETE DRIVEWAY	3,446	0
BRICK WALK / PORCH	359	0
HOUSE	2,964	0
SUNROOM	400	0
STONE WALK / PATIO	724	0
TOTAL EXISTING IMPERVIOUS AREA	7,893	0



ARC SITE PLAN PREPARED FOR: GORDON WYATT  
TAX PARCEL ID: 06 0351 LL1126  
TOTAL AREA  
43,689 SQ. FT.  
1.003 ACRES

LEGEND	
●	Iron Pin Found
△	Computed Point
(P)	Platted Distance / Bearing
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R/W	Right-of-Way
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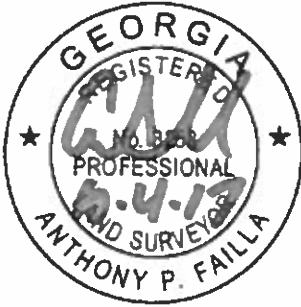
NOTES / REFERENCES:

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DISTRICT: 6TH  
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7505 BRIDGEGATE CT.  
SANDY SPRINGS, GA 30350  
DATE(S) OF FIELD WORK: 02/07/2017  
DATE OF DRAWING: 02/09/2017  
REV. 08/10/2017 (PROPOSED IMPROVEMENTS, UPDATE CHARTS)  
REV. 08/11/2017 (ARC COMMENTS)  
SURVEY #: 17-1122  
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GORDON WYATT  
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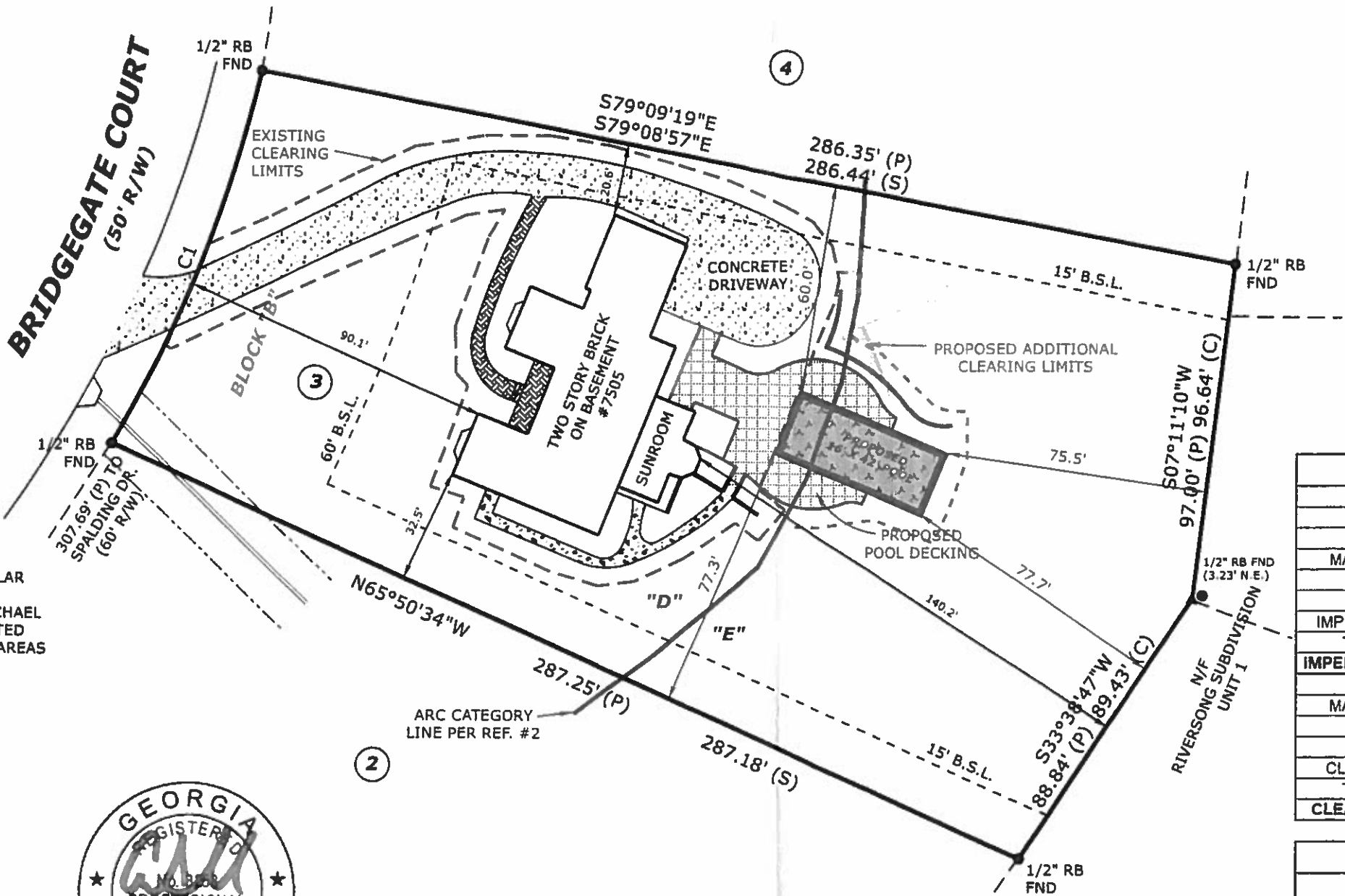
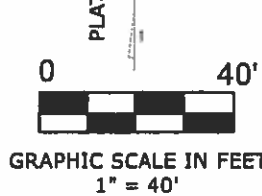
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CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	387.88'	115.24'	N21°38'31"E	114.81'



ARC CALCULATIONS FOR LOT 3		
VULNERABILITY CATEGORY	D	E
AREA OF LOT	24,425	19,264
IMPERVIOUS SURFACE	30% OF AREA	15% OF AREA
MAXIMUM ALLOCATION PER REF #2	7,328	2,890
EXISTING	7,893	0
PROPOSED	571	799
IMPERVIOUS REMAINING / (DEFICIENT)	(1,137)	2,091
TRANSFER FROM E TO D (X 1.5)	1,137	(758)
IMPERVIOUS REMAINING OR (DEFICIENT)	0	1,333
CLEARING	50% OF AREA	30% OF AREA
MAXIMUM ALLOCATION PER REF #2	12,213	5,779
EXISTING	13,140	0
PROPOSED	653	1,824
CLEARING REMAINING / (DEFICIENT)	(1,581)	3,955
TRANSFER FROM E TO D (X 1.5)	1,581	(1,054)
CLEARING REMAINING OR (DEFICIENT)	0	2,901

EXISTING IMPERVIOUS AREA DETAIL		
DESCRIPTION	CATEGORY	
	D	E
CONCRETE DRIVEWAY	3,446	0
BRICK WALK / PORCH	359	0
HOUSE	2,964	0
SUNROOM	400	0
STONE WALK / PATIO	724	0
TOTAL EXISTING IMPERVIOUS AREA	7,893	0

PROPOSED IMPERVIOUS AREA DETAIL		
DESCRIPTION	CATEGORY	
	D	E
POOL	173	499
POOL DECKING	1,045	300
NEW STEPS	24	0
REMOVE STONE PATIO	(411)	0
REMOVE CONCRETE DRIVEWAY	(260)	0
TOTAL PROPOSED IMPERVIOUS AREA	571	799