


DATE: JUNE 4, 2019

ARC REVIEW CODE: V1906041

**TO:** Mayor Rusty Paul, City of Sandy Springs  
**ATTN TO:** Madalyn Smith, Planner I, City of Sandy Springs  
**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-19-01SS 630 River Chase Ridge

**Review Type:** Metro River

**MRPA Code:** RC-19-01SS

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new detached 2-car garage.

**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:** 172, 207 **District:** 17 **Section:**

**Date Opened:** June 4, 2019

**Deadline for Comments:** June 14, 2019

**Earliest the Regional Review can be Completed:** June 17, 2019

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

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
CITY OF ATLANTA  
FULTON COUNTY

ARC NATURAL RESOURCES  
GEORGIA CONSERVANCY  
CITY OF SMYRNA

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE/CRNRA  
COBB COUNTY

If you have any questions regarding this review, please contact Robert Herrig at [Rherrig@atlantaregional.org](mailto:Rherrig@atlantaregional.org) or (470) 378-1636. If ARC staff does not receive comments from you on or before June 14, 2019, 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.

**COMMENTS:**

# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** CITY OF SANDY SPRINGS, GEORGIA
2. **Owner(s) of Record of Property to be Reviewed:**  
**Name(s):** BILL AND JENNIFER BEEBE  
**Mailing Address:** 630 RIVER CHASE RIDGE  
**City:** SANDY SPRINGS **State:** GEORGIA **Zip:** 30328  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** 404.229.1077 (BILL) **Fax:** 404.812.9501  
**Other Numbers:** 404.247.1364 (JENNIFER)
3. **Applicant(s) or Applicant's Agent(s):**  
**Name(s):** CHIP KNUTH, CHIP KNUTH, INC.  
**Mailing Address:** 4955 ROSE CREEK DRIVE  
**City:** CUMMING **State:** GEORGIA **Zip:** 30040  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** 404.812.9500 (CHIP KNUTH) **Fax:** 404.812.9501  
**Other Numbers:** \_\_\_\_\_
4. **Proposed Land or Water Use:**  
**Name of Development:** EXISTING SUBDIVISION: RIVER CHASE  
**Description of Proposed Use:** ADDITION OF DETACHED 2 CAR GARAGE
5. **Property Description (Attach Legal Description and Vicinity Map):**  
**Land Lot(s), District, Section, County:** LAND LOTS 172 AND 207, 17TH DISTRICT  
SECTION: CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA  
**Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:** 1,000 FT TO INT  
RIVER CHASE SUB., LOT 4, BLOCK "C" 630 RIVER CHASE RIDGE ~ SANDY SPRINGS, 30328,  
**Size of Development (Use as Applicable):**  
**Acres:** **Inside Corridor:** .77 ACRES (THE LOT) 100% INSIDE CORRIDOR  
**Outside Corridor:** .00 ACRES  
**Total:** .77 ACRES (33,495 SQFT (THE LOT) 100% INSIDE CORRIDOR  
**Lots:** **Inside Corridor:** N/A- JUST THIS ONE EXISTING DEVELOPED LOT  
**Outside Corridor:** \_\_\_\_\_  
**Total:** \_\_\_\_\_  
**Units:** **Inside Corridor:** N/A  
**Outside Corridor:** N/A  
**Total:** \_\_\_\_\_  
**Other Size Descriptor (i.e., Length and Width of Easement):**  
**Inside Corridor:** N/A  
**Outside Corridor:** N/A  
**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, 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 EXISTING HOUSE ON EXISTING PUBLIC SEWER

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.
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D	22,345 SF	11,173 SF	8,804 SF*	(50) 50%	(30) 39.4*
E	11,150 SF	3,335 SF	273 SF*	(30) 30%	(15) 2.4*
F				(10)	(2)
Total:	33,495 SF	14,508 SF		N/A	N/A

\* INCLUDES A TRANSFER OF 1,400 SF OF IMERVIOUS SURFACE FROM E TO D AT 1 TO 1.5 (1,400 X 1.5 = ~~2100~~ SF) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

2100  
GPO



☒ 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. *N/A*

☐ Lot-by-lot and non-lot allocation tables. *N/A*

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)

*Chad W. [Signature]*

*5-9-2019*

\_\_\_\_\_  
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:

*Chip [Signature]*

*5-10-2019*

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

\_\_\_\_\_  
Date

14. The governing authority of \_\_\_\_\_ 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



## CHECKLIST FOR ARC/MRPA RIVER CORRIDOR CERTIFICATE

Project Name: Beebe detached GARAGE ADDITION

RC Project Number: \_\_\_\_\_

Application Date: \_\_\_\_\_

### I. THE FOLLOWING ITEMS SHALL BE INCLUDED WITH THE SUBMITTAL:

A. A completed and correctly executed ARC/MRPA application form.

✓ B. Three (3) copies of all plans. All single lot plans are to be at a minimum of 1"=30' scale. Commercial and Multi-family plans shall be at a minimum of 1"=50' scale. Subdivision plans shall be at a minimum scale of 1"=100' scale. One (1) site plan shall be submitted on an 8 1/2" by 11" plan.

C. These fees, in separate payments:

✓ 1. \$250.00 Atlanta Regional Commission (ARC) fee for a single lot; or the amount specified in the Rules and Regulations, Section IV-A of the Metropolitan River Protection Act. Funds payable to ARC must be in the form of a cashier's check or money order.

✓ 2. \$500.00 Sandy Springs City Council Public Hearing and advertising fee (payable to the City of Sandy Springs).

### II. INCLUDE THE FOLLOWING ON PLAN SUBMITTAL:

1. Indicate the number of the previous ARC certificate (if applicable) N/A

2. Name of project/subdivision/street address ✓

3. Land lot, district, zoning case numbers ✓

4. Lot, unit, phase and/or section number ✓

5. Name, address and telephone number of:

A. Applicant ✓

B. Owner/developer ✓

C. Engineer/architect/plan designer ✓

D. Builder/contractor/24-hour contact ✓

- ✓ 6. Single lot plans shall have a minimum of two-foot contour intervals; all others shall have a minimum of five-foot contour intervals
- ✓ 7. Indicate all existing and proposed contours
- ✓ 8. Show dimension structure locations from at least two property lines; show all building setback lines, street names and right-of-way widths
- ✓ 9. Delineate all applicable river corridor, tributary and/or buffer setback areas
- ✓ 10. Provide flood plain note: This property is/is not in a flood hazard area according to F.I.R.M. panel# \_\_\_\_\_ last revised on June 22, 1998. If the special flood hazard area has established elevations, then a surveyor or architect can certify this statement. If elevations have not been established then a registered engineer must provide calculations to establish the horizontal location and the elevation of the flood hazard. If property has special flood hazard area crossing its boundary line, a certificate of occupancy hold will be placed on the building permit until an elevation certificate is submitted certifying that the lowest floor elevation of the structure is a minimum of three (3) feet above the special flood hazard area elevation.
- ✓ 11. Provide a land disturbance plan showing the existing topography and the location, extent and type of all land disturbances. The land disturbance plan shall show the location of all erosion and silt control devices, and all required details. This plan shall also include a time table for the installation and maintenance of all erosion and sedimentation control, which shall be reviewed and accepted by the City of Sandy Springs. If the property will be served by an onsite sewer disposal system, Fulton County Health Department approval is required prior to the required erosion control acceptance.
- ✓ 12. Provide a table listing the amount of clearing and impervious surface areas: proposed, existing and allowable in each vulnerability category on each lot, and in the right-of-way easement(s). The areas of land disturbing activity shall include all areas required by the construction of onsite sewer disposal system, sewers, drainage structures, easements and other infrastructure; for the storage of equipment and materials, and for all other proposed land disturbing activities.
- ✓ 13. Provide a vegetation plan showing the location, extent and types of existing vegetation, or clusters of vegetation. The information shall include the following vegetation types, as present: open field/pasture, pine, hardwood, mixed pine/hardwood.

✓ 14. Provide an as-built survey indicating all land disturbance and impervious surface areas, as applicable.

✓ 15. The following notes must appear on all plans in bold letters on the cover sheet, grading plan and erosion control plan (if separate).

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, until final stabilization.

D. All erosion control measures shall be in place prior to commencing construction and shall be maintained in proper working order until all disturbed areas are stabilized.

E. A copy of the approved land disturbance plan and river corridor certificate/permit shall be present onsite whenever land disturbing activity is in progress.

F. 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.

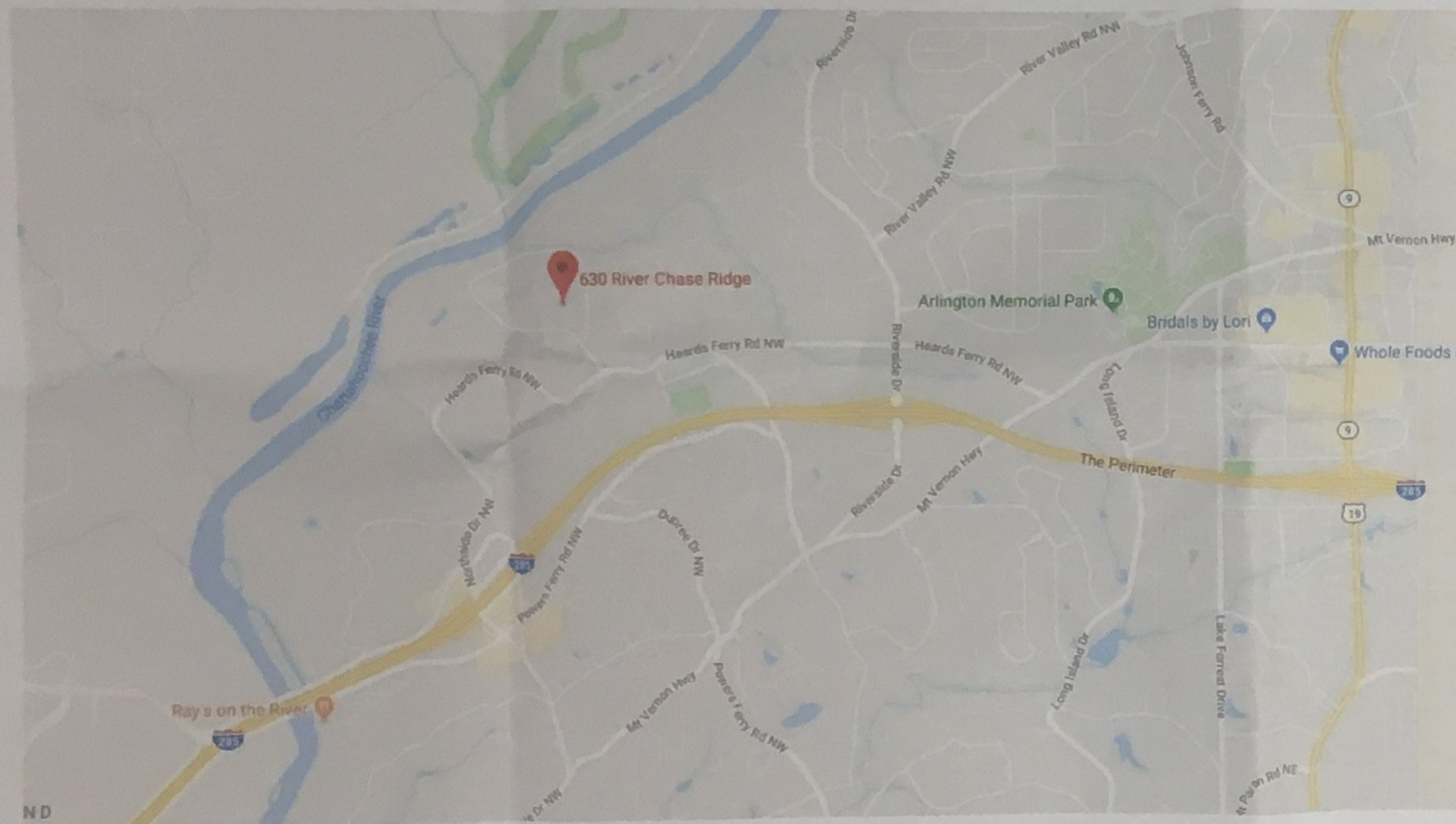
G. This plan is approved for River Corridor Only. It does not entitle land disturbing activity or construction of structures without first obtaining all applicable permits.

✓ III

ONCE ALL OF THE ABOVE-CAPTIONED ITEMS HAVE BEEN REVIEWED FOR COMPLIANCE AND ACCEPTED BY STAFF AS COMPLETE, THE APPLICATION WILL BE TRANSMITTED TO THE ARC STAFF AND BOARD FOR FURTHER REVIEW. UPON ARC REVIEW AND APPROVAL, THE PROJECT WILL BE SCHEDULED FOR A PUBLIC HEARING BY THE CITY OF SANDY SPRINGS CITY COUNCIL, AT THEIR NEXT REGULAR SCHEDULED ZONING MEETING (PLEASE BE AWARE THAT UPON ARC APPROVAL, THERE IS A 21-DAY ADVANCE PUBLIC HEARING NOTICE REQUIREMENT).



# A DETACHED GARAGE ADDITION TO THE BEEBE RESIDENCE 630 RIVER CHASE RIDGE SANDY SPRINGS, GEORGIA 30328 COMM. # 19004



VICINITY MAP  
A-C8 NO SCALE

## SQUARE FOOTAGE CALCS

GARAGE ADDITION:	576 SQFT
DISTURBED LAND AREA FROM WORK ON ADDITION	957 SQFT

## CONTACTS / DIRECTORY

APPLICANT AND ARCHITECT:	CHIP KNUTH, CHIP KNUTH, INC. 4955 ROSE CREEK DRIVE CUMMING, GA 30040 PH 404.812.9500 FX 404.812.9500 EM CHIP@CHIPKNUTH.COM
OWNER:	BILL BEEBE 630 RIVER CHASE RIDGE SANDY SPRINGS, GA 30328 PH 404.229.1071 EM CULLIAN@BEEBESR.COM
BUILDER 24 HOUR CONTACT:	RODNEY GUIDRY GUIDRY CONSTRUCTION 132 DOBSTER ROAD JEFFERSON, GEORGIA 30549 PH 404.456.3331 EM GUIDRYCONSTRUCTION@COMCAST.NET

## DRAWING INDEX

NO.	SHEET DESIGNATION	REVISIONS
A-C8	ARCHITECT'S COVER SHEET	
N/A	SURVEY BY SOLAR LAND SURVEYING	
ASP-1	SITE AND LAND DEV PLAN WITH EROSION CONTROL	
A-11	FOUNDATION, FIRST, TRUSS, AND ROOF PLANS	
A-21	EXTERIOR ELEVATIONS AND TYPICAL WALL SECT	
A-22	BUILDING SECTIONS	

## TYPICAL ABBREVIATIONS

ABBR.	DEFINITION	DEFINITION	DEFINITION
AFB	ABOVE FINISH FLOOR	OFB	OUT FACE OF SHEATHING
CL	CENTER LINE	RAD	RADIUS
CO	CASED OPENING	R/S	RISER
FHH	FINISHED HEAD HEIGHT	TYP	TYPICAL
F.V.	FIELD VERIFY DIMENSION	T.O.W.	TOP OF WALL
OFM	OUT FACE OF MASONRY	UNO	UNLESS NOTED OTHERWISE
OFB	OUT FACE OF STUD		

## MATERIALS INDEX

	CONCRETE BLOCK		ROUGH UD. FRAMING
	SOLID MASONRY		WOOD BLOCKING
	STONE OR BRICK		FINISH WOOD
	CONCRETE		INSULATION
	STUD WALL		RIGID INSULATION
	STUD WALL W/SOLID BRNG OR COLUMN SEE STRUCTURAL DWGS FOR LOCATIONS		FLYWOOD

## SYMBOL INDEX

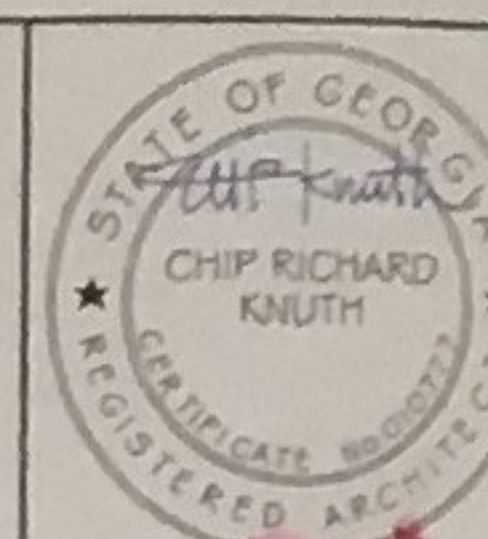
	PROPERTY LINE		ROOM NUMBER
	NEW CONTOUR		SECTION CUT
	EXISTING CONTOUR		DOOR TYPE
	BLDG. SETBACK LINE		WINDOW TYPE
	NEW SITE ELEVATION		DETAIL CUT REFERENCE
	EXIST'G SITE ELEVATION		
	BUILDING ELEVATION		
	COMBO SMOKE ALARM/CO DETECTOR		

## GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL STATE & LOCAL CODES & ORDINANCES. MOST STRINGENT SHALL RULE.
- EACH CONTRACTOR SHALL VERIFY HIS PORTION OF THE WORK BEFORE BEGINNING AND VERIFY EXISTING CONDITIONS AS RELATED TO THE CONTRACT DOCUMENTS AND HIS CONTRACT. NOTIFICATION OF DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS SHALL BE REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK.
- EACH CONTRACTOR SHALL FAMILIARIZE HIMSELF W/ THE DRAWINGS. ALL WORK SHALL CONFORM TO ALL INFORMATION AND INSTRUCTIONS CONTAINED IN THE CONTRACT DOCUMENTS.
- SAMPLES OF ALL FINISHES ARE TO BE SUBMITTED TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL WORKMANSHIP IN THIS JOB SHALL BE FIRST QUALITY.
- ALL MATERIALS USED IN THIS JOB SHALL BE OF THE BEST QUALITY IN THE PARTICULAR FIELD. MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURING DIRECTIONS AND RECOMMENDATIONS.
- STRUCTURAL INFORMATION CONTAINED IN THESE DOCUMENTS ARE FOR PLANNING PURPOSES AND PURPOSES ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING AND DESIGN IN ACCORDANCE TO DESIGN INTENT OF THESE CONSTRUCTION DOCUMENTS. STRUCTURAL ENGINEERING SHALL BE DONE BY A CERTIFIED ENGINEER IN THE STATE OF GEORGIA.

## ADDITIONAL NOTES

- THIS PROPERTY IS COMPLETELY OR PARTIALLY WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS.
- ALL CONSTRUCTION MUST CONFORM TO THE CITY OF SANDY SPRINGS STANDARDS.
- 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, UNTIL FINAL STABILIZATION.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND RIVER CORRIDOR CERTIFICATE / PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITIES ARE IN PROCESS.
- 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.
- THIS PLAN IS APPROVED FOR RIVER CORRIDOR ONLY. IT DOES NOT ENTITLE LAND DISTURBING ACTIVITY OR CONSTRUCTION OF STRUCTURES WITHOUT FIRST OBTAINING ALL APPLICABLE PERMITS.



CHIP KNUTH, INC.  
Architectural Services  
3110 WILSON STREET  
CUMMING, GEORGIA 30040  
PH 404.812.9500 FX 404.812.9501



DATES:  
05-10-19 FOR CONSTRUCTION

A DETACHED GARAGE ADDITION  
TO THE  
BEEBE RESIDENCE  
630 RIVER CHASE RIDGE  
SANDY SPRINGS, GEORGIA 30328  
COMM. # 19004

DRAWINGS THIS SHEET:  
SITE DEVELOPMENT PLAN

A-C8



### FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY. THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 13121C0141F. EFFECTIVE DATE OF 9/18/13. ZONE "X" AS DESCRIBED BY SAID MAP BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

## GENERAL NOTES

1. FIELD CLOSURE: AN ELECTRONIC TOTAL STATION AND A 100 GRAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. THE FIELD TRAVELER WAS CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND FOUND TO HAVE UNADJUSTED FIELD CLOSURE PRECISION THAT EXCEEDED  $\pm 1$  IN 100,000 AND WAS ADJUSTED BY THE LEAST SQUARES METHOD.
  2. FIELD CLOSURE: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A PRECISION OF CLOSURE IN EXCESS OF  $\pm 1$  IN 100,000.
  3. NO START PLANE COORDINATE MOVEMENT WAS DETECTED WITHIN ANY OF THIS PROPERTY.
  4. INFORMATION REGARDING THE DEPICTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS KNOWN HEREIN. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED BY THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTOR, AND/OR HIS AGENTS. SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREIN AS TO EACH UNDERGROUND INFORMATION.
  5. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
  6. ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED.
  7. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
  8. CURRENT ZONING RD-21
- SETBACKS: FRONT 40'  
E-15'  
MINIMUM LOT WIDTH 130'  
MINIMUM LOT SIZE 2.0 AC.  
MINIMUM LOT COVERAGE .30%
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.
  10. WATERS OF THE STATE REQUIRE BUFFER PROTECTION DO NOT EXIST WITHIN 200 FEET OF THE PROJECT SITE, (AS SHOWN)
  11. BEARINGS BASED ON A SINGLE MAGNETIC NORTH OBSERVATION.
  12. CONTIGUOUS INFORMATION SHOWN HEREIN BASED ON PLAN B.
  13. ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

THIS PLAN IS A RESTATEMENT 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 HEREIN. RECORDING OF THIS PLAN DOES NOT REQUIRE THE APPROVAL OF ANY LOCAL AGENCIES, THE 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 PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN W. STANZILIS, JR.

SHEET 1 of 1

**SOLAR LAND SURVEYING COMPANY**

P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993  
TELEPHONE (770) 794-9055 FAX (770) 794-9052

The field data upon which this plot is based has a closure of 1 foot in \_\_\_\_\_ feet, an angular error of  $46^{00}$  seconds per angle point and was adjusted using the Least Squares Method. This plot has been calculated for closure and found to be accurate to 1 foot in \_\_\_\_\_ feet.

An electronic total station and a 100' chain were used to gather the information used in the preparation of this plot.

State Plane Coordinate Monument found within 500' of this property

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

172 & 207 CHARLES W & JENNIFER W. BEEBE 17TH DISTRICT - SECTION - (CITY OF SANDY SPRINGS) FULTON COUNTY GEORGIA		1" = 20' SCALE	3/24/19 SURVEY DATE	4/02/19 DRAWING DATE
PREPARED FOR GEORGIA AS BUILT SURVEY		REVISION BY DATE		

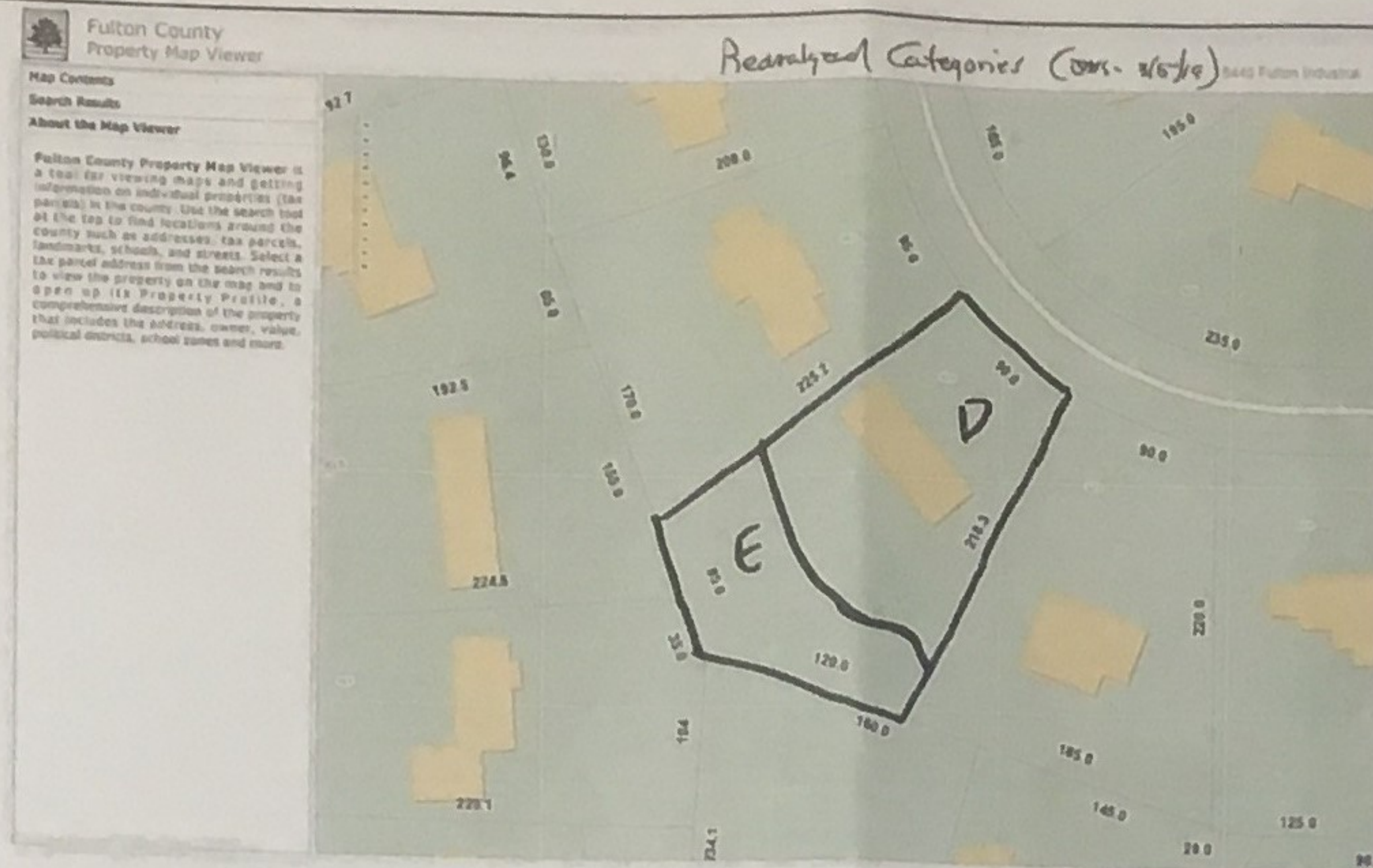
CHARLES W. & JENNIFER W. BEEBE

RIVER CHASE (SECTION ONE)

DISC #	DRAFTED PAH
S1S	
S1S	

JOB # 19-1402





2 REANALYZED CATEGORIES BY JIM SANTO (03-05-19)  
SCALE: 1" = 20'-0"

### 630 River Chase Ridge Reanalysis

City of Sandy Springs  
March 5, 2019

Vulnerability Factor	Factor Subgroup	Score
Hydrology	First Order Basin	10
Geology	Biotite Gneiss	5
Aspect:	West	12
Soils:	Mod. To Severe Erodibility	16
<b>SUBTOTAL</b>		<b>43</b>
Vegetation	Open/Landscaped	10
	Hardwoods	20
<b>SUBTOTAL:</b>		<b>63</b>
Slope:	0-10%	3
	10-25%	9
<b>TOTAL:</b>		<b>72</b>
<b>CATEGORY:</b>		<b>D E E</b>

The D category includes scores from 50 to 59  
The E category includes scores from 60 to 79

VULNERABILITY CATEGORY	TOTAL SF	TOTAL LAND DISTURBANCE	TOTAL IMPERVIOUS SURFACE	PERCENT LAND DISTURBANCE	PERCENT IMPERVIOUS SURFACE
D	22,345 SF	11,173 SF	8,804 SF*	(50) 50%	(30) 39.4%*
E	11,150 SF	3,335 SF	273 SF*	(30) 30%	(15) 2.4%*
<b>TOTAL</b>	<b>33,495 SF</b>	<b>14,508 SF</b>		<b>N/A</b>	<b>N/A</b>

\*INCLUDES A TRANSFER OF 1,400 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1 TO 1.5 (1,400 X 1.5 = 2,100 SF) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

#### LOT COVERAGE CALCULATIONS

COVERAGE CATEGORY	EXIST CAT D AND E	EXIST CAT D	EXIST CAT E	MODIFIED CAT D	MODIFIED CAT E	FINAL CAT D	FINAL CAT E	FINAL CAT D+E
ASPHALT DRIVE W/ GR. BDD	1,358 SF	1,358 SF						
LEFT SIDE STONE WALK	48 SF	48 SF						
GRAVEL W/ STONE BORDER	229 SF	229 SF						
FRONT BRICK WALK W/ CONC	36 SF	36 SF						
FRONT STONE WALK	2,366 SF	2,366 SF						
DRIVE (PAVING) (PAVING)	14 SF	14 SF						
RIGHT SIDE CONC. PAD	178 SF	178 SF						
WOOD DECK & STEPS	28 SF	28 SF						
REAR CONC. PAD	18 SF	18 SF						
AC PADS	1,289 SF	1,289 SF	227 SF	3 SF	1,085 SF			
REAR GRAVEL WALKS	24 SF	24 SF						
REAR BRICK WALK	69 SF	69 SF						
REAR WOOD DECK	25 SF	25 SF						
BRIDGE	56 SF	56 SF						
STEPPING STONES								
GARAGE ADDITION								
<b>TOTAL *</b>	<b>8,611 SF (25.75%)</b>	<b>8,230 SF</b>	<b>381 SF</b>	<b>+574 SF</b>	<b>1,085 SF</b>	<b>8,684 SF</b>	<b>273 SF</b>	<b>9,077 SF (27.1%)</b>

#### ADDITIONAL NOTES

- THIS PROPERTY IS COMPLETELY OR PARTIALLY WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS.
- ALL CONSTRUCTION MUST CONFORM TO THE CITY OF SANDY SPRINGS STANDARDS.
- 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, UNTIL FINAL STABILIZATION.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND RIVER CORRIDOR CERTIFICATE / PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITIES ARE IN PROCESS.
- 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.
- THIS PLAN IS APPROVED FOR RIVER CORRIDOR ONLY. IT DOES NOT ENTITLE LAND DISTURBING ACTIVITY OR CONSTRUCTION OF STRUCTURES WITHOUT FIRST OBTAINING ALL APPLICABLE PERMITS.

NOTE THAT THIS SITE PLAN WAS EXTRAPOLATED FROM SITE SURVEY BY SOLAR LAND SURVEYING COMPANY; SURVEY DATE 03-24-19 AND DRAWING DATE 04-02-19 FOR THE BENEFIT OF CHARELS W. AND JENNIFER W. BEEBE

NOTE: CONTRACT 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 THE COMMENCEMENT OF ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY.

NOTE: ANY TRACKING OF DIRT, SILT, MUD ETC. ONTO THE STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.

NOTE: NO DECKS PATIOS OR PERMANENT STRUCTURES RELATED TO THESE PLANS WILL BE IN ANY BUFFERS OR EASEMENTS.

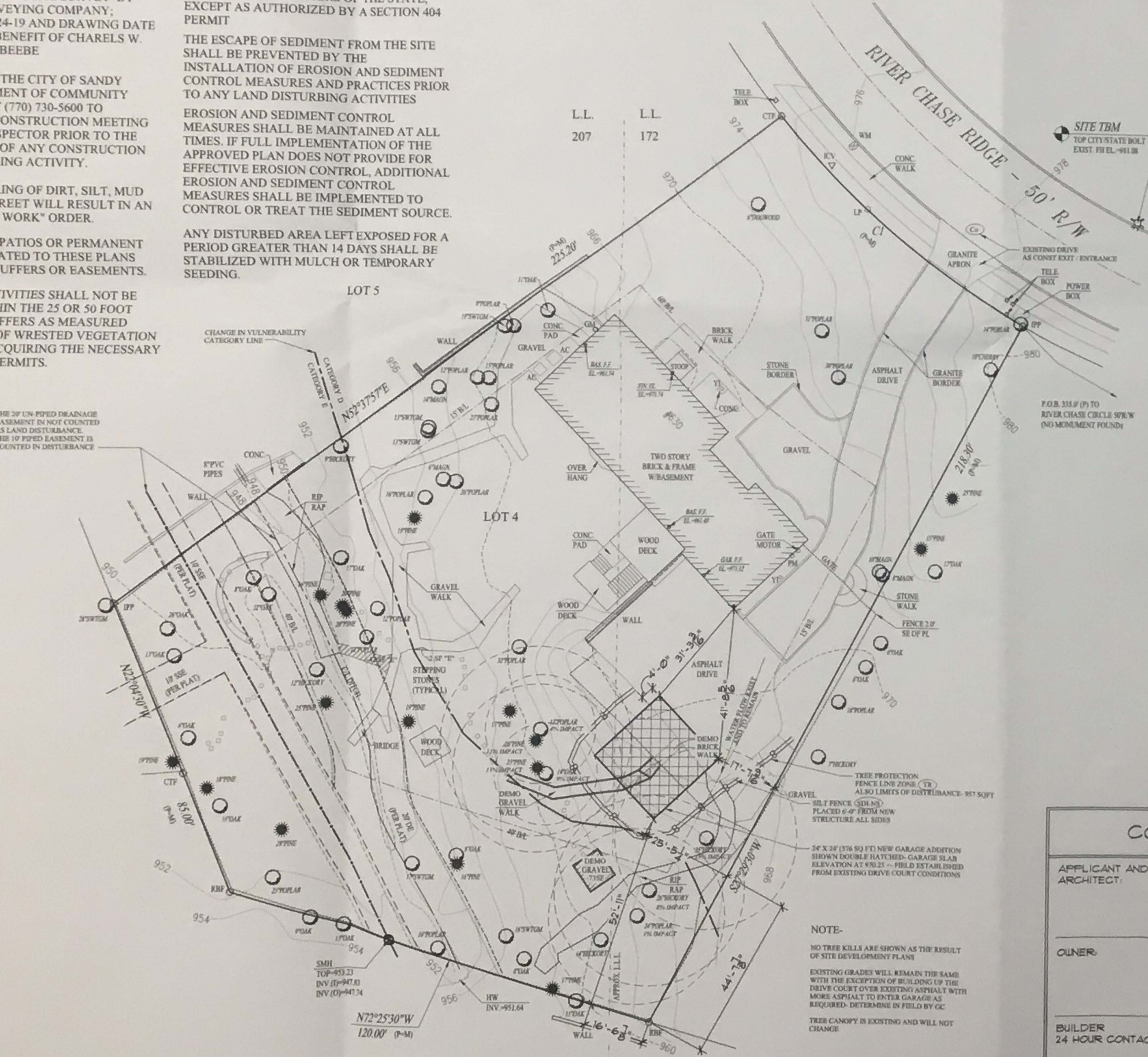
NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO ANY LAND DISTURBING ACTIVITIES

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.

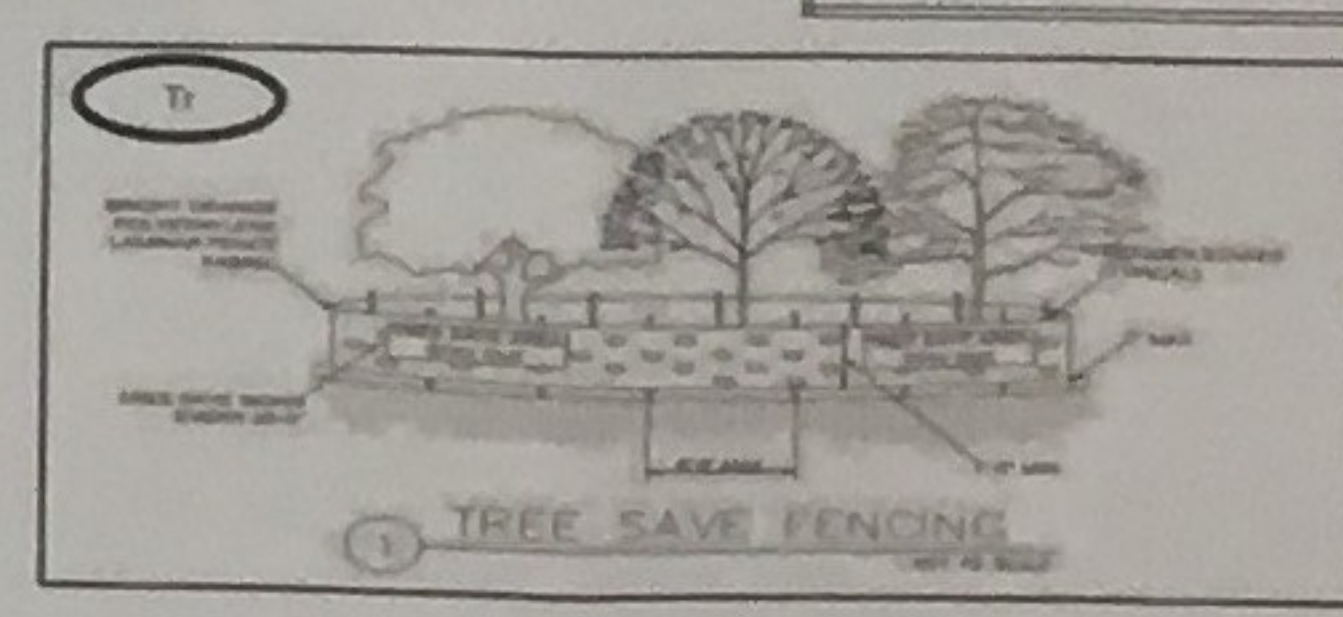
ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.



SITE AREA  
33,495 sq. ft.  
0.77 acres

#### CONTACTS / DIRECTORY

APPLICANT AND ARCHITECT:	CHIP KNUTH, CHIP KNUTH, INC 4855 ROSE CREEK DRIVE CLAYTON, GA 30040 PH 404.812.9500 FX 404.812.9500 EM CHIP@CHIPKNUTH.COM
OWNER:	BILL BEEBE 630 RIVER CHASE RIDGE SANDY SPRINGS, GA 30082 PH 404.228.1071 EM WILLIAM.BEEBE@GMAIL.COM
BUILDER	RODNEY GUIDRY GUIDRY CONSTRUCTION 132 DOBSON ROAD JEFFERSON, GEORGIA 30643 PH 404.456.3391 EM GUIDRYCONSTRUCTION@COMCAST.NET



**ARBORIST NOTES:**  
A SPECIFIC TREE IS ANY HARDWOOD 27" DBH OR LARGER, ANY PINE TREE OR OTHER SOFTWOOD AND BEECH TREES 34" DBH OR LARGER, ANY UNDERSTORY TREE (DOGWOOD, REDBUD, OR SOUTHWOOD ETC., 10" DBH OR LARGER.

ENCROACHMENT INTO THE CRZ OF A PROTECTED TREE (INCLUDES BOUNDARY TREES) WILL RESULT IN AN IMMEDIATE STOP WORK ORDER AND ISSUANCE OF CITATIONS.

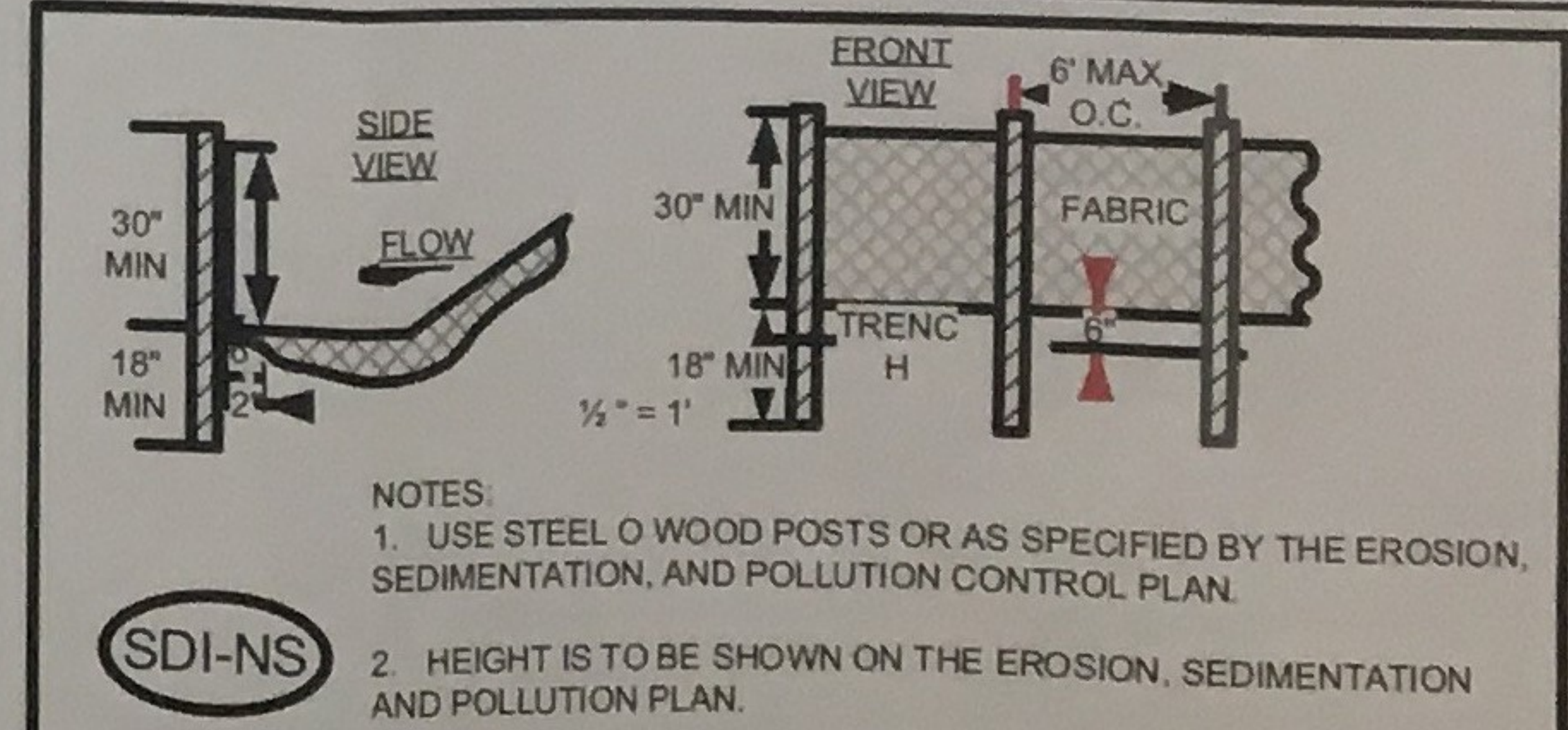
THE COMMUNITY DEVELOPMENT DEPARTMENT WILL BE CONTACTED AT 770-730-5600 TO ARRANGE A PRE-CONSTRUCTION MEETING WITH A SITE INSPECTOR PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES.

#### CITY OF SANDY SPRINGS G.S.W.C.C. EROSION CONTROL PLAN:

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL 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

NO DISTURBED AREAS TO BE EXPOSED MORE THAN 14 DAYS.



1 SITE DEVELOPMENT / EROSION CONTROL PLAN - NOTE ONLY TREE CANOPIES IMPACTED BY ADDITION ARE SHOWN  
SCALE: 1" = 20'-0"

**CHIP KNUTH, INC.**  
Architectural Services  
1318 DAWSON STREET  
DUNWOODY, GEORGIA 30040  
PH 404.812.9500 FX 404.812.9501

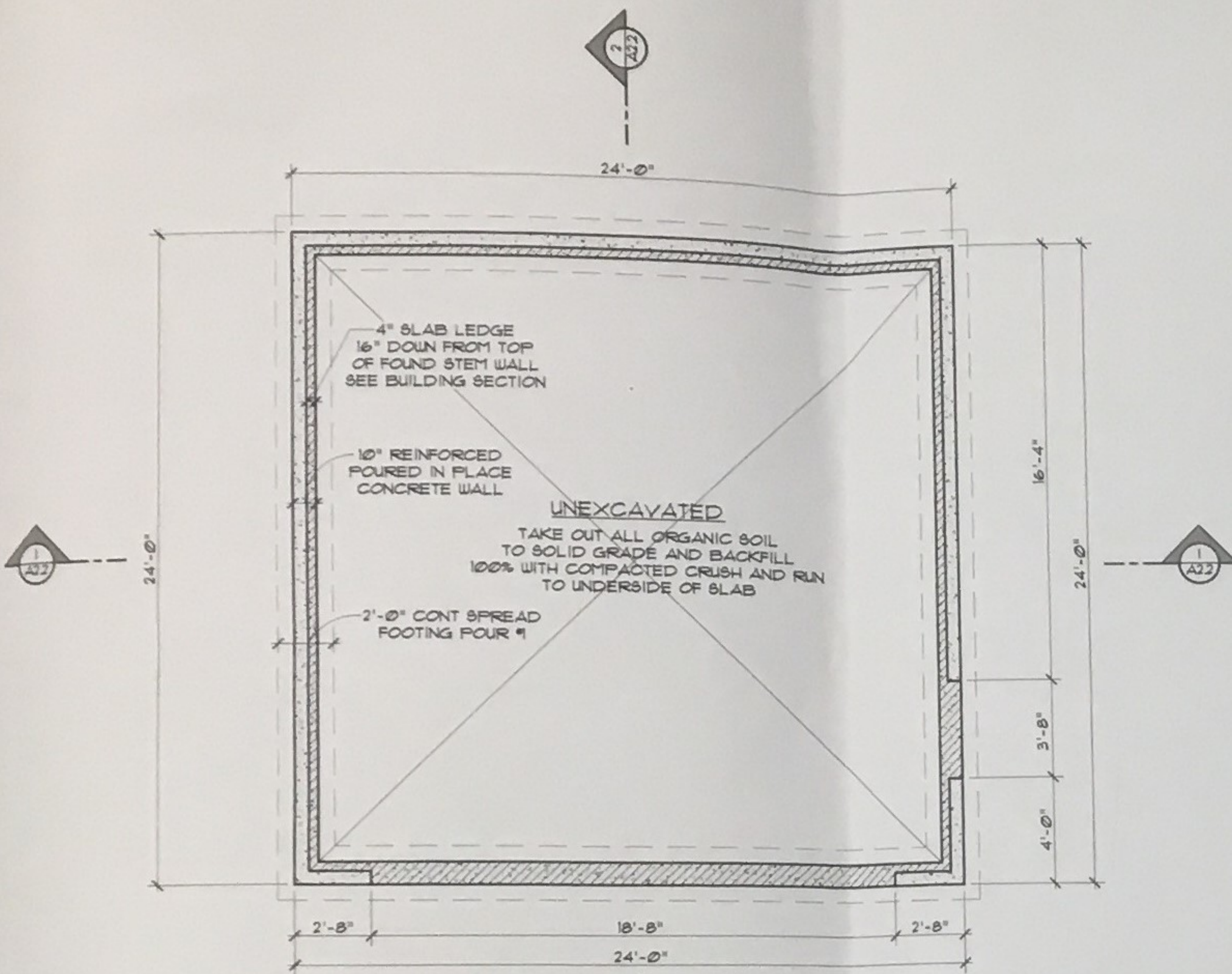
**DATES:**  
03-10-19 FOR CONSTRUCTION

TO THE  
BEEBE RESIDENCE  
630 RIVER CHASE RIDGE  
SANDY SPRINGS, GEORGIA 30082  
COMM. # 19004

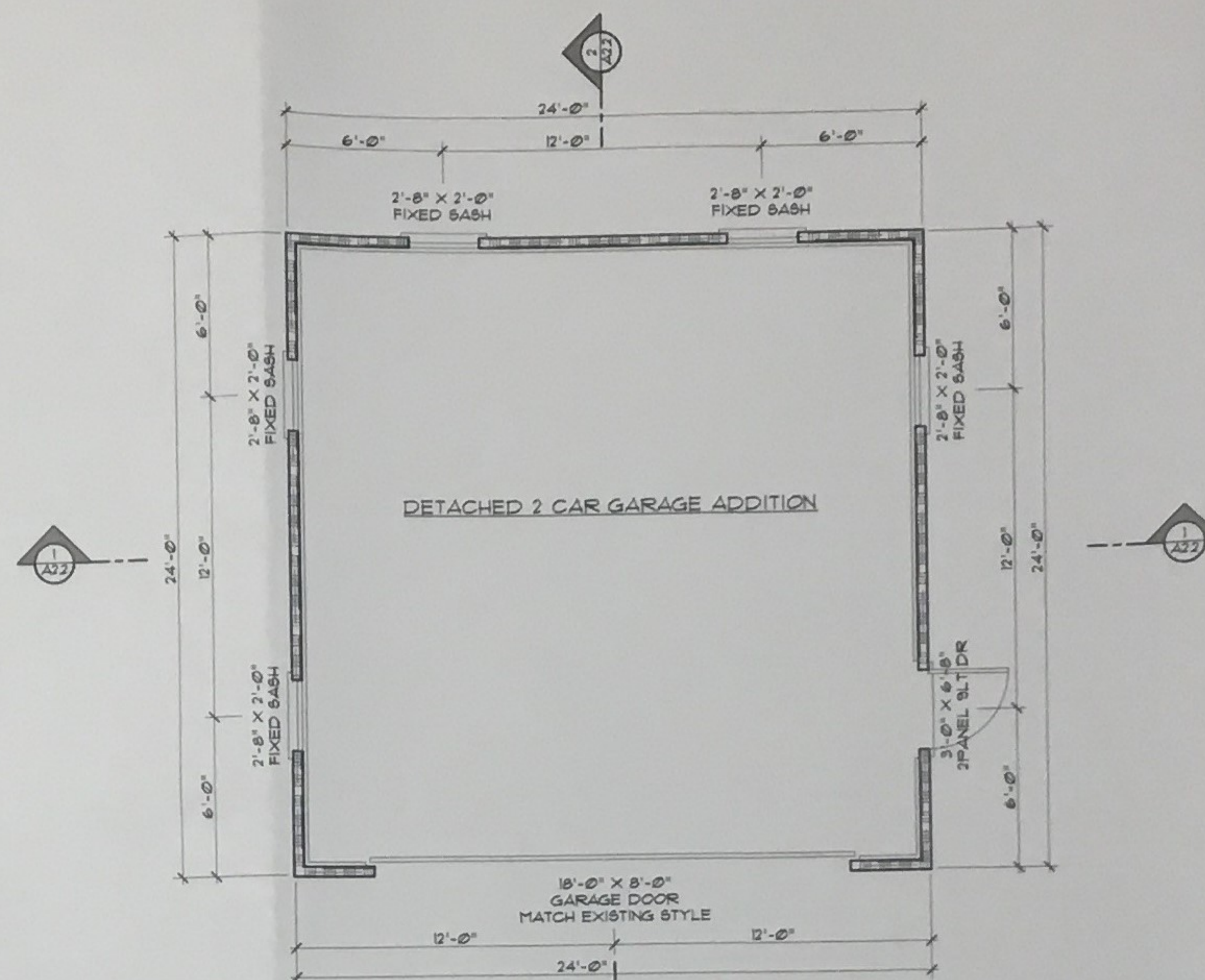
DRAWINGS THIS SHEET:  
SITE DEVELOPMENT PLAN

**ASP-1**

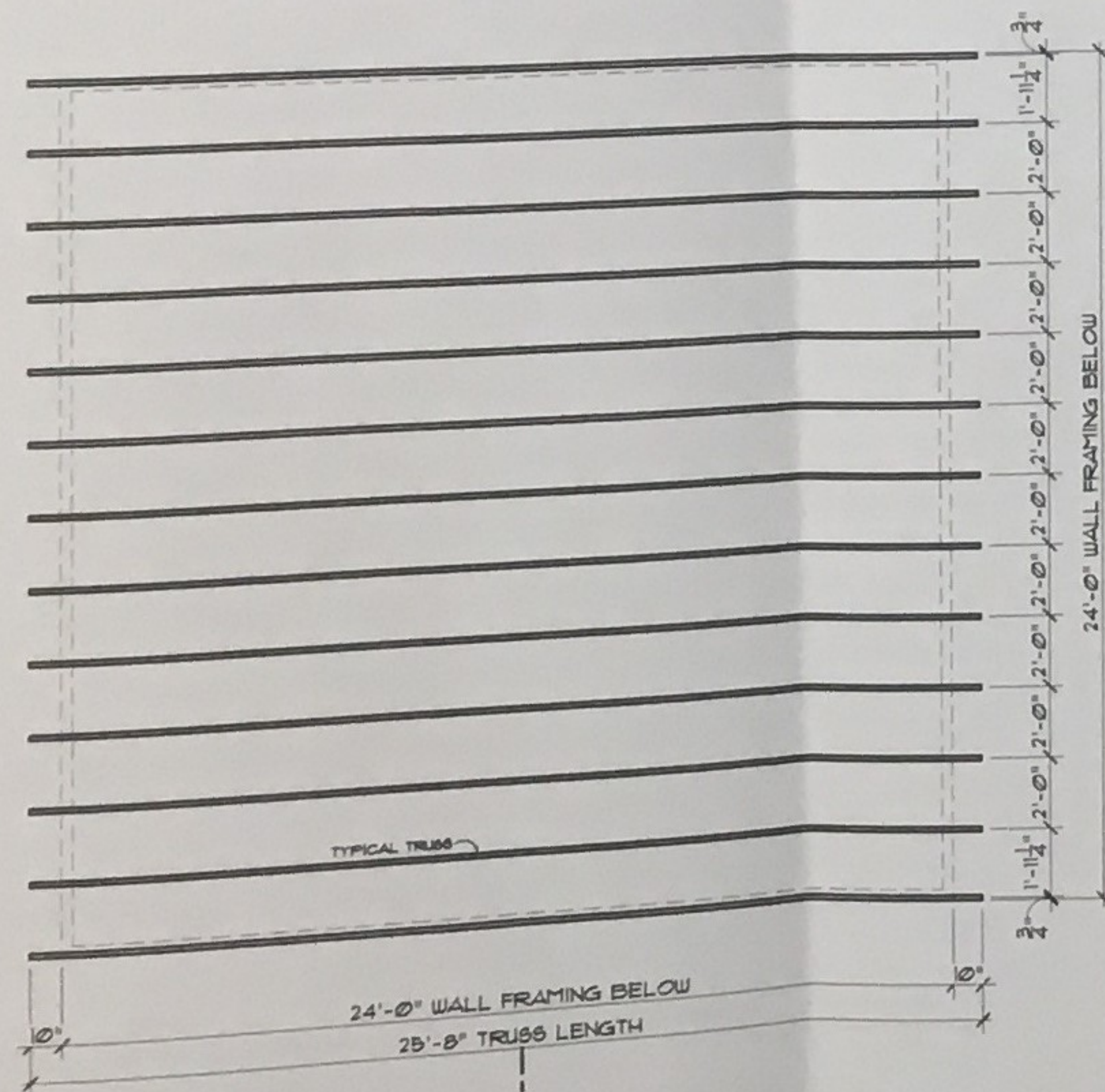




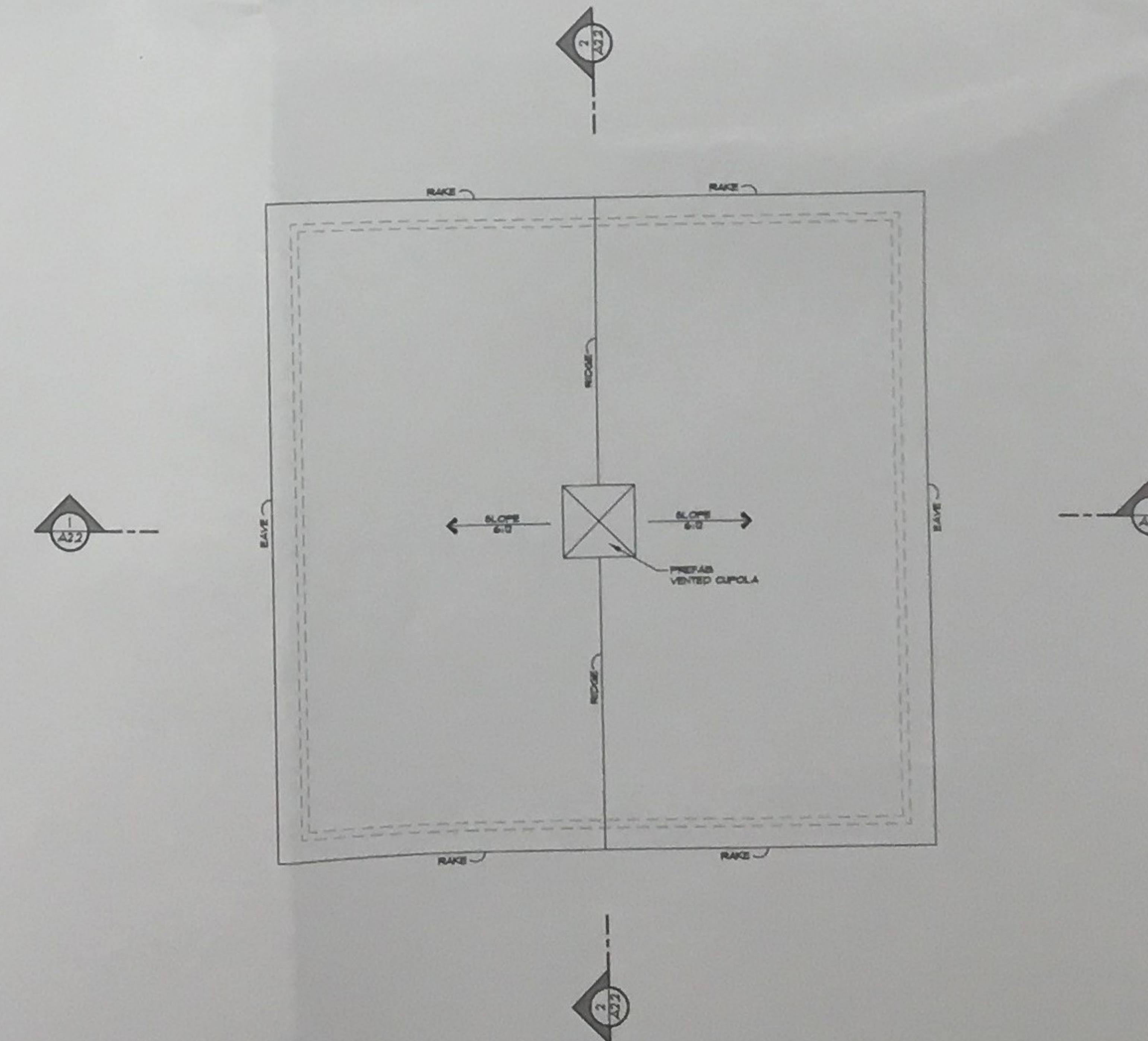
1 FOUNDATION PLAN  
ALL SCALE: 1/4" = 1'-0"



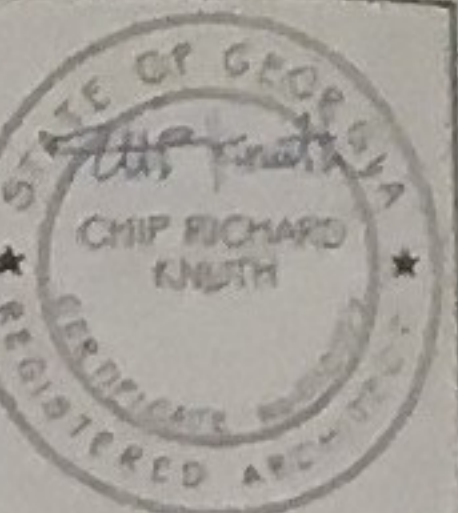
2 FIRST FLOOR  
ALL SCALE: 1/4" = 1'-0"



3 ROOF FRAMING PLAN (13) COUNT TRUSSES NEEDED  
ALL SCALE: 1/4" = 1'-0"



4 ROOF PLAN  
ALL SCALE: 1/4" = 1'-0"



CHIP KNUTH, INC.  
Architectural Services



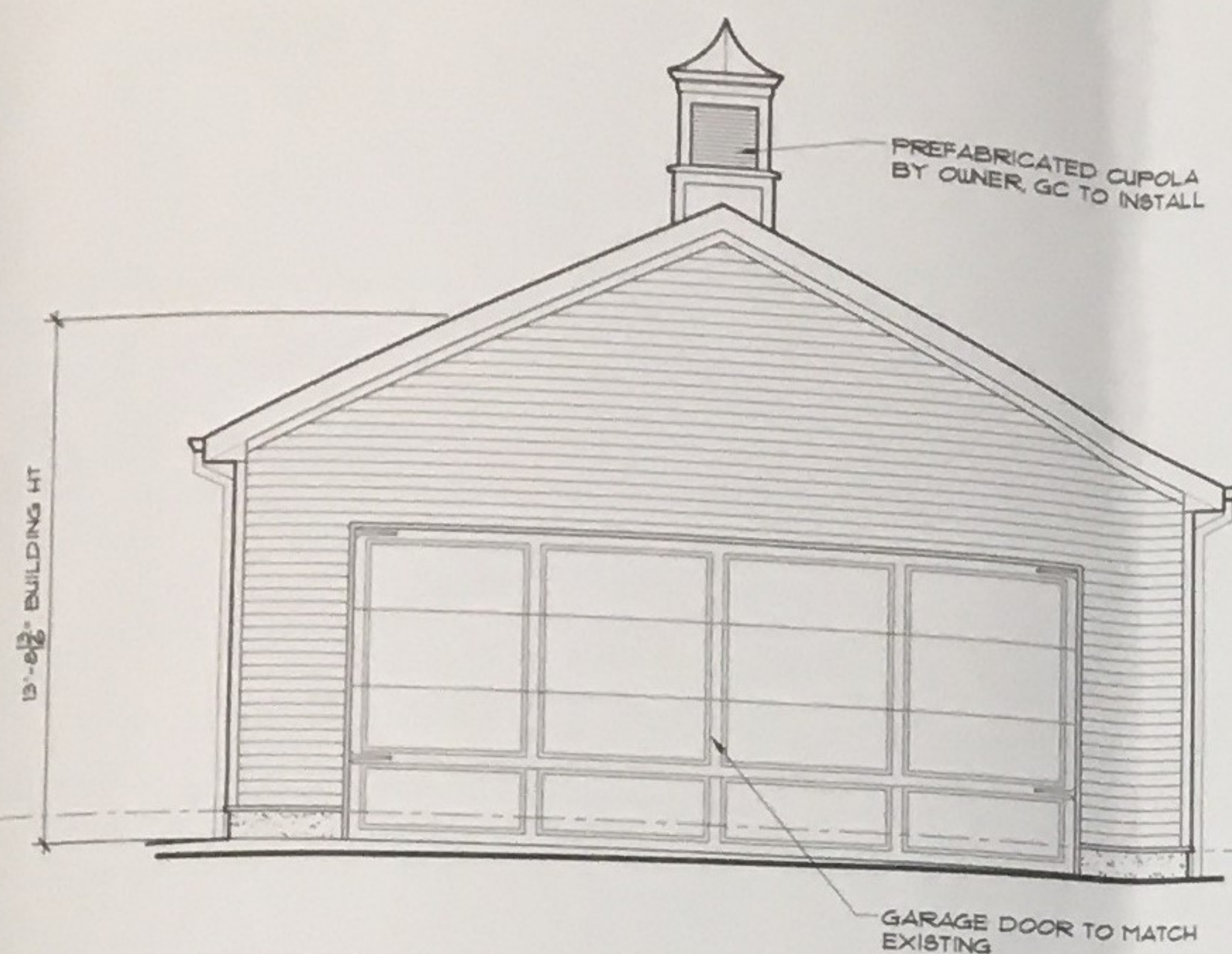
DATES:  
20-10-19 FOR  
CONSTRUCTION

A DETACHED GARAGE ADDITION  
TO THE  
BEEBE RESIDENCE  
602 RIVER CHASE RIDGE  
SANDY SPRING, GEORGIA 30086  
COMM. # 19004

DRAWINGS THIS SHEET:  
FOUNDATION PLAN  
FIRST FLOOR PLAN  
TRUSS FRAMING PLAN  
ROOF PLAN

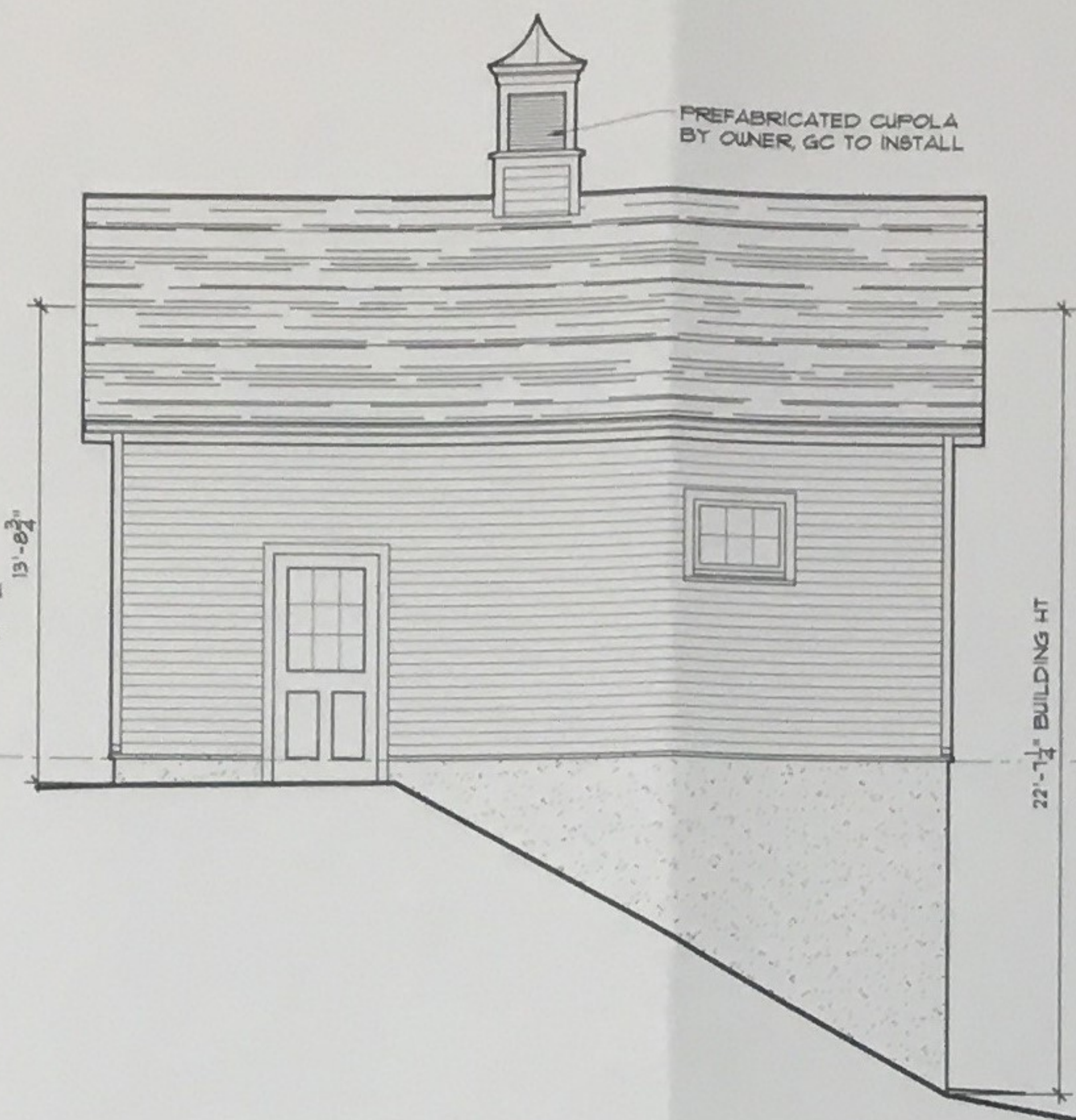
A1.1



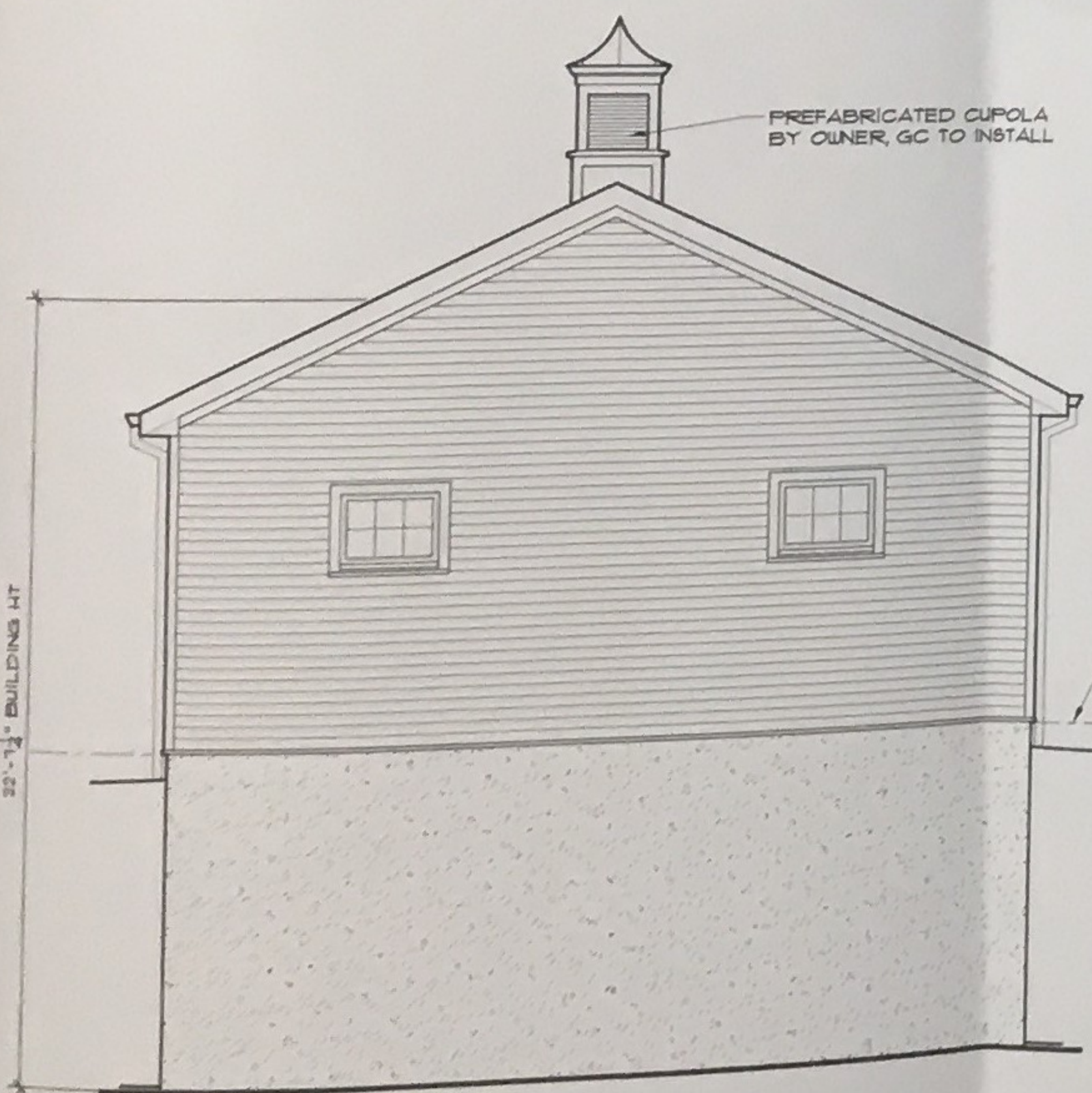


1 FRONT ELEVATION (NORTH ELEVATION)  
A2.1 SCALE: 1/4" = 1'-0"

TOP OF STEM WALL ELEVATION  
DETERMINED IN FIELD BY GC  
TO WORK WITH EXISTING DRIVE  
COURT AS REQUIRED

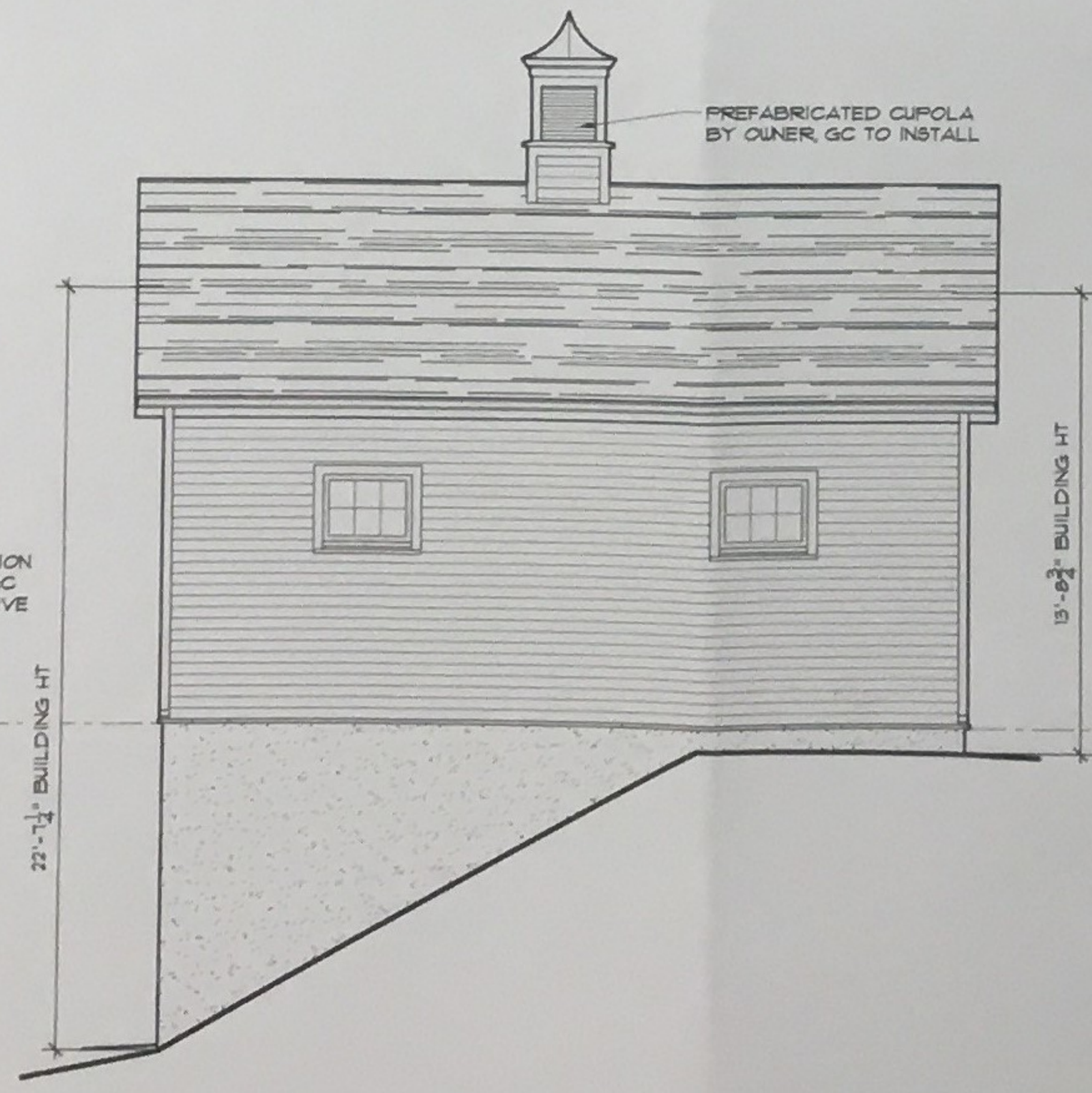


2 RIGHT SIDE ELEVATION (WEST ELEVATION)  
A2.1 SCALE: 1/4" = 1'-0"

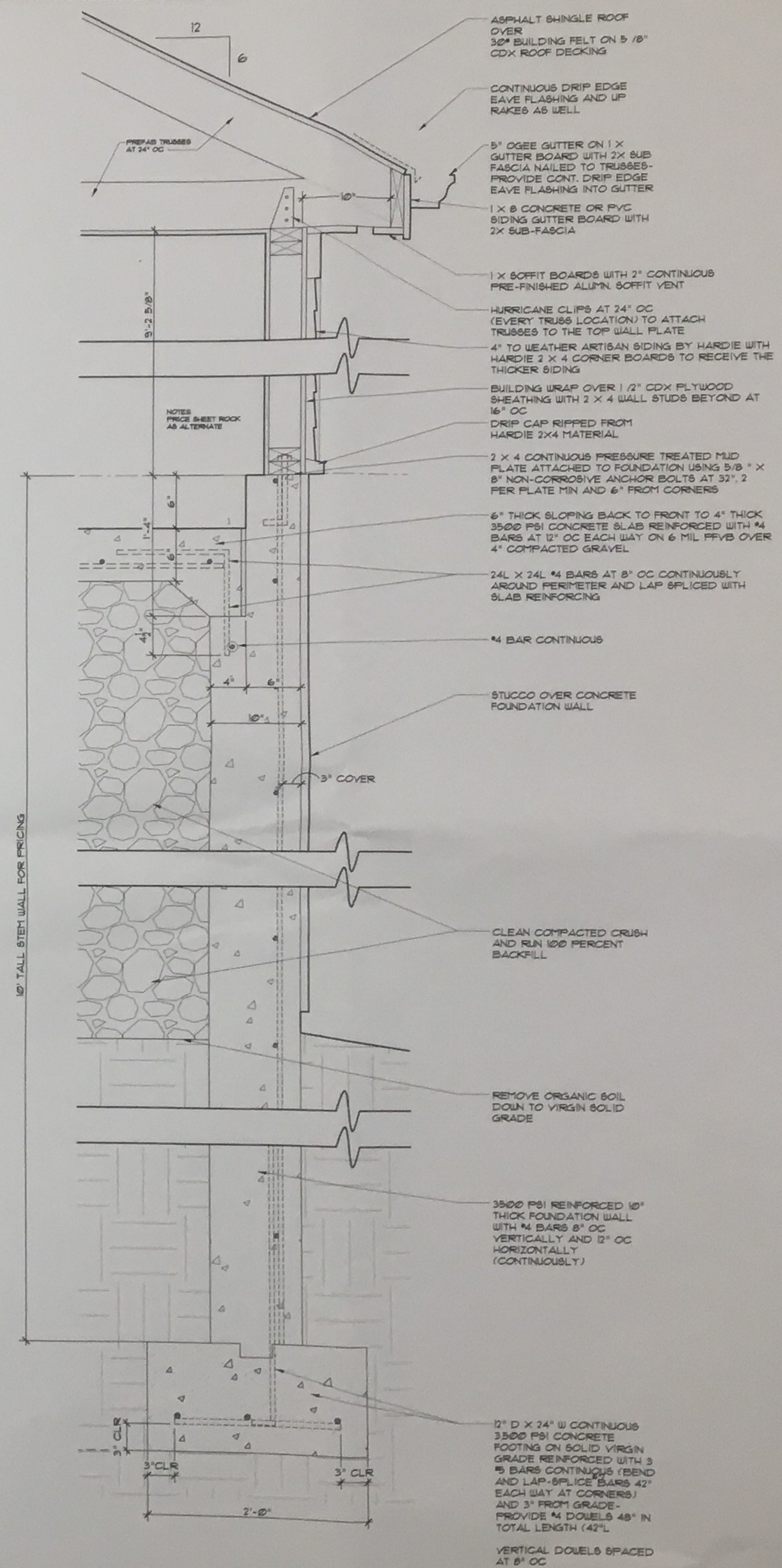


3 REAR ELEVATION (SOUTH ELEVATION)  
A2.1 SCALE: 1/4" = 1'-0"

TOP OF STEM WALL ELEVATION  
DETERMINED IN FIELD BY GC  
TO WORK WITH EXISTING DRIVE  
COURT AS REQUIRED



4 LEFT SIDE ELEVATION (EAST ELEVATION)  
A2.1 SCALE: 1/4" = 1'-0"



4 TYPICAL WALL SECTION  
A2.1 SCALE: 1-1/2" = 1'-0"

STATE OF GEORGIA  
REGISTERED ARCHITECT  
**CHIP KNUTH, INC.**  
Architectural Services  
351-B DAHLONEGA STREET  
CUMMING, GEORGIA 30040  
PH 404.812.9500 FX 404.812.9501



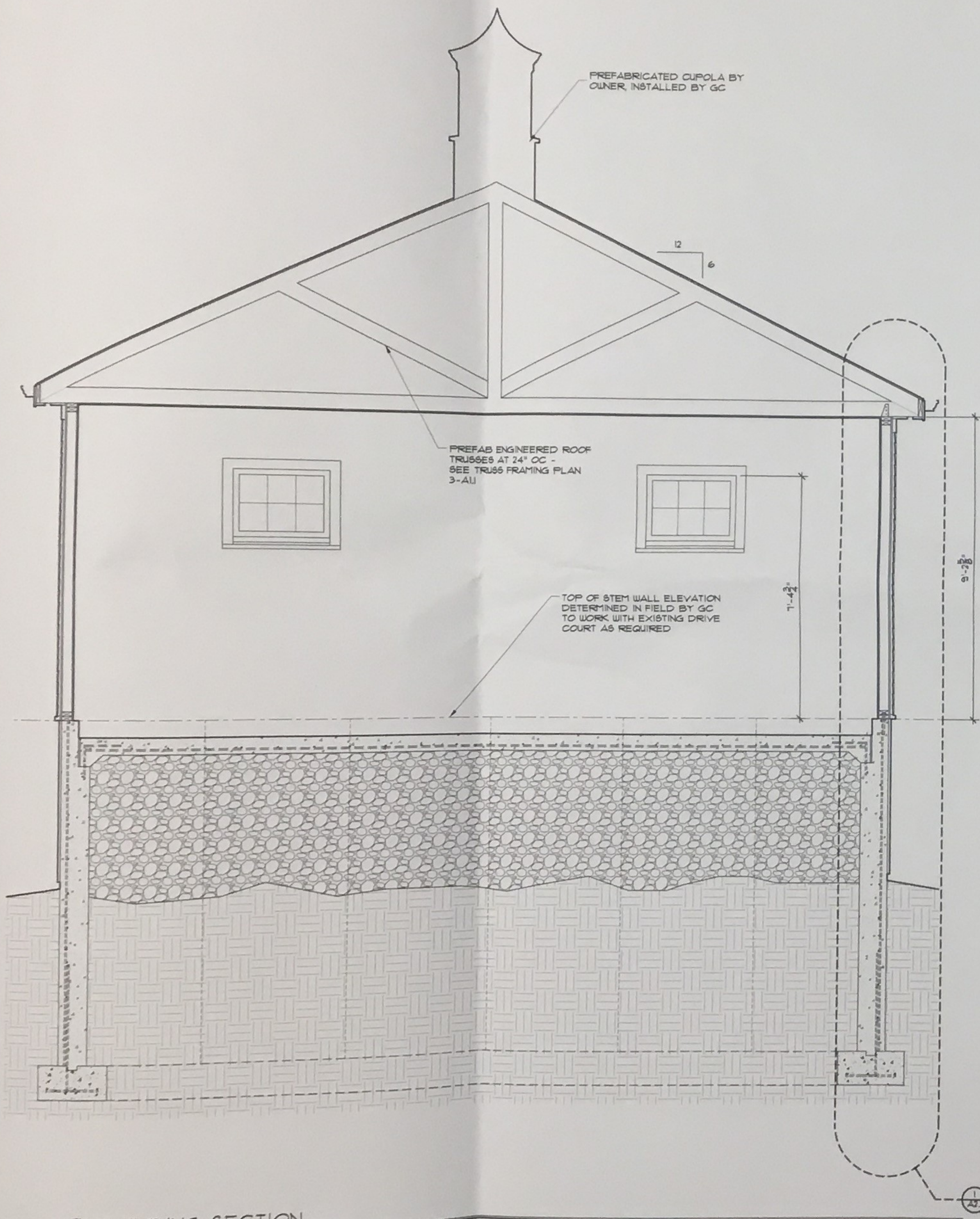
DATES:  
05-10-19 FOR  
CONSTRUCTION

A DETACHED GARAGE ADDITION  
TO THE  
BEEBE RESIDENCE  
630 RIVER CHASE RIDGE  
SANDY SPRINGS, GEORGIA 30076  
COMM. # 190004

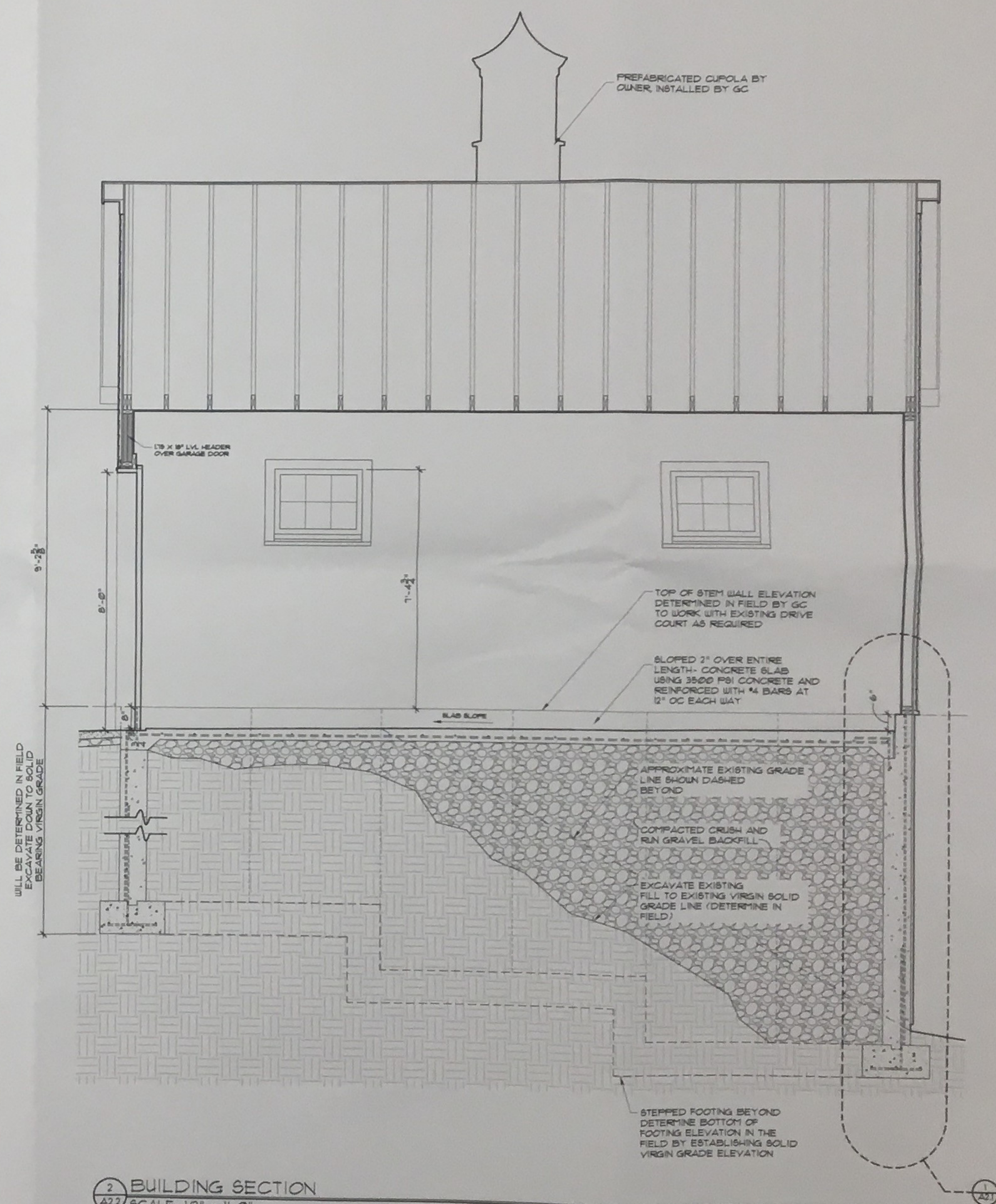
DRAWINGS THIS SHEET:  
FRONT ELEVATION  
RIGHT SIDE ELEVATION  
REAR ELEVATION  
LEFT SIDE ELEVATION

A2.1

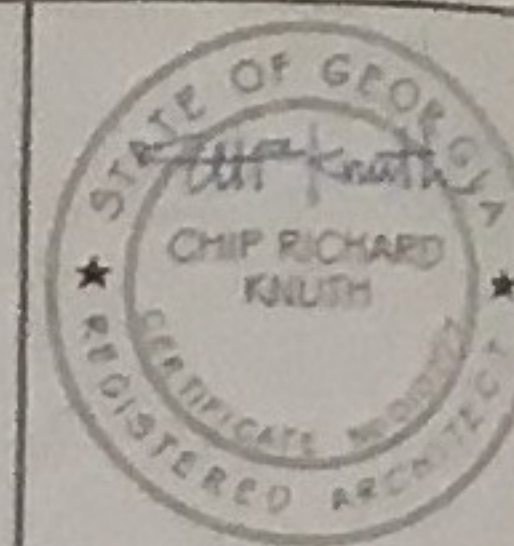




1 BUILDING SECTION  
A22 SCALE: 1/2" = 1'-0"



2 BUILDING SECTION  
A23 SCALE: 1/2" = 1'-0"



CHIP KNUTH, INC.  
Architectural Services  
1511 DAILLON ST. N.E.  
CUMMING, GA 30041  
PH 404.812.9500 FX 404.812.9501



DATES:  
08-10-19 FOR CONSTRUCTION

A DETACHED GARAGE ADDITION TO THE  
BEEBE RESIDENCE  
6345 RIVERS CHASE RIDGE  
SANDY SPRING, GEORGIA 30076  
COMM. # 19004

DRAWINGS THIS SHEET:  
BUILDING SECTIONS

A2.2