

DATE: MARCH 11, 2022

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Helen Owens, Zoning Administrator, City of Sandy Springs
FROM: Mike Alexander, Director, Center for Livable Communities, ARC

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a MRPA Regional Review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not already addressed by the Commission's regional plans and policies.

Name of Proposal: 9643 Roberts Drive

Review Type: MRPA

MRPA Code: RC-22-02SS

Description: A Metropolitan River Protection Act of a proposal to demolish an existing residence and build a new residence on a 2.02 acre site within the Chattahoochee River Corridor. The total land disturbance area is 18,677 sf and the total impervious surface is 11,915 sf.

Preliminary Finding: ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: City of Sandy Springs

Land Lot: 367 **District:** 6 **Section:**

Date Opened: March 11, 2022

Deadline for Comments: March 21, 2022

Earliest the Regional Review can be Completed: March 21, 2022

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
FULTON COUNTY

CHATTAHOOCHEE RIVERKEEPER
CITY OF ROSWELL

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before 2022-03-21 00:00:00, 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.

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): Alicia Scott & Donald Huffner
Mailing Address: 9643 Roberts Drive
City: Sandy Springs State: GA Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-846-1558 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): APRIL INGRAHAM
Mailing Address: 3688 CLEARVIEW AVE STE 101
City: ATLANTA State: GA Zip: 30319
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-421-1520 Fax: _____
Other Numbers: 770-875-1354
4. Proposed Land or Water Use:
Name of Development: NA
Description of Proposed Use: Demolition of existing residential building & the construction of new residential building
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 367; 6th District; Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
9643 Roberts Drive, Sandy Springs, GA 30350; 1,315 LF to Roswell Road
Size of Development (Use as Applicable):
Acres: Inside Corridor: 2.02 acres
Outside Corridor: NA
Total: 2.02 acres
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: 149 LF of sanitary sewer easement, 20 lf wide
Outside Corridor: NA
Total: 149 LF of sanitary sewer easement, 20 lf wide

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? Original development was prior to ARC requirements
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 X

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>
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D				(50)	(30)
E	87,838 sf	18,677 sf	11,915 sf	(30) 21.3	(15) 13.6
F				(10)	(2)
Total:	87,838 sf	18,677 sf	11,915 sf	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes

If "yes", indicate the 100-year floodplain elevation: 866

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? Yes

If "yes", indicate the 500-year flood plain elevation: Unable to find published 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.

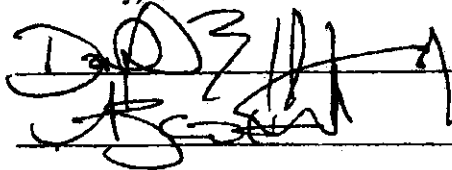
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

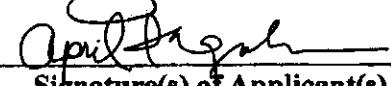
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

 2/10/22
2/10/22

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:

 2/10/22
2/10/22
 2/18/2022

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

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.

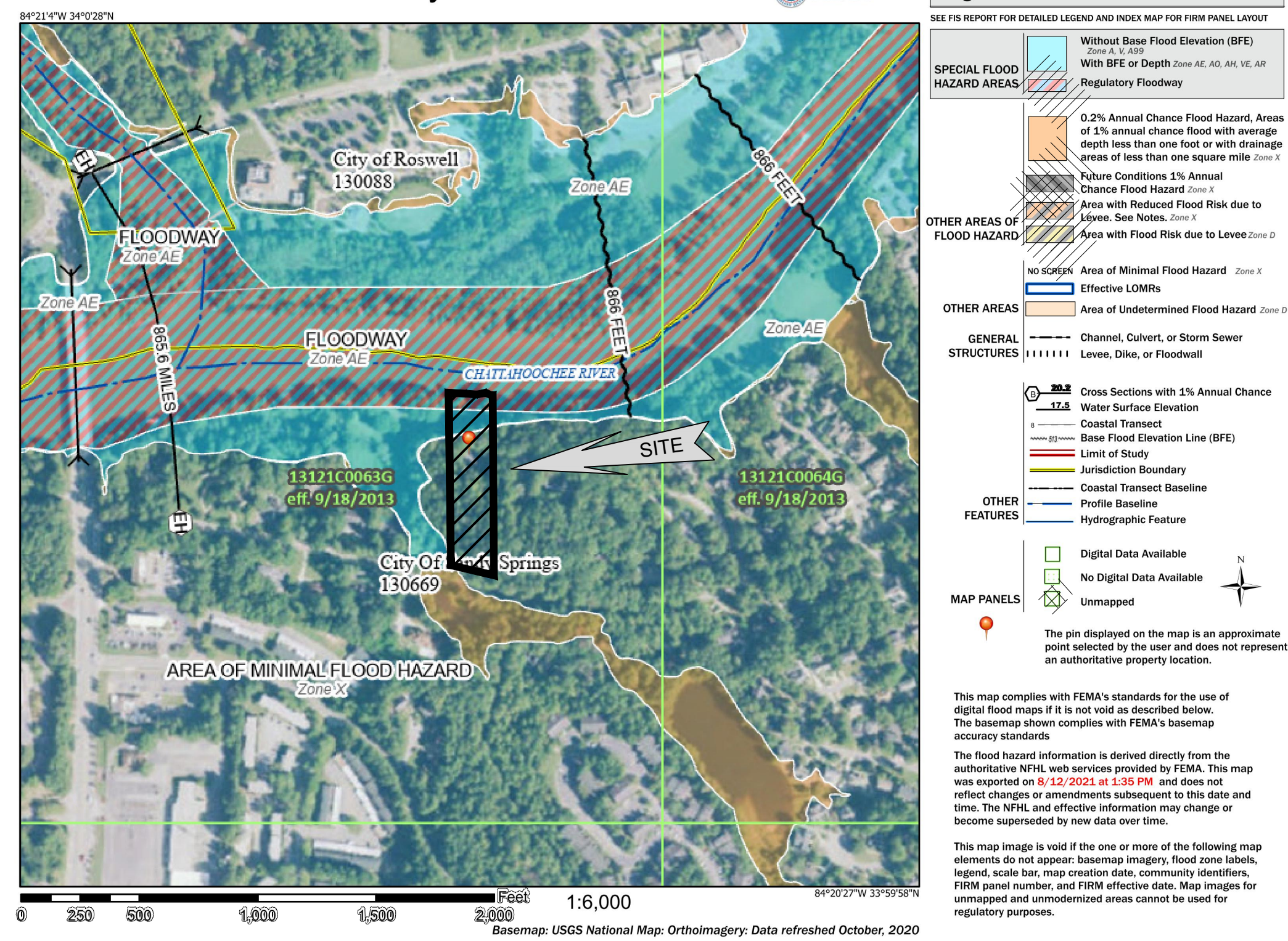


2/25/22

Signature of Chief Elected Official or Official's Designee

Date

National Flood Hazard Layer FIRMette



WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO DOUGLAS COUNTY FIRM MAP NUMBER FM13121C0063G DATED SEPTEMBER 18TH, 2013 THE REFERENCED PROPERTY IS LOCATED IN THE ZONES LISTED BELOW:

ZONE X (UNSHADED); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF BMP'S WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS.

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.

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

NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS BY OTHERS. WATTS & BROWNING ENGINEERS HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED TO US BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.



RESIDENTIAL SITE CONSTRUCTION PLANS

FOR

9643 ROBERTS DRIVE SANDY SPRINGS, GA 30350

LOCATED IN LAND LOT 367~ 6TH DISTRICT

CITY OF SANDY SPRINGS

FULTON COUNTY, GEORGIA

TAX PARCEL ID: 06 036700010094



WATTS & BROWNING ENGINEERS, INC. CIVIL ENGINEERS & LAND SURVEYORS

Sheet List Table

Sheet Number	Sheet Title
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	DEMOLITION PLAN
C-4	GRADING, DRAINAGE & SITE PLAN
E-1	EROSION CONTROL PLAN
D-1	EROSION DETAILS

APPROXIMATE CONSTRUCTION ACTIVITY SCHEDULE

TASK	TIME (WEEKS)											
	1	2	3	4	5	6	7	8	9	10	11	12
SILT FENCE, CONSTRUCTION EXIT & INITIAL BMPs												
BUILDING CONSTRUCTION												
MAINTENANCE OF S & E CONTROLS												
UTILITIES												
FINAL LANDSCAPING & CLEARING												

PROJECT IS ANTICIPATED TO START APRIL 2022 AND PERMANENT GROUND COVER IS TO BE COMPLETED JULY 2022. (NOTE: ALL DATES ARE APPROXIMATE AND MAY VARY FROM WHAT IS SHOWN ON THIS CHART.)

NOTE: THE BUILDING PERMIT CANNOT BE APPROVED NOR ISSUED UNTIL THE DEMOLITION PERMIT IS APPROVED AND ISSUED.

NOTE: SURVEY INFORMATION SHOWN HEREON IS BASED ON SURVEY BY GEOSURVEY, LDT DATED 03/30/2018. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS PREPARED BY GEOSURVEY, LDT WHICH IS RESPONSIBLE FOR SUCH DATA. THIS DATA IS NOT CERTIFIED AS CORRECT BY THE ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

SITE DATA:

- BUILDING SETBACKS:
 - FRONT = 30'
 - SIDE (COMMON LOT LINE) = 15'
 - REAR = 40'
- EXISTING ZONING = RE-1
- TOTAL SITE AREA = 2.02 AC (87,838 SF)
- EXISTING DISTURBED AREA = 0.43 AC (18,617 SF)
- TOTAL IMPERVIOUS AREA = 0.27 AC (11,915 SF)
- IMPERVIOUS AREA THIS PERMIT = 0.16 AC (6,900 SF)
- PROPOSED BUILDING HEIGHT = 36' - 7"
- 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.
- TOPOGRAPHY IS BASED ON FIELD RUN DATA BY GEOSURVEY DATED 05/21/2021.
- NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN 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 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.
- THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY (HIMSELF) OR (HIS) AUTHORIZED AGENT UNDER (HIS) SUPERVISION.

OWNER:

ALICIA SCOTT & DONALD HUFFNER
9643 ROBERTS DRIVE
SANDY SPRINGS, GA 30350

DEVELOPER/PRIMARY PERMITTEE:

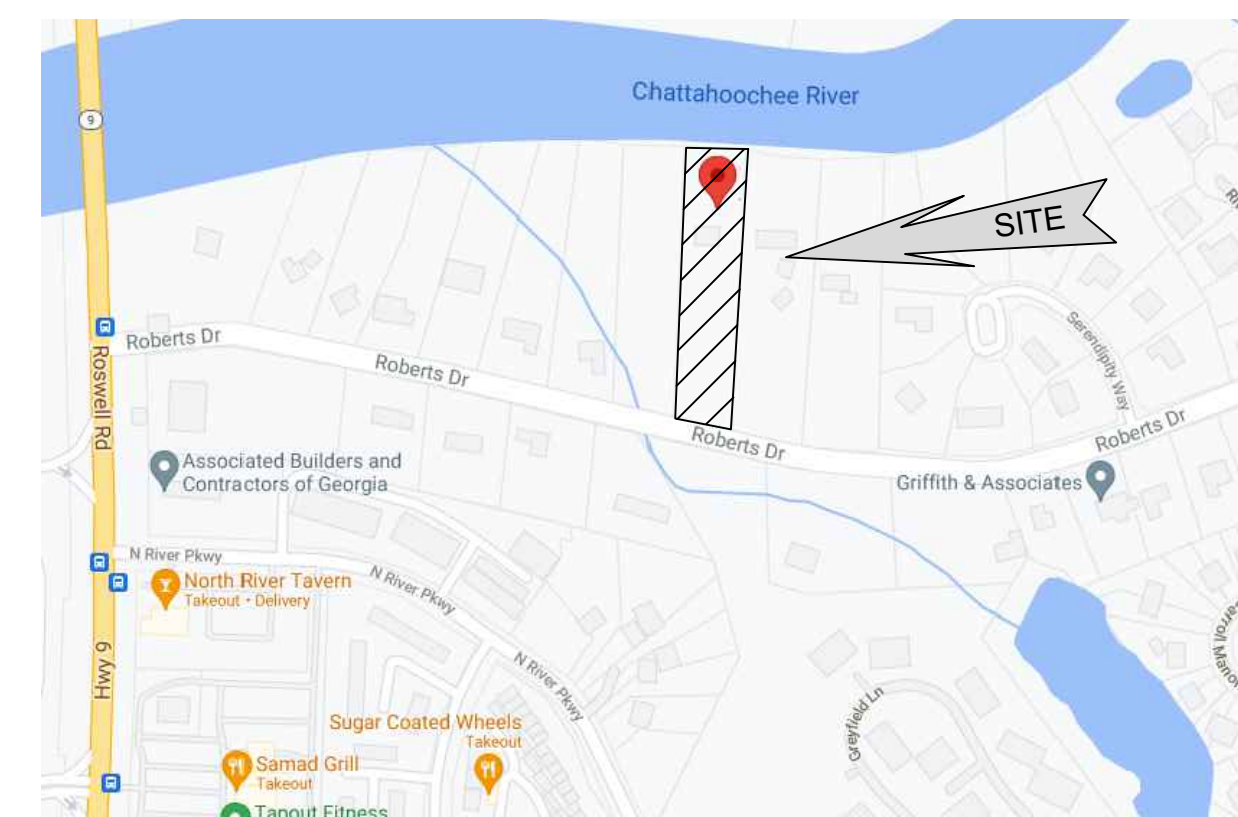
CASEY HILD
4723 HOLLY OAK PL
DUNWOODY, GA 30338
PHONE : (770) 560-5134
CASEYHILD@MEANSAP.COM

24 HOUR CONTACT:

CASEY HILD
PHONE: (770) 560-5134
CASEYHILD@MEANSAP.COM

ENGINEER:

WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK
DCOOK@WBENGR.COM



LOCATION MAP
N.T.S.

COVER SHEET
FOR
9643 ROBERTS DRIVE
SANDY SPRINGS, GA 30350
LAND LOT 367 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS,
FULTON COUNTY, GEORGIA



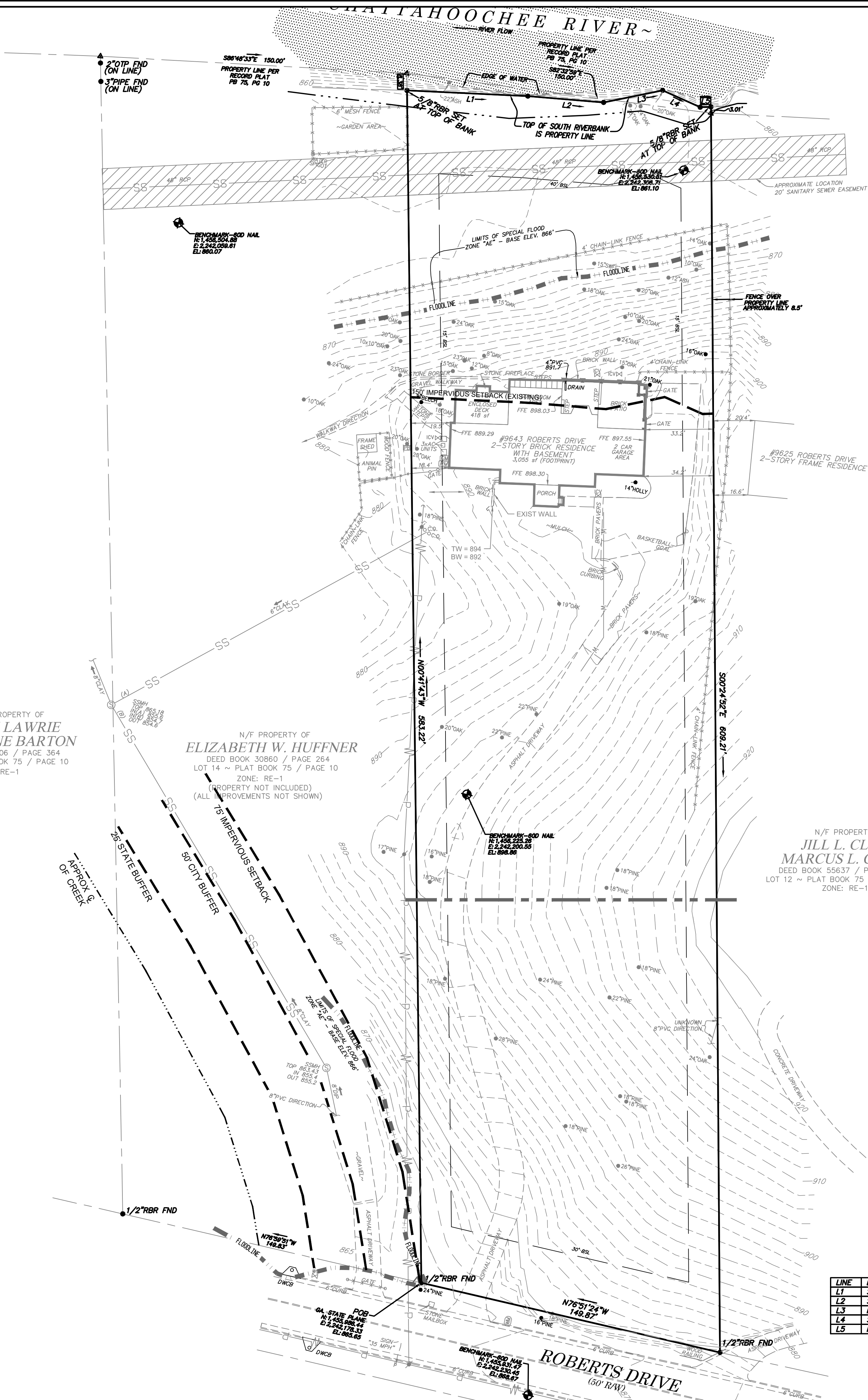
GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/22/2025

NO.	DATE	BY	DESCRIPTION
1	10/21/2021	RTB	INITIAL SUBMITTAL
2	12/02/2021	ZK	Address city comments
3	02/11/2022	ZK	Address city comments
4	03/07/2022	ZK	Address city comments



SCALE:	N/A
DESIGNED BY:	ZK
DRAWN BY:	RTB
CHECKED BY:	DRC
INITIAL ISSUE DATE:	10/21/2021
JOB NUMBER:	210725

SHEET NUMBER:
C-1



LEGEND

LIMIT OF DISTURBANCE (EXISTING) — — — — —

FLOOD LINE — — — — —

TREE PROTECTION FENCE — TP —

SILT FENCE — X — X — X —

EXISTING IMPROVEMENTS TO BE DEMOLISHED X

AREA OF DEMOLITION [Hatched Box]

- SITE DATA:**
- BUILDING SETBACKS:
 - FRONT = 30'
 - SIDE (COMMON LOT LINE) = 15'
 - REAR = 40'
 - EXISTING ZONING = RE-1
 - TOTAL SITE AREA = 2.02 AC (87,838 SF)

EXISTING ARC DATA		
SITE IS IN LAND VULNERABILITY CLASS 'E'		
TOTAL SITE AREA	=	87,838 S.F.
TOTAL EXISTING IMPERVIOUS	=	12,565 S.F.
30% MAXIMUM DISTURBANCE	=	26,352 S.F.
TOTAL EXISTING DISTURBANCE AREA	=	15,532 S.F.
15% MAX IMPERVIOUS ALLOWED	=	13,175 S.F.

EXISTING IMPERVIOUS AREA	
EXISTING HOUSE	= 2,570 S.F.
EXISTING ENCLOSED DECK	= 434 S.F.
EX. BRICK PATIO, COURT YARD / WALL / STEPS	= 851 S.F.
EXISTING FRONT PORCH / STEPS	= 136 S.F.
EX. GRAVEL WALKWAY / WALL	= 240 S.F.
EXISTING STONE STEPS	= 136 S.F.
EXISTING BRICK WALL	= 18 S.F.
EXISTING 2 CAR GARAGE	= 531 S.F.
EXISTING SIDEWALK	= 208 S.F.
EXISTING PAVED DRIVE	= 7,415 S.F.
UTILITY PADS	= 26 S.F.
EXISTING IMPERVIOUS TOTAL	= 12,565 S.F.
EXISTING % COVERAGE	= 14.3%

EXISTING DISTURBANCE AREA	
EXISTING HOUSE	= 2,570 S.F.
EXISTING ENCLOSED DECK	= 434 S.F.
EX. BRICK PATIO, COURT YARD / WALL / STEPS	= 851 S.F.
EXISTING FRONT PORCH / STEPS	= 136 S.F.
EX. GRAVEL WALKWAY / WALL	= 240 S.F.
EXISTING STONE STEPS	= 136 S.F.
EXISTING BRICK WALL	= 18 S.F.
EXISTING 2 CAR GARAGE	= 531 S.F.
EXISTING SIDEWALK	= 208 S.F.
EXISTING PAVED DRIVE	= 7,415 S.F.
EXISTING UTILITY PADS	= 24 S.F.
EX. SANITARY SEWER EASEMENT	= 2,969 S.F.
EX. DISTURBANCE AREA TOTAL	= 15,532 S.F.

OWNER:
ALICIA SCOTT & DONALD HUFFNER
9643 ROBERTS DRIVE
SANDY SPRINGS, GA 30350

DEVELOPER/PRIMARY PERMITTEE:
CASEY HILD
4723 HOLLY OAK PL
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PHONE: (770) 560-5134
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24 HOUR CONTACT:
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PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK
DCOOK@WBENGR.COM

GRID NORTH - WEST ZONE

GRAPHIC SCALE
1" = 30'
1 inch = 30 ft.

811 Know what's below. Call before you dig.

EXISTING CONDITIONS
FOR
9643 ROBERTS DRIVE
SANDY SPRINGS, GA 30350
LAND LOT 367 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS,
FULTON COUNTY, GEORGIA

GEORGIA PROFESSIONAL ENGINEER
No. 8355
DARYL COOK
03/07/2022

GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/22/2025

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	10/21/2021	RTB	INITIAL SUBMITTAL
2	12/02/2021	ZK	Address city comments
3	02/11/2022	ZK	Address city comments
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W&B

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CIVIL ENGINEERS & LAND SURVEYORS
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MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 30'
DESIGNED BY:	ZK
DRAWN BY:	RTB
CHECKED BY:	DRC
INITIAL ISSUE DATE:	10/21/2021
JOB NUMBER:	210725
SHEET NUMBER:	C-2

DEMOLITION NOTES:

1. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES WITHOUT INTERFERING WITH VEHICLE AND PEDESTRIAN TRAFFIC IN ADJACENT AREAS.
2. CONTRACTOR SHALL PROTECT UTILITIES AND BENCHMARKS NOT SCHEDULED FOR DEMOLITION FROM DAMAGE. THE CONTRACTOR SHALL REPLACE OR REPAIR ITEMS DAMAGED BEYOND THE LIMITS OF THE DEMOLITION SHOWN AT NO ADDITIONAL COST TO OWNER.
3. REMOVE EXISTING ABOVE/BELOW GRADE CONSTRUCTION, AS INDICATED TO BE REMOVED, TO THE LIMIT INDICATED.
4. DISCONNECT AND SEAL OFF ABANDONED UTILITIES TO BE REMOVED PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES. UTILITIES SHALL BE DISCONNECTED BELOW EXISTING GRADE LEVEL, OR OUTSIDE OF CONTRACT LIMITS BY REPRESENTATIVES OF THE PUBLIC UTILITY BEING DISCONNECTED. MAINTAIN UTILITY SERVICE TO FACILITIES IN USE.
5. EXCEPT FOR ITEMS DESIGNATED TO BE REMOVED OR REUSED IN THE WORK, ALL MATERIALS RESULTING FROM THIS WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE PROMPTLY REMOVED FROM THE SITE. STORAGE OR SALE OF REMOVED MATERIALS WILL NOT BE PERMITTED ON PROJECT SITE.
6. REMOVE ALL DEBRIS, RUBBISH, AND WASTE MATERIALS FROM THE SITE. DO NOT STOCKPILE DEBRIS ON SITE.
7. ALL DEBRIS, RUBBISH & WASTE MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
8. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY THE CITY OF SANDY SPRINGS.

NOTES:

1. ANY CLEARING OF THIS PROPERTY THAT RESULTS IN THE SALE OF TIMBER SHALL CONFORM TO STATE LAW REGARDING PAYMENT OF TAXES ON SUCH TIMBER. A GEORGIA DEPARTMENT OF REVENUE FORM ALONG WITH THE REQUIRED TAX PAYMENT MUST BE SUBMITTED TO THE PAULDING COUNTY BOARD OF TAX ASSESSORS OFFICE WITHIN THE TIME FRAME PRESCRIBED BY STATE LAW.
2. RESPONSIBILITY FOR THE PAYMENT OF THESE TAXES RESTS WITH THE LANDOWNER, WHETHER OR NOT THE LANDOWNER RECIEVES ANY MONEY FOR THE TIMBER. TO ASSURE THAT THE LAND OWNER IS AWARE OF THIS OBLIGATION, AND TO PROVIDE DOCUMENTATION FOR THE BOARD OF TAX ASSESSORS, AN AFFIDAVIT MUST BE COMPLETED AND SIGNED BY THE LAND OWNER PRIOR TO THE ISSUANCE OF THE LAND DISTURBANCE PERMIT.

DEMOLITION EROSION CONTROL NOTES:

1. CONTRACTOR TO IMPLEMENT ALL EROSION AND SEDIMENT CONTROL BMPs INCLUDING ACTIVITIES DEPICTED ON THE PHASE 1 EROSION CONTROL PLAN.
2. CONTRACTOR SHALL HAUL OFF AND DISPOSE OF ALL DEBRIS IN A LEGAL MANNER.

LEGEND

LIMIT OF DISTURBANCE (EXISTING)	---
FLOOD LINE	--- FLOODLINE ---
TREE PROTECTION FENCE	--- TP ---
SILT FENCE	--- X X X ---
EXISTING IMPROVEMENTS TO BE DEMOLISHED	X
AREA OF DEMOLITION	---

SITE DATA:

1. BUILDING SETBACKS:
 - FRONT = 30'
 - SIDE (COMMON LOT LINE) = 15'
 - REAR = 40'
2. EXISTING ZONING = RE-1
3. TOTAL SITE AREA = 2.02 AC (87,838 SF)

NOTE:

THE EXISTING BUILDING AND FOUNDATION WILL BE DEMOLISHED AND REMOVED FROM SITE.

COMMENTS NARRATIVE:

1. SILT FENCE AND TREE FENCE ADDED TO DEMOLITION PLAN.

OWNER:

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9643 ROBERTS DRIVE
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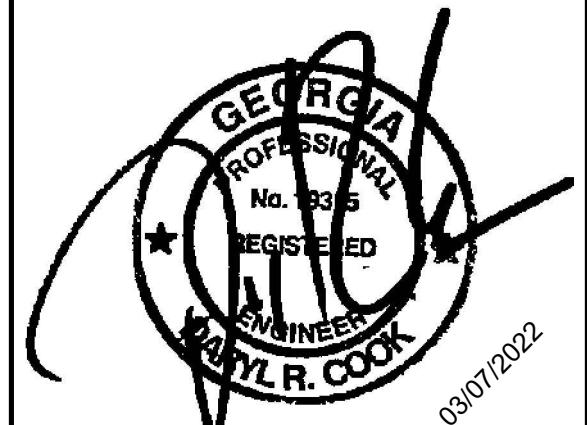
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DEMOLITION PLAN
FOR
9643 ROBERTS DRIVE
SANDY SPRINGS, GA 30350
LAND LOT 367 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS,
FULTON COUNTY, GEORGIA



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2	12/02/2021	ZK	Address city comments
3	02/11/2022	ZK	Address city comments
4	03/07/2022	ZK	Address city comments



SCALE:	1" = 30'
DESIGNED BY:	ZK
DRAWN BY:	RTB
CHECKED BY:	DRC
INITIAL ISSUE DATE:	10/21/2021
JOB NUMBER:	210725
SHEET NUMBER:	C-3

WATER QUALITY COMPUTATIONS:

NEW IMPERVIOUS AREA = 6,900 SF
REQUIRED WQ VOLUME = (6,900 SF)*(1.2"/SF) = 690 CF
TOTAL VOLUME PROVIDED = 725 CF

WQ VOLUME COMPUTATIONS:

DRY WELL 1:
RUNOFF VOL = (1,210 SF)*(1.2"/12) = 121 CF
STORAGE PROVIDED: (14')*(6')*(6')*(0.4) = 202 CF

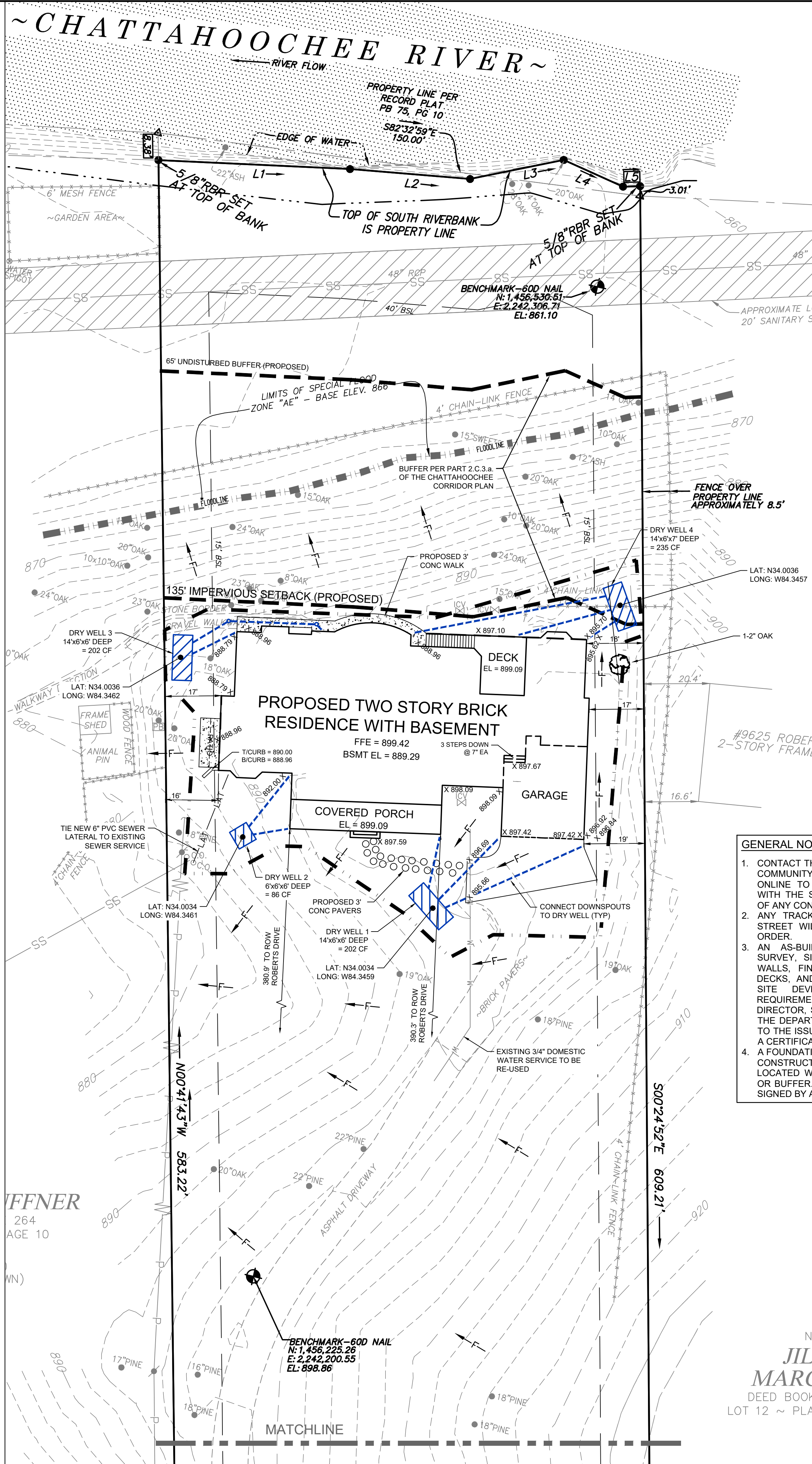
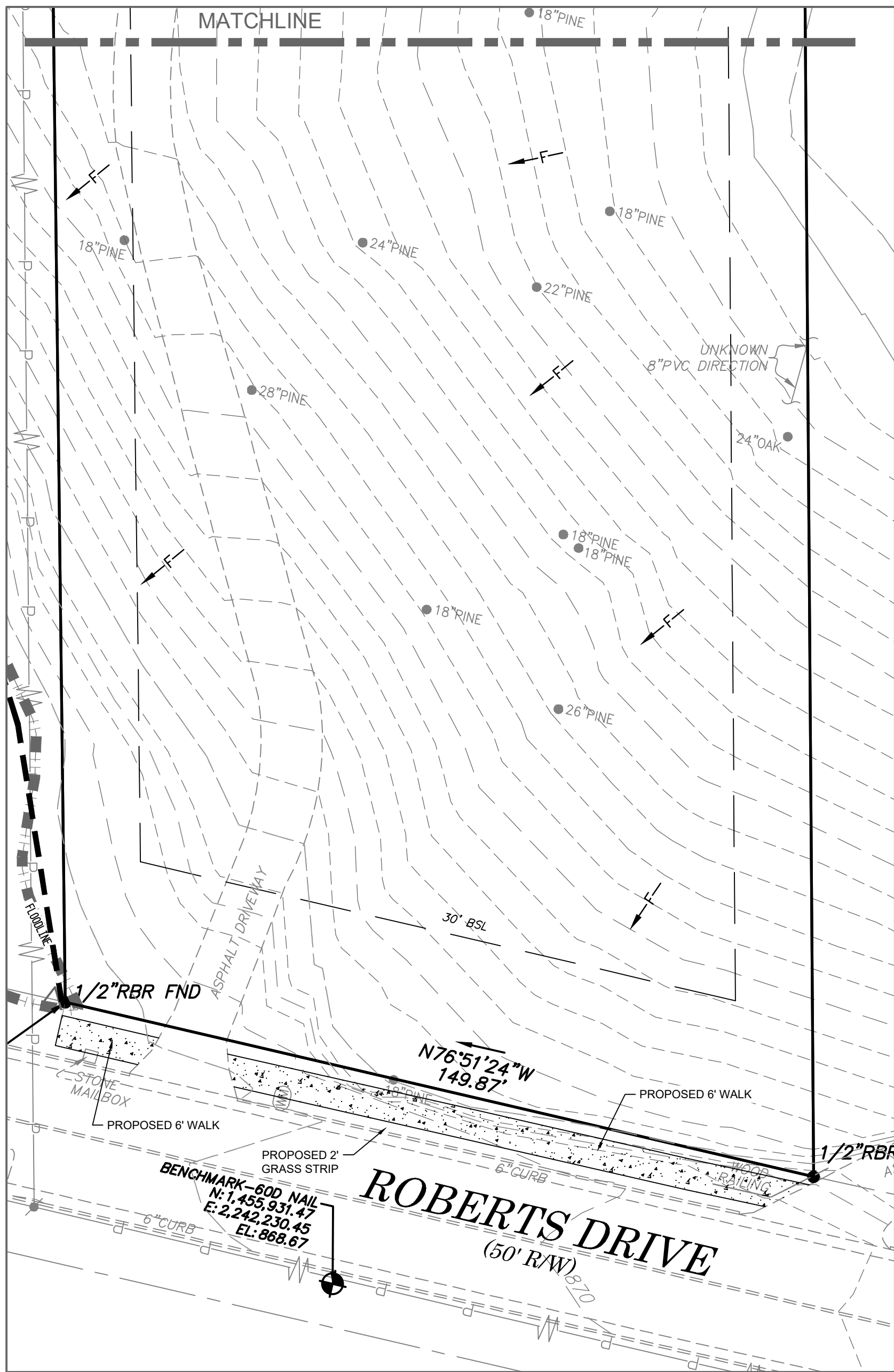
DRY WELL 2:
RUNOFF VOL = (780 SF)*(1.2"/12) = 78 CF
STORAGE PROVIDED: ((6')*(6')*(6')*(0.4) = 86 CF

DRY WELL 3:
RUNOFF = (1,750 SF)*(1.2"/12) = 175 CF
STORAGE PROVIDED: (14')*(6')*(6')*(0.4) = 202 CF

DRY WELL 4:
RUNOFF VOL = (2,250 SF)*(1.2"/12) = 225 CF
STORAGE PROVIDED = (14')*(6')*(7')*(0.4) = 235 CF

NOTE:
ALL DOWNSPOUTS TO BE
CONNECTED TO NEAREST DRY WELL.

PROPOSED LIMITS OF
DISTURBANCE
= 12,102 SF (0.28 AC)



LEGEND

LIMIT OF DISTURBANCE (EXISTING)	---
FLOOD LINE	---
TREE PROTECTION FENCE	TP
SILT FENCE	X X X
EXISTING IMPROVEMENTS TO BE DEMOLISHED	X
AREA OF DEMOLITION	---

PROPOSED ARC DATA

SITE IS IN LAND VULNERABILITY CLASS 'E'	
TOTAL EXISTING SITE AREA	87,838 S.F.
TOTAL PROPOSED IMPERVIOUS	11,915 S.F.
30% MAXIMUM DISTURBANCE	26,351 S.F.
TOTAL PROPOSED DISTURBANCE AREA	18,677 S.F.
15% MAX IMPERVIOUS ALLOWED	13,175 S.F.
PROPOSED % COVERAGE	13.6%

PROPOSED IMPERVIOUS AREA

PROPOSED HOUSE = 4,018 S.F.
PROPOSED 2 CAR GARAGE = 525 S.F.
PROPOSED FRONT PORCH / STEPS = 437 S.F.
PROPOSED PATIO = 93 S.F.
PROPOSED 3' WALKWAY = 192 S.F.
PROPOSE WALK WAY PAVERS = 63 S.F.
EX. GRAVEL WALKWAY / WALL = 126 S.F.
EXISTING PAVED DRIVE = 6,456 S.F.
PROPOSED WING WALL = 5 S.F.
PROPOSED IMPERVIOUS TOTAL = 11,915 S.F.

PROPOSED DISTURBANCE AREA

EXISTING PAVED DRIVE = 5,344 S.F.
EX. SANITARY SEWER EASEMENT = 2,969 S.F.
PROP. LIMITS OF DISTURBANCE = 10,364 S.F.
PROP. DISTURBANCE TOTAL = 18,677 S.F.

GENERAL NOTES:

- CONTACT THE CITY OF SANDY SPRINGS DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL ONLINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY.
- ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO THE STREET WILL RESULT IN AN IMMEDIATE 'STOP WORK' ORDER.
- AN AS-BUILT DRAWING CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOP AND BOTTOM OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, AND 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.
- A FOUNDATION FORM SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION/NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY SETBACK, EASEMENT, OR BUFFER. THE FOUNDATION FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GA.

OWNER:

ALICIA SCOTT & DONALD HUFFNER
9643 ROBERTS DRIVE
SANDY SPRINGS, GA 30350

DEVELOPER/PRIMARY PERMITTEE:

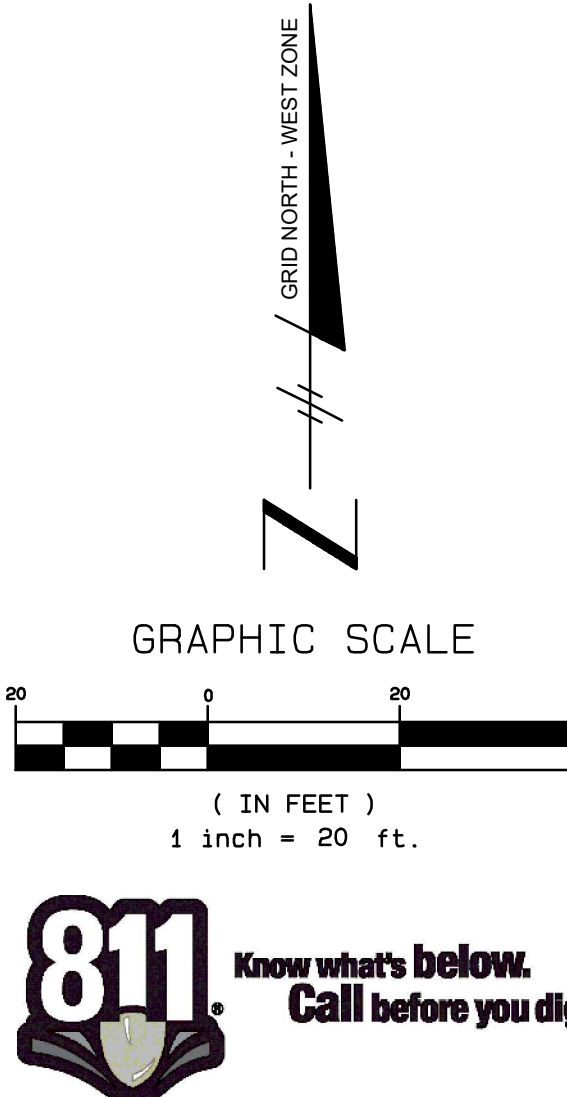
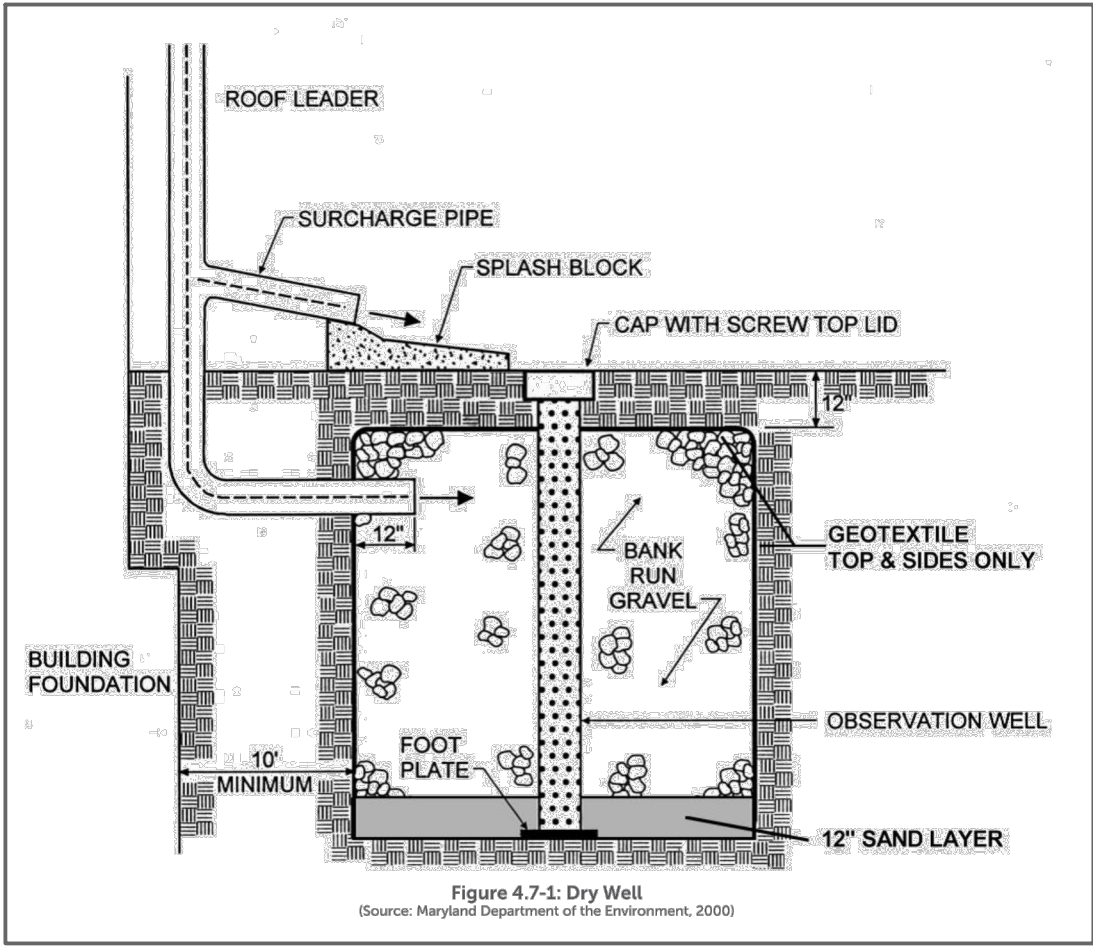
CASEY HILD
4723 HOLLY OAK PL
DUNWOODY, GA 30338
PHONE : (770) 560-5134
CASEYHILD@MEANSAP.COM

24 HOUR CONTACT:

CASEY HILD
PHONE: (770) 560-5134
CASEYHILD@MEANSAP.COM

ENGINEER:

WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK
DCOOK@WBENGR.COM



GRADING, DRAINAGE & SITE PLAN

FOR
9643 ROBERTS DRIVE
SANDY SPRINGS, GA 30350
LAND LOT 367 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS,
FULTON COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/22/2025

NO.	DATE	BY	DESCRIPTION
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E-1

