



ATLANTA REGIONAL COMMISSION

# 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: APRIL 6, 2022

**TO:** Mayor Rusty Paul, City of Sandy Springs  
**ATTN TO:** Helen Owens, Zoning Administrator, City of Sandy Springs  
**FROM:** Anna Roach, Executive Director, Atlanta Regional Commission

ARC has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** 8980 River Run

**MRPA Code:** RC-22-04SS

**Description:** A MRPA review of a proposal to extend a concrete driveway and add a patio and deck to a single-family house on a one acre lot at 8980 River Run in Sandy Springs. The site is fully within the Chattahoochee River Corridor and has a total area of 43,452 SF of which 10,445 SF would be disturbed area and 5,293 SF impervious area.

**Preliminary Finding:** ARC staff has begun its review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

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

**Date Opened:** April 6, 2022

**Deadline for Comments:** April 16<sup>th</sup>, 2022

**Earliest the Regional Review can be Completed:** April 18, 2002

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE CRNRA  
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
CITY OF SANDY SPRINGS

CHATTAHOOCHEE RIVERKEEPER  
RIVERLINE HISTORIC AREA  
CITY OF ROSWELL

If you have any questions regarding this review, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If ARC staff does not receive comments from you on or before April 16, 2022, 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:** SANDY SPRINGS
  
2. **Owner(s) of Record of Property to be Reviewed:**  
**Name(s):** RYAN DWYER  
**Mailing Address:** 8980 RIVER RUN  
**City:** SANDY SPRINGS **State:** GA **Zip:** 30350  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** 770-480-3478 **Fax:** \_\_\_\_\_  
**Other Numbers:** \_\_\_\_\_
  
3. **Applicant(s) or Applicant's Agent(s):**  
**Name(s):** GREYDEN ENGINEERING  
**Mailing Address:** 12460 Crabapple Road Suite 202-374  
**City:** Alpharetta **State:** GA **Zip:** 30004  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** 678-910-7169 **Fax:** \_\_\_\_\_  
**Other Numbers:** \_\_\_\_\_
  
4. **Proposed Land or Water Use:**  
**Name of Development:** 8980 RIVER RUN  
**Description of Proposed Use:** EXTEND CONCRETE DRIVE, ADD PATIO & DECK  
\_\_\_\_\_
  
5. **Property Description (Attach Legal Description and Vicinity Map):**  
**Land Lot(s), District, Section, County:** LL 368, 6TH DISTRICT, FULTON COUNTY  
\_\_\_\_\_  
**Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:** \_\_\_\_\_  
RIVER RUN - 8980 RIVER RUN SANDY SPRINGS, GA 30350  
**Size of Development (Use as Applicable):**  
**Acres:** **Inside Corridor:** 1.00  
**Outside Corridor:** \_\_\_\_\_  
**Total:** 1.00  
**Lots:** **Inside Corridor:** 1  
**Outside Corridor:** \_\_\_\_\_  
**Total:** 1  
**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** EXISTING

**8. Summary of Vulnerability Analysis of Proposed Land or Water Use:**

<b>Vulnerability Category</b>	<b>Total Acreage (or Sq. Footage)</b>	<b>Total Acreage (or Sq. Footage) Land Disturbance</b>	<b>Total Acreage (or Sq. Footage) Imperv. Surface</b>	<b>Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)</b>	<b>Percent Imperv. <u>Surf.</u></b>
<b>A</b>	_____	_____	_____	<b>(90)</b> _____	<b>(75)</b> _____
<b>B</b>	_____	_____	_____	<b>(80)</b> _____	<b>(60)</b> _____
<b>C</b>	_____	_____	_____	<b>(70)</b> _____	<b>(45)</b> _____
<b>D</b>	17940.21 SF	8970 SF	5293 SF	<b>(50)</b> 50%	<b>(30)</b> 30%
<b>E</b>	25511.73 SF	1475.28 SF	NA	<b>(30)</b> 5.8%	<b>(15)</b> 0%
<b>F</b>	_____	_____	_____	<b>(10)</b> _____	<b>(2)</b> _____
<b>Total:</b>	43451.94 SF	10445.28 SF	5293SF	<b>N/A</b>	<b>N/A</b>

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO

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

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

**NOTE:** All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? NO

If "yes", indicate the 500-year flood plain elevation: \_\_\_\_\_

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

**NOTE:** Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

**FOR ALL APPLICATIONS:**

- ☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- ☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- ☒ Written consent of all owners to this application. (Space provided on this form)
- ☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- ☒ Description of proposed use(s). (Space provided on this form)
- ☒ Existing vegetation plan.
- ☒ Proposed grading plan.
- ☒ Certified as-builts of all existing land disturbance and impervious surfaces.
- ☒ Approved erosion control plan.
- ☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

- ☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of -way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

\_\_\_\_ Documentation on adjustments, if any.

\_\_\_\_ Cashier's check or money order (for application fee).

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

☒ Site plan.

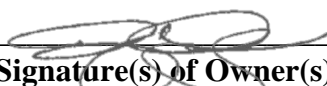
☒ Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**


\_\_\_\_ Concept plan.

\_\_\_\_ Lot-by-lot and non-lot allocation tables.

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

\_\_\_\_\_  
\_\_\_\_\_  
 3-1-2022  
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:

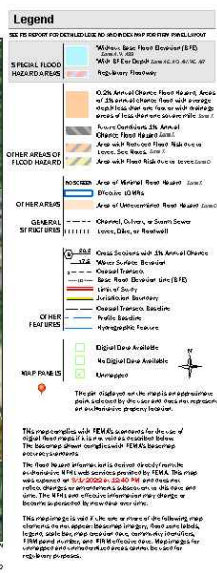
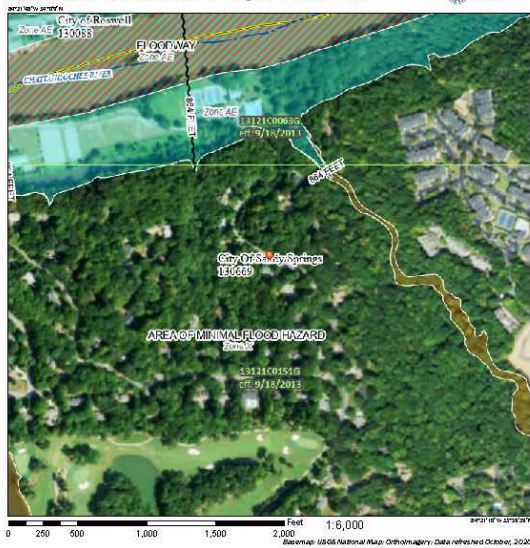
\_\_\_\_\_  
\_\_\_\_\_  
 2/21/2022  
Signature(s) of Applicant(s) or Agent(s) Date

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



National Flood Hazard Layer FIRMette



FLOOD STATEMENT

THIS PROPERTY IS NOT LOCATED IN FEMA DELINEATED FLOOD PLAIN BASED ON FIRM 13121C0151G, DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY, GEORGIA.

IMPERVIOUS TO BE REMOVED

WALL	-	10 SF
WALKS	-	158 SF
CONCRETE PAD	-	72 SF
		240 SF

PROPOSED IMPERVIOUS

CONCRETE DRIVE	-	267 SF
WALLS	-	29 SF
SEAT WALL	-	22 SF
DECK	-	263 SF
PATIO	-	294 SF
STONE STAIRS	-	54 SF
DECK STAIRS	-	35 SF
IMPERVIOUS TO BE ADDED		964 SF

THIS PROPERTY IS WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR AND FALLS UNDER THE METROPOLITAN RIVER PROTECTION ACT. AS THERE IS NO NET INCREASE TO IMPERVIOUS AREAS OR DISTURBANCE, A REVIEW IS NOT REQUIRED AT THIS TIME.

ARC VULNERABILITY AREAS

	E				D			
	AREA (SF)	ALLOWABLE	EXISTING	PROPOSED	AREA	ALLOWABLE	EXISTING	PROPOSED
TOTAL	25512				17940			
DISTURBED EXISTING	0	30%	0%		5872	50%	33%	
DISTURBED PROPOSED	1475			6%	3098			17%
TOTAL DISTURBED	1475	30%		6%	8970	50%		50%
EXIST IMPERVIOUS	0	15%	0%		4329	30%	24%	
PROP IMPERVIOUS	0			0%	964			5%
TOTAL IMPERVIOUS	0	15%		0%	5293	30%		30%

ARC CALCULATION

TOTAL AREA: 43,560 SF - 1.0 AC



VULNERABILITY CATEGORY E

VULNERABILITY CATEGORY D

EROSION NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND DEFICIENCIES NOTED AND CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- TIE INSTALLATION OF EROSION CONTROL MEASURES WILL TAKE PLACE PRIOR TO 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.
- ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- 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

CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO CITY OF SANDY SPRINGS STANDARDS.
- SEWAGE TREATMENT: FULTON COUNTY
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- A COPY OF THE APPROVED LAND DISTURBANCE PLANS MUST BE ON SITE WHEN LAND DISTURBING ACTIVITY IS IN PROGRESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF CERTIFICATE OF OCCUPANCY.
- CONSTRUCTION WASTE AND CLEARING DEBRIS IS TO BE DISPOSED OF OFF-SITE. ALL WASTE MAY NOT BE BURNED OR BURIED ON-SITE AND MUST BE TAKEN TO AN APPROVED LANDFILL.
- THE PROPOSED VEGETATION IS TURF AND ORNAMENTAL LANDSCAPING. THE EXISTING VEGETATION IS SCRUBBY GRASS AND WOODED AREA.
- A 75' UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL STATE WATERS WILL BE LEFT AND MAINTAINED.
- ALL FILL SLOPES WILL HAVE SILT FENCE AT THE TOE OF SLOPE.
- ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN DAYS OF CONSTRUCTION.

I, RALPH A. DAVIA, P.E., HEREBY CERTIFY UNDER PENALTY OF LAW THAT I HAVE, OR MY DESIGNEE HAS UNDER MY SUPERVISION, VISITED THE SITE PRIOR TO CREATION OF THE PLAN IN ACCORDANCE WITH RULES AND REGULATIONS ESTABLISHED BY THE BOARD.

**GREYDEN**  
ENGINEERING  
12460 Crabapple Road  
Alpharetta, Georgia 300046  
PH: (770) 573-4801  
FAX: (678) 302-6362

**LOT DISTURBANCE PLANS**  
FOR  
**8980 RIVER RUN**  
LOCATED IN LAND LOT 368, 6TH DISTRICT,  
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

CLIENT

**RYAN DWYER**

8980 RIVER RUN

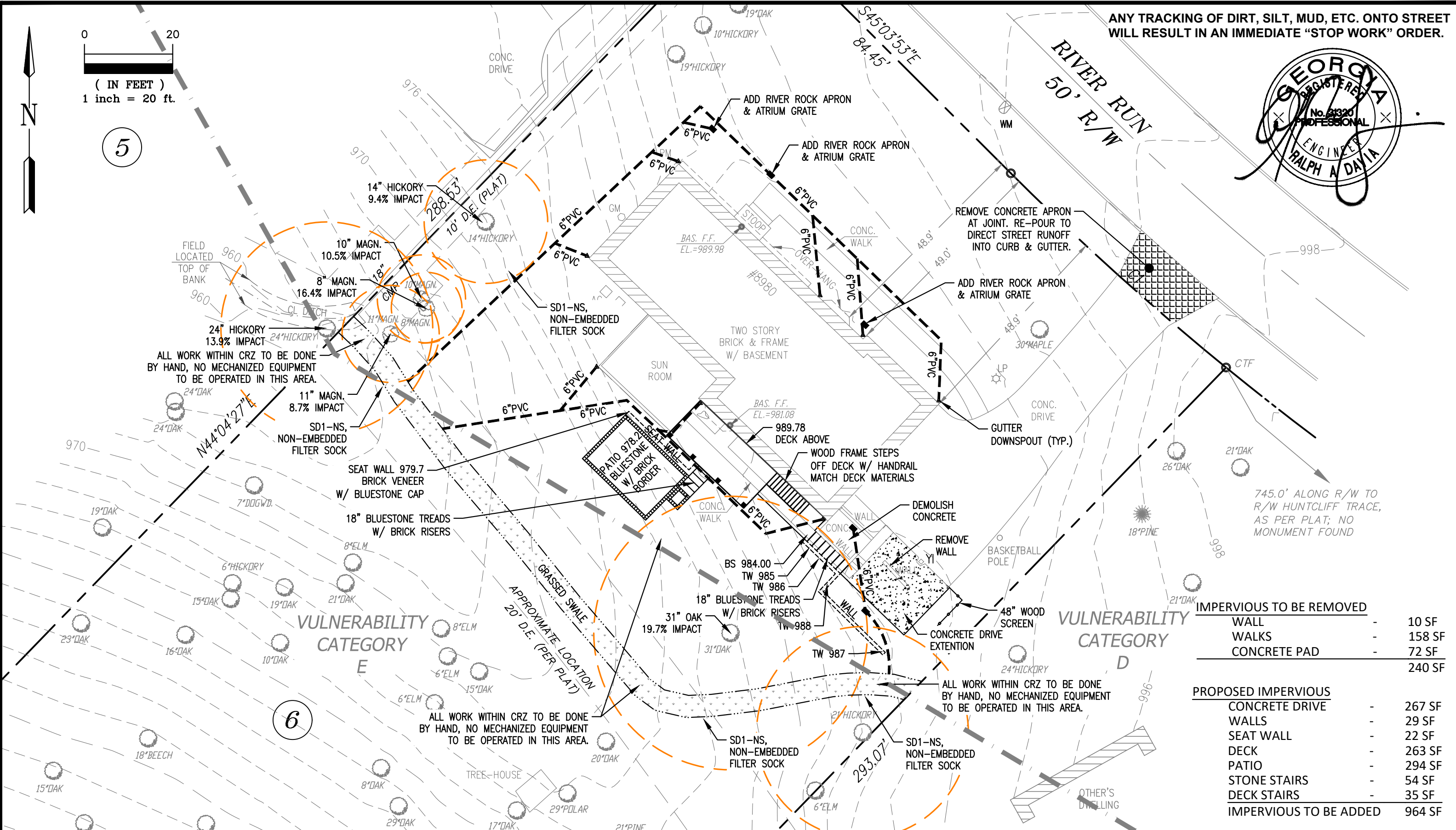
SANDY SPRINGS, GA 30350

24HR CONTACT: ANDY STEWART (770) 480-3478

JOB DATA	
DATE	1/12/2022
JOB NO.	22-008
DESIGNED	TJG
CHECKED	RAD
SHEET:	C200

REVISIONS		
NO.	DATE	DESCRIPTION
	1/3/2022	FIRST SUBMITTAL





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



IMPERVIOUS TO BE REMOVED	
WALL	- 10 SF
WALKS	- 158 SF
CONCRETE PAD	- 72 SF
240 SF	

PROPOSED IMPERVIOUS	
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GREYDEN

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12460 Crabapple Road  
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LOT DISTURBANCE PLANS

FOR

8980 RIVER RUN

LOCATED IN LAND LOT 368 , 6TH DISTRICT,  
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

CLIENT

RYAN DWYER

8980 RIVER RUN

SANDY SPRINGS, GA 30350

24HR CONTACT: ANDY STEWART (770) 480-3478

JOB DATA		REVISIONS	
DATE	1/12/2022	NO.	DATE
JOB NO.	22-008		1/3/2022
DESIGNED	TJG		
CHECKED	RAD		
SHEET:	C300		

LEVEL II CERTIFICATION NUMBER ISSUED BY THE COMMISSION, SIGNATURE AND SEAL OF THE CERTIFIED DESIGN PROFESSIONAL:

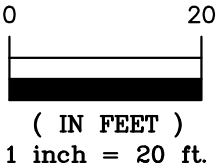


GSWCC LEVEL II DESIGN PROFESSIONAL SIGNATURE

GSWCC LEVEL II CERTIFICATION NUMBER

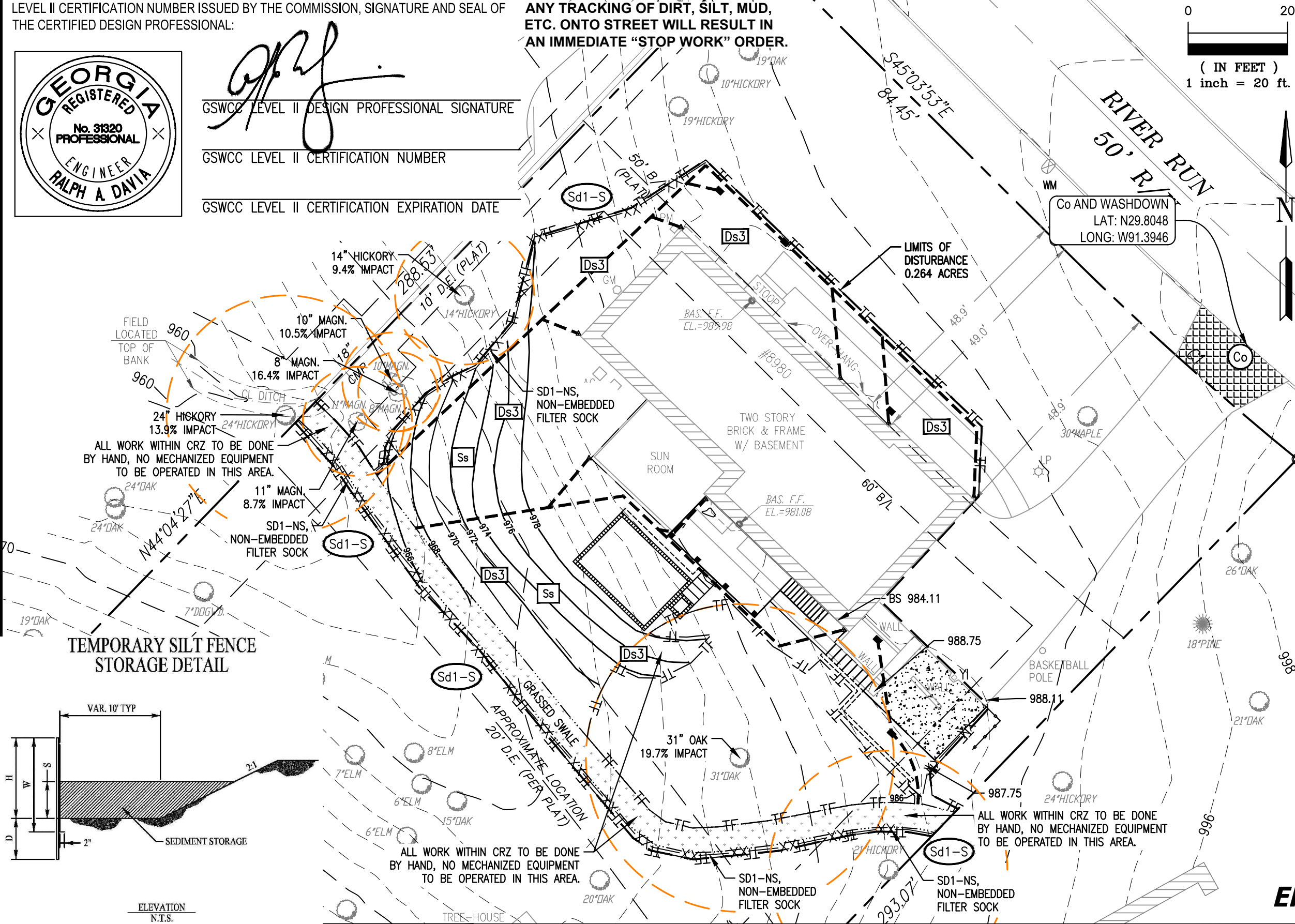
GSWCC LEVEL II CERTIFICATION EXPIRATION DATE

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



GENERAL NOTES:

1. NO STOCKPILING ALLOWED OUTSIDE LIMITS OF DISTURBANCE
2. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE.
3. THE CONSTRUCTION EXISTS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMANDS, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED.
4. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR WITHIN THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
5. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
6. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UP STREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
9. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO CITY OF SANDY SPRINGS STANDARDS.
10. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
11. ALL SEWER EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL EROSION.
12. TOPOGRAPHY IS BASED ON FIELD RUN DATA BY CONROY & ASSOCIATES, P.C. ON 11-23-15.
13. 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.
14. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
15. 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.
16. 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.
17. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
18. 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 / HERSELF) OR (HIS / HER) AUTHORIZED AGENT UNDER (HIS / HER) SUPERVISION.
19. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE.



EROSION CONTROL PLAN

GREYDEN  
ENGINEERING  
12460 Crabapple Road  
Alpharetta, Georgia 300046  
PH: (770) 573-4801  
FAX: (678) 302-6362

LOT DISTURBANCE PLANS  
FOR  
8980 RIVER RUN  
LOCATED IN LAND LOT 368 , 6TH DISTRICT,  
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

CLIENT  
RYAN DWYER  
8980 RIVER RUN  
SANDY SPRINGS, GA 30350

JOB DATA		REVISIONS		
DATE	1/12/2022	NO.	DATE	DESCRIPTION
JOB NO.	22-008		1/3/2022	FIRST SUBMITTAL
DESIGNED	TJG			
CHECKED	RAD			
SHEET:	C400			



Ds3 PERMANENT SEEDING FOR WET AREAS

SPECIES	RATE PER 1000 SF	RATE PER ACRE	PLANTING DATES		
			MTS–L’STONE	PIEDMONT	COASTAL
MAIDENCANE SPRIGS	3’x3’ SPACING	3.9 LBS	2/1–3/31	2/1–3/31	2/1–3/31
REED CANARY GRASS					
ALONE	1.1 LBS.	50 LBS.	8/15–10/15	8/15–10/15	
WITH OTHER PERENNIALS	0.7 LBS.	30 LBS.	8/15–10/15	9/1–10/15	
SWITCH GRASS	0.4 LBS.	20 LBS.	4/1–5/31	4/1–5/31	4/1–5/31

RATES ARE FOR BROADCAST SEED ONLY. IF A SEED DRILL IS USED, REDUCE RATES BY ONE–HALF. UNUSUAL SITE CONDITIONS AMY REQUIRE HEAVIER SEEDING RATES. SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.

Ds3 SEEDING RATES FOR PERMANENT SEEDINGS

SPECIES	RATE PER 1000 SF	RATE PER ACRE	PLANTING DATES		
			MTS–L’STONE	PIEDMONT	COASTAL
BAHIA, PENSACOLA					
ALONE OR WITH ANNUALS	60 LBS.	1.4 LBS		4/1–5/31	3/1–5/31
WITH OTHER PERENNIALS	30 LBS.	0.7 LBS		4/1–5/31	3/1–5/31
BAHIA, WILMINGTON					
ALONE OR WITH ANNUALS	60 LBS.	1.4 LBS	3/15–5/31	3/1–5/31	
WITH OTHER PERENNIALS	30 LBS.	0.7 LBS	3/15–5/31	3/1–5/31	
COMMON BERMUDAGRASS					
HULLED SEED					
ALONE OR WITH ANNUALS	10 LBS.	0.2 LBS		4/1–5/31	3/15–5/31
WITH OTHER PERENNIALS	6 LBS.	0.1 LBS		4/1–5/31	3/15–5/31
UNHULLED SEED					
ALONE OR WITH ANNUALS	10 LBS.	0.2 LBS		10/1–2/28	11/1–1/31
WITH OTHER PERENNIALS	6 LBS.	0.1 LBS		10/1–2/28	11/1–1/31
CROWNVETECH					
WITH WINTER ANNUALS OR	15 LBS.	0.3 LBS	9/1–10/15	9/1–10/15	
COOL SEASON GRASSES					
TALL FESCUE					
ALONE	50 LBS.	1.1 LBS	3/1–4/15	8/15–9/30	
			8/15–10/15		
WITH OTHER PERENNIALS	30 LBS.	0.7 LBS	3/1–4/15	8/15–9/30	
			8/15–10/15		
SERICA LESPEDEZA					
SCARIFIED SEED	60 LBS.	1.4 LBS	3/15–5/31	3/1–5/31	3/1–5/31
UNSCARIFIED SEED	75 LBS.	1.7 LBS	9/1–2/28	9/1–2/28	9/1–2/28
SEED–BEARING HAY	3 TONS	138 LBS	10/1–2/28	10/1–2/1	10/15–1/15
AMBRO LESPEDEZA, APPALOW LESPEDEZA, & VIRGATA LESPEDEZA					
SCARIFIED SEED	60 LBS.	1.4 LBS	4/1–5/31	3/15–5/31	3/1–5/31
UNSCARIFIED SEED	75 LBS.	1.7 LBS	9/1–2/28	9/1–2/28	9/1–2/28
WEEPING LOVEGRASS					
ALONE	4 LBS.	0.1 LBS	3/1–5/31	3/15–5/31	4/15–5/31
WITH OTHER PERENNIALS	2 LBS.	0.05 LBS	3/1–5/31	3/15–5/31	4/15–5/31

UNUSUAL SITE CONDITION MAY REQUIRED HEAVIER SEEDING RATES. SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.

Ds3 LIME RATES AND ANALYSIS

1. WHERE PERMANANT VEGETATION IS TO BE ESTABLISHED, AGRICULTURAL LIME SHALL BE APPLIED AS INDICATED BY SOIL TEST OR AT THE RATE OF 1 TO 2 TONS PER ACRE. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMETN OF AGRICULTURE. LIME SPREAD BY CONVENTIONAL EQUIPMENT WILL BE "GROUND LIMESTONE." GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 90% OF THE MATERIAL WILL PASS THROUGH A 10–MESH SIEVE, NOT LESS THAN 50% WILL PASS THROUGH A 50–MESH SIEVE AND NOT LESS THAN 25% WILL PASS THROUGH A 100–MESH SIEVE. AGRICULTURAL LIME SPREAD BY HYDRAULIC SEEDING EQUIPMENT WILL BE "FINELYGROUND LIMESTONE." FINELY GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 98% OF THE MATERIAL WILL PASS THROUGH A 20–MESH SIEVE AND NOT LESS THAN 70% WILL PASS THROUGH A 100–MESH SIEVE. IT IS DESIRABLE TO USE DOLOMITIC LIMESTONE IN THE SAND HILLS, SOUTHERN COASTAL PLAIN AND ATLANTIC COAST FLATWOODS MLRAS.

Ds3 FERTILIZER RATES

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N–P–K)	RATE LBS./ACRE	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6–12–12	1500	50–100
	SECOND	6–12–12	1000	
	MAINTENANCE	10–10–10	400	30
COOL SEASON GRASSES AND LEGUMES	FIRST	6–12–12	1500	0–50
	SECOND	0–10–10	1000	
	MAINTENANCE	0–10–10	400	
WARM SEASON GRASSES	FIRST	6–12–12	1500	50–100
	SECOND	6–12–12	800	50–100
	MAINTENANCE	10–10–10	400	30
WARM SEASON GRASSES AND LEGUMES	FIRST	6–12–12	1500	50
	SECOND	0–10–10	1000	
	MAINTENANCE	0–10–10	400	

MULCHING

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:

1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

Ds3

DISTURBED AREA STABILIZATION – PERMANENT VEGETATION

REFER TO THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS AND SPECIFICATIONS.

EROSION CONTROL DETAILS

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12460 Crabapple Road  
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PH: (770) 573-4801  
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LOT DISTURBANCE PLANS  
FOR  
8980 RIVER RUN  
LOCATED IN LAND LOT 368 , 6TH DISTRICT,  
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

CLIENT

RYAN DWYER

8980 RIVER RUN

SANDY SPRINGS, GA 30350

JOB DATA		REVISIONS		
DATE	1/12/2022	NO.	DATE	DESCRIPTION
JOB NO.	22–008		1/3/2022	FIRST SUBMITTAL
DESIGNED	TJG			
CHECKED	RAD			
SHEET:	C401			

Slope Stabilization

Ss



**DEFINITION**  
A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.

**PURPOSE**  
To provide a cover layer that stabilizes the soil and acts as a rain drop impact dissipater while providing a microclimate which protects young vegetation and promotes its establishment. If using slope stabilization to reinforce channels, please refer to specification, **Ch- Channel Stabilization**.

**CONDITIONS**  
Slope stabilization can be applied to flat areas or slopes where the erosion hazard is high and slope protection is needed during the establishment of vegetation.

**PERFORMANCE EVALUATION**  
For a product or practice to be approved as slope stabilization, that product or practice must have a documented C- factor of 0.080, as specified by GSWCC. For complete test procedures and approved products list please visit [www.gaswcc.georgia.gov](http://www.gaswcc.georgia.gov).

**PLANNING CONSIDERATIONS**  
Care must be taken to choose the type of slope stabilization product which is most appropriate for the specific needs of a project. Two general types of slope stabilization products are discussed within this specification.

**Rolled Erosion Control Products (RECP)**  
A natural fiber blanket with single or double

photodegradable or biodegradable nets.

**Hydraulic Erosion Control Products (HECP)**  
HECP shall utilize straw, cotton, wood or other natural based fibers held together by a soil binding agent which works to stabilize soil particles. Paper mulch should not be used for erosion control.

**CRITERIA**  
Rolled Erosion Control Products (RECPs) and Hydraulic Erosion Control Products (HECPs):

- Installation and stapling of RECPs and application rates for the HECPs shall conform to manufacturer’s guidelines for application
- Products shall have a maximum C-factor (ASTM D6459) for the following slope grade:

Slope (H:V)	C-Factor (max.)
3:1 or greater	0.080

**Materials – HECP**  
Hydraulic erosion control products shall be prepackaged from the manufacturer. Field mixing of performance enhancing additives will not be allowed. Fibrous components should be all natural or biodegradable.

Products shall be determined to be non-toxic in accordance with EPA-821-R-02-012.

**Materials – RECP**  
Blankets shall be nontoxic to vegetation, seed, or wildlife. Products shall be determined to be non-toxic in accordance with EPA-821-R-02-012. At minimum, the plastic or biodegradable netting shall be stitched to the fibrous matrix to maximize strength and provide for ease of handling.

**RECPs are categorized as follows:**

- a. Short-Term**  
(functional longevity 12 mo.)
- i. Photodegradable  
Straw blankets with a top and bottom side photo degradable net. The maximum size of the mesh shall be openings of ½” X ½”. The blanket

should be sewn together on 1.5” centers with degradable thread. Minimum thickness should be 0.35” and minimum density should be 0.5 lbs per square yard.

- ii. Biodegradable  
Straw blanket with a top and bottom side biodegradable jute net. The top side net shall consist of machine direction strands that are twisted together and then interwoven with cross direction strands (leno weave). The bottom net may be leno weave or otherwise to meet requirements. The approximate size of the mesh shall be openings of 0.5” X 1.0”. The blanket should be sewn together on 1.5” centers with degradable thread. Minimum thickness should be 0.25” and minimum density should be 0.5 lbs per square yard.

**b. Extended-Term**  
(functional longevity 24 mo.)

- i.Photodegradable  
Blankets that consist of 70% straw and 30% coconut with a top and bottom side photodegradable net. The top net should have ultraviolet additives to delay breakdown. The maximum size of the mesh shall be openings of 0.65” X 0.65”. The blanket should be sewn together on 1.5” centers with degradable thread. Minimum thickness should be 0.35” and minimum density should be 0.6 lbs per square yard.

- ii.Biodegradable  
Blankets that consist of 70% straw and 30% coconut with a top and bottom side biodegradable jute net. The top side net shall consist of machine direction strands that are twisted together and then interwoven with cross direction strands (leno weave). The bottom net may be leno weave or otherwise to meet requirements. The approximate size of the mesh shall be openings of 0.5” X 1.0”. The blanket should be sewn together on 1.5” centers with degradable thread. Minimum thickness should be 0.25” and minimum density should be 0.65 lbs per square yard.

**c. Long-Term**  
(functional longevity 36 mo.)

- i. Photodegradable  
Blankets that consist of 100% coconut with a top and bottom side photodegradable net. Each net should have ultraviolet additives to delay

breakdown. The maximum size of the mesh shall be openings of 0.65” X 0.65”. The blanket should be sewn together on 1.5” centers with degradable thread. Minimum thickness should be 0.3” and minimum density should be 0.5 lbs per square yard.

- iii. Biodegradable  
Blankets that consist of 100% coconut with a top and bottom side biodegradable jute net. The top side net shall consist of machine direction strands that are twisted together and then interwoven with cross direction strands (leno weave). The bottom net may be leno weave or otherwise to meet requirements. The approximate size of the mesh shall be openings of 0.5” X 1.0”. The blanket should be sewn together on 1.5” centers with degradable thread. Minimum thickness should be 0.25” and minimum density should be 0.5 lbs per square yard.

**NOTES**  
It is the intention of this section to allow interchangeable use of RECPs and HECPs for erosion protection on slopes. The project engineer should select the type of erosion control product that best fits the need of the particular site.

**Site Preparation**  
After the site has been shaped and graded to the approved design, prepare a friable seedbed relatively free from clods and rocks more than one inch in diameter, and any foreign material that will prevent contact of the soil stabilization mat with the soil surface. Surface must be smooth to ensure proper contact of blankets or matting to the soil surface. If necessary, redirect any runoff from the ditch or slope during installation.

**MAINTENANCE**  
All erosion control blankets and matting should be inspected periodically following installation, particularly after rainstorms to check for erosion and undermining. Any dislocation or failure should be repaired immediately. If washouts or breakage occurs, reinstall the material after repairing damage to the slope or ditch. Continue to monitor these areas until they become permanently stabilized.

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