

REGIONAL REVIEW FINDING

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

DATE: MAY 16, 2022

TO:

MAYOR RUSTY PAUL, City of Sandy Springs

ATTN TO:

HELEN OWENS, ZONING ADMINSTRATOR, City of Sandy Springs

FROM:

Anna Roach, Executive Director, Atlanta Regional Commission

ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: 35 River Court Parkway RC-22-05SS Submitting Local Government: City of Sandy Springs

Date Opened: April 28, 2022

Date Closed: May 16, 2022

<u>FINDING</u>: ARC staff have completed a review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Additional Comments: No additional comments were received.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION NATIONAL PARK SERVICE RIVERLINE HISTORIC AREA GEORGIA DEPARTMENT OF NATURAL RESOURCE

RAL RESOURCE CHATTAHOOCHEE RIVERKEEPER
CITY OF SANDY SPRINGS

GEORGIA CONSERVANCY
FULTON COUNTY

COBB COUNTY

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at https://atlantaregional.org/plan-reviews.

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

, ,	ord of Property to be Rev	viewed:	
Name(s): Jer			
Mailing Add	dress: 35 River Court Parkway		
City: Sandy S		State: Ga	Zip: 30328
	one Numbers (w/Area Co		
Daytime	Phone: 404-579-5448	Fax:	
Other N	umbers:		
Applicant(s) or A	Applicant's Agent(s):		
Name(s): Sai	me		
Mailing Add	dress:		
City:	***************************************	State:	Zip:
Contact Pho	one Numbers (w/Area Co	de):	
Daytime	Phone:	Fax:	
Other N	umbers:		
Description Property Descrip	otion (Attach Legal Desc	a pool ription and Vicinity Map):	
Property Description Land Lot(s)	of Proposed Use: Installing otion (Attach Legal Desc, District, Section, Count	ription and Vicinity Map): y: Land Lot 86, 17th District	
Property Description Land Lot(s) Subdivision	of Proposed Use: Installing otion (Attach Legal Desc, District, Section, Count	ription and Vicinity Map):	
Property Description Land Lot(s) Subdivision Lot 6 Block "a"	of Proposed Use: Installing otion (Attach Legal Desc, District, Section, Count, Lot, Block, Street and A Riverside Estates S/D	ription and Vicinity Map): y: Land Lot 86, 17th District Address, Distance to Neares ble):	t Intersection:
Property Description Land Lot(s) Subdivision Lot 6 Block "a"	of Proposed Use: Installing otion (Attach Legal Desc, District, Section, Count, Lot, Block, Street and A Riverside Estates S/D	ription and Vicinity Map): y: Land Lot 86, 17th District Address, Distance to Neares ble):	t Intersection:
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	Does th	ne total developme eart of this applica	dor Development: ent include additionation? htion? No ditional land and an			
В.	border Corrid If "yes"	ing this land, prev or review approva ", please identify t	erty in this applicativiously received a ce al? Not that Lam aware o the use(s), the review	rtificate or any oth No (3m) identification nur	er Chattaho مح - طراع راء راء راء مع nber(s), and	ochee ¿)
A. B.	Septic Note: local Public	tank		application must inval for the selected	l site.	propriate
Vulnera Catego	bility	Total Acreage (or Sq. Footage)	nalysis of Proposed l Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage)	e: Percent Land <u>Disturb.</u> (Maximum: Parenth	
A					(90)	(75)
В					(80)	(60)
C					(70)	(45)
D	29,56	8 sf	14,757 sf	6,766 s f	(50)_49.9	(30) 22.9
E				4/1	(30)	(15)
F					(10)	(2)
Total	•				N/A	N/A

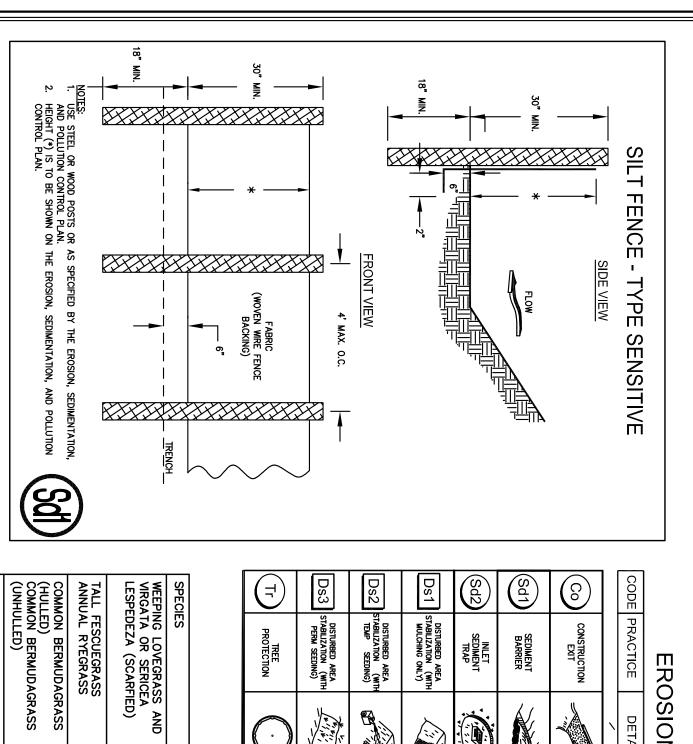
9.	Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO If "yes", indicate the 100-year floodplain elevation:
	NOTE: For this review, river floodplain is determined from the U.S. Army Corps of
	Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to
	Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.
	NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable
	allocations can be combined with those of other "E" land in the review. Also, 100-
	year floodplain cannot be reanalyzed and cannot accept transfers.
10.	Is any of this land within the 500-year floodplain of the Chattahoochee River? No
	If "yes", indicate the 500-year flood plain elevation:
	NOTE: Plan Standards include a 35-foot height limit above the pre-construction
	grade within the 500-year floodplain (includes the 100-year floodplain).
	Adherence to this standard must be noted on the submitted plans (see Part
	2.B.(4) of the Chattahoochee Corridor Plan).
11.	The following is a checklist of information required to be attached as part of the
	application. Individual items may be combined.
FΟ	R 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)

	Helen Owens	4/15/2022	
	Provisions of the Metropolitan River Protection Act.	inca use under the	
4.	The governing authority of	-	request
	The City of Sandy S	2410	
	Signature(s) of Applicant(s) or Agent(s)	4-13-22 Date	-
	SIM/	4.12-22-	
	under the provisions of the Metropolitan River Protection Act		-
3.	I (we), the undersigned, authorize and request review of this a		tificate
	Signature(s) of Owner(s) of Records	4-13-22 Date	
	TAMAMA A	4-13-22	
2.	I (we), the undersigned, authorize and request review of this a under the provisions of the Metropolitan River Protection Act necessary)		
***************************************	Lot-by-lot and non-lot allocation tables.		
OR	TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATI Concept plan.	ONS ONLY:	
	Land-disturbance plan.		
OR	SINGLE-STEP APPLICATIONS (NON-SUBDIVISION): Site plan.		
	Cashier's check or money order (for application fee).		
	Documentation on adjustments, if any.		
	boundaries; topography; any other information that will clari	ly the review.	

ALL THAT TRACT or parcel of land lying and being in Land Lot 86 of the 7th District, City of Sandy Springs, of Fulton County, Georgia, being Lot 6, Block "A" of Riverside Estates, Unit 2-A, according to Plat of Record at Plat Book 78, Page 7, Fulton County records, and being more particularly described as follows:

BEGINNING at a ¾" crimp top pipe located on the northerly right-of-way line of River Court Parkway (50′ r/w) 678.0 feet southeasterly from the intersection with Riverside Way; thence leaving said right-of-way line and running N05°42′49″E a distance of 241.00 feet to a capped rebar set on the southerly line of Land Lot 85; thence flowing said Land Lot Line and running S89°16′24″E a distance of 120.72 feet to a 1″ open top pipe; thence leaving said Land Lot Line and running S05°49′38″W a distance of 251.77 feet to a ¾" crimp top pipe on the northerly right-of-way line of River Court Parkway; thence continuing along said right-of-way line and running N84°09′11″W a distance of 119.76 feet to the POINT OF BEGINNING

Said tract or parcel of land contains 0.679 Acres



STABILIZATION (WITH PERM SEEDING)

Ds3

Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.

To protect desirable trees construction activity.

injury durin

RIVER

COURT

PARKWAY

50° R/W

DISTURBED AREA
STABILIZATION (WITH
TEMP SEEDING)

Ds2

Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.

SCI DEVELOPME FOR THE DISCO CANNOT BE SEI THIS SITE. IT IS FURNISH DOCUN TO THE EXISTEN COMMISSION OF

Ds1

An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized or completion of construction activities.

Establishing temporary protection for disturbe areas where seedlings may not have a suitable growing season to produce an erosionation.

THIS SURVEY HATHE BENEFIT OF REPORT. EASEMINAY EXIST ON FUNCTION OF SHOWN HEREON.

CONSTRUCT

A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.

A barrier to prevent sediment from 1-----

EROSION CONTROL LEGEND

SYMBOL

DESCRIPTION

SEDIMENT BARRIER

COMMON BERMUDAGRASS
HULLED)
COMMON BERMUDAGRASS
UNHULLED)

2-3 LB

10/1-3/1

8-10 LB 8-10 LB

9/1-11/1 10/15-3/15 4/1-6/15

6-12-12 6-12-12 6-12-12

25–35 LB 25–35 LB

GRAPHIC

SCALE

EXISTING CONDITIONS

25-35 LB 25-35 LB

Call before you dig

1-2 LB

3/1-6/15

6-12-12

25-35 LB

FERTILIZER

RATE/1000

S.F.

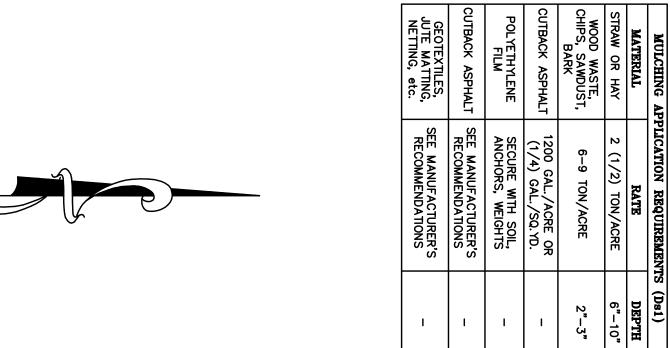
RATE/1000 S.F. 0.2 - 0.4 LB

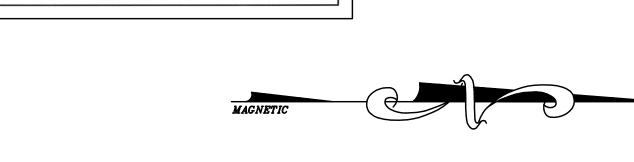
SEEDING SCHEDULE

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

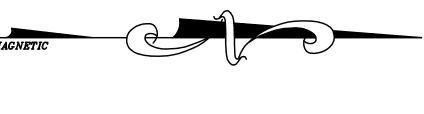
NOTES: 1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS. 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE. 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE). 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6". 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'. 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 22". 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES. 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE). 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT. 10.MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.		6" MIN. ENTRANCE ELEVATION	(IF NEEDED)	SO	CRUSHED STONE CONSTRUCTION EXIT
	,				

	City of Atlanta	THIS DETAIL WAS TAKEN FROM BE REVIEWED THOROUGHLY.	Notes: 1. 2		А	
TREE PROTECTION-ORANGE PLASTIC FENCE	STANDARD DETAILS	THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.	No construction activity w/in CRZ; including no storing or stacking materials. Under no circumstances should the fence be trenched in. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.	SECTION VIEW	Tree Protection Area 1 per 1 per 1 DBH 1 DBH 1 DBH 2 ENTER N CENTER N	PLAN VIEW
SCALE: N.T.S. DETAIL NO. A-3		ODIFIED AND SHOULD	oring or lld the e and dictate		Fence at edge of CRZ, or as shown on plan. 3.5" x 1.5" openings Steel posts 2"x @ 8' o.c., or 2"x2"x8" Wood stakes @ 6' o.c.	TPF





TREE PROTECTION



NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ZONE.

ATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF LL COLLECTED WATER SHALL BE DIRECTED TO THE WATER

NUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE ROTECTION AREA OR RIGHT OF WAY.

CERTIFICATE

OCCUPANCY.

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

VORK HOURS AND CONSTRUCTION DELIVERIES ARE:

40NDAY - FRIDAY 7:00AM - 7:00 PM SATURDAY 8:00AM -

SOLID LINE=PROPOSED CONTOUR DASHED LINE=EXISTING CONTOUR 86+4 PROPOSED SPOT ELEV.

WARM SEASON GRASSES

FIRST SECOND MAINTENANCE

6-12-12 6-12-12 10-10-10

50-100 50-100 30

SEASON GRASSES & LEGUMES

6-12-12 0-10-10 0-10-10

| | 50

C00L

SEASON GRASSES & LEGUMES

FIRST SECOND MAINTENANCE

6-12-12 0-10-10 0-10-10

0-50

ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE UNTIL FINAL LANDSCAPING.

AND MAINTAINED

ILL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED

FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CE

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED

DDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

ROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, DITTIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT HE SEDIMENT SOURCE.

1500 1000 400 1500 800 400

COOL

SEASON GRASSES

FIRST SECOND MAINTENANCE

6-12-12 6-12-12 10-10-10

PLANTING YEAR

FERTILIZER (N-P-K)

ANT VEG.

RATE
(lbs./acre)
1500
1000
400

UTILITY EASEMENT
FIRE HYDRANT
SINGLE WING CATCHBASIN
DOUBLE WING CATCHBASIN
WATER VALVE
GAS VALVE
HEADWALL

RBF RBF RBF CRZ

LEGEND

REBAR FOUND
(1/2" REBAR)
CAPPED REBAR SET
(1/2" REBAR)
OPEN TOP FOUND
CRIMP TOP FOUND
CRIMP TOP FOUND
JUNCTION BOX
LAND LOT LINE
LIGHT POLE
MANHOLE
PROPERTY LINE
BUILDING LINE
BUILDING LINE
CHAIN LINK FENCE
SEWER CLEAN OUT
DRAINAGE EASEMENT
TROP INLET
EBBAR FOUND
IGHT-OF-WAY
NITARY SEWER EASEMENT
'ITICAL ROOT ZONE

LITY EASEMENT
LE WINC
3LE

LITY EASEMENT
LE WINC
3LE

LITY EASEMENT
LE WINC
3LE

RYE (GRAIN)

3.9 lbs.

3 bu.

8/15-11/19

PLANT SPECIES,
RATE PER
1,000 sq. ft.

SEEDING RATES
RATES PER PI
ACRE

S & PLANTING DATES (Ds2)
PLANTING DATES BY REGION

RYEGRASS

0.9 lbs.

40 lbs.

8/15-11/15

9/1-12/15

9/15-1/1

10/1-11/1

WEEPING LOVEGRASS

0.1 lbs.

4 lbs.

4/1-6/1

4/1-6/1

3/1-6/1

CALL FOR FINAL INSPECTION AT 404-370.

DISTURBED AREA: 0.08 ACRES

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.

ALL LAND DISTURBANCE TO BE STABALIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES PROTECTION AREA OR RIGHT OF WAY.

SUDANGRASS

<u>→</u>

60 lbs.

5/1-8/1

5/1-8/1

4/1-8/1

RYE & ANNUAL LESPEDEZA

0.6 lbs 0.6 lbs.

0.5 bu. 24 lbs.

3/1-4/1

9/1-4/1

2/1-3/1

BROWNTOP MILLET

1.1 lbs.

50 lbs.

4/15-6/15

4/15-7/1

4/15-7/1

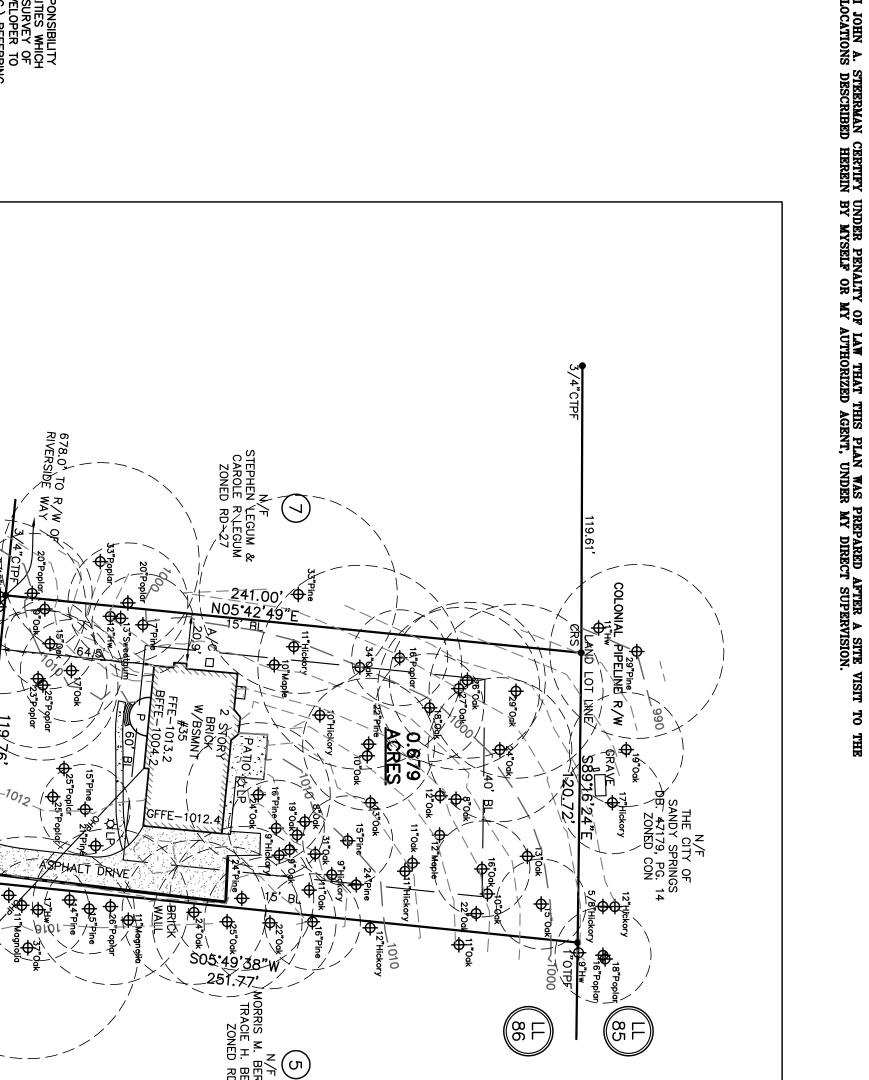
WHEAT

4.1 lbs.

3 bu.

9/15-12/1

10/1-12/15 10/15-1/1



		A	
	RIVER CO		

VICINITY MAP nts	SITE RIVER PARK DR BRANDON MILL BS

19.5% (5776 :	19.5% (5776 SF) 19.5% (5776	D
IMPERVIOUS	CLEARING	
EXISTING 9	EXISTING %	CATAGORY
30% (8870	50% (14784 SF)	D
IMPERVIOUS	CLEARING	
ALLOWABLE	ALLOWABLE %	CATAGORY
SNOIT	ARC CALCULATIONS	

,	ARC CALCULATIONS	TIONS
CATAGORY	ALLOWABLE %	ALLOWABLE %
	CLEARING	IMPERVIOUS
D	50% (14784 SF)	30% (8870 SF)
CATAGORY	EXISTING %	EXISTING %

,	ARC CALCULATIONS	TIONS
TAGORY	ALLOWABLE %	ALLOWABLE %
	CLEARING	IMPERVIOUS
D	50% (14784 SF)	30% (8870 SF)
TAGORY	EXISTING %	EXISTING %
	CLEARING	IMPERVIOUS
D	19.5% (5776 SF) 19.5% (5776 SF)	19.5% (5776 SF)



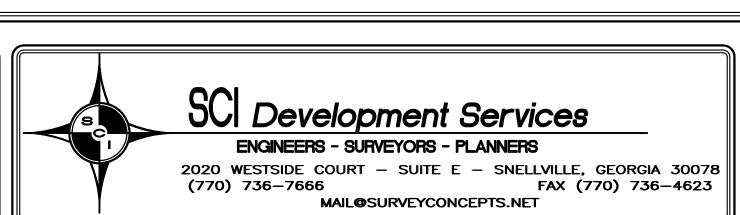
О О П		9CALE 1	11/3/21	DATE	
NDIT!	m	1"=40'	DCP	DRAWN	
S S S			JAS	CHECKE	

EXISTING CONDITIONS
JENNY FRAIZER
35 RIVER COURT PARKWAY
LOT 6 BLOCK "A" SUBDIVISION: RIVERSIDE ESTATES
LAND LOT 86 17th DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA REF. IN PB. 78, PG. 7

OWNER/24 HR CONTACT
JENNY FRAIZER
35 RIVER COURT PARKWAY
SANDY SPRINGS, GA
404-579-5448

M LOT COVERAGE: 30%

FRONT-60 FEET SIDE-15 FEET REAR-40 FEET



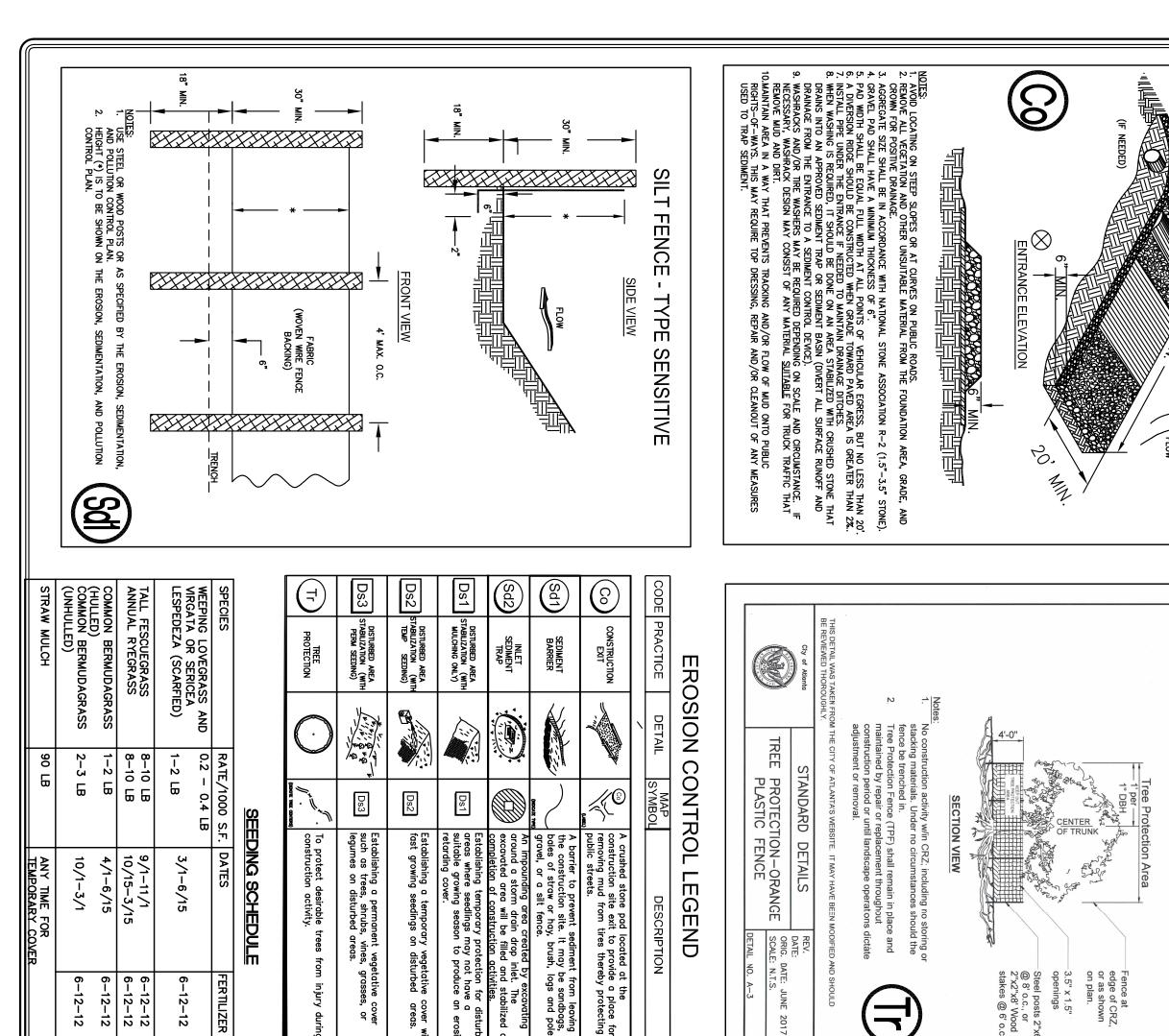
IS SHOULD NOT BE PLACED USING SIDE SIONS FROM HOUSE OR STRUCTURE.

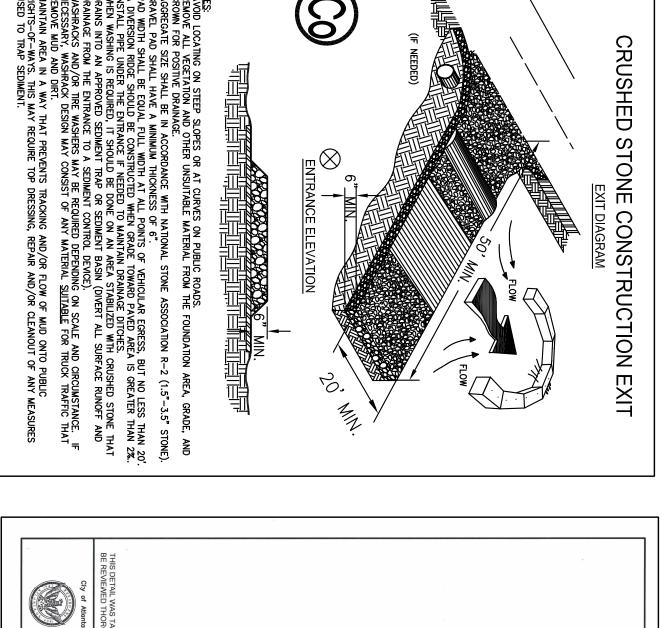
- total station was used to E linear and angular Ents used in the preparation of

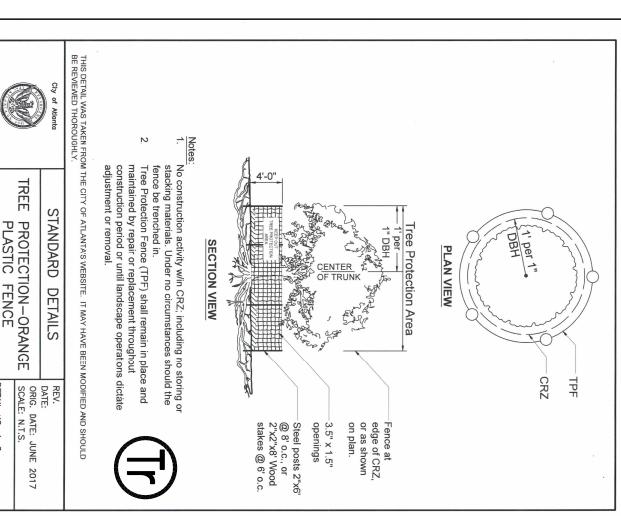
ULATED FOR CLOSURE URES AND IS FOUND FOOT IN 140.297

CATION IS MADE TO PERSON(S) NAMED S PLAT AND IS NOT TRANSFERABLE TO

		REVIS	SIONS
NO.	DATE	BY	COMMENT
1.	3/9/22	DP	ADDRESSED COMMENTS
2.			
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4.			







TREE PROTECTION AN AS-BUILT SITE IMPROVE FINISHED FLOV POOL, UTILITIE DEVELOPMENT THE COMMUNI SUBMITTED TO COMMUNITY D CERTIFICATE (COMPLETION. THE POOL B BARRIER REC GROUND EQUIPMENT MUST BE SCREENED PER THE CITY DEVELOPMENT CODE SECTION 8.2.9.B.4 FENCE: A BL IT WILL BE F 4" IN WIDTH THE ENCLOSED ENTRANCE GATE SHALL BE LOCKED WHEN THE POOL IS NOT IN USE. LT DRAWING, CONTAINING A BOUNDARY SURVEY, VEMENTS, TOP AND BOTTOM OF WALLS, LOOR ELEVATIONS OF BUILDINGS, DECKS, AND TIES, EASEMENTS, PERTINENT SITE NIT DATA, AND ANY OTHER REQUIREMENTS OF JUNITY DEVELOPMENT DIRECTOR, SHALL BE TO AND APPROVED BY THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF A DEPARTMENT OF A DEVELOPMENT PRIOR TO ISSUANCE OF A DEPARTMENT OF THE DEPA RRIER WILL CONFORM TO 2012 ISPSC IREMENTS.

SANDY SPRINGS IS CURRENTLY ENFORCING THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) THE FENCE AND WALL FOOTINGS MUST BE ENTIRELY CONTAINED WITH THE PROPERTY AND CANNOT ENCROACH ONTO A PROPERTY LINE PER THE CITY DEVELOPMENT CODE SECTION 8.2.10B FOR ALL CASES WHERE THE BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS ON THE BUILDING WHICH HAVE DIRECT ACCESS TO THE POOL MUST BE EQUIPPED WITH A AUDIBLE ALARM ACTIVATED BY OPENING THE DOOR. ING RUNOFF LEAVES THE SITE IN A SHEET TION, RUNOFF SHALL LEAVE THE SITE IN A CONDITION AFTER DEVELOPMENT

0.679 ACRES

10/1-12/15 10/15-1/1 9/15-1/1 4/15-7/1 10/1-11/1 4/1-8/1 3/1-6/1 2/1-3/1 MULCHING AP

MATERIAL

STRAW OR HAY

WOOD WASTE,
CHIPS, SAWDUST,
BARK GEOTEXTILES,
JUTE MATTING,
NETTING, etc. POLYETHYLENE FILM SEE MANUFACTURER'S RECOMMENDATIONS 6-9 TON/ACRE MITH SOIL, WEIGHTS

WEIGHTS

WEACTURER'S

WENDATIONS ON/ACRE 2"-3"

REBAR FOUND
(1/2" REBAR)
(1/2" REBAR)
CAPPED REBAR SET
(1/2" REBAR)
OPEN TOP FOUND
CRIMP TOP FOUND
JUNCTION BOX
LAND LOT LINE
"SHT POLE
"SHT POLE
"1 INE

CONSTRUCTION NOTES

THE GATE ON THE RIGHT SIDE OF THE HOUSE SELF CLOSING AND SELF LATCHING. A BACK FLOW PREVENTER WILL BE ADDED TO THE WATER JNE PER CITY REGULATIONS. L IS CONNECTED TO THE MAIN WATER LINE, A PREVENTER WILL BE ADDED BY THE OWNER. NOT CONNECTED TO MAIN WATER LINE, A PREVENTER WILL BE PROVIDED ON THE HOSE

PRIOR TO TO FINAL ACCEPTANCE, AN ASBUILT SURVEY WILL BE REQUIRED SIGNED AND SEALED BY A GEORGIA REGISTERED LAND SURVEYOR. ACK METAL FENCE WILL SURROUND THE POOL FIVE FEET IN HEIGHT. VERTICAL PICKETS ARE AND DO NOT PRODUCE A LADDERING AFFECT. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE ALL TREE PROTECTION DEVICES UNTIL FINAL LANDSCAPING. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.

SOLID LINE=PROPOSED CONTOUR DASHED LINE=EXISTING CONTOUR

COOL SEASON GRASSES & LEGUMES

FIRST SECOND MAINTENANCE

6-12-12 0-10-10 0-10-10

0-50

1500 1000 400 1500 800 400

6-12-12 6-12-12 10-10-10

50-100 50-100 30

WARM SEASON GRASSES & LEGUMES

6-12-12 0-10-10 0-10-10

50

COOL SEASON GRASSES

6-12-12 6-12-12 10-10-10

RATE DS./acre) 1500 1000 400

PLANTING YEAR

UTILITY EASEMENT
FIRE HYDRANT
SINGLE WING CATCHBASIN
DOUBLE WING CATCHBASIN
WATER VALVE
GAS VALVE
HEADWALL

AR FOUND ITARY SEWER EASEMENT ICAL ROOT ZONE

BROWNTOP MILLET

1.1 lbs.

50 lbs.

4/15-6/15

4/15-7/1

4.1 lbs.

3 bu.

9/15-12/1

PERTY LINE
DING LINE
IN LINK FENCE
ER CLEAN OUT
NAGE EASEMENT
NAGE TO THE TENTE THE TE

WEEPING LOVEGRASS

0.1 lbs.

4 lbs.

4/1-6/1

4/1-6/1

9/1-4/1

SUDANGRASS

<u>→</u>

60 lbs.

5/1-8/1

5/1-8/1

RYE & ANNUAL LESPEDEZA

0.6 lbs 0.6 lbs.

0.5 bu. 24 lbs.

RYE (GRAIN)

3.9 lbs.

8/15-11/19

PLANT SPECIES,
RATE PER
1,000 sq. ft.

SEEDING RATES PER ACRE

S & PLANTING DATES (Ds2)
PLANTING DATES BY REGION

RYEGRASS

0.9 lbs.

40 lbs.

8/15-11/15

9/1-12/15

ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S). DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY. WATER QUALITY BMP(S) TO BE INSTALLED AT

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY 7:00AM - 7:00 PM SATURDAY 8:00AM -

THE ESCAPE OF SEDIMENT FROM SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE ZONE. ROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL APPLICATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE ROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES FALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

JOHN A. STEERMAN CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

REQUIREMENTS OF S, SHALL BE DEPARTMENT OF A UANCE OF A IFFICATE OF

DISTURBED AREA: 0.186 ACRES ALL LAND DISTURBANCE TO BE STABALIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHI SCHEDULE INSPECTION ON PORTAL DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES PROTECTION AREA OR RIGHT OF WAY. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.

EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. DDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-

ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED

LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION. TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED

ES SHOULD NOT BE PLACED USING SIDE ISIONS FROM HOUSE OR STRUCTURE.

- TOTAL STATION WAS USED TO HE LINEAR AND ANGULAR MENTS USED IN THE PREPARATION OF

ICATION IS MADE TO PERSON(S) NAMED IS PLAT AND IS NOT TRANSFERABLE TO

			SCRE
	CATAGORY	,	ENING DETA
CLEARING	ALLOWABLE %	ARC CALCULATIONS	ETAIL
IMPERVIOUS	ALLOWABLE %	TIONS	

	-T==L	(C)		
POOL EQUIPMENT			5'-0"	

19.5% (5776 SF)	19.5% (5776 SF) 19.5% (5776 SF)	D
IMPERVIOUS	CLEARING	
EXISTING %	EXISTING %	CATAGORY
30% (8870 SF)	50% (14784 SF) 30% (8870 SF)	D
IMPERVIOUS	CLEARING	
ALLOWABLE %	ALLOWABLE %	CATAGORY
ONS	ARC CALCULATIONS	

,	ARC CALCULATIONS	TIONS
CATAGORY	ALLOWABLE %	ALLOWABLE %
	CLEARING	IMPERVIOUS
D	50% (14784 SF) 30% (8870 SF)	30% (8870 SF)
CATAGORY	EXISTING %	EXISTING %
	CLEARING	IMPERVIOUS
D	19.5% (5776 SF) 19.5% (5776 SF)	19.5% (5776 SF)

POOL EQUIPMENT SCREENING DETAIL		5'-0"	WOOD FENCE ENCLOSURE WITH 4" IN WIDTH FENCING BOARDS TO BE STAINED.	GATE DETAIL	5'-0"		ALUMINUM GATE, VERTICAL PICKETS DO NOT PRODUCE A LADDERING AFFECT. THE GATE MUST SWING OUTWARD AWAY FROM THE POOL
			H FENCING			_	

GENERAL NOTES
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
BY LATITUDES AND DEPARTURES AND IS FOUND
ACCURATE TO WITHIN ONE FOOT IN 140.297

VICINITY MAP nts

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

6-12-12

25-35 LB

GRAPHIC

SCALE

PLAN

Know wnaus ~ ~ .
Call before you dig
1-800-282-7411

SCI DEVELOPMENT
FOR THE DISCOVE
CANNOT BE SEEN
THIS SITE. IT IS 1
FURNISH DOCUME
TO THE EXISTENC
COMMISSION OF 1
RATE/1000 S.F.

RIVER COURT

PARKWAY

OWNER/24 HR CONTACT
JENNY FRAIZER
35 RIVER COURT PARKWAY
SANDY SPRINGS, GA
404-579-5448 **DISTURBED AREA:** 8,115 S.F. = 0.186 ACRES

ADDITION OF 990 SF AREA 5,766/29,568=22.88%

OSED LOT COVERAGE: XE-2,328 SF XH-105 SF 1-358 SF P-20 SF

76/29,568=19.53%

STING LOT COVERAGE:

SE-2,328 SF

CH-105 SF

OP-20 SF

-10 SF

L-70 SF

K-205 SF

K-205 SF

AL-5,776 SF

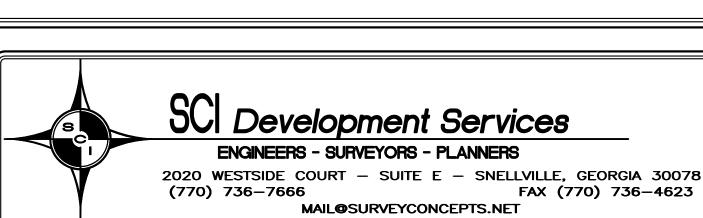
IM LOT COVERAGE: 30%

FRONT-60 FEET SIDE-15 FEET REAR-40 FEET

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SITE PLAN FOR:

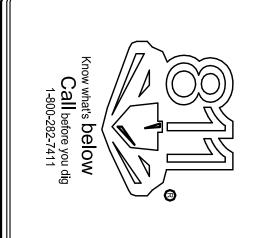
JENNY FRAIZER
35 RIVER COURT PARKWAY
LOT 6 BLOCK 'A' SUBDIVISION: RIVERSIDE ESTATES
LAND LOT 86 17th DISTRICT CITY OF SANDY SPRINGS FULTON COUNTY, GEORGIA REF. IN PB. 78, PG. 7



SUBJECT TO ALL RIGHT OF ENTS SHOWN OR NOT SHOWN, RECORDED

		REVIS	SIONS
NO.	DATE	BY	COMMENT
1.	3/9/22	DP	ADDRESSED COMMENTS
2.			
3.			
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BRANDON MILL RT

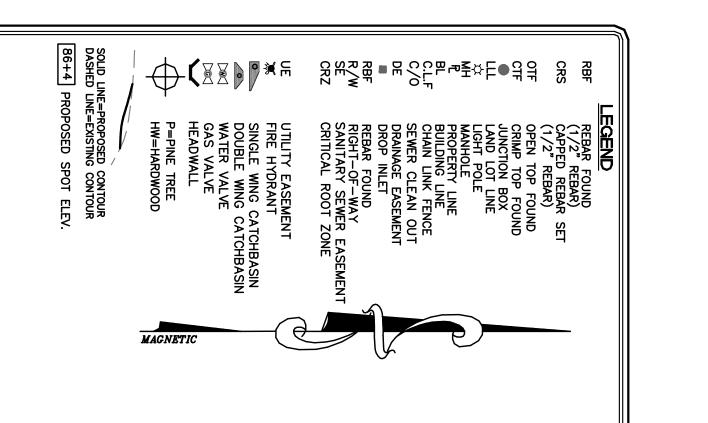


3 SUGAR MAPLES

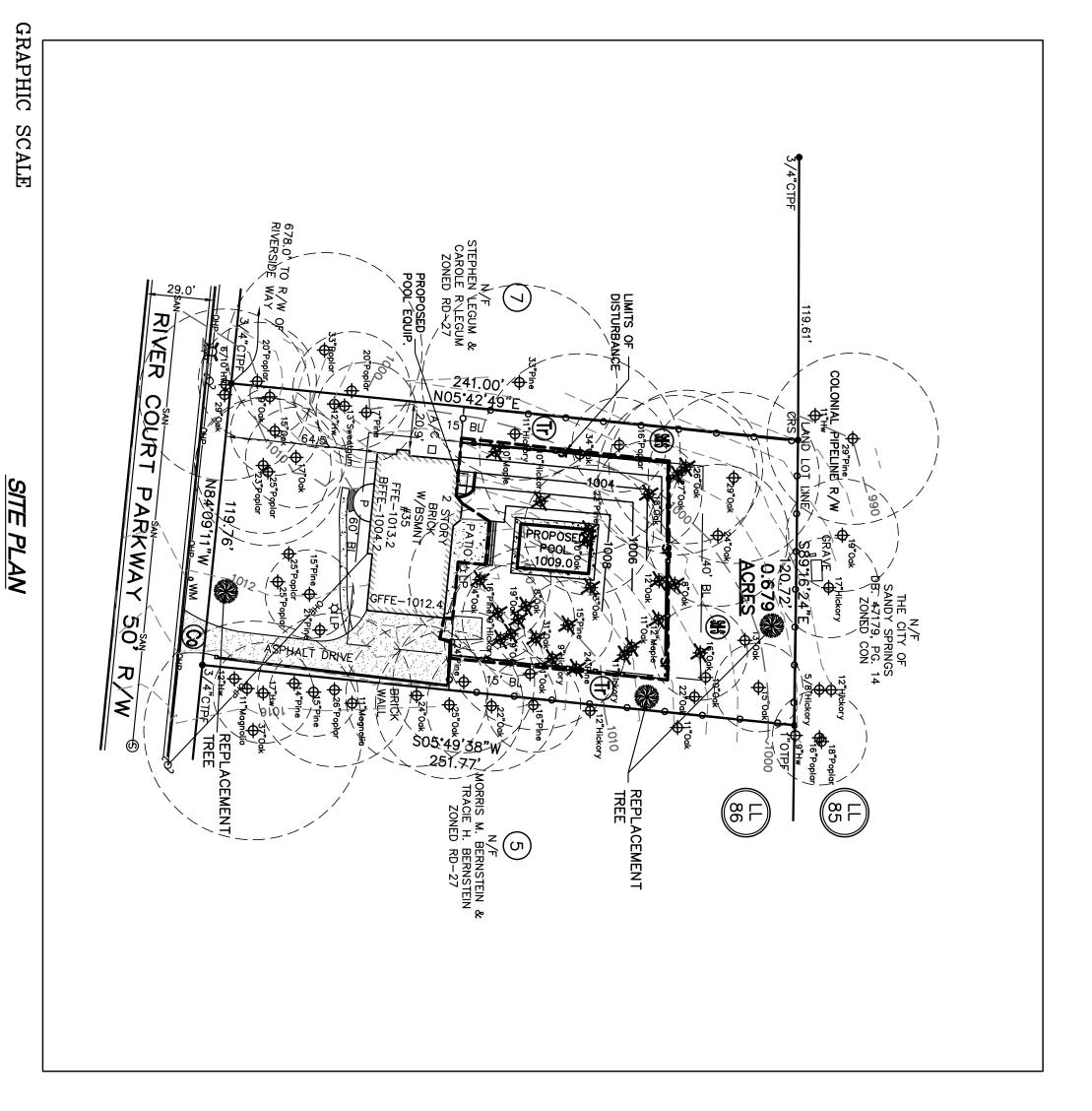
3 REPLACEMENT TREES REQUIRED

LANDMARK TREES

2 LANDMARK TREES REMOVED [27"OAK & 31" OAK]
LANDMARK TREES=2,000 SF
2,000x150%=3,000 SF REQUIRED REPLACEMENT



20"Poplar 20"Poplar 22"Oak 24"Oak 17"Pine
18"Oak
19"Oak
21"Pine
22"Pine
21" Pine
21" Pine
21" Oak
22"Oak
22"Oak
24"Oak
24"Oak
24"Pine
24"Pine
25"Poplar 33"Poplar 33"Pine 26"Oak 27"Oak 29"Oak 29"Oak 31"Oak 15"Oak 15"Pine 15"Pine 15"Oak 16"Oak 16"Poplar 16"Pine 25"Oak 26"Poplar 29"Pine 15"Pine 16"Poplar 16"Pine 18"Poplar 19"Oak 17"Hickory 25"Poplar REQUIRED CANOPY: 29,568x35%=10,452 TOTAL CANOPY: 17"Hw Size/Type **BOUNDARY TREES** Landmark? $\times \times \times$ \times \times \times \times **ON-SITE TREES** Removed? ~ **| ≺** | **≺** \prec | ~ | ~ **%IMPACT** TOTAL CANOPY REMAINING: Canopy Cover 37000 1000 1000 1000 1000 1000 1000 1000 1000 **Remaining Cover** 37000 1000 0 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

OWNER/24 HR CONTACT
JENNY FRAIZER
35 RIVER COURT PARKWAY
SANDY SPRINGS, GA
404-579-5448

DISTURBED AREA:
9,175 S.F. = 0.21 ACRES

PROPOSED LOT COVERAGE:
HOUSE-2,328 SF
HOUSE-2,328 SF
PORCH-105 SF
PATIO-358 SF
STOOP-20 SF
A/C-10 SF
WALL-70 SF
WALL-70 SF
WALL-70 SF
PROPOSED WALLS-87 SF
PROPOSED STEPS-55 SF
PROPOSED POOL EQUIP.-15 SF
PROPOSED POOL/DECKING-833 SF
DRIVEWAY-2,680 SF
TOTAL-6,766 SF
6,766/29,568=22.88%
***ADDITION OF 990 SF IMPERVIOUS AREA**

EXISTING LOT COVERAGE:

EXISTING LOT COVERAGE:
HOUSE-2,328 SF
HOUSE-2,328 SF
PORCH-105 SF
PATIO-358 SF
STOOP-20 SF
A/C-10 SF
WALL-70 SF
WALL-70 SF
WALK-205 SF
DRIVEWAY-2,680 SF
TOTAL-5,776 SF
5,776/29,568=19.53%

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHII A FEMA/FIRM SPECIAL FLOOD HAZAFAREA PER COMMUNITY PANEL NO. 13121C0134G DATED 9/18/13

ZONING: RD-27

MIN. LOT AREA: 27,000 SF
MIN LOT FRONTAGE: 120'

SETBACKS:
FRONT-60 FEET
SIDE-15 FEET
REAR-40 FEET

THIS PLAT AND IS NOT TRANSFERABLE TO HERS.

JITES SHOWN ARE LOCATIONS OF GROUND STABOVE OR BELOW GROUND. THE EVERY ACCEPTS NO RESPONSIBILTY FOR THE APLETENESS OF THIS DATA.

S PROPERTY IS SUBJECT TO ALL RIGHT OF SAND EASEMENTS SHOWN OR NOT SHOWN, SORDED OR UNRECORDED

JOOD NOTE:

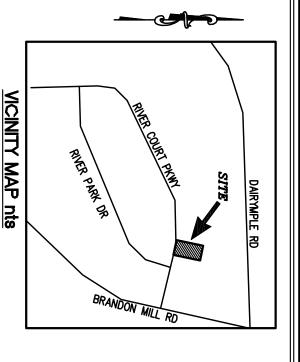
SED ON GRAPHIC DETERMINATION, S PROPERTY DOES NOT LIE WITHIN FEMA/FIRM SPECIAL FLOOD HAZARD EA PER COMMUNITY PANEL NO.

CENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 140.297

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10.000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON — TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.



PROJECT NUMBER 55345

TREE PLAN FOR:

JENNY FRAIZER
35 RIVER COURT PARKWAY
LOT 6 BLOCK 'A' SUBDIVISION: RIVERSIDE ESTATES
LAND LOT 86 17th DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA REF. IN PB. 78, PG. 7



<u> </u>	Development Services	
	NGINEERS - SURVEYORS - PLANNERS	

ENGINEERS - SURVEYORS - PLANNERS							
2020 WESTSIDE COURT - SUITE E -	SNELLVILLE, GEORGIA 30078						
(770) 736–7666	FAX (770) 736-4623						
MAIL@SURVEYCONCEPTS.NET							

ENCES SHOULD NOT BE PLACED USING SIDE IMENSIONS FROM HOUSE OR STRUCTURE.

	Ш	REVISIONS			
		NO.	DATE	BY	COMMENT
		1.	3/9/22	DP	ADDRESSED COMMENTS
		2.			
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