

## 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 28, 2022

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Helen Owens, City of Sandy Springs

FROM: Mike Alexander, Director, ARC Center for Livable Communities

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

Name of Proposal: 35 River Court Parkway RC-22-05SS

MRPA Code: RC 22-05SS

<u>Description:</u> A MRPA review of a proposal to construct a new in-ground swimming pool for a single-family residence on an approximately .7 acre lot wholly within the Chattahoochee River Corridor at 35 River Court Parkway in Sandy Springs. The project proposes a disturbed area of 14,757 sf which is 50% of the site and the maximum allowed. The project also proposes an impervious area of 6,766 sf which, at 23% of the site, is within the 30% maximum allowed.

<u>Preliminary Finding:</u> ARC staff have begun a 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.

**<u>Submitting Local Government</u>**: City of Sandy Springs

<u>Land Lot:</u> 86 <u>District:</u> 17 <u>Section:</u>
<u>Date Opened:</u> April 28, 2022 **Deadline for Comments:** May 9, 2022

Earliest the Regional Review can be Completed: May 9, 2022

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

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

CHATTAHOOCHEE RIVERKEEPER
CITY OF SANDY SPRINGS
COBB COUNTY

If you have any questions regarding this review, please contact Donald Shockey at <a href="mailto:dshockey@atlantaregional.org">dshockey@atlantaregional.org</a> or (470) 378-1531. If ARC staff does not receive comments from you on or before May 9, 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: <a href="http://www.atlantaregional.org/land-use/planreviews">http://www.atlantaregional.org/land-use/planreviews</a>.

Attached is information concerning this review.

## 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:   |   |                 |
| Property Descrip   | otion (Attach Legal Desc  | a pool<br>ription and Vicinity Map):  |                 |
| Property Descrip Land Lot(s)   | otion (Attach Legal Desc<br>, District, Section, Count  | ription and Vicinity Map): y: Land Lot 86, 17th District  |                 |
| Property Descrip Land Lot(s)  Subdivision  | otion (Attach Legal Desc<br>, District, Section, Count  | ription and Vicinity Map):  |                 |
| Property Descrip<br>Land Lot(s)<br>Subdivision<br>Lot 6 Block "a"                            | ption (Attach Legal Desc<br>, District, Section, Count<br>, Lot, Block, Street and A<br>" Riverside Estates S/D<br>Plopment (Use as Applical  | ription and Vicinity Map): y: Land Lot 86, 17th District Address, Distance to Neares ble):  | t Intersection: |
| Property Descrip<br>Land Lot(s)<br>Subdivision<br>Lot 6 Block "a"                            | otion (Attach Legal Desc<br>, District, Section, Count<br>, Lot, Block, Street and A<br>" Riverside Estates S/D<br>Plopment (Use as Applical<br>Inside Corridor: 0.679  | ription and Vicinity Map): y: Land Lot 86, 17th District  Address, Distance to Neares ble):   | t Intersection: |
| Property Descrip Land Lot(s)  Subdivision Lot 6 Block "a" Size of Deve                       | ption (Attach Legal Desc<br>, District, Section, Count<br>, Lot, Block, Street and A<br>" Riverside Estates S/D<br>clopment (Use as Applical<br>Inside Corridor: 0.679<br>Outside Corridor:   | ription and Vicinity Map): y: Land Lot 86, 17th District Address, Distance to Neares  | t Intersection: |
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| Property Descrip<br>Land Lot(s)  Subdivision Lot 6 Block "a" Size of Deve<br>Acres:  Lots:   | ption (Attach Legal Desc<br>, District, Section, Count<br>, Lot, Block, Street and A<br>"Riverside Estates S/D<br>clopment (Use as Applical<br>Inside Corridor: 0.679<br>Outside Corridor: 1<br>Total: Inside Corridor: 1<br>Outside Corridor: 1<br>Total: Inside Corridor: 1   | 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<br>eart of this applica                       | dor Development:<br>ent include additionation?<br>htion? No<br>ditional land and an                |   |  |             |
|-------------------|------------------------------------|--|--|---|--|-------------|
| В.                | border<br>Corrid<br>If "yes"       | ing this land, prev<br>or review approva<br>", please identify t | erty in this applicativiously received a ce<br>al? Not that Lam aware on<br>the use(s), the review | rtificate or any oth  No (3m)  identification nur | er Chattaho<br>مح - ﴿ المرادِ وَرَ<br>nber(s), and | ochee<br>¿) |
| A.<br>B.          | Septic<br>Note:<br>local<br>Public | tank   |  | application must inval for the selected           | l site.  | propriate   |
| Vulnera<br>Catego | bility                             | Total Acreage (or Sq. Footage)                                   | nalysis of Proposed l<br>Total Acreage<br>(or Sq. Footage)<br>Land Disturbance                     | Total Acreage<br>(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 <del>s f</del>                              | ( <b>50</b> )_49.9                                 | (30) 22.9   |
| E                 |                                    |  |  | 4/1   | (30)   | (15)        |
| F                 |                                    |  |  |   | (10)   | (2)         |
| Total             | •                                  |  |  |   | N/A  | N/A         |

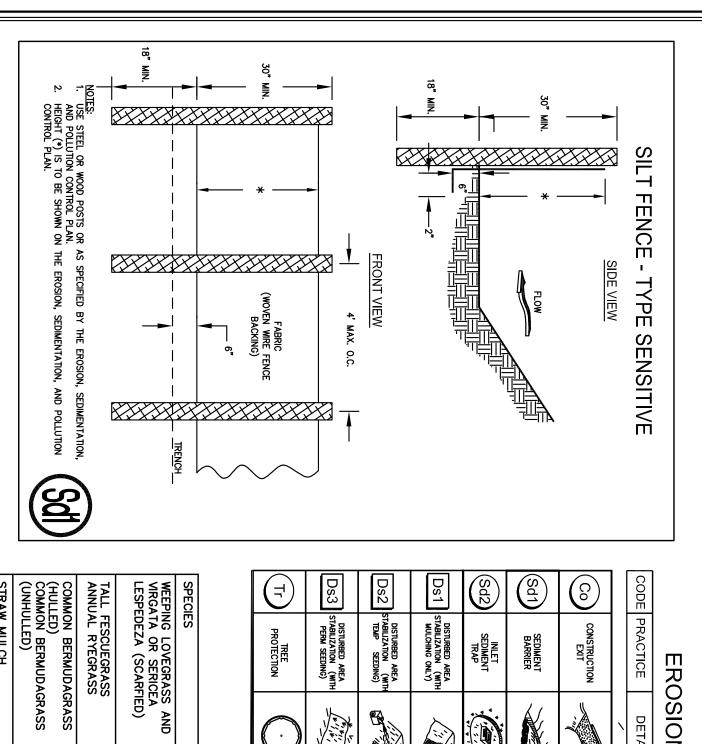
| 9.  | Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO If "yes", indicate the 100-year floodplain elevation: |
|-----|---|
|     | NOTE: For this review, river floodplain is determined from the U.S. Army Corps of   |
|     | Engineers' "Floodplain Information - Chattahoochee 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<br>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<br>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.

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

RATE/1000 S.F. 0.2 - 0.4 LB

SEEDING SCHEDULE

2-3 LB

10/1-3/1

8-10 LB 8-10 LB

25-35 LB 25-35 LB

GRAPHIC

SCALE

EXISTING CONDITIONS

1-2 LB

3/1-6/15

6-12-12

25-35 LB

FERTILIZER

RATE/1000

DISTURBED AREA
STABILIZATION (WITH
TEMP SEEDING)

Ds1

SEDIMENT BARRIER

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 for the particular and the parti

**EROSION CONTROL LEGEND** 

|--|

| 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 DRAINVAGE 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. | (IF NEEDED)  6"  ENTRANCE ELEVATION  NIV. | CRUSHED STONE CONSTRUCTION EXIT EXIT DIAGRAM |
|---|---|--|
|   |   |  |

|                                      | <sup>ゴ</sup> 示   | HAT  | AND<br>ONE).<br>N 20'.  |              |  |           |
|--------------------------------------|------------------|--|---|--------------|--|-----------|
|                                      | City of Atlanta  | THIS DETAIL WAS TAKEN FROI<br>BE REVIEWED THOROUGHLY.  | Notes:<br>1.  |              | A  |           |
| 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 win 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 operatons dictate adjustment or removal. | SECTION VIEW | Tree Protection Area  1" DBH  1" DBH  NT IRIUN K  CO O  THE PROTECTION AREA  1" DBH  1 | PLAN VIEW |
| SCALE: N.T.S.  DETAIL NO. A-3        | REV.             | ODIFIED AND SHOULD   | e and dictate   |              | Fence at edge of CRZ, or as shown on plan.  3.5" x 1.5" openings  Steel posts 2"x6" (@ 8' o.c., or 2"x2"x8" (Wood stakes @ 6' o.c.   | TPF       |

| MULCHING AP                            | MULCHING APPLICATION REQUIREMENTS (Ds1) | rs (Ds1) |
|--|---|----------|
| MATERIAL                               | RATE                                    | DEPTH    |
| STRAW OR HAY                           | 2 (1/2) TON/ACRE                        | 6"-10"   |
| WOOD WASTE,<br>CHIPS, SAWDUST,<br>BARK | 6-9 TON/ACRE                            | 2"-3"    |
| CUTBACK ASPHALT                        | 1200 GAL./ACRE OR<br>(1/4) GAL./SQ.YD.  | 1        |
| POLYETHYLENE<br>FILM                   | SECURE WITH SOIL,<br>ANCHORS, WEIGHTS   | ı        |
| CUTBACK ASPHALT                        | SEE MANUFACTURER'S RECOMMENDATIONS      | -        |
| GEOTEXTILES,                           | SEE MANUFACTURER'S                      | I        |

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
SEWER CLEAN OUT
DRAINAGE EASEMENT
JROP 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.

8/15-11/19

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

RATES PER PI

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

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

4.1 lbs.

3 bu.

9/15-12/1

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

| THE PARTITION                | DUCHING AFFINCATION REQUIREMENTS (USI) | (ואת) כו |  |
|------------------------------|--|----------|--|
| TERIAL                       | RATE                                   | DEPTH    |  |
| OR HAY                       | 2 (1/2) TON/ACRE                       | 6"-10"   |  |
| ) WASTE,<br>SAWDUST,<br>BARK | 6-9 TON/ACRE                           | 2"-3"    |  |
| Ж ASPHALT                    | 1200 GAL./ACRE OR<br>(1/4) GAL./SQ.YD. | ı        |  |
| ETHYLENE<br>FILM             | SECURE WITH SOIL,<br>ANCHORS, WEIGHTS  | ı        |  |
| Ж ASPHALT                    | SEE MANUFACTURER'S RECOMMENDATIONS     | -        |  |
| EXTILES,<br>MATTING,         | SEE MANUFACTURER'S RECOMMENDATIONS     | ı        |  |

CALL FOR FINAL INSPECTION AT 404-370 ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE. DISTURBED AREA: 0.08 ACRES

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

LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, 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 DDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR. STREAM BUFFERS, AND

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

ALL TREE PROTECTION DEVICES TO BE INSTALLED UNTIL FINAL LANDSCAPING.

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

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

COOL SEASON GRASSES

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

PLANTING YEAR

SEASON GRASSES & LEGUMES

FIRST SECOND MAINTENANCE

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

0-50

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

TREE PROTECTION

FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR

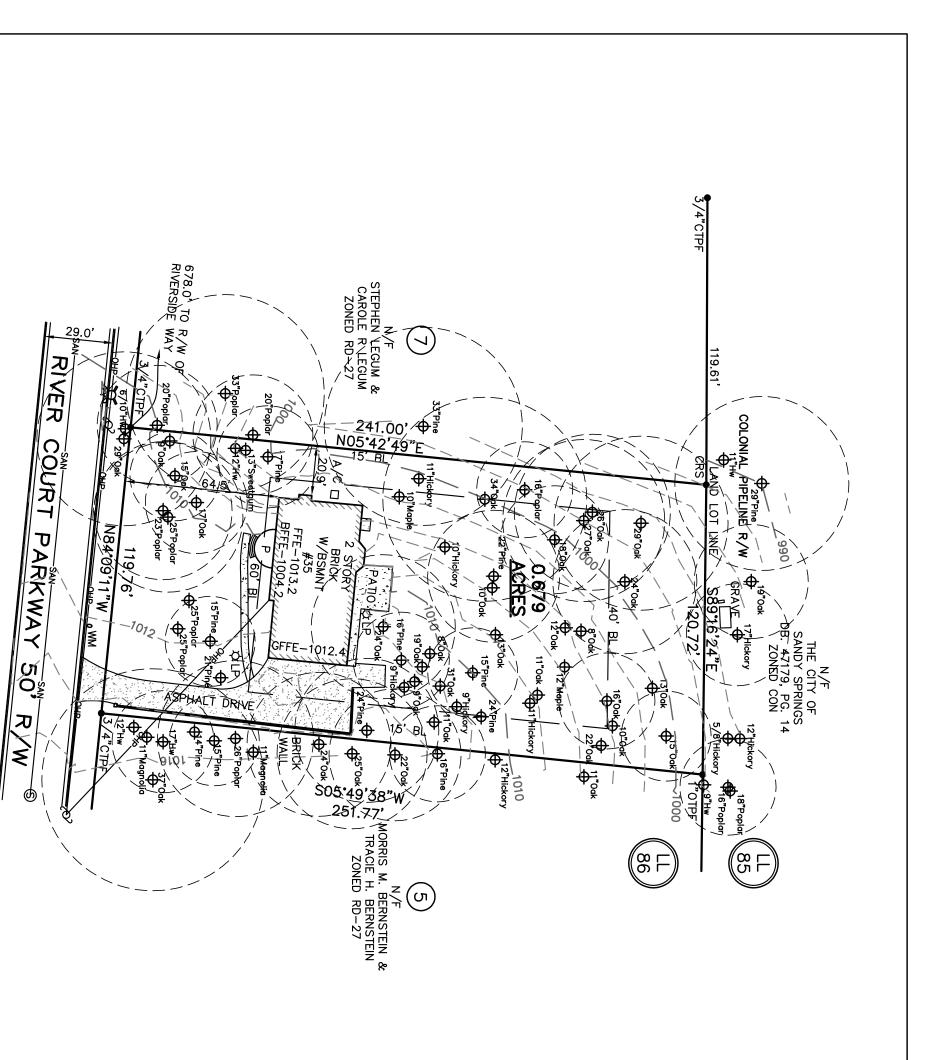
UMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN ROTECTION AREA OR RIGHT OF WAY.

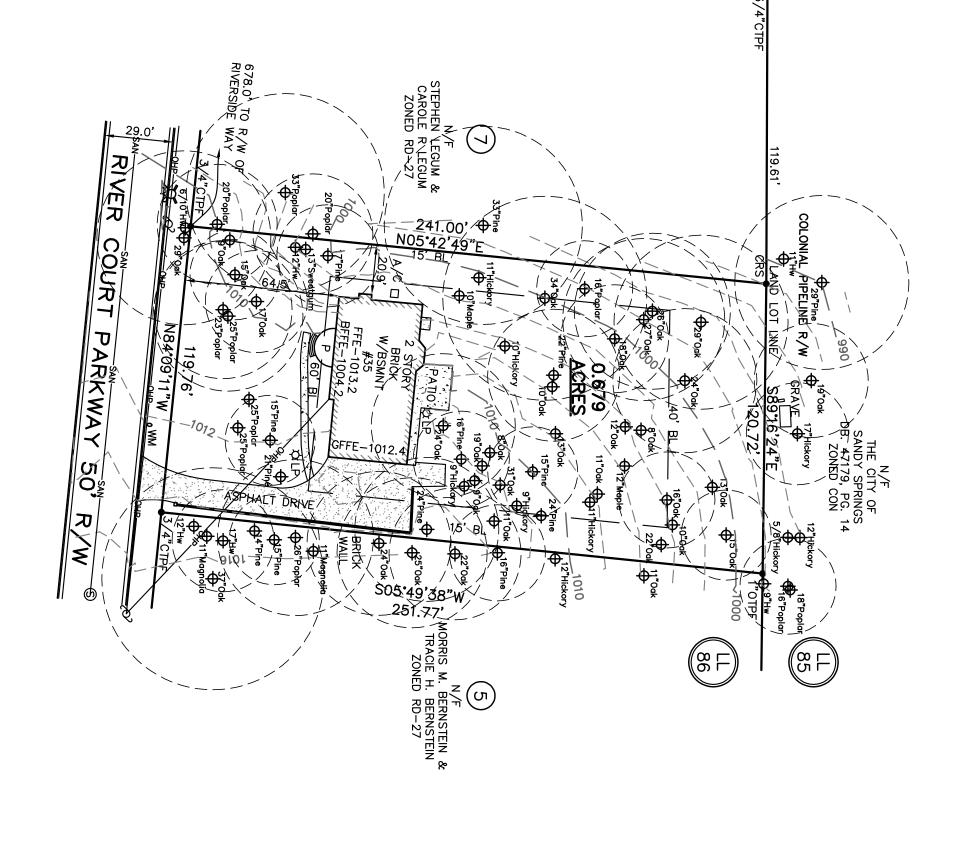
NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED ZONE. ATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF LL COLLECTED WATER SHALL BE DIRECTED TO THE WATER STREAM BUFFERS OR TREE

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 -

I 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.





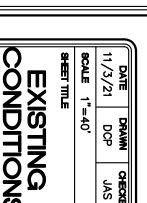
| _ |          | ARC CALCULATIONS | TIONS                           |
|---|----------|------------------|---------------------------------|
|   | CATAGORY | % ALLOWABLE      | ALLOWABLE %                     |
|   |          | CLEARING         | IMPERVIOUS                      |
|   | D        | 50%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

| OWNER/24 HR CONTACT | 5,776/29,568=19.53% | EXISTING LOT COVERAGE: HOUSE-2,328 SF PORCH-105 SF PATIO-358 SF STOOP-20 SF A/C-10 SF WALL-70 SF WALL-70 SF DRIVEWAY-2,680 SF TOTAL-5,776 SF | MAXIMUM LOT COVERAGE: 30% | SETBACKS:<br>FRONT-60 FEET<br>SIDE-15 FEET<br>REAR-40 FEET | ZONING: RD-27 MIN. LOT AREA: 27,000 SF MIN LOT FRONTAGE: 120' | BASED ON GRAPHIC DETERMINATION THIS PROPERTY DOES NOT LIE WITH A FEMA/FIRM SPECIAL FLOOD HAZ/AREA PER COMMUNITY PANEL NO. 13121C0134G DATED 9/18/13 | THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHORECORDED OR UNRECORDED SHOWN OF NOTE: | UTILITIES SHOWN ARE LOCATIONS OF GROUN IDENTIFIABLE ITEMS. ADDITIONAL UTILITES MAYEXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILTY FOR COMPLETENESS OF THIS DATA. | CERTIFICATION IS MADE TO PERSON(S) NAME ON THIS PLAT AND IS NOT TRANSFERABLE TOTHERS. | FENCES SHOULD NOT BE PLACED USING SIE<br>DIMENSIONS FROM HOUSE OR STRUCTURE. | A NIKON — TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION THIS PLAT. | 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. |
|---------------------|---------------------|--|---------------------------|--|---|---|---|---|---|--|---|---|

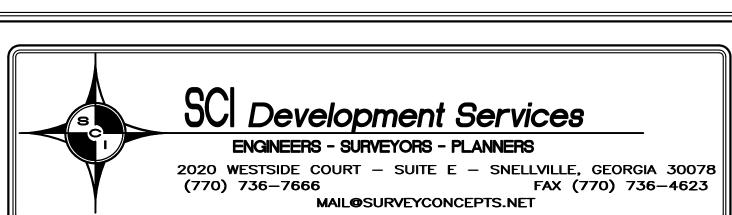


| IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW. | GEORGIA<br>A STEETHAN |
|--|-----------------------|
|--|-----------------------|

|       |                | _ |           |         |          |         |       |
|-------|----------------|---|-----------|---------|----------|---------|-------|
|       |                |   | COM<br>OX | THE THE | SCALE 1" | 11/3/21 | DATE  |
| 55345 | PROJECT NUMBER |   | DITIC     | •••     | l"=40'   | DCP     | DRAWN |
|       | 99             |   | So        |         |          | JAS     | CHECK |

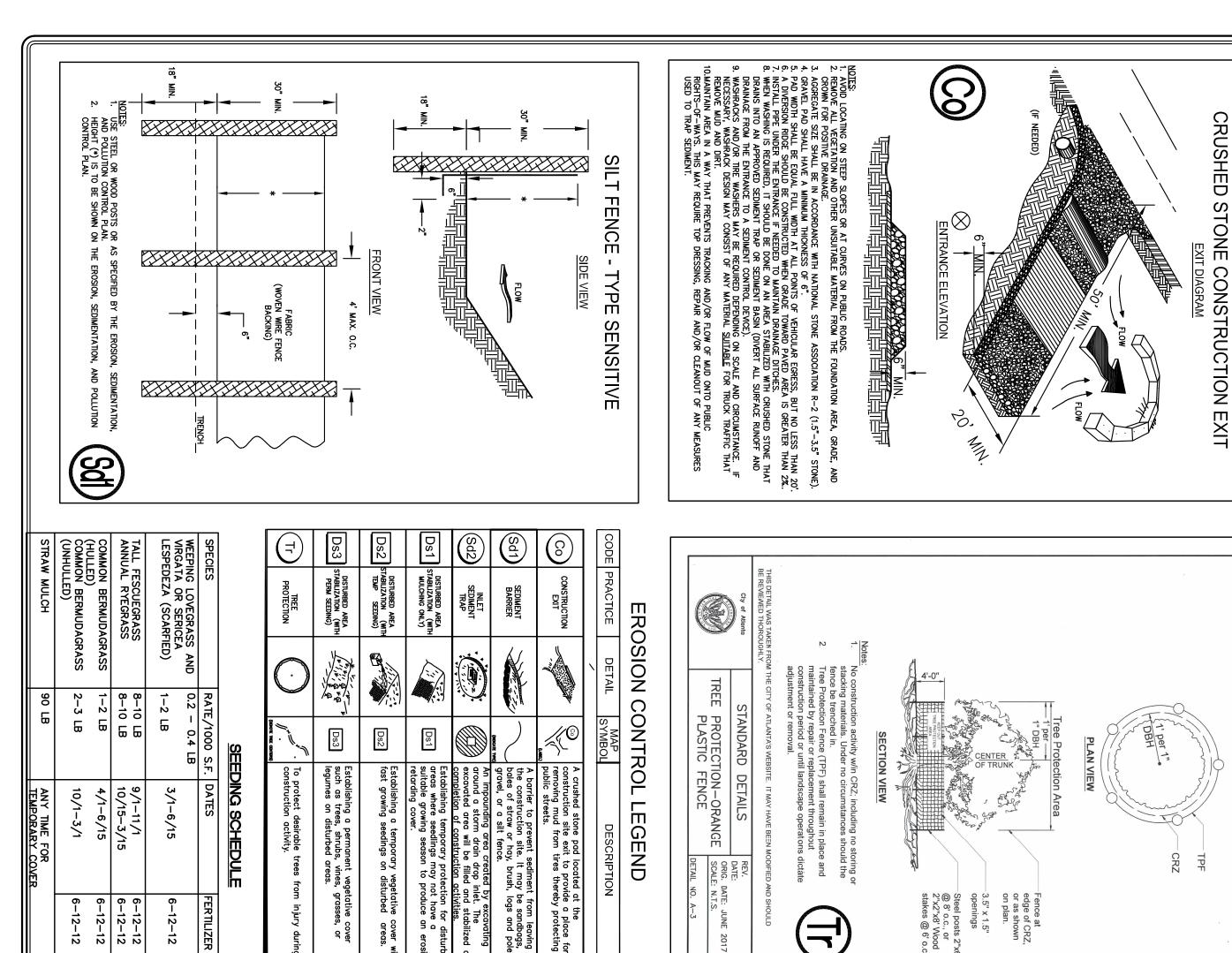


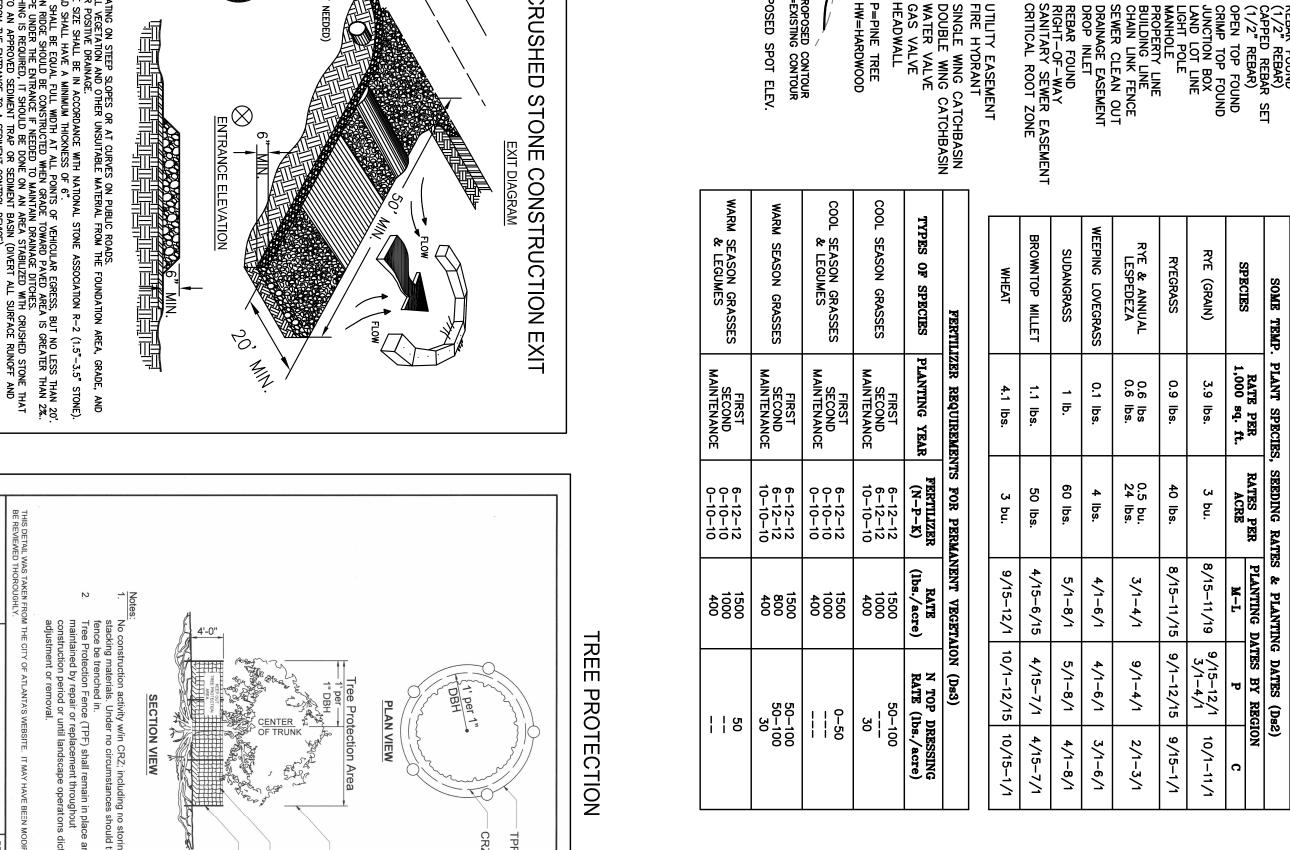
**EXISTING CONDITIONS** JENNY FRAIZER
35 RIVER COURT PARKWAY
LOT 6 BLOCK 'A' SUBDIVISION: RIVERSIDE ESTATES LAND LOT 86 17th DISTRICT CITY OF SANDY SPRINGS FULTON COUNTY, GEORGIA REF. IN PB. 78, PG. 7



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

BRANDON MILL RT





SOLID LINE=PROPOSED CONTOUR
DASHED LINE=EXISTING CONTOUR

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
"HT POLE
"1 FOLE
"1 NE

MATERIAL
STRAW OR HAY
WOOD WASTE,
CHIPS, SAWDUST,
BARK

6-9 TON/ACRE

2"-3"

RATE

TON/ACRE

GEOTEXTILES,
JUTE MATTING,
NETTING, etc.

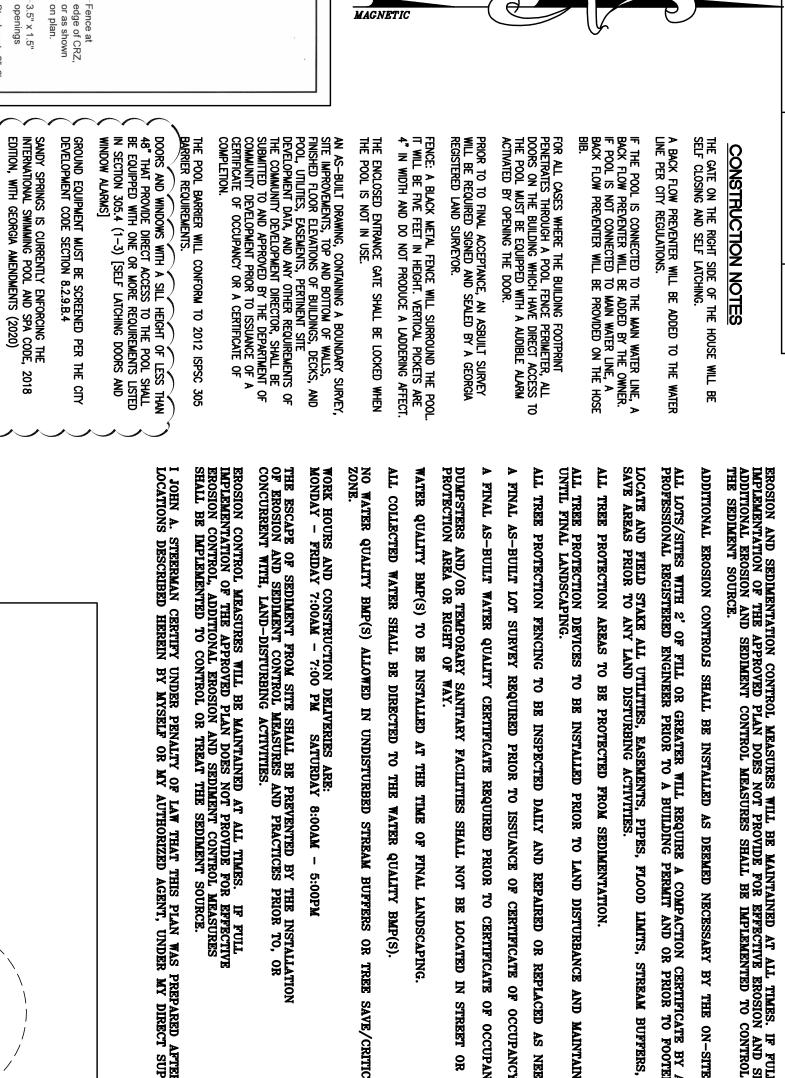
SEE MANUFACTURER'S RECOMMENDATIONS

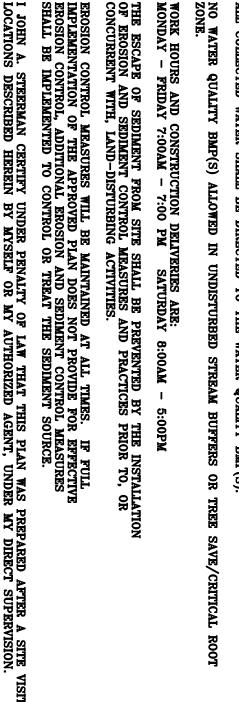
POLYETHYLENE FILM

WITH SOIL, S, WEIGHTS

WEACTURER'S
VENDATIONS

PERTY LINE
DING LINE
IN LINK FENCE
ER CLEAN OUT
NAGE EASEMENT
P INLET





| NOTES   | 3'-0"  |
|---|--|
| TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES  | 5' BLACK SELF LATCHING (MAGNALATCH)  |
| ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.  | ALUMINUM GAILE, VERTICAL PICKETS DO NOT  PRODUCE A LADDERINA AFFECT. THE GATE  MICT SWING CHTMARD AWAY FEBRUATURE  MICT SWING CHTMARD AWAY FEBRUATURE  MICH SWING CHTMARD AWAY |
| DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.  | POOL.  |
| ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.  |  |
| SCHEDULE INSPECTION ON PORTAL   |  |
| DISTURBED AREA: 0.186 ACRES   | -0°  |
| THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.  | 5'-  |
| 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.   |  |
| ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.  | GATE DETAIL  |
| 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.  | WOOD FENCE ENCLOSURE WITH 4" IN WIDTH FENCING BOARDS TO BE STAINED.  |
| 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.   |  |
| ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.   |  |
| ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.   | 5'-0"  |
| A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.   | 207  |
| A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.  |  |
| DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.  |  |
| WATER OILLIAND AND CONTRACT OF THE THE OF THE LINE OF THE |  |

GENERAL NOTES
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
BY LATTUDES AND DEPARTURES AND IS FOUND
ACCURATE TO WITHIN ONE FOOT IN 140,297

E FIELD DATA UPON WHICH THIS PLAT IS SED HAS A CLOSURE PRECISION OF ONE OT IN 10.000± FEET AND AN ANGULAR ROR OF 02" PER ANGLE POINT AND WAS JUSTED USING COMPASS RULE.

| THE CITY OF SANOT SPRINGS  SANOT SPRINGS  SANOT SPRINGS  FACIENCE  LIMITS OF THE COLOR ALLININUM FENCE  LIMITS OF THE COLO |
|--|
|--|

TOTAL-6,766 SF

| PROPOSED LOT COVERAGE:       |  |
|------------------------------|--|
| H0USE-2,328 SF               |  |
| PORCH-105 SF                 |  |
| PATI0-358 SF                 |  |
| ST00P-20 SF                  |  |
| A/C-10 SF                    |  |
| WALL-70 SF                   |  |
| WALK-205 SF                  |  |
| PROPOSED WALLS-87 SF         |  |
| PROPOSED STEPS-55 SF         |  |
| PROPOSED POOL EQUIP15 SF     |  |
| PROPOSED POOL/DECKING-833 SF |  |
| DRIVEWAY-2,680 SF            |  |

| AL-5,776 SF | <u>AY-2,680 SF</u> | _K-205 SF | L-70 SF |
|-------------|--------------------|-----------|---------|
|             |                    |           |         |

THE POOL ENCLOSURE SHALL HAVEAT LEAST ONE
PEDESTRIAN GATE THAT OPENS OUTWARD, IS
SELF-CLOSING AND SELF-LATCHING. THE LOCKING
MECHANISM SHALL COMPLY WITH THE PROVISIONS OF
SECTION 305.3.3 OF THE INTERNATIONAL SWIMMING POOL
AND SPA CODE.

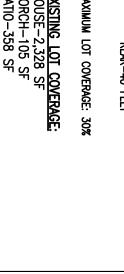
PROVIDE POOL ALARMS ON ALL WINDOWS WITH A SILL HEIGHT OD 48 INCHES OR LESS ABOVE THE FINISHED FLOOR THAT OPEN ONTO THE POOL ENCLOSURE, AS WELL DOORS THAT OPEN ONTO THE POOL ENCLOSURE. NOT THAT ALARMS MUST COMPLY WITH UL2017.

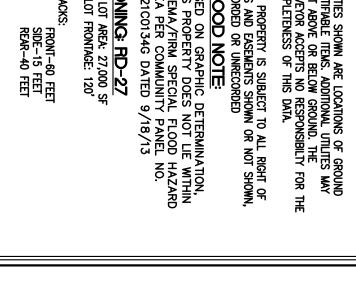
SANDY SPRINGS REQUIRES A BUILDING PRE-CONSTRUCTION
MEETING FOR ALL SWIMMING POOLS - WITH A BUILDING
INSPECTOR - WHICH SHOULD BE REQUESTED THROUGH
THE ON-LINE PORTAL. THIS IS IN ADDITION TO THE SITE
PRE-CONSTRUCTION MEETING. CONTRACTORS WHO SKIP
THEIR PRE-CONSTRUCTION MEETING (OR OTHER REQUIRED
INSPECTIONS) WILL BE FINED FOR DOING SO. SEE IRC
SECTOINS R109.3 AND R109.4

WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT

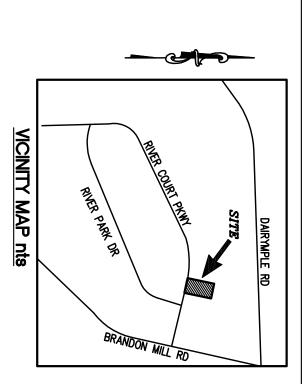
FOR ALL CASES WHERE THE BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS ON THE BUILDING WHICH HAVE DIRECT ACCESS TO THE POOL MUST BE EQUIPPED WITH A AUDIBLE ALARM ACTIVATED BY OPENING THE DOOR.

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





ALLOWABLE % ALLOWABLE % CLEARING IMPERVIOUS 50% (14784 SF) 30% (8870 SF)



| Y OPINION, THIS PLAT IS A CORRECT AND BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS  AW. |
|--|
|--|

6-12-12

25-35 LB

Know wnats > - .
Call before you dig
1-800-282-7411

below

GRAPHIC SCALE

SITE PLAN

SCI DEVELOPMENT SERVICES WILL NOT TAKE RESPONSIBILITY FOR THE DISCOVERY OF ANY UNDERGROUND UTILITIES WHICH CANNOT BE SEEN DURING A REASONABLE FIELD SURVEY OF THIS SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO FURNISH DOCUMENTATION (AS-BUILTS, DEEDS ETC.) REFERRING TO THE EXISTENCE OF ANY SUCH UTILITIES PRIOR TO THE COMMISSION OF THE FIELD SURVEY.



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

SITE PLAN FOR:

\*\*ADDITION OF 990 SAREA\*\*

ş

6,766/29,568=22.88%

**DISTURBED AREA:** 8,115 S.F. = 0.186 ACRES



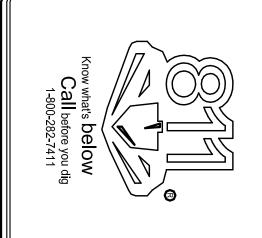
NCES SHOULD NOT BE PLACED USING SIDE MENSIONS FROM HOUSE OR STRUCTURE.

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

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

POOL EQUIPMENT SCREENING DETAIL

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

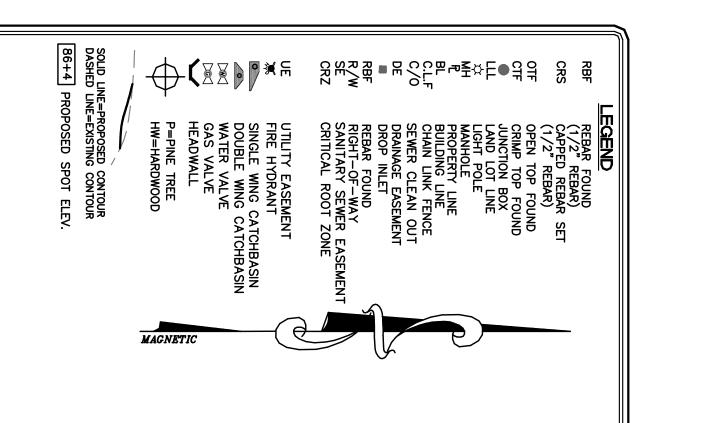


3 SUGAR MAPLES

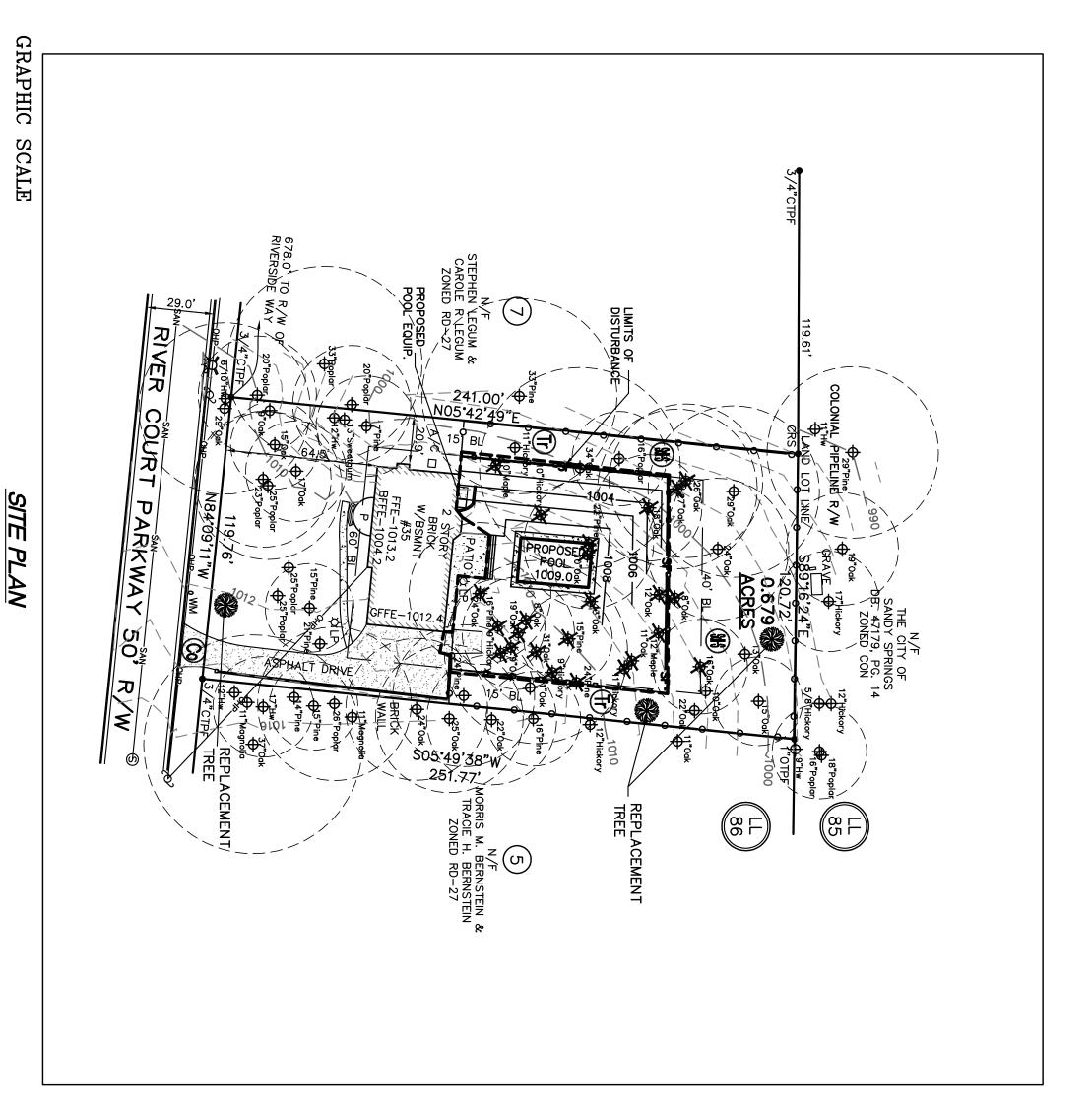
3 REPLACEMENT TREES REQUIRED

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 REQUIRED CANOPY: 29,568x35%=10,452 18"Poplar 19"Oak 17"Hickory 25"Poplar 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 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
PORCH-105 SF
PATIO-358 SF
STOOP-20 SF
A/C-10 SF
WALL-70 SF
WALL-70 SF
PROPOSED WALLS-87 SF
PROPOSED STEPS-55 SF
PROPOSED POOL EQUIP.-15 SF
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PROPOSED

EXISTING LOT COVERAGE:
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

A FEMA/FIRM SPECIAL FLOOD HAAREA 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
MAXIMUM LOT COVERAGE: 30%

ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILTY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO.

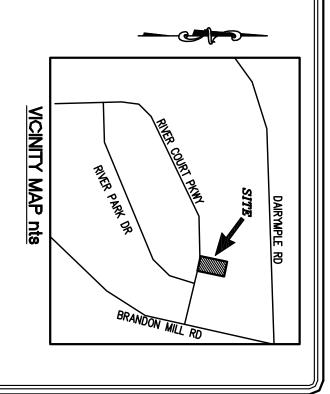
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 140,297 FEET.

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 027 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.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO



**PROJECT NAMBER** 55345

SCALE 1"=40"

TREET TILE

TREET TILE

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

| S | SCI Development Services                                |      |
|---|---|------|
|   | ENGINEERS - SURVEYORS - PLANNERS                        |      |
|   | 2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 300 |      |
| W | (770) 736–7666 FAX (770) 736–463                        | 23 ∥ |
| Y | MAIL@SURVEYCONCEPTS.NET                                 |      |

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