

DATE: JUNE 22, 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 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: 8070 Jett Ferry Road MRPA RC-22-10SS

Submitting Local Government: City of Sandy Springs

Date Opened: June 10, 2022

Date Closed: June 22, 2022

FINDING: 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: Comments received from the National Park Service are attached and include the following recommendations: (1) Invasive species – wash and clean all equipment that may transport unwanted pests before being brought on-site and use only native grass seed or native vegetation for stabilizing the project area; (2) Impervious surface – seriously consider constructing the pool deck area of pervious materials; (3) Erosion and sedimentation – the River is listed as impaired at the project location so Best Management Practices (BMP's) for controlling erosion and sedimentation should be installed and unfailingly maintained during and after construction.

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
FULTON COUNTY
GWINNETT COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SANDY SPRINGS
CITY OF DUNWOODY

CHATTAHOOCHEE RIVERKEEPER
RIVERLINE HISTORIC AREA
FULTON COUNTY
CITY OF ROSWELL

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**

1. Name of Local Government: CITY OF SANDY SPUNGES

2. Owner(s) of Record of Property to be Reviewed:
Name(s): TAL AND MELISSA MOR
Mailing Address: 1807D JETT FERRY ROAD
City: SANDY SPUNGES State: GA Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): RICH LUDY
Mailing Address: #1188 LARSEN LANE SW
City: MAQUETTA State: GA Zip: 30064
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-391-8105 Fax: _____
Other Numbers: _____

4. Proposed Land or Water Use:
Name of Development: LOT 1-A, RIVEREDGE S/D
Description of Proposed Use: 5F RESIDENTIAL
(EXISTING DWELLING - POOL ADDITION)

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: _____
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
RIVEREDGE ; LOT 1-A @ CORNER OF RIVER CIRCLE
Size of Development (Use as Applicable):
Acres: Inside Corridor: 21,110 SF = 0.485 ACRES
Outside Corridor: 26,256 SF = 0.603 ACRES
Total: 47,366 SF = 1.087 ACRES
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: (NA)
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? yes JMS 6/1/22
If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC-77-34FC JMS 6/1/22

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 _____

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

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
A	_____	_____	_____	(90) _____	(75) _____
B	_____	_____	_____	(80) _____	(60) _____
C	_____	_____	_____	(70) _____	(45) _____
D	_____	_____	_____	(50) _____	(30) _____
E	21,110 SF	<u>6333</u> SF <u>JMS 6/1/22</u>	3167 SF	(30) <u>30%</u>	(15) <u>15%</u> <u>JMS 6/1/22</u>
F	_____	_____	_____	(10) _____	(2) _____
Total:	21,110 SF	<u>6333</u> SF <u>JMS 6/1/22</u>	3167 SF	N/A	N/A

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

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? _____

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 of surveyed boundaries). *SEE SITE PLAN FOR CURRENT PROPERTY*

☒ 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)

☒ _____

Signature(s) of Owner(s) of Record

5/27/22
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:

☒ _____

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

5/26/22
Date

14. The governing authority of The City of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Helen Owens

Signature of Chief Elected Official or Official's Designee

05/31/2022

Date



United States Department of the Interior

National Park Service
Chattahoochee River
National Recreation Area
1978 Island Ford Parkway
Sandy Springs, GA 30350



IN REPLY REFER TO:

1.A.2

June 21, 2022

Donald Shockey
Atlanta Regional Commission
229 Peachtree Street NE
Suite 100
Atlanta, Georgia 30303

Dear Mr. Shockey,

This letter is a notification of receipt of the MRPA Review Notification 8070 Jett Ferry Road MRPA RC-22-10SS in Fulton County, Georgia. This project will involve construction of a swimming pool with deck and steps on the site of an existing house at 8070 Jett Ferry Road in Sandy Springs. The analysis estimates that 6,333 square feet of land disturbance and 3,167 square feet of impervious area meet the criteria for vulnerability category E.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. Congress expressly provided the Secretary of the Interior, acting through the National Park Service (NPS) and CRNRA, with the authority to protect the "natural, scenic, recreation, historic and other values" of the Chattahoochee River. We are concerned that the project could cause detrimental impacts to park resources if proper Best Management Practices (BMPs) are not followed and maintained. It is with these concerns in mind that NPS offers the following comments and recommendations:

Introduce/Promote Non-native Species

Construction activities have the potential to transport exotic invasive plant and animal species.

Recommendation: We request that all equipment be washed and cleaned of mud and debris that may transport unwanted pests before being brought on-site. The NPS encourages the project applicant to use only native grass seed or native vegetation for stabilizing the project area following construction. Non-native species are easily transported downstream and can start new colonies in CRNRA.

Installation of Impervious Surface

The addition of impervious surface contributes to the growing problem of uncontrolled storm water runoff and resulting pollutant loads. This leads to adverse effects on hydrology and ecological functions of the Chattahoochee River and its tributaries.

Recommendation: We request that the applicant seriously consider constructing the decking area of pervious materials.

Erosion and Sedimentation

In general, to protect the stream and water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975. Currently, the Chattahoochee River at the proposed project site is listed as impaired on the state of Georgia's 303(d) listing for not fully meeting its designated uses. CRNRA is vested in improving the current state of this water body, and any addition of sediment or run-off would further disrupt the current water quality condition. Due to the proximity of this proposed project to the Chattahoochee River, caution is advised to prevent a flush of sediment deposits during the construction process.

Recommendation: After proper installation, continued and unfailing maintenance and repair of the BMP's should be guaranteed in order to ensure their effectiveness and specifically to control, as far as possible, the effects of this project on the river.

We appreciate your consideration of these comments. Please feel free to contact park's Chief of Planning, Resources, and Education, Beth Wheeler, directly if you have any questions or concerns that we could help to address. She can be reached at 678-538-1321 or by email at Beth_Wheeler@nps.gov.

Thank you,

Ann Honious
Superintendent

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 2002 EDITION.

MAINTENANCE STATEMENT – EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.

SILT FENCE TO BE WIRE MESH REINFORCED

ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH GEOMAT AND EVERGREEN GROUND COVER.

WATERS OF THE STATE DO NOT EXIST WITHIN 200 FEET OF SITE.

THERE ARE NO WETLANDS PRESENT ON THIS PROJECT SITE.

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

EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF 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.

CITY INSPECTORS MAY REQUIRE SILT FENCE OR HAY BALES DOWN SLOPE OF ANY GROUND DISTURBANCE AND SPOIL PILES.

CONTACT THE CITY OF SANDY SPRINGS' DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY.

THE PLACEMENT OF DUMPSTERS AND PARKING OF VEHICLES IS PROHIBITED WITHIN THE RIGHT OF WAY.

BACKFLOW PREVENTER WILL BE INSTALLED ON THE MAIN WATER LINE OR ON HOSE BIBB IF POOL IS NOT TO BE CONNECTED TO MAIN WATER LINE.

ON-SITE OPERATOR, OWNER OR APPLICANT MUST COMPLY WITH ARTICLE VI, CHAPTER 109, TITLED SOIL AND EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRINGS DEVELOPMENT REGULATIONS. PAY PARTICULAR ATTENTION TO SECTION 109-253(d).

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.

WHERE CODE REQUIRES (REFERENCE LSC 7.1.8, A.7.2.2.4.1, AND IRC R312.1) INSTALLATION OF A SAFETY RESTRAINT SYSTEM (GUARDRAIL) ALONG A RETAINING WALL, THE GUARDRAIL SHALL MEET STRENGTH REQUIREMENTS OF IBC 1607.7.1 AND PER LSC 7.2.2.4.6, THE GUARD MUST BE NOT LESS THAN 42- INCHES HIGH AND BE CAPABLE OF PREVENTING: *A 2-INCH SPHERE FROM PASSING BETWEEN BOTTOM OF THE GUARD AND THE TOP OF THE WALL. *A 4-INCH SPHERE FROM PASSING THRU GUARDRAIL UP TO 34 INCHES ABOVE TOP OF WALL. *AN 8-INCH SPHERE FROM PASSING THRU GUARDRAIL ABOVE 34 INCHES FROM TOP OF WALL.

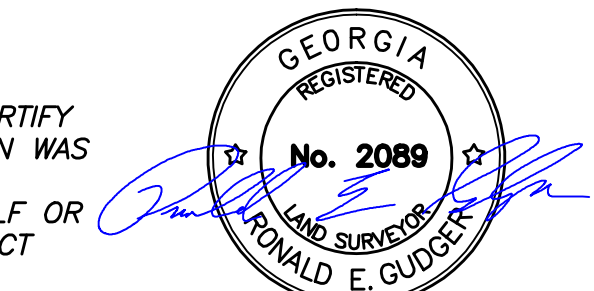
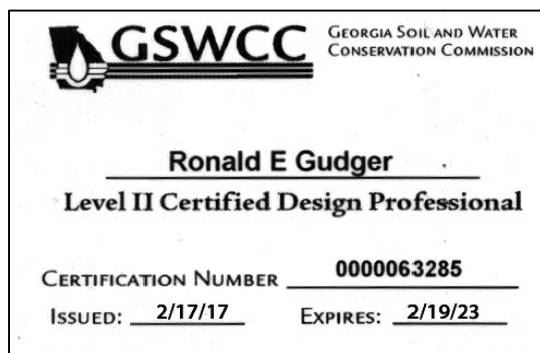
- A. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE.
- B. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING 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.
- C. 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.
- D. 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.
- E. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
- F. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
- G. 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.
- H. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL MEASURES ARE CORRECTED BACK TO CITY OF SANDY SPRINGS STANDARDS.
- I. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- J. ALL SEWER EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL EROSION.
- K. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.
- L. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- M. WHERE THE EXISTING RUNOFF LEAVES SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
- N. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE ONLINE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.
- O. 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.
- P. 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.
- Q. THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS HEREON CERTIFIES UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY HIMSELF OR HIS AUTHORIZED AGENT, UNDER HIS SUPERVISION.
- R. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
- S. 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.
- T. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- U. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A BUILDING INSPECTOR FOR ALL SWIMMING POOLS. THIS IS IN ADDITION TO THE PRE-CONSTRUCTION PRIOR TO ANY LAND DISTURBANCE.
- V. PRIOR TO FINAL ACCEPTANCE, AN AS-BUILT SURVEY WILL BE REQUIRED SIGNED AND SEALED BY A GEORGIA REGISTERED LAND SURVEYOR
- W. THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAIL IS CONSTRUCTED.

POOL PLAN FOR
8070 JETT FERRY ROAD

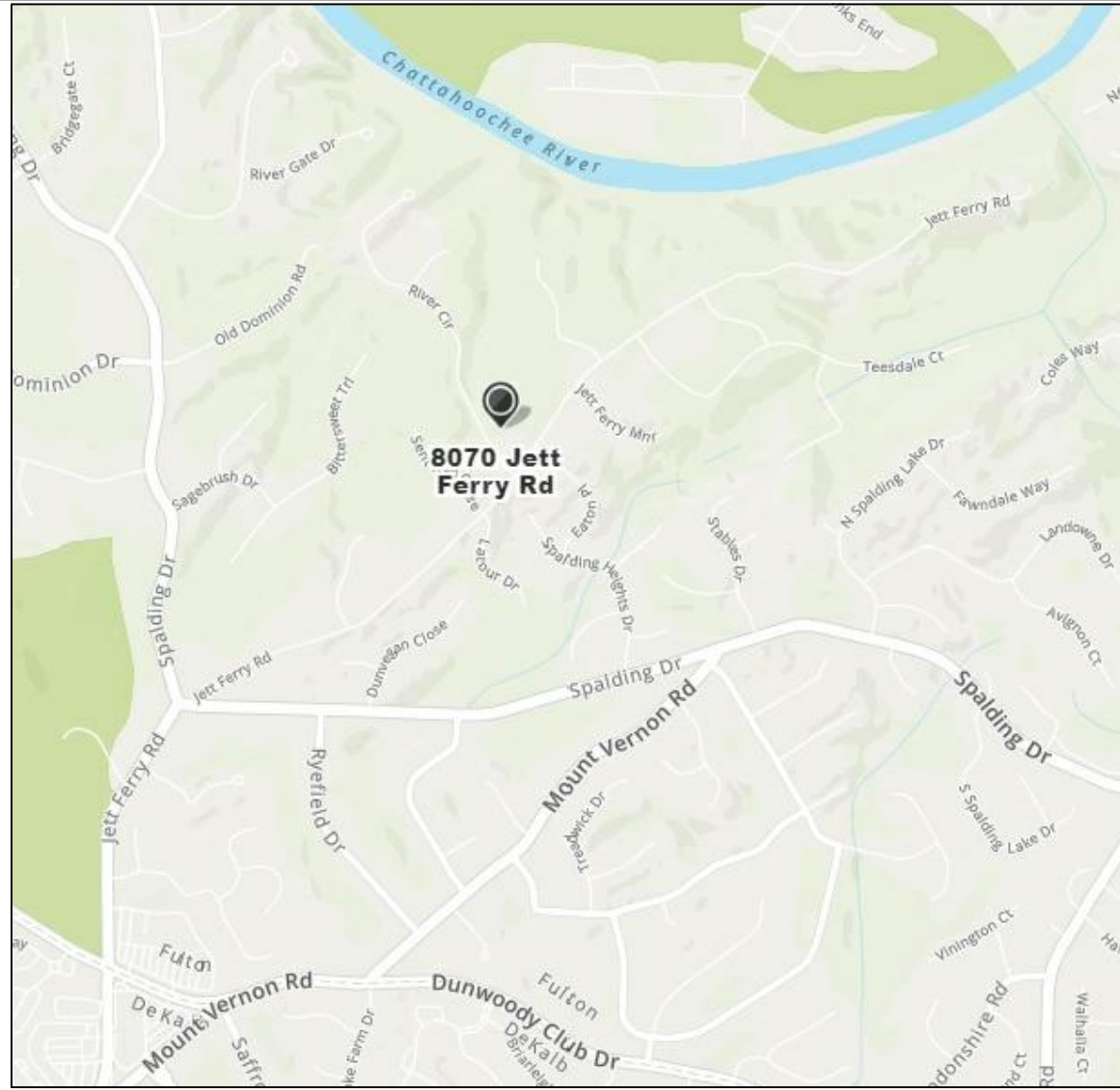
LOT 1-A
RIVEREDGE
L.L. 343, DISTRICT 6
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

UTILITIES TO EXISTING
HOUSE TO BE
UNAFFECTED BY
THESE PROPOSALS.

I, *Ronald E. Gudger*, CERTIFY
UNDER PENALTY OF LAW THAT THIS PLAN WAS
PREPARED AFTER A SITE VISIT TO THE
LOCATIONS DESCRIBED HEREIN BY MYSELF OR
MY AUTHORIZED AGENT, UNDER MY DIRECT
SUPERVISION.



LEVEL 2 CONTACT
RONALD E. GUDGER
PHONE: 404-731-8696
EMAIL: rongudger@gmail.com



AFFILIATES
DESIGN PROFESSIONALS
SITE PLAN – SITE WORKS SURVEYS & PLANNING
BUILDER –
ARCHITECT –
POOL –
STRUCTURAL –
LANDSCAPE ARCHITECT –

SPECIAL LOCAL ORDINANCES
STREAM BUFFER ☒ [NO]
FLOOD PLAIN ☒ [NO]

SEWER
PUBLIC ☐ SEPTIC ☒

PROPERTY INFO
PROPERTY ZONED: RE-1

BUILDING SETBACK LINES
FRONT – 60 FEET
SIDE ADJACENT TO STREET – 30 FEET
SIDE INTERIOR – 15 FEET
REAR – 40 FEET

TOTAL AREA – 47,366 SQ. FT. OR 1.0874 ACRES

MAXIMUM BLDG. HEIGHTS
PRINCIPAL DWELLING – 3 STORIES / 40 FEET

MAXIMUM LOT COVERAGE ALLOWED – 25%

PROPOSED DISTURBED AREA – 5,000 S.F.
OR 0.11 ACRES

INDEX

SHEET 1 – COVER – RELATIVE INFORMATION
SHEET 2 – EXISTING CONDITIONS SURVEY
SHEET 3 – PROPOSED CONDITIONS
SHEET 4 – DETAILS

SURVEYED REG
CALCULATED REG, RAM
DRAWN REG, RAM
DWG. NAME JETT 8070
DATE MAY 14, 2021

SITE WORKS
SURVEYS & PLANNING
4780 ASHFORD DUNWOODY ROAD
SUITE 540-208
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011
e-mail: gudgersurveying@bellsouth.net

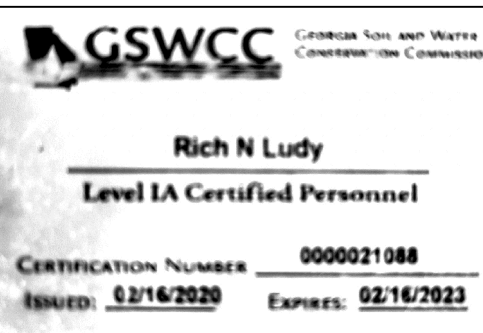
POOL PLAN FOR
8070 JETT FERRY ROAD

LOT 1-A
RIVEREDGE
L.L. 343, DISTRICT 6
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

OWNER

TAL AND MELISSA MOR
8070 JETT FERRY ROAD
SANDY SPRINGS, GA 30350

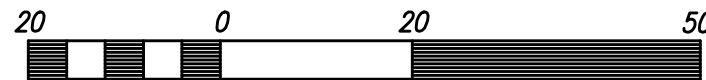
PARCEL I.D.#06 034300010259



24 HOUR CONTACT

CUSTOM POOL CRAFTERS, LLC
1188 LARSEN LANE, SW
MARIETTA, GA 30064
CONTACT: LUDY N. RITCHIE
PHONE: 404-391-8105

NO.	DATE	REVISION
4.	4/11/22	ADDED INFIL TEST
3.	1/14/22	REVISED POOL LOCATION
2.	11/22/21	REVISED A.R.C. CHART
1.	10/25/21	REVISED PER CRITIQUE



Scale: 1" = 20'



N/F
DAVID PIERCE MASON &
ELIZABETH LORRAINE MASON
8025 RIVER CIRCLE
TAX I.D.#06 034300010242
ZONED: RE-1

N/F
JOHN D. JONES &
JOYCE C. JONES
8080 JETT FERRY ROAD
TAX I.D.#06 0343 LL0095
ZONED: RE-2

PROPERTY ZONED: RE-1

BUILDING SETBACK LINES

FRONT - 60 FEET
SIDE ADJACENT TO STREET - 30 FEET
SIDE INTERIOR - 15 FEET
REAR - 40 FEET

TOTAL AREA - 47,366 S.F. OR 1.0874 ACRES

MAXIMUM BUILDING HEIGHT - 40 FEET

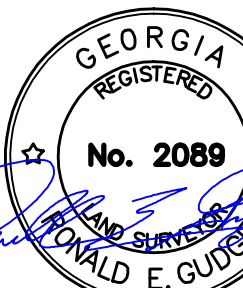
MAXIMUM LOT COVERAGE ALLOWED - 25%

EXISTING LOT COVERAGE FOR POOL

HOUSE - 2,142 SQ. FT.
PORCH & S/W - 480 SQ. FT.
DECK & PATIO - 805 SQ. FT.
CARPORT - 338 SQ. FT.
DRIVEWAY - 1,820 SQ. FT.
TOTAL - 5,585 SQ. FT. OR 11.8%

LEGEND

M.H. - MANHOLE
J.B. - JUNCTION BOX
C.B. - CATCH BASIN
D.I. - DROP INLET
S.S.E. - SEWER EASEMENT
D.E. - DRAINAGE EASEMENT
I.P.F. - IRON PIN FOUND
I.P.S. - IRON PIN SET
C.T.P. - CRIMP TOP PIPE
O.T.P. - OPEN TOP PIPE
R.B. - RE-BAR
F.H. - FIRE HYDRANT
B/L - BUILDING LINE
P/P - POWER POLE
CL - CENTER LINE
D.S. - DOWNSPOUTS
G.M. - GAS METER
P.M. - POWER METER



4/11/2022

I, Ronald E. Gudger, CERTIFY
UNDER PENALTY OF LAW THAT THIS PLAN WAS
PREPARED AFTER A SITE VISIT TO THE
LOCATIONS DESCRIBED HEREIN BY MYSELF OR
MY AUTHORIZED AGENT, UNDER MY DIRECT
SUPERVISION.

FLOOD STATEMENT

THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X]
AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER(S) #13121C0156 G,
DATED SEP. 18, 2013, FOR UNINCORPORATED FULTON COUNTY, GEORGIA.

SURVEYED REG

CALCULATED REG, RAM

DRAWN REG, RAM

DWG. NAME JETT 8070

DATE MAY 14, 2021

SITE WORKS
SURVEYS & PLANNING
RONALD E. GUDGER, LS
404-731-8696
4780 ASHFORD DUNWOODY ROAD
SUITE 540-208
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011
e-mail: gudgersurveying@bellsouth.net

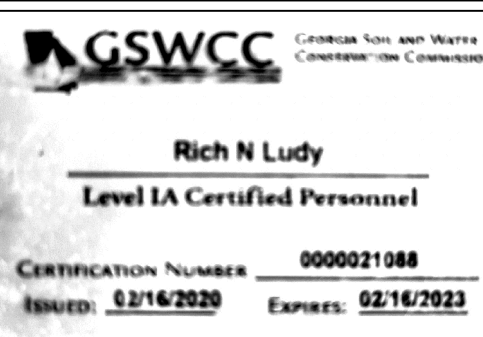
EXISTING CONDITIONS SURVEY OF
8070 JETT FERRY ROAD

LOT 1-A
RIVEREDGE
L.L. 343, DISTRICT 6
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

OWNER

TAL AND MELISSA MOR
8070 JETT FERRY ROAD
SANDY SPRINGS, GA 30350

PARCEL I.D.#06 034300010259



24 HOUR CONTACT

CUSTOM POOL CRAFTERS, LLC
1188 LARSEN LANE, SW
MARIETTA, GA 30064
CONTACT: LUDY N. RITCHIE
PHONE: 404-391-8105

NO.	DATE	REVISION
4.	4/11/22	ADDED INFIL TEST
3.	1/14/22	REVISED POOL LOCATION
2.	11/22/21	REVISED A.R.C. CHART
1.	10/25/21	REVISED PER CRITIQUE

*ADDITIONAL FOR POOL AND RELATED IMPROVEMENTS

IMPERVIOUS SURFACE AREA	1,471 SF
X 1.2 INCHES RUNOFF = STORAGE REQUIRED.	147 CF
40% POROSITY	368 CF STONE
GRADING WITHIN SIDE/REAR SETBACKS	136 SF
X 1.2 INCHES RUNOFF = STORAGE REQUIRED.	14 CF
40% POROSITY	35 CF STONE

368 + 35 CF STONE = 403 CF
8' x 15' x 3.4' DEEP

ADDITIONAL LOT COVERAGE FOR POOL

POOL AND POOL DECK - 1,331 SQ. FT.
STEPS - 36 SQ. FT.
WALL & POOL EQ. - 104 SQ. FT.
TOTAL - 1,471 SQ. FT. OR 3.1%

QUANTITIES WITHIN RIVER CORRIDOR

EXISTING	PROPOSED
HOUSE - 152 S.F.	POOL DECK - 1,331 S.F.
DRIVE - 1,206 S.F.	STEPS - 36 SQ. FT.
CARPORT - 338 S.F.	WALL & POOL EQUIP. - 104 S.F.
TOTAL - 1,696 S.F.	+ 1,471 S.F. = 3,167 S.F.

VULNERABILITY CATEGORY	EXISTING E	PROPOSED E	TOTAL E
TOTAL SQUARE FEET			21,110
SQ. FT. CLEARED	2,445	3,382	5,827
MAX. SQ. FT. CLEARED ALLOWED			6,333
SQ. FT. IMPERVIOUS SURFACE	1,696	1,471	3,167
MAX. SQ. FT. IMP. SURFACE ALLOWED			3,167

PROPERTY ZONED: RE-1

BUILDING SETBACK LINES

FRONT - 60 FEET
SIDE ADJACENT TO STREET - 30 FEET
SIDE INTERIOR - 15 FEET
REAR - 40 FEET

TOTAL AREA - 47,366 S.F. OR 1.0874 ACRES

MAXIMUM BUILDING HEIGHT - 40 FEET.

MAXIMUM LOT COVERAGE ALLOWED - 25%

EXISTING LOT COVERAGE

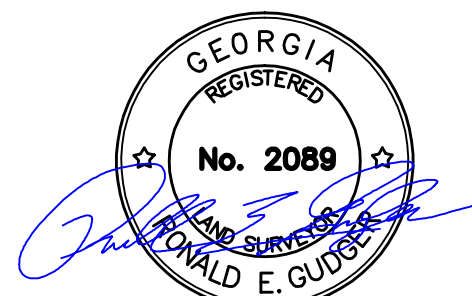
HOUSE - 2,142 SQ. FT.
PORCH & S/W - 480 SQ. FT.
DECK & PATIO - 805 SQ. FT.
CARPORT - 338 SQ. FT.
DRIVEWAY - 1,820 SQ. FT.
TOTAL - 5,585 SQ. FT. OR 11.8%

ADDITIONAL LOT COVERAGE FOR POOL

POOL AND POOL DECK - 1,331 SQ. FT.
STEPS - 36 SQ. FT.
WALLS & POOL EQ. - 104 SQ. FT.
TOTAL - 1,471 SQ. FT. OR 3.1%

TOTAL LOT COVERAGE PROPOSED - 7,056 SQ. FT. OR 14.9%

PROPOSED ADDITIONAL DISTURBED AREA - 5,827 SQ. FT. OR 0.13 ACRES



4/11/2022

I, Ronald E. Gudger, CERTIFY
UNDER PENALTY OF LAW THAT THIS PLAN WAS
PREPARED AFTER A SITE VISIT TO THE
LOCATIONS DESCRIBED HEREIN BY MYSELF OR
MY AUTHORIZED AGENT, UNDER MY DIRECT
SUPERVISION.

FLOOD STATEMENT

THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X]
AS DEFINED BY F.I.R.M COMMUNITY PANEL NUMBER(S) #13121C0156 G,
DATED SEP. 18, 2013, FOR UNINCORPORATED FULTON COUNTY, GEORGIA.

SURVEYED	REG	RONALD E. GUDGER, LS
CALCULATED	REG, RAM	404-731-8696
DRAWN	REG, RAM	
DWG. NAME	JETT 8070	
DATE	MAY 14, 2021	

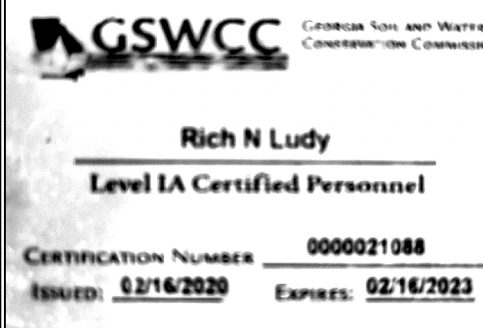
SITE WORKS SURVEYS & PLANNING
4780 ASHFORD DUNWOODY ROAD
SUITE 540-208
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011
e-mail: gudgersurveying@bellsouth.net

SURVEY OF
8070 JETT FERRY ROAD

**LOT 1-A
RIVEREDGE
L.L. 343, DISTRICT 6
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA**

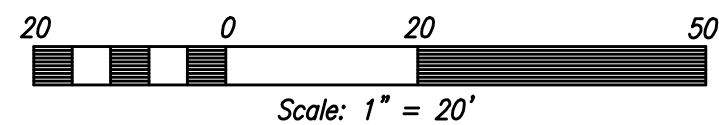
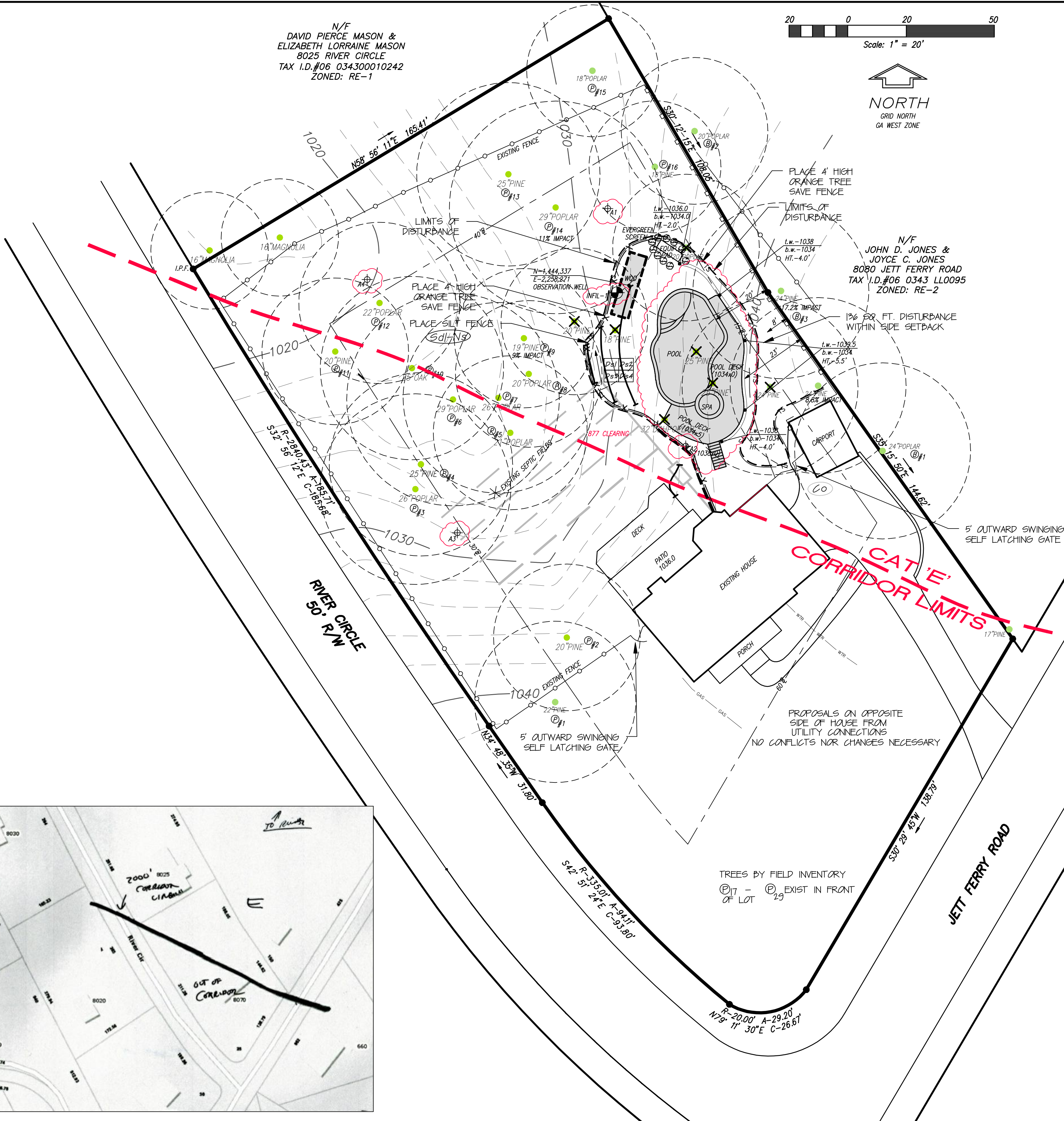
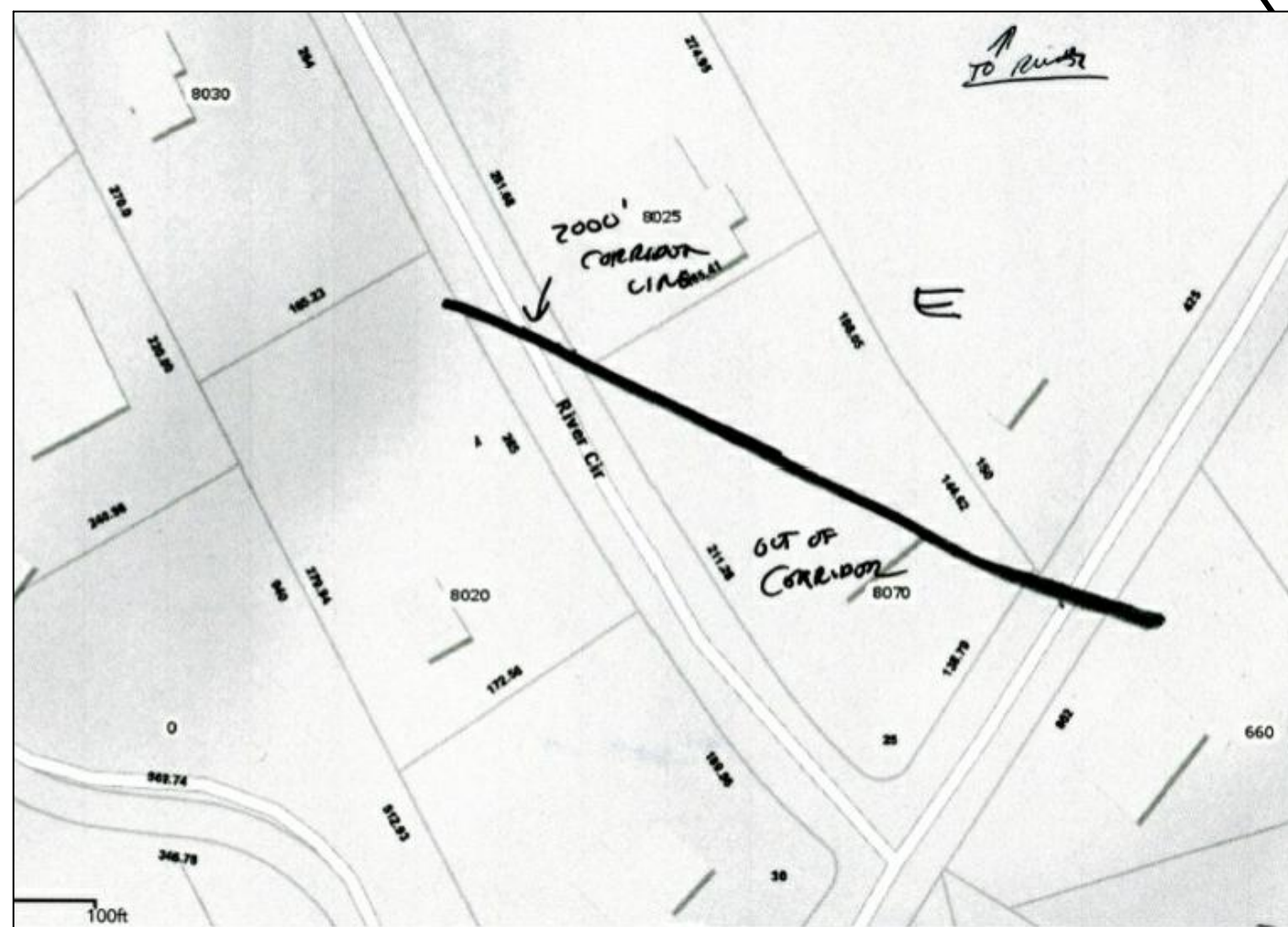
OWNER
TAL AND MELISSA MOR
8070 JETT FERRY ROAD
SANDY SPRINGS, GA 30350

PARCEL I.D.#06 034300010259



24 HOUR CONTACT
CUSTOM POOL CRAFTERS, LLC
1188 LARSEN LANE, SW
MARIETTA, GA 30064
CONTACT: LUDY N. RITCHIE
PHONE: 404-391-8105

NO.	DATE	REVISION
4.	4/11/22	UPDATED DESIGN AND RELATED INFORMATION
3.	1/14/21	REVISED POOL LOCATION
2.	11/22/21	REVISED A.R.C. CHART
1.	10/25/21	REVISED PER CRITIQUE



CANOPY REQUIREMENT

Site = 47,366 sf. Coverage requirement: Site Area (sq. ft.) x 35%
47,366 x 0.35 = 16,578 sf Required Canopy Coverage (RCC)
PROTECTED TREES Show tree save areas and tree protection fencing.

(P) # EXISTING CANOPY TO REMAIN (EC) (16)
22" PINE 20" PINE 20" PINE 18" POPLAR 18" PINE 17" PINE 24" POPLAR
+ 21" 29" IN FRONT YARD = 13

(29) Total x 1,000 sf = +29,000 sf Existing Canopy to remain (EC)

(LM) # LANDMARK REPLACEMENT Landmark trees are 27" hardwoods and 30" pines
and larger.
Landmark canopy to be removed: NONE

(O) Total x 1,000 sf x 1.5 = 0 sf to be replaced (LR)
= 0 Replacement Trees

(B) # BOUNDARY TREES: 3 TREES (24" POPLAR 20" POPLAR 24" PINE)

16,578 - 29,000 + 0 - 3,000 = (+15,422) sf Canopy Surplus

REPLACEMENT TREES Show proposed planted trees on site plan.

(R) # Total Replacement Trees = 0 replacement trees

(O) 3" Nuttall Oak
(O) 2" Sugar Maple

SITE CANOPY REPLACEMENT REQUIREMENT SATISFIED

TREE LEGEND

- (P) # - PROTECTED & REMAINING
>= 18"
- (R) # - REPLACEMENT TREE
- (B) # - ESCROW BOUNDARY TREE
- (LM) # - LANDMARK TREE
- (X) # - DESTROYED
NOT IN "REMAINING CANOPY COVERAGE"

LEGEND

- M.H. - MANHOLE
- J.B. - JUNCTION BOX
- C.B. - CATCH BASIN
- D.I. - DROP INLET
- S.S.E. - SEWER EASEMENT
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- I.P.F. - IRON PIN FOUND
- I.P.S. - IRON PIN SET
- C.T.P. - CRIMP TOP PIPE
- O.T.P. - OPEN TOP PIPE
- R.B. - RE-BAR
- F.H. - FIRE HYDRANT
- B/L - BUILDING LINE
- R/W - RIGHT OF WAY
- P/P - POWER POLE
- C - CENTER LINE
- X - SILT FENCE
- TS - TREE SAVE FENCE
- --- LIMITS OF DISTURBANCE
- --- WALL WITH SAFETY RAIL
- --- POOL ENCLOSURE FENCE

PERMIT #

OWNER/APPLICANT:

8070 JETT

ADDRESS:

