

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: JUNE 10, 2022

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

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: 8070 Jett Ferry Road MRPA RC-22-10SS

Description: A MRPA regional review of a proposal to construct a swimming pool with deck and steps on the site of an existing house at 8070 Jett Ferry Road in Sandy Springs. The total site is a little more than 1 acre - 47,366 SF - of which 21,110 SF falls within the Chattohoochee River Corridor. The total proposed disturbed area is 6,333 SF - or 30% of the site area within the Corridor - which is within the 30% Vulnerability Category E maximum. The total impervious area is 3167 SF - or 15% of the site area within the Corridor - which is within the 15% Vulnerability Category E maximum.

Preliminary Finding: 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> <u>District:</u> 0 <u>Section:</u> <u>Date Opened:</u> June 10, 2022 <u>Deadline for Comments:</u> June 20, 2022

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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 <u>dshockey@atlantaregional.org</u> or (470) 378-1531. If ARC staff does not receive comments from you on or before 2022-06-20 00:00:00, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. **The ARC review website is located at:** <u>http://www.atlantaregional.org/land-use/planreviews</u>.

Review materials are attached.

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Name of Local Government: CITY OF SANDY SPIUNAS 1. Owner(s) of Record of Property to be Reviewed: 2. Name(s): TAL AND MELISSA MOR Mailing Address: 4 8070 JETT FORCE ROAD State: GH Zip: 70356 City: SANDY SPAINES Contact Phone Numbers (w/Area Code): Fax: Daytime Phone: Other Numbers: 3. Applicant(s) or Applicant's Agent(s): Name(s): RICH LUDY Mailing Address: #1188 LARSEN LANE, SW Zip: 30069 City: MANGTTA State: GH Contact Phone Numbers (w/Area Code): Daytime Phone: 404-391-8105 Fax: Other Numbers: Star Well Proposed Land or Water Use: Name of Development: <u>LOT</u> I.A. RIVEREDGE Description of Proposed Use: SF 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: C CORNER OF RIVER CIRCLE RNEREDGE :, LOT 1-A . Size of Development (Use as Applicable): Inside Corridor: 21,110 5F = 0.485 ACLES Acres: Outside Corridor: 26,256 = 0.603 ACKES SP = 1.087 47.366 Total: Inside Corridor: Lots: Outside Corridor: SAME Total: Inside Corridor: Units: Outside Corridor: Y is the second 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 NO is not part of this application? 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 casement bordering this land, previously received a certificate or any other Chattahoochee (oms olition tes yes Corridor review approval?_____ If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC = 77 - 34FC (TMS = 1427
- 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 <u>Disturb.</u> (Maximum Parent	Percent Imperv. <u>Surf.</u> 18 Shown In heses)	
A				(90)	(75)	
в				(80)	(60)	
С				(70)	(45)	
D	21,110 SF	(1337) olifu	3167 SF	(50) 3 (30) 3	(30) 02	caller)
E F	·			(10)	(2)	
Total:	21,110 F	(6333) 11.	sf 3/67 3F	N/A	N/A	

- - 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:** <u>All</u> 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 CUTTRENT 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.

 \checkmark Approved erosion control plan.

V 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 casements 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):

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

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) Date The City of Sandy Springs 14. The governing authority of review by the Atlanta Regional Commission of the above-described use under the requests Provisions of the Metropolitan River Protection Act. Helen Owens · 05/31/2022 Signature of Chief Elected Official or Official's Designce Date

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

<u>MAINTENANCE STATEMENT</u> – 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
- 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.

SURVEYEDREGSURVEYEDREGCALCULATEDREG, RAMCALCULATEDREG, RAMDRAWNREG, RAMDWG. NAMEJETT 8070DWG. NAMEJETT 8070DATEMAY 14, 2021CALCULATEDREG, RAMCALCULATEDREG, RAMSURVEYSPLANNINGATEJETT 8070DATEMAY 14, 2021			
DRAWNREG, RAMV V SURVEYS & PLANNINGLOT 1-ADWG. NAMEJETT 80704780 ASHFORD DUNWOODY ROAD SUITE 540-208RIVEREDGE L.L. 343, DISTRICT 6 CITY OF SANDY SPRINGS	SURVEYED REG	\supset ITE 404-731-8696	
DRAWNREG, RAMDWG. NAMEJETT 8070DWG. NAMEJETT 8070ATLANTA, GEORGIA 30328PHONE: 770-396-6011CITY OF SANDY SPRINGS	CALCULATED <u>REG, RAM</u>	$\langle \rangle / \Theta RKS$	
DWG. NAME JETT 8070 ATLANTA, GEORGIA 30328 PHONE: 770-396-6011	DRAWN REG, RAM	4780 ASHFORD DUNWOODY ROAD	RIVEREDGE
	DWG. NAME JETT 8070		
	DATEMAY 14, 2021		

POOL PLAN FOR 8070 JETT FERRY ROAD

LOT 1-ARIVEREDGE 343, DISTRICT 6 CITY OF SANDY SPRINGS FULTON COUNTY, GEORGIA

> NGY 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.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION Ronald E Gudger Level II Certified Design Professiona CERTIFICATION NUMBER ____0000063285 ISSUED: 2/17/17 EXPIRES: 2/19/23

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

OWNER

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

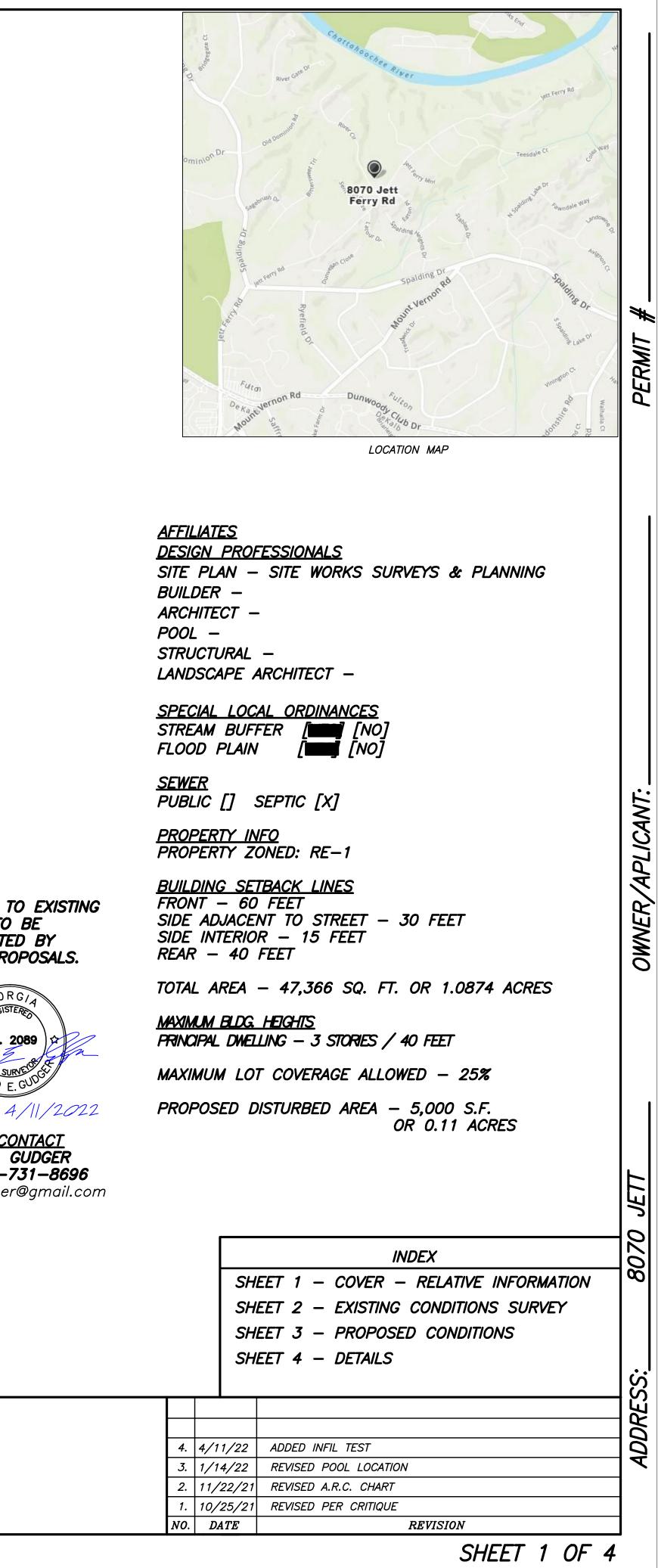
PARCEL I.D.#06 034300010259

GEORGIA SOIL AND WATER CONSTRUCTION COMMUNICIP

Rich N Ludy Level IA Certified Personnel

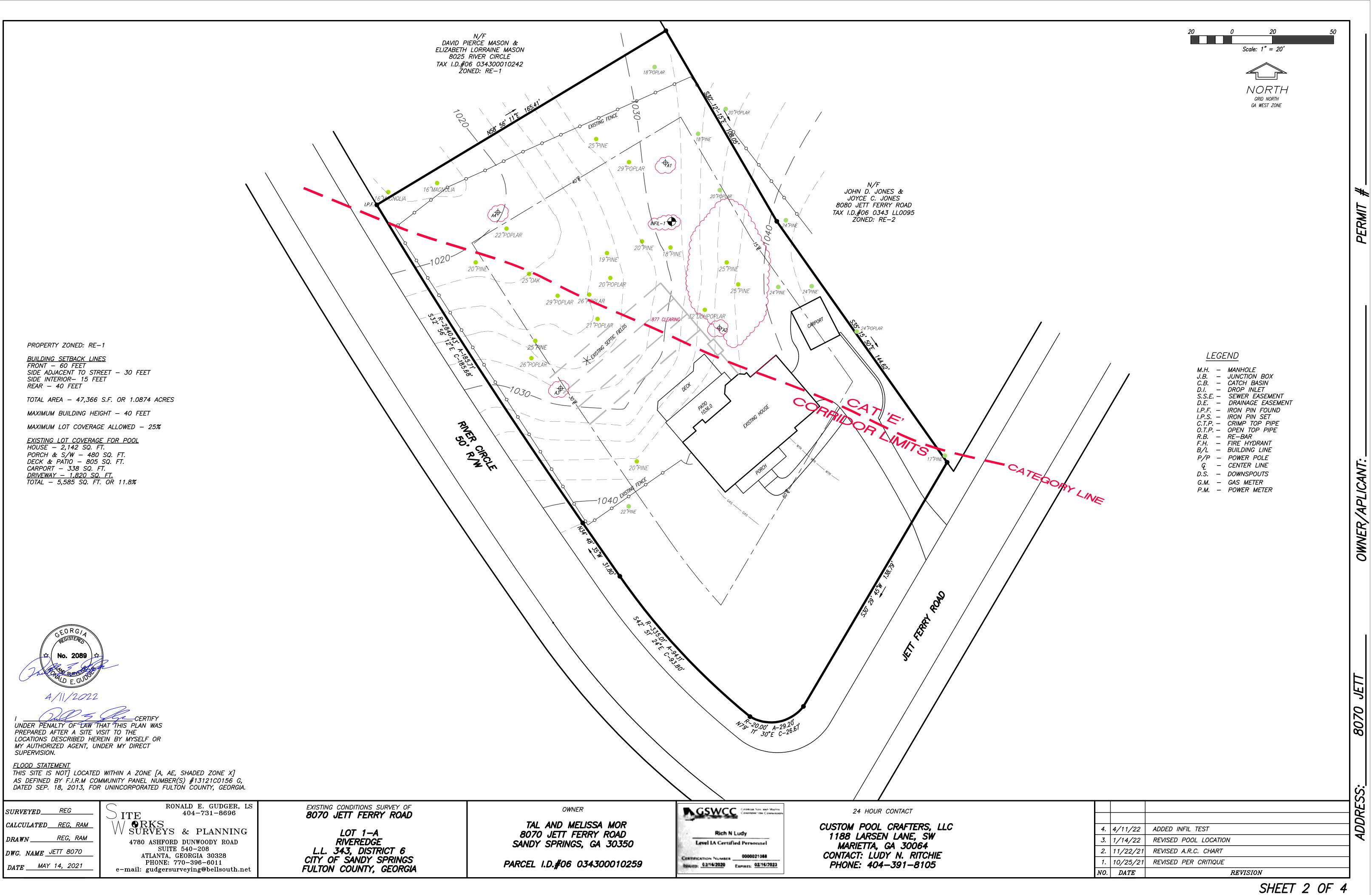
CERTIFICATION NUMBER 0000021088 ISSUED: 02/16/2020 Expines: 02/16/2023 24 HOUR CONTACT

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

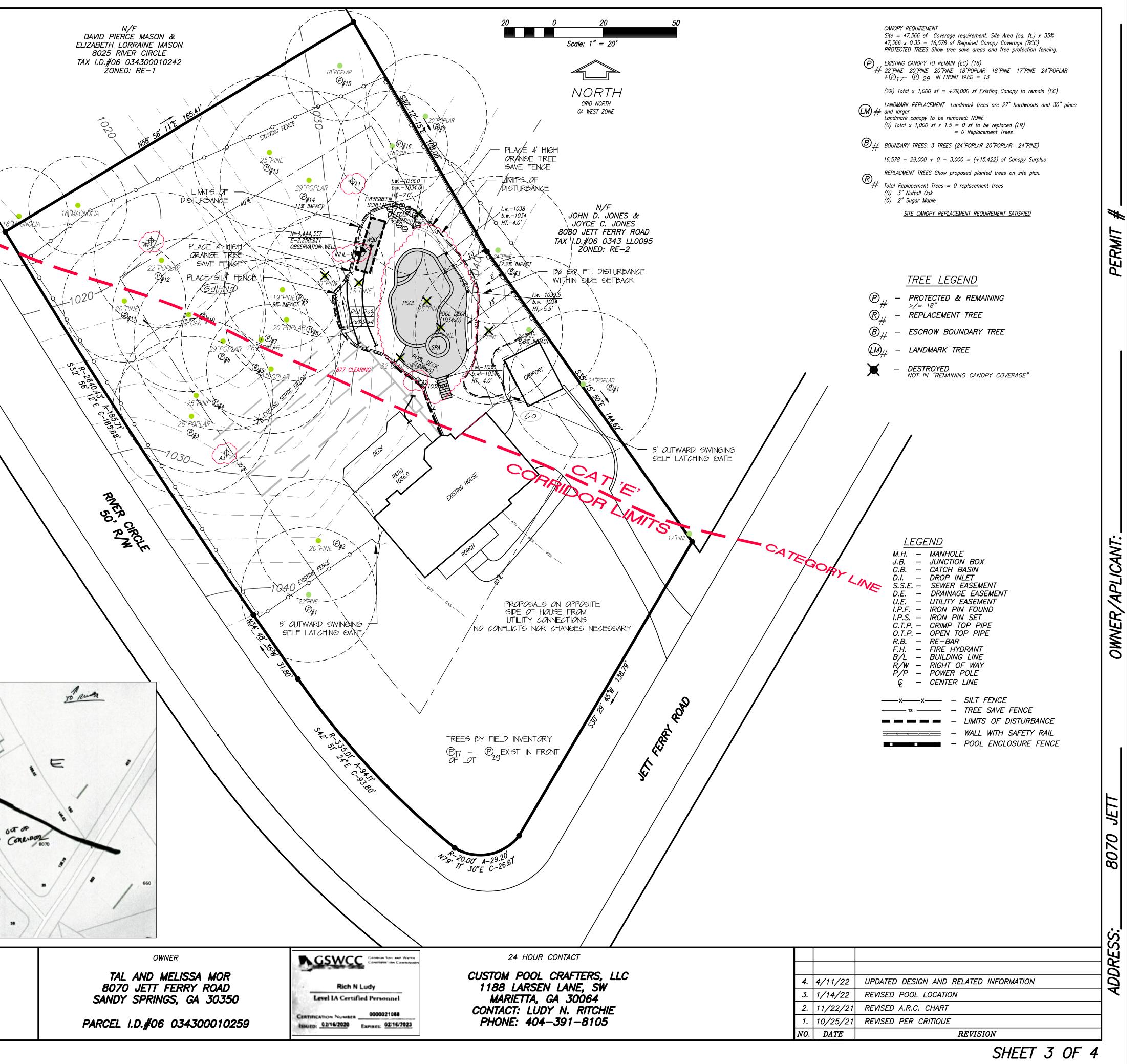


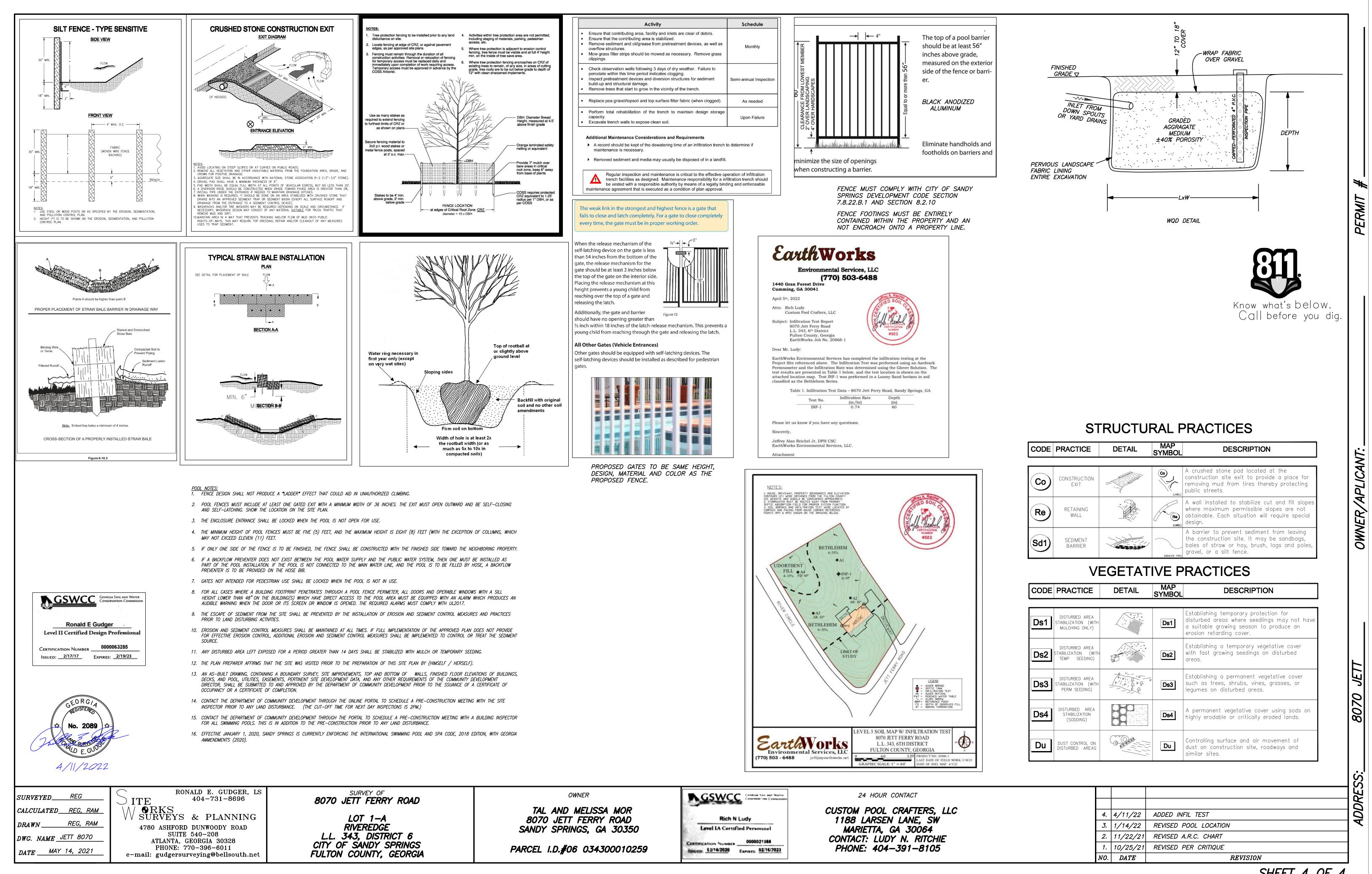
UTILITIES TO EXISTING HOUSE TO BE UNAFFECTED BY THESE PROPOSALS.

EORG No. 2089 1. HO SURVEY



*ADDITIONAL FOR POOL AND RELATED IMPROVEMENTS IMPERVIOUS SURFACE AREA 1,471 SF X 1.2 INCHES RUNOFF 147 CF = STORAGE REQUIRED. 368 CF STONE 40% POROSITY GRADING WITHIN SIDE/REAR SETBACKS 136 SF X 1.2 INCHES RUNOFF 14 CF = STORAGE REQUIRED. 35 CF STONE 40% POROSITY 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. <u>WALL & POOL EQ. – 104 SQ. FT.</u> TOTAL – 1,471 SQ. FT. OR 3.1% QUANTITIES WITHIN RIVER CORRIDOR <u>EXISTING</u> <u>PROPOSED</u> POOL DECK - 1,331 S.F. HOUSE – 152 S.F. DRIVE – 1,206 S.F. STEPS – 36 SQ. FT. <u>CARPORT – 338 S.F.</u> WALL & POOL EQUIP. - 104 S.F. $1,471 \, S.F. = 3,167 \, S.F.$ TOTAL – 1,696 S.F. + EXISTING PROPOSED TOTAL VULNERABILITY CATEGORY TOTAL SQUARE FEET 21,110 2,445 3,382 5,827 SQ. FT. CLEARED 6,333 MAX. SQ. FT. CLEARED ALLOWED 3,167 1,696 1,471 SQ. FT. IMPERVIOUS SURFACE 3,167 MAX. SQ. FT. IMP. SURFACE ALLOWED 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. <u>DRIVEWAY – 1,820 SQ. FT.</u> 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. <u>WALLS & POOL EQ. – 104 SQ. FT.</u> 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 8030 2000 8025 CORRIDON CIAGAN No. 2089 1 4 4/11/2022 OUTOF 8 2 8020 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. 562.74 FLOOD STATEMENT THIS SITE IS NOT] LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] 346.78 AS DEFINED BY F.I.R.M COMMUNITY PANEL NUMBER(S) #13121C0156 G, 30 DATED SEP. 18, 2013, FOR UNINCORPORATED FULTON COUNTY, GEORGIA. RONALD E. GUDGER, LS SURVEY OF SURVEYED REG 404-731-8696 8070 JETT FERRY ROAD \supset ITE ORKS SURVEYS & PLANNING CALCULATED REG, RAM LOT 1-A DRAWN _____ REG, RAM RIVEREDGE 4780 ASHFORD DUNWOODY ROAD SUITE 540-208 ATLANTA, GEORGIA 30328 L.L. 343, DISTRICT 6 DWG. NAME JETT 8070 CITY OF SANDY SPRINGS PHONE: 770-396-6011 DATE ______ MAY 14, 2021 FULTON COUNTY, GEORGIA e-mail: gudgersurveying@bellsouth.net





SHEET 4 OF 4