

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: FEBRUARY 1, 2023

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: RC-22-11SS 8980 Ridgemont Drive

Submitting Local Government: City of Sandy Springs

Date Opened: January 18, 2023

Date Closed: February 1, 2023

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: No comments on the project were received.

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF ROSWELL

CHATTAHOOCHEE RIVERKEEPER
RIVER LINE HISTORIC AREA

For questions, 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 Springs

2. Owner(s) of Record of Property to be Reviewed:

Name(s): Gregory L. and Nancy J. Rand

Mailing Address: 38480 Ridgmont Drive NE

City: Sandy Springs State: GA Zip: 30350

Contact Phone Numbers (w/Area Code):

Daytime Phone: (678) 382-9944 Fax: N/A

Other Numbers: (404) 323-0666 Nancy

3. Applicant(s) or Applicant's Agent(s):

Name(s): _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Contact Phone Numbers (w/Area Code):

Daytime Phone: _____ Fax: _____

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: BR22-00242 Rand Addition

Description of Proposed Use: Demo of existing deck and
screened porch and construction of new deck and
430 SF addition

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: 17 0080000 30186, District 17,
Lot 20 Block D Unit 4 Land Lot 81

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____

Size of Development (Use as Applicable):

Acres: Inside Corridor: 1.13

Outside Corridor: _____

Total: 1.13

Lots: Inside Corridor: _____

Outside Corridor: _____

Total: _____

Units: Inside Corridor: _____

Outside Corridor: _____

Total: _____

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: _____

Outside Corridor: _____

Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NO

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? NO

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank Septic

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 N/A

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. (Maximums Shown In Parentheses)
A	<u>N/A</u>			(90)	(75)
B	<u>N/A</u>			(80)	(60)
C	<u>29,461 SF</u>	<u>11,702 SF</u>	<u>10,096 SF</u>	(70) <u>40%</u>	(45) <u>34%</u>
D	<u>N/A</u>			(50)	(30)
E	<u>9,561 SF</u>	<u>2,868 SF</u>	<u>1,434 SF</u>	(30) <u>30%</u>	(15) <u>15%</u>
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.

FOR ALL APPLICATIONS:

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

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

☒ Documentation on adjustments, if any.

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

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☒ Site plan.

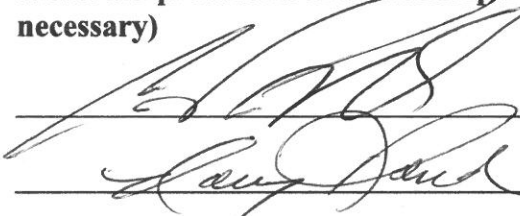
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

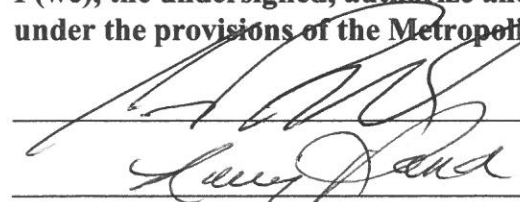
☐ Lot-by-lot and non-lot allocation tables.

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



Signature(s) of Owner(s) of Record
12/10/2022
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:

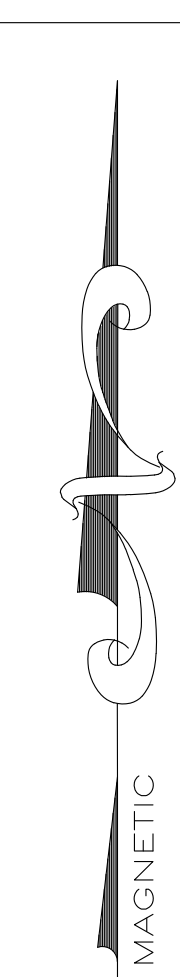


Signature(s) of Applicant(s) or Agent(s)
12/10/2022
Date

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.

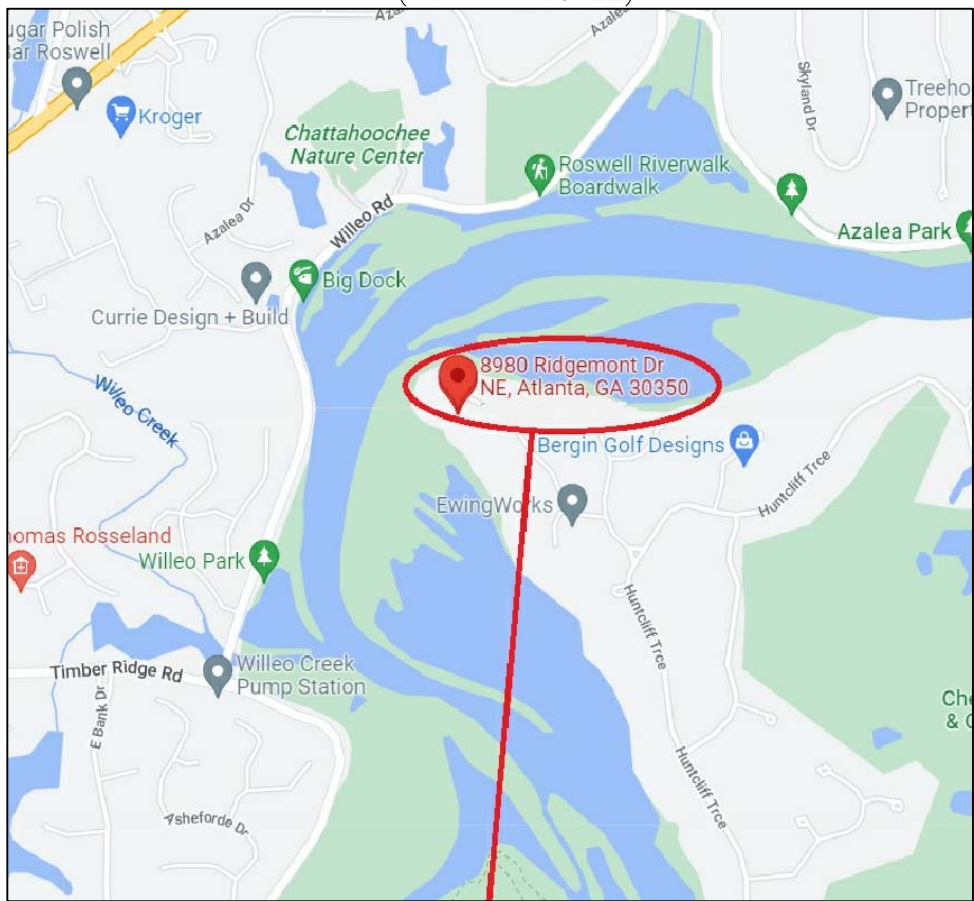
Helen Owens

Signature of Chief Elected Official or Official's Designee
01/18/2023
Date



LOCATION MAP

(NOT TO SCALE)



SITE

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13121C0132G EFFECTIVE DATE: 09/18/2013. ZONES: X & AE

BASE FLOOD ELEVATION IS 862.5' AS PER FEMA MAP

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SCOPE OF PLAN:

THE PROPERTY IS AN EXISTING DEVELOPED LOT IN A PLATTED SUBDIVISION.

THE PURPOSE OF THIS SITE PLAN IS FOR USE IN ACQUIRING BUILDING AND LAND DISTURBANCE PERMITS.

NO NEW PERMANENT STORMWATER MANAGEMENT BMPs REQUIRED AS THE PROPOSED DEVELOPMENT DOES NOT CREATE 1,00 SF OR MORE OF NEW IMPERVIOUS AREAS.

EROSION CONTROL BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON. NO LAND DISTURBANCE PROPOSED WITHIN ANY STREAM BUFFER.

THE PROPERTY IS SERVICED BY AN EXISTING PRIVATE ON-SITE SANITARY SEPTIC.

PROJECT SUMMARY:

HOMEOWNERS ARE RENOVATING AN EXISTING REAR SUNROOM AND ADDING BACK A NEW SUNROOM, DECK AND STAIR THAT WILL ACCESS THE REAR YARD.

THERE IS A SCREEN PORCH UNDER THE NEW SUNROOM AND NEW TERRACE DESIGN AT THE TERRACE LEVEL.

HOMEOWNERS ARE ALSO REMOVING AN INTERIOR STAIRCASE AND PARTIAL WALL TO ENLARGE THE KITCHEN AND OPEN UP CIRCULATION.

SITE PLAN DISCLAIMER TO BUILDER:

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRADING; RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING; ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE. IT IS CRITICAL THAT THIS DUE DILIGENCE BY THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO SUPPLYING TO THE SURVEYOR.

IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

KEY SHEET:

SHEET 1: COVER & NOTES
SHEET 2: EROSION CONTROL, GRADING & TREE PLAN
SHEET 3: LOT COVERAGE DETAILS
SHEET 4: BMP DETAILS

PROPERTY IS ZONED RD-27 CITY OF SANDY SPRINGS

BUILDING SETBACKS:
FRONT: 60.0'
SIDE: 15.0'
REAR: 40.0'
MAX. LOT COVERAGE 30%
MAX. BUILDING HEIGHT 40'

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

DIRT STATEMENT:

TOTAL OF GROSS CUBIC YARDS OF CUT: 1
TOTAL OF GROSS CUBIC YARDS OF FILL: 1
EXCESS OF SOIL TO BE HAULED OFF.

DISTURBED AREA STABILIZATION:

ANTICIPATED STARTING DATE: 12/15/2022
ANTICIPATED COMPLETION DATE: 05/15/2023

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

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

Co CONSTRUCTION ENTRANCE/EXIT

Sd1-S INDICATES Sd1 TYPE S SILT FENCE
Sd1-S Sd1-S Sd1-S

Sd1-Hb INDICATES Sd1 TYPE Hb HAYBALES
H Sd1+Hb H Sd1+Hb H Sd1+Hb H Sd1+Hb H Sd1+Hb H Sd1+Hb H

Tr INDICATES TREE PROTECTION FENCE
TPF TPF TPF TPF

Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)

Ds2 DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

TREE PROTECTION: Tr

- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.

ABBREVIATIONS:

AE ACCESS EASEMENT
AI ANGLE IRON FOUND
APD AS PER DEED
APF AS PER FIELD
APP AS PER PLAT
APR AS PER RECORD
BC BACK OF CURB
BL BUILDING LINE
BR BRICK
CB CATCH BASIN
CL CENTER LINE
CLF CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
CO CLEANOUT
CP CALCULATED POINT
CTP CRIMP TOP PIPE FOUND
D DEED
DE DRAINAGE EASEMENT
DI DRAINAGE INLET
EM ELECTRIC METER
EP EDGE OF PAVEMENT
F FIELD
FC FENCE CORNER
FR FRAME
GL GAS LINE
GM GAS METER
HW HARDWOOD TREE
IPF IRON PIN FOUND
JB JUNCTION BOX
LLL LAND LOT LINE
MH MANHOLE
N NEIGHBOR'S
OH OVERHANG
OTP OPEN TOP PIPE FOUND
OU OWNER'S UNCLAR
P PLAT
PC PROPERTY CORNER
PL PROPERTY LINE
PN PINE TREE
POB POINT OF BEGINNING
PP POWER POLE
PW POWER LINE
R RECORD
RBF REINFORCING BAR FOUND
RBS REINFORCING BAR SET
RCP REINFORCED CONC. PIPE
R/W RIGHT-OF-WAY
SSE SANITARY SEWER EASEMENT
SSL SANITARY SEWER LINE
TB TOP OF BANK
UE UTILITY EASEMENT
WD WOOD
WDF WOOD FENCE
WL WATER LINE
WRF WIRE FENCE
WM WATER METER
WV WATER VALVE
YI YARD INLET

LINETYPE LEGEND:

SS SS SS

INDICATES SANITARY SEWER LINE

P P P P

INDICATES POWER LINE

W W W W

INDICATES WATER LINE

GAS GAS GAS

INDICATES GAS LINE

X X X

INDICATES FENCE LINE

SRP SRP SRP

INDICATES STRUCTURAL ROOT PLATE

COVER SHEET

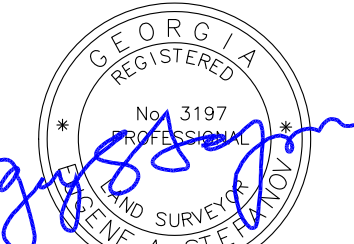
SITE PLAN PREPARED FOR: SHEET 1 OF 4

GREG RAND

PROPERTY ADDRESS:

8980 RIDGEMONT DRIVE NE

SANDY SPRINGS, GA 30350



SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

GSWCC

GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

EUGENE A STEPANOV

LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000065549

ISSUED:01/27/2021 EXPIRES:01/27/2024

LOT 20 BLOCK D

HUNTCLIFF SUBDIVISION UNIT FOUR

LAND LOT 81 17TH DISTRICT

FULTON COUNTY, GEORGIA DB.54340/PG.271 PB.100/PG.75

FIELD WORK DATE AUG 26, 2022 PRINTED/SIGNED NOV 11, 2022

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36"

SM

COORD #20221352

DWG #20221352-SITE PLAN

NAME, ADDRESS, AND PHONE NUMBER OF OWNER/DEVELOPER:

24-HRS CONTACT: GREG RAND

8980 RIDGEMONT DRIVE NE

SANDY SPRINGS, GA 30350

TELEPHONE: (678) 382-9944

EMAIL: office@elementzatl.com

NAME AND ADDRESS OF OWNER:

GREG RAND

8980 RIDGEMONT DRIVE NE

SANDY SPRINGS, GA 30350

BEARINGS SHOWN HEREON ARE RELATIVE TO
THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002
ELEVATIONS SHOWN HEREON RELATIVE TO
THE NORTH AMERICAN VERTICAL DATUM OF 1988

REAR BOUNDARY LINE NOTE:

THE LOCATION OF THE REAR BOUNDARY LINE KNOWS AS "868 CONTOUR LINE" AS SHOWN HEREON IS BASED ON PLAT BOOK 100, PAGE 75, DATED JUNE 12, 1972.

ADDITIONAL REFERENCES: GEORGIA POWER COMPANY PLAT, RECORDED IN PB.92/PG.14, FULTON COUNTY, DATED APRIL 30, 1969

THE SUBJECT PROPERTY IS SERVICED BY
AN EXISTING PRIVATE ON-SITE SANITARY SEPTIC SYSTEM.
NO NEW SANITARY INFRASTRUCTURE PROPOSED

AFTER THE PERMIT IS ISSUED GO ON THE PORTAL AT

WWW.BUILD.SANDYSRINGS.GA.GOV

TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE
SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE,
BUILDING CONSTRUCTION OR DEMOLITION.



GRID NORTH
NAD 83
GA WEST 1002

Curve	Radius	Length	Chord	Chord Bearing
C1	60.00'	20.16'	20.07'	N64°26'02"E
C2	20.00'	19.75'	18.96'	N83°05'52"E

THE SUBJECT PROPERTY IS SERVICED BY AN EXISTING PRIVATE ON-SITE SANITARY SEPTIC SYSTEM. NO NEW SANITARY INFRASTRUCTURE PROPOSED

EXIST HOUSE FFE
MAIN: 911.67

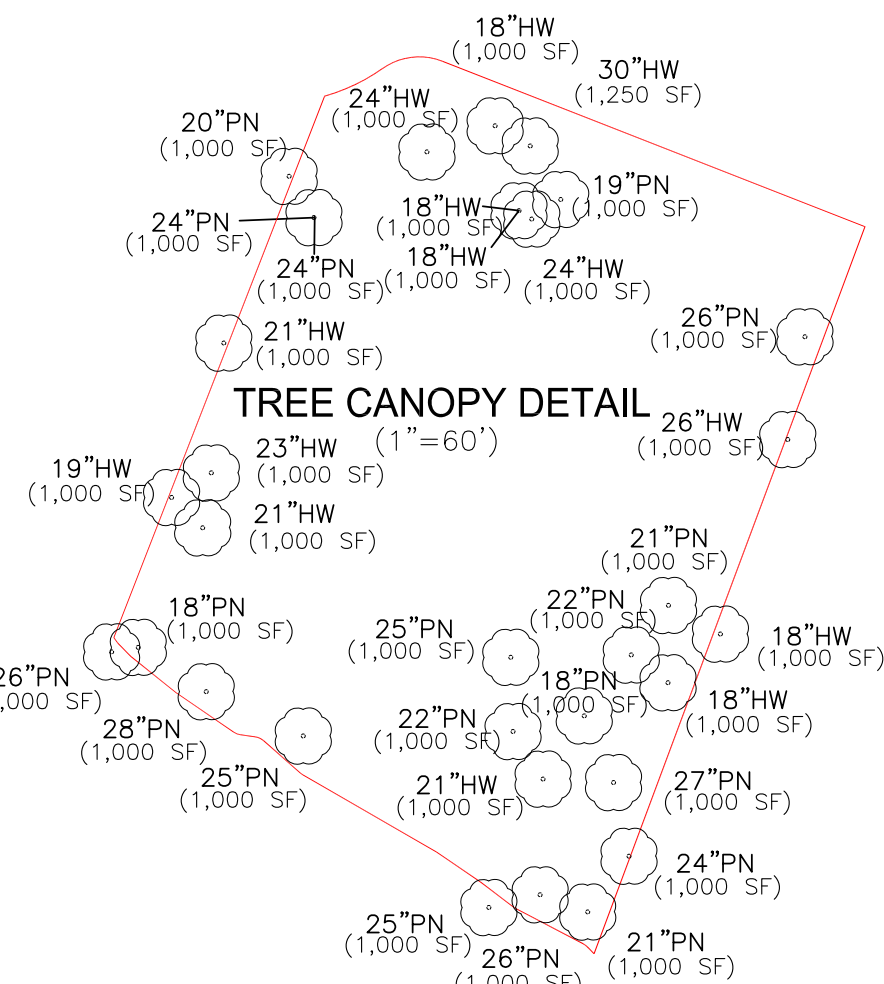
EXISTING WATER LINE TO BE REUSED
EXISTING WATER METER TO BE REUSED
EXISTING GAS LINE TO BE REUSED
EXISTING SEPTIC SYSTEM TO BE REUSED
NO TENNIS COURT PROPOSED
NO SWIMMING POOL PROPOSED

GRADED SLOPES SHALL NOT EXCEED 3H:1V

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

TREE CANOPY DETAIL



PROTECTED TREES TO REMAIN
QUALIFYING FOR CANOPY CALCS
32 @ 1,000 = 32,000 SF
1 @ 1,250 = 1,250 SF
TOTAL = 33,250 SF

NO TREES TO BE REMOVED

CANOPY REQUIREMENTS:
NET LOT AREA: 39,025 SF
REQUIRED: 13,659 SF (35%)
REMAINING: 33,250 SF (85%)

THE PROPOSED DEVELOPMENT DOES NOT CAUSE THE PROPERTY TO FALL BELOW THE MINIMUM CANOPY REQUIREMENTS

REQUIREMENT SATISFIED

SIDE YARD GRADING MITIGATION TREE REPLACEMENT REQUIREMENTS:

NO SIDE YARD LAND DISTURBANCE OR TREE REMOVALS PROPOSED
REQUIREMENT SATISFIED

FRONT YARD TREE REPLACEMENT REQUIREMENTS:

1 LARGE CANOPY TREE REQUIRED PER EVERY 40' OF STREET FRONTAGE
LOT CONTAINS 184' OF FRONTAGE
184 ÷ 40 = 5 TREES REQUIRED

MORE THAN 12 LARGE TREE EXIST
TO REMAIN WITHIN THE FRONT YARD
REQUIREMENT SATISFIED

LANDMARK TREE REPLACEMENT REQUIREMENTS:

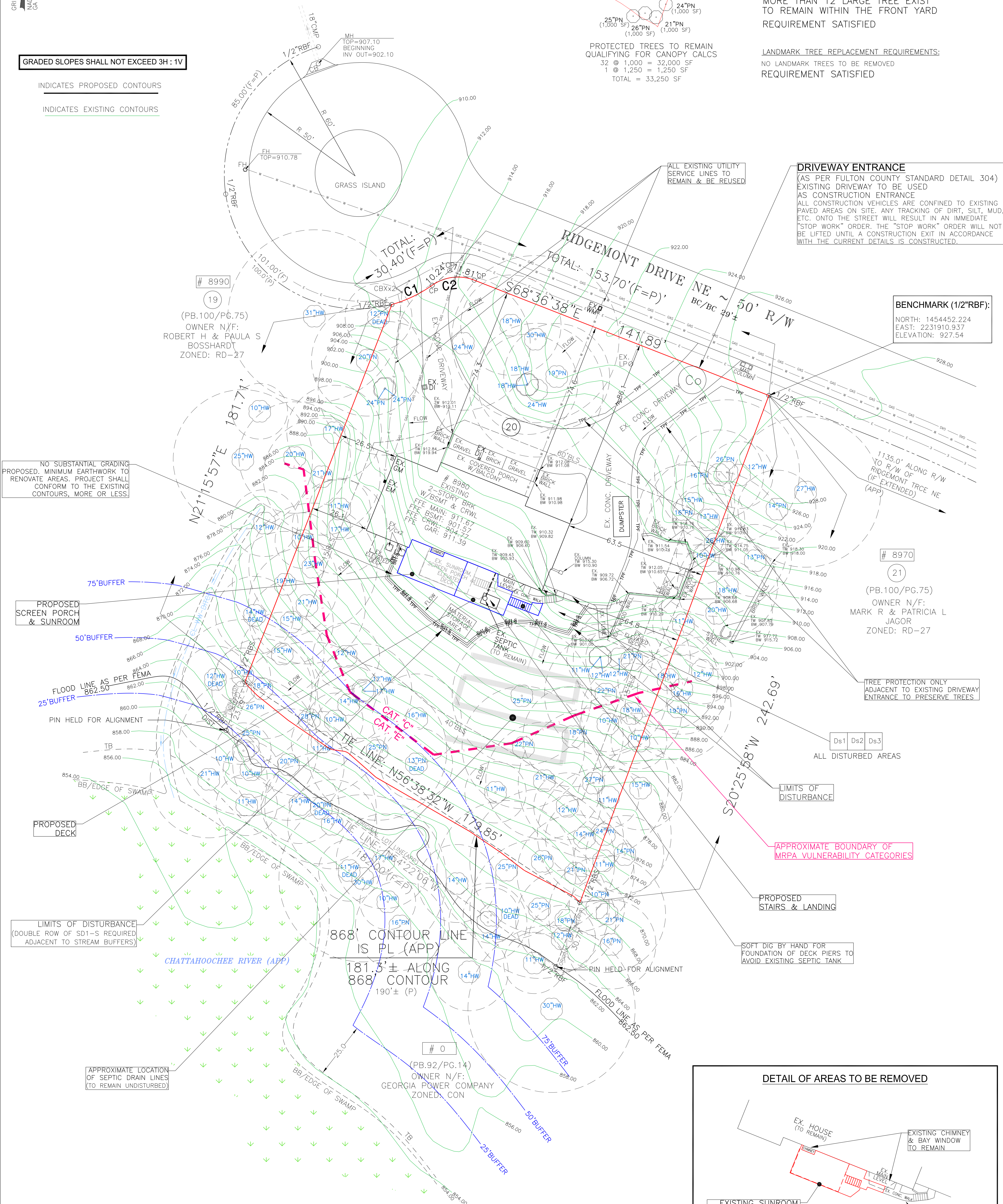
NO LANDMARK TREES TO BE REMOVED
REQUIREMENT SATISFIED

DRIVEWAY ENTRANCE

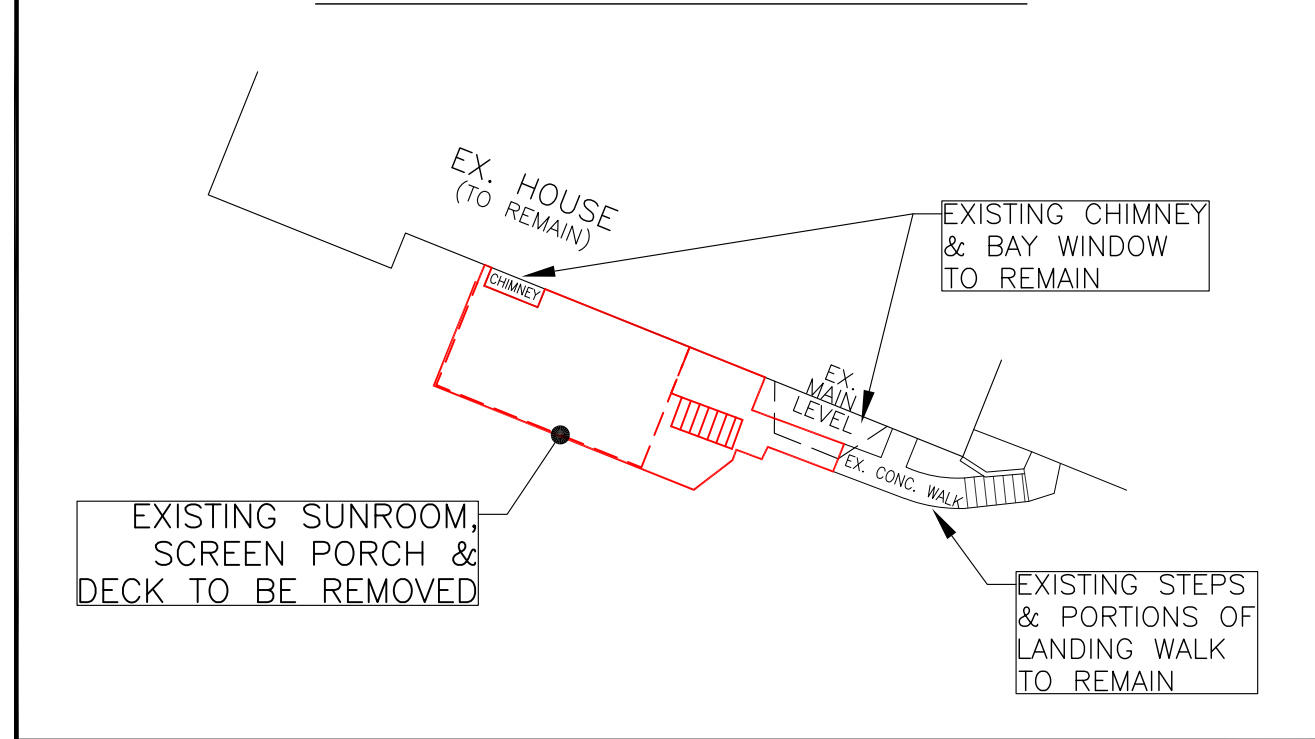
(AS PER FULTON COUNTY STANDARD DETAIL 304)
EXISTING DRIVEWAY TO BE USED
AS CONSTRUCTION ENTRANCE
ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO THE STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAILS IS CONSTRUCTED.

BENCHMARK (1/2\"/>

NORTH: 1454452.224
EAST: 2231910.937
ELEVATION: 927.54



DETAIL OF AREAS TO BE REMOVED



EROSION CONTROL, GRADING & TREE PLAN

SITE PLAN PREPARED FOR:

SHEET 2 OF 4

GREG RAND

PROPERTY ADDRESS:
8980 RIDGEMONT DRIVE NE
SANDY SPRINGS, GA 30350

OWNER N/F:
GEORGIA POWER COMPANY
ZONED: CON

SM
COORD #20221352
DWG #20221352-SITE PLAN

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

24 LENOX POINT
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

TOTAL LAND AREA
39,025.24 SF / 0.896 AC

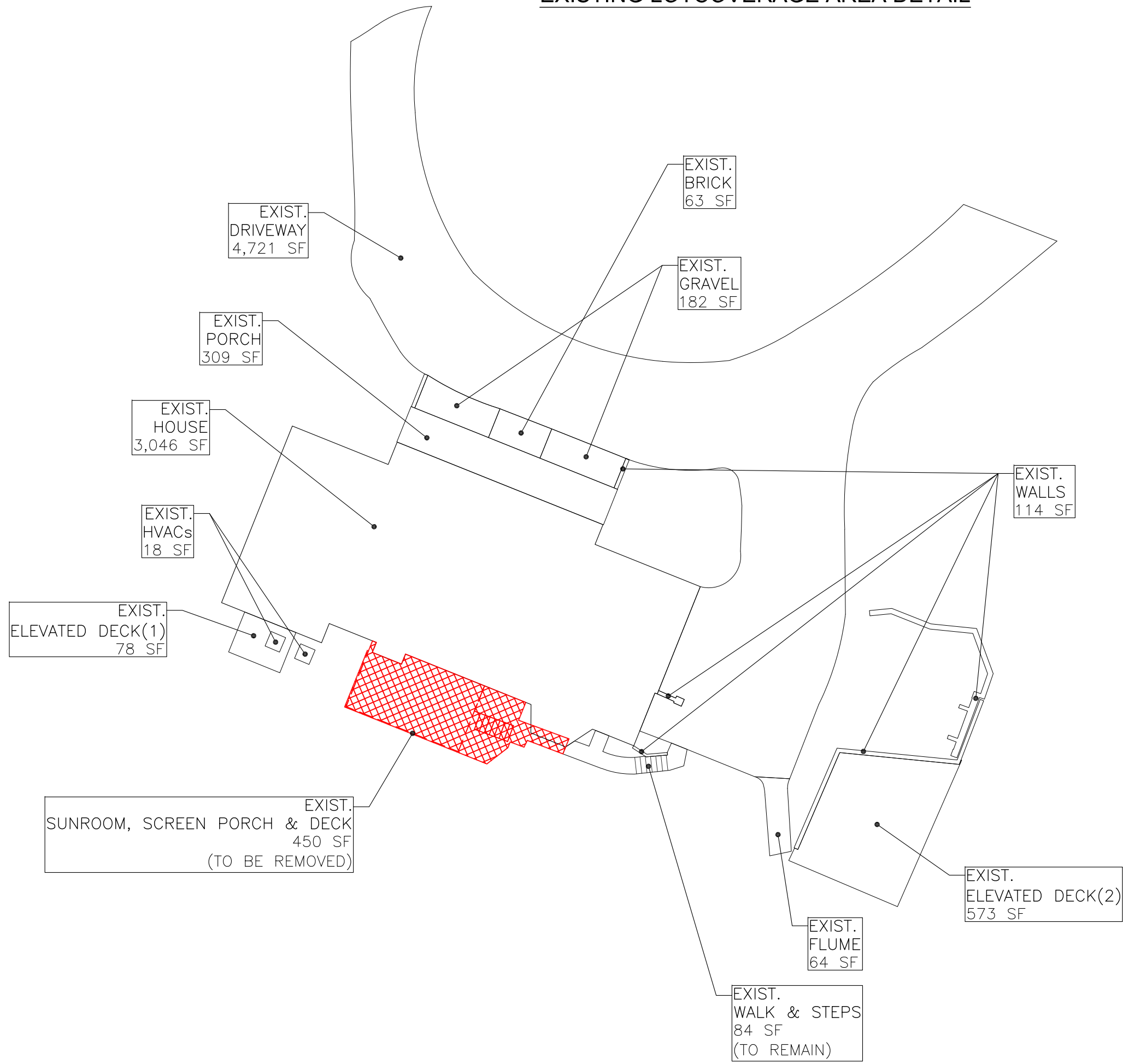
EXISTING LOT COVERAGE AREA
(PRE-DEVELOPMENT)
9,702 SF / 0.223 AC / 24.9%

PROPOSED LOT COVERAGE AREA
(POST-DEVELOPMENT)
10,096 SF / 0.232 AC / 25.9%

DISTURBED AREA
2,000 SF / 0.05 AC

SEE MRPA VULNERABILITY CATEGORY TABULATIONS ON SHEET 3

EXISTING LOTCOVERAGE AREA DETAIL



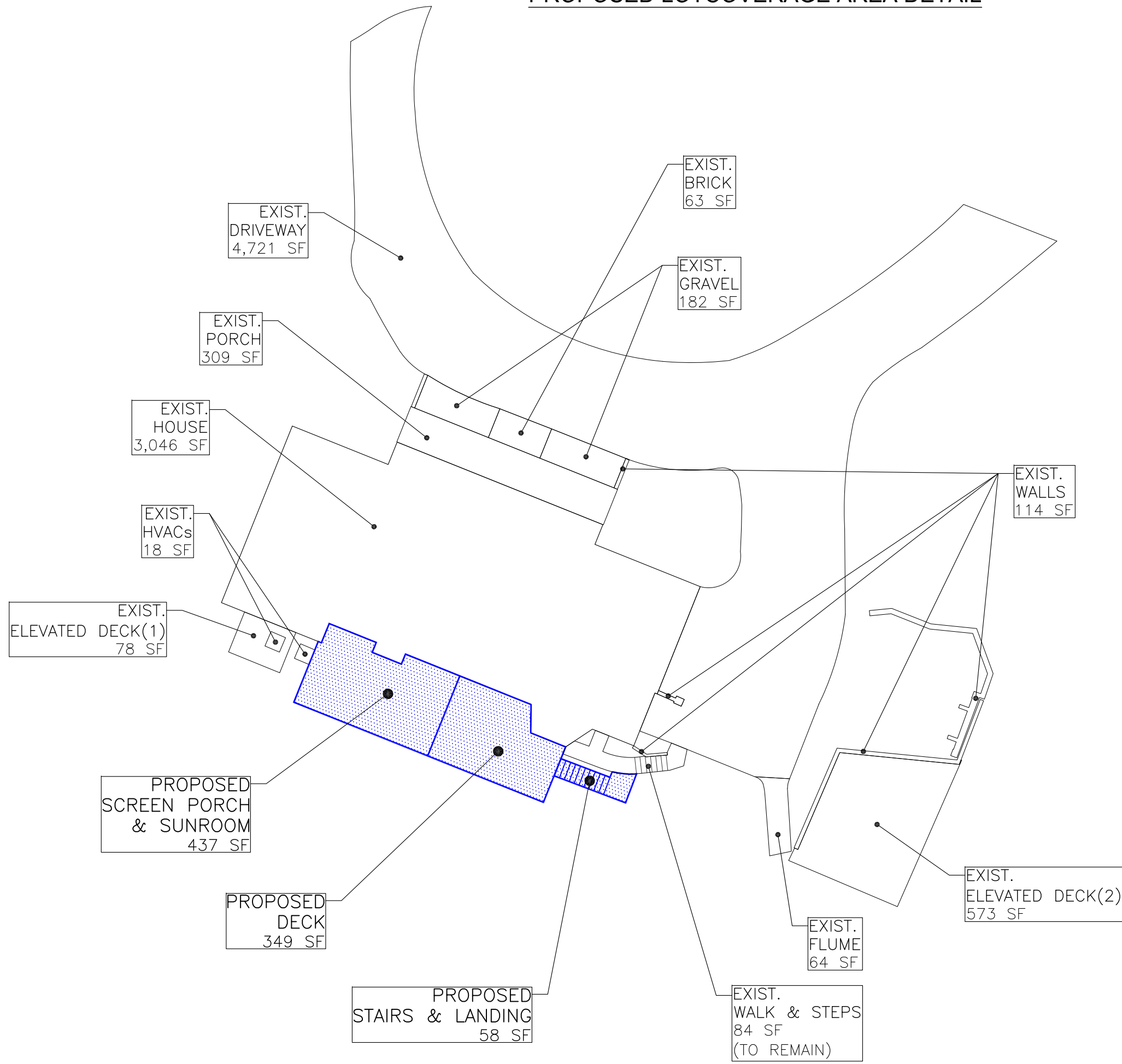
EXISTING LOT COVERAGE
AREA BREAKDOWN:

EXIST. HOUSE:	3,046 SF
EXIST. DRIVEWAY:	4,721 SF
EXIST. PORCH:	309 SF
EXIST. BRICK:	63 SF
EXIST. GRAVEL:	182 SF
EXIST. WALLS:	114 SF
EXIST. FLUME:	64 SF
EXIST. HVACs:	18 SF
EXIST. ELEV. DECK(1):	78 SF
EXIST. ELEV. DECK(2):	573 SF
EXIST. WALK & STEPS:	84 SF

EXIST. SUNROOM, SCREEN PORCH & DECK:	450 SF*
TOTAL:	9,702 SF

*AREAS TO BE REMOVED: 450 SF
TOTAL IMPERVIOUS POST REMOVALS: 9,252 SF

PROPOSED LOTCOVERAGE AREA DETAIL



PROPOSED LOT COVERAGE
AREA BREAKDOWN:

EXIST. HOUSE:	3,046 SF
EXIST. DRIVEWAY:	4,721 SF
EXIST. PORCH:	309 SF
EXIST. BRICK:	63 SF
EXIST. GRAVEL:	182 SF
EXIST. WALLS:	114 SF
EXIST. FLUME:	64 SF
EXIST. HVACs:	18 SF
EXIST. ELEV. DECK(1):	78 SF
EXIST. ELEV. DECK(2):	573 SF
EXIST. WALK & STEPS:	84 SF

PROP. SUNROOM, & SCREEN PORCH:	437 SF**
PROP. DECK:	349 SF**
PROP. STAIRS:	58 SF**
TOTAL:	10,096 SF

**NEW PROPOSED IMPERVIOUS AREAS: 844 SF

NEW AREAS ARE LESS THAN 1,000 SF
NO NEW STORMWATER MANAGEMENT REQUIRED

Estimated Reevaluated Category Areas for 8980 Ridgemont Drive
(Total Lot Area and Existing Impervious Numbers are from Survey Table)

December 08, 2022

Total Lot Area (from Survey): 39,025 square feet (SF)

C Category:

Total Area: 29,464 SF

Land Disturbance:

Maximum Allowed (70%):	20,625 SF
Existing:	9,702 SF (existing impervious)
Proposed:	2,000 SF (Very rough estimate)
Total after Construction:	11,702 SF
Remaining (unused):	8,923 SF (see note below)

Impervious Surface:

Maximum Allowed (45%):	13,259 SF
Existing:	9,702 SF (existing impervious)
Amount Removed:	-450 SF
Amount Added:	844 SF
Total after Construction:	10,096 SF
Remaining (unused):	3,163 SF

E Category:

Total Area: 9,561 SF

Land Disturbance:

Maximum Allowed (30%):	2,868 SF
Existing:	0 SF
Remaining (unused):	2,868 SF

Impervious Surface:

Maximum Allowed (15%):	1,434 SF
Existing:	0 SF
Remaining (unused):	1,434 SF

NOTE: Because the existing landscaping pre-dates MRPA, it is not counted as disturbed.

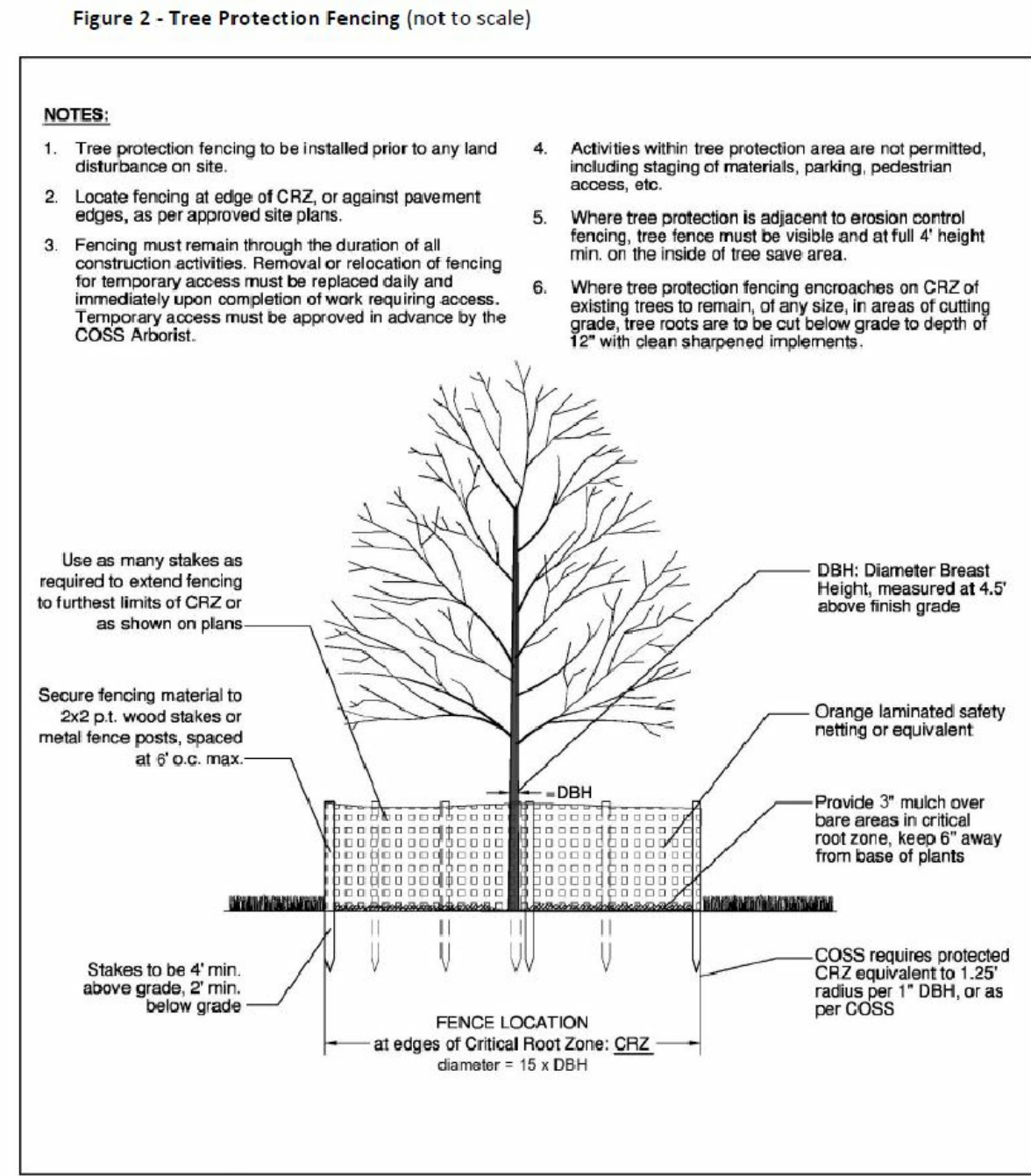
8980 Ridgemont Drive Reevaluation
City of Sandy Springs
December 8, 2022

Vulnerability Factor	Factor Subgroup	Score		
Hydrology:	Interbasin	20		
Geology:	Biotite Gneiss	5		
Aspect:	West	12		
Slope:	10-25 Percent	9		
Subtotal:		46		
Vegetation:	Barren	2	--	
	Pines	--	15	
Subtotal:		48	61	
Soils	Urban/Unclassified	0	--	--
	Moderate to Severe Erodibility	--	16	16
TOTAL:		48	64	77
CATEGORY:		C	E	E

The "C" Category includes scores from 38 to 49.
The "E" Category includes scores from 60 to 79.

LOT COVERAGE DETAILS

LOT 20		BLOCK D	SITE PLAN PREPARED FOR:		SHEET 3 OF 4
HUNTCLEFF SUBDIVISION		UNIT FOUR		GREG RAND	
LAND LOT 81		17TH DISTRICT			
FULTON COUNTY, GEORGIA		DB.54.340/PG.271	PB.100/PG.75		
FIELD WORK DATE AUG 26, 2022		PRINTED/SIGNED NOV 11, 2022		PROPERTY ADDRESS: 8980 RIDGEMONT DRIVE NE SANDY SPRINGS, GA 30350	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"			
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 0.8 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.					
SM COORD #20221352 DWG #20221352-SITE PLAN		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		24 LENOX POINT ATLANTA, GA 30324 FAX 404-501-0941 TEL 404-502-9141 INFO@SURVEYLANDEXPRESS.COM	



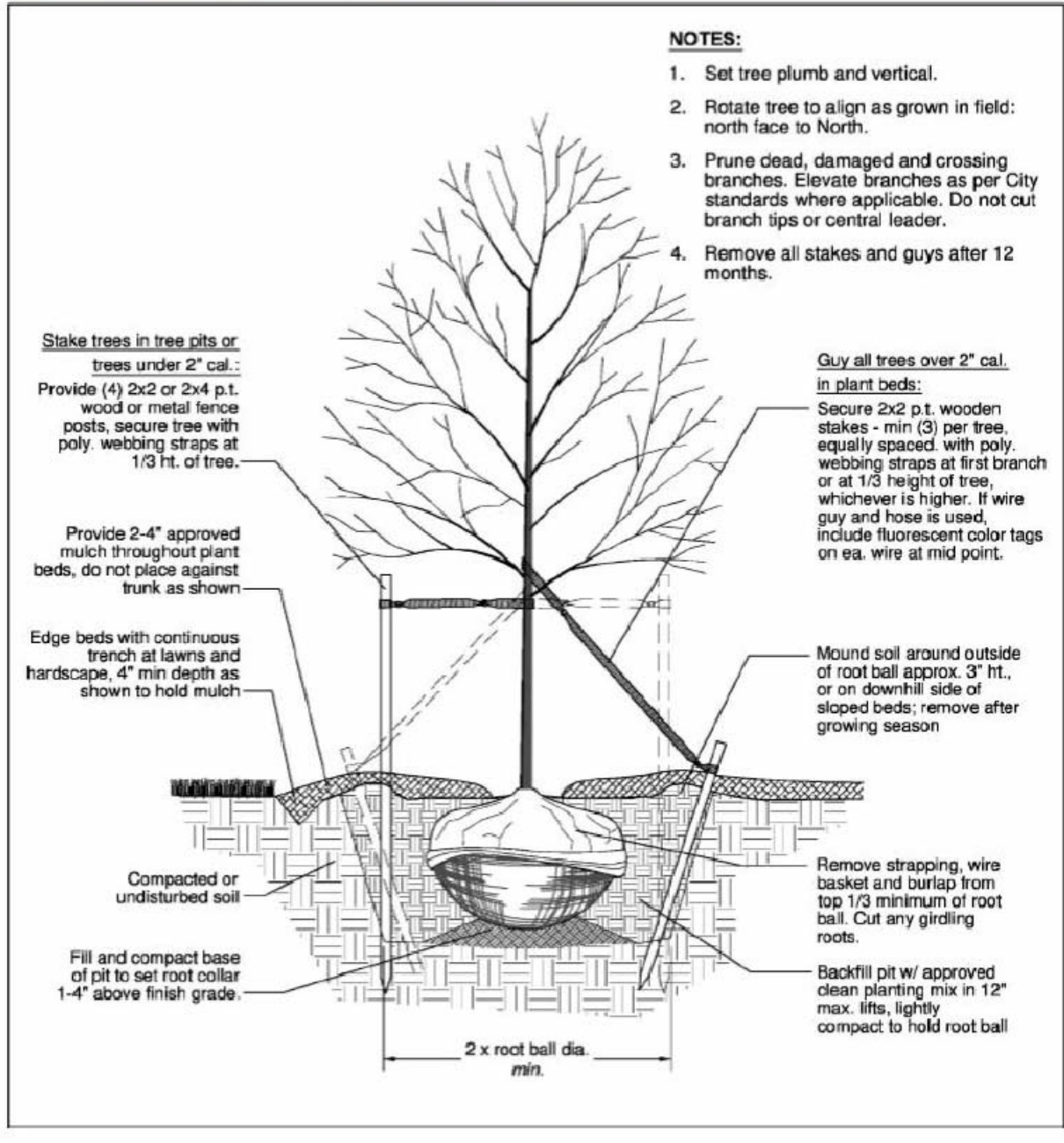
K. Planting Standards

Transplanting procedures shall follow standards established by the International Society of Arboriculture in the "Trees and Shrub Transplanting Manual," latest edition. The following is a summary of several key practices.

1. **Pre-Planting Considerations**
 - i. Only healthy trees with a well-developed root system and a well formed top, characteristic of the species, shall be planted. Standards for selecting quality stock may be provided by the City Arborist.
 - ii. Trees selected for planting must be compatible with the specific site conditions. A site specific tree list is provided in subsection M, further below.
 - iii. Make certain there is adequate planting area and soil volume for the tree and the potential size of the tree is appropriate for the site, including potential conflicts with sight distance, traffic and pedestrian clearance, and overhead utilities. (Utilities Protection Center 1-800-282-7411).
 - iv. Contractors must call (811) for utility location of underground utilities prior to digging.
 - v. Deciduous and evergreen trees shall be planted between the end of October and the end of February.

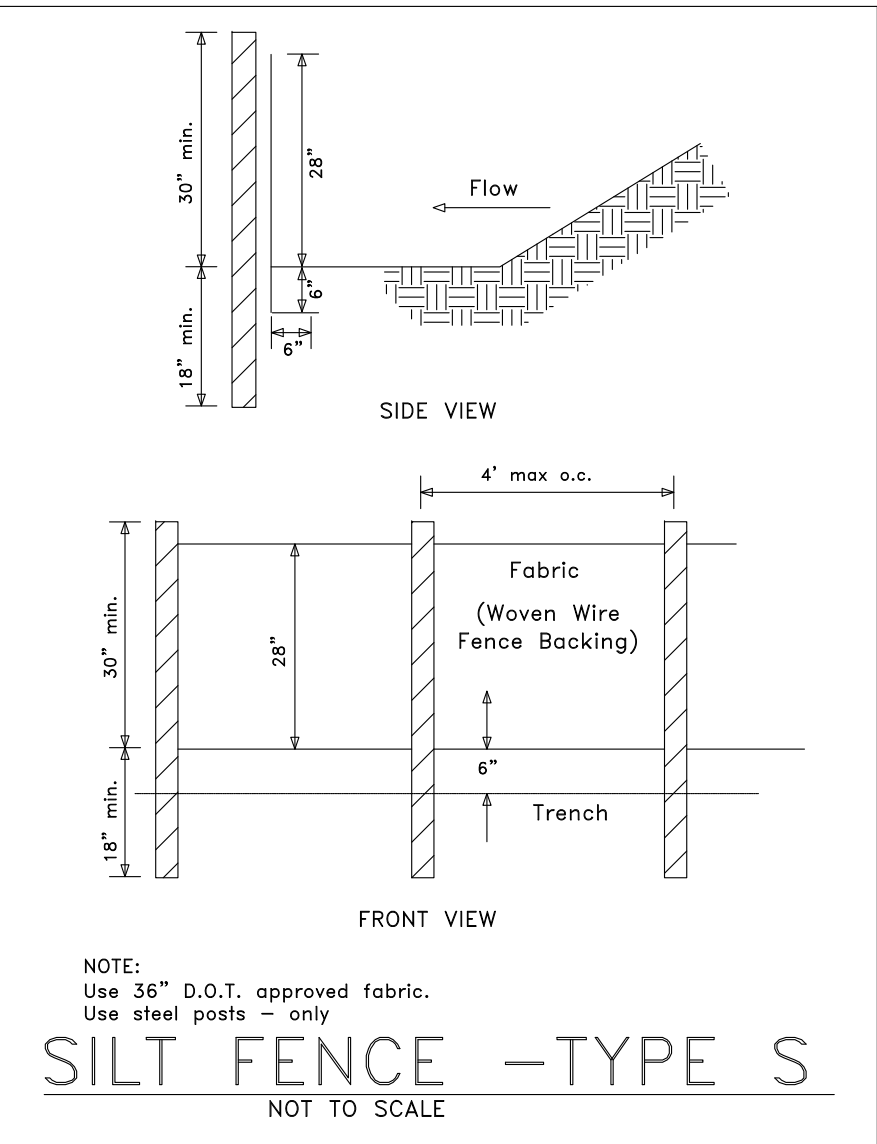
- 2. Planting Procedures**
- i. Planting holes shall be no less than two (2) times the width of the root ball or bare roots of the tree being planted. A planting hole 3 to 5 times the width of the root ball is recommended. Figure 5 is the Tree Planting Standard Detail.
 - ii. Trees shall not be planted deeper than they were in their former location or container, and shall be 1-4" higher than the surrounding finish grade.
 - iii. Spade compacted bottom and sides of the planting hole shall be roughed or scarified to allow the penetration of developing roots.
 - iv. Water drainage from the bottom of the planting hole essential for root establishment.
 - v. Avoid the application of soil amendments or fertilizer at the time of planting.
 - vi. All plants must be watered to saturation immediately upon planting. When planting trees, it is recommended that trees be set and the pit backfilled half way, then soaked to verify good drainage, then planting completed, and watered again to saturation.

Figure 5 -Tree Planting Standard Detail (not to scale)



SILT FENCE HAND DUG IN CRZ

NO IMPACT TO CRZs UNLESS EXPLICITLY STATED



(Sd1-S) SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

Hay or Straw Bales (Sd1-Hb)

- Place in a single row, lengthwise, on the contour.
- Embed in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.
- Place in areas of low rate sheet flow.
- For use on projects with a duration of three months or less.

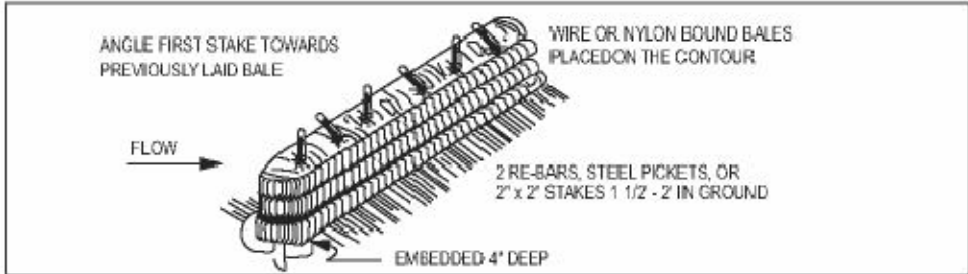


Figure 1. Straw Bale Barrier Installation Requirements

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS

MULCHING WITHOUT SEEDING

THIS STANDARD APPLIES TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION

1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS

SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:

1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.

1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC.
4. APPLY POLYETHYLENE FILM TO EXPOSED AREAS.

ANCHORING MULCH

1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION T6 - TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESPEDEZA	0.9 POUND	40 lbs.	1/15-3/15
WEeping LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDANGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP MILLET	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

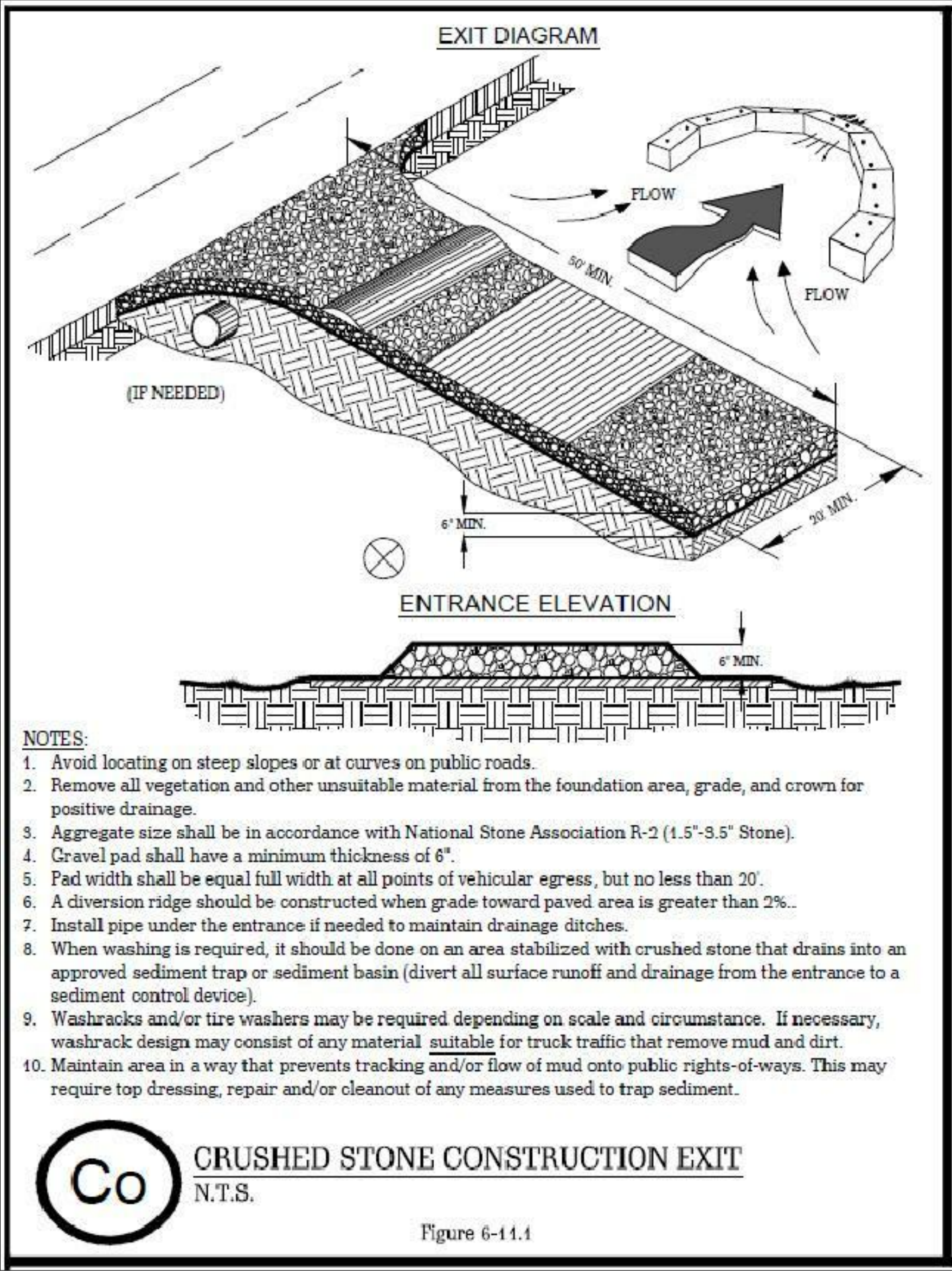
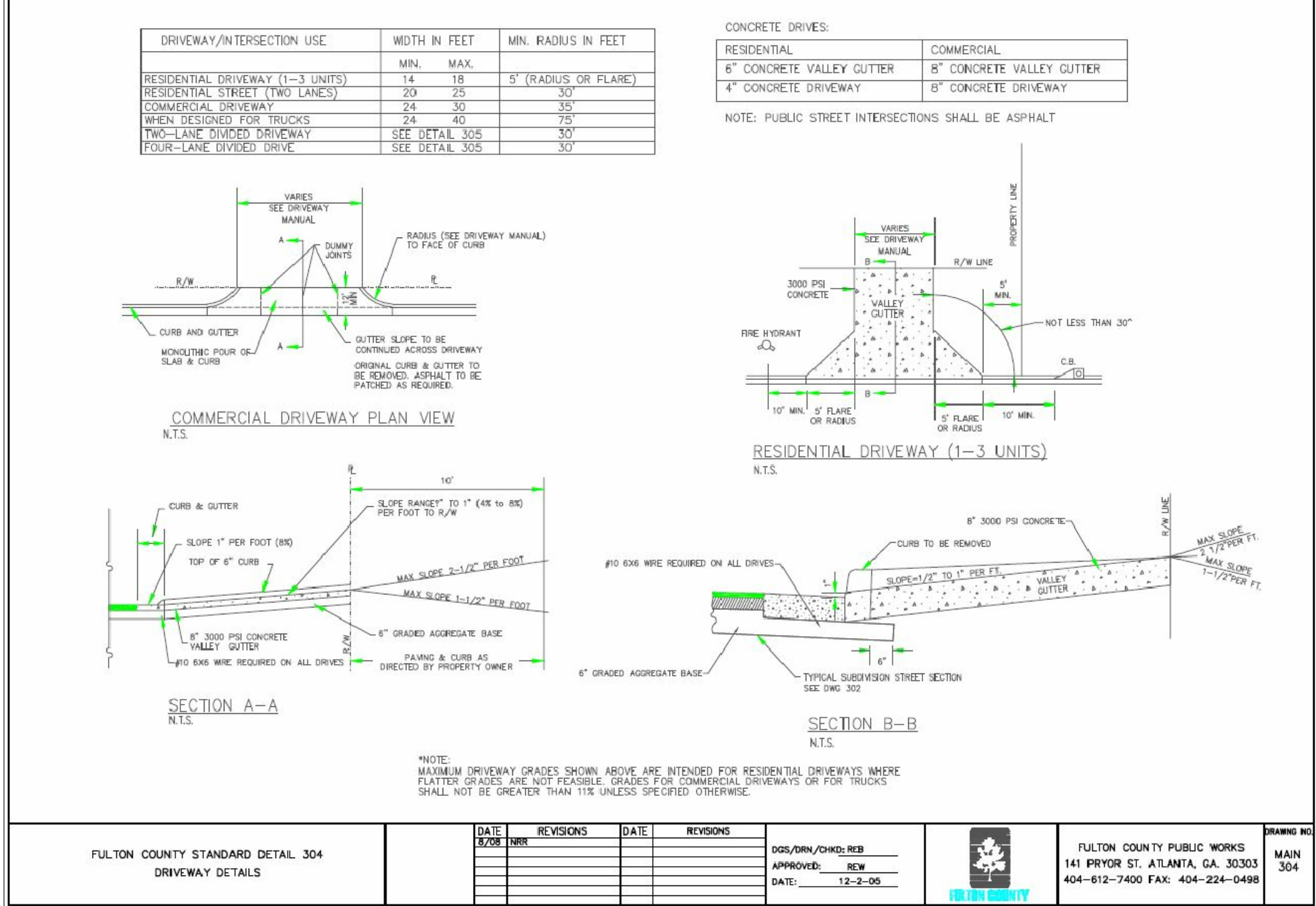
*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDE	BLOCK_SOD ONLY	BLOCK_SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEeping LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.



BMP DETAILS

LOT 20	BLOCK D	SITE PLAN PREPARED FOR:	SHEET 4 OF 4
HUNTCLIFF SUBDIVISION	UNIT FOUR	GREG RAND	
LAND LOT B1	17TH DISTRICT		
FULTON COUNTY, GEORGIA	DB:54340/PG:271	PB:100/PG:75	
FIELD WORK DATE AUG 26, 2022	PRINTED/SIGNED NOV 11, 2022		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		
SM	COORD #20221352	SURVEY LAND EXPRESS, INC	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0241 TEL 404-292-5747
DWG #20221352-SITE PLAN	LAND SURVEYING SERVICES		IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE FACTS AND DATA SUBMITTED TO ME FOR THIS PROJECT WITH THE MANUAL STANDARDS AND REQUIREMENTS OF LAW.