

DATE: MARCH 5, 2024

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Helen Owens, Zoning Administrator, City of Sandy Springs
FROM: Mike Alexander, COO, Atlanta Regional Commission

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: 6270 River Overlook Drive
MRPA Code: RC-23-04SS

Description: A regional MRPA review of a proposal to construct an enclosed addition, screen porch, and concrete pad to an existing home on a .68 acre site wholly within the Chattahoochee River Corridor at 6270 River Overlook Drive in the City of Sandy Springs. The total disturbed area of 18,301 SF and impervious area of 11,554 SF are within allowed limits.

Preliminary Finding: ARC staff have initiated a review of an 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.

Submitting Local Government: City of Sandy Springs
Date Opened: March 5, 2024 **Deadline for Comments:** March 15, 2024
Earliest the Regional Review can be Completed:

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF ATLANTA

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
HISTORIC RIVERLINE

CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

Please submit comments to dshockey@atlantaregional.org. For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If no comments are received by March 15, 2024, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website at <http://www.atlantaregional.org/land-use/planreviews>.

Review materials are attached.

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: SANDY SPRINGS
2. Owner(s) of Record of Property to be Reviewed:
Name(s): WAYNE & DENISE GRATIGNY
Mailing Address: 6270 RIVER OVERLOOK DR
City: SANDY SPRINGS State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 706-271-5259 Fax: _____
Other Numbers: 678-595-2215
3. Applicant(s) or Applicant's Agent(s):
Name(s): SAME AS ABOVE
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: RESIDENTIAL RIVERSIDE - ADDING 7' OFF BACK
Description of Proposed Use: _____

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: _____
LAND LOT 171, 17th DISTRICT FULTON COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Size of Development (Use as Applicable):
Acres: Inside Corridor: .68
Outside Corridor: _____
Total: _____
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 _____

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. (Maximums Shown In Parentheses)
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A _____ (90) _____ (75) _____

B _____ (80) _____ (60) _____

C 20,177 SF 14,124 SF 9,080 SF (70) 70% (45) 45%

D 6,564 SF 3282 SF 2,145 SF * (50) 50% (30) 32.7%*

E 2,983 SF 895 SF 329 SF * (30) 30% (15) 11%*

F _____ (10) _____ (2) _____

Total: _____ N/A N/A

* INCLUDES A TRANSFER OF 118 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1 SF - TO 1.5 SF (118 X 1.5 = 177 SF) AS PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

AK PAGE 2 - JMG - ARC
2/27/2024

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.

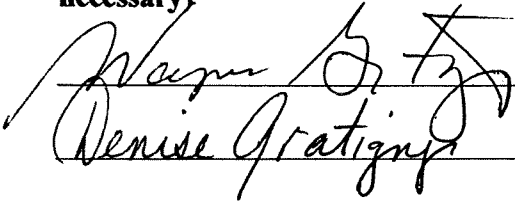
____ Land-disturbance plan.

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)



12-14-23

Signature(s) of Owner(s) of Record

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)

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

12/15/2023

Signature of Chief Elected Official or Official's Designee

Date

SITE NOTES:

1. THE SITE CONTAINS: 0.68 ACRES / 29,724 SF
TOTAL DISTURBED ACREAGE: 0.02 ACRES
- STREET ADDRESS: 6270 RIVER OVERLOOK DRIVE NW, SANDY SPRINGS, GA 30328
- ZONING: RD-27 (RESIDENTIAL DETACHED)
MINIMUM LOT AREA:
 - SINGLE DETACHED = 27,000 SF MIN
 - ALL OTHER ALLOWED USES = 10,000 SF MIN
- WIDTH:
 - SINGLE DETACHED = 120 FT MIN
 - ALL OTHER ALLOWED USES = 100 FT MIN
- COVERAGE:
 - LOT COVERAGE = 30% MAX
 - CANOPY COVERAGE
 - RESIDENTIAL = 30% MIN
 - ALL OTHER USES = 40% MIN
- BUILDING SETBACK:
 - PRIMARY STREET = 60 FT MIN
 - SIDE STREET = 30 FT MIN
 - SIDE: COMMON LOT LINE = 15 FT MIN
 - REAR: COMMON LOT LINE = 40 FT MIN
- BUILDING HEIGHT: = 3 STORIES/40 FT MAX
- PARKING REQUIRED: = 2 PER PRINCIPAL DWELLING UNIT
2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY FOOTHILLS LAND SURVEYING INC., DATED 06-15-23
3. THIS SITE IS NOT LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0141F DATED SEPTEMBER 18, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.
4. THE HOUSE FOOTPRINT IS PROPOSED AND REPRESENTS THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
5. THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER, AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.
6. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.
7. THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN. ANY FUTURE RETAINING WALL DESIGN TO BE SUBMITTED BY STRUCTURAL ENGINEER.
8. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.
9. IF THE RESIDENCE IS CONSTRUCTED CLOSER THAN 20 FEET TO ANOTHER RESIDENTIAL STRUCTURE OR OTHER OUTBUILDING LARGER THAN 300 SF, AUTOMATIC SPRINKLERS SHALL BE REQUIRED IN THE KITCHEN AND FUEL FIRED EQUIPMENT ROOM PURSUANT TO THE CITY OF SANDY SPRINGS FIRE ORDANCE 2006-11-86: CHAPTER 15 HEALTH AND PUBLIC SAFETY, EFFECTIVE NOVEMBER 8, 2006.
10. OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT 10. BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.
11. 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.
12. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS. THE HOUSE ONSITE IS EXISTING AND WAS CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, WOOD.
13. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
14. 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.
15. EROSION AND SEDIMENT CONTROL MEASURES SHALL 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.
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

UTILITY AND OTHER STRUCTURES REQUIREMENTS:

1. PROVIDE LOCATION OF EXISTING SANITARY SEWER LATERAL AND NOTE THAT IT IS TO BE RE-USED. IF A CLEANOUT DOES NOT EXIST IN ACCORDANCE WITH FULTON COUNTY STANDARD DRAWING NUMBER 711, SHOW ON PLAN WHERE ONE IS REQUIRED.
SEE SHEET C-1
2. PROVIDE SANITARY SEWER LINE FROM CLEANOUT TO HOUSE.
SEE SHEET C-1
3. PROVIDE LOCATION OF EXISTING WATER METER AND NOTE THAT IT IS TO BE RE-USED.
SEE SHEET C-1
4. PROVIDE WATER LINE FROM CLEANOUT TO HOUSE.
SEE SHEET C-1
5. IF A POOL IS PROPOSED, THE LOCATION OF THE POOL MUST BE SHOWN ON THE PLAN. PROVIDE DIMENSIONS RELATING THE POOL TO THE HOUSE, OTHER STRUCTURES, AND THE PROPERTY LINES. (NOTE: A POOL PERMIT WILL BE REQUIRED PRIOR TO SFSP APPROVAL. SEE POOL PERMIT CHECKLIST.).
N/A
6. IF INSTALLATION OF A SEPTIC SYSTEM IS PROPOSED OR REQUIRED (INCLUDING REPLACEMENTS), THE LOCATION OF THE SYSTEM MUST BE SHOWN ON THE PLAN EXACTLY THE SAME AS THE APPROVED PLANS BY THE FULTON COUNTY HEALTH DEPARTMENT. PROVIDE DIMENSIONS RELATING THE SEPTIC TANK, FIELD LINES, DOSING TANKS (IF APPLICABLE), ETC. TO THE HOUSE, OTHER STRUCTURES AND THE PROPERTY LINES.
N/A
7. HEIGHTS OF ALL RETAINING WALLS WITH SPOT ELEVATIONS ALONG WALL AT TOP AND BOTTOM. WALL HEIGHTS BETWEEN 4 AND 6 FEET WILL REQUIRE AN EXECUTED OWNER CERTIFICATION / INDEMNIFICATION FOR RETAINING WALLS. FOR WALL HEIGHTS 6 FEET AND OVER, PLANS MUST BEAR A STATE OF GEORGIA PROFESSIONAL ENGINEER SEAL SIGNED AND DATED, AND AN EXECUTED ENGINEER CERTIFICATION / INDEMNIFICATION FOR RETAINING WALLS.
N/A
8. IF A FENCE IS PROPOSED, THE LOCATION OF THE FENCE MUST BE SHOWN ON THE PLAN. PROVIDE DIMENSIONS RELATING THE FENCE TO THE HOUSE, OTHER STRUCTURES, AND THE PROPERTY LINES. (NOTE: A FENCE PERMIT MAY BE REQUIRED PRIOR TO SFSP APPROVAL).
N/A

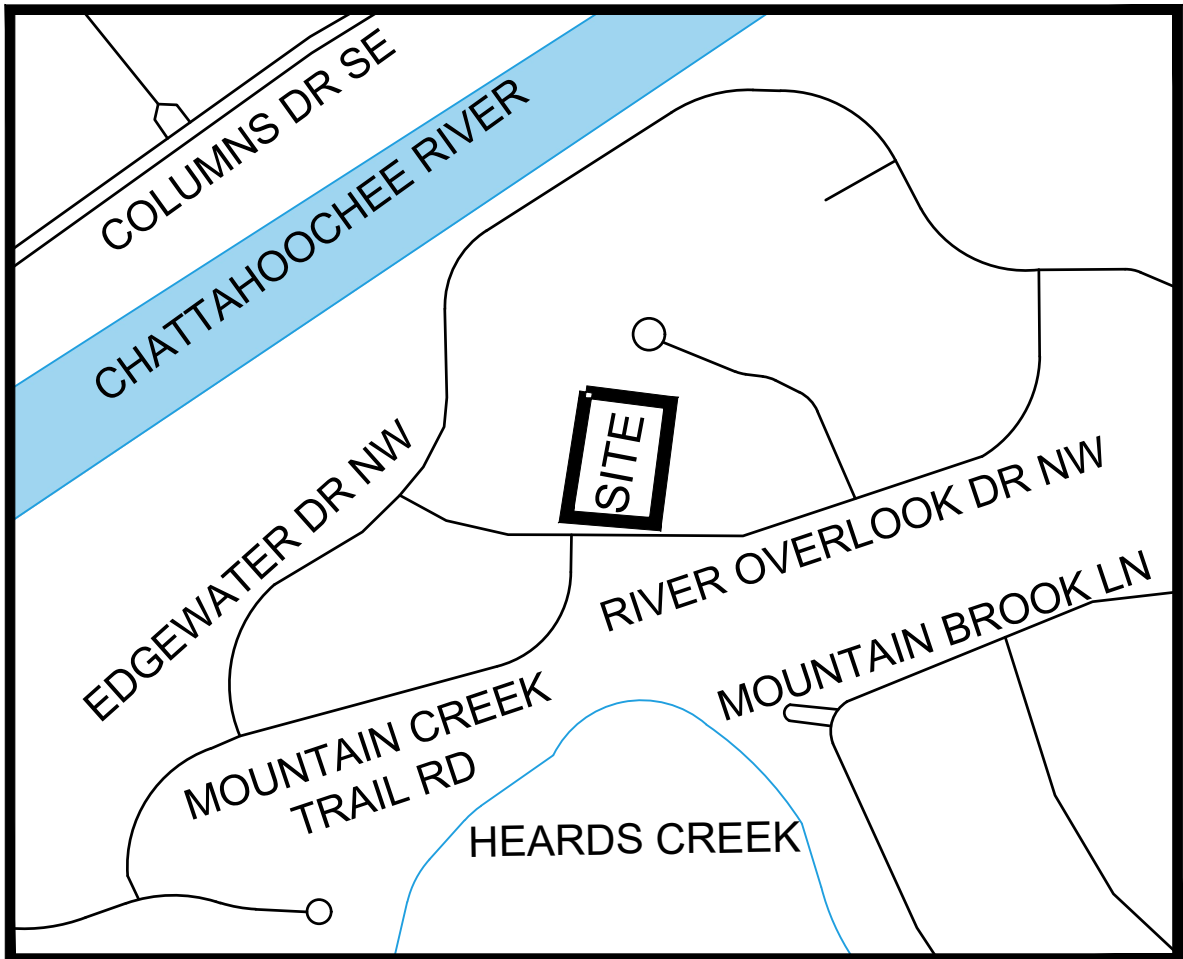
TREE REQUIREMENTS:

SEE EX TREE LOCATIONS IN RELATION TO DISTURBED AREA ON SHEET C-3.

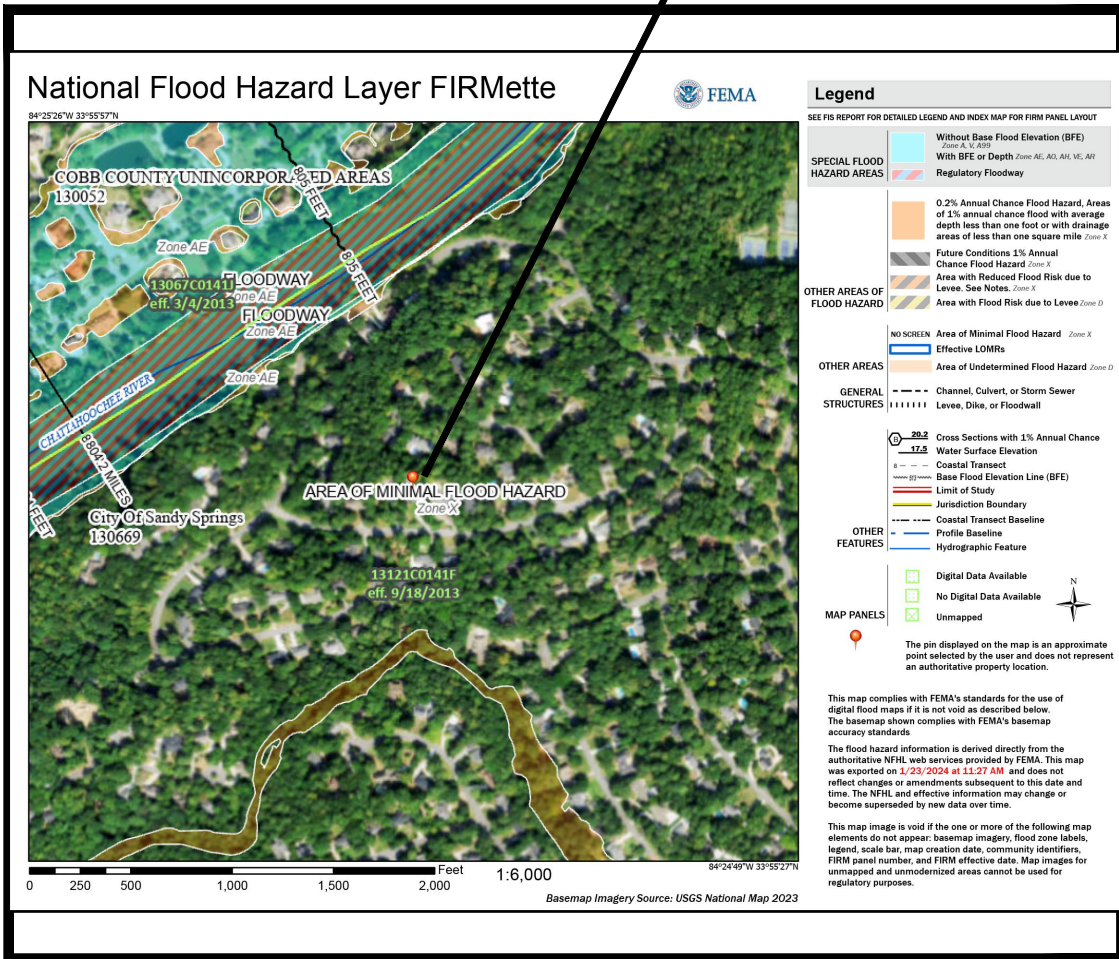
24 HOUR EMERGENCY CONTACT: BRANT GOODMAN 678-427-8466

CITY OF SANDY SPRINGS CONSTRUCTION DOCUMENTS FOR:

6270 RIVER OVERLOOK DRIVE NW
LAND LOT 171 DISTRICT 17
CITY OF SANDY SPRINGS,
FULTON COUNTY, GEORGIA



LOCATION MAP
N.T.S.



FEMA MAP
N.T.S.

STORMWATER REQUIREMENTS:

1. ARC APPROVAL, IF REQUIRED. N/A
2. LOCATION OF ANY CITY OF SANDY SPRINGS TRIBUTARY BUFFERS, OR STATE WATER BUFFERS, IF APPLICABLE.
N/A
3. IF LAND DISTURBANCE IS 1,000 SQUARE FEET OR GREATER, PROVIDE STORMWATER MANAGEMENT FACILITIES THAT WILL PROVIDE STORMWATER STORAGE FOR 1.2 INCHES OF RUNOFF FROM ALL IMPERVIOUS SURFACES WITHIN THE SITE. CONFIGURE FACILITY SO THAT THE DESIGNED DISCHARGE DURATION OF THE WQV EXCEEDS 24 HOURS. VOIDS WITHIN STONE INFILTRATION TRENCHES OR SIMILAR SHALL BE CONSIDERED TO BE 40% OF STONE VOLUME. SHOW ON SITE PLAN THE LAYOUT AND DETAILS OF THE STORMWATER MANAGEMENT FACILITIES. PROVIDE SUPPORTING CALCULATIONS.
N/A
4. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
N/A
5. PROVIDE CALCULATIONS FOR WATER QUALITY.
N/A
6. PROVIDE TEST DATA TO INSURE THAT THE SOIL UNDERNEATH ALL WATER QUALITY DEVICES USING INFILTRATION HAS A MINIMUM 0.5 INCHES PER HOUR INFILTRATION RATE.
N/A
7. INFILTRATION TYPE BMPS SHOULD BE A MINIMUM OF 10 FEET AWAY FROM PROPERTY LINES AND/OR FOUNDATIONS AND A MINIMUM OF 20 FEET AWAY FROM SEPTIC SYSTEMS, SUBJECT TO FULTON COUNTY HEALTH DEPARTMENT APPROVAL.
N/A
8. THE MODIFIED TAFT METHOD IS NOT ACCEPTABLE TO DETERMINE INFILTRATION RATES. A PERCOLATION TEST MAY BE USED TO OBTAIN INFILTRATION RATES PROVIDED IT IS PERFORMED USING THE "PORCHET METHOD".
N/A
9. PROVIDE A GPS (GEORGIA STATE PLANE ZONE WEST) COORDINATE FOR EACH WATER QUALITY BMP ON THE SITE PLAN.
N/A

CONSTRUCTION NARRATIVE:

THE PROPOSED PLAN CALLS FOR THE CONSTRUCTION OF A NEW ADDITION TO EXISTING HOUSE AND A SCREENED COVERED PORCH, CONFORMING TO ZONING RD-27. ALL BMP'S ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

CITY OF SANDY SPRINGS NOTES:

1. THIS SITE IS APPROXIMATELY 741 FT FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS INSIDE THE 2000 FT CORRIDOR.
2. THIS PROPERTY IS NOT LOCATED IN ANY OVERLAY DISTRICT
3. THERE IS AN EXISTING STRUCTURE ON SITE THAT WILL BE DEMOLISHED (NOTE – DEMOLITION PERMITTED UNDER SEPARATE PERMIT).
4. BUILDING HEIGHT SHALL NOT EXCEED 3 STORIES/40 FT
5. NEW WALL HEIGHTS BETWEEN 4 AND 6 FT WILL REQUIRE A WALL INDEMNIFICATION AGREEMENT FROM THE OWNER/BUILDER OR PLANS BEARING A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION ON THE STATE OF GEORGIA. FOR WALL HEIGHTS 6 FT AND OVER, RETAINING WALL DESIGN REQUIRED, PLANS MUST BEAR A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION IN GEORGIA, BY OTHERS.
6. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
TOTAL SITE AREA = 0.68 ACRES TOTAL
PROPOSED IMPERVIOUS AREA = 0.01 ACRES
7. ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (I.E. THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.

PLAN REQUIREMENTS:

1. MAXIMUM SHEET SIZE SHALL BE 36" x 48" (24' x 36' PREFERRED) (ALL LETTERING SHALL BE READABLE).
2. PROJECT NAME AND ADDRESS, SUBDIVISION NAME AND LOT NUMBER (IF APPLICABLE), LAND LOT, DISTRICT, AND ZONING.
6270 RIVER OVERLOOK DRIVE, SANDY SPRINGS, GA 30328, LAND LOT 171, 17TH DISTRICT, ZONING RD-27
3. OWNER'S NAME AND COMPLETE ADDRESS INCLUDING ZIP CODE.
BELMONT WAYNE AND DENISE GRATIGNY, 6270 RIVER OVERLOOK DRIVE, SANDY SPRINGS, GA 30328
4. NAME, TELEPHONE NUMBER, AND GSWCC LEVEL 1A CERTIFICATION NUMBER OF A 24-HOUR CONTACT.
BRANT GOODMAN 678-427-8466
5. DESIGN FIRM NAME/ADDRESS/PHONE, POINT OF CONTACT AND CONTACT PHONE NUMBER.
CRESCENT VIEW ENGINEERING, 211 FRASIER STREET S.E., MARIETTA, GA 30060, 678-324-8410
6. NORTH ARROW, SITE ACREAGE, AND SCALE OF DRAWING (1"=10 to 1"=50').
NORTH ARROW SHOWN ON THIS PAGE, SITE ACREAGE IS 0.68 ACRES, SCALE IS 1" = 20'
7. BOUNDARY INFORMATION INCLUDING BEARINGS AND DISTANCES ALONG ALL PROPERTY LINES AND A LOCATION SKETCH.
PROVIDE SOURCE.
SHOWN ON SURVEY PER SURVEYOR
8. STREET NAME.
RIVER OVERLOOK DRIVE
9. LOT BUILDING SETBACK LINES (PER SANDY SPRINGS ZONING ORDINANCE) LABELED WITH DIMENSIONS TO LOT LINES.
ALL SETBACKS ARE SHOWN ON THIS PLAN PER SANDY SPRINGS RD-27 ZONING
10. NAMES OF ADJOINER'S AND RESPECTIVE ZONINGS.
NAMES OF THE ADJOINERS ALONG WITH RESPECTIVE ZONING IS SHOWN ON SHEET C-1 OF THESE PLANS.
11. LOCATIONS OF ALL EXISTING STRUCTURES (INCLUDING HOUSES, BARNs, SHEDS, LANDSCAPE AND RETAINING WALLS, SANITARY AND STORM DRAINAGE LINES AND STRUCTURES, WATER LINES, NEAREST FIRE HYDRANT, DETENTION PONDS AND STRUCTURES, SEPTIC TANKS AND LINES, POOLS, FENCES, ETC.) WITH DISTANCES TO LOT LINES FOR ALL ABOVE GROUND STRUCTURES.
ALL EXISTING DISTANCES ARE SHOWN ON THE SURVEY (S-1) AND ALL PROPOSED DISTANCES ARE SHOWN ON C-1
12. PROVIDE EXISTING TOPOGRAPHY INCLUDING APPROPRIATE TREES, ALL EXISTING PIPES WITH THEIR APPROPRIATE EASEMENTS. PROVIDE SOURCE.
EXISTING TOPOGRAPHY AND ALL TREES SHOWN ON SURVEY (S-1). ALL KNOWN PIPES ARE SHOWN ON PLAN C-1.
13. LOCATIONS OF ALL PROPOSED STRUCTURES (INCLUDING HOUSES, WALLS, SANITARY, AND STORM DRAINAGE LINES AND STRUCTURES, SEPTIC TANKS AND LINES, POOLS, FENCES, ETC.). SIZE AND TYPE OF CONSTRUCTION SHOULD BE CALLED OUT ON THE PLAN WITH DISTANCES TO LOT LINES FOR ALL ABOVE GROUND STRUCTURES.
ALL PROPOSED DRAWING STRUCTURES ARE SHOWN ON SHEET C-1
14. HEIGHT OF PROPOSED BUILDINGS AND SQUARE FOOTAGE OF EXISTING AND PROPOSED DWELLING (THE DWELLING MUST MEET THE MINIMUM REQUIREMENTS FOR THE PARCEL'S ZONING DISTRICT).
SEE SHEET C-1
15. LOCATION OF ZONING BUFFERS, ACCESS EASEMENTS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, ETC.
APPLICABLE EXISTING AND PROPOSED EASEMENTS AND BUFFERS SHOWN ON SHEET C-1 RESPECTIVELY.
16. LOCATION OF DRIVEWAY (EXISTING AND PROPOSED) AND THE PROPOSED CONSTRUCTION ENTRANCE. DIMENSION FROM ANY IMPROVEMENTS OR THE PROPERTY CORNER. PROPOSED DRIVEWAY APRON(S) MUST BE A MINIMUM OF 10 FEET FROM A CATCH BASIN FIRE HYDRANT, AND THE LOT LINE. DRIVEWAY APRON(S) MUST ALSO BE A MINIMUM OF 25 FEET FROM THE RADIUS RETURN ON CORNER LOTS.
EXISTING DRIVEWAY TO REMAIN SHOWN ON SHEET C-1.
17. FLOOD PLAIN NOTE AND FLOOD INSURANCE RATE MAP (F.I.R.M) PANEL NUMBER AND EFFECTIVE DATE.
THIS SITE IS NOT LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0141 F DATED SEPTEMBER 18, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.

IF PROPERTY IS LOCATED IN A FLOOD ZONE AS DETERMINED BY FEMA, A CERTIFICATE OF ELEVATION WILL BE REQUIRED.

PLAN MUST STATE EXISTING AND MINIMUM PROPOSED FINISHED FLOOR ELEVATIONS FOR THE MAIN FLOOR, BASEMENT, AND GARAGE. ELEVATIONS MUST BE AT LEAST 3 FEET ABOVE THE 100-YEAR ELEVATION. THE HOUSE MUST BE AT LEAST 10 FEET (HORIZONTALLY) AWAY FROM THE 100-YEAR LIMIT.

18. PROVIDE A COMPLETE GRADING PLAN SHOWING PROPOSED CONTOURS, PIPES, RETAINING WALLS, ETC.
SEE SHEET C-1 FOR ALL PROPOSED GRADING AND STRUCTURES.
19. IF THE SITE INCLUDES A STORMWATER DETENTION POND OR A NORMALLY WET POND OR LAKE, SUBMITTAL OF A CERTIFICATE OF ELEVATION WILL BE REQUIRED.
N/A
20. RETAINING WALLS OVER FOUR FEET IN HEIGHT REQUIRE A SEPARATE RETAINING WALL PERMIT IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS SECTION 103-27(D) AND SECTION 103-107.
N/A
21. DRIVEWAY ENTRANCE TO BE IN ACCORDANCE WITH FULTON COUNTY STANDARD DETAIL 304.
N/A
22. IF THIS PROPERTY IS IN THE CITY OF SANDY SPRINGS' SIDEWALK NETWORK, PROVIDE A FIVE FOOT SIDEWALK WITH A TWO FOOT GROSS STRIP BETWEEN SIDEWALK AND CURB. PROVIDE CURB AND GUTTER IF NONE EXISTS, OR IF THE EXISTING CURB HEIGHT IF LESS THAN FIVE INCHES.
N/A
23. TWO DRIVEWAY ENTRANCES ARE ALLOWED ONLY ON SINGLE FAMILY RESIDENTIAL LOTS THAT FRONT ON LOCAL STREETS. THE DRIVEWAYS WILL REQUIRE SIGHT DISTANCE CERTIFICATION IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS SECTION 103-77(F).
N/A

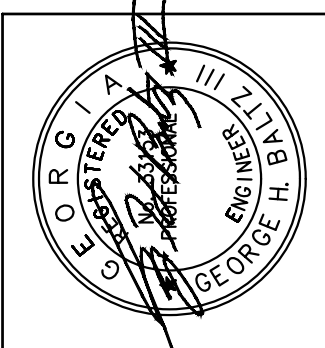
SHEET LIST	
SHEET NO.	SHEET TITLE
CV	COVER
S-1	SURVEY
D-1	DEMOLITION PLAN
C-1	SITE PLAN
C-2	ES&PC PLAN
C-3	TREE PLAN
C-4	CONSTRUCTION DETAILS

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Fraser Street
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For:
GOODMAN DESIGNS
1877 ARDMORE RD NW
Atlanta, GA 30329
678-427-8466
BRANT@GOODMANDESIGNS.U

COVER SHEET

DATE	AS SHOWN	DRAWN	AHG	CHECKED	GHB
02-21-24					



Site Plan For:
6270 RIVER OVERLOOK DRIVE
Land Lot 171, 17th District
City of Sandy Springs, Fulton County, Georgia

CVE PI # 24-046

SHEET NO.

CV

"I CERTIFY UNDER THE 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"

CERTIFIED BY 

02-21-24
DATE

RESERVED FOR THE CLERK OF COURTS

LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Crimped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- ♂ PP - Power Pole
- ⌵ LP - Light Pole
- ⊕ PED - Utility Pedestal
- ⌵ FH - Fire Hydrant
- WM - Water Meter
- ⌵ WV - Water Valve
- GM - Gas Meter
- SMH - Sewer Manhole
- ⌵ CB - Catch Basin
- DI - Drop Inlet
- C/O - Cleanout
- ⊠ PBX - Power Box
- Deciduous Tree
- Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- R/W - Right of Way
- N-F - Now or Formerly
- DB, PG - Deed Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning
- P - Plat
- D - Deed
- M - Measured

ZONING STATEMENT

Any graphic depiction of setback lines and other matters of zoning classification are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or businesses on the subject property.

Subject Property Currently Zoned RD-27

Building Setbacks:

Front - 60 feet

Side - 15 feet

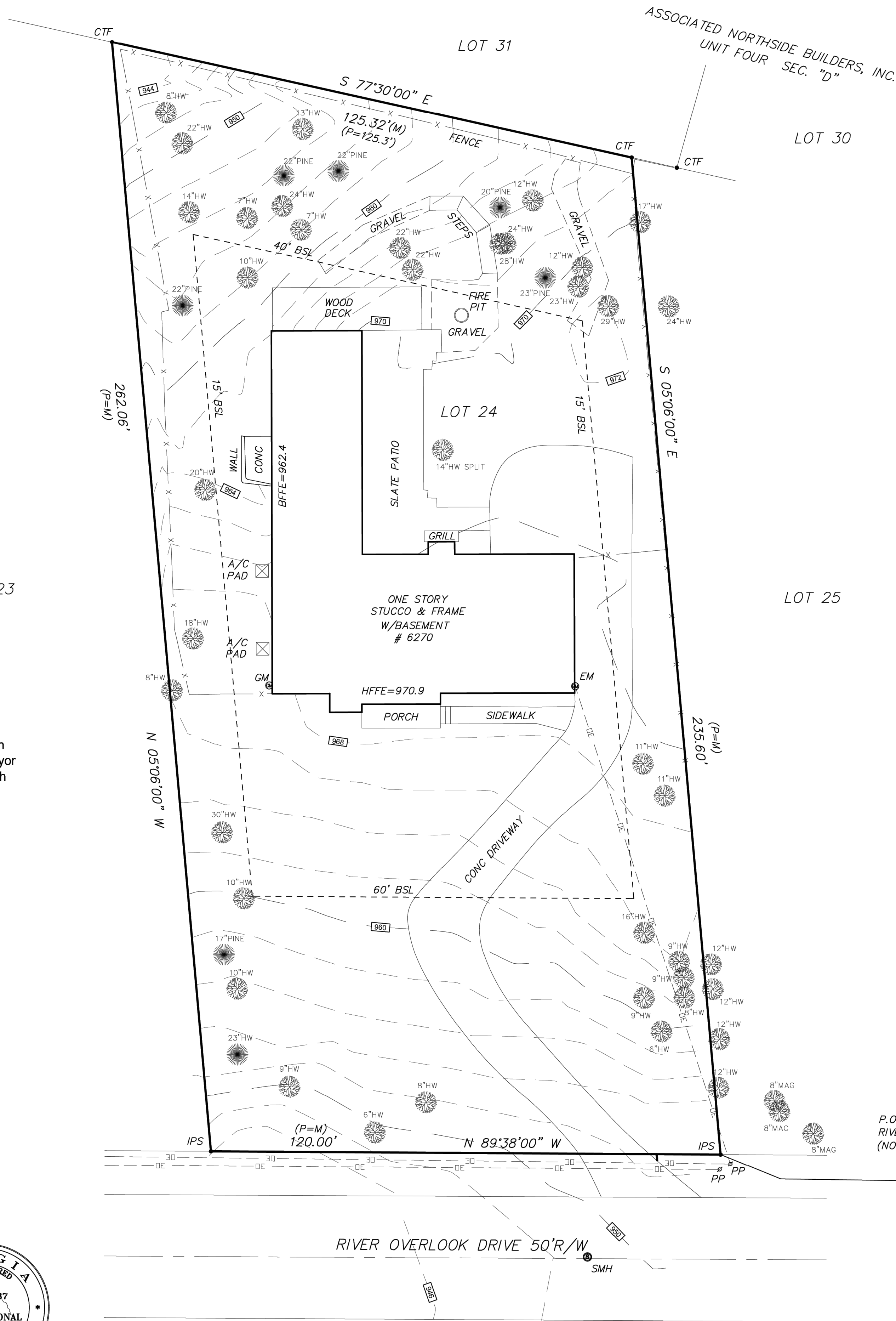
Rear - 40 feet



SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

John C. Groves, Jr.
John C. Groves, Jr. RLS 3237



SURVEYOR'S NOTES:

- The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- This plat has been calculated for closure and has a mathematical error of 1: 300,000+.
- Field angles and measurements acquired for the production of this plat were obtained on 06/07/23 using a Leica TCPR 1203 Total Station.
- This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
- No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

LOT COVERAGE CALCULTIONS:

HOUSE = 3,551 S.F.
PORCH W/STEPS = 114 S.F.
SIDEWALK = 121 S.F.
DRIVEWAY = 3,020 S.F.
GRILL = 21 S.F.
STATE PATIO = 895 S.F.
WOOD DECK = 359 S.F.
FIRE PIT WALL = 2 S.F.
GRAVELS = 550 S.F.
STEPS = 87 S.F.
A/C PADS = 18 S.F.
WALL = 14 S.F.
CONC PAD = 67 S.F.
TOTAL = 8,819 S.F. (29.67%)

AREA
29,724 SQ.FT.
0.68 ACRES

P.O.B. 510.0' (P) TO
RIVER OVERLOOK COURT
(NO MONUMENT FOUND)



3380 TRICKUM ROAD
BUILDING 300
WOODSTOCK, GA 30188
(678) 533-8637
www.foothillslandsurveying.com
GA LSF #1152

BOUNDARY SURVEY PREPARED FOR
BELMONT WAYNE GRATIGNY
DENISE GRATIGNY
ASSOCIATED NORTHSIDE BUILDER
UNIT FOUR SECTION D
LOT 24 BLOCK "K"
LOCATED IN LAND LOT 171
17TH DISTRICT
FULTON COUNTY, GEORGIA
CITY OF SANDY SPRINGS

DATE: 06/15/23
SCALE: 1"=20'
DRAWING: 23-235
COORD:
REVISIONS:
DB. 56522, PG. 415
PB. 88, PG. 57
SHEET #: 1 of 1

DEMOLITION NOTES:

1. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
2. CONTRACTOR SHALL IMMEDIATELY CONTACT OWNERS REPRESENTATIVE AND ENGINEER IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.
3. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY STATED BY OWNER.
4. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND COUNTY STANDARDS.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. CONTRACTOR SHALL MAINTAIN THESE TRAFFIC CONTROL AND SAFETY METHODS THROUGHOUT CONSTRUCTION OF THIS PROJECT.
6. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
7. FOR ALL ITEMS NOTED TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
8. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS AND INSTRUCTIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
9. DEMOLITION AND SITE PLANS HAVE BEEN PREPARED TO IDENTIFY MAJOR DEMOLITION ITEMS. CONTRACTOR TO PERFORM SITE VISIT PRIOR TO PRICING TO IDENTIFY ALL DEMOLITION ITEMS AS WELL AS IDENTIFYING ITEMS TO SALVAGE FOR OWNER.
10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES & ITEMS TO REMAIN.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION ACTIVITIES DAMAGE TO EXISTING STRUCTURE DURING CONSTRUCTION.
12. CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER REPRESENTATIVE ALL PHASES OF CONSTRUCTION AND UTILITY CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.

AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 770-730-5650 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND CONTACT PER PORTAL WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION OR DEMOLITION

GENERAL DEMOLITION SCOPE:

BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE OWNER BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.

- 1 REMOVE EXISTING WALL
- 2 REMOVE EXISTING CONCRETE PAD
- 3 REMOVE PORTION OF EXISTING DECK

REMOVAL OF DEBRIS OR ITEMS OUTSIDE OF LIMITS OF DISTURBANCE TO BE REMOVED BY HAND OR HAND MACHINERY.
REMOVAL WORK IN AREA OF CRITICAL ROOT ZONE OF EXISTING TREES TO BE DONE BY HAND OR HAND MACHINERY

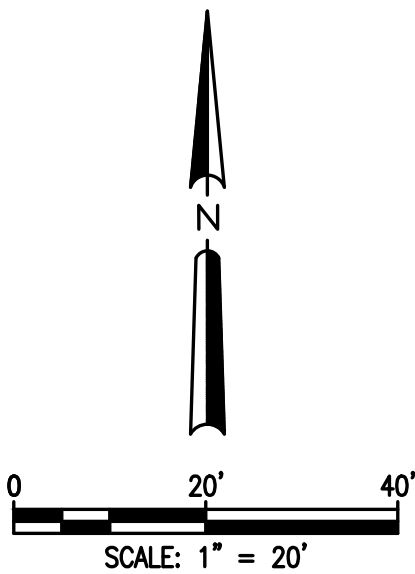
PRE-CONSTRUCTION LOT COVERAGE:

EXISTING IMPERVIOUS AREA	SF
EX. HOUSE	3,551
EX. DRIVEWAY	3,020
EX. PORCH	104
EX. SIDEWALK	121
EX. PATIO	916
EX. WOOD DECK	357
EX. WALL	14
EX. GRAVEL	612
EX. STEPS	97
TOTAL EXISTING IMPERVIOUS AREA	8,792
LOT COVERAGE %	29.58%

24 HOUR EMERGENCY CONTACT: BRANT GOODMAN 678-427-8466



NO TREES REMOVED OR DESTROYED
AS A PART OF DEMOLITION

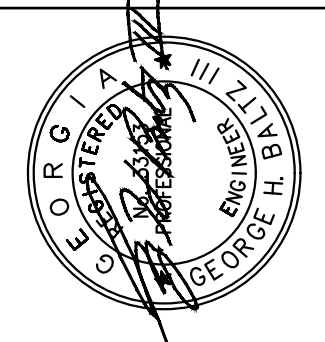


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**CRESCENT VIEW
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Prepared For:
GOODMAN DESIGNS
1877 ARDMORE RD NW
Atlanta, GA 30309
678-427-8466
BRANT@GOODMANDSIGN.US

DEMOLITION PLAN

DATE	02-21-24	REVISIONS
SCALE	AS SHOWN	
DRAWN	AHG	
CHECKED	GHB	



Site Plan For:
6270 RIVER OVERLOOK DRIVE
Land Lot 171, 17th District
City of Sandy Springs, Fulton County, Georgia

CVE PI # 24-046

SHEET NO.
D-1

1. THE SITE CONTAINS: 0.68 ACRES / 29,724 SF
TOTAL DISTURBED ACREAGE: 0.02 ACRES

ZONING: RD-27 (RESIDENTIAL DETACHED)
MINIMUM LOT AREA:
• SINGLE DETACHED = 27,000 SF MIN
• ALL OTHER ALLOWED USES = 10,000 S

WIDTH:

- SINGLE DETACHED = 120 FT MIN
- ALL OTHER ALLOWED USES = 100 FT MIN

COVERAGE:

- LOT COVERAGE = 30% MAX
- CANOPY COVERAGE
 - RESIDENTIAL = 30% MIN
 - ALL OTHER USES = 40% MIN

BUILDING SETBACK:

- PRIMARY STREET = 60 FT MIN
- SIDE STREET = 30 FT MIN
- SIDE: COMMON LOT LINE = 15 FT MIN
- REAR: COMMON LOT LINE = 40 FT MIN

BUILDING HEIGHT: = 3 STORIES/40 FT MAX

PARKING REQUIRED: = 2 PER PRINCIPAL DWELLING UNIT

0. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY FOOHILLS LAND SURVEYING INC., DATED 06-15-23
3. THIS SITE IS NOT LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C014IF DATED SEPTEMBER 18, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.
4. THE HOUSE FOOTPRINT IS PROPOSED AND REPRESENTS THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
5. THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER, AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.
7. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.
7. THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN. ANY FUTURE RETAINING WALL DESIGN TO BE SUBMITTED BY STRUCTURAL ENGINEER.
8. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.
9. IF THE RESIDENCE IS CONSTRUCTED CLOSER THAN 20 FEET TO ANOTHER RESIDENTIAL STRUCTURE OR OTHER OUTBUILDING LARGER THAN 300 SF, AUTOMATIC SPRINKLERS SHALL BE REQUIRED IN THE KITCHEN AND FUEL FIRED EQUIPMENT ROOM PURSUANT TO THE CITY OF SANDY SPRINGS FIRE ORDINANCE 2006-11-86: CHAPTER 15 HEALTH AND PUBLIC SAFETY, EFFECTIVE NOVEMBER 8, 2006.
10. OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT 10. BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.
11. 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.
12. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS. THE HOUSE ONSITE IS EXISTING AND WAS CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, WOOD.
13. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
14. 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.
15. EROSION AND SEDIMENT CONTROL MEASURES SHALL 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.
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

1. THIS SITE IS APPROXIMATELY 741 FT FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS INSIDE THE 2000 FT CORRIDOR.
2. THIS PROPERTY IS NOT LOCATED IN ANY OVERLAY DISTRICT
3. THERE IS AN EXISTING STRUCTURE ON SITE THAT WILL BE DEMOLISHED (NOTE – DEMOLITION PERMITTED UNDER SEPARATE PERMIT).
4. BUILDING HEIGHT SHALL NOT EXCEED 3 STORIES/40 FT
5. NEW WALL HEIGHTS BETWEEN 4 AND 6 FT WILL REQUIRE A WALL INDEMNIFICATION AGREEMENT FROM THE OWNER/BUILDER OR PLANS BEARING A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION ON THE STATE OF GEORGIA. FOR WALL HEIGHTS 6 FT AND OVER, RETAINING WALL DESIGN REQUIRED, PLANS MUST BEAR A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION IN GEORGIA, BY OTHERS.
6. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
TOTAL SITE AREA = 0.68 ACRES TOTAL
PROPOSED IMPERVIOUS AREA = 0.01 ACRES
7. ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (I.E. THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.

EXISTING IMPERVIOUS AREAS TO REMAIN	SF
EX. HOUSE	3,551
EX. DRIVEWAY	3,020
EX. PORCH	104
EX. SIDEWALK	121
EX. PATIO	916
EX. WOOD DECK	143
EX. GRAVEL	465
EX. STEPS	97
TOTAL - EXISTING IMPERVIOUS TO REMAIN	8,417
PROPOSED IMPERVIOUS AREA	SF
PROPOSED ADDITION	176
PROPOSED COVERED PORCH	220
PROPOSED WALL	10
PROPOSED PAD	80
TOTAL - PROPOSED IMPERVIOUS AREA	486
TOTAL IMPERVIOUS AREA	8,903
LOT COVERAGE %	29.95%

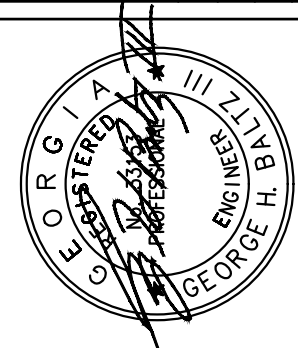
ARC Allocation Table			
Category	C	D	E
Total Area	20,177	6,564	2,983
% Maximum Clearing	70%	50%	30%
Allocated Clearing Area	14,124	3,282	895
% Maximum Impervious	45%	30%	15%
Allocated Impervious Area	9,080	1,969	447
Existing Clearing Area	9,956	2,313	0
Existing Impervious Area	6,784	1,659	0
Proposed Clearing Area	0	872	0
Proposed Impervious Area	0	486	0
Remaining Clearing Area	4,168	97	895
Remaining Impervious Area	9,080	1,483	447

Prepared By:
**CRESCENT VIEW
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Prepared For:
GOODMAN DESIGNS
1877 ARDMORE RD NW
Atlanta, GA 30309
678-427-8466
BRANT@GOODMANDESIGN.US

SITE PLAN

DATE	02-21-24		
SCALE	AS SHOWN		
DRAWN	AHG		
CHECKED	GHR		
			REVISIONS



Site Plan For:
6270 RIVER OVERLOOK DRIVE
Land Lot 171, 17th District
City of Sandy Springs, Fulton County, Georgia

CVE PI #	24-046
----------	--------

SHEET NO.
C-1

- THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS: 24 HOUR EMERGENCY CONTACT: BRANT GOODMAN 678-427-8466
12. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.
13. EROSION CONTROL PRACTICES MUST COMPLY WITH THE MINIMUM BEST MANAGEMENT PRACTICES FOR EROSION CONTROL, AND SHALL COMPLY WITH THE STANDARDS/SPECIFICATIONS IN "THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
14. SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE THIRD THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
15. BUILDER TO VERIFY ALL ELEVATIONS BEFORE ANY CONSTRUCTION.
16. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
17. EROSION AND SEDIMENT CONTROL MEASURES SHALL 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.
18. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWCC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWCC CERTIFIED DESIGNER.
19. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

SILT FENCE PROVIDED = 95 LINEAR FEET OF SILT FENCE
SEDIMENT STORAGE REQUIRED = 1.34 CU YD
SEDIMENT STORAGE PROVIDED = 4.75 CU YD

1. 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.
2. 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 MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A LONGER PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.



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DATE	02-21-24	REVISIONS
SCALE	AS SHOWN	
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Site Plan For:
6270 RIVER OVERLOOK DRIVE
Land Lot 171, 17th District
City of Sandy Springs, Fulton County, Georgia

CVE PI #	24-046
----------	--------

SHEET NO.
C-2

TREE LIST:

TREE #	DBH	TYPE	REMOVE	ONSITE	SETBACK	BOUNDARY TREE (>=10")	PROTECTED TREE	LANDMARK TREE	SETBACK MITIGATION N (>=10")	TREE CRZ	% IMPACT
1	8	HARDWOOD		X						314	0.00%
2	13	HARDWOOD		X						830	0.00%
3	22	HARDWOOD		X			X			2376	0.00%
4	14	HARDWOOD		X						962	0.00%
5	22	PINE		X	X		X			2376	18.94%
6	10	HARDWOOD	X	X						491	28.52%
7	7	HARDWOOD		X						241	0.00%
8	22	PINE		X			X			2376	2.15%
9	24	HARDWOOD		X			X			2827	0.00%
10	7	HARDWOOD		X						241	4.57%
11	22	PINE		X			X			2376	1.56%
12	20	PINE		X			X			1963	0.00%
13	12	HARDWOOD		X						707	0.00%
14	17	HARDWOOD				X				1419	0.00%
15	22	HARDWOOD		X			X			2376	8.08%
16	22	HARDWOOD		X			X			2376	7.74%
17	24	HARDWOOD		X			X			2827	0.00%
18	28	HARDWOOD		X				X		3848	0.00%
19	12	HARDWOOD		X						707	0.00%
20	29	HARDWOOD		X				X		4128	0.00%
21	24	HARDWOOD				X	X			2827	0.00%
22	14	HARDWOOD		X						962	0.00%
23	20	HARDWOOD	X	X	X		X			1963	24.45%
24	18	HARDWOOD		X	X		X			1590	0.00%
25	8	HARDWOOD		X	X					314	0.00%
26	11	HARDWOOD		X	X					594	0.00%
27	11	HARDWOOD		X	X					594	0.00%
28	30	HARDWOOD		X	X			X		4418	0.00%
29	10	HARDWOOD		X	X					491	0.00%
30	17	PINE		X						1419	0.00%
31	10	HARDWOOD		X						491	0.00%
32	16	HARDWOOD		X						1257	0.00%
33	9	HARDWOOD		X						398	0.00%
34	12	HARDWOOD				X				707	0.00%
35	9	HARDWOOD		X						398	0.00%
36	12	HARDWOOD				X				707	0.00%
37	8	HARDWOOD		X						314	0.00%
38	9	HARDWOOD		X						398	0.00%
39	6	HARDWOOD		X						177	0.00%
40	12	HARDWOOD				X				707	0.00%
41	12	HARDWOOD				X				707	0.00%
42	8	MAGNOLIA								314	0.00%
43	8	MAGNOLIA								314	0.00%
44	8	MAGNOLIA								314	0.00%
45	23	HARDWOOD		X			X			2597	0.00%
46	9	HARDWOOD		X						398	0.00%
47	8	HARDWOOD		X						314	0.00%
48	6	HARDWOOD		X						177	0.00%

CITY OF SANDY SPRINGS LANDSCAPE NOTES:

CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770)730-5660 OR THROUGH PORTAL TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

24 HOUR EMERGENCY CONTACT: BRANT GOODMAN 678-427-8466

TREE CALCULATIONS:

CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770)730-5660 TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

1. CANOPY COVERAGE - EXISTING TO REMAIN

NOTE - IF SPECIFIC SPECIES WERE NOT PROVIDED BY SURVEY, THEREFORE THE SMALLER CANOPY COVERAGE FOR TREE TYPE HARDWOOD WAS SELECTED TO PROVIDE A CONSERVATIVE ESTIMATION, WITH EXCEPTION OF LANDMARK TREES, WHICH WERE GIVEN THE 1000 SF CANOPY COVERAGE ESTIMATION.

(4) PINE TREE AT 1,000 SF = 4,000 SF

(7) HARDWOOD TREE AT 1,000 SF = 7,000 SF

(3) LANDMARK HARDWOOD TREE AT 1,250 SF = 3,750 SF

TOTAL = 14,750 SF (TOTAL CANOPY REMAINING)

REQUIRED CANOPY = 35% x LOT AREA = 29,724 x 0.35 = 10,403.4 SF

REQUIREMENT MET THROUGH EXISTING TREES

2. REPLACEMENT/RECOMPENSE - LANDMARK TREES REQUIRED

RECOMPENSE/REPLACEMENT = PER CITY OF SANDY SPRINGS, REQUIRED REPLACEMENT IS 150% CANOPY PER EACH LANDMARK TREE REMOVED

0 LANDMARK TREES TO BE REMOVED

3. RESIDENTIAL FRONT YARD TREES PER SEC. 8.2.3.

PER SECTION 8.2.3, THERE IS TO BE ONE SHADE TREE PLANTED IN THE FRONT YARD PER EVERY 40 FT OF FRONTAGE.

TOTAL FRONTAGE = 120 FT = 3 REQUIRED FRONT YARD TREES

EXISTING FRONT YARD TREES = 14 TREE

REQUIREMENT MET THROUGH EXISTING TREES

4. YARD DISTURBANCE MITIGATION CALCULATION

PER CODE SECTION 9.4.2.G, FOR EACH TREE OF 10 INCHES DBH OR GREATER REMOVED OR DAMAGED BY GRADING IN THE SIDE SETBACK, ONE TREE MUST BE PLANTED.

TOTAL TREES LOST IN SIDE YARD = 1 REMOVED 20 INCHES

REPLACEMENT TREES = 2 QTY

5. TOTAL PROPOSED REPLACEMENT CANOPY (CODE SEC. 9.3.8.D.2)

PROPOSED EXISTING CANOPY TO REMAIN = 14,750 SF

REQUIRED CANOPY = 35% X 29,724 SF = 10,403.4 SF

TOTAL PRE-CONSTRUCTION CANOPY = 15,750 SF

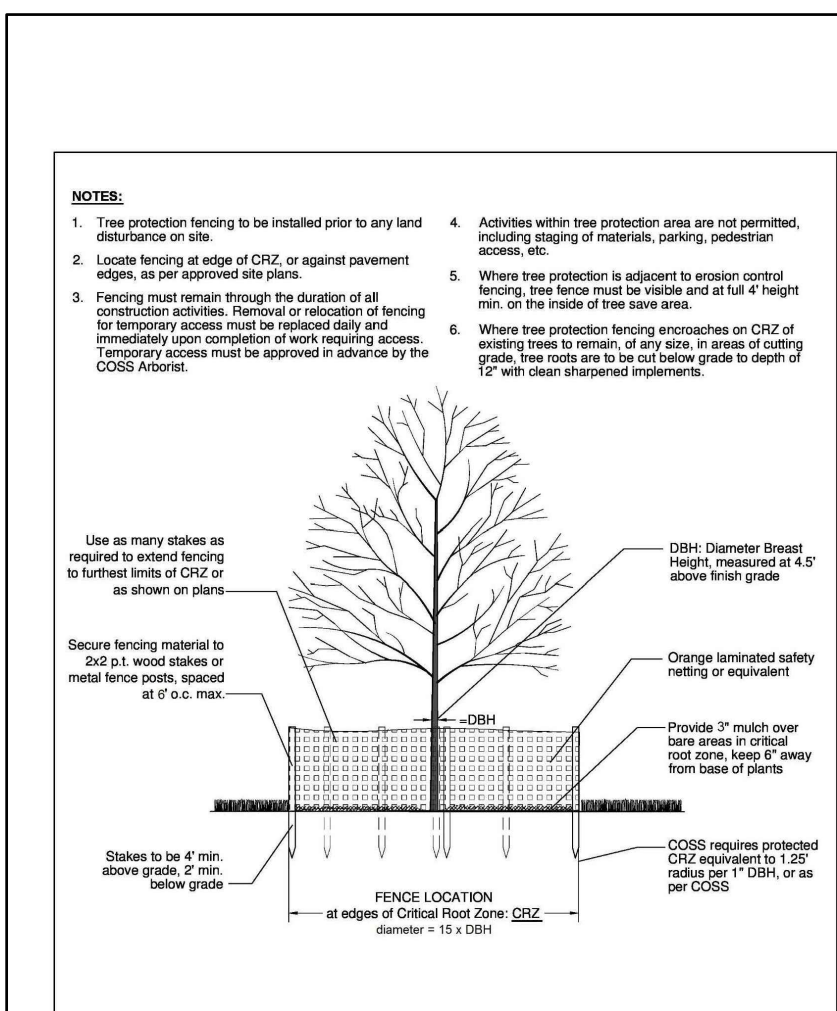
TOTAL POST CONSTRUCTION CANOPY (BEFORE PLANTING) = 14,750 SF

CANOPY REQUIREMENT ASSESSED VALUE OF \$1,200 / 1,000 SF OF CANOPY PER DEFICIENT - CONSTRUCTION DOES NOT CAUSE CANOPY TO DROP BELOW MINIMUM REQUIRED CANOPY.

SIDE SETBACK MITIGATION TREE LEGEND:

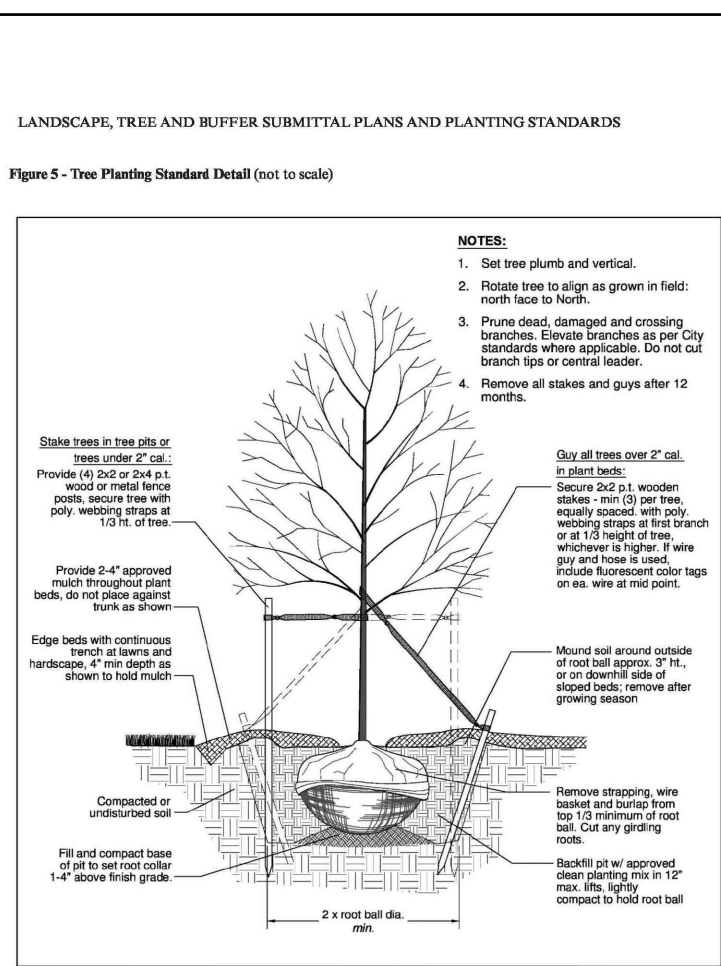


SOUTHERN MAGNOLIA - 2 QTY - 3" CALIPER



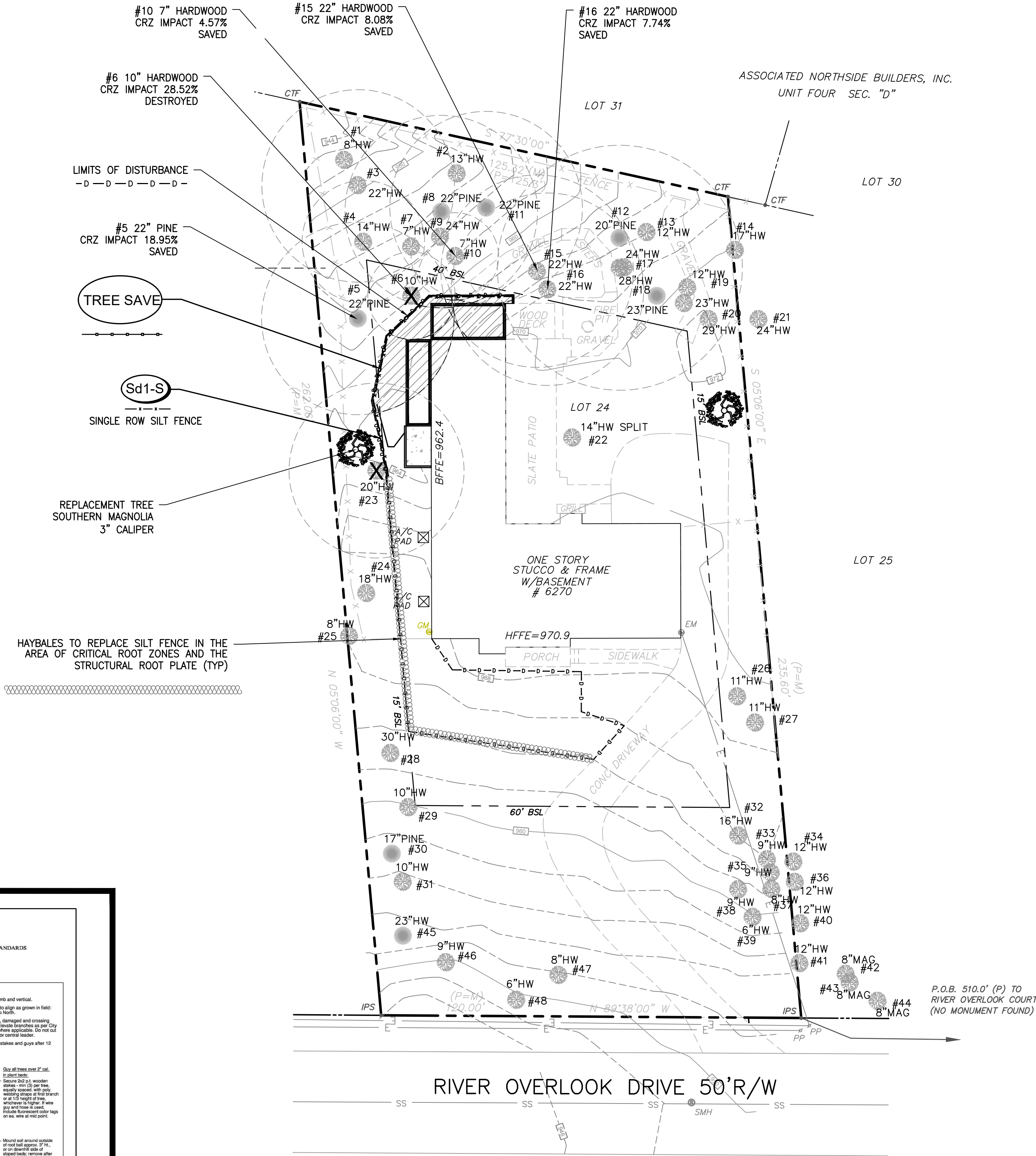
TREE SAVE FENCE DETAIL

NOT TO SCALE

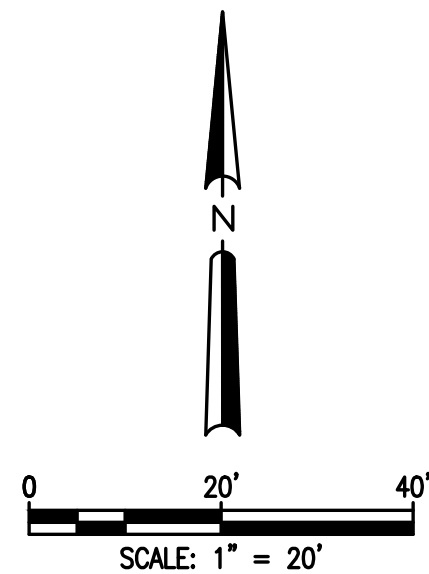


TREE PLANTING DETAIL

NOT TO SCALE



Know what's below.
Call before you dig.

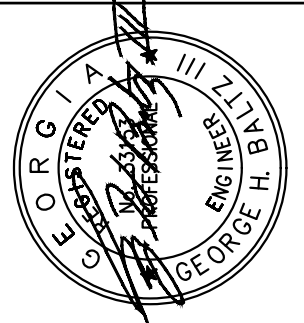


Prepared By:
**CRESCENT VIEW
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Marietta, GA 30060
678-324-8410
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1877 ARDMORE RD NW
Atlanta, GA 30309
678-427-8466
BRANT@GOODMANSIGNS.US

TREE PLAN

DATE	02-21-24	REVISIONS
SCALE	AS SHOWN	
DRAWN	AHG	
CHECKED	GHB	



Site Plan For:
6270 RIVER OVERLOOK DRIVE
Land Lot 171, 17th District
City of Sandy Springs, Fulton County, Georgia

CVE PI # 24-046

SHEET NO.

C-3

APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 - 4 INCHES
WOOD CHIPS, BARK, SAWDUST APPLIED TO DEPTH OF 2 - 3 INCHES

Ds1

PLANTS, PLANTING RATES, & PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS																
SPECIES	BROADCAST RATES 2/-PLS 3/ PER ACRE	RESOURCE AREA 4/ PER 1000 SQ. FT.	PLANTING DATES BY RESOURCE AREAS												REMARKS	
			PLANTING DATES													
			(SOLID LINES INDICATE OPTIMUM DATES AREA 4/ DOTTED LINES INDICATE PERMISSIBLE BUT MARCONAL DATES)													
			J	F	M	A	M	J	J	A	S	O	N	D		
BARLEY (HORDEUM VULGARE)			M-L P C													14,000 SEED PER POUND. WINTERHARDY. USE ON PRODUCTIVE SOILS.
ALONE	3 bu. (144 lb.)	3.3 lb.														
N MIXTURES	1/2 bu. (24 lbs.)	0.6 lb.														
LESPEDEZA, ANNUAL (LESPEDEZ STRATA)			M-L P C													200,000 SEED PER POUND. USE VOLUNTEER FOR SEVERAL YEARS. USE INDICANT EL.
ALONE	40 lbs.	0.9 lb.														
N MIXTURES	10 lbs.	0.2 lb.														
LOVEGRASS, WEEPING (ERAGROSTIS CURVULA)			M-L P C													1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SORGHA LESPEDEZA
ALONE	4 lbs.	0.1 lb.														
N MIXTURES	2 lbs.	0.05 lb.														
MILLET, BROWNTOP (PANICUM FUSCICOLATUM)			M-L P C													1,37,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE 100 HIGH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.
ALONE	40 lbs.	0.9 lb.														
N MIXTURES	10 lbs.	0.2 lb.														
MILLET, PEARL (PIONEETARIA GLAUCUM)			M-L P C													14,000 SEED PER POUND. WINTERHARDY. USE ON PRODUCTIVE SOILS.
ALONE	50 lbs.	1.1 lb.														
N MIXTURES																
OATS (Avena SATIVA)			M-L P C													13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT WINTERHARRY AS RYE OR BARLEY.
ALONE	4 bu (128 lb.)	2.9 lb.														
N MIXTURES	1 bu. (32 lbs.)	0.7 lb.														
RYE (SECALE CEREALE)			M-L P C													16,000 SEED PER POUND. QUICK COVER, DROUGHT TOLERANT AND WINTERHARRY.
ALONE	3 bu. (168 lb.)	3.9 lb.														
N MIXTURES	1/2 bu. (28 lbs.)	0.6 lb.														
RYEGRASS, ANNUAL (LULIUM TEMULENTUM)			M-L P C													227,000 SEED PER POUND. DENSE COVER. VARY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.
ALONE	40 lbs.	0.9 lb.														
N MIXTURES																
SUDANGRASS (SORGHUM SUDANENSE)			M-L P C													55,000 SEED PER POUND. GOOD ON DROUGHTY SITES NOT TO BE USED IN MIXTURES.
ALONE	60 lbs.	1.4 lb.														
N MIXTURES																

DUST CONTROL ON DISTURBED AREAS

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS. CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED - TEMPORARY METHODS: Ds1-MULCHING, TD-TACKPERS AND BINDERS, Ds2-TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION PERMANENT METHODS: Ds3-PERMANENT VEGETATION, Ds4-SODDING

Du

PLANTS, PLANTING RATES, & PLANTING DATES FOR PERMANENT COVER																
SPECIES	BROADCAST RATES 1/-PLS 2/ PER ACRE	RESOURCES AREA 3/ SQ. FT.	PLANTING DATES BY RESOURCE AREAS PLANTING DATES													
			(SOLID LINES INDICATE MONTHS PLANTING PERMISSIBLE UNLESS INDICATED OTHERWISE) (DASHED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	REMARKS												
SPECIES	BROADCAST RATES 1/-PLS 2/ PER ACRE	RESOURCES AREA 3/ SQ. FT.	J	F	M	A	M	J	J	A	S	O	N	D	REMARKS	
BAHA/PENSACOLA (PASPALUM NOTATUM)		P	C	J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td>D</td> <td>A CUBIC FOOT CONTAINS APPROXIMATELY 650 SPRIGS. A BUDEL CONTAINS 1.25 CUBIC FEET OR APPROXIMATELY 800 SPRIGS.</td>	M	J	J	A	S	O	N	D	A CUBIC FOOT CONTAINS APPROXIMATELY 650 SPRIGS. A BUDEL CONTAINS 1.25 CUBIC FEET OR APPROXIMATELY 800 SPRIGS.
ALONE OR WITH TEMPORARY COVER	60 lbs. 1.4 lb.															
W/ OTHER PERENNIALS	30 lbs. 0.7 lb.															SEE AS ABOVE
BAHA/WILMINGTON (PASPALUM NOTATUM)		M-L	P	C	J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td>SOUTHERN COASTAL PLANT ONLY.</td>	M	J	J	A	S	O	N	SOUTHERN COASTAL PLANT ONLY.
ALONE OR WITH TEMPORARY COVER	60 lbs. 1.4 lb.															
W/ OTHER PERENNIALS	30 lbs. 0.7 lb.															DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION IS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES. WINTERHARDY AS FAR NORTH AS ATHENS AND FLORIDA.
BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED		P	C	J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td>D</td> <td>22,000 SEED PER ACRE. USE ALONE OR ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIALS LESPEDEZA OR CROWNBEARD. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.</td>	M	J	J	A	S	O	N	D	22,000 SEED PER ACRE. USE ALONE OR ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIALS LESPEDEZA OR CROWNBEARD. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
WITH TEMPORARY COVER	10 lbs. 0.2 lb.															
WITH OTHER PERENNIALS	6 lbs. 0.1 lb.															
BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED		P	C	J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td>D</td> <td></td>	M	J	J	A	S	O	N	D	
ALONE	10 lbs. 0.2 lb.															
WITH OTHER PERENNIALS	6 lbs. 0.1 lb.															
BERMUDA SPRIGS (CYNODON DACTYLON)																
ALONE OR WITH TEMPORARY COVER	500 FORMING, 500 SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MIDCOASTAL, W/ WEAVER LESPEDEZA OR SOUTHERN COASTAL, W/ SANCHEZ LESPEDEZA OR TIFF 78															
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ALONE	500 FORMING, 500 SLOW TO ESTABLISH. PLANT W/ A COMPANION															

PERMANENT GRASSING

NOT TO SCALE

Ds3

24 HOUR EMERGENCY CONTACT: BRANT GOODMAN 678-427-8466

EROSION AND SEDIMENT CONTROL LEGEND

(FOR DETAILS SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, FIFTH EDITION)

STRUCTURAL PRACTICES

(C) CONSTRUCTION EXIT

(R) RETAINING WALL

(Sd1-A) SEDIMENT BARRIER-TYPE A

(Sd1-B) SEDIMENT BARRIER-TYPE B

(Sd1-C) SEDIMENT BARRIER-TYPE C

(Sd2-P) INLET SEDIMENT TRAP

(Sd2-P) CATCH BASIN SEDIMENT TRAP (PIGS IN A BLANKET)

VEGETATIVE MEASURES

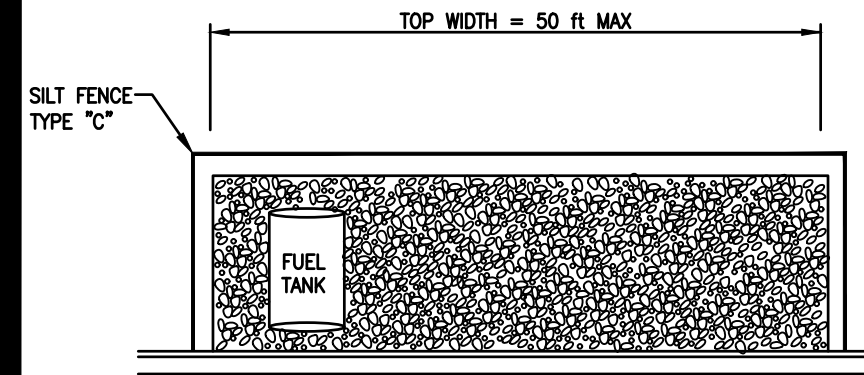
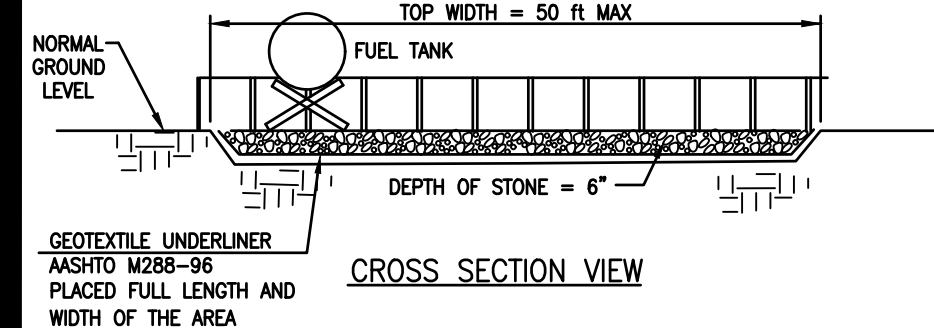
(Ds1) DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

(Ds2) DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

(Ds3) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

(Ds4) DISTURBED AREA STABILIZATION (WITH SODDING)

SILT FENCE MAINTENANCE AND REMOVAL: THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE UNTIL THE PROJECT IS VEGETATED OR ACCEPTED. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETEIORATED TO SUCH AN EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE FABRIC.



NOTES:
1. AREA DESIGNATED FOR FUEL STORAGE AND CONCRETE TRUCKS TO DUMP EXCESS CONCRETE.

DISPOSAL AREA

Da

FERTILIZER REQUIREMENTS

TOP OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N DRESSINGS RATE
1. COOL SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500 lbs./ac.	10-100 lbs./ac. 1/2/30
2. COOL SEASON GRASSES AND LEGUMES	FIRST MAINTENANCE	6-12-12	1000 lbs./ac.	0-50 lbs./ac. 1/-
3. GROUND COVERS	FIRST MAINTENANCE	10-10-10	1300 lbs./ac. 3/	-
4. PINE SEEDLING	FIRST MAINTENANCE	10-10-10	1300 lbs./ac. 3/	-
5. SHRUB LESPEDEZA	FIRST MAINTENANCE	10-10-10	1100 lbs./ac.	-
6. TEMPORARY COVER CROPS SEEDS ALONE	FIRST MAINTENANCE	10-10-10	500 lbs./ac.	30 lbs./ac. 5/
7. WARM SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 2/6/
8. WARM SEASON GRASSES AND LEGUMES	FIRST MAINTENANCE	6-12-12	800 lbs./ac.	50-100 lbs./ac. 2/30

- 1) APPLY IN SPRING FOLLOWING SEEDING.
- 2) APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
- 3) APPLY IN 3 SPLIT APPLICATIONS.
- 4) APPLY WHEN PLANTS ARE PRUNED.
- 5) APPLY TO GRASS SPECIES ONLY.
- 6) APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

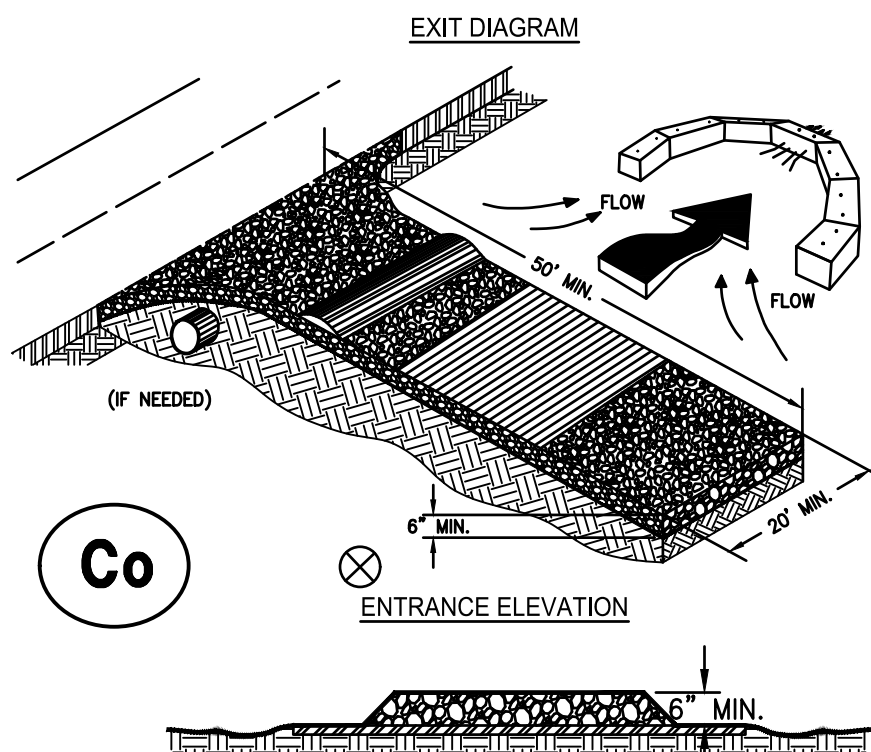
LIME APPLICATION REQUIREMENT - 2 TONS/ACRE

90% PASS THROUGH 10 - MESH SIEVE
50% PASS THROUGH 50 - MESH SIEVE
25% PASS THROUGH 25 - MESH SIEVE

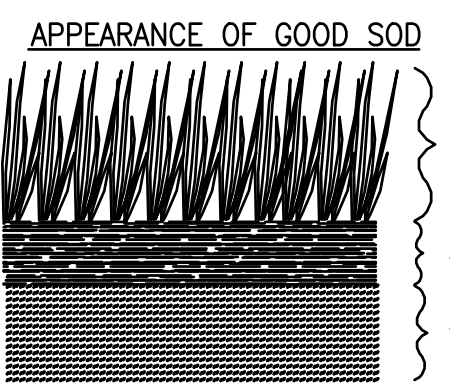
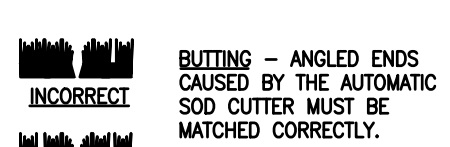
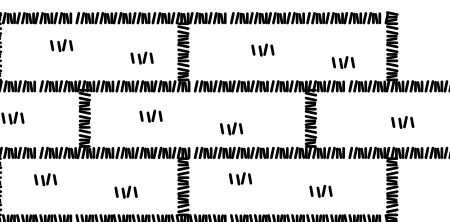
FERTILIZERS

NOT TO SCALE

CRUSHED STONE CONSTRUCTION EXIT



- 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 GROUND FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (COVER IT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRIGGS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRIGGS 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.



LAY SOD IN A STAGGERED PATTERN, BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

SHOOTS OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY. MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.

ROOT ZONE - SOIL AND ROOTS. SHOULD BE 1/2"-1" THICK WITH DENSE ROOT MAT FOR STRENGTH.

SODDING

NOT TO SCALE

Ds4

SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L-P, C P, C P, C	WARM WEATHER
BAHAGRASS	PENSACOLA	P, C	WARM WEATHER
CENTPEDE	-	P, C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MYER	P, C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L-P	COOL WEATHER

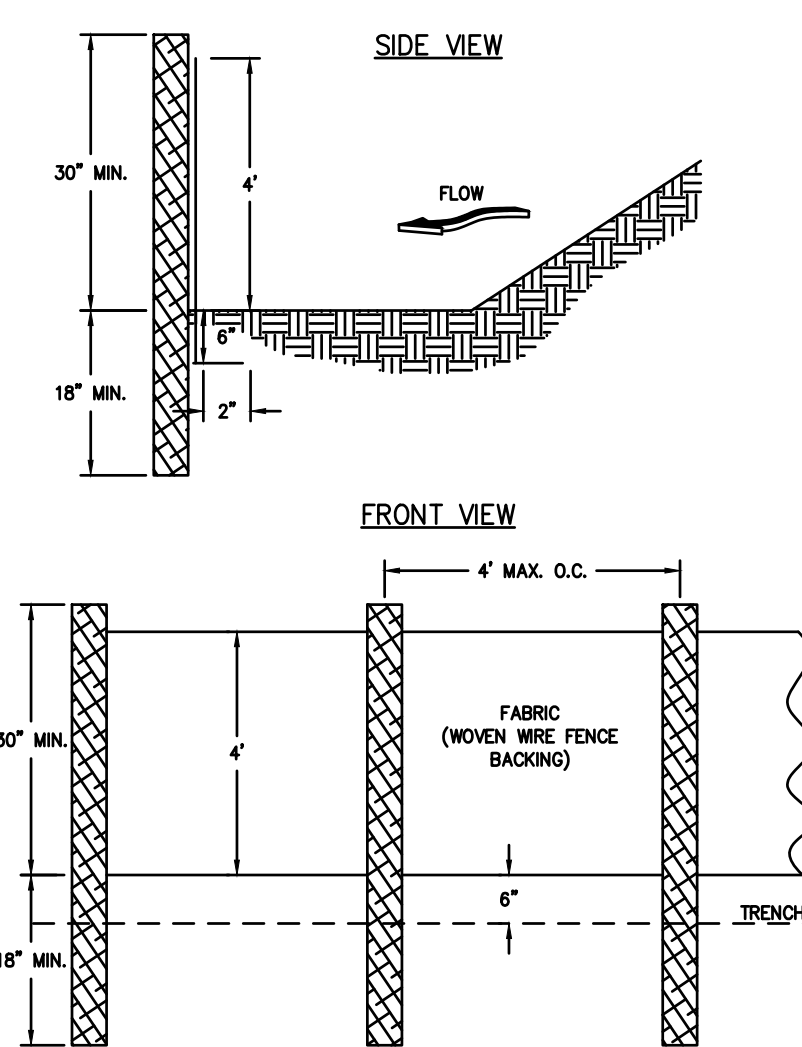
FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs/acre)	NITROGEN TOP DRESSING RATE (lbs/acre)
COOL SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1500	50-100
WARM SEASON GRASSES	FIRST MAINTENANCE	6-12-12	1000	30
WARM SEASON GRASSES	SECOND MAINTENANCE	6-12-12	1500	50-100
WARM SEASON GRASSES	SECOND MAINTENANCE	6-12-12	800	50-100
WARM SEASON GRASSES	SECOND MAINTENANCE	10-10-10	400	30

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

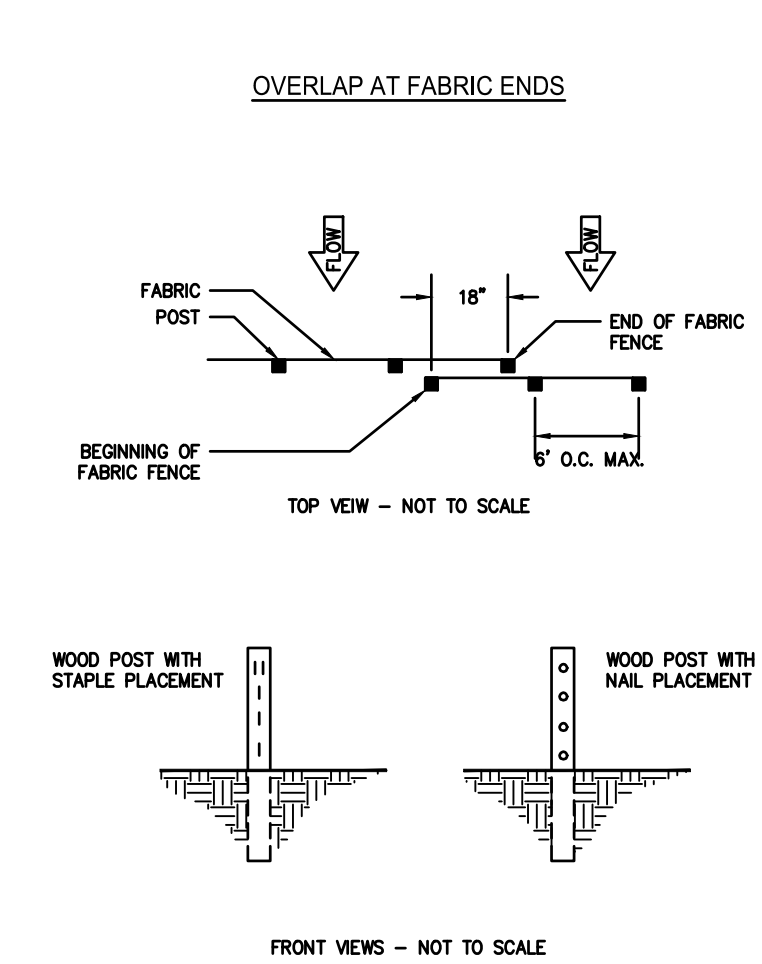
FERTILIZER TYPE	FERTILIZER RATE (lbs/acre)	FERTILIZER RATE (lbs/acre)	SEASON
10-10-10	1000	X.XX5	FALL

SILT FENCE - TYPE SENSITIVE



- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

FASTENERS FOR SILT FENCES



- NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

Sd1-S

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Atlanta, GA 30309
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BRANT@GOODMANDESIGN.US

CONSTRUCTION DETAILS

REVISIONS	DATE	BY	CHKD
02-21-21	AS SHOWN	AHG	GHB
DRAWN			
CHECKED			

Site Plan For:
6270 RIVER OVERLOOK DRIVE
Land Lot 171, 17th District
City of Sandy Springs, Fulton County, Georgia

CVE Pl # 24-046

SHEET NO.

C-4