

DATE: APRIL 23, 2024

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-24-01SS 380 Ferry Landing
Submitting Local Government: City of Sandy Springs

Date Opened: March 15, 2024	Date Closed: April 23, 2024
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FINDING: ARC staff have completed a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Additional Comments:

Comments received from the National Park Service are attached and are summarized as follows:

No-Disturb River Buffers – This project was previously reviewed in 1977 (RC-77-07FC) and found to be inconsistent with the Chattahoochee River Corridor Plan in 1977 due to a violation of the 150-foot impervious surface setback; however, mitigating circumstances included a sewer easement in the front yard. Additionally, according to this document, the intrusion into the buffer was proposed to be only five feet, and the applicant proposed leaving the 100-foot buffer undisturbed. The current home and deck encroach into the impervious surface buffer more than the described 5-feet and the proposed plan includes an increase in this encroachment. Finally, the 100-foot “undisturbed” buffer appears to be regularly mowed and maintained.

Recommendation: Implement ARC's recommendation in the Fulton County: Chattahoochee Corridor Riverfront Survey (1988) stating: “Require[d] revegetation of the 100-foot buffer included in the original review, with dedication of that buffer to the County as a negative easement to be recorded on the property

deed.” ARC also proposed the “Removal of all impervious surfaces not permitted in the 1977 review.” The previous review and conditions of the review should be considered and honored.

Introduce/Promote Non-native Species – Construction activities have the potential to transport exotic invasive plant and animal species.

Recommendation: Wash all equipment and remove any mud and debris that may transport unwanted pests before being brought on-site. Use only native grass seed or native vegetation for stabilizing the project area following construction.

Landscaping with Native Species – Landscaping with native plant species provides a beautiful, hardy, drought resistant yard that benefits the natural environment; requires less water, fertilizer, and pesticides; and promotes stewardship of our natural heritage by supporting pollinators, birds, and other wildlife while supporting biological diversity and ecological functions.

Recommendation: Use native plant species for landscaping to reduce the spread of exotic species into natural areas.

Erosion and Sedimentation – To protect the stream and water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with Manual for Erosion and Sediment Control in Georgia (Georgia Soil and Water Conservation Commission) standards. An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975.

Currently, the Chattahoochee River near the proposed project site is listed as impaired on the state of Georgia’s 303(d) listing for not fully meeting its designated uses. CRNRA is vested in improving the current state of this water body, and any addition of sediment or run-off would further disrupt the current water quality condition. Caution is advised to prevent a flush of sediment deposits during the construction process.

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

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

Recommendation: Construct the new driveway with pervious materials.

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY

CHATTAHOOCHEE RIVERKEEPER
CITY OF ATLANTA

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>.



United States Department of the Interior

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



IN REPLY REFER TO:

1.A.2

March 26, 2024

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

Dear Mr. Shockey:

This letter is a notification of receipt of the MRPA Review Notification RC-24-01SS 380 Ferry Landing in Fulton County, Georgia. This project will involve construction of a garage, game room, pool deck, and pool. The analysis estimates that 12,223 sqft of land disturbance and 8,912 sqft of impervious area meet the criteria for vulnerability categories C and E.

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

No-Disturb River Buffers

This project was previously reviewed in 1977 (RC-77-07FC). According to the Fulton County: Chattahoochee Corridor Riverfront Survey (1988), the project was found to be inconsistent with the Chattahoochee River Corridor Plan in 1977 due to a violation of the 150-foot impervious surface setback; however, mitigating circumstances included a sewer easement in the front yard. Additionally, according to this document, the intrusion into the buffer was proposed to be only five feet, and the applicant proposed leaving the 100-foot buffer undisturbed. The current home and deck encroach into the impervious surface buffer more than the described 5-feet and the proposed plan includes an increase in this encroachment. Finally, the 100-foot "undisturbed" buffer appears to be regularly mowed and maintained.

Recommendation: We request the recommendation proposed by ARC in the Fulton County: Chattahoochee Corridor Riverfront Survey (1988) be implemented. This recommendation is for the “Require[d] revegetation of the 100-foot buffer included in the original review, with dedication of that buffer to the County as a negative easement to be recorded on the property deed.” ARC also proposed the “Removal of all impervious surfaces not permitted in the 1977 review.” The previous review and conditions of the review should be considered and honored.

Introduce/Promote Non-native Species

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

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

Landscaping with Native Species

Landscaping with native plant species provides a beautiful, hardy, drought resistant yard that benefits the natural environment. It requires less water, fertilizer, and pesticides, therefore costing less in maintenance. Furthermore, native plants promote stewardship of our natural heritage by supporting pollinators, birds, and other wildlife while supporting biological diversity and ecological functions.

Recommendation: NPS encourages the use native plant species for landscaping to reduce the spread of exotic species into natural areas.

Erosion and Sedimentation

In general, to protect the stream and water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975.

Currently, the Chattahoochee River near the proposed project site is listed as impaired on the state of Georgia’s 303(d) listing for not fully meeting its designated uses. CRNRA is vested in improving the current state of this water body, and any addition of sediment or run-off would further disrupt the current water quality condition. Caution is advised to prevent a flush of sediment deposits during the construction process.

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

Installation of Impervious Surface

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

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

We appreciate your consideration of these comments. Please feel free to the park directly if you have any questions or concerns that we could help to address. We can be reached at 678-538-1321 or by email at Beth_Wheeler@nps.gov.

Sincerely,

Ann Honious
Superintendent

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): PAUL LOFTUS
Mailing Address: 380 FERRY LANDING NW
City: SANDY SPRINGS State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 773-909-7353 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): MIKE PARMELUS
Mailing Address: 241 WEST WILLOW RD NE SUITE 150
City: ATLANTA State: GA Zip: 30342
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-661-1217 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: CURRENTLY A SINGLE FAMILY RESIDENCE - WILL REMAIN AND WILL ADD A POOL PLUS NEW GARAGE.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 207, 17th DISTRICT, FULTON COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: RIVER CHASE, LOT 41, BLOCK A, 380 FERRY LANDING, 870' TO RIVER CHASE CIRCLE.
Size of Development (Use as Applicable):
Acres: Inside Corridor: .68
Outside Corridor: _____
Total: .68
Lots: Inside Corridor: 1
Outside Corridor: _____
Total: _____
Units: Inside Corridor: 1
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? YES

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): SINGLE FAMILY HOME - 380 FERRY LANDING - RC-77-07FC
FEBRUARY 1977

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 SEWER

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

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>15,747 SF</u>	<u>11,023 SF</u>	<u>8,412 SF*</u>	<u>(70) 70</u>	<u>(45) 54.3*</u>
D	_____	_____	_____	(50)_____	(30)_____
E	<u>13,857 SF</u>	<u>1,200 SF</u>	<u>500 SF*</u>	<u>(30) 8.7</u>	<u>(15) 3.6*</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	N/A	N/A

* INCLUDES A TRANSFER OF 884 SF OF IMPERVIOUS SURFACE FROM "E" TO "C" AT 1 TO 1.5 (1.5 x 884 = 1,326) AS PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

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

If "yes", indicate the 100-year floodplain elevation: 803.1

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No

If "yes", indicate the 500-year flood plain elevation: _____

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

____ Description of land in the application and any additional land in the project (attach legal description 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.

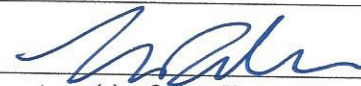
____ Lot-by-lot and non-lot allocation tables.

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 10.13.2023
Date

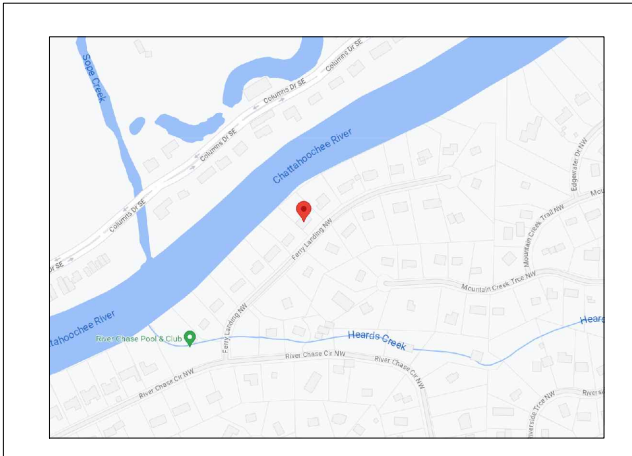
13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

MICHAEL FARMER


Signature(s) of Applicant(s) or Agent(s) OCT 13, 2023
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.

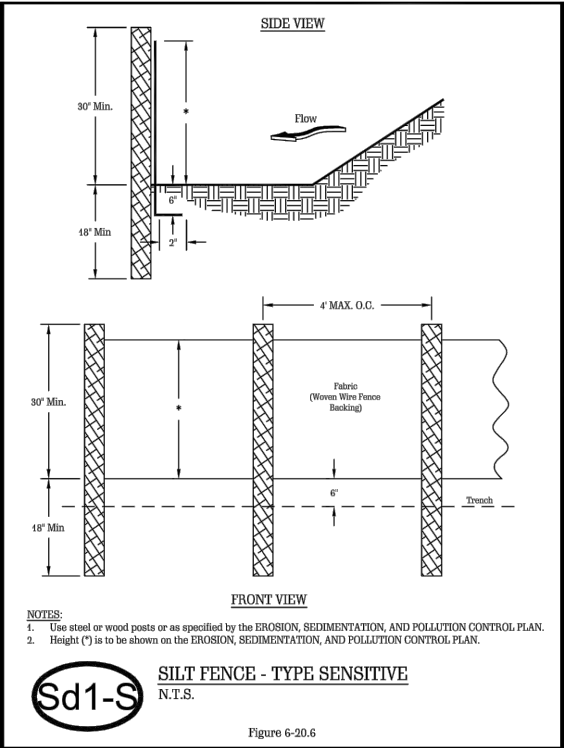
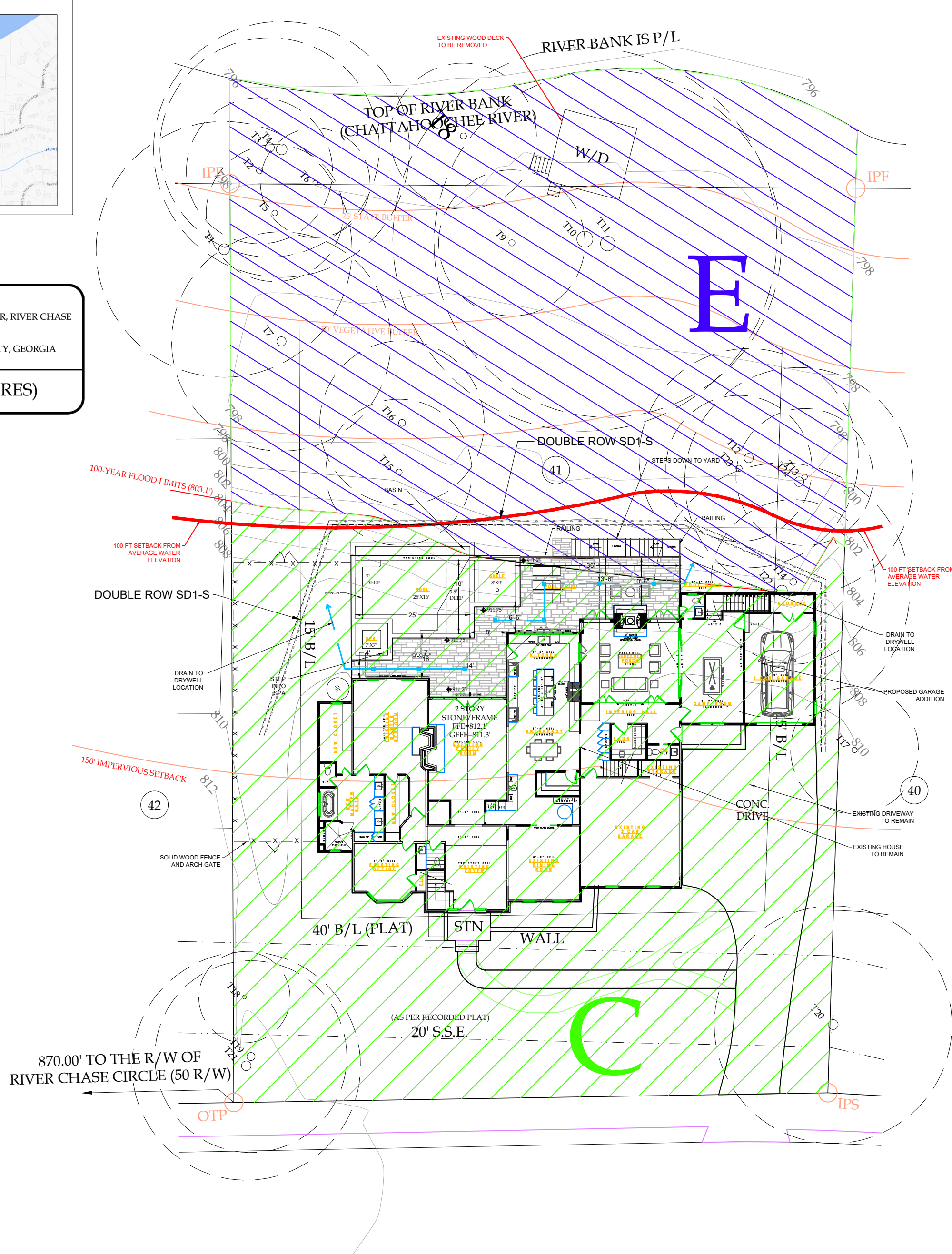

Signature of Chief Elected Official or Official's Designee 10/25/2023
Date



VICINITY MAP

LEGAL:
LOT 41, BLOCK A, SECTIONS THREE AND FOUR, RIVER CHASE
PLAT BOOK 111, PAGE 52
LAND LOT 207, 17th DISTRICT
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

AREA:
29,581± ft² (0.679± ACRES)



1977 REVIEW:
RC-77-07FC

INCLUDES A TRANSFER OF 884 SF OF IMPERVIOUS SURFACE FROM "E" TO "C" AT 1 TO 1.5 (1.5 x 884 = 1326) AS PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

APPLICANT:
MIKE PARMELEE
241 W WIEUCA RD NE
SUITE 150
ATLANTA, GA 30342
404-661-1217

OWNER:
PAUL LOFTUS
380 FERRY LANDING
SANDY SPRINGS, GA 30328
773-909-7353

This property is located in a flood hazard area according to F.I.R.M. panel #13121C0141F last revised 9/18/2013. If the special flood hazard area has established elevations then a surveyor or architect can certify this statement. If elevations have not been established then a registered engineer must provide calculations to establish the horizontal location and elevation of the flood hazard. If the property has special flood hazard area crossing its boundary line a certificate of occupancy hold will be placed on the building permit until an elevation certificate is submitted certifying that the lowest floor elevation of the structure is a minimum of three (3) feet above the special flood hazard area elevations.

CATEGORY "E" = 13,857 SF
ALLOWED:
15% IMPERVIOUS = 2,078 SF
30% CLEARING = 4,157 SF

EXISTING IMPERVIOUS - WOOD DECK 260 SF - 1.8%
EXISTING CLEARING - 500 SF - 3.6%

PROPOSED IMPERVIOUS: PORTION OF POOL AND SETPS - 231 SF
PROPOSED CLEARING - 1200 SF

TOTAL = 500 SF IMPERVIOUS
1200 SF CLEARING
1,578 SF OF IMPERVIOUS AREA SURPLUS

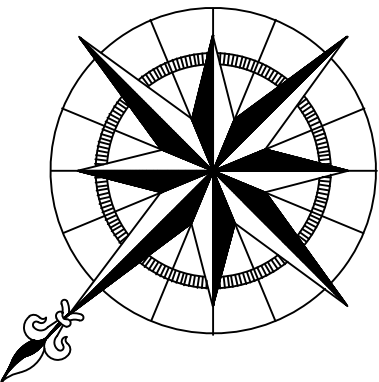
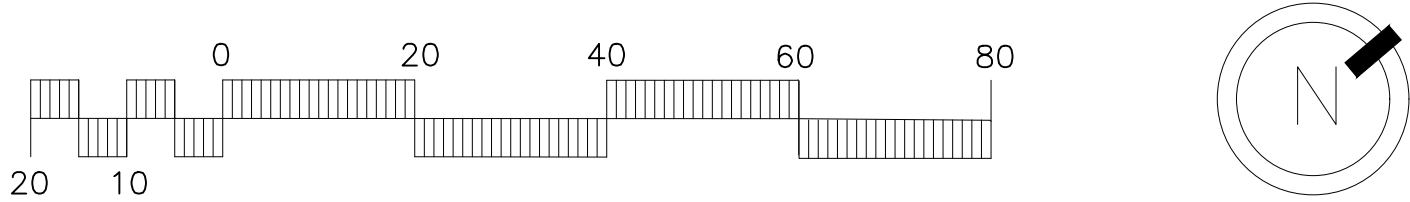
CATEGORY "C" AREA = 15,747 SF
EXISTING:
45% IMPERVIOUS = 7,086 SF
70% CLEARING = 11,023 SF

EXISTING IMPERVIOUS = 7,021 SF - 44.5%
EXISTING CLEARING = 10,488 SF - 66.6%

PROPOSED:
DRIVEWAY = 1,587 SF
HOUSE - POOL - DECK = 6,468 SF
WALK AND STOOP = 355 SF

TOTAL PROPOSED = 8,410 SF IMPERVIOUS (1,324 SF OVER)
10,635 SF CLEARING (388SF SURPLUS)

- A. This property is completely or partially within the Chattahoochee River Corridor. No land disturbance shall occur outside the approved limits.
- B. All construction must conform to City of Sandy Springs standards.
- C. Prior to commencing land disturbing activity, the limits of land disturbance shall be clearly and accurately demarcated with tree save fence, and shall remain marked throughout construction, until final stabilization.
- D. All erosion control measures shall be in place prior to commencing construction and shall be maintained in proper working order until all disturbed areas are stabilized.
- E. A copy of the approved land disturbance plan and river corridor certificate/permit shall be present onsite whenever land disturbing activity is in progress.
- F. A final on-site inspection by the Director of the Department of Community Development or his/her designee is required prior to the release of the Certificate of Occupancy. A certified as-built survey may be required.
- G. This plan is approved for River Corridor Only. It does not entitle land disturbing activity or construction of structures without first obtaining all applicable permits.



JOE A. GAYLE
& ASSOCIATES

241 West Wieuca Rd. NE
Atlanta, Georgia 30342
Suite 150
(404) 252-6120

LOFTUS RESIDENCE

REVISED: 3/9/2024

380 FERRY LANDING
10/16/2023

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT.

TREE CHART		
TAG	DBH	TYPE
T1	28"	HW
T2	16"	BIRCH
T3	24"	BIRCH
T4	28"	BIRCH
T5	15"	HW
T6	12"	BIRCH
T7	24"	BIRCH
T8	16"	BIRCH
T9	16"	HW
T10	42"	BIRCH
T11	38"	BIRCH
T12	24"	HW
T13	15"	OAK
T14	18"	HW
T15	16"	OAK
T16	18"	HW
T17	14"	HW
T18	10"	HW
T19	21"	PINE
T20	26"	BIRCH
T21	25"	PINE
T22	28"	HW
T23	16"	HW
T24	25"	OAK

IMPERVIOUS AREAS:

HOUSE	3,600 ft²
DRIVEWAY	1,936 ft²
DECK AND STAIRS	1,273 ft²
WALKWAY	340 ft²
STOOP AND WALLS	103 ft²
TOTAL	7,252 ft²



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.

SURVEY FOR:

SHELLY LOFTUS

LICENSING:

BUSBEE & POSS LAND SURVEYING CO., GA L.S.F. # 1056

RICKY C. BUSBEE, GA P.L.S. # 2497

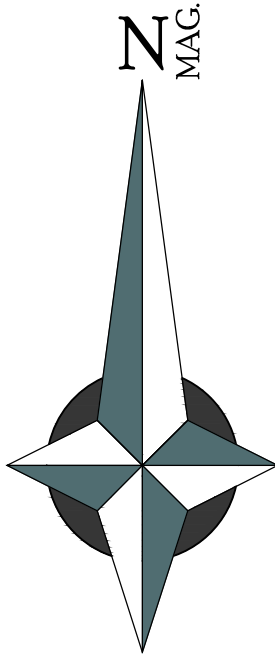
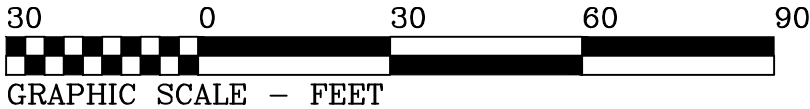
MICHAEL W. POSS JR, GA P.L.S. # 3387

LEGAL:

LOT 41, BLOCK A, SECTIONS THREE AND FOUR, RIVER CHASE
PLAT BOOK 111, PAGE 52
LAND LOT 207, 17th DISTRICT
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

AREA:

29,581± ft² (0.679± ACRES)



LEGEND:

- IPF = IRON PIN FOUND (1/2" REBAR)
- IPS = IRON PIN SET (1/2" REBAR)
- NS = NAIL SET
- NF = NAIL FOUND
- OTP = OPEN TOP PIPE
- CTP = CRIMPED TOP PIPE
- USCMF = U.S. CORP MONUMENT FOUND
- CMF = CONCRETE MONUMENT FOUND
- AXF = AXLE FOUND
- RWM = RIGHT OF WAY MONUMENT
- R/W = RIGHT OF WAY
- P/L = PROPERTY LINE
- C/L = CENTER LINE
- B/L = BUILDING LINE
- L/L = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- P.P. = POWER POLE
- TSF- = TREE SAVE FENCE
- W- = WATER LINE
- S- = SEWER LINE
- P- = POWER LINE
- X- = FENCE LINE
- SF- = SILT FENCE LINE
- O- = GUARD RAIL
- XTW = CROSS TIE WALL
- Rod. = RADIUS
- Chd. = CHORD
- Arc. = ARC LENGTH
- N/F = NOW OR FORMERLY
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- P.G. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.H. = FIRE HYDRANT
- M.H. = MANHOLE
- U.M.H. = UTILITY MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- D.I. = DROP INLET
- N. = NEIGHBORS
- 999.0 E. = EXISTING SPOT ELEVATION
- 999.0 P. = PROPOSED SPOT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- FLOW- = SURFACE DRAINAGE FLOW

Notes:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

THIS TRAVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN "OPEN" FEET. EQUIPMENT USED: TOPCON GTS-225

FLOOD NOTE:
THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13121C0141 F, DATED SEPTEMBER 18TH 2013, ZONE "X".

1	ADDED TOPO, TREES, IMPERVIOUS	4/6/23
REV:	DESCRIPTION:	DATE:

REVISION NOTES

SITE ADDRESS: 380 FERRY LANDING
SANDY SPRINGS, GA 30328

TYPE OF SURVEY: RETRACEMENT SURVEY

SCALE AT ANSI B: 1 INCH = 30 FEET	PLAT DATE: 03/05/23	FIELD CREW: RD/NB	FIELD DATE: 03/01/23
DRAWN BY: ZW/MP	JOB NUMBER: BP15761	SHEET #: 1 of 1	



BUSBEE & POSS
LAND SURVEYING COMPANY

3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9866
FAX: 770.497.9881

- www.busbeeandposs.com -