

# Regional Review Finding Metropolitan River Protection Act

**DATE:** April 19, 2025  
**TO:** Mayor Rusty Paul, City of Sandy Springs  
**ATTN TO:** Helen Owens, Planner III, City of Sandy Springs  
**FROM:** Anna Roach, Executive Director, Atlanta Regional Commission

*ARC has completed a regional review of the following Metropolitan River Protection Act (MRPA) proposal and made the below finding. ARC reviewed the proposed project's compliance with MRPA requirements as well as its relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of nearby local jurisdictions and state, federal, and other agencies.*

**Name of Proposal:** RC-25-02SS 8050 Nesbit Ferry Road

**Submitting Local Government:** City of Sandy Springs

**Date Opened:** April 9, 2025

**Date Closed:** April 19, 2025

**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.

**The following local governments and agencies received notice of this review:**

Atlanta Regional Commission  
City of Sandy Springs  
City of Johns Creek

Georgia Department of Natural Resource  
City of Dunwoody  
City of Peachtree Corners

Historic Riverline  
City of Roswell

*For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org).  
This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.*

# 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): MIKE AND LEE DUNN  
Mailing Address: 8050 NESBIT FERRY RD.  
City: SANDY SPRINGS State: GA Zip: 30350  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-331-4670 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): KARLA DRESER  
Mailing Address: 400 PLASTERS AVE., STE. 225  
City: ATLANTA State: GA Zip: 30324  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 917-310-8385 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: DUNN RESIDENCE  
Description of Proposed Use: PROPOSED ADDITION DOES NOT  
IMPACT CURRENT RESIDENTIAL USE
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: RESIDENTIAL LOT (RE-2),  
Land Lot 336, 6th DISTRICT / FULTON COUNTY  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_
- Size of Development (Use as Applicable):
- |        |                   |                    |
|--------|-------------------|--------------------|
| Acres: | Inside Corridor:  | <u>2.521 ACRES</u> |
|        | Outside Corridor: | <u>/</u>           |
|        | Total:            | <u>2.521 AC.</u>   |
| Lots:  | Inside Corridor:  | <u>1</u>           |
|        | Outside Corridor: | <u>/</u>           |
|        | Total:            | <u>1</u>           |
| Units: | Inside Corridor:  | <u>1</u>           |
|        | Outside Corridor: | <u>/</u>           |
|        | Total:            | <u>1</u>           |
- 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 CSMS 4/1/15

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC-88-13FC -FOR DEVELOPMENT OF

EXISTING HOUSE CSMS 4/1/15

7. How Will Sewage from this Development be Treated?

A. Septic tank EXISTING SEPTIC NOT IMPACTED BY PROPOSED ADDITION

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)
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D	<u>109,833 SF</u>	<u>39,848 SF</u>	<u>20,304 SF</u>	<u>(50)</u>	<u>36.3%(30)</u>
E				(30)	(15)
F				(10)	(2)
Total:	<u>109,833 SF</u>	<u>39,848 SF</u>	<u>20,304 SF</u>	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.

N/A Proposed grading plan.

✓ Certified as-builts of all existing land disturbance and impervious surfaces.

   Approved erosion control plan. (PENDING ARC REVIEW)

✓ 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:**

N/A Concept plan.

N/A 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)

MIKE DUNN



04/02/2025

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:

KARLLA KALLI DRESER



3/26/2025

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

Date

14. The governing authority 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

04/02/2025

Signature of Chief Elected Official or Official's Designee

Date



# United States Department of the Interior

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



IN REPLY REFER TO:

1.A.2

April 18, 2025

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-25-02SS 8050 Nesbit Ferry Road in Fulton County, Georgia. This project will involve construction of a new garage, garden shed, and breezeway to an existing single-family home. The analysis estimates that 39,848 sq ft of land disturbance and 20,304 sq ft of impervious area meet the criteria for vulnerability category D.

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

### Introduce/Promote Non-native Species

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

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

### 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 and erosion control 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.

We appreciate your consideration of these comments. Please feel free to contact me directly if you have any questions or concerns that we could help to address. I can be reached at 678-538-1321 or by email at [Beth\\_Wheeler@nps.gov](mailto:Beth_Wheeler@nps.gov).

Sincerely,

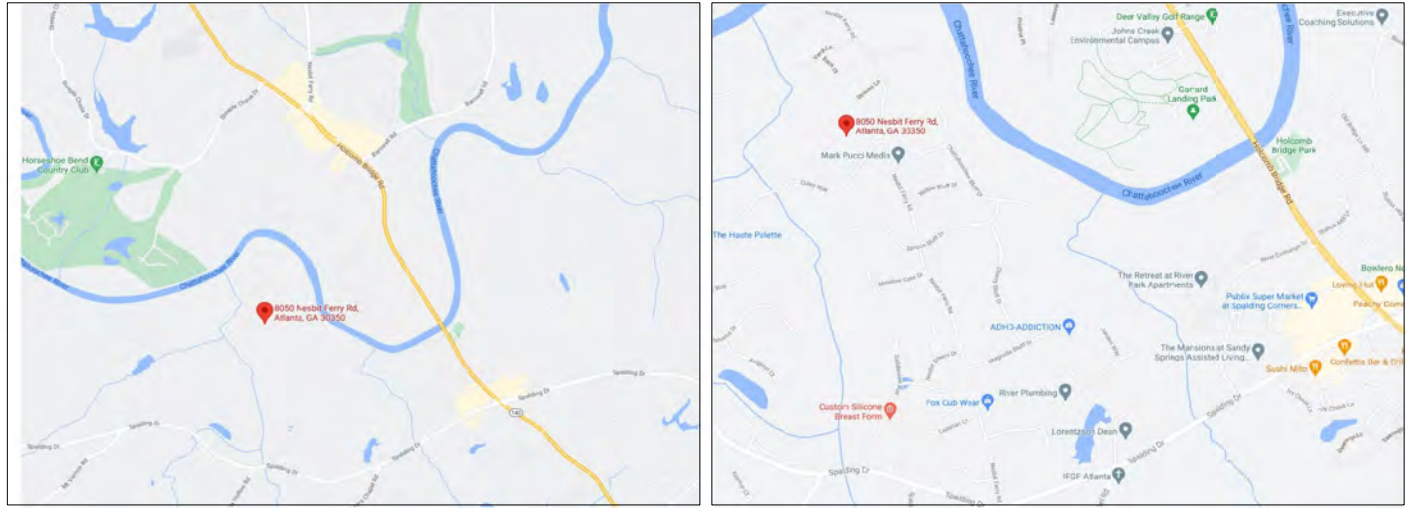
Beth Wheeler  
Chief of Planning, Resources, and Education

DUNN RESIDENCE  
8050 Nesbit Ferry RD,  
Sandy Springs, GA 30350



AFTER THE PERMIT IS ISSUED CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE ONLINE PORTAL TO SCHEDULE A BUILDING PRE-CONSTRUCTION MEETING WITH THE BUILDING INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION. (THIS IS IN ADDITION TO THE SITE PRE-CONSTRUCTION MEETING. TWO MEETINGS ARE REQUIRED)

PROJECT LOCATION MAPS



ARCHITECTURAL DRAWING CONVENTIONS		
	SECTION DETAIL NUMBER	SHEET NUMBER
	SMALL AREA TO BE DETAILED	
	LARGE AREA TO BE DETAILED	
	PROPERTY LINE	
	ELEMENT ABOVE DRAWING PLANE	
	ROOM NUMBER	
	DOOR NUMBER	
	WINDOW INDICATOR	
	ROOF PITCH INDICATOR	
	EXISTING ELEVATION	
	NEW ELEVATION	
	CUT LINE	

GENERAL NOTES

- ALL BUILDING MATERIALS, COMPONENTS, ASSEMBLIES, AND SYSTEMS SHALL BE IN STRICT COMPLIANCE WITH LOCAL CODES AND ORDINANCES.
- ALL MECHANICAL, PLUMBING AND ELECTRICAL WORK IS TO MEET ALL APPLICABLE CODES.
- GC SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO START OF WORK & DURING CONSTRUCTION, AS NECESSARY, TO ASSURE CONSTRUCTION ADHERENCE TO DRWGS. NOTIFY THE ARCHITECT OF ANY DESCREPENCIES IMMEDIATELY.
- ALL DIMENSIONS ARE TO WALL FRAMING OR CENTERLINE OF STRUCTURE UNLESS NOTED OTHERWISE.
- ALL VERTICAL DIMENSIONS SHALL BE TAKEN FROM "BENCH MARK" OR OTHER SIMILAR GUIDE ESTABLISHED PRIOR TO START OF CONSTRUCTION. HIGH POINTS, LOW POINTS, IRREGULARITIES IN FLOOR SLAB, WHICH COULD AFFECT FABRICATION/ INSTALLATION WORK OF OTHER TRADES OR VENDORS (E.G., CABINET CONTRACTORS), SHALL BE BROUGHT TO ATTENTION OF ARCHITECT.
- DO NOT SCALE DRAWINGS
- GC SHALL PROVIDE GENERAL CARPENTRY AS REQUIRED FOR WORK WHICH MAY NOT FALL INTO JURISDICTION OF A SPECIFIC TRADE, BUT IS REQUIRED FOR PROPER JOB EXECUTION & COMPLETION OF CONSTRUCTION.
- GC, SUBCONTRACTORS, AND ALL VENDORS ARE TO VERIFY ALL CLEARANCES (CORRIDORS, STAIRS, ELEVATORS, ETC.) REQUIRED FOR DELIVERIES, PASSAGE OF ALL JOB MATERIALS/EQUIPMENT.
- GC SHALL INCLUDE COSTS/FEEES FOR ANY SPECIAL RIGGING, HOISTING, DELIVERIES, TRANSPORTATION, ETC. CONNECTED WITH CONTRACT WORK.
- SUBMIT SAMPLES OF ALL FINISH MATERIALS FOR ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.
- ALL SUBSTITUTIONS, I.E., "EQUALS" MUST BE SUBMITTED FOR WRITTEN APPROVAL PRIOR TO SUBSTITUTION BEING MADE.
- ANY ADD ALTERNATES DESCRIBED IN THESE DOCUMENTS SHALL BE EXECUTED ONLY AT THE DIRECTION OF THE ARCHITECT.

ZONING

RE-2 (Residential Estate)  
Chattahooche River Corridor Overlay (Metropolitan Protection Act\_RC-88-13FC)

BUILDING CODE COMPLIANCE

- INTERNATIONAL BUILDING CODE,  
2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE,  
2018 WITH GEORGIA STATE AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE,  
2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL PLUMBING CODE,  
2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE,  
2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE,  
2020 EDITION, WITH NO GEORGIA AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE,  
2015 EDITION, WITH GEORGIA SUPPLIMENTS & AMENDMENTS (2020)

ALL APPLICABLE GEORGIA AMENDMENTS TO ABOVE  
GEORGIA STORMWATER AND SEDIMENT CONTROL MANUALS  
ALL APPLICABLE SANDY SPRINGS ORDINANCES - INCLUDING  
ZONING AND DEVELOPMENT REGULATIONS

SQUARE FOOTAGE CALCULATIONS

EXISTING BASEMENT LEVEL	2,588 SQUARE FEET
EXISTING MAIN LEVEL FINISHED	3,483 SQUARE FEET
EXISTING SECOND LEVEL FINISHED	1,783 SQUARE FEET
EXISTING GARAGE AREA	1,156 SQUARE FEET
NEW GARAGE	1,145 SQUARE FEET
NEW BREEZEWAY	117 SQUARE FEET

DRAWING INDEX		IN PROGRESS SET 12-20-2024	MRPA REVIEW DRWG 04-04-2025
A0.0	COVER SHEET & INDEX		
A0.2	GENERAL NOTES AS-BUILT SURVEY		
ARCHITECTURAL DRAWINGS			
A0.3	SITE PLAN		
A0.4	SITE PLAN ENLARGED		
A0.6A	AS-BUILT PLAN MAIN LEVEL		
A0.6B	AS-BUILT PLAN MAIN LEVEL		
A0.10	AS-BUILT ELEVATIONS HOUSE: REAR		
A0.11	AS-BUILT ELEVATIONS GARAGE		
A1.0	PROPOSED GARAGE LOWER LEVEL FLOOR PLAN		
A1.1	PROPOSED GARAGE MAIN LEVEL FLOOR PLAN		
A1.2	PROPOSED GARAGE ROOF PLAN		
A2.1	GARAGE ELEVATIONS: EAST		
A2.2	GARAGE ELEVATIONS: SOUTH		
A2.3	GARAGE ELEVATIONS: WEST		
A2.4	GARAGE ELEVATIONS: NORTH		
A3.1	SECTIONS		
A3.2	SECTIONS		
A3.3	SECTIONS		
A5.0	INTERIOR ELEVATIONS		
A5.1	INTERIOR ELEVATIONS		
A6.1	WINDOW AND DOOR SCHEDULE		
A7.0	SYSTEM DATA SHEET		
A7.1	REFLECTIVE CEILING PLAN		
A7.1	SYSTEM DATA PLAN		
S-0	STRUCTURAL GENERAL NOTES		
S-1.0	STRUCTURAL: FOUNDATION PLAN		
S-1.1	STRUCTURAL: FLOOR FRAMING PLAN		
S-1.2	STRUCTURAL: CEILING FRAMING PLAN		
S-1.3	STRUCTURAL: ROOF FRAMING PLAN		
S-2.0	STRUCTURAL: SECTIONS & DETAILS		
S-2.1	STRUCTURAL: SECTIONS & DETAILS		

PROJECT DESCRIPTION

ADDITION OF GARAGE STRUCTURE, POTTING SHED AND BREEZEWAY  
CONNECTOR TO EXISTING GARAGE

PROJECT TEAM

PROPERTY OWNER: Mike and Lee Dunn 8050 Nesbit Ferry RD, Sandy Springs, GA 30350 Phone: 770-331-4670 Email: lee@dunnshouse.com	STRUCTURAL ENGINEER: CFD Structural Engineering CONTACT: Christopher F. DeBlais PO BOX 767729 Roswell-GA, 30076 Email: chris.deblais@cfstructural.com Phone: (770) 713-5181
ARCHITECT: JONES PIERCE, INC. 400 PLASTERS AVENUE, SUITE 225 ATLANTA, GA 30324 CONTACT: Karlla Dreser / Bryan Jones Phone: 917-310-8385 Email: karlla@jonespierce.com	LANDSCAPE ARCHITECT:
CONTRACTOR: JA POSEY CONTRACTING, INC CONTACT: JEFF POSEY 430 CANTERBURY LAKE, ALPHARETTA, GA 30004 Phone: 404-803-6244 Email: jeffposey@yahoo.com	INTERIOR DESIGNER:

NORTH ARROW

KEYNOTE LEGEND

01	MRPA REVIEW DRAWINGS	04/04/25
No.	REVISIONS/SUBMISSIONS	Date
Seal		



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Drawing Title

COVER SHEET

Project No.	24079	Drawing No.	
Date	04/04/25		
Scale	N.T.S.		

A0.0

MIKE AND LEE DUNN RESIDENCE

8050 Nesbit Ferry RD, Atlanta GA, 30350

JONES PIERCE  
400 PLASTERS AVENUE, SUITE 225, ATLANTA, GEORGIA 30324 :: 404.688.1050 ::



The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 01576, DATED 09/18/13

LOT AREA:

109,833 sf.

2.521 ACRES

ZONING INFORMATION:

CLASSIFICATION: RE-2

SETBACKS: FRONT - 60 FEET

SIDE - 25 FEET

REAR - 50 FEET

MINIMUM LOT SIZE - 2 ACRES

MINIMUM LOT WIDTH - 200 FEET

MAXIMUM LOT COVERAGE - 25%

MAXIMUM BUILDING HEIGHT - 40 FEET

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

R/R

ROBERT W. RICHARDSON, GA RLS #3419

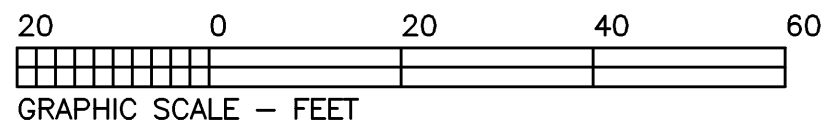
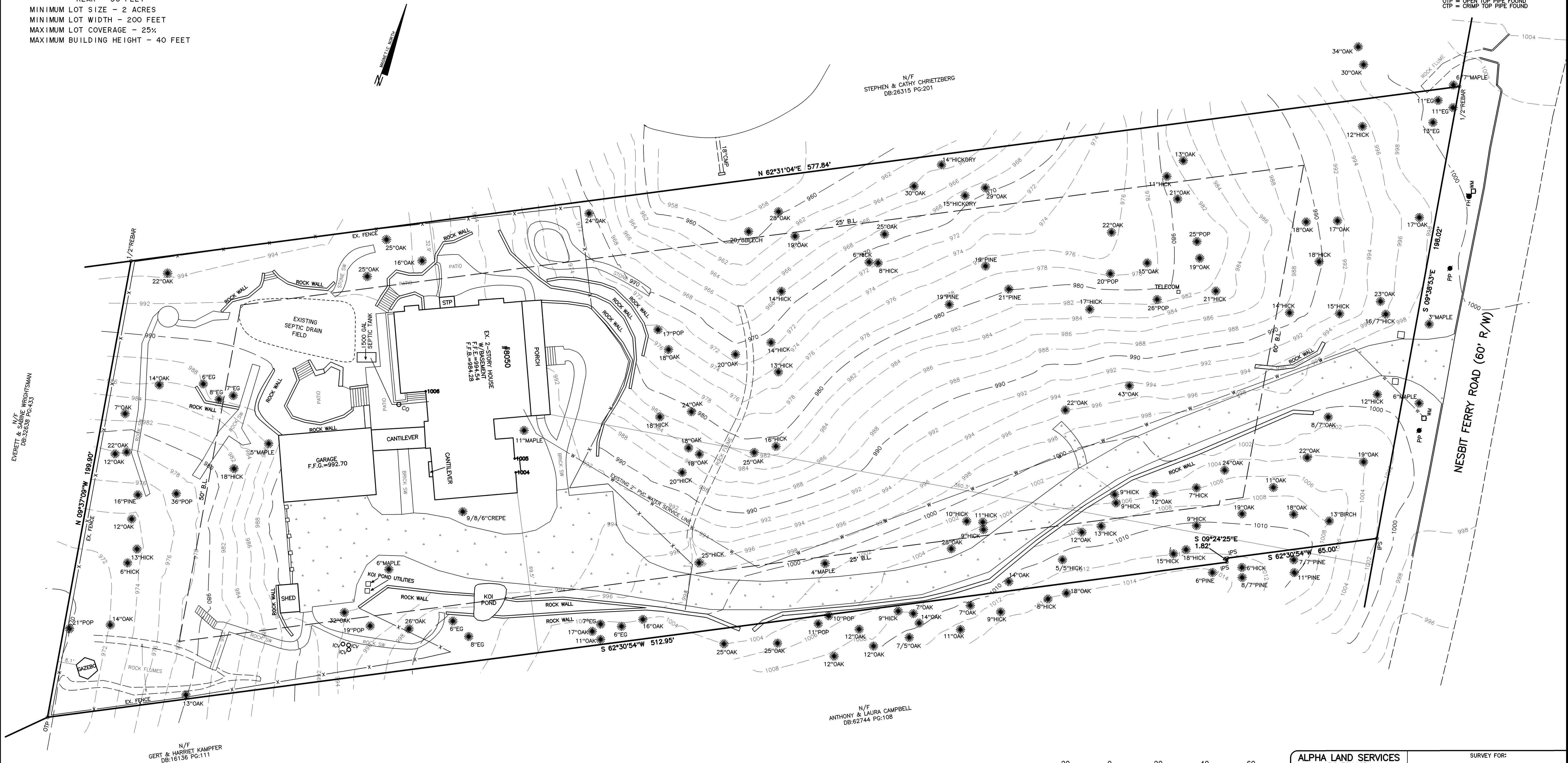
02/24/25

DATE



LEGEND

IPF = 1/2" REBAR FOUND  
IPS = 1/2" REBAR PIN SET  
LL = LAND LOT  
LLL = LAND LOT LINE  
P.L. = PROPERTY LINE  
CL = CENTERLINE  
B.L. = BUILDING LINE  
R/W = RIGHT-OF-WAY  
S.S.E. = SANITARY SEWER EASEMENT  
D.E. = DRAINAGE EASEMENT  
MH = MANHOLE  
C.B. = CATCH BASIN  
J.B. = JUNCTION BOX  
HW = HEADWALL  
D.I. = DROP INLET  
PP = POWER/UTILITY POLE  
F.H. = FIRE HYDRANT  
I.E. = INVERT ELEVATION  
F.F.E. = FINISHED FLOOR ELEVATION  
F.F.B. = FINISHED FLOOR BASEMENT  
F.F.G. = FINISHED FLOOR GARAGE  
BOC = BACK OF CURB  
EP = EDGE OF PAVEMENT  
N/F = NOW OR FORMERLY  
P.O.B. = POINT OF BEGINNING  
SS = SANITARY SEWER LINE/PIPE  
-X-X-X- = FENCE LINE  
-O- = FLOOD HAZARD ZONE LINE  
-S- = STORM SEWER LINE/PIPE  
-W- = WATER LINE  
-G- = GAS LINE  
CM = CONCRETE MONUMENT  
C.E. = CONSTRUCTION EASEMENT  
C&G = CURB AND GUTTER  
L.S. = LIGHT STANDARD  
OTF = OPEN TOP PIPE FOUND  
CTP = CRIMP TOP PIPE FOUND



ALPHA LAND SERVICES  
P.O. BOX 1651  
LOGANVILLE, GA 30052  
ENGINEERING & LAND SURVEYING  
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: 02/24/25  
DISTRICT: 6TH  
FULTON COUNTY  
GEORGIA  
FIELD DATE: 01/07/25  
REF. PLAT: PB. P.

SURVEY FOR:  
8050 NESBIT FERRY ROAD  
TAX PARCEL:06-0336 LL0052

LAND LOT: 336  
SUB: BLOCK:  
AREA = 2.521 ACRES  
JOB No. 21448BT









WATER QUALITY CALCULATIONS:		
SITE LOCATION	SQ. FT.	EXEMPT/TREATED
EXISTING HOUSE, 1/2 GARAGE, BREEZEWAY TO REMAIN:	5,049	EXEMPT
EXISTING DRIVEWAY WITHOUT PARKING COURT:	7,643	EXEMPT
HALF OF EXISTING GARAGE ROOF:	566	TREATED
PARKING COURT OF EXISTING DRIVEWAY	1,666	TREATED
PROPOSED GARAGE & POTTING SHED	1,145	TREATED
PROPOSED BREEZEWAY	117	TREATED
PROPOSED EXTENSION OF DRIVEWAY:	340	TREATED
TOTAL IMPERVIOUS AREA:	16,526 S.F.	
TOTAL TREATED IMPERVIOUS AREA:	3,834 S.F.	
RAIN GARDEN SIZING TABLE		
Contributing Impervious Drainage Area (Sq Ft)		Depth of Amended Soil (in)
		24 30 36
1000		9.1 7.7 6.7 5.9
2500		22 19 17 15
5000		43 38 33 29
10000		81 71 62 54
15000		118 103 90 79
20000		152 134 118 103
25000		192 167 147 129
BMP #1		
CONTRIBUTING AREA	3,834 SQ.FT.	
DEPTH OF SOIL MEDIA	18 IN.	
NEEDED AREA OF RAIN GARDEN	363 SQ. FT.	
PROVIDED AREA OF RAIN GARDEN	423 SQ. FT.	

### RAIN GARDEN DETAIL

### TREE CANOPY CALCULATION

NET LOT AREA: 109,833 S.F. (2.5 AC)  
REQUIRED CANOPY COVERAGE (RCC): 38,441 S.F. (35% OF NET LOT AREA)

**PROTECTED TREES 18" & LARGER:**

(1) 32" OAK	TREE 'A'	1,000 SQ. FT.
(1) 36" POPLAR	TREE 'B'	1,000 SQ. FT.
(3) 18" HICK	TREES 'C', 'N', 'AA'	3,000 SQ. FT.
(1) 26" OAK	TREE 'D'	1,000 SQ. FT.
(2) 19" POPLAR	TREE 'E', 'KK'	2,000 SQ. FT.
(1) 21" POPLAR	TREE 'F'	1,000 SQ. FT.
(3) 22" OAK	TREES 'G', 'H', 'GG'	3,000 SQ. FT.
(3) 25" OAK	TREES 'I', 'J', 'LL'	3,000 SQ. FT.
(2) 24" OAK	TREES 'K' & 'O'	2,000 SQ. FT.
(4) 18" OAK	TREES 'L', 'P', 'Q', 'BB'	4,000 SQ. FT.
(1) 20" OAK	TREE 'M'	1,000 SQ. FT.
(1) 20" HICK	TREE 'R'	1,000 SQ. FT.
(2) 25" HICK	TREES 'S' & 'T'	2,000 SQ. FT.
(3) 19" OAK	TREE 'U', 'DD', 'MM'	3,000 SQ. FT.
(1) 20" BEECH	TREE 'V'	1,000 SQ. FT.
(2) 28" OAK	TREE 'W', 'NN'	2,000 SQ. FT.
(1) 43" OAK	TREE 'X'	1,000 SQ. FT.
(1) 22" OAK	TREE 'Y'	2,000 SQ. FT.
(1) 23" OAK	TREE 'Z'	1,000 SQ. FT.
(1) 21" HICK	TREE 'CC'	1,000 SQ. FT.
(1) 25" POPLAR	TREE 'EE'	1,000 SQ. FT.
(1) 21" OAK	TREE 'FF'	1,000 SQ. FT.
(1) 20" POPLAR	TREE 'HH'	1,000 SQ. FT.
(1) 26" POPLAR	TREE 'II'	1,000 SQ. FT.
(1) 29" OAK	TREE 'JJ'	1,000 SQ. FT.

(40) TOTAL x 1,000 SQ. FT. = 40,000 SQ. FT. (PROTECTED TREES)

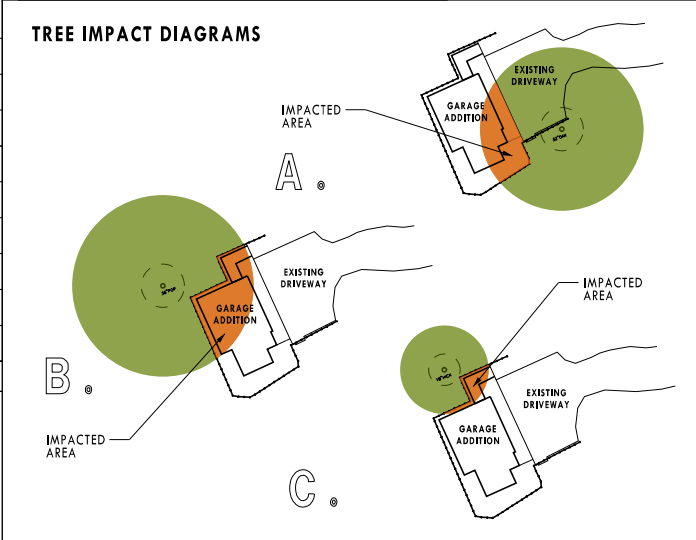
**TOTAL PROTECTED TREE CANOPY:** 40,000 S.F. (36% OF NET LOT AREA)  
✓ REQUIREMENT SATISFIED

### TREE PROTECTION FENCE

NO TREES WILL BE REMOVED PER PROPOSED PLAN

**TREE FENCE**

TREE IMPACT CALCULATIONS							
DEFINITIONS	1. ROOT SAVE AREA (RSA) = CIRCLE SURROUNDING TREE W/ RADIUS OF 1.25 FT PER 1 IN OF TRUNK DIAMETER						
	2. MAX. ALLOWABLE INTRUSION INTO CRITICAL ROOT AREA = 25%						
	3. ONLY TREES TOUCHED BY DISTURBED AREA INCLUDED IN TABLE BELOW						
EXISTING	TREE NO.	SPECIES	DIAMETER	R.S.A.	INTRUSION SF/%	IMPACTED	NOTES
	A	OAK	32"	5,435 SF	747 SF / 14%	NO	R.S.A. EXCLUDES ALL ROOT ZONE CIRCUMFERENCE OCCURING UNDER:  • EXISTING DRIVEWAY, SITE WALKS, RETAINING WALLS AND UTILITIES
	B	POPLAR	36"	6,703 SF	1009 SF / 15%	NO	
	C	HICK	22"	2,684 SF	469 SF / 17%	NO	



### NORTH ARROW

### KEYNOTE LEGEND

- PROPOSED BLDG. FOOTPRINT
- EXISTING BLDG. FOOTPRINT
- TREE FENCE DURING CONSTRUCTION
- Sd1-C SILT FENCE DURING CONSTRUCTION

### MIKE AND LEE DUNN RESIDENCE

8050 Nesbit Ferry RD, Atlanta GA, 30350

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### SITE PLAN: ENLARGED

Project No. 24079 Drawing No. A0.4

Date 04/04/25

Scale