SANDY SPRINGS
GEORGIA

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** July 11, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: **RC-13-07SS** (965 River Overlook Court)

MEETING DATE: For Submission onto the July 16, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Regional Review Finding
Application for Certificate

APPROVAL BY CITY MANAGER: JM *APPROVED*

PLACED ON AGENDA FOR: 7/16/2013

CITY ATTORNEY APPROVAL REQUIRED: (✓) *YES* ( ) *NO*

CITY ATTORNEY APPROVAL:

REMARKS:

SANDY SPRINGS
GEORGIA

To: John McDonough, City Manager

From: Angela Parker, Director, Community Development Department

Date: June 6, 2013 for Submission onto the July 16, 2013 City Council Meeting Agenda-River Corridor Review

Agenda Item: RC-13-07SS (965 River Overlook Court)

***Background*:**

Property Owner:	Courtney and Shari White
Petitioner:	Mark Reardon
Representative:	Mark Reardon
Address:	965 River Overlook Court
Land Lot, District:	LL 117, District 17th
Council District:	3
Area:	.633 Acres
Existing Zoning:	R 2A

Project Summary:
Construction of pool at an existing single family residence.

***ARC Finding*:**
Consistent with the Chattahoochee Corridor Plan

Department of Community Development Recommendation:
APPROVAL-Consistent with Chattahoochee Corridor Plan

ARC REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

DATE: JUNE 14, 2013

ARC REVIEW CODE: V1306041

TO: MAYOR EVA GALAMBOS
ATTN TO: MICHAEL BARNETT, CHIEF ENVIRONMENTAL COMPLIANCE OFFICER
FROM: I. Emerson Bryan, Deputy Executive Director

I. Emerson Bryan
Electronic signature
Original ink signature on file

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts 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-13-07SS 965 River Overlook Court
Submitting Local Government: City of Sandy Springs

Review Type: Metro River	Date Opened: June 4, 2013	Date Closed: June 14, 2013

FINDING: ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Additional Comments: None

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

ARC LAND USE PLANNING	ARC ENVIRONMENTAL PLANNING	GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE	CHATTAHOOCHEE RIVERKEEPER	GEORGIA CONSERVANCY
GEORGIA DEPARTMENT OF NATURAL RESOURCES	GEORGIA DEPARTMENT OF TRANSPORTATION	COBB COUNTY

If you have any questions regarding this review, please call Andrew Smith at (404) 463-5581. This finding will be published to the ARC website.

The ARC review website is located at: http://www.atlantaregional.com/land-use/planreviews.

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): COURTNEY & SHARI WHITE
   Mailing Address: 965 RIVER OVERLOOK COURT
   City: SANDY SPRINGS **State:** GA **Zip:** 30328
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: HOME 404 257.6262 **Fax:**
   Other Numbers: CELL 404.610.5356 SHARI CELL 404.510.5356 COURTNEY

3. **Applicant(s) or Applicant's Agent(s):**
   Name(s): MARK REARDON / ENDLESS SUMMER POOLS
   Mailing Address: 2040 PARLIAMENT DRIVE, SUITE A
   City: LAWRENCEVILLE **State:** GA **Zip:** 30043
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 770 377 0726 **Fax:**
   Other Numbers:

4. **Proposed Land or Water Use:**
   Name of Development: EXISTING RESIDENCE
   Description of Proposed Use: ADDING RESIDENTIAL SWIMMING POOL TO EXISTING RESIDENCE; ADDING POOL TERRACE & BOULDER RETAINING WALL & SLAB STEPS; MINOR GRADING

5. **Property Description (Attach Legal Description and Vicinity Map):**
   Land Lot(s), District, Section, County: 171, 17TH, C, FULTON
   Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
   RIVERSIDE, 36, K, 965 RIVER OVERLOOK COURT, 500' TO RIVER OVERLOOK DRIVE
   Size of Development (Use as Applicable):
   Acres: **Inside Corridor:** 27,578 SQ. FT. = .633 ACRES
   Outside Corridor:
   Total: .633 ACRES
   Lots: **Inside Corridor:** 1
   Outside Corridor:
   Total: 1
   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** X

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	Ø			(90)____	(75)____
B	Ø			(80)____	(60)____
C	15,179 中	10,625 中 ~~7,207~~ 中	7,207	(70) ~~47~~ 70	(45) 47 *
D	5,532	2766 中 ~~504~~	~~524~~ 780 *	(50) ~~9~~ 50	(30) ~~9~~ 14 **
E	6,640	1992 中 ~~4703~~	996 ~~4705~~	(30) ~~7~~ 30	(15) ~~7~~ 15
F	Ø			(10)____	(2)____
Total:	27,351	15,383 中 ~~8,179~~	8983 中 ~~8,179~~	N/A	N/A

ALL CHANGES: JMS · RBC 6/3/13 JMS

* WE WILL BE TRANSFERING 376 SQ. FT. OF UNUSED IMPERVIOUS ALLOCATION FROM "D" TO "C". THERE WILL BE 0% BALANCE ON IMPERVIOUS SURFACE IN "C."

** THE 1:1 TRANSFER WILL LEAVE 780 SQ. FT. OF IMPERVIOUS REMAINING IN "D", ONLY USING 14% OF THE ALLOWED 30%.

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)

_____

_____

_____ 5.22.13

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:

_____

_____

_____ 5/22/13

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

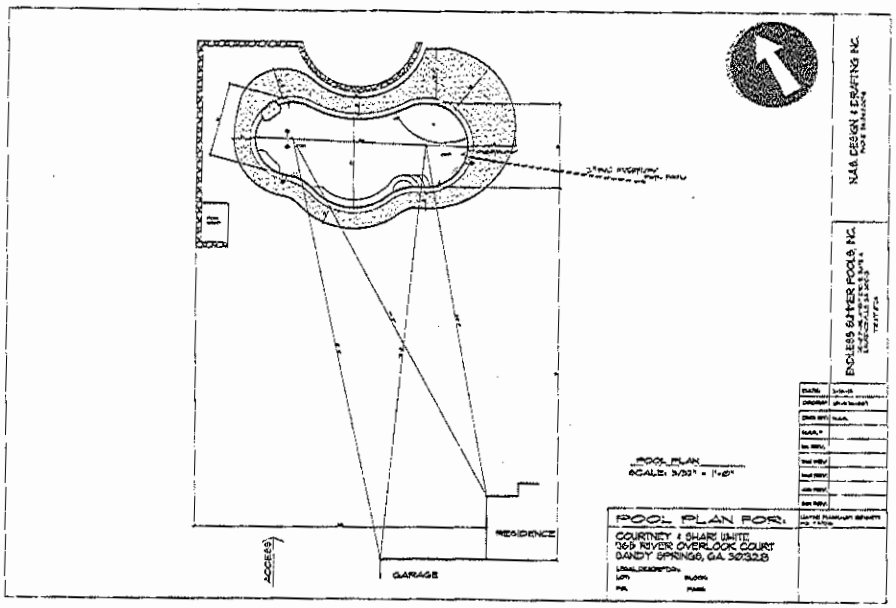
14. The governing authority of _____ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

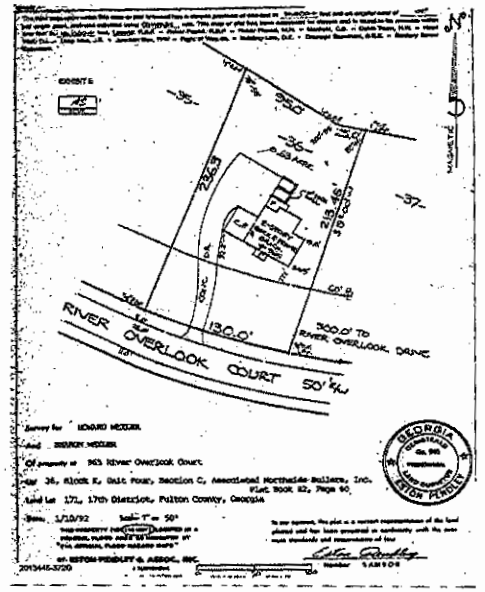
_____

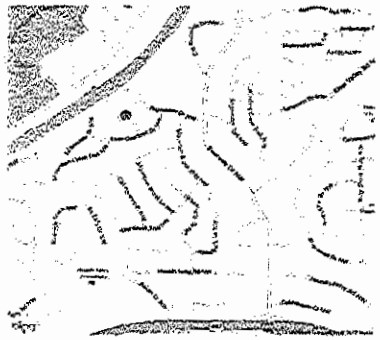
Signature of Chief Elected Official or Official's Designee Date

Map Printed On {2013-06-05 11:12}

Copyright This map has been compiled from the most accurate source data from Fulton County and the City of Sandy Springs. This map is for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map. For inquiries please contact the City of Sandy Springs.







Chattahoochee River Corridor Notes

1. This property is completely or partially within the Chattahoochee River Corridor. No land disturbance shall occur outside the approved limits.
2. All construction must conform to City of Sandy Springs standards.
3. Prior to commencing land disturbing activity, the limits of the land disturbance shall be clearly and accurately demarcated with tree save fence, and shall remain marked throughout construction, until final stabilization.
4. 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.
5. A copy of the approved land disturbance plan and river corridor certificate/permit shall be present onsite whenever land disturbing activity is in progress.
6. 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.
7. 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.

NOTES

Pool:

- For detached dwellings, pools shall be allowed in side and rear yards of single family dwellings in any district. Pools, pool equipment and their decks must be a minimum of 10' from all property lines.
- Pool will have 2.25" thick Oklahoma / Sangar hill brown flagstone coping (to blend with existing stone wall), single piece, 14" width, cut joints, hand pitched / chiseled edge.
- Pool interior to be Tahoe Blue Pebble Tec.
- Benches and steps per Endless Summer pool plan, see attached.
- Pool will be 4' deep in shallow end and 8' deep in the deep end.
- 6" x 6" waterline size in pool. NPT V8680 is selected.
- Aquron CPSP waterproofing treatment for the entire concrete pool shell.
- Pool Pilot Digital Saltwe Chlorine Generating System
- Polaris 280 automatic pool cleaner with booster pump and timer.
- AquaCal air source heat pump pool heater, no gas required, electric only.
- Mechanical autofill, tied into irrigation main line, in pool wall.
- Tile mounted overflow fitting will be tied into proposed drain line.
- (2) 120V, 300W pool lights.
- Pool area will be surrounded with 5' height fence, as required by code. The fencing material will be a combination of wood and black aluminum. All fencing will be new. Fencing will include 4' wide x 5' tall self closing and self latching gates.
- A backflow preventer, if not already present, will be installed on the water meter per the City of Sandy Springs / City of Atlanta requirements.
- Pool equipment will be located in the NW corner of the proposed pool at the corner of the existing retaining walls.

Paving

- Proposed pool terrace will be broom-finished concrete, approximately 587 square feet.
- Paving around pool will be 3,000 psi wire mesh or fiber mesh reinforced poured gray concrete with a medium broom finish and saw cut control / expansion joints.

Walls and Steps

- All existing retaining walls to remain.
- A new, dry stack boulder wall will be located between the proposed lawn and the tree save area. The wall height will not exceed 2'11" in height.
- Proposed wall is 40 feet long.
- Landscape steps will be created by overlapping/stacking 8 flagstone slabs, 3' wide to create roughly 1' deep.

Land Disturbance

- No land disturbance in front yard, above existing retaining walls or in tree save area.
- Land disturbance will occur only in the rear yard, from the bottom of the existing retaining walls on the west/north side, to the north end of the driveway, to the north end of the existing deck, to the proposed silt fencing.
- Total land disturbance will be 4,641 square feet. This includes the pool, paving and proposed landscape areas.

Drainage

- Drainage per plan
- All drainage lines will daylight on existing property, at least 15' from the property line.

Pool Fencing

- Aluminum, black, 5'0" ht., between the NW corner of the home/NW deck corner, along the driveway, across the existing retaining wall, and to the west side property line. Includes 2 self-closing/self-latching gates, 4' wide. Gate will open outward from pool area.
- Dog eared, pressure treated pine fence, 5'0" ht., on western rear property line, along north side property line, then turning back south along property line to NE corner of house. Includes 1 self-closing/self-latching gates, 4' wide. Gates will open outward from pool area.
- Finished side of the fence shall face the neighbors.
- Fence design will not produce a ladder effect that would aid in unauthorized climbing. Fence will slope with the existing grade.
- Fencing will comply with Sandy Springs fencing ordinance.

Tree Protection/Removal:

- 1 - 27" Drill Pine, located in the eastern corner of rear yard will be removed. Tree removal permit # 201300737 (approved 2/11/13)
- Install orange tree fence per to protect critical root zones and create a tree save area.
- Critical root zones are indicated by circles drawn around trees, indicating 1.25 feet of field radius for every inch of tree diameter.
- Two trees will be mildly affected by construction, both located in the eastern corner of rear yard: 1- 10" Tulip Poplar (CRZ impacted 14%) and 1-17" Pine (CRZ impacted 19%), as noted on plan.
- All tree fencing will meet the minimum standards of the City of Sandy Springs. See attached detail.

Erosion Control:

- Erosion control measures will include silt fence, mulching, temporary and/or permanent seeding/sodding/planting.
- All sediment barrier/silt fencing will meet the minimum standards of the City of Sandy Springs NMP requirements.
- The construction entrance/exit will be the existing concrete driveway.

Property Notes:

- Property description: 965 River Overlook Court, Sandy Springs GA 30328. Lot 36, Block K, Unit Four, Section C, Land Lot 171, 17th District, Fulton, County, Georgia
- Tax/Parcel ID #17 017100010105
- Residence built in 1967
- Zoned R-2A. Building setbacks: front 60', side 15', rear 40', pool/paving/equipment 10'.
- Property DOES fall within the River Corridor footprint. Jim Sasso, ARC, has reviewed and approved the plans 404.463.3258
- Estimated square footage of disturbed area during pool/wall/landscape construction: 4,261 square feet
- Estimated square footage of entire lot: 28,062 square feet or 0.6442 acres (per tax records).
- The existing residence is tied into existing city sewer system. The residence DOES NOT have a septic system.

- This property is not located in a federal flood area as indicated by FIA official flood hazard maps per the attached survey dated 1.10.1992.
- This site is/is not located within a zone (A, AE, shaded zone X) as defined by F.I.R.M. Community Panel Number(s) 125160_____ for unincorporated Fulton County, Georgia (Use June 22, 1998 map).
- This property is/is not in a flood hazard area according to F.I.R.M. panel #_____ last revised on June 22, 1998.
- State Waters are NOT onsite or within 200 feet of the site.
- Contact the department of Community Development at 770.730.5600 to schedule a pre-construction meeting with the site inspector prior to any land disturbance, building or demolition.

Client Info:

- Shari & Courtney White, 965 River Overlook Court NW, Atlanta, GA 30328, Shari & Courtney White 404.257.6262 (home), Shari White 404.670.5356 (cell), Courtney White 404.510.5356 (cell)

24 Hour Contact Info:

- Pool Contractor: Endless Summer Pools, Mark Reardon, 770.777.0726 (cell), 2040 Pachaoten Drive, Suite A, Lawrenceville, GA 30043
- Owners: Shari & Courtney White 404.257.6262 (home), Shari White 404.670.5356 (cell), Courtney White 404.510.5356 (cell)

Key for Soil Erosion and Sediment Control Practices

Code	Practice	Symbol	Description
Sd1	Sediment Barrier		A barrier to prevent sediment from leaving the construction site. It will be silt fence without staked bales of straw.
Tp	Tree Protection		A barrier to prevent encroachment into the critical root zone of protected trees. It will be orange plastic mesh fencing with metal or wood stakes.
LD	Land Disturbance		This line indicates the limit of land disturbance.

Note: All sediment barrier/silt fencing and tree fencing per City of Sandy Springs requirements, NMP.

Tree Save Fencing Detail

Note: Install tree fencing per plan indicated by

Martha Goodman
Landscape Designer
4537 Fox Glen
Marietta, GA 30068
phone 404.372.0886
mgoodman@netscape.net
www.ecologyofdesign.com

White Residence
965 River Overlook Court
Sandy Springs, GA 30328

Date Issued: 4-8-13

Drawn By: MGG

Title: Pool Plan & Notes

Scale: 1/8" = 1'0"

Sheet P2 Of 2

965 RIVER OVERLOOK COURT REANALYSIS

City of Sandy Springs
February 21, 2013

Vulnerability Factor	Factor Subgroup			Score	
Hydrology:	Interbasin:			20	
Geology:	Biotite Gneiss			5	
Soils:	Moderate to Severe			16	
SUBTOTAL:				41	
Aspect:	Hot Spot		3		--
	West		--		12
SUBTOTAL:			44		53
Vegetation:	Barren	2		--	2
	Pines	--		15	--
SUBTOTAL:		46		59	55
Slope:	0-10%	3	--	--	--
	10-20%	--	9	9	--
TOTAL:		49	53	68	64
CATEGORY:		C	D	E	E

The C category includes scores from 38 to 49
The D category includes scores from 50 to 59
The E category includes scores from 60 to 69

404-663-3100 FAX 404-663-3788 WWW.ATLANTAREGIONAL.COM

ARC LOT ANALYSIS FOR:
965 RIVER OVERLOOK COURT
SANDY SPRINGS, GA 30328
CITY OF SANDY SPRINGS

PER JIM SANTO'S ANALYSIS ON 4.22.2013

CURRENT CONDITIONS

CATEGORY	TOTAL AREA	LAND DISTURBANCE		IMPERVIOUS SURFACE	
C (Non-Impervious Vegetated)		1,176	20%	1,176	20%
C (Impervious Vegetated Trees/Lawn)		540	9%	540	9%
C (Impervious)		58	1%	58	1%
C (TOTAL)	15,179	7,207	47%	7,207	47%
D	5,532	504	9%	504	9%
E	6,840	468	7%	468	7%
CURRENT TOTAL LOT	27,551	8,179		8,179	

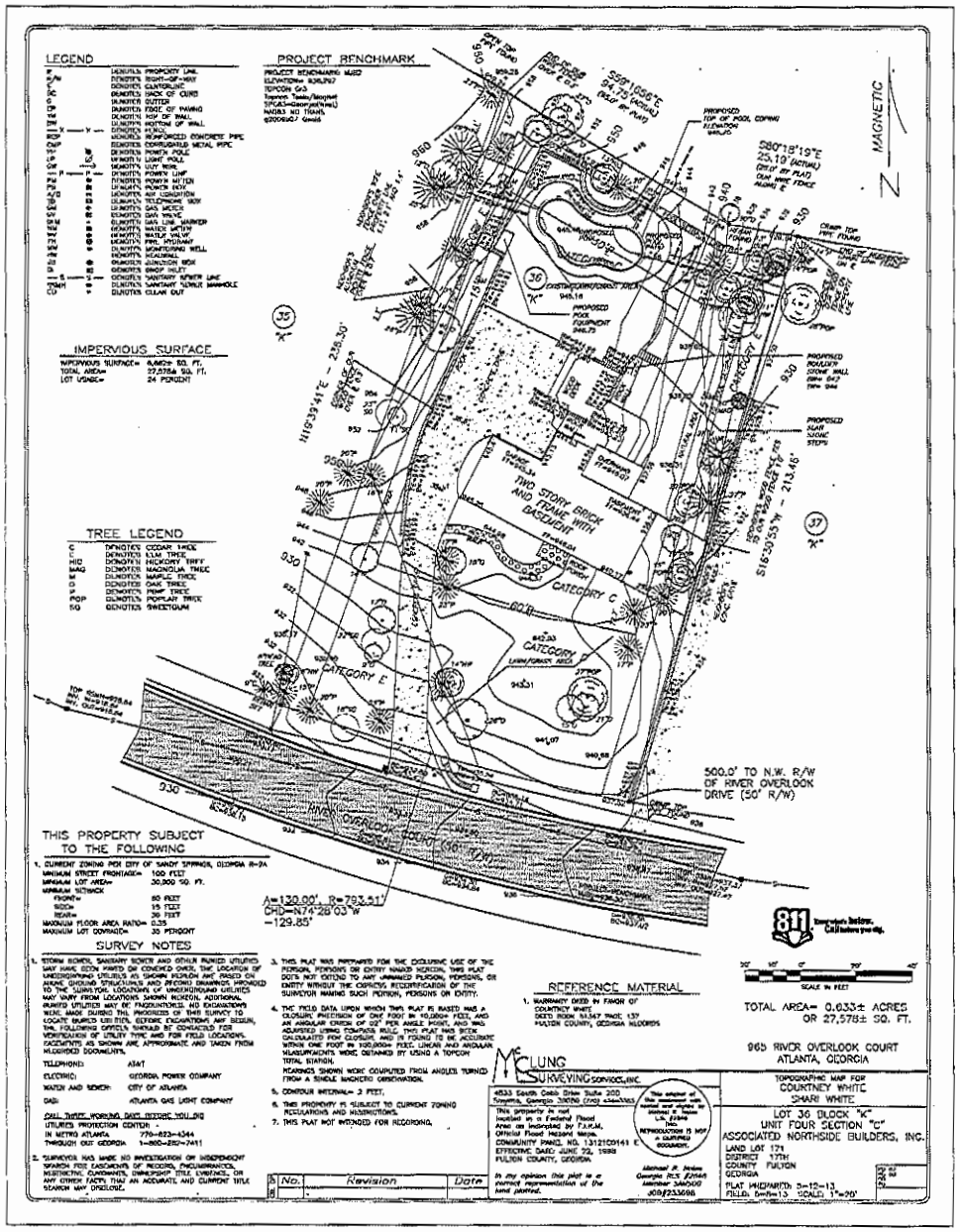
ALLOWED LIMITS

CATEGORY	TOTAL AREA	LAND DISTURBANCE		IMPERVIOUS SURFACE	
C	15,179	10,625	70%	6,581	43%
D	5,532	2,766	50%	1,660	30%
E	6,840	3,492	51%	2,052	30%
CURRENT TOTAL LOT	27,551	16,883		9,887	

AMOUNT REMAINING

CATEGORY	TOTAL AREA	LAND DISTURBANCE		IMPERVIOUS SURFACE	
C	15,179	3,418	23%	(476)	0%
C (CONVERTED FROM D TO C)				376	0%
D	5,532	2,262	41%	780	14%
E	6,840	1,024	15%	576	8%
CURRENT TOTAL LOT	27,551	7,704		1,156	

We would like to transfer 376 square feet of unused impervious allocation from D. The 1:1 transfer from D would leave 780 square feet of impervious remaining in D.

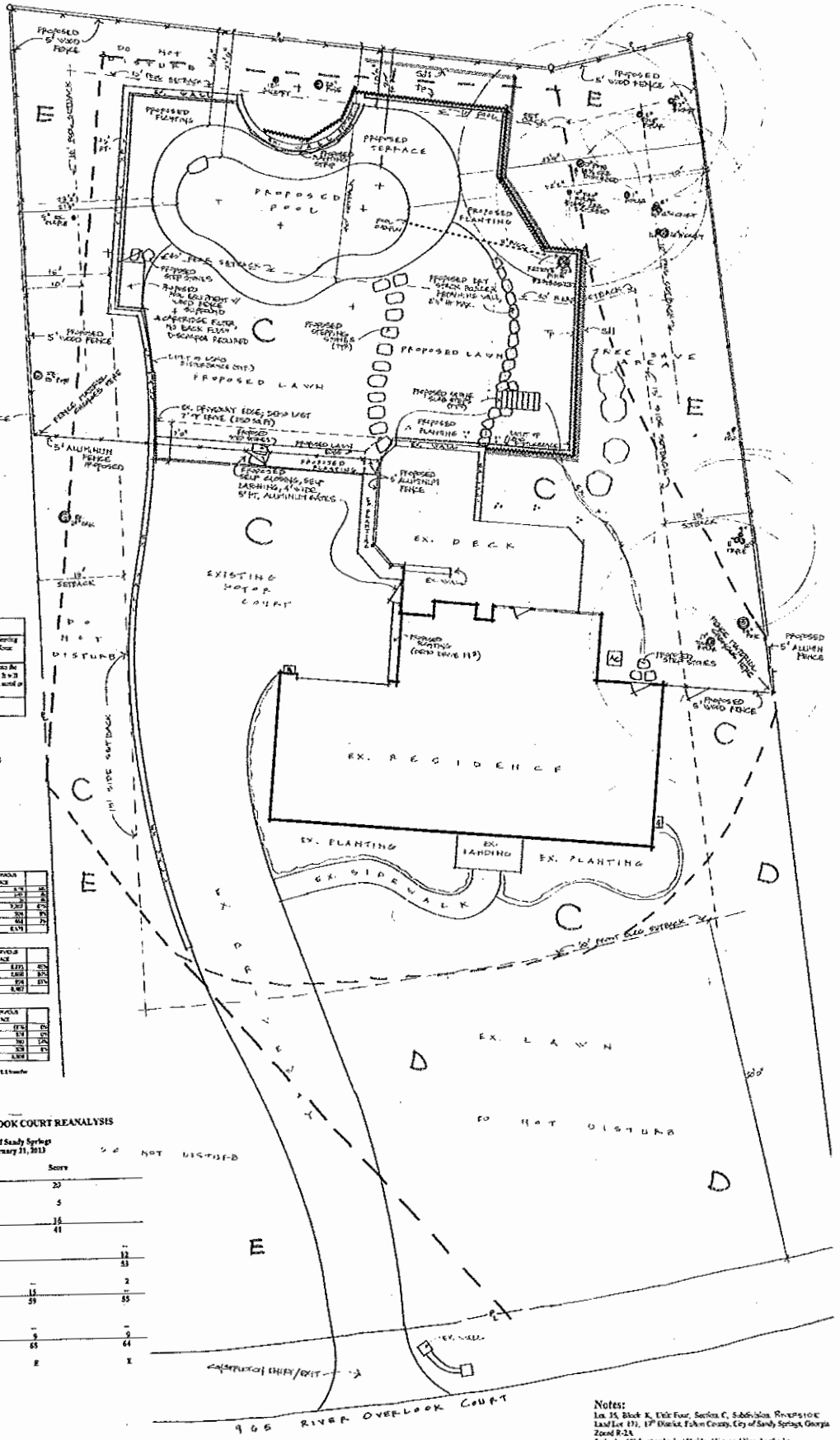


Martha Goodman
Landscape Designer

White Residence
965 River Overlook Court
Sandy Springs, GA 30328

Grading Plan
Scale: 1/8" = 1'0"

Date Issued: 0-21-13
Drawn By: MGW
Title: SITE 4 Land Disturbance Plan
Scale: 1" = 20'0"
Sheet L1 Of 1



Key for Soil Erosion and Sediment Control Practices			
Code	Practice	Symbol	Description
Sf	Sediment Barrier		A barrier to prevent sediment from leaving the construction site. It will be silt fence sediment control below of straw.
Tp	Tree Protection		A barrier to prevent unauthorized tree the critical root zone of protected trees. It will be orange plastic mesh fencing with metal or wood stakes.
LD	Land Disturbance		This line indicates the limit of land disturbance.

Note

- All sediment barrier and tree protection fencing will be installed within 3 days of issuance of permit.
- All sediment barrier/silt fencing and tree protection fencing will be maintained in accordance with the City of Sandy Springs ESAP.

ARC LOT ANALYSIS FOR 965 RIVER OVERLOOK COURT
SANDY SPRINGS, GA 30328
CITY OF SANDY SPRINGS

PER JIM SAHOTO'S ANALYSIS ON 5.22.2013

CURRENT CONDITIONS

CATEGORY	TOTAL AREA	LAND DISTURBANCE		IMPERVIOUS SURFACE	
[illegible]		2,79	8%	1,79	10%
[illegible]		3,48	8%	1,48	8%
[illegible]		0	0%	0	0%
C	15,176	9,207	47%	5,207	47%
D	5,152	504	8%	504	8%
E	3,345	468	7%	468	7%
CURRENT TOTAL LOT	27,243	8,574		8,574	

ALLOWED LIMITS

CATEGORY	TOTAL AREA	LAND DISTURBANCE		IMPERVIOUS SURFACE	
C	15,176	10,628	70%	8,173	53%
D	5,152	1,548	30%	1,608	31%
E	4,848	1,512	30%	1,516	31%
CURRENT TOTAL LOT	27,243	13,883		8,987	

AMOUNT REMAINING

CATEGORY	TOTAL AREA	LAND DISTURBANCE		IMPERVIOUS SURFACE	
C	15,176	1,421	10%	2,966	19%
C (ALTERNATIVE FROM D TO C)				578	4%
D	5,152	1,044	41%	980	19%
E	3,345	1,044	31%	928	31%
CURRENT TOTAL LOT	27,243	3,509		3,508	

We could like to transfer 578 square feet of unused impervious allocation from D. The 1.1 transfer from D would have 980 square feet of impervious remaining in D.

965 RIVER OVERLOOK COURT REANALYSIS

City of Sandy Springs
February 11, 2013

Vulnerability Factor	Factor Subgroup				
Hydrology:	Interbasin			20	
Geology:	Hornfels Gneiss			5	
Soils:	Moderate to Severe			16	
SUBTOTAL:				41	
Aspect:	Hot Spot		3		--
	West		--		12
SUBTOTAL:			44		53
Vegetation:	Barren	2	--	--	2
	Pines	--	15	15	--
SUBTOTAL:		46	59		55
Slope:	0-10%	3	--	--	--
	10-25%	--	9	9	9
TOTAL:		49	55	65	64
CATEGORY:		C	D	E	E

The C category includes scores from 38 to 49
The D category includes scores from 50 to 59
The E category includes scores from 60 to 69

Notes:
Lot 35, Block K, Unit Four, Section C, Subdivision RIVERSIDE
Land Lot 171, 17th District, Fulton County, City of Sandy Springs, Georgia
Zoned R-2A
Setbacks: 60' front setback, 15' side, 45' rear, 19' pool setbacks
Maximum coverage %
Accessory building/structures square feet, setback

Jim Sahoto 404-443-3188 FAX 404-443-3189 WWW.ARCSYSTEMS@GMAIL.COM

Sheet: P1	of 2

Pool/Fence Plan
Scale: 1/8"=1'-0"

Title:

Drawn By: [illegible]

Date Issued: 3-4-13, 3-11-13, 3-15-13

ARC REVISIONS 5-21-13
PER ARC REVIEW 6-21-13

White Residence
965 River Overlook Court
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