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Planners & Engineers Collaborative
LAND PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING
ARCHITECTURE • SURVEYING • CONSTRUCTION • WATER RESOURCES
350 RESEARCH COURT, STE 200
PEACHTREE CORNERS, GA 30092

LOT 5 RIVER VALLEY SUBDIVISION
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
292 RIVER VALLEY COURT
SANDY SPRINGS, GEORGIA 30083
LAND LOTS 225 & 126, 17TH DISTRICT

FOR:
WHB CONTRACTORS, LLC
5880 LIVE OAK HWY
NORCROSS, GEORGIA 30083
P: 770-448-2175

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS VALID ONLY WHEN THE DATE IS ENTERED AND DATED WITH THE PROJECT NUMBER, SIGNATURE.

GS/MCC LEVEL 1 DESIGN PROFESSIONAL
CERTIFICATION # 000059888 EXP. 10/29/2024

GRADING AND TREE PLAN

SCALE: 1" = 20'
DATE: 02/09/2024
PROJECT: 19071.000

C2.00

SHEET

SITE DATA

ADDRESS	292 RIVER VALLEY COURT SANDY SPRINGS, GEORGIA, 30083
PARCEL #	
EXISTING ZONING	RD
PROPOSED ZONING	RD
DEVELOPMENT STANDARDS	3 STORY RESIDENTIAL
MINIMUM GRADED FLOOR AREA	1,000 SF ON GROUND LEVEL (FOR LOTS 126 & 225) / 1,000 SF ON GRADE OR ABOVE WITH 50% OF ON GRADE FLOOR
MINIMUM LOT WIDTH	100.00 FT
MINIMUM LOT DEPTH	100.00 FT
REAR YARD	35 FEET / 10 FT PER VARIANCE ON LOT 16

IMPERVIOUS CALCULATIONS:

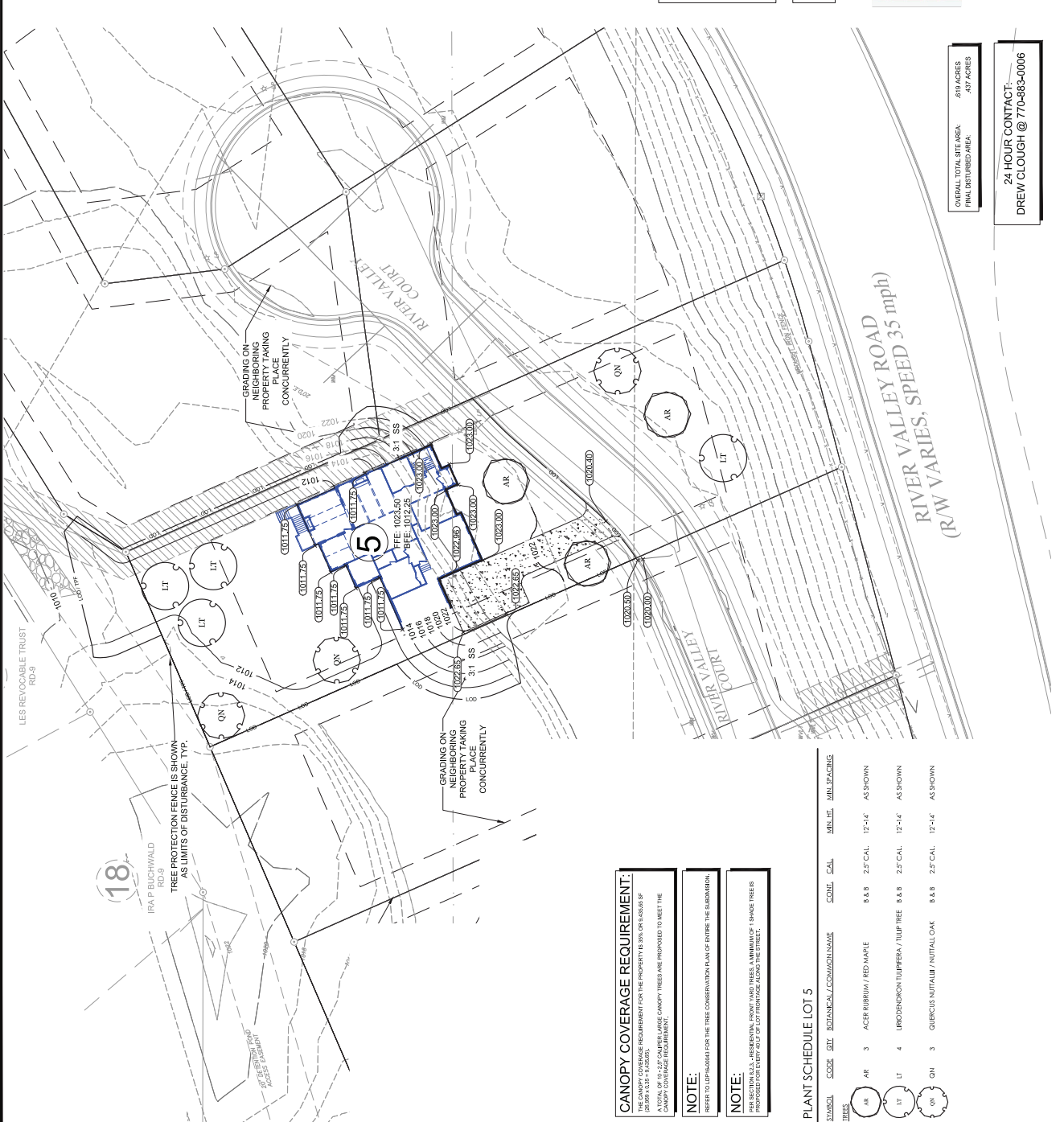
ALLOWED IMPERVIOUS	4,200 SF
RESERVED IMPERVIOUS	3,000 SF
EXISTING IMPERVIOUS	123 SF
OVERFLOW IMPERVIOUS	139 SF
TOTAL PROPOSED IMPERVIOUS	4,542 SF

CONTACT INFORMATION:

ENGINEER: G. S. MCCLELLAN
PLANNERS AND ENGINEERS COLLABORATIVE
ADDRESS: 350 RESEARCH COURT
PEACHTREE CORNERS, GEORGIA 30092
PHONE: 770.451.2741
EMAIL: G.MCCLELLAN@PECP.US

THESE ARE NO KNOWN STATE WATERS WITHIN 200 FEET OF THE PROPERTY
THESE ARE NO IMPAIRED STREAMS NEAR THE SITE
THESE ARE NO WETLANDS NEAR THE PROPERTY

Cut Factor	1.000
Fill Factor	1.150
Cut volume (adjusted)	399.77 Cu. Yd.
Fill volume (adjusted)	307.10 Cu. Yd.
Net volume (adjusted)	92.68 Cu. Yd. < Cut >



CANOPY COVERAGE REQUIREMENT:
THE CANOPY COVERAGE REQUIREMENT FOR THE PROPERTY IS 30% OR 8.8 AS OF A TOTAL OF 92.25 CUMULATIVE CANOPY TREES ARE PROPOSED TO MEET THE REQUIREMENT (SEE SCHEDULE).

NOTE:
REFER TO PHOTOS FOR TREE CONSERVATION PLAN OF THE SUBDIVISION.

NOTE:
PER SECTION 8.2.2, RESIDENTIAL FRONT YARD TREES, A MINIMUM OF 5 SHADE TREES ARE PROPOSED FOR EVERY 40 FT OF LOT FRONTAGE ALONG THE STREET.

PLANT SCHEDULE LOT 5

SYMBOL	CODE	SIT	BOTANICAL / COMMON NAME	COND.	CAL.	MIN. LIT.	MIN. LEAFING
AR	3	AR	ACER RUBRUM / RED MAPLE	8 & 8	2.5 CAL.	12'-14'	AS SHOWN
LT	4	LT	LIPODISCHON TULIPIFERA / TUPI TREE	8 & 8	2.5 CAL.	12'-14'	AS SHOWN
ON	3	ON	QUERCUS NITIDA / WHITE OAK	8 & 8	2.5 CAL.	12'-14'	AS SHOWN

24 HOUR CONTACT:
DREW CLOUGH @ 770-863-0006

OVERALL TOTAL SITE AREA: 419 ACRES
FINAL DISTURBED AREA: 437 ACRES