



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, June 2, 2021

Case: **V21-0010 – 300 Drummen Court**
Staff Contact: Alexandra Horst (ahorst@sandyspringsga.gov)
Report Date: May 25, 2021

REQUEST

Request for a Variance from Sec. 2.3.2. and Sec. 6.1.2.B. to allow construction of a roof over a portion of the existing deck that currently encroaches into the rear building setback.

APPLICANT

Property Owners: Katherine Thornberry & Paul Stephen McNulty II	Petitioner: Katherine & Paul McNulty	Representative: N/A
---	---	------------------------

RECOMMENDATION

Department of Community Development

Staff recommends **Approval with Conditions of Variance** V21-0010.

MATERIALS SUBMITTED AND REVIEWED

Materials:

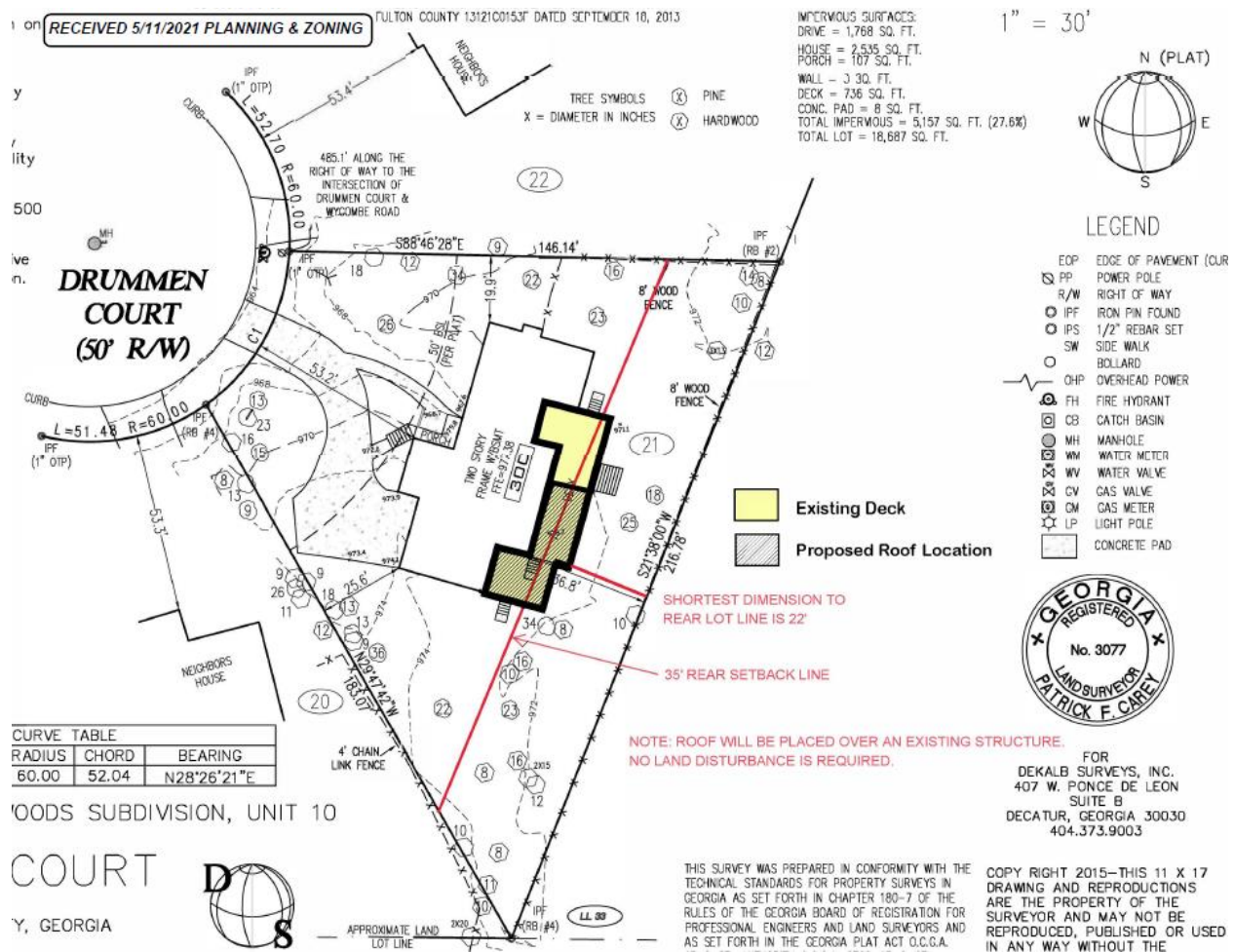
1. Application, received April 24 and May 11, 2021

Plans:

1. "Survey," prepared by DeKalb Surveys, Inc., received May 11, 2021
2. Site Plan prepared by Petitioner based on "Survey," prepared by DeKalb Surveys, Inc., received May 11, 2021

PROPERTY INFORMATION	
Location:	300 Drummen Court (Parcel # 17 007400030218)
Council District:	4 – Jody Reichel
Road frontage:	Approximately 55.90' of frontage on Drummen Court
Acreage:	Approximately 0.51 acre
Current Zoning: Existing Land Use:	RD-18 (Residential Detached, 18,000 square foot minimum lot size) Single unit detached residence
Previous Zoning Case:	Rezoning 1963Z-0044 was approved with conditions
Character Area:	Protected Neighborhood Character Area

SITE PLAN (received May 11, 2021) (full size Site Plan in Package)



PROPOSED DEVELOPMENT

The 0.51-acre trapezoidal-shaped subject property is developed with a single unit detached residence, including a porch and deck and other features and improvements. According to the Applicant, the existing deck is 920 square feet. Part of the deck currently encroaches into the 35' minimum rear lot line building setback; it gets as close as 25' from the rear lot line.

An unenclosed deck is permitted to encroach into the rear setback, provided that it is at least five feet (5') from the vertical plane of any common side lot line and ten feet (10') from the rear lot line. Additionally, building eaves and roof overhangs may encroach up to three feet (3') into a required setback, if such extension is at least three feet (3') from the vertical plane of any lot line. However, beyond that, no further roof encroachment into the rear setback is allowed.

The Applicant proposes to install a roof over a portion of the existing deck and screen it but not disturb any land. According to the Applicant, the proposed roof would be 12' in height and encroach approximately 13' into the rear building setback, getting as close as 22' from the rear lot line. The proposed roof is a total of 506 square feet, most of which would be in the buildable area or otherwise allowed due to the permitted setback encroachment for roof overhangs. In fact, only a relatively small amount of the proposed roof would, in fact, not be in compliance with the Development Code.

The subject property is adjacent on the east to a triangular, undeveloped portion of the 6800 Glenridge Drive Glenridge Park Condominiums property. The area of relevance on the subject property adjoins trees to the east of it on the site of the adjacent Glenridge Park Condominiums. Glenridge Drive itself is beyond, further to the east. This area of the subject property is obscured from Glenridge Drive by the triangular portion of 6800 Glenridge Drive.

The following images show the existing conditions of 300 Drummen Court from Drummen Court and the triangular portion of 6800 Glenridge Drive to the east of the subject property.



View east from Drumm Court



View west from Glenridge Drive

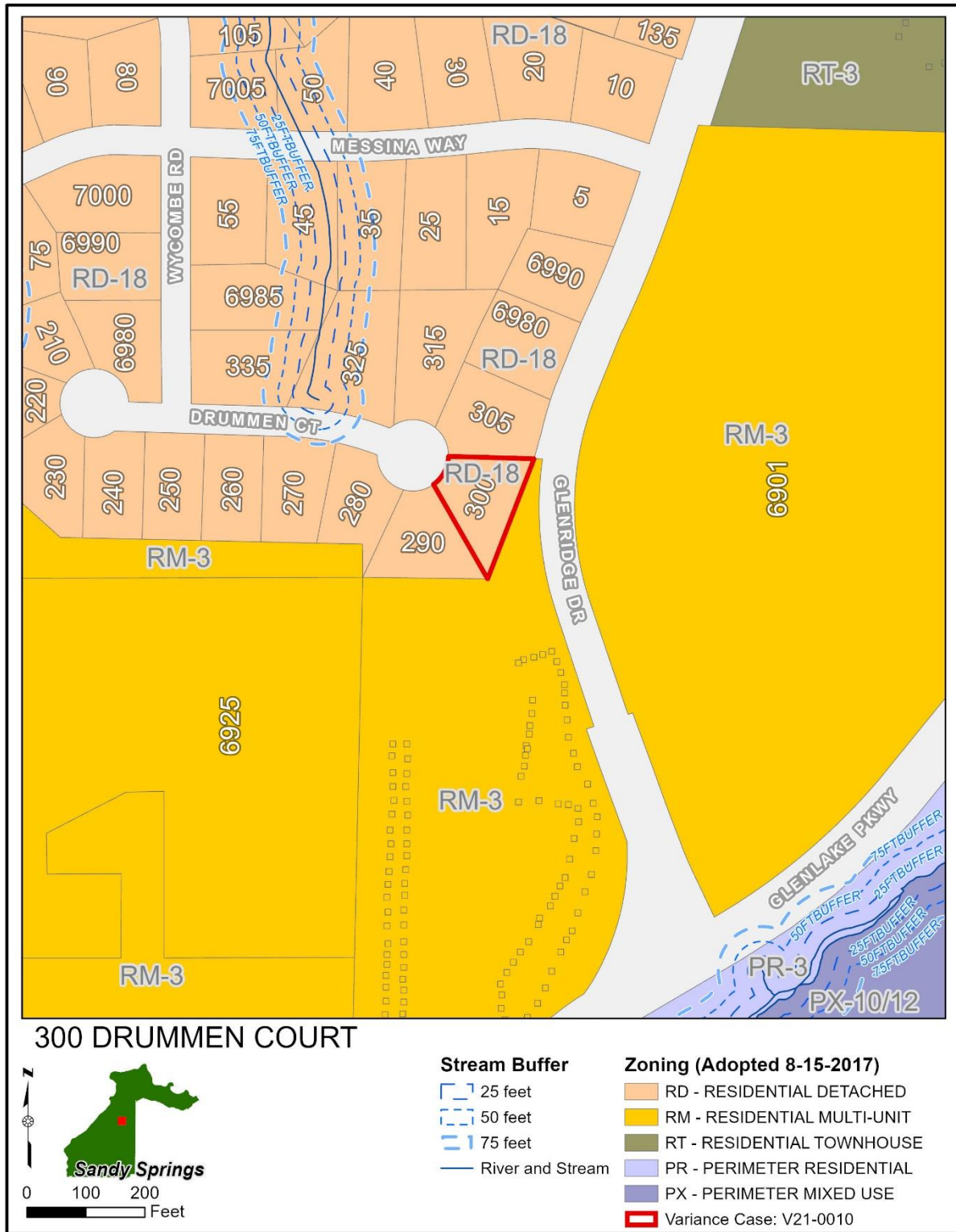
(All photographs by Alexandra Horst, May 15, 2021)

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RD-18 / Single Unit Detached Residence	305 Drummen Court	0.54
East / Southeast / South	RM-3 / Multi-Unit Residences	6800 Glenridge Drive	8.74
Southwest / West	RD-18 / Single Unit Detached Residence	290 Drummen Court NE	0.53
West / Northwest	--	Drummen Court	--
PROPOSED DEVELOPMENT			
--	RD-18 / Single Unit Detached Residence	300 Drummen Court	0.51

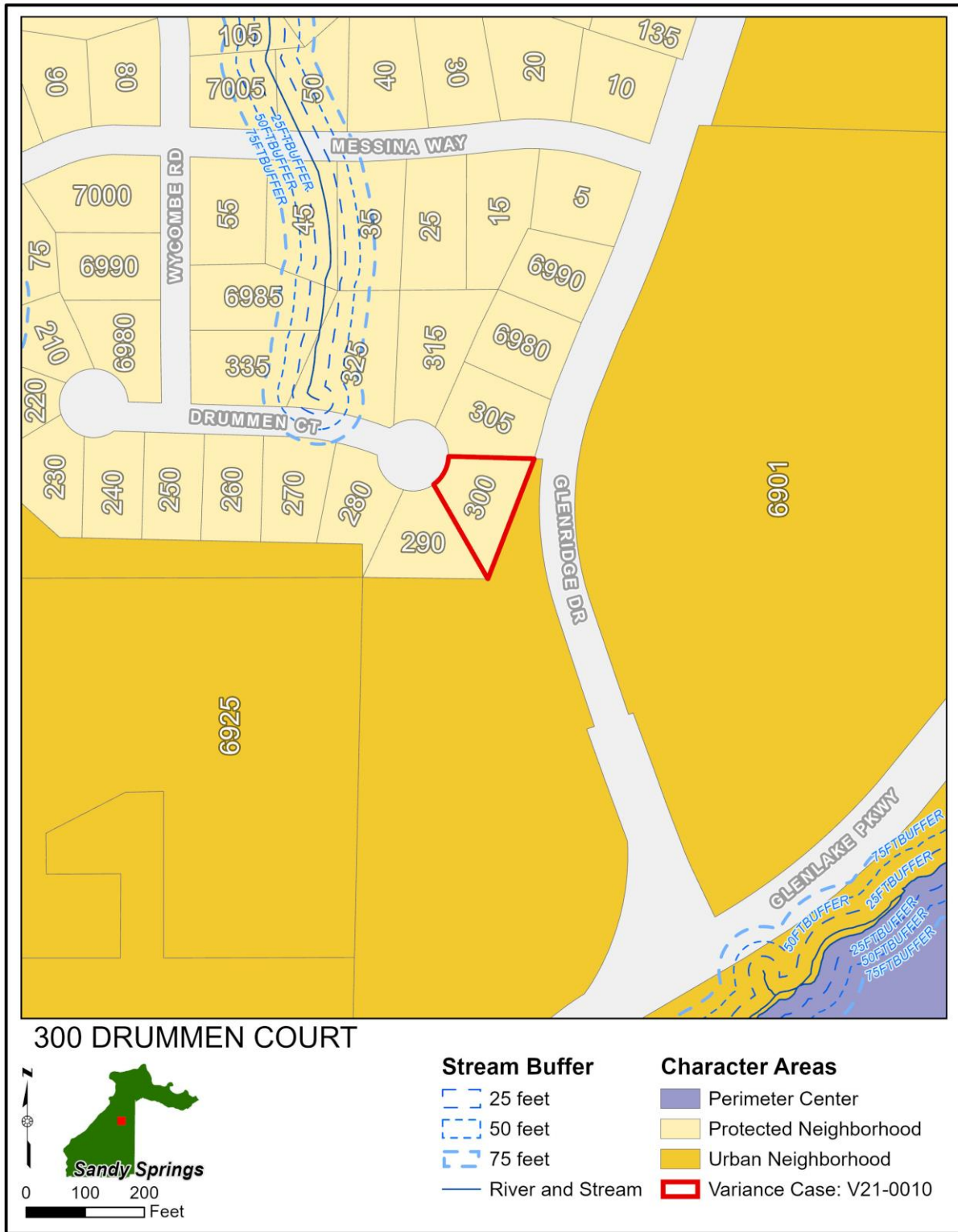
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



VARIANCE CONSIDERATIONS
Per Sec. 11.6.2.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:
1. Variances will only be granted upon showing that: a. The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or Finding: The application of the Development Code would not create an unnecessary hardship.
b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties; Finding: The subject property is 0.51 acre (22,215.60 square feet) in size, similar to others in the area. Most parcels in the Spalding Woods Neighborhood are zoned RD-18. There is not much topography; the grade on site changes approximately 8'. However, the shape of the subject property is trapezoidal, and the distance between the primary street lot line and the rear lot line is as little as approximately 134', less depth than on many properties in the nearby area. The subject property is adjacent on the east to a triangular, undeveloped portion of the 6800 Glenridge Drive Glenridge Park Condominiums property, beyond which is Glenridge Drive itself.
2. Further, the application must demonstrate that: a. Such conditions are not the result of action or inaction of the current property owner; and Finding: The size, shape, and topography of the subject property are not the result of action or inaction of the current property owners. According to the Fulton County Tax Assessors, the residence was built in 1980, long before the property's purchase in 2019 by the current property owners. Per the Applicant, the existing 920 square foot deck on site, which currently gets as close as 25' from the rear lot line, was built in 2016 by the previous owner. A roof could be added above the portion of the existing deck that is in the buildable area and allowed due to the permitted setback encroachment for roof overhangs, though it might look unusual for only some of the southern deck to be roofed.
b. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and Finding: The subject property is currently developed with a single unit detached residence, including a porch and deck and other features and improvements. Part of the deck currently encroaches into the 35' minimum rear lot line building setback. The Applicant proposes to install a roof over a portion of the existing deck and screen it, but not disturb any land. The proposed roof is a total of 506 square feet, most of which would be in the buildable area or otherwise allowed due to the permitted setback encroachment for roof overhangs, so only a minimal amount of the proposed roof would not be in compliance with the Development Code.
c. The Variance request would result in development that is consistent with the general intent of this Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare. Finding: The Development Code requires that covered decks be located in the buildable area; they may also extend into the permitted setback encroachment for roof overhangs. The request to cover and screen a portion of the existing deck does not comply with Code. A major feature of <i>The Next Ten</i> is to protect and preserve the City's neighborhoods, and a way in which that is codified is through building setback and other regulations governing the location of structures. The request would not, however, be

detrimental to the public good, safety, and welfare, and the proposed roof would be located over a portion of existing deck, requiring no land disturbance. Most of the proposed roof would be in the buildable area or otherwise allowed due to the permitted setback encroachment for roof overhangs. The subject property is adjacent on the east to a triangular, undeveloped portion of the 6800 Glenridge Drive Glenridge Park Condominiums property, beyond which is Glenridge Drive itself. The area of relevance on the subject property is obscured from Glenridge Drive by the triangular portion of 6800 Glenridge Drive. Furthermore, the adjacent neighbors on Drumm Court support the Applicant's request.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

No comment provided.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided.

Correspondence Received:

No public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval with Conditions of Variance** V21-0010, request for a Variance from Sec. 2.3.2. and Sec. 6.1.2.B. to allow construction of a roof over a portion of the existing deck that currently encroaches into the rear building setback, subject to the following conditions:

1. That the roof encroachment be substantially similar to that shown on the Site Plan prepared by the Petitioner based on "Survey," prepared by DeKalb Surveys, Inc., received May 11, 2021.
2. That the roof encroachment into the rear lot line building setback be limited to no more than 13'.



SANDY SPRINGS™
GEORGIA

VARIANCE APPLICATION

(Excludes Stream Buffer Variances)

Application Checklist:

Page No.	Item	Completed/ Included in Submittal
1	Project Information Sheet	X
2-3	Detailed Process and Instructions	N/A
4-5	Authorization Forms	X
6	Letter of Intent	X
6-7	Variance Analysis	X
7	Chattahoochee River Corridor Certificate	☐ N/A or N/A X
7-8	8½" x 11" copy of Survey	☐
7-8	8½" x 11" copy of Site Plan	☐
7-8	11" x 17" copy of Survey	X
7-8	11" x 17" copy of Site Plan	X
7-8	Two (2) full-scale copies of Survey	☐ N/A
7-8	Two (2) full-scale copies of Site Plan	☐ N/A
7	8½" x 11" copy of Legal Description (must be in Word format)	X
	11" x 17" copy of Elevations and/or Sections	☐ or N/A X
9	Meeting Schedule	N/A
9	Fee Schedule	N/A
10	Sign Specifications	N/A
9	Fee Payment	X
	All documents in electronic form (jump drive)	☐

The Director reserves the right to request additional information deemed necessary to analyze the request. Incomplete applications will not be accepted.

Planner's initials: **AH**



SANDY SPRINGS™
GEORGIA

Case No.: **V21-0010**
Planner's initials: **AH**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 300 Drummen Court NE, Sandy Springs, GA 30328	
	Parcel Tax ID: 17-0074-0003-021	
	Land Lot(s): 21	Land District(s): 17
	Total acreage: 0.51	Council district: 4
	Current zoning: RD-18	Current use: residential
	Character Area: Protected Neighborhood	

APPLICATION	Detailed request (include Ordinance/Code Section No.):	
	We (the homeowners) request to add a roof to cover a portion of the existing deck, which encroaches into the rear setback. The deck is currently 25' from property line at its closest point. We are requesting to construct a roof that would encroach to no more than 22' from the property line, requiring a variance of section 2.3.2 and 6.1.2.B of the Sandy Springs Development Code.	
	Petitioner: Katherine & Paul McNulty	
	Petitioner's address: [REDACTED] 30328	
	Phone: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: Katherine & Paul McNulty	
	Owner's address: [REDACTED] 30328	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): <i>Katherine McNulty</i>	
If the property is under contract, provide a copy of the contract		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date:	Anticipated application date: 4/24/2021
Anticipated BOA date: 6/2/2021	
ADDITIONAL INFORMATION NEEDED:	

GEORGIA

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: Katherine McNulty	Sworn and subscribed before me this 13 day of April 20 21 Notary public: Seal: Commission expires:
Address: [REDACTED]	
City, State, Zip Code: [REDACTED] 30328	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: [Handwritten Signature]	

p.4

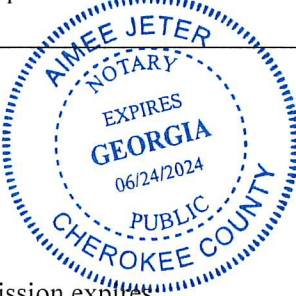


SANDY SPRINGS

GEORGIA

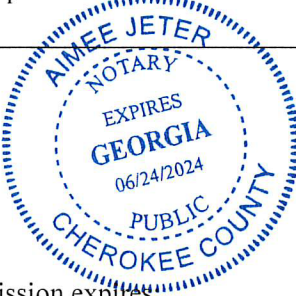
AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the authorization form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: Paul McNulty	Sworn and subscribed before me this <u>13</u> day of <u>April</u> 20 <u>21</u>
Address: [REDACTED]	
City, State, Zip Code: [REDACTED] 30328	Notary public:
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: <u>Paul McNulty II</u>	
Commission expires:	

B- If the applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement, and have it notarized.

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits the applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name:	Sworn and subscribed before me this ____ day of _____ 20 ____
Company name:	
Address:	Notary public:
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	
Commission expires:	

LETTER OF INTENT

February 3, 2021

Re: City of Sandy Springs - Variance Application
300 Drummen Court, Sandy Springs, GA 30328

To the City of Sandy Springs:

REQUESTED VARIANCE

Request for a Variance from Sec. 2.3.2. and Sec. 6.1.2.B. to allow construction of a roof over a portion of the existing deck that currently encroaches into the rear building setback. The existing uncovered deck is 25' from the rear property line at its closest point. To allow enough room for the eave to overhang, we are requesting a variance to permit the roof structure to encroach up to 22' from the rear property line.

THE FACTS

We purchased our home at [REDACTED] in November of 2019. According to a survey conducted October 27, 2015, our property (parcel No. [REDACTED]) is 0.43 acres and our home is 2,535 SF. The footprint of our existing deck is 920 SF. The area of the deck to be covered by the proposed roof structure is 506 SF. The maximum height of the proposed roof is 12' from the floor of the existing deck, below the 2nd story windows of our home.

ALTERNATIVE DESIGNS EXPLORED

We have explored the possibility of setting up a temporary tent shade structure or installing a retractable awning, but we do not believe these solutions would be in keeping with the aesthetic character of the neighborhood, nor would they provide adequate protection from the elements, nor would they enhance the value of our home. A covered roof structure over our deck would be more in line with typical homes in our neighborhood.

We respectfully ask for your approval to this request.

Thank you!



Katy McNulty
Owner, [REDACTED]

VARIANCE ANALYSIS

February 3, 2021

Re: City of Sandy Springs - Variance Application
300 Drummen Court, Sandy Springs, GA 30328

Explain in detail, on a separate sheet, and for each Variance requested how:

- a. The application of the Development Code would create an unnecessary hardship, and not merely an inconvenience to the petitioner; or*

WHY WE ARE MAKING THIS REQUEST

Throughout the COVID-19 pandemic, like most people, we have found ourselves spending more time outside. Outdoor space has provided a relatively safe way to visit with friends and family and remain socially distanced. Unfortunately, since our deck is uncovered, our use is contingent upon weather. The addition of a roof structure covering part of the deck would provide protection from rain as well as shade in the warmer months. A portion of the deck would be screened, also providing protection from insects. We believe this adding a roof structure to our existing deck would elevate the value of our home and is in keeping with the comparable homes in our neighborhood, many of which have covered porches and decks.

- b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;*

EXCEPTIONAL CONDITIONS TO THE SIZE AND SHAPE OF THE PROPERTY GENERALLY NOT FOUND IN SIMILAR PROPERTIES

The lot of 300 Drummen Court is significantly shallower than typical lots in the Spalding Woods neighborhood. Most neighbors typically enjoy a rear lot depth of 70'-80' or more behind their homes, providing plenty of depth to add covered decks and patios that are well within the setback requirements. According to our survey, at the shallowest point, our rear lot depth is approximately 36.8', leaving no room for any additional covered structure.

Further, the application shall demonstrate that:

- c. Such conditions are not the result of action or inaction of the current property owner; and*

We purchased [REDACTED] in November 2019. The existing deck was constructed in 2016 by the previous owner.

- d. The variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and*

We are requesting to cover a portion of the existing footprint of our deck with a roof structure. We are not requesting to increase the footprint or expand the deck any further into the setback. We believe this is a minimal disruption to the existing condition of the property.

- e. The variance request would result in development that is consistent with the general intent of the Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.*

WHY WE BELIEVE OUR REQUEST IS CONSISTENT WITH THE INTENT OF THE DEVELOPMENT CODE

We are residents of the Spalding Woods Neighborhood, known for spacious and beautifully treed lots. Our home is located on a cul-de-sac lot that backs up to Glenridge Drive. We do not have a house located directly behind us that would be visually impacted by the addition of a roof structure. Instead, our property backs up to an undevelopable wedge shaped strip of land belonging to the neighboring Glenridge Park Condominium Community, providing a range of 15' to 90' of undeveloped wooded buffer between our property line and Glenridge Drive. The view to our home from Glenwood Drive is almost entirely obscured by this wooded property. At the point where our covered porch would come closest to the rear property line (23'), this strip of land provides an additional 40' of wooded buffer between our property and Glenridge Drive.

We believe our request would advance the functional and aesthetic nature of our home, as well as increase the home value with an outdoor amenity similar to other homes in our neighborhood.

Additionally, the neighbors on either side of our house ([REDACTED] and [REDACTED]) both have covered screened or open porches. Additionally, both neighbors would not have a direct view of our proposed covered deck and are both supportive of this variance request.

HOW WE MEET THE GENERAL PURPOSE & INTENT OF THE DEVELOPMENT CODE

Specifically, we believe the variance encompasses the purpose and intent of the Development Code (Sec. 1.1.5) that includes:

Ensuring conservation of land and natural resources;

No land disturbance is required for this variance.

Promoting the preservation and enhancement of tree canopy in residential areas;

Our tree canopy is not affected by this variance. In fact, the existing tree canopy behind our property buffers and screens the rear view of our house from Glenridge Drive, therefore not impacting the aesthetic experience from Glenridge Drive.

Guiding reinvestment in established neighborhoods that preserves and reinforces their unique characteristics;

The addition of a covered roof to a portion of our deck is in keeping with similar homes in our neighborhood and will improve the aesthetic and functional quality our home.

Providing standards for compatible transitions of use, building scale, and height between existing and new development;

The height of the proposed roof structure is 12' from the existing floor of the deck, well below the 2nd story windows and the existing roof line. The proposed roof structure is in proportion and scale with the scale of the home and surrounding area.

Promoting quality landscape and building design that advance the function and beauty of Sandy Springs;

The addition of a covered roof to a portion of our deck will improve the building design and advance the function and beauty of our Sandy Springs home.

Promoting conservation of land, energy, and natural resources;

The variance will not increase the footprint of our existing deck. Therefore, our surrounding greenspace, tree canopy, and natural resources will not be impacted.

RECEIVED 5/11/2021 PLANNING & ZONING

EXHIBIT "A"

File No.: PE-SO191-19-1259-S

All that tract or parcel of land lying and being in Land Lot 33 of the 17th District, Fulton County, Georgia, being Lot 21, Block B, Spalding Woods Subdivision, Unit 10, as per plat recorded in Plat Book 114, Page 52, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 300 Drummen Court according to the present system of numbering property in the City of Sandy Springs, Fulton County, Georgia.

GENERAL NOTES:

1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 53319 PG 587
PROPERTY OWNER AT TIME OF SURVEY: AINSLEY COOPER
PARCEL NUMBER: 17 007400030218

EAST PROPERTY LINE IS BEARING BASIS FROM PB 114 PG 52

TOTAL AREA: 18,687 SQ FT, 0.43 AC

CALCULATED PLAT CLOSURE: 1:86,010

FIELD DATA:

DATE OF FIELD SURVEY 10-27-2015

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.005 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

SURVEY FOR
AINSLEY COOPER
LOT 21, BLOCK B, SPALDING WOODS SUBDIVISION, UNIT 10

300 DRUMMEN COURT

CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA
LAND LOT 33, DIST 17
DATE: OCTOBER 28, 2015

REFERENCE: PB 114 PG 52
DB 53319 PG 587

RECEIVED 5/11/2021 PLANNING & ZONING

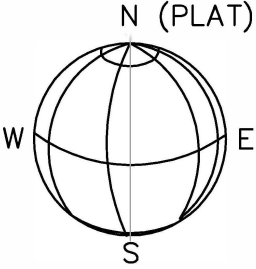
FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY 13121C0153F DATED SEPTEMBER 18, 2013

ZONING: RD-18

IMPERVIOUS SURFACES:
DRIVE = 1,768 SQ. FT.
HOUSE = 2,535 SQ. FT.
PORCH = 107 SQ. FT.
WALL = 3 SQ. FT.
DECK = 736 SQ. FT.
CONC. PAD = 8 SQ. FT.
TOTAL IMPERVIOUS = 5,157 SQ. FT. (27.6%)
TOTAL LOT = 18,687 SQ. FT.



1" = 30'



LEGEND

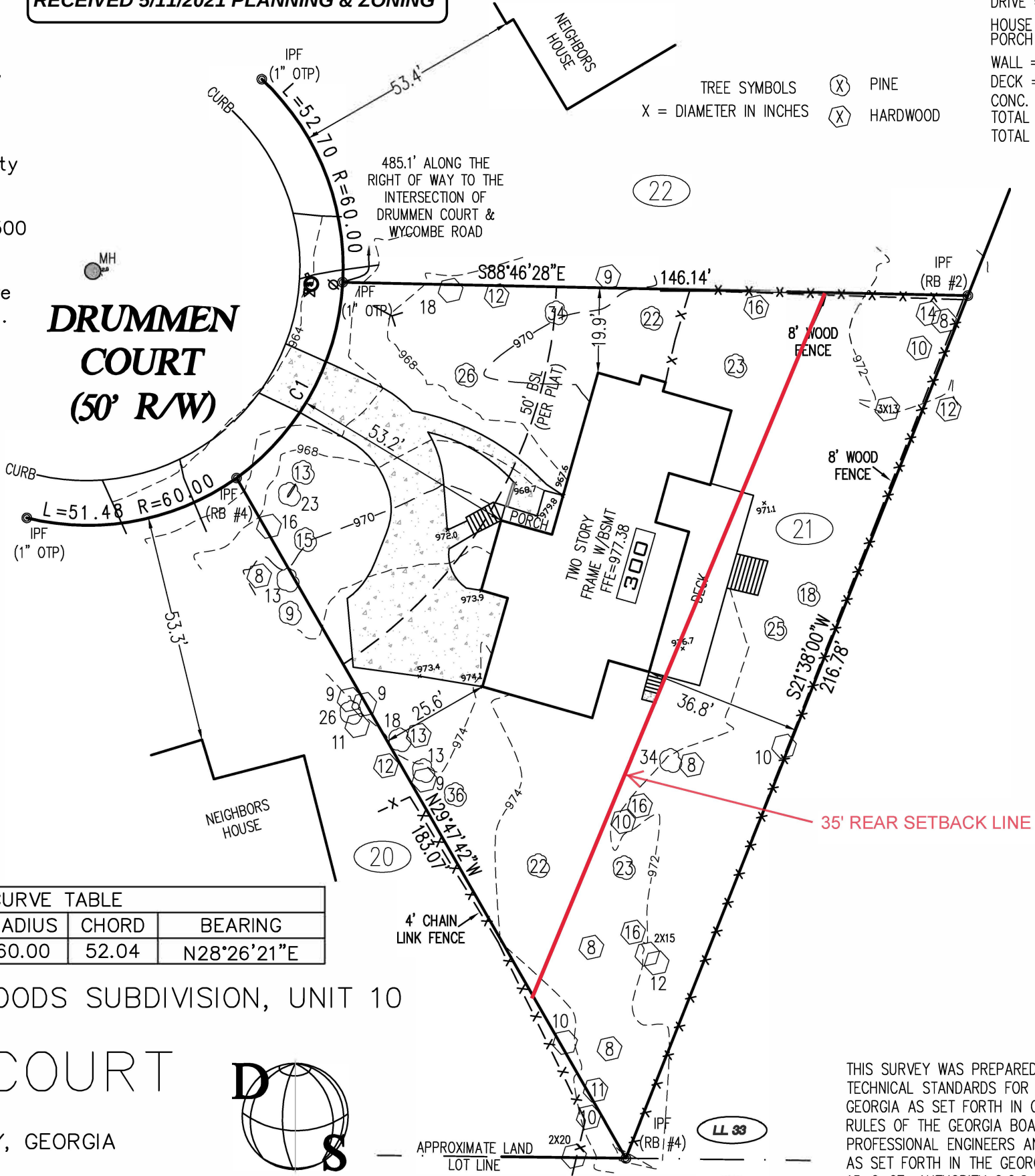
- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE 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. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

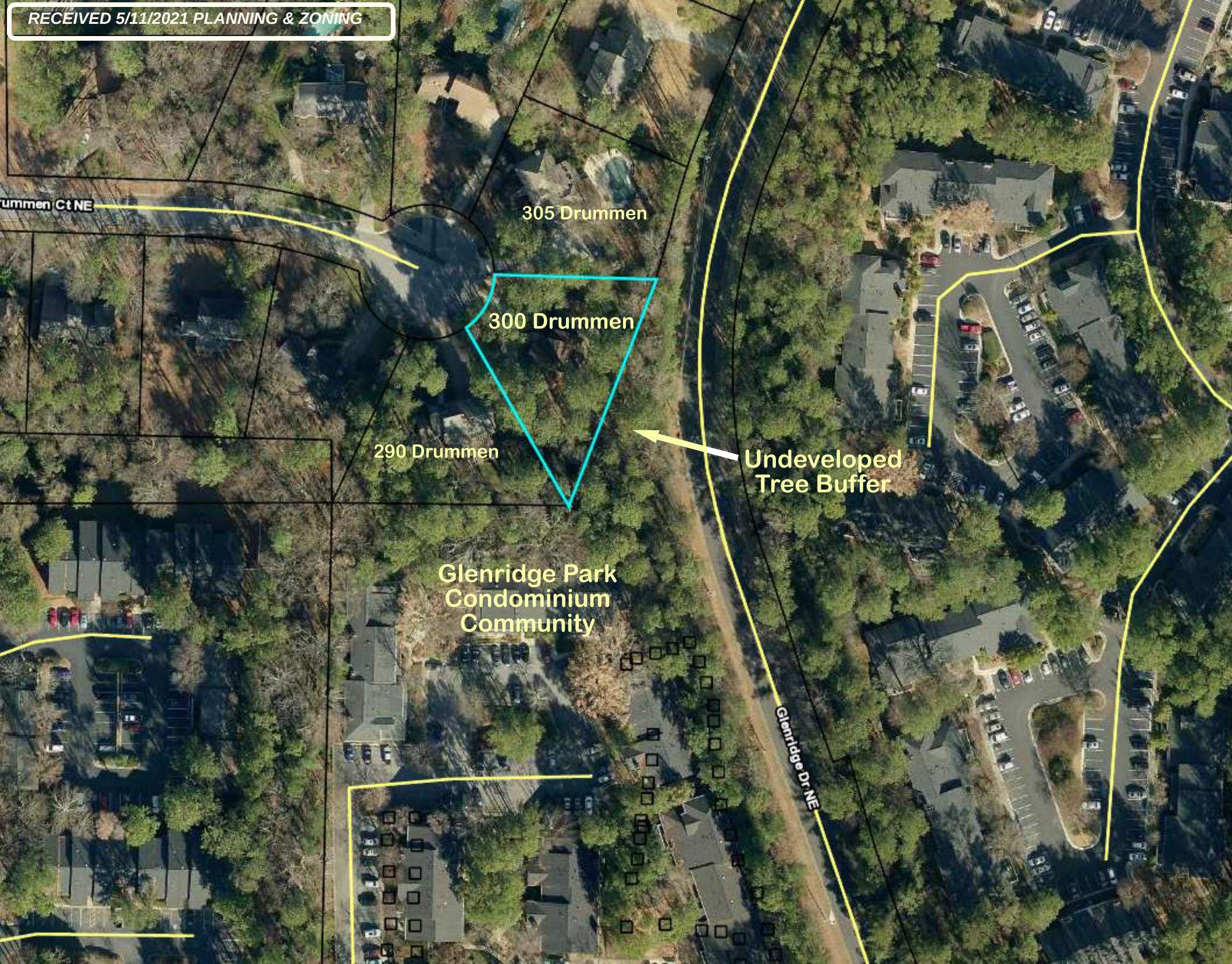
COPY RIGHT 2015-THIS 11 X 17
DRAWING AND REPRODUCTIONS
ARE THE PROPERTY OF THE
SURVEYOR AND MAY NOT BE
REPRODUCED, PUBLISHED OR USED
IN ANY WAY WITHOUT THE
WRITTEN PERMISSION OF THIS
SURVEYOR



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	53.83	60.00	52.04	N28°26'21"E



www.dekalbsurveys.com



ummen Ct NE

305 Drummen

300 Drummen

290 Drummen

Undeveloped
Tree Buffer

Glenridge Park
Condominium
Community

Glenridge Dr NE

GENERAL NOTES:

1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 53319 PG 587
PROPERTY OWNER AT TIME OF SURVEY: AINSLEY COOPER
PARCEL NUMBER: 17 007400030218

EAST PROPERTY LINE IS BEARING BASIS FROM PB 114 PG 52

TOTAL AREA: 18,687 SQ FT, 0.43 AC

CALCULATED PLAT CLOSURE: 1:86,010

FIELD DATA:

DATE OF FIELD SURVEY 10-27-2015

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.005 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

SURVEY FOR
AINSLEY COOPER
LOT 21, BLOCK B, SPALDING WOODS SUBDIVISION, UNIT 10

300 DRUMMEN COURT

CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA
LAND LOT 33, DIST 17
DATE: OCTOBER 28, 2015

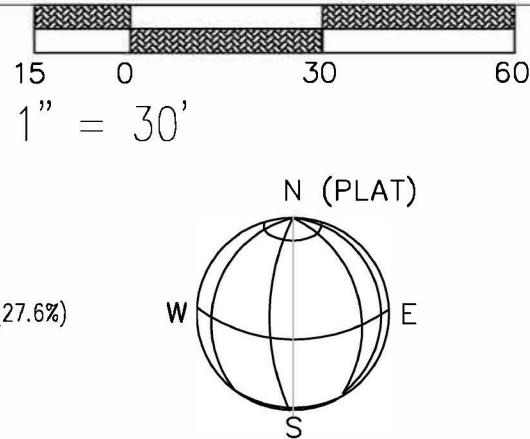
REFERENCE: PB 114 PG 52
DB 53319 PG 587

RECEIVED 5/11/2021 PLANNING & ZONING

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY 13121C0153F DATED SEPTEMBER 18, 2013

ZONING: RD-18

IMPERVIOUS SURFACES:
DRIVE = 1,768 SQ. FT.
HOUSE = 2,535 SQ. FT.
PORCH = 107 SQ. FT.
WALL = 3 SQ. FT.
DECK = 736 SQ. FT.
CONC. PAD = 8 SQ. FT.
TOTAL IMPERVIOUS = 5,157 SQ. FT. (27.6%)
TOTAL LOT = 18,687 SQ. FT.



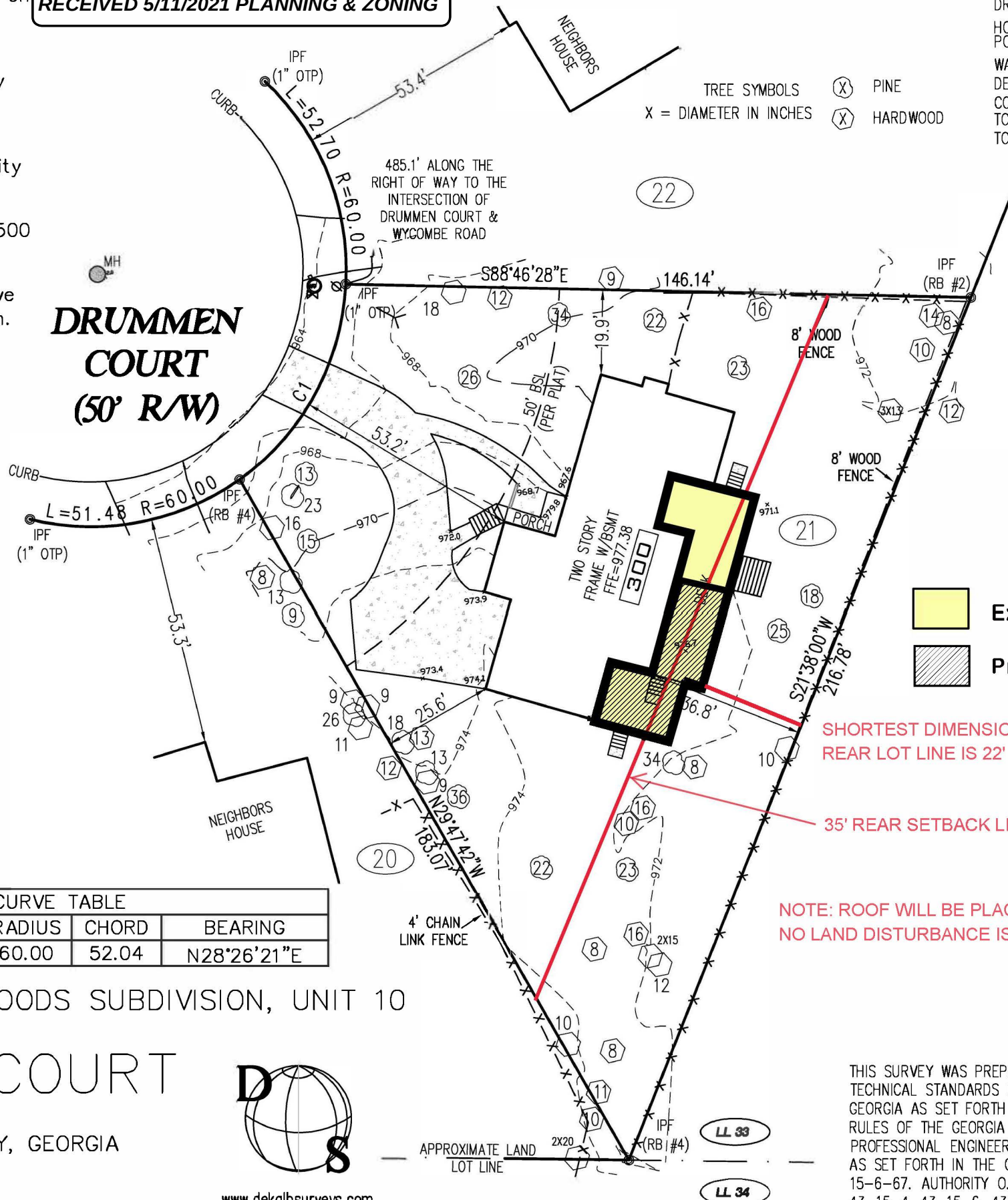
LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

NOTE: ROOF WILL BE PLACED OVER AN EXISTING STRUCTURE.
NO LAND DISTURBANCE IS REQUIRED.



www.dekalbsurveys.com

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE 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. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

COPY RIGHT 2015—THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

MEETING SCHEDULE

Pre-App Meeting Deadline	Filing Deadline (21 Days Prior to BOA Meeting)	Sign Posting Deadline (15 days prior to BOA Meeting)	Board of Appeals Meeting
11/19/2019	12/03/2019	12/27/2019	01/14/2020
12/24/2019	01/07/2020	01/27/2020	02/11/2020
01/21/2020	02/04/2020	02/18/2020	03/04/2020* (Purim)
02/18/2020	03/03/2020	03/17/2020	04/01/2020* (Passover)
03/24/2020	04/07/2020	04/27/2020	05/12/2020
04/21/2020	05/05/2020	05/25/2020	06/09/2020
05/19/2020	06/02/2020	06/29/2020	07/14/2020
06/23/2020	07/07/2020	07/27/2020	08/11/2020
07/21/2020	08/04/2020	08/24/2020	09/08/2020
08/18/2020	09/01/2020	09/28/2020	10/13/2020
09/22/2020	10/06/2020	10/26/2020	11/10/2020
10/20/2020	11/03/2020	11/23/2020	12/08/2020
11/17/2020	12/01/2020	TBD	TBD

FEE SCHEDULE

Type	Adopted Fee	
Variance	For property zoned:	
	RE-, RD- PK, CON	\$300 + \$100/each additional request
	RU-, RT-, RM-, RX- ON-, OX-, CX-, SX-, TX-, CS-, IX-, CC-, PR-, PX-, PM-	\$600 + \$100/each additional request
Sign Variance	\$500 + \$100/each additional request	
Revisions to a filed application	Variance, Sign Variance	\$250
Public Notice	Public Notice (newspaper)	Actual cost
	Readvertisement (newspaper)	Actual cost
Public notice sign for Variance, Sign Variance	Applicant handles	
Notes: - Debit and credit card transactions are subject to a 5% surcharge - All fees are based on each request		

SIGN SPECIFICATIONS

For Board of Appeals:

- At least one (1) sign on each public or private street frontage at a point visible from the nearest public or private street, installed parallel to the roadway; in the case of multiple lots, sufficient signs must be posted to provide reasonable notice to interested persons
- Printed on durable material; 8' wide x 4' tall in dimension
- Sign must be removed within 48 hours of final action on the petition
- Provide the following information:

	VARIANCE REQUEST FOR A VARIANCE TO ENCROACH 2' INTO THE 50' REAR SETBACK FOR AN ADDITION	
	BOARD OF APPEALS 8/13/19; 6:00 PM CITY HALL 1 GALAMBOS WAY CITY OF SANDY SPRINGS PLANNING AND ZONING DIVISION, 770-730-5600	7447 ROSWELL ROAD V19-0001 FIND THIS CASE ONLINE: spr.gs/v19-0001

From: Liza Nordmark <liza@alsaga.org>
Date: February 11, 2021 at 9:56:05 PM EST
To: [REDACTED]
Subject: Letter

Dear City of Sandy Springs,

My husband and I are the owners of [REDACTED]. We understand my neighbors at [300 Drummen Court](#) are requesting a variance for Section 2.3.2 of the Sandy Springs Development Code to put a roof structure over part of their existing deck, which will encroach into the rear setback. We are supportive of this variance request and believe this change is an enhancement in keeping with the typical homes in our neighborhood.

Please feel free to reach out to us with any further concerns.

Warm Regards,

--- Liza

Liza Nordmark | Liza@alsaga.org

Director of Development

The ALS Association Georgia Chapter | www.ALSAGA.org

Cell: [REDACTED]

Phone: 404.636.9909 | 1-888-636-9940

5881 Glenridge Drive | Suite 200 | Atlanta, GA 30328

Teresa Williams

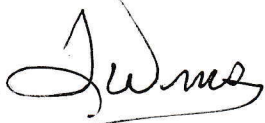
30328

February 28, 2021

To The City of Sandy Springs Georgia,

I am the owner of [REDACTED]. I understand my neighbors at 300 Drummen Court are requesting a variance for Section 2.3.2 of the Sandy Springs Development Code to put a roof structure over part of their existing deck, which will encroach into the rear setback. I am supportive of this variance request and believe this change is an enhancement in keeping with the typical homes in our neighborhood.

Sincerely,



Teresa (Terri) Williams



P&Z STAFF REPORT

Board of Appeals Meeting, June 2, 2021

Case: **V21-0048 & V21-0049 – 1175 Windsor Parkway**
Staff Contact: Alexandra Horst (ahorst@sandyspringsga.gov)
Report Date: May 25, 2021

REQUEST

Request for Variances from Sec. 2.3.2. and Sec. 6.1.2.B. to allow construction of a single unit detached residence to encroach into the primary street building setback (V21-0048) and from Sec. 9.2.4.A. to allow land disturbance and impervious cover encroachment into the undisturbed natural vegetative buffer and additional impervious surface setback (V21-0049).

APPLICANT

Property Owner: Reliance Development Company LLC (contact: Talal Mourad)	Petitioner: Reliance Development Company, LLC (contact: Talal Mourad)	Representatives: William Gwynn III and Nathan V. Hendricks III
--	---	--

RECOMMENDATION

Department of Community Development

Staff recommends **Approval with Conditions** of Variances V21-0048 & V21-0049.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. Application, received April 27 and May 11, 2021
2. Rendering, received May 11, 2021

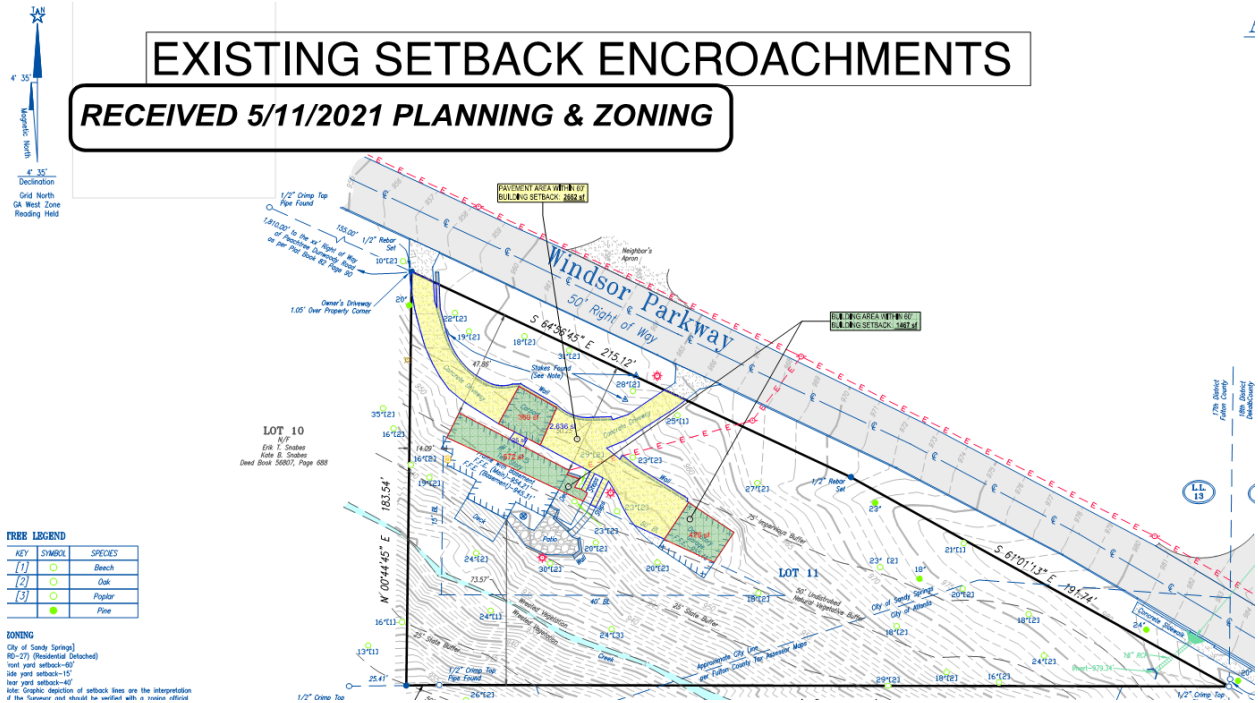
Plans:

1. "Survey Plat for: 1175 Windsor Parkway – Atlanta Georgia 30319," prepared by Georgia Land Surveying Co., signed and sealed by Josh L. Lewis, IV, RLS, dated May 14, 2018, received May 11, 2021
2. "Existing Setback Encroachments," prepared by Petitioner based on "Survey Plat for: 1175 Windsor Parkway – Atlanta Georgia 30319," prepared by Georgia Land Surveying Co., signed and sealed by Josh L. Lewis, IV, RLS, dated May 14, 2018, received May 11, 2021
3. "Site Plan," prepared by Blue Landworks Consulting Engineers & Surveyors, signed and sealed by Stuart A. McClimans, P.E., last revised March 17, 2021, received May 11, 2021

4. “*Site Plan: Proposed Setback Encroachments*,” prepared by Blue Landworks Consulting Engineers & Surveyors, signed and sealed by Stuart A. McClimans, P.E., last revised March 17, 2021, received May 11, 2021
5. “*Erosion, Sedimentation and Pollution Control Plan*,” prepared by Blue Landworks Consulting Engineers & Surveyors, signed and sealed by Stuart A. McClimans, P.E., last revised March 17, 2021, received May 11, 2021
6. “*Landscape and Stream Restoration Plan*,” prepared by Blue Landworks Consulting Engineers & Surveyors, signed and sealed by Grant H. Crowe, R.L.A., last revised March 17, 2021, received May 11, 2021
7. “*400 Foot Overall Topographic Exhibit*,” prepared by Blue Landworks Consulting Engineers & Surveyors, last revised December 14, 2020, received May 11, 2021

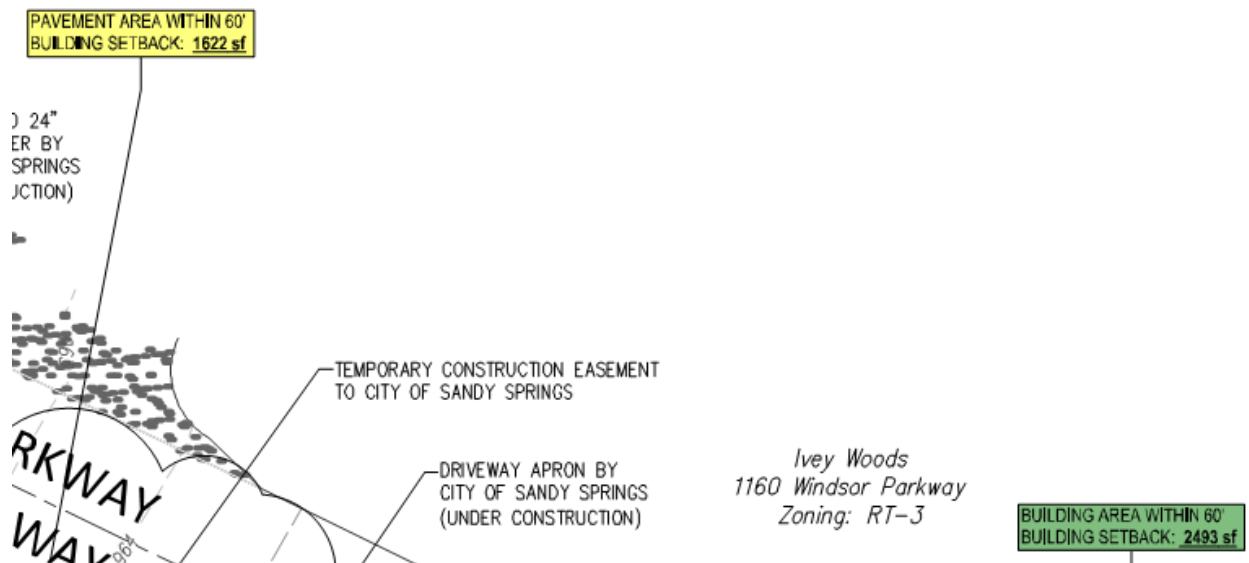
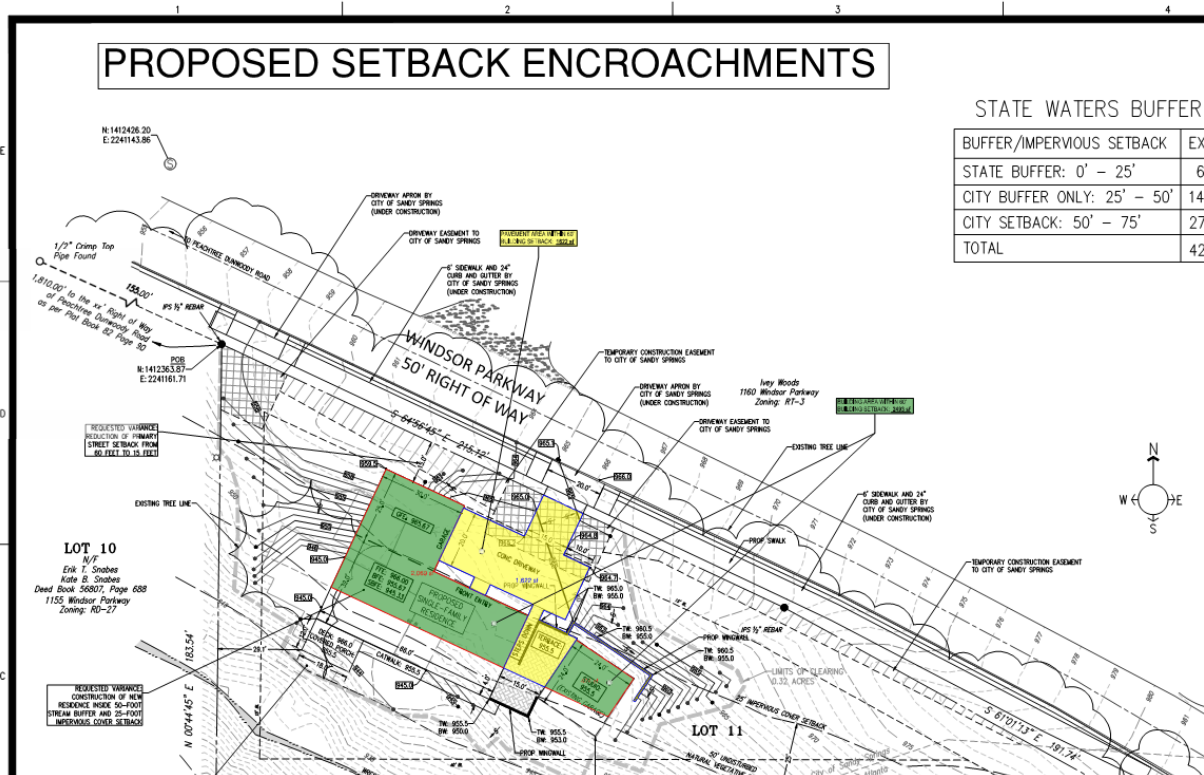
PROPERTY INFORMATION	
Location:	1175 Windsor Parkway (Parcel # 17 001300040245)
Council District:	5 – Tibby DeJulio
Road frontage:	Approximately 325.90’ of frontage on Windsor Parkway
Acreage:	Approximately 0.77 acre
Current Zoning: Existing Land Use:	RD-27 (Residential Detached, 27,000 square foot minimum lot size) Single unit detached residence
Previous Zoning Case:	Rezoning 1961Z-0035 was approved
Character Area:	Protected Neighborhood Character Area

EXISTING SETBACK ENCROACHMENTS (received May 11, 2021) (full size Existing Setback Encroachments in Package)

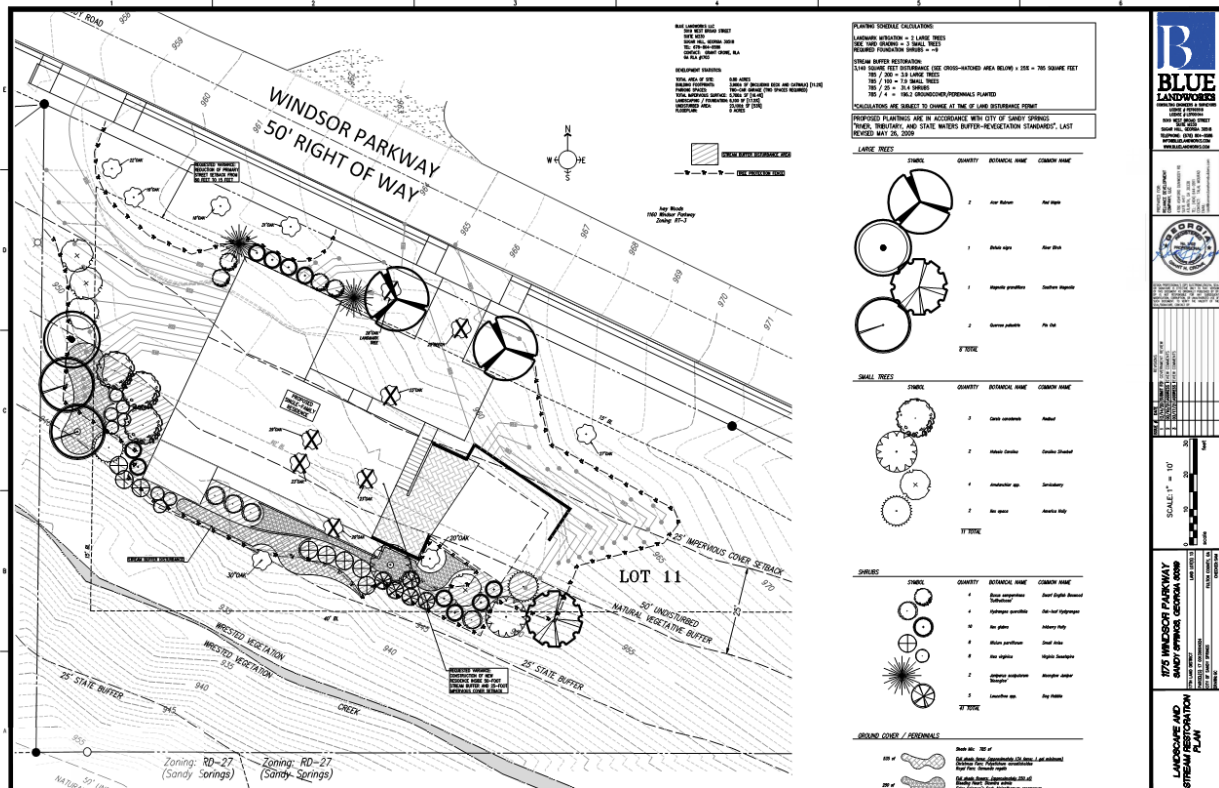


SITE PLAN: PROPOSED SETBACK ENCROACHMENTS (received May 11, 2021) (full size
Site Plan: Proposed Setback Encroachments in Package)

RECEIVED 5/11/2021 PLANNING & ZONING



RECEIVED 5/11/2021 PLANNING & ZONING



RECEIVED 5/11/2021 PLANNING & ZONING



PROPOSED DEVELOPMENT

The 0.77-acre triangular-shaped subject property is developed with a single unit detached residence, carport, decks, patio, detached garage, walls, and other features and improvements. The residence and garage were built in 1968, according to the Fulton County Tax Assessors. The structures on site visually appear to be in very poor shape, and the property is overgrown and looks abandoned.

There have been Code Enforcement cases relevant to the subject property twice in the past two years alone. As part of a 2020 Code case, it was stated that there were numerous violations. The most recent Code case, opened in May of 2021, is a property maintenance case wherein the caller said the residence has not been lived in for years, doors are open, and vines are growing on the residence.

According to the Applicant, the property was purchased in 2016 at auction by the current property owner. A tenant living on the property at the time damaged the residence, then was evicted in 2018. Legal difficulty continued into 2020, and the residence is now unusable.

The subject property contains state waters, state waters buffers, and area of minimal flood hazard Zone X. The existing house, carport, and detached garage on site encroach into the 60' primary street building setback, and much of the existing development encroaches into the 50' undisturbed natural vegetative buffer, both the State's 25' buffer and the City's additional 25' buffer, and the City's additional 25' impervious surface setback. There are significant topographic challenges on site.

The Applicant proposes to construct a new single unit detached residence, deck, covered porch, terrace, studio in the existing detached garage space, and other features and improvements on site. One (1) of the

two (2) existing curb cuts would remain. According to the Applicant, the proposed residence would encroach into the primary street setback, the undisturbed buffer (the City's additional 25' buffer only), and the additional impervious surface setback. The proposed residence would encroach 45' into the primary street setback, getting as close as 15' from the primary street lot line. The total encroachment into the primary street setback would be approximately 2,493 square feet. The proposed development would, however, encroach less into each buffer and the additional impervious surface setback than the existing development does; the total encroachment into these areas would be 3,749 square feet, 547 square feet and 13% less than the existing 4,296 square feet. Lot coverage is proposed to be 16.5%, less than the existing lot coverage of 16.9% and significantly less than the maximum in RD-27 of 30%.

As the state waters and buffers on site cover most of the subject property and the entirety of the buildable area, other alternatives for redevelopment of the subject property would also require Variances.

The subject property is adjacent on the east to another residential parcel in the City of Sandy Springs. A small portion of the property and the area to the south are in the City of Atlanta. To the east is the City of Brookhaven in DeKalb County.

The following images show the existing conditions of 1175 Windsor Parkway.



View south from Windsor Parkway



View east along Windsor Parkway



View southeast



East side of residence



Carport and view northeast



View south



Decks on south side of residence



View east toward garage



View west along Windsor Parkway



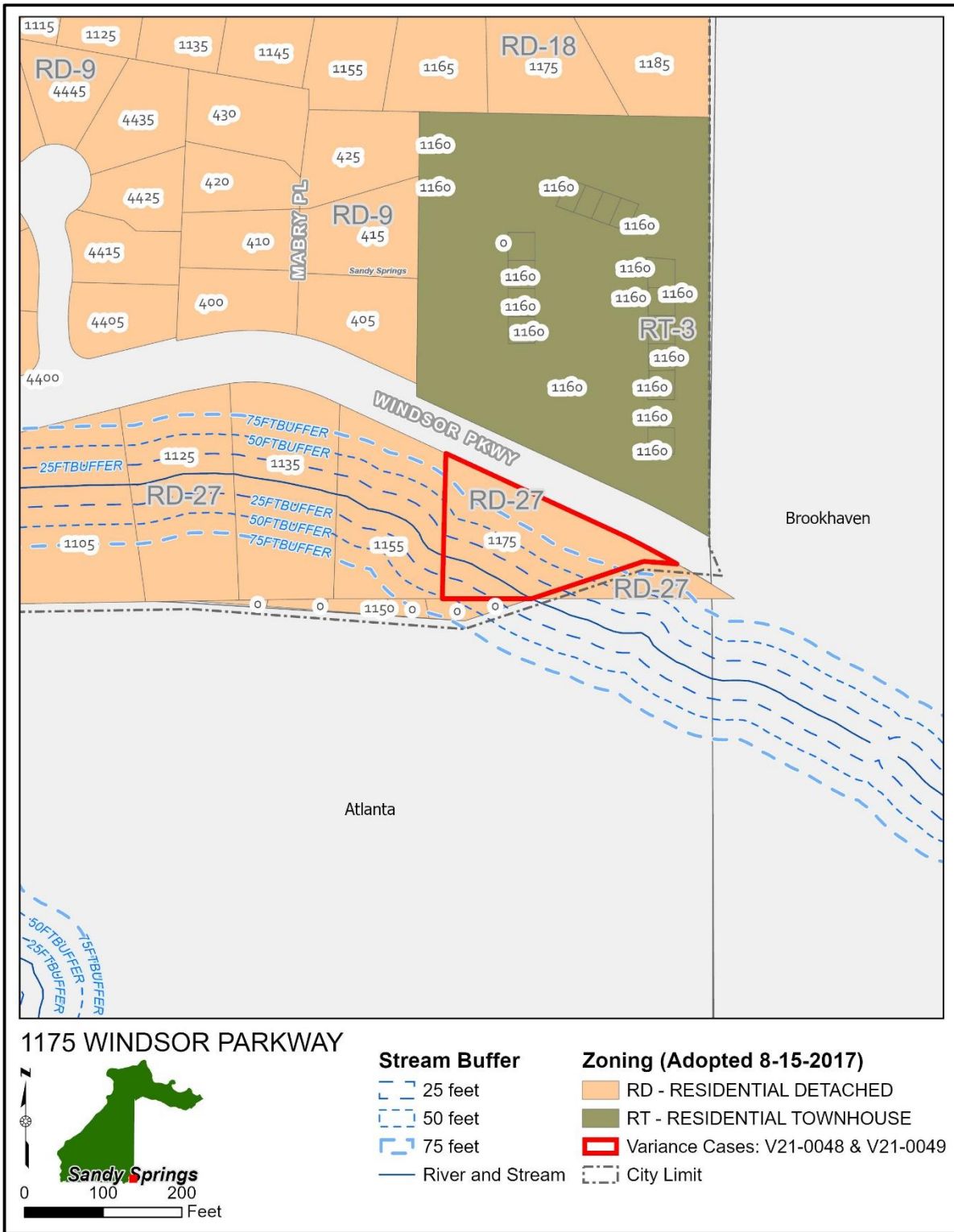
(All photographs by Alexandra Horst, May 15, 2021)

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RT-3 / Single Unit Attached Residences	1160 Windsor Parkway	3.82
North	--	Windsor Parkway	--
East	--	City of Brookhaven	--
Southeast / South	--	City of Atlanta	--
South	RD-27 / Undeveloped	0 Angelo Court # Rear (Parcel # 17 001300040088)	0.01
South / Southwest	RD-27 / Undeveloped	0 Angelo Court # Rear (Parcel # 17 001300040104)	0.05
West	RD-27 / Single Unit Detached Residence	1155 Windsor Parkway	0.70
PROPOSED DEVELOPMENT			
--	RD-18 / Single Unit Detached Residence	300 Drummen Court	0.51

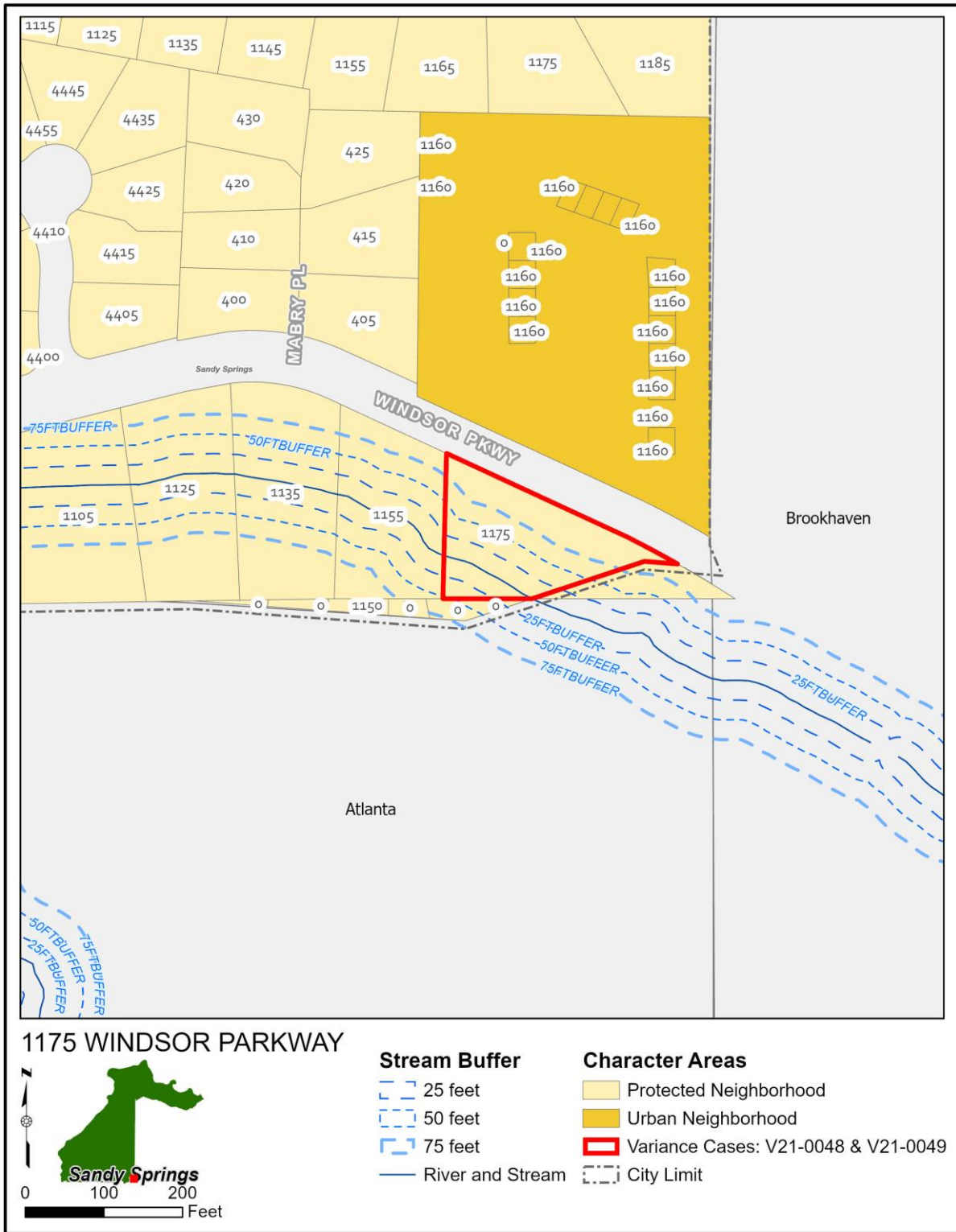
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



V21-0048 VARIANCE CONSIDERATIONS

Per Sec. 11.6.2.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

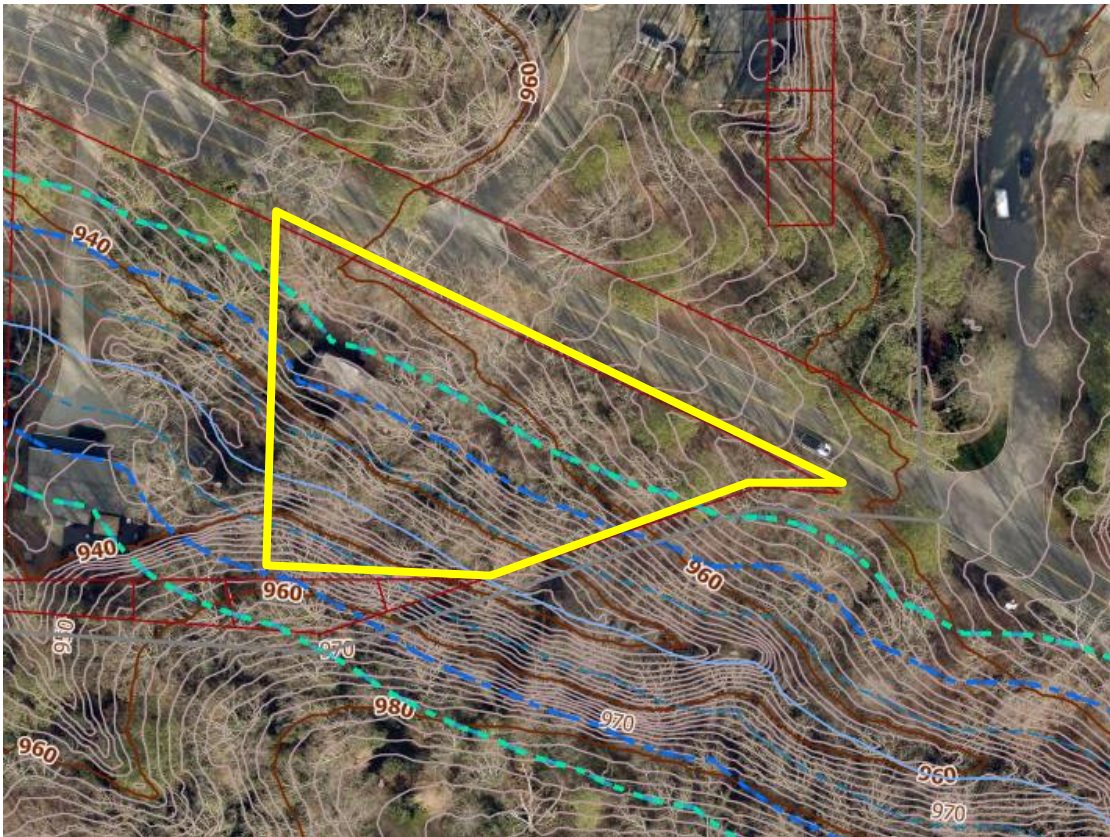
1. Variances will only be granted upon showing that:

- a. The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or**

Finding: The application of the Development Code would create an unnecessary hardship. The shape of the subject property and the topography and hydrology on site make the property difficult to develop in compliance with the Development Code, and the entirety of the buildable area on site is covered by the state waters and buffers, making compliance with the Development Code impossible.

- b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;**

Finding: The subject property is 0.77 acre (33,541.20 square feet) in size, similar to the other RD-27 parcels to the west of the subject property. However, the shape is triangular, and the distance between the primary street lot line and the rear lot line is as little as approximately 169', which is less depth than on many RD-27 properties to the west. There is significant topography; the grade falls approximately 46' from Windsor Parkway southwest to the stream and then goes up in the very rear of the property, as shown in the image below. The topography is particularly focused on the subject property. Additionally, the state waters and buffers on site cover most of the subject property, as can also be seen in the image below, and the entirety of the buildable area. Thus, there are extraordinary and exceptional conditions specific to the subject property.



2. Further, the application must demonstrate that:

a. Such conditions are not the result of action or inaction of the current property owner; and

Finding: The size, shape, and topography of and the hydrology on the subject property are not the result of action or inaction of the current property owner. The residence and garage on site were built in 1968, according to the Fulton County Tax Assessors. The structures appear to be in very poor shape, and the property is overgrown and looks abandoned. According to the Applicant, the property was purchased in 2016 at auction by the current property owner. A tenant living on the property at the time damaged the residence, then was evicted in 2018. Legal difficulty continued into 2020, and the residence is now unusable. The existing house, carport, and detached garage encroach into the 60' primary street building setback, and much of the existing development encroaches into the 50' undisturbed natural vegetative buffer and the additional 25' impervious surface setback.

b. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and

Finding: The shape of the subject property and the topography and hydrology on site make the property difficult to develop in compliance with the Development Code, and the entirety of the buildable area on site is covered by the state waters and buffers, making compliance with the Development Code impossible. The existing house, carport, and detached garage encroach into the 60' primary street building setback, and much of the existing development encroaches into the 50' undisturbed natural vegetative buffer and the additional 25' impervious surface setback. Thus, the Variance request would provide the minimum relief necessary to make possible the reasonable use of the property.

c. The Variance request would result in development that is consistent with the general intent of this Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.

Finding: The Development Code requires that all buildings and structures be located at or behind the required setbacks, in the buildable area. The request to allow construction of a single unit detached residence to encroach into the primary street building setback does not comply with Code. A major feature of *The Next Ten* is to protect and preserve the City's neighborhoods, and a way in which that is codified is through building setback and other regulations governing the location of structures. However, *The Next Ten* also prioritizes redevelopment and quality of place. As the entirety of the buildable area on site is covered by state waters and buffers, making compliance with the Development Code impossible, and the request would allow for redevelopment of the subject property, less encroachment into each buffer and the additional impervious surface setback, and less lot coverage, the request would result in development that is consistent with the general intent of the Development Code and *The Next Ten*. Furthermore, the request would not be detrimental to the public good, safety, and welfare. There have been Code Enforcement cases relevant to the subject property twice in the past two years alone. As part of a 2020 Code case, it was stated that there were numerous violations. The most recent Code case, opened in May of 2021, is a property maintenance case wherein the caller said the residence has not been lived in for years, doors are open, and vines are growing on the residence. Additionally, according to the Applicant, a previous tenant living on the property damaged the residence, then was evicted in 2018. Legal difficulty continued into 2020, and the residence is now unusable. Thus, the Variance request would improve the public good, safety, and welfare by allowing for redevelopment of the subject property.

V21-0049 STREAM BUFFER VARIANCE CONSIDERATIONS

Per Sec. 9.2.4.B. of the Development Code, the following list of approval criteria for a Stream Buffer Variance provides guidance for making decisions on approval:

- a. The property's shape, topography or other physical conditions existing on December 12, 2005 prevent land development unless a buffer or setback Variance is granted;***

Finding: The shape and topography of and the hydrology on the subject property prevents land development unless a Stream Buffer Variance is granted. The shape is triangular, and the distance between the primary street lot line and the rear lot line is as little as approximately 169', less depth than on many RD-27 properties to the west. There is significant topography; the grade falls approximately 46' from Windsor Parkway southwest to the stream and then goes up in the very rear of the property. The topography is particularly focused on the subject property. Additionally, the state waters and buffers on site cover most of the subject property and the entirety of the buildable area.

- b. Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create an extreme hardship.***

Finding: The state waters and buffers on site cover most of the subject property and the entirety of the buildable area. Therefore, strict adherence to the minimal buffer and setback requirements would create an extreme hardship.

Variances will not be considered when actions of any property owner of a given property after December 12, 2005 have created conditions of a hardship on that property.

Finding: The size, shape, and topography of and the hydrology on the subject property are not the result of actions of the current property owner. The residence and garage on site were built in 1968, according to the Fulton County Tax Assessors. The structures visually appear to be in very poor shape, and the property is overgrown and looks abandoned. Per the Applicant, the property was purchased in 2016 at auction by the current property owner. A tenant living on the property at the time damaged the residence, then was evicted in 2018. Legal difficulty continued into 2020, and the residence is now unusable. The existing house, carport, and detached garage encroach into the 60' primary street building setback, and much of the existing development encroaches into the 50' undisturbed natural vegetative buffer and the additional 25' impervious surface setback.

The following factors will be considered by the Board of Appeals in determining whether to issue a Stream Buffer Variance:

- The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;***
- The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey;***

Finding: The subject property is 0.77 acre (33,541.20 square feet) in size, similar to the other RD-27 parcels to the west of the subject property. However, the shape is triangular, and the distance between the primary street lot line and the rear lot line is as little as approximately 169', which is less depth than on many RD-27 properties to the west. There is significant topography; the grade falls approximately 46' from Windsor Parkway southwest to the stream and then goes up in the very rear of the property. The topography is particularly focused on the subject property. Additionally, the state waters and buffers on site cover most of the subject property and the entirety of the buildable area.

- ***The location and extent of the proposed buffer or setback intrusion;***

Finding: According to the Applicant, the proposed residence would encroach into the primary street setback, the undisturbed buffer (only the City's additional 25' buffer), and the additional impervious surface setback. It would encroach less into each buffer and the additional impervious surface setback than the current development on site does; the total encroachment into these areas would be 3,749 square feet, 547 square feet and 13% less than the existing 4,296 square feet. Lot coverage is proposed to be 16.5%, less than the existing lot coverage of 16.9% and significantly less than the maximum in RD-27 of 30%.

- ***Whether alternative designs are possible which require less intrusion or no intrusion;***

Finding: As the state waters and buffers on site cover most of the subject property and the entirety of the buildable area, other alternatives for redevelopment of the subject property would also require Variances.

- ***The long-term and water quality impacts of the proposed Variance; and***
- ***Whether issuance of the Variance is at least as protective of natural resources and the environment.***

Finding: The proposed development would encroach less into each buffer and the additional impervious surface setback than the current development on site does; the total encroachment into these areas would be 3,749 square feet, 547 square feet and 13% less than the existing 4,296 square feet. Lot coverage is proposed to be 16.5%, less than the existing lot coverage of 16.9% and significantly less than the maximum in RD-27 of 30%. Additionally, the Applicant created a "Landscape and Stream Restoration Plan," which has been reviewed and approved by the City's Arborist and Sustainability Manager.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

The stream buffer mitigation plan was reviewed and approved by the Arborist.

Sandy Springs Sustainability Manager:

The submitted mitigation plan meets the requirements and is acceptable in regard to sustainability.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided.

Correspondence Received:

No public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval with Conditions of Variances** V21-0048 & V21-0049, requests for Variances from Sec. 2.3.2. and Sec. 6.1.2.B. to allow construction of a single unit detached residence to encroach into the primary street building setback (V21-0048) and from Sec. 9.2.4.A. to allow land disturbance and impervious cover encroachment into the undisturbed natural vegetative buffer and additional impervious surface setback (V21-0049), subject to the following conditions:

1. That the encroachments be limited to those shown on the “*Site Plan*,” prepared by Blue Landworks Consulting Engineers & Surveyors, signed and sealed by Stuart A. McClimans, P.E., last revised March 17, 2021, received May 11, 2021, and the “*Site Plan: Proposed Setback Encroachments*,” prepared by Blue Landworks Consulting Engineers & Surveyors, signed and sealed by Stuart A. McClimans, P.E., last revised March 17, 2021, received May 11, 2021.
2. That the residence’s encroachment into the primary street lot line building setback be limited to no more than 45’.
3. That the land disturbance and impervious cover encroachment into the undisturbed natural vegetative buffer and additional impervious surface setback be limited to the City’s additional 25’ buffer and the additional 25’ impervious surface setback.
4. That mitigation be provided in accordance with the “*Landscape and Stream Restoration Plan*,” prepared by Blue Landworks Consulting Engineers & Surveyors, signed and sealed by Grant H. Crowe, R.L.A., last revised March 17, 2021, received May 11, 2021.



SANDY SPRINGS™
GEORGIA

VARIANCE APPLICATION

(Excludes Stream Buffer Variances)

Application Checklist:

Page No.	Item	Completed/ Included in Submittal
1	Project Information Sheet	☐
2-3	Detailed Process and Instructions	N/A
4-5	Authorization Forms	☐
6	Letter of Intent	☐
6-7	Variance Analysis	☐
7	Chattahoochee River Corridor Certificate	☐ or N/A ☐
7-8	8½" x 11" copy of Survey	☐
7-8	8½" x 11" copy of Site Plan	☐
7-8	11" x 17" copy of Survey	☐
7-8	11" x 17" copy of Site Plan	☐
7-8	Two (2) full-scale copies of Survey	☐
7-8	Two (2) full-scale copies of Site Plan	☐
7	8½" x 11" copy of Legal Description (must be in Word format)	☐
	11" x 17" copy of Elevations and/or Sections	☐ or N/A ☐
9	Meeting Schedule	N/A
9	Fee Schedule	N/A
10	Sign Specifications	N/A
9	Fee Payment	☐
	All documents in electronic form (jump drive)	☐

The Director reserves the right to request additional information deemed necessary to analyze the request. Incomplete applications will not be accepted.

Planner's initials:

AH



SANDY SPRINGS™
GEORGIA

Case No.:
Planner's initials:

V21-0048 &
V21-0049

AH

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 1175 WINDSOR PARKWAY	
	Parcel Tax ID: 17 001300040245	
	Land Lot(s): 0013	Land District(s): 17
	Total acreage: 0.8 ACRE	Council district: 5
	Current zoning: RD-27	Current use: SINGLE-FAMILY DETACHED
	Character Area: PROTECTED NEIGHBORHOOD	

APPLICATION	Detailed request (include Ordinance/Code Section No.):	
	PETITIONER PROPOSES TO CONSTRUCT A NEW SINGLE-FAMILY DETACHED HOME AND IS REQUESTING THE FOLLOWING:	
	Request for Variances from Sec. 2.3.2. and Sec. 6.1.2.B. to allow construction of a single unit detached residence to encroach into the primary street building setback (V21-0048) and from Sec. 9.2.4.A. to allow land disturbance and impervious cover encroachment into the undisturbed natural vegetative buffer and additional impervious surface setback (V21-0049)	
	Petitioner: RELIANCE DEVELOPMENT COMPANY, LLC (CONTACT: TALAL MOURAD)	
	Petitioner's address: 4780 ASHFORD DUNWOODY RD, SUITE A417	
	ATLANTA, GA 30338	
	Phone: TEL: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: RELIANCE DEVELOPMENT COMPANY, LLC (CONTACT: TALAL MOURAD)	
	Owner's address: 4780 ASHFORD DUNWOODY RD, SUITE A417	
	ATLANTA, GA 30338	
	Phone: TEL: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): <i>Talal Mourad</i>	
If the property is under contract, provide a copy of the contract		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date:	Anticipated application date: 4/27/2021
Anticipated BOA date: 6/2/2021	
ADDITIONAL INFORMATION NEEDED:	

DETAILED PROCESS & INSTRUCTIONS

Legend: ☐ and o: action required by applicant

•: for information only

Before the Pre-Application Meeting:

- ☐ Read this application packet in its entirety.
- ☐ Consult the Sandy Springs Development Code (available online at https://library.municode.com/ga/sandy_springs/codes/development_code).
- ☐ Fill out the Project Information Sheet of this application packet.
- ☐ Prepare a sketch plan to scale of the proposed project.
- ☐ Obtain written permission from the property owner to pursue the project. If the property is under contract, provide a copy of the contract at the Pre-Application Meeting.
- ☐ Contact a Planner at pz@sandyspringsga.gov or (770) 730-5600 to schedule the Meeting.

Pre-Application Meeting:

- ☐ The Pre-Application Meeting must take place at least **two weeks** (but no more than two (2) months) before the application filing date.

Filing:

- ☐ Contact the Lead Planner prior to coming to the office.
- ☐ Complete the rest of the application packet and submit a complete application to the Department.
- ☐ Bring payment (check or card, verify the amount with the Lead Planner beforehand, +5% card charge; see p.9).
- Applications are due by **4:00 PM** on the **first Tuesday** of each month. No more than five (5) new applications, all types included, will be accepted each month.
- Staff will initiate review, ask for more information if needed (at which point the application may be placed on administrative hold), and send an Initiation Letter.

Before the Board of Appeals (BOA) Meeting:

- Any revision to the application is due at least **twenty one (21) days** prior to the scheduled BOA meeting, to allow time for proper revision by Staff and legal advertisement.
- A stormwater concept plan and/or corresponding meeting may be required depending on the scope of work of the particular project or request.
- The Staff Report, including the recommendation, will be posted on the City website at least one (1) week prior to the BOA Meeting.
- Staff will publish a legal ad in the newspaper.
- ☐ Order and post signage on the subject property (see p. 10) at least **fifteen (15) days** prior to the BOA Meeting before **8:30 AM**. Send date-stamped pictures of the signage once in place to the Lead Planner.
- ☐ Mail written notice to property owners within 500' at least **fifteen (15) days** prior to the BOA Meeting. Use Staff's mailing template.

Board of Appeals (BOA) Meeting:

- Staff will briefly introduce your request and present its recommendation.
- ☐ You will have ten (10) minutes to present your case to the BOA, including any supporters speaking in favor of your request. You may save any remaining time for rebuttal to the opposition.
- The opposition will also have ten (10) minutes to speak.

- BOA will discuss and render its decision. BOA may approve, approve with conditions, defer or deny the request.

Sequence of events

See p.9 for Meeting schedule

Week (approx.)	Activity & Timeframe
1	Pre-Application Meeting: Between two (2) weeks and two (2) months prior to filing deadline
3-4	Filing: Before 4:00 PM, 1st Tuesday of the month
4	Initial review and Initiation Letter: One (1) week after the filing deadline
4-5	Revised application, if necessary: At least twenty-one (21) days prior to BOA
4-5	Advertising, signs, and letters: At least fifteen (15) days prior to BOA
5-6	Staff Report production
7-8	BOA Meeting: 2 nd Tuesday of the month*
7-8	Decision Letter: A few days after BOA (max. seven (7) days)

*Typically

Failure to complete any of these events within the above timeframe may result in an administrative hold, and the case being rescheduled to a future filing cycle.



SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the authorization form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: RELIANCE DEVELOPMENT COMPANY, LLC	Sworn and subscribed before me this 11 th day of May 20 21 Notary public: <i>[Signature]</i>
Address: 4780 ASHFORD DUNWOODY RD, SUITE A417	
City, State, Zip Code: ATLANTA, GA 30338	Seal: Commission expires: <i>2024</i>
Email address: [REDACTED]	
Phone number: TEL: [REDACTED]	
Owner's signature: <i>[Signature]</i>	

B- If the applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement, and have it notarized.

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits the applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name:	Sworn and subscribed before me this ____ day of _____ 20 ____ Notary public: _____
Company name:	
Address:	Seal: Commission expires: _____
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	



SANDY SPRINGS

GEORGIA

AUTHORIZATION FORM – PART II

- C- If an agent or attorney will represent the owner and/or the applicant:
Fill out the following section and have it notarized.

Agent's name:	William Gwynn III
Company name:	William Gwynn Construction LLC
Address:	4411 Suwanee Dam Rd, Suite 425
City, State, Zip Code:	Suwanee, GA 30024
Email address:	[REDACTED]
Phone number:	[REDACTED]
Agent's signature	William Gwynn III
Applicant's signature:	[Signature]

Sworn and subscribed before me this

19 day of January 2021

Notary public:

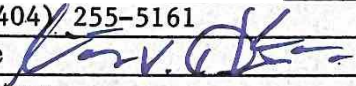
Seal:

Commission expires: 4-10-21

SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM – PART II

- ☒ If an agent or attorney will represent the owner and/or the applicant:
Fill out the following section and have it notarized.

Agent's name:	Nathan V. Hendricks III
Company name:	SAME
Address:	6085 Lake Forrest Drive Suite 200
City, State, Zip Code:	Sandy Springs, Georgia 30328
Email address:	
Phone number:	(404) 255-5161
Agent's signature	
Applicant's signature:	

Reliance Development Company, LLC

By: 
Talal Mourad
Its: Member

Sworn and subscribed before me this

19th day of March 20 21
Notary public:

Seal:



Commission expires: 09/27/2022

ADDITIONAL REQUIREMENTS

Letter of Intent
Required for all cases
Address the following in detail, on a separate sheet: 1. Requested Variance(s) 2. Factual details about the proposed development: • Number and size of buildings, square footage of gross floor area of nonresidential uses; • Type and number of residential units; • Number of employees and customers, hours of operation, number of classrooms, etc. 3. Alternative designs explored: • Provide the details of alternative designs that could reduce the need for a Variance; • Explain why the alternatives were rejected; • If no alternative was explored, explain why.

Variance Analysis (Sec. 11.6.2.)
Required for all cases
Explain in detail, on a separate sheet, and for <u>each</u> Variance requested how: a. The application of the Development Code would create an unnecessary hardship, and not merely an inconvenience to the petitioner; <u>or</u> b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties; Further, the application shall demonstrate that: c. Such conditions are not the result of action or inaction of the current property owner; <u>and</u> d. The variance request would provide the minimum relief necessary to make possible the reasonable use of the property; <u>and</u> e. The variance request would result in development that is consistent with the general intent of the Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare. Note: The general purpose and intent of the Development Code (Sec. 1.1.5) includes: • Ensuring conservation of land and natural resources; • Promoting the preservation and enhancement of tree canopy in residential areas; • Guiding reinvestment in established neighborhoods that preserves and reinforces their unique characteristics; • Promoting development along transit corridors that enhances their function as mixed-use, walkable centers that serve surrounding residential neighborhoods; • Providing standards for compatible transitions of use, building scale, and height between existing and new development; • Providing building and site design standards that address the public aspects of private development and how building form, placement, and uses contribute to the quality of the public realm; • Providing parking and access standards that appropriately balance pedestrian and vehicular needs and result in safe pedestrian environments of the highest quality. • Promoting quality landscape and building design that advance the function and beauty of Sandy Springs; • Providing clear regulations and processes that result in predictable, efficient, and coordinated development review;

- Promoting conservation of land, energy, and natural resources;
- Promoting sustainable building and site design practices;
- Promoting diverse housing options along the City's major corridors and within its nodes.
- Providing standards for interconnected streets and development patterns that support all modes of travel (walking, bicycling, public transit, driving);

Chattahoochee River Corridor Certificate

Required for properties located within the Chattahoochee River Corridor (within 2,000 feet of the river)

Contact Madalyn Smith, Planner I: 770-206-2077 or madalyn.smith@sandyspringsga.gov

Survey and Site Plan

Required for **all** cases

Provide one (1) copy printed on 11"x17" paper, and two (2) copies printed to scale no larger than 30"x42"; also include in electronic package.

The survey and site plan must include, at a minimum, the following:

Basic Information	☐ Legal description (metes and bounds; should also be submitted as a separate document);
	☐ Key and/or legend, site location map with North arrow, and scale;
	☐ Boundary survey of the subject property which includes dimensions along property lines that match the metes and bounds of the subject property's written legal description and clearly indicates the point of beginning;
	☐ Acreage of subject property;
	☐ Location of subject property land lot lines and identification of land lots;
	☐ Current zoning of the subject site and adjoining properties;
	☐ Layout and minimum lot size of proposed single family residential lots;
	☐ Topography (surveyed or City) on the subject site and adjacent property within two hundred (200) feet as required to assess runoff effects;
	☐ Location of overhead and underground electrical and pipeline transmission/conveyance lines;
	☐ Required and/or proposed setbacks, zoning buffers and landscape strips;
	☐ Location of the requested variance(s) with dimensions;
Roads	☐ Existing and proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property;
	☐ Posted speed of existing streets;
	☐ Proposed streets on the subject site;

Improvements	☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property; ☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within four hundred (400) feet of the subject site based on the City's aerial photography or an acceptable substitute as approved by the Director; ☐ Location of proposed buildings with total square footage; Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed; ☐ Required and proposed parking spaces; and loading and unloading facilities; ☐ Development Statistics Summary Chart, with % of total site coverage: ○ Total area of site (acres and sq. ft) ○ Building footprints (sq. ft and %) ○ Parking spaces provided (number and %) ○ Total impervious surface (sq. ft and %) ○ Landscaping (sq. ft and %) ○ Undisturbed area, excluding landscaping (sq. ft and %) ○ Floodplain (acres or sq. ft and %)
Environmental	☐ 100 year flood plain horizontal limits and flood zone designations as shown on survey or Federal Emergency Management Agency Flood Insurance Rate Maps; ☐ Lakes, streams, and waters on the subject site and associated buffers; ☐ Proposed stormwater management facilities; ☐ Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access; ☐ Availability of water system and sanitary sewer system; ☐ Tree lines, woodlands and open fields on the subject site; ☐ Wetlands shown on the GIS maps or survey.

The Director reserves the right to request additional information deemed necessary to analyze the request.

MEETING SCHEDULE

Pre-App Meeting Deadline	Filing Deadline (21 Days Prior to BOA Meeting)	Sign Posting Deadline (15 days prior to BOA Meeting)	Board of Appeals Meeting
11/19/2019	12/03/2019	12/27/2019	01/14/2020
12/24/2019	01/07/2020	01/27/2020	02/11/2020
01/21/2020	02/04/2020	02/18/2020	03/04/2020* (Purim)
02/18/2020	03/03/2020	03/17/2020	04/01/2020* (Passover)
03/24/2020	04/07/2020	04/27/2020	05/12/2020
04/21/2020	05/05/2020	05/25/2020	06/09/2020
05/19/2020	06/02/2020	06/29/2020	07/14/2020
06/23/2020	07/07/2020	07/27/2020	08/11/2020
07/21/2020	08/04/2020	08/24/2020	09/08/2020
08/18/2020	09/01/2020	09/28/2020	10/13/2020
09/22/2020	10/06/2020	10/26/2020	11/10/2020
10/20/2020	11/03/2020	11/23/2020	12/08/2020
11/17/2020	12/01/2020	TBD	TBD

FEE SCHEDULE

Type	Adopted Fee	
Variance	For property zoned:	
	RE-, RD-PK, CON	\$300 + \$100/each additional request
	RU-, RT-, RM-, RX-ON-, OX-, CX-, SX-, TX-, CS-, IX-, CC-, PR-, PX-, PM-	\$600 + \$100/each additional request
Sign Variance	\$500 + \$100/each additional request	
Revisions to a filed application	Variance, Sign Variance	\$250
Public Notice	Public Notice (newspaper)	Actual cost
	Readvertisement (newspaper)	Actual cost
Public notice sign for Variance, Sign Variance	Applicant handles	
Notes: - Debit and credit card transactions are subject to a 5% surcharge - All fees are based on each request		

SIGN SPECIFICATIONS

For Board of Appeals:

- At least one (1) sign on each public or private street frontage at a point visible from the nearest public or private street, installed parallel to the roadway; in the case of multiple lots, sufficient signs must be posted to provide reasonable notice to interested persons
- Printed on durable material; 8' wide x 4' tall in dimension
- Sign must be removed within 48 hours of final action on the petition
- Provide the following information:

	VARIANCE
	REQUEST FOR A VARIANCE TO ENCROACH 2' INTO THE 50' REAR SETBACK FOR AN ADDITION
BOARD OF APPEALS 8/13/19; 6:00 PM CITY HALL 1 GALAMBOS WAY CITY OF SANDY SPRINGS PLANNING AND ZONING DIVISION, 770-730-5600	7447 ROSWELL ROAD V19-0001 FIND THIS CASE ONLINE: spr.gs/v19-0001

FIRST AMENDMENT TO APPLICATIONS FOR
VARIANCES

IN RE:	)	
Reliance Development Company, LLC)		Variance Application Numbers:
APPLICANT)		V21-0048 and
	)	V21-0049
PROPERTY:	)	
1175 Windsor Parkway)		
City of Sandy Springs)		

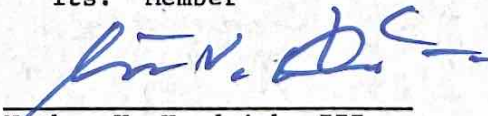
Now comes the Applicant, Reliance Development Company, LLC who does hereby modify and amend the above referenced Variances by adding thereto and making a part thereof the following:

As the Variance Applications are entirely appropriate, the Applicant does hereby modify and amend the respective Variance Applications by making a part thereof Exhibit "A" attached hereto and by reference made a part hereof which does hereby setforth the Appropriateness of the respective Applications and the Constitutional Assertions of the Applicant thereunder.

Reliance Development Company, LLC
APPLICANT:

By:


Talal Mourad
Its: Member


Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suite 200
Sandy Springs, Georgia 30328
(404) 255-5161

Exhibit "A"

APPROPRIATENESS OF APPLICATION

AND

CONSTITUTIONAL ASSERTIONS

The refusal to approve the Variance requested will result in a taking of the Appellant's valuable property rights in violation of the just compensation clause of the Constitution of Georgia 1983, Article 1, Section 3, Paragraph 1 and the just compensation clause of the Fifth Amendment to the United States Constitution. Further such refusal to approve the requested Variance discriminates in an arbitrary, unreasonable, capricious and unconstitutional manner between the Appellant and owners of similarly situated property in violation of Article 1, Section, Paragraph 2, of the Constitution of the State of Georgia and in violation of the equal protection clause of the Fourteenth Amendment to the United States Constitution. Additionally, such refusal to approve the requested Variance would constitute a gross abuse of discretion and would constitute a violation of the Appellant's rights to substantive and procedural due process as guaranteed by the Constitution of the State of Georgia 1983, Article 1, Section 1, Paragraph 1 as well as the Fifth Amendment and Fourteenth Amendment to the United States Constitution.

Any approval of this Variance request subject to conditions which are different from the conditions requested by the Appellant, to the extent such different conditions would have the effect of further restricting the Appellant's utilization of the subject property would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove. The refusal to approve this requested Variance would result in a real, substantial and significantly detrimental hardship to be borne by the Appellant without any corresponding public benefit or legitimate connection to public health, safety, morals and general welfare. The community at large will not be affected by the approval of the requested Variance.

May 11, 2021

Letter of Intent for 1175 Windsor Parkway – setback reduction (V21-0048)

As the owner of the property located at 1175 Windsor Parkway, we are requesting multiple variances for the construction of a new single-family dwelling:

Request for Variances from Sec. 2.3.2. and Sec. 6.1.2.B. to allow construction of a single unit detached residence to encroach into the primary street building setback (V21-0048) and from Sec. 9.2.4.A. to allow land disturbance and impervious cover encroachment into the undisturbed natural vegetative buffer and additional impervious surface setback (V21-0049)

The property is zoned RD-27 and contains 0.80 acre of land. It includes an existing single-family residence that was constructed in 1968 which has since fallen into disrepair. The existing structure is functionally unusable and re-development of the property is essential.

The property was purchased by the current ownership in May 2016 at public auction. We were not afforded a pre-purchase inspection, as potential buyers were barred from making any contact with the tenant.

Immediately following the purchase, we were involved in an extended legal action to evict the occupant. The tenant was evicted in March 2018 after the court granted us a writ of possession.

Even though the eviction request was granted, the legal battle continued until a final agreement was reached in January 2020. By the time we had full and unrestricted access to the property, the previous tenant had severely damaged the dwelling rendering it uninhabitable.

During this period, we granted the City of Sandy Springs easements to facilitate the construction of sidewalk along Windsor Parkway. We have allowed the City's contractor to use our property for staging and storage, and have been fully cooperative with City and its agents.

Requested building setback encroachment

We are requesting a variance to encroach into the primary street setback from 60 feet to 15 feet to facilitate the construction of a new single-family dwelling.

The building setbacks in this zoning district are:

Primary street: 60 feet

Side: common lot line: 15 feet

Rear: common lot line: 40 feet

May 11, 2021

The property is also subject to the following State waters (stream) buffers:

State buffer: 25 feet

City buffer: 50 feet

City impervious surface setback (measured from 50-foot City buffer): 25 feet

The buffer limits are measured from the point of wrested vegetation of a delineated State water.

The property has extensive frontage along Windsor Parkway and is traversed by a buffered State water which parallels the roadway. This means that the front building setback and the stream buffer corridor largely overlap. The geometry of the property and the stream buffer locations are such that the existing dwelling is completely within the limits of the 25-foot impervious surface setback and is bisected by the 50-foot City stream buffer. A portion of the existing structure extends into the 25-foot State stream buffer. The existing dwelling encroaches into the primary street setback (60 feet) and is located approximately 48 feet from the right-of-way of Windsor Parkway. The existing detached carport, which is between the main dwelling and Windsor Parkway, is located approximately 26 feet from the right-of-way. A copy of the existing survey is included with this application.

The total encroachment of the existing structures into the 60-foot primary street setback is approximately 1,467 square feet; this includes the house, carport, and detached garage. The proposed encroachment into the 60-foot primary street setback will be approximately 2,493 square feet, including the detached studio (formerly garage), an increase of approximately 1,026 square feet of building square-footage.

The total existing impervious area within the 60-foot primary street setback (structures and pavement) is approximately 4,129 square feet. The total proposed impervious area within the 60-foot primary street setback will be approximately 4,115 square feet, a reduction of approximately 14 square feet in impervious area.

The property also has considerable topographic challenges. The creek bottom is as much as 35 feet below Windsor Parkway in the vicinity of the existing dwelling. The main floor of the existing structure is 12 feet below Windsor Parkway.

The envelope created by the building setbacks is completely inside the 25-foot impervious surface setback; once the existing structure is demolished, there is no buildable area based on the 50-foot stream buffer and 25-foot impervious surface setback locations.

May 11, 2021

We propose to construct a new single-family residence in accordance with the proposed site plan, which is also included with this application:

- 1) The current residence has a semi-circular driveway which accesses Windsor Parkway in two locations. We propose to utilize only one of these existing driveway aprons (eastern), which is currently being improved by the City as part of sidewalk construction;
- 2) The proposed side-entry two-car garage will be located 15 feet from the street right-of-way; however, due to the orientation of the garage and the location of the driveway apron, the face of the garage will be located approximately 51 feet from the roadway travel lane following the driveway edge;
- 3) The area between the garage and the street right-of-way will be heavily landscaped to buffer views from Windsor Parkway;
- 4) Due to the harsh topography, a three-level house is proposed. The garage, front door, and uppermost floor will be at street level; this level will contain most of the common living space. The floor below will contain bedrooms. The lowest level will contain the sub-basement. This arrangement will require the least amount of land disturbance based on the floor elevations of the existing structure; and
- 5) An existing detached garage will be converted to studio space. This will be at the same floor elevation as the bedroom level of the main house, and both will have access to a common terrace.

The total floorplate of the main house, including garage, will be approximately 2,862 square feet. Total proposed impervious area will be approximately 5,743 square feet. Heated floor area, including the detached studio, will be approximately 5,000 square feet.

An architectural elevation is included with this application to demonstrate the general style and appearance of the proposed structure.

The maximum allowable lot coverage in the RD-27 zoning district is 30%. The current structure and appurtenant impervious features represent approximately 16.9% lot coverage. The proposed structure and appurtenant impervious features will result in approximately 16.5% lot coverage.

Alternative designs

Several alternative designs were considered:

May 11, 2021

- 1) Front-entry garage: no garage may encroach into a required setback (Sec. 6.5.2.B.1); the driveway would fail to meet the City's minimum length requirement of 20 feet from the back of sidewalk (Sec. 6.5.2.B.3.b);
- 2) Drive-under garage: given the site topography, this would have resulted in a driveway which was located inside the 25-foot impervious surface setback (the proposed driveway is completely outside this setback), and;
- 3) Semi-circular driveway, utilizing the general arrangement of the existing driveway: Windsor Parkway is classified as a collector roadway; not more than one private curb cut may be located on any one street frontage for any one dwelling where the street is classified as a collector or higher order street. This would also have resulted in a driveway which was located inside the 25-foot impervious surface setback.

These design alternatives would all require variances from the stream buffer regulations since the envelope created by the building setbacks is completely inside the 25-foot impervious surface setback. There is no buildable area based on the 50-foot stream buffer and 25-foot setback locations. Some of the alternatives explored would require variances from other sections of the Ordinance.

May 11, 2021

Variance Analysis for 1175 Windsor Parkway – setback reduction

- a. *The application of the Development Code will create an unnecessary hardship for the property owner:*

There is no buildable area on this property based on the current building setback and stream buffer requirements.

- b. *There are extraordinary and exceptional conditions which are specific to this property and not generally found in similar properties:*

Given the site topography, property geometry, and stream location, these conditions are extraordinary and exceptional, and are unlikely to be duplicated on other properties. Other properties on Windsor Parkway are subject to these same stream buffer requirements, but this property is unique because of (1) the existing house location is in the narrow area between the stream and the street, and (2) the property's triangular shape and extensive street frontage.

- c. *These conditions are not the result or action or inaction of the current property owner:*

These conditions are 1) due to topography, stream location, and property geometry; 2) the location of the dwelling and appurtenances constructed in 1968; and 3) regulatory changes since the original construction. The property was acquired by the current owner in 2016.

- d. *The variance requests will provide the minimum relief necessary to make possible the reasonable use of the property:*

The property owner proposes to construct a new dwelling that is 1) further from the stream than the existing structure and its appurtenances, 2) is well below the maximum lot coverage permitted in this zoning district (16.4% proposed vs. 30% allowed), 3) will result in a substantial reduction in the impervious surface within the State and City stream buffers (25% reduction), and 4) is consistent with new construction within the market.

- e. *The variances requested will result in a development that is consistent with the general intent of the Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety or welfare:*

- 1) *Ensuring conservation of land and natural resources:* The amount of impervious surface within the State and City stream buffers will be reduced by 25%. This will allow the stream corridor to be revegetated, ensuring the enhancement of water quality and wildlife habitat.

May 11, 2021

- 2) *Promoting the preservation and enhancement of tree canopy in residential areas:* Although multiple trees will be removed during the construction of the proposed home, most of these are immediately adjacent to the existing structure. Native trees will be replanted in the area currently occupied by the circular driveway, and extensive landscaping is proposed between the proposed house and Windsor Parkway.
- 3) *Guiding reinvestment in established neighborhoods that preserves and reinforces their unique characteristics:* The homes along this section of Windsor Parkway were constructed between the late 1960s and 2007. The poor condition of the existing structure has resulted in disuse and limited market appeal. The existing house is a community eyesore and a blight on the neighborhood. Approval of the requested relief will result in a property which will positively impact the neighborhood, protect the environmentally sensitive stream corridor, and generate increased property taxes.
- 4) *Promoting quality landscape and building design that advance the function and beauty of Sandy Springs:* The existing structure is dilapidated and functionally unusable, and re-development of the property is essential. Given the severe topography, a modern, multi-level design has been selected. Several architectural elevations are included with this application to demonstrate the general style and appearance of the proposed structure. The area between the garage and the street right-of-way will be heavily landscaped to buffer views from Windsor Parkway, further enhancing the public streetscape and recent sidewalk construction.

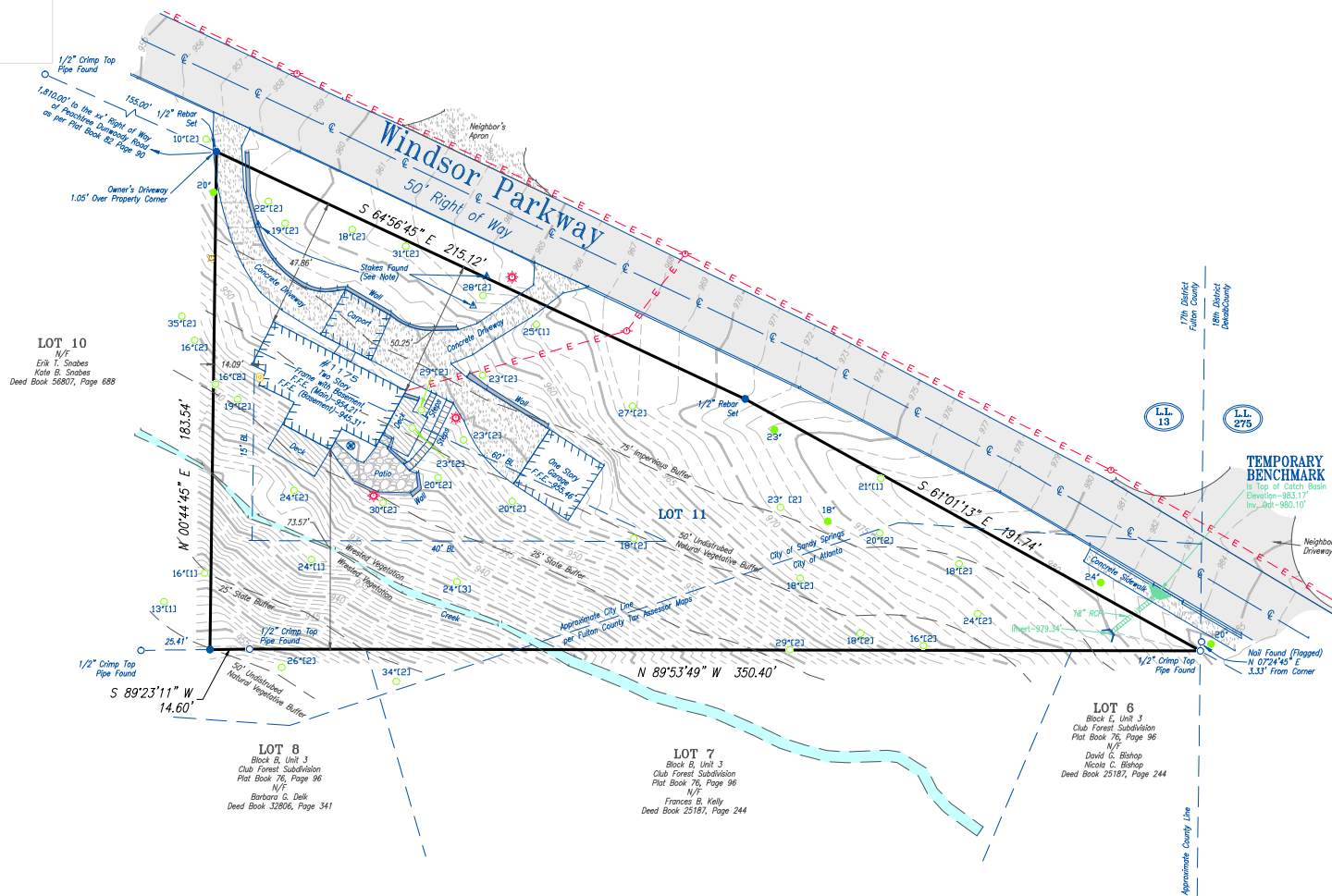
8.5x11 EXHIBITS

AREA
34,873 SQ. FT.
0.801 ACRES

LEGEND

These standard symbols may be found in the drawing.

- △ Stake Found
- 1/2" Rebar Set
- Iron Pin Found
- BL Building Line
- RCP Reinforced Concrete Pipe
- Catch Basin
- Headwall
- Light Pole
- Power Pole
- Sewer Clean Out
- Gas Meter
- Air Conditioning Unit
- Spot Elevation
- Hardwood Tree
- Pine Tree
- E - E - Overhead Electric Line
- Stormwater Pipe



TREE LEGEND

KEY	SYMBOL	SPECIES
[1]	○	Beech
[2]	○	Oak
[3]	○	Poplar
	●	Pine

ZONING

[City of Sandy Springs]
(RD-27) (Residential Detached)
Front yard setback-60'
Side yard setback-15'
Rear yard setback-40'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

RIGHT OF WAY NOTE

Stakes found for what appears to be a future right of way. Future right of way plans could not be obtained as of 5/20/2018.

SURVEY NOTES

- Elevations are based on NAVD. 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survey.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the T.J.R.M. official flood hazard map and found in my opinion referenced parcel [is not] in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID [1312100163F] effective date [9/18/13].

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 313,895 feet.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR: 1175 WINDSOR PARKWAY - ATLANTA GEORGIA 30319
RELANCE DEVELOPMENT COMPANY, LLC

DATE: 5/14/18 SCALE: 30'
REVISION BY DATE

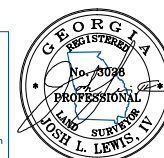
LAND LOT: 13 17th DISTRICT SECTION Fulton COUNTY, GA
LOT: 11 BLOCK: C UNIT: Four PHASE:
SUBDIVISION: Club Forest Subdivision
PLAT BOOK 82, PAGE 90 PARTY CHIEF: RG FIELD DATE: 5/25/18 SHEET 1 OF 1
DEED BOOK 56264, PAGE 459 DRAFTER: BK



Josh L. Lewis IV, RLS 3028

Signature: _____

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 herein. 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 D.C.G.A. Section 15-6-67.



EXISTING SETBACK ENCROACHMENTS

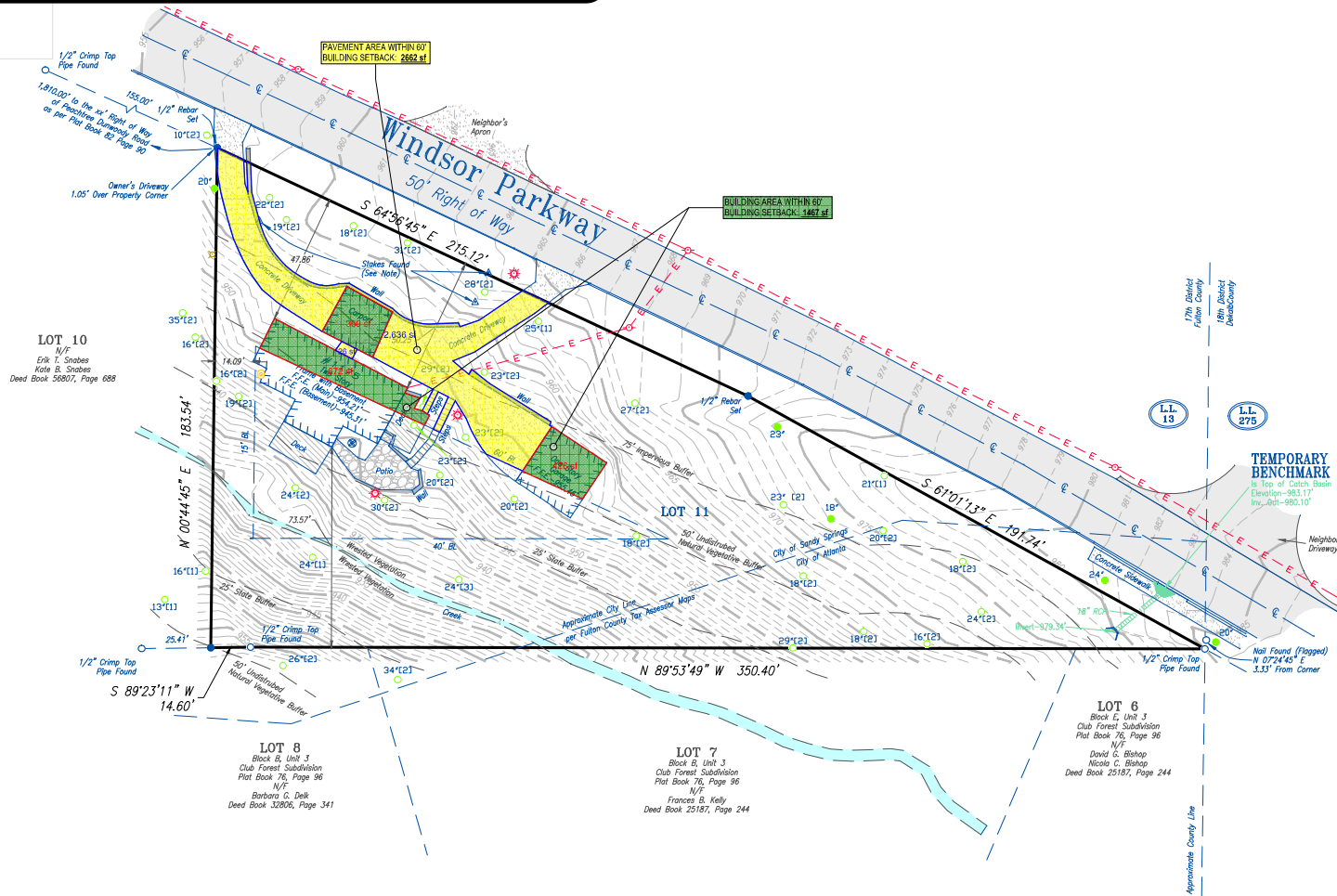
RECEIVED 5/11/2021 PLANNING & ZONING

AREA
34,873 SQ. FT.
0.801 ACRES

LEGEND

These standard symbols may be found in the drawing.

- △ Stake Found
- 1/2" Rebar Set
- Iron Pin Found
- BL Building Line
- RCP Reinforced Concrete Pipe
- Colch Basin
- Headwall
- Light Pole
- Power Pole
- Sewer Clean Out
- Gas Meter
- Air Conditioning Unit
- Spot Elevation
- Hardwood Tree
- Pine Tree
- - - - - Overhead Electric Line
- Stormwater Pipe



TREE LEGEND

KEY	SYMBOL	SPECIES
[1]	○	Beech
[2]	○	Oak
[3]	○	Poplar
	●	Pine

ZONING

[City of Sandy Springs]
(RD-27) (Residential Detached)
Front yard setback-60'
Side yard setback-15'
Rear yard setback-40'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

RIGHT OF WAY NOTE

Stakes found for what appears to be a future right of way. Future right of way plans could not be obtained as of 5/20/2018.

SURVEY NOTES

- Elevations are based on NAVD. 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used: Leica 1200 robotic total station and Allegro M1 data collector.
- Software used: Carlson Survey 2013 and Carlson Survey.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the T.I.R.M. official flood hazard map and found in my opinion referenced parcel [is not] in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID [131210163F] effective date [9/18/13].

CLOSURE STATEMENT

The field data upon which this plot is based was gathered by an open traverse. This plot has been calculated for closure and found to be accurate to 1 foot in 313,895 feet.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR: 1175 WINDSOR PARKWAY - ATLANTA GEORGIA 30319
RELANCE DEVELOPMENT COMPANY, LLC

DATE: 5/14/18 SCALE: 30'

REVISION BY DATE

LAND LOT: 13 17th DISTRICT SECTION Fulton COUNTY, GA
LOT: 11 BLOCK: C UNIT: Four PHASE:
SUBDIVISION: Club Forest Subdivision
PLAT BOOK 82, PAGE 90 PARTY CHIEF: RG FIELD DATE: 5/25/18 SHEET 1 OF 1
DEED BOOK 56264, PAGE 459 DRAFTER: BK



Josh L. Lewis IV, RLS 3028

Signature: _____

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 herein. 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.



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECITIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

11x17 EXHIBITS

RECEIVED 5/11/2021 PLANNING & ZONING

AREA
34,873 SQ. FT.
0.801 ACRES

LEGEND

These standard symbols may be found in the drawing.

- Stake Found
- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- Reinforced Concrete Pipe
- Catch Basin
- Headwall
- Light Pole
- Power Pole
- Sewer Clean Out
- Gas Meter
- Air Conditioning Unit
- Spot Elevation
- Hardwood Tree
- Pine Tree
- Overhead Electric Line
- Stormwater Pipe

4° 35' 30" N
4° 35' 30" W
Grid North
GA West Zone
Reading Head

TREE LEGEND

KEY	SYMBOL	SPECIES
[1]	○	Beech
[2]	○	Oak
[3]	○	Poplar
	●	Pine

ZONING

[City of Sandy Springs]
(RD-27) (Residential Detached)
Front yard setback-60'
Side yard setback-15'
Rear yard setback-40'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

RIGHT OF WAY NOTE

Stakes found for what appears to be a future right of way. Future right of way plans could not be obtained as of 5/20/2018.

SURVEY NOTES

- Elevations are based on NAVD. 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used: Leica 1200 robotic total station and Allegro M1 data collector.
- Software used: Carlson Survey 2013 and Carlson Survey.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the T.J.R.M. official flood hazard map and found in my opinion referenced parcel [is not] in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID [1312100163F] effective date [9/18/13].

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 313,895 feet.

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

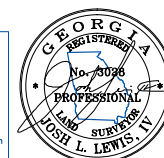
JOB NUMBER 199020	DRAWING NUMBER F-3793	SURVEY PLAT FOR: 1175 WINDSOR PARKWAY - ATLANTA GEORGIA 30319				DATE: 5/14/18	SCALE: 30'	
		REVISION				BY	DATE	
		LAND LOT: 13				17th DISTRICT	SECTION	FULTON COUNTY, GA
		LOT: 11				BLOCK: C	UNIT: Four	PHASE:
		SUBDIVISION: Club Forest Subdivision						
PLAT BOOK 82, PAGE 90		PARTY CHIEF: RG	FIELD DATE: 5/25/18	SHEET 1 OF 1				
DEED BOOK 56264, PAGE 459		DRAFTER: BK						



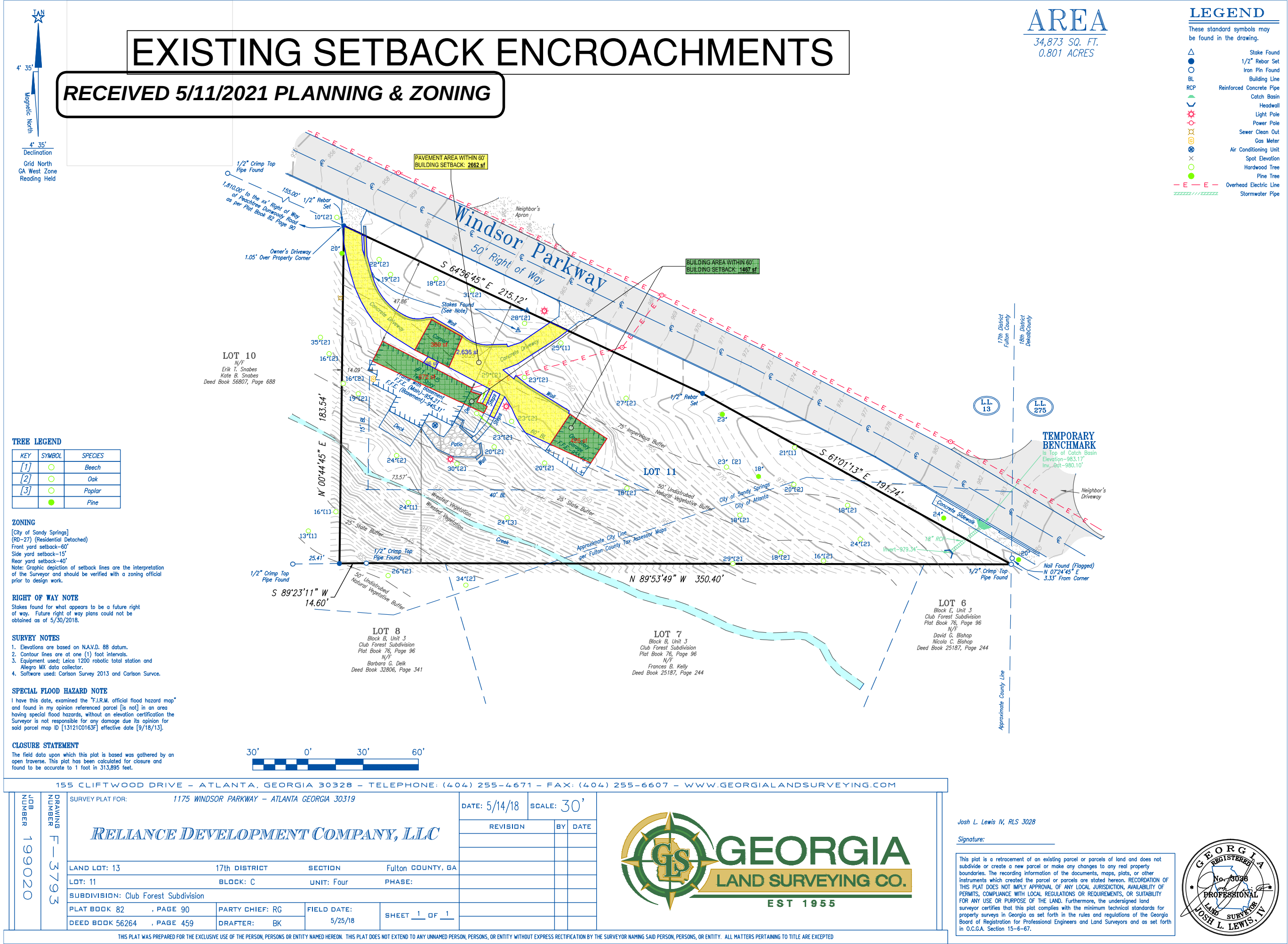
Josh L. Lewis IV, RLS 3028

Signature:

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 herein. 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.



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



PROPOSED SETBACK ENCROACHMENTS

RECEIVED 5/11/2021 PLANNING & ZONING

STATE WATERS BUFFER ENCROACHMENT CHART

BUFFER/IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE
STATE BUFFER: 0' - 25'	68 SF	0 SF	-68 SF (-100%)
CITY BUFFER ONLY: 25' - 50'	1436 SF	1133 SF	-303 SF (-21%)
CITY SETBACK: 50' - 75'	2792 SF	2616 SF	-176 SF (-6%)
TOTAL	4296 SF	3749 SF	-547 SF (-13%)



VICINITY MAP
SCALE: NTS
SOURCE: USGS

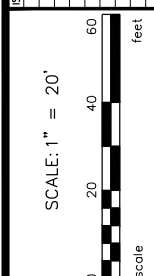
BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # 15700144
5019 WEST BROAD STREET
SUITE 1230
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
WWW.BLUELANDWORKS.COM

PREPARED FOR:
RELIANCE DEVELOPMENT COMPANY, LLC
4780 ASHFORD DUNWOODY RD., STE. A417
ATLANTA, GA 30338
CONTACT: TALAL MOURAD
TEL: 678-804-8586
GA PE #16671
GA SSBCC LEVEL 1 CERTIFIED DESIGN PROFESSIONAL #14356



DESIGN PROFESSIONAL'S (DP) ELECTRONIC/DIGITAL SEAL OR SIGNATURE IS EFFECTIVE ONLY IN THAT JURISDICTION OF THIS DOCUMENT AS ORIGINALLY PUBLISHED BY DP. DP IS NOT RESPONSIBLE FOR ANY SUBSEQUENT MODIFICATION, CORRECTION, OR MISAPPROPRIATE USE OF SUCH DOCUMENT. TO VERIFY THE AUTHORITY OF THE SEAL/SIGNATURE, CONTACT DP.

ISSUE #	DATE	REVISIONS
1	12/17/20	SUBMIT FOR GOVERNMENT REVIEW
2	02/07/21	ADDRESS REVIEW COMMENTS
3	03/07/21	ADDRESS REVIEW COMMENTS

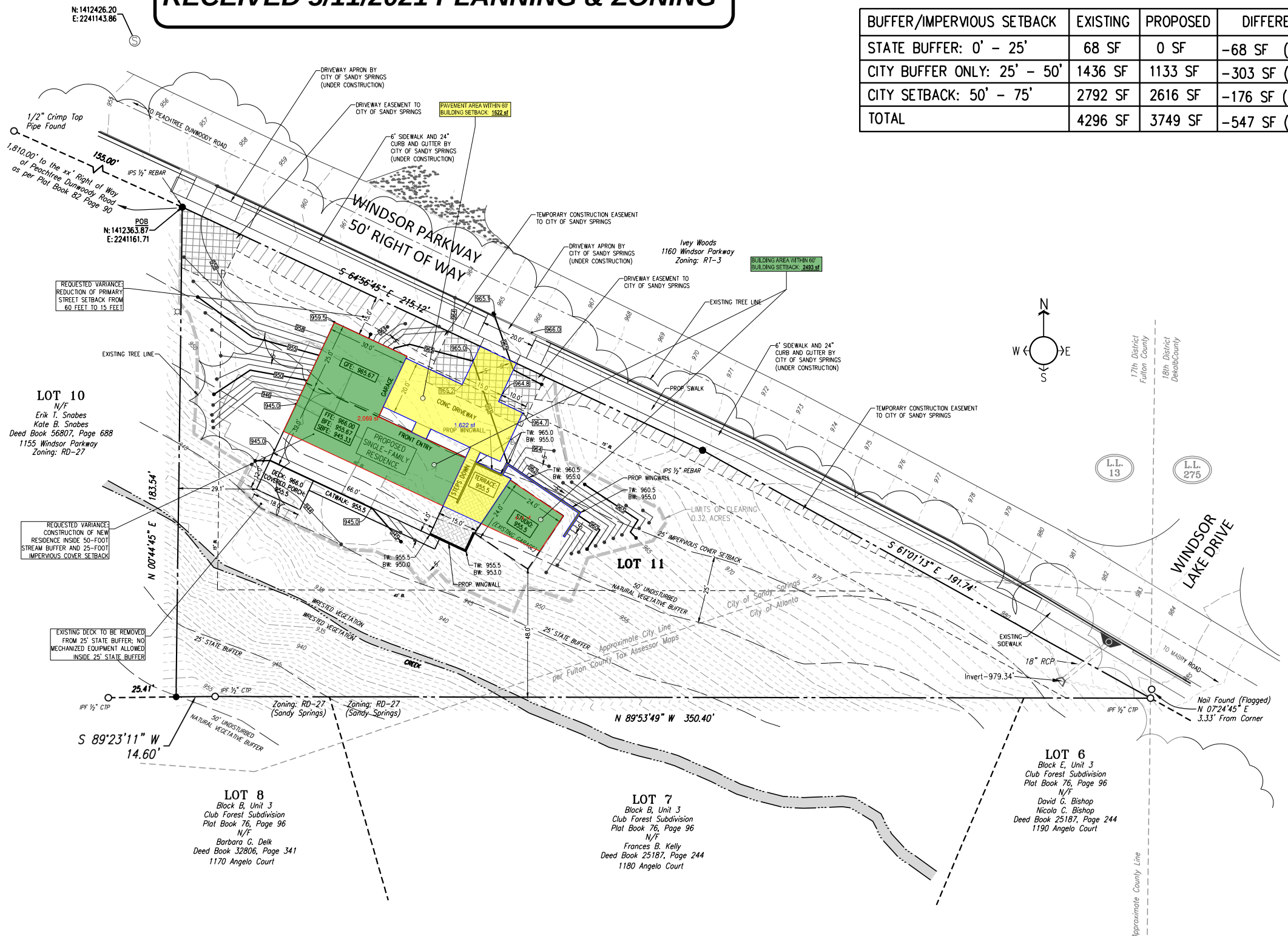


175 WINDSOR PARKWAY
SANDY SPRINGS, GEORGIA 30089

175 LAND DISTRICT
PARCELS 17 0013000424
CITY OF SANDY SPRINGS
DRAWING CC

SITE PLAN

PROJECT# 2020.057
C-100



GENERAL NOTES

- OWNER/PETITIONER: RELIANCE DEVELOPMENT COMPANY, LLC
4780 ASHFORD DUNWOODY RD., STE. A417
ATLANTA, GEORGIA 30338
TEL: [REDACTED]
CONTACT: TALAL MOURAD
EMAIL: [REDACTED]
- ENGINEER: BLUE LANDWORKS LLC
5019 WEST BROAD STREET
SUITE 1230
SUGAR HILL, GEORGIA 30518
TEL: 678-804-8586
CONTACT: STUART MCLIMANS, PE
GA PE #16671
GA SSBCC LEVEL 1 CERTIFIED DESIGN PROFESSIONAL #14356
- THIS PROPERTY IS SHOWN ON FULTON COUNTY TAX MAPS AS BEING PART OF THE 17TH LAND DISTRICT, LAND LOT 13, PARCEL 10(S) 17 0013000424 AND CONTAINING 0.80 ACRES.
- THIS PROPERTY IS ZONED RD-27.
- PROPOSED USE: SINGLE-FAMILY RESIDENCE
TOTAL AREA = 0.80 ACRES
UNDISTURBED AREA: 0.48± ACRES
MAX LOT COVERAGE: 30% (10,467 SF)
MINIMUM LOT AREA: 27,000 SF (0.62 ACRE)
MINIMUM LOT WIDTH: 120 FEET
MAX BUILDING HEIGHT: 3-STORIES / 40 FEET
INTERIOR SETBACKS:
MINIMUM FRONT SETBACK: 60 FEET
MINIMUM SIDE SETBACK: 15 FEET
MINIMUM REAR SETBACK: 40 FEET
- THIS SITE DOES NOT CONTAIN STATE WATERS REQUIRING A 25' STATE WATERS BUFFER.
- THIS SITE DOES NOT CONTAIN AREAS, STREAMS, AND/OR BODIES OF WATER DEPICTED AS WETLANDS ON THE U.S. DEPARTMENT OF INTERIOR, FISH, AND WILDLIFE SERVICE.
- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATERCOURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL NO. 131210163F, DATED 9/18/13.
- BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY GEORGIA LAND SURVEYING CO. DATED MAY 14, 2018.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM GROUND RUN SURVEY PERFORMED BY GEORGIA LAND SURVEYING CO. DATED MAY 14, 2018. CONTOUR INTERVAL IS ONE FOOT.
- SANITARY SEWER PROVIDED BY FULTON COUNTY.
- WATER PROVIDED BY THE CITY OF ATLANTA.
- POSTED SPEED LIMIT IS 30 MPH.
- ALL NON-NATIVE LANDSCAPE PLANTS WITHIN THE STREAM BUFFER WILL BE TAGGED BY A REGISTERED LANDSCAPE ARCHITECT AND REMOVED PRIOR TO CERTIFICATE OF OCCUPANCY.
- PROPOSED PLANT SPECIES, LOCATION AND QUANTITY ARE SUBJECT TO CHANGE.

DEVELOPMENT STATISTICS:

TOTAL AREA OF SITE: 0.80 ACRES
BUILDING FOOTPRINTS: 3,900± SF (INCLUDING DECK AND CATWALK) [11.2%]
PARKING SPACES: TWO-CAR GARAGE (TWO SPACES REQUIRED)
TOTAL IMPERVIOUS SURFACE: 5,754± SF [16.5%]
LANDSCAPING / FOUNDATION: 6,100 SF [17.5%]
UNDISTURBED AREA: 23,100± SF [53%]
FLOODPLAIN: 0 ACRES

ABBREVIATIONS

APPROX = APPROXIMATE
BC = BACK OF CURB
BFE = BASEMENT FLOOR ELEVATION
BM = BENCHMARK
BW = BOTTOM OF WALL
BLDG = BUILDING
B/L = BUILDING LINE
CB = CATCH BASIN
C/L = CENTERLINE
CO = CLEANOUT
CONC = CONCRETE
CMP = CONCRETE MONUMENT FOUND
CSP = CORRUGATED METAL PIPE
CST = CORRUGATED STEEL PIPE
CF = CUBIC FEET
C&G = CURB & GUTTER
CTF = CRIMP TOP FOUND
DIA = DIAMETER
DE = DRAINAGE EASEMENT
DI = DROP INLET
DIP = DUCTILE IRON PIPE
DWBC = DOUBLE WING CATCH BASIN
EP = EDGE OF PAVEMENT
ELEV = ELEVATION
EX = EXISTING
FA = FACE OF CURB
FE = FEET
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FES = FLARED END SECTION
GFE = GARAGE FLOOR ELEVATION
GFI = GEORGIA POWER MANHOLE
GI = GRATE INLET
GR = GROUND
GW = GUY WIRE
HW = HEADWALL
HDPE = HIGH DENSITY POLYETHYLENE

LEGEND

HP = HIGH POINT
INV = INVERT
IE = INVERT ELEVATION
IPF = IRON PIN FOUND
IPS = IRON PIN SET - 1/2" REBAR
ICV = IRRIGATION CONTROL VALVE
JB = JUNCTION BOX
LL = LAND LOT LINE
LP = LIGHT POLE
LWMP = LOW POINT
MH = MANHOLE
MSL = MEAN SEA LEVEL
MOP = OPEN TOP PIPE
OCS = OUTLET CONTROL STRUCTURE
P/MT = PAVEMENT
PED = PEDESTAL
PKF = PK NAIL FOUND
PCP = POLYVINYL CHLORIDE PIPE
POB = POINT OF BEGINNING
PWR = POWER
PP = POWER POLE
PTP = POWER/TELEPHONE POLE
P/L = PROPERTY LINE
PROP = PROPOSED
RB = REBAR
R/W = REINFORCED CONCRETE PIPE
R/O = RIGHT-OF-WAY
SBFE = SUB-BASEMENT FLOOR ELEV
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
SWCB = SINGLE WING CATCH BASIN
S/W = SIDEWALK
SF = SQUARE FEET
TEL = TELEPHONE
TB = TOP OF BANK
TC = TOP OF CURB
TPOB = TRUE POINT OF BEGINNING
TW = TOP OF WALL
TRANS = TRANSFORMER

UG = UNDERGROUND
UGTM = UG TELEPHONE MARKER
WM = WATER METER
WV = WATER VALVE
YI = YARD INLET

LINE TYPES
— = BRANCH/CREEK
— = FENCE
— = GAS LINE
— = LAND LOT LINE
— = PLUGGED PIPE/STUB
— = POWER LINE
— = SANITARY SEWER LINE
— = STORM DRAINAGE LINE
— = TELEPHONE LINE
— = TRAVERSE LINE/POINT
— = WATER LINE

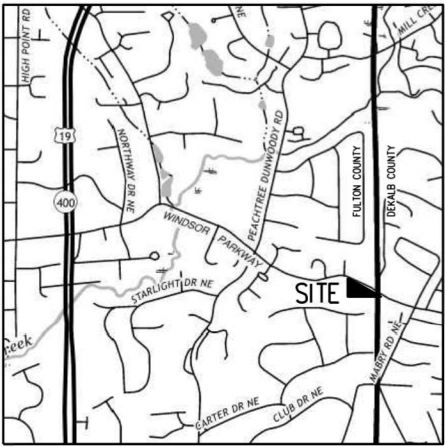
SYMBOLS
● = PROPERTY CORNER
+ = SIGN
○ = SSMH
○ = STUB
⊗ = HYDRANT
⊗ = WATER METER
⊗ = WATER VALVE
⊗ = LIGHT POST
⊗ = UTILITY POLE

LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, CITY OF SANDY SPRINGS CONTAINING 0.80 ACRES, AS SHOWN ON A BOUNDARY AND TOPOGRAPHIC SURVEY BY GEORGIA LAND SURVEYING CO., DATED MAY 14, 2018, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (1/2" REBAR) ON THE SOUTHERLY MARGIN OF WINDSOR PARKWAY (50' PUBLIC RIGHT-OF-WAY) HAVING STATE PLANE COORDINATES OF NORTHING: 1412363.87, EASTING: 2241161.71 AND CONTINUING ALONG THE SOUTHERLY MARGIN OF WINDSOR PARKWAY SOUTH 64 DEGREES 56 MINUTES 45 SECONDS EAST, 215.12 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE SOUTH 61 DEGREES 01 MINUTES 13 SECONDS EAST, 191.74 FEET TO A 1/2" CRIMP TOP PIPE; THENCE DEPARTING THE SOUTHERLY MARGIN OF WINDSOR PARKWAY NORTH 89 DEGREES 53 MINUTES 49 SECONDS WEST, 350.40 FEET TO A 1/2" CRIMP TOP PIPE FOUND; THENCE SOUTH 89 DEGREES 23 MINUTES 11 SECONDS WEST, 14.60 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 00 DEGREES 44 MINUTES 45 SECONDS EAST, 183.54 FEET TO THE POINT OF BEGINNING.

EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.

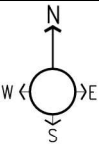


VICINITY MAP

SCALE: NTS

SOURCE: USGS

RECEIVED 5/11/2021 PLANNING & ZONING

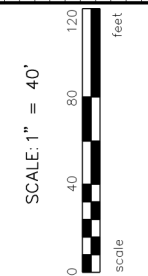


BLUE
LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # PEO005518
LICENSE # LSP000144
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
RELIANCE DEVELOPMENT
COMPANY, LLC
4700 ASHFORD DUNWOODY RD
SUITE 400
DUNWOODY, GA 30339
TEL: (770) 409-1133
FAX: (770) 409-1134

DESIGN PROFESSIONAL'S (DP) ELECTRONIC/DIGITAL SEAL OR SIGNATURE IS EFFECTIVE ONLY TO THAT VERSION OF THIS DOCUMENT AS ORIGINALLY PUBLISHED BY DP. DP IS NOT RESPONSIBLE FOR ANY SUBSEQUENT MODIFICATION, CORRECTION, OR UNAUTHORIZED USE OF THIS DOCUMENT. TO VERIFY THE VALIDITY OF THE SEAL/SIGNATURE, CONTACT DP.

ISSUE #	DATE	REVISIONS
1	12/17/20	SUBMIT FOR GOVERNMENT REVIEW



175 WINDSOR PARKWAY
SANDY SPRINGS, GEORGIA 30319
LAND LOT(S) 13
PARCEL(S) 17 0013004024
CITY OF SANDY SPRINGS
FULTON COUNTY, GA
DRAWN: [blank] CHECKED: [blank]

400 FOOT OVERALL
TOPOGRAPHIC EXHIBIT
PROJECT# 2020.057
C-101

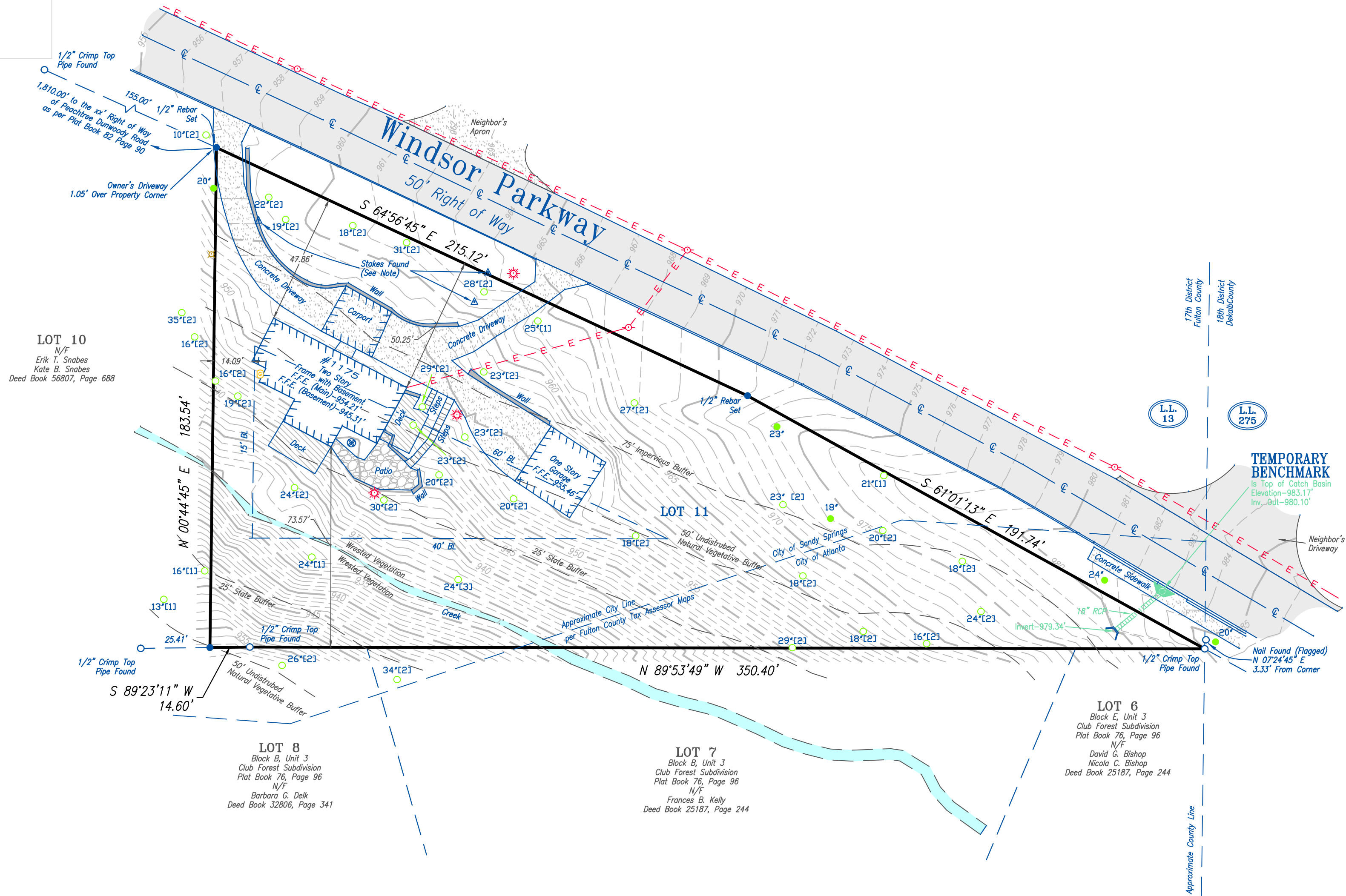
EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.

FULL-SIZE EXHIBITS

These standard symbols may be found in the drawing.

- △ Stake Found
- 1/2" Rebar Set
- Iron Pin Found
- BL Building Line
- RCP Reinforced Concrete Pipe
- ▽ Catch Basin
- Headwall
- Light Pole
- Power Pole
- Sewer Clean Out
- Gas Meter
- Air Conditioning Unit
- Spot Elevation
- Hardwood Tree
- Pine Tree
- E — E — Overhead Electric Line
- Stormwater Pipe

4° 35' Magnetic North
4° 35' Declination
Grid North
GA West Zone
Reading Held



TREE LEGEND

KEY	SYMBOL	SPECIES
[1]	○	Beech
[2]	○	Oak
[3]	○	Poplar
	●	Pine

ZONING

[City of Sandy Springs]
(RD-27) (Residential Detached)
Front yard setback-60'
Side yard setback-15'
Rear yard setback-40'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

RIGHT OF WAY NOTE

Stakes found for what appears to be a future right of way. Future right of way plans could not be obtained as of 5/30/2018.

SURVEY NOTES

- Elevations are based on N.A.V.D. 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survey.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel [is not] in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID [1312100163F] effective date [9/18/13].

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 313,895 feet.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR: 1175 WINDSOR PARKWAY - ATLANTA GEORGIA 30319

DATE: 5/14/18

SCALE: 30'

RELiance DEVELOPMENT COMPANY, LLC

LAND LOT: 13 17th DISTRICT SECTION Fulton COUNTY, GA

LOT: 11 BLOCK: C UNIT: Four PHASE:

SUBDIVISION: Club Forest Subdivision

PLAT BOOK 82, PAGE 90 PARTY CHIEF: RG FIELD DATE: 5/25/18 SHEET 1 OF 1

DEED BOOK 56264, PAGE 459 DRAFTER: BK

REVISION	BY	DATE



GEORGIA
LAND SURVEYING CO.

EST 1955

Josh L. Lewis IV, RLS 3028

Signature:

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.



4° 35' Magnetic North
4° 35' Declination
Grid North
GA West Zone
Reading Held

EXISTING SETBACK ENCROACHMENTS

RECEIVED 5/11/2021 PLANNING & ZONING

AREA

34,873 SQ. FT.
0.801 ACRES

LEGEND

These standard symbols may be found in the drawing.

- △ Stake Found
- 1/2" Rebar Set
- Iron Pin Found
- BL Building Line
- RCP Reinforced Concrete Pipe
- ▽ Catch Basin
- ▽ Headwall
- ⊙ Light Pole
- ⊙ Power Pole
- ⊙ Sewer Clean Out
- ⊙ Gas Meter
- ⊙ Air Conditioning Unit
- ⊙ Spot Elevation
- Hardwood Tree
- Pine Tree
- E - E - Overhead Electric Line
- Stormwater Pipe

TREE LEGEND

KEY	SYMBOL	SPECIES
[1]	○	Beech
[2]	○	Oak
[3]	○	Poplar
	●	Pine

ZONING

[City of Sandy Springs]
(RD-27) (Residential Detached)
Front yard setback-60'
Side yard setback-15'
Rear yard setback-40'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

RIGHT OF WAY NOTE

Stakes found for what appears to be a future right of way. Future right of way plans could not be obtained as of 5/30/2018.

SURVEY NOTES

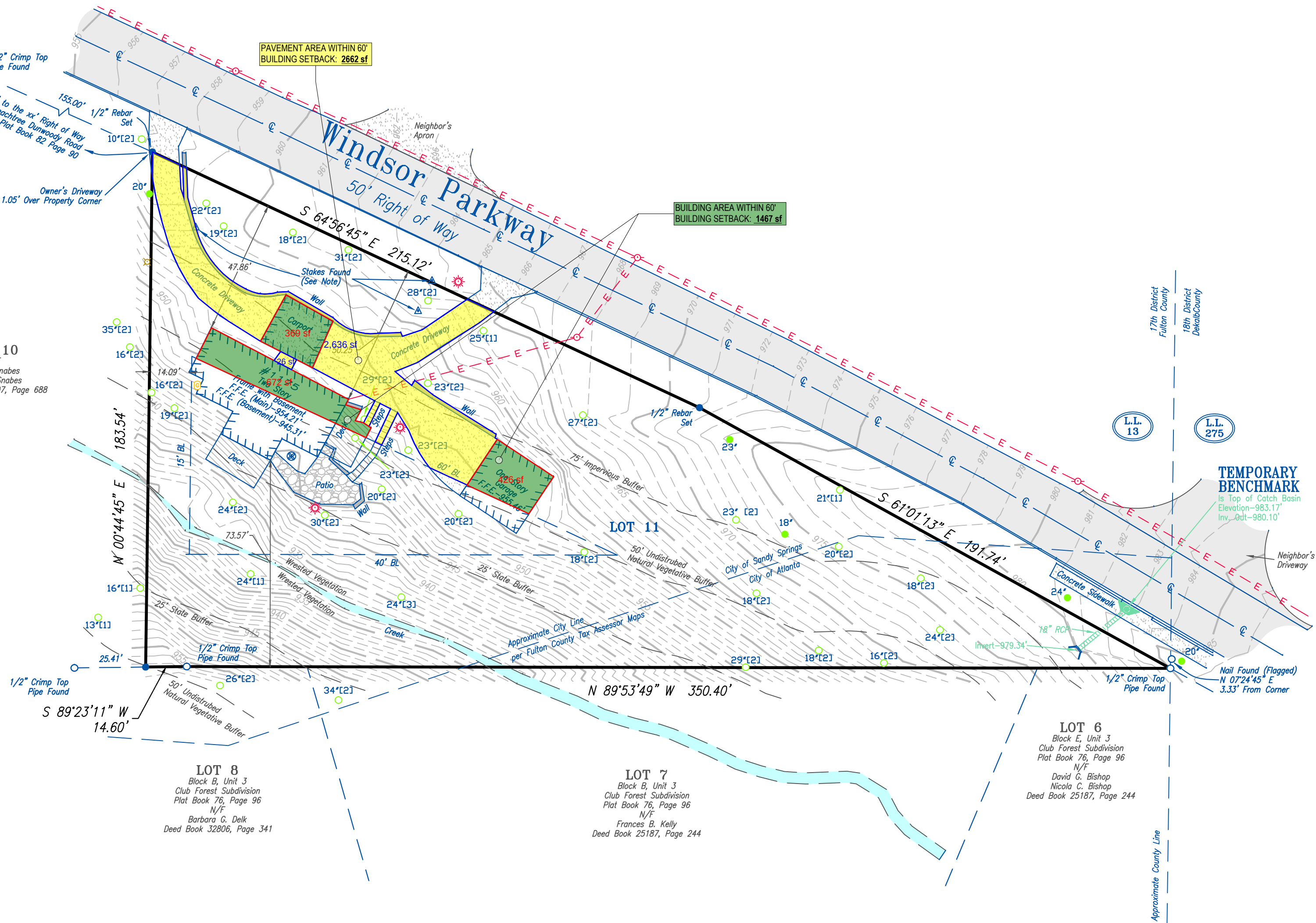
- Elevations are based on N.A.V.D. 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survey.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel [is not] in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID [1312100163F] effective date [9/18/13].

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 313,895 feet.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR: 1175 WINDSOR PARKWAY - ATLANTA GEORGIA 30319

DATE: 5/14/18

SCALE: 30'

RELiance DEVELOPMENT COMPANY, LLC

LAND LOT: 13 17th DISTRICT SECTION Fulton COUNTY, GA

LOT: 11 BLOCK: C UNIT: Four PHASE:

SUBDIVISION: Club Forest Subdivision

PLAT BOOK 82, PAGE 90

PARTY CHIEF: RG

FIELD DATE:

5/25/18

SHEET 1 OF 1

DEED BOOK 56264, PAGE 459

DRAFTER: BK



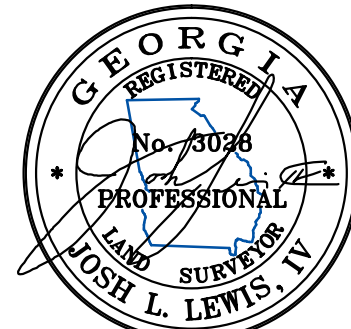
GEORGIA
LAND SURVEYING CO.

EST 1955

Josh L. Lewis IV, RLS 3028

Signature:

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.

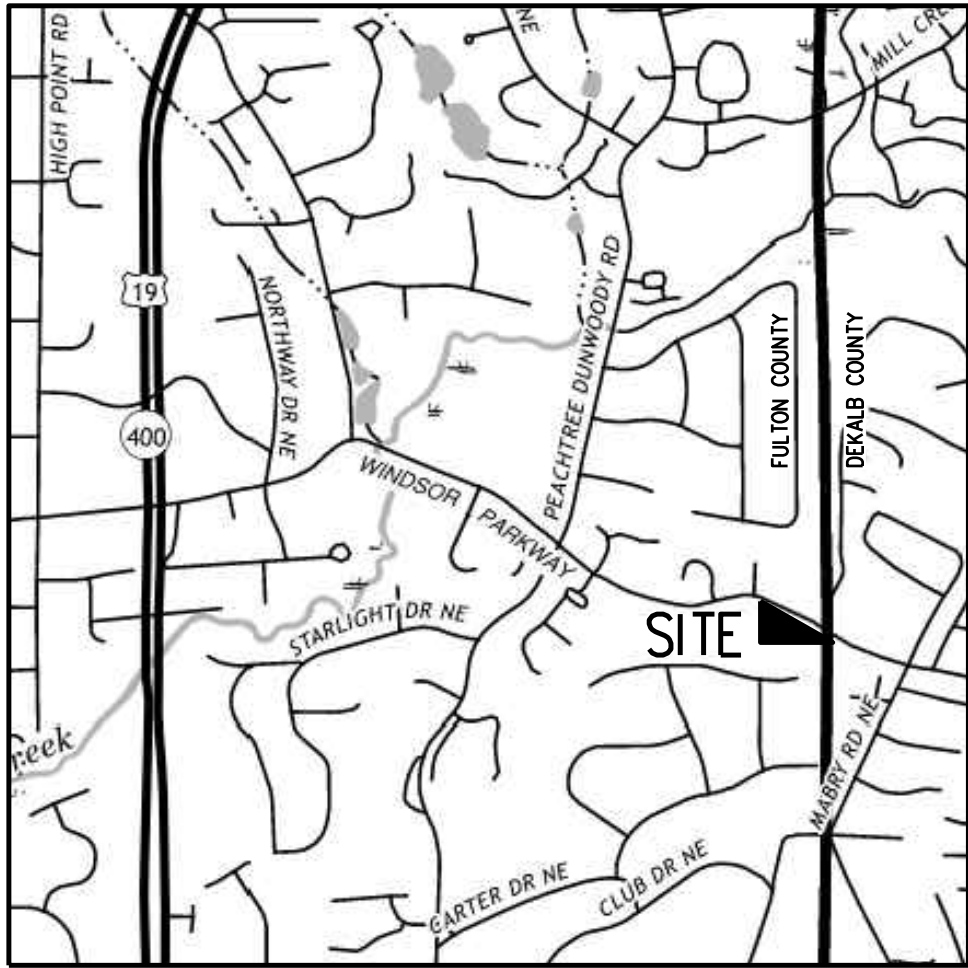


THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

PROPOSED SETBACK ENCROACHMENTS

STATE WATERS BUFFER ENCROACHMENT CHART

BUFFER/IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE
STATE BUFFER: 0' - 25'	68 SF	0 SF	-68 SF (-100%)
CITY BUFFER ONLY: 25' - 50'	1436 SF	1133 SF	-303 SF (-21%)
CITY SETBACK: 50' - 75'	2792 SF	2616 SF	-176 SF (-6%)
TOTAL	4296 SF	3749 SF	-547 SF (-13%)



VICINITY MAP
SCALE: NTS
SOURCE: USGS

BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # LSF001044
5019 WEST BROAD STREET
SUITE 4020
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
RELIANCE DEVELOPMENT COMPANY, LLC
1780 ASHFORD DUNWOODY RD
SUITE 4020
ATLANTA, GA 30338
TEL: (770) 455-1111
FAX: (770) 455-1112

STUART A. MCCLIMANS
REGISTERED PROFESSIONAL ENGINEER
NO. 16671

ISSUE #	DATE	REVISIONS
1	12/14/20	SUBMIT FOR GOVERNMENT REVIEW
2	02/10/21	ADDRESS REVIEW COMMENTS
3	03/17/21	ADDRESS REVIEW COMMENTS

SCALE: 1" = 20'

0 20 40 60 feet

1775 WINDSOR PARKWAY
SANDY SPRINGS, GEORGIA 30089

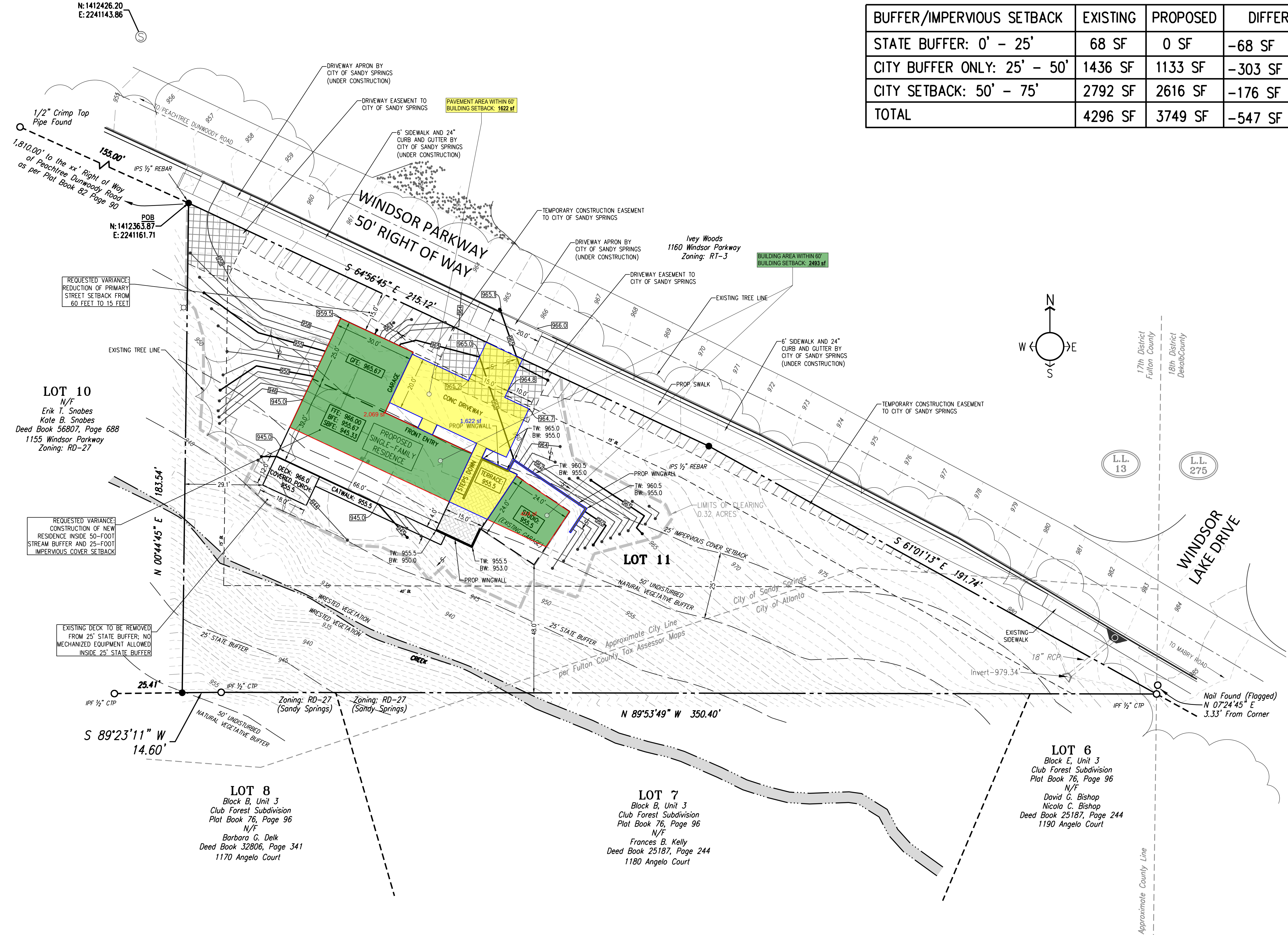
LAND LOT(S) 13
PARCEL(S) 17 00130040424
CITY OF SANDY SPRINGS

CHECKED: SAM
DATE: 3/22/2021

SITE PLAN

PROJECT# 2020.057

C-100



- GENERAL NOTES**
- OWNER/PETITIONER: RELIANCE DEVELOPMENT COMPANY, LLC
4780 ASHFORD DUNWOODY RD, STE. A417
ATLANTA, GEORGIA 30338
TEL: (770) 455-1111
CONTACT: TALAL MOURAD
EMAIL: talal.mourad@reliance-dev.com
 - ENGINEER: BLUE LANDWORKS LLC
5019 WEST BROAD STREET
SUITE 4020
SUGAR HILL, GEORGIA 30518
TEL: 678-804-8586
CONTACT: STUART MCCLIMANS, PE
GA PE #16671
GA SSWOC LEVEL II CERTIFIED DESIGN PROFESSIONAL #14356
 - THIS PROPERTY IS SHOWN ON FULTON COUNTY TAX MAPS AS BEING PART OF THE 17TH LAND DISTRICT, LAND LOT 13, PARCEL ID(S) 17 00130040424 AND CONTAINING 0.80 ACRES.
 - THIS PROPERTY IS ZONED RD-27
 - PROPOSED USE: SINGLE-FAMILY RESIDENCE
TOTAL AREA = 0.80 ACRES
UNDISTURBED AREA: 0.48± ACRES
MAX LOT COVERAGE: 30% (10,467 SF)
MINIMUM LOT AREA: 27,000 SF (0.62 ACRE)
MINIMUM LOT WIDTH: 120 FEET
MAX BUILDING HEIGHT: 3-STORIES / 40 FEET
INTERIOR SETBACKS:
MINIMUM FRONT SETBACK: 60 FEET
MINIMUM SIDE SETBACK: 15 FEET
MINIMUM REAR SETBACK: 40 FEET
 - THIS SITE DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED 25' STATE WATERS BUFFER.
 - THIS SITE DOES NOT CONTAIN AREAS, STREAMS, AND/OR BODIES OF WATER DEPICTED AS WETLANDS ON THE U.S. DEPARTMENT OF INTERIOR, FISH AND WILDLIFE SERVICE.
 - THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATERCOURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL NO. 13121C0163F, DATED 9/18/13.
 - BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY GEORGIA LAND SURVEYING CO. DATED MAY 14, 2018.
 - TOPOGRAPHIC INFORMATION IS TAKEN FROM GROUND RUN SURVEY PERFORMED BY GEORGIA LAND SURVEYING CO. DATED MAY 14, 2018. CONTOUR INTERVAL IS ONE FOOT.
 - SANITARY SEWER PROVIDED BY FULTON COUNTY.
 - WATER PROVIDED BY THE CITY OF ATLANTA.
 - POSTED SPEED LIMIT IS 30 MPH.
 - ALL NON-NATIVE LANDSCAPE PLANTS WITHIN THE STREAM BUFFER WILL BE TAGGED BY A REGISTERED LANDSCAPE ARCHITECT AND REMOVED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - PROPOSED PLANT SPECIES, LOCATION AND QUANTITY ARE SUBJECT TO CHANGE.

DEVELOPMENT STATISTICS:

TOTAL AREA OF SITE:	0.80 ACRES
BUILDING FOOTPRINTS:	3,900± SF (INCLUDING DECK AND CATWALK) [11.2%]
PARKING SPACES:	TWO-CAR GARAGE (TWO SPACES REQUIRED)
TOTAL IMPERVIOUS SURFACE:	5,754± SF [16.5%]
LANDSCAPING / FOUNDATION:	6,100 SF [17.5%]
UNDISTURBED AREA:	23,100± SF [53%]
FLOODPLAIN:	0 ACRES

ABBREVIATIONS

APPROX = APPROXIMATE
BC = BACK OF CURB
BFE = BASEMENT FLOOR ELEVATION
BM = BENCHMARK
BW = BOTTOM OF WALL
BLDG = BUILDING
B/L = BUILDING LINE
CB = CATCH BASIN
C/L = CENTERLINE
CO = CLEANOUT
CONC = CONCRETE
CMP = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CSP = CORRUGATED STEEL PIPE
CF = CUBIC FEET
C/F = CURB & GUTTER
C/T = CRIMP TOP FOUND
DI = DIAMETER
DE = DRAINAGE EASEMENT
DIP = DROP INLET
DWCB = DOUBLE WING CATCH BASIN
EP = EDGE OF PAVEMENT
ELEV = ELEVATION
EX = EXISTING
FC = FACE OF CURB
FE = FEET
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FES = FLARED END SECTION
GFE = GARAGE FLOOR ELEVATION
GPMH = GEORGIA POWER MANHOLE
GI = GRATE INLET
GR = GROUND
GW = GUT WIRE
HOPE = HIGH DENSITY POLYETHYLENE

LEGEND

HP = HIGH POINT
INV = INVERT
IE = INVERT ELEVATION
IPF = IRON PIN FOUND
IPS = IRON PIN SET - 1/2" REBAR
ICV = IRRIGATION CONTROL VALVE
JB = JUNCTION BOX
LL = LAND LOT LINE
LP = LIGHT POLE
LOWP = LOW POINT
MH = MANHOLE
MSL = MEAN SEA LEVEL
OCS = OUTLET CONTROL STRUCTURE
P/M = PLUGGED PIPE/STUB
PED = PEDESTAL
PKF = PK NAIL FOUND
P/P = POLYVINYL CHLORIDE PIPE
POB = POINT OF BEGINNING
PWR = POWER
PP = POWER POLE
PTP = POWER/TELEPHONE POLE
P/L = PROPERTY LINE
PROP = PROPOSED
RB = REBAR
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SBFE = SUB-BASEMENT FLOOR ELEV
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
SWCB = SINGLE WING CATCH BASIN
S/W = SIDEWALK
SF = SQUARE FEET
S/P = SQUARE POWER
TB = TOP OF BANK
TC = TOP OF CURB
TPOB = TRUE POINT OF BEGINNING
TW = TOP OF WALL
TRANS = TRANSFORMER

LINE TYPES

— = BRANCH/CREEK
— = FENCE
— = GAS LINE
— = LAND LOT LINE
— = PLUGGED PIPE/STUB
— = POWER LINE
— = SANITARY SEWER LINE
— = STORM DRAINAGE LINE
— = TELEPHONE LINE
— = TRAVERSE LINE/POINT
— = WATER LINE

SYMBOLS

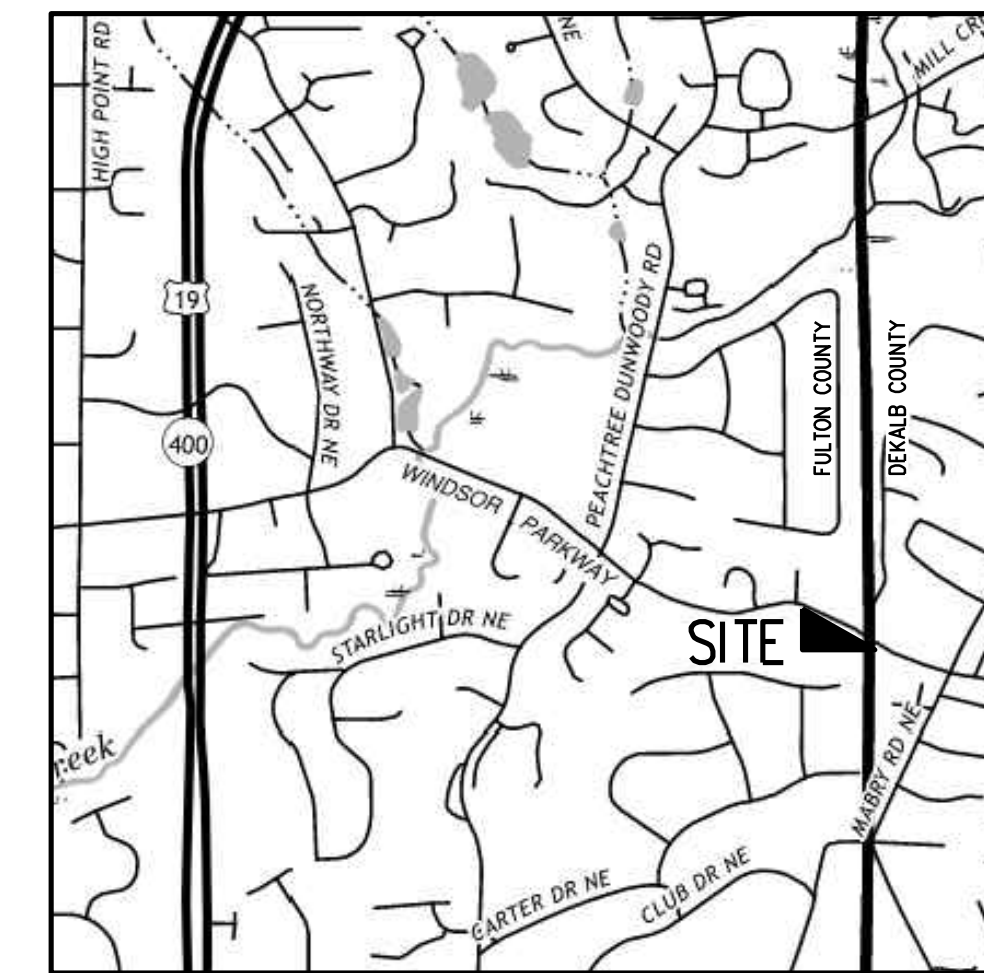
● = PROPERTY CORNER
+ = SIGN
⊙ = SSMH
⊙ = STUB
⊙ = HYDRANT
⊙ = WATER METER
⊙ = WATER VALVE
⊙ = LIGHT POST
⊙ = UTILITY POLE

LAND DESCRIPTION

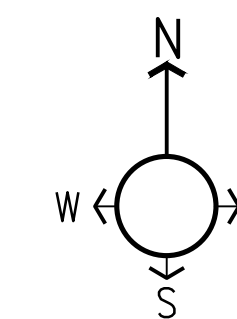
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, CITY OF SANDY SPRINGS CONTAINING 0.80 ACRES, AS SHOWN ON A BOUNDARY AND TOPOGRAPHIC SURVEY BY GEORGIA LAND SURVEYING CO., DATED MAY 14, 2018, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (1/2" REBAR) ON THE SOUTHERLY MARGIN OF WINDSOR PARKWAY (50' PUBLIC RIGHT-OF-WAY) HAVING STATE PLANE COORDINATES OF NORTHERLY: 1412363.87, EASTING: 2241161.71 AND CONTINUING ALONG THE SOUTHERLY MARGIN OF WINDSOR PARKWAY SOUTH 64 DEGREES 56 MINUTES 45 SECONDS EAST, 215.12 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE SOUTH 61 DEGREES 01 MINUTES 13 SECONDS EAST, 191.74 FEET TO A 1/2" CRIMP TOP PIPE; THENCE DEPARTING THE SOUTHERLY MARGIN OF WINDSOR PARKWAY NORTH 89 DEGREES 53 MINUTES 49 SECONDS WEST, 350.40 FEET TO A 1/2" CRIMP TOP PIPE FOUND; THENCE SOUTH 89 DEGREES 23 MINUTES 11 SECONDS WEST, 14.60 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 00 DEGREES 44 MINUTES 45 SECONDS EAST, 183.54 FEET TO THE POINT OF BEGINNING.

EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.



SOURCE: USGS



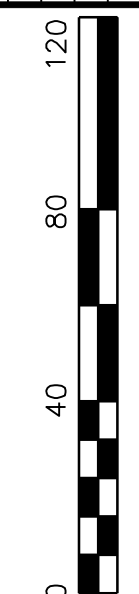
CONSULTING ENGINEERS & SURVEYORS
 LICENSE # PEF005518
 LICENSE # LSF001044
 5019 WEST BROAD STREET
 SUITE M230
 SUGAR HILL, GEORGIA 30518
 TELEPHONE: (678) 804-8586
 INFO@BLUELANDWORKS.COM
 WWW.BLUELANDWORKS.COM

PREPARED FOR:
**RELANCE DEVELOPMENT
COMPANY, LLC**
4780 ASHFORD DUNWOODY RD
SUITE A417
ATLANTA, GA 30338
TEL: [REDACTED]
CONTACT: TALAL MOURAD
EMAIL: [REDACTED]

DESIGN PROFESSIONAL'S (DP) ELECTRONIC/DIGITAL OR SIGNATURE IS EFFECTIVE ONLY TO THAT VERSION OF THIS DOCUMENT AS ORIGINALLY PUBLISHED BY DP. DP IS NOT RESPONSIBLE FOR ANY SUBSEQUENT MODIFICATION, CORRUPTION, OR UNAUTHORIZED USE OF SUCH DOCUMENT. TO VERIFY THE VALIDITY OF SEAL/SIGNATURE, CONTACT DP.

[illegible]

SCALE: 1" = 40'



1175 WINDSOR PARKWAY
SANDY SPRINGS, GEORGIA 30319

SANDY SPRINGS, GEORGIA 30089	
17TH LAND DISTRICT	LAND LOT(S) 13
PARCEL(S) 17 00130004024	
CITY OF SANDY SPRINGS	
FULTON COUNTY, GA	

**400 FOOT OVERALL
TOPOGRAPHIC EXHIBIT**

PROJECT# 2020.057

C-101

EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.

RECEIVED 5/11/2021 PLANNING & ZONING





SANDY SPRINGS™
GEORGIA

**STREAM BUFFER
VARIANCE APPLICATION**

Application Checklist:

Page No.	Item	Completed/ Included in Submittal
1	Project Information Sheet	☐
2-3	Detailed Process and Instructions	N/A
4-5	Authorization Forms	☐
6	Letter of Intent	☐
6	Variance Analysis	☐
6	Chattahoochee River Corridor Certificate	☐ or N/A ☐
7	Stormwater Management Plan	☐ or N/A ☐
7	Georgia Environmental Protection Division Approval	☐ or N/A ☐
7-8	8½" x 11" copy of Survey	☐
7-8	8½" x 11" copy of Site Plan	☐
7-8	11" x 17" copy of Survey	☐
7-8	11" x 17" copy of Site Plan	☐
7-8	Two (2) full-scale copies of Survey	☐
7-8	Two (2) full-scale copies of Site Plan	☐
7	8½" x 11" copy of Legal Description (must be in Word format)	☐
8	Mitigation Plan	☐
	11" x 17" copy of Elevations and/or Sections	☐ or N/A ☐
9	Meeting Schedule	N/A
9	Fee Schedule	N/A
10	Sign Specifications	N/A
9	Fee Payment	☐
	All documents in electronic form (jump drive)	☐

The Director reserves the right to request additional information deemed necessary to analyze the request. Incomplete applications will not be accepted.

Planner's initials: AH



SANDY SPRINGS™
GEORGIA

Case No.: **V21-0049**
(associated with V21-0048)
Planner's initials: **AH**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 1175 WINDSOR PARKWAY	
	Parcel Tax ID: 17 001300040245	
	Total acreage: 0.8 ACRE	Council district: 5
	Current zoning: RD-27	Current use: SINGLE-FAMILY DETACHED
	Character Area: PROTECTED NEIGHBORHOOD	

APPLICATION	Detailed request (include Code/Ordinance Section No.):	
	VARIANCE FROM SEC. 9.2.4.A.1 TO ALLOW LAND DISTURBANCE AND IMPERVIOUS SURFACE ENCROACHMENT INTO THE 50-FOOT CITY STREAM BUFFER	
	VARIANCE FROM SEC. 9.2.4.A.2 TO ALLOW ENCROACHMENT INTO THE 25-FOOT IMPERVIOUS SURFACE SETBACK	
	Petitioner: RELIANCE DEVELOPMENT COMPANY, LLC (CONTACT: TALAL MOURAD)	
	Petitioner's address: 4780 ASHFORD DUNWOODY RD, SUITE A417 ATLANTA, GA 30338	
	Phone: TEL: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: RELIANCE DEVELOPMENT COMPANY, LLC (CONTACT: TALAL MOURAD)	
	Owner's address: 4780 ASHFORD DUNWOODY RD, SUITE A417 ATLANTA, GA 30338	
	Phone: TEL: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): <i>m. Mourad</i>	
	If the property is under contract, provide a copy of the contract	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated application date: 4/7/2021
Anticipated BOA date: 6/2/2021	
ADDITIONAL INFORMATION NEEDED:	

DETAILED PROCESS & INSTRUCTIONS

Legend: “□” and “o”: action required by applicant
 “•”: for information only

Before the Pre-Application Meeting:

- Read this application packet in its entirety.
- Consult the Sandy Springs Development Code (available online at https://library.municode.com/ga/sandy_springs/codes/development_code).
- Fill out the Project Information Sheet of this application packet.
- Prepare a sketch plan to scale of the proposed project.
- Obtain written permission from the property owner to pursue the project. If the property is under contract, provide a copy of the contract at the Pre-Application Meeting.
- Contact a Planner at pz@sandyspringsga.gov or (770) 730-5600 to schedule the Meeting.

Pre-Application Meeting:

- The Pre-Application Meeting must take place at least **two (2) weeks** (but no more than two (2) months) before the application filing date.

Filing:

- Contact the Lead Planner prior to coming to the office.
- Complete the rest of the application packet and submit a complete application to the Department.
- Bring payment (check or card, verify the amount with the Lead Planner beforehand, +5% card charge; see p.9).
- Applications are due by **4:00 PM** on the **first Tuesday** of each month. No more than five (5) new applications, all types included, will be accepted each month.
- Staff will initiate review, ask for more information if needed (at which point the application may be placed on administrative hold), and send an Initiation Letter.

Before the Board of Appeals (BOA) Meeting:

- Any revision to the application is due at least **twenty-one (21) days** prior to the scheduled BOA Meeting, to allow time for proper revision by Staff and legal advertisement.
- A stormwater concept plan and/or corresponding meeting may be required depending on the scope of work of the particular project or request.
- The Staff Report, including the recommendation, will be posted on the City website at least one (1) week prior to the BOA Meeting.
- Staff will publish a legal ad in the newspaper.
- Order and post signage on the subject property (see p. 10) at least **fifteen (15) days** prior to the BOA Meeting before **8:30 AM**. Send date-stamped pictures of the signage once in place to the Lead Planner.
- Mail written notice to property owners within 500' at least **fifteen (15) days** prior to the BOA Meeting. Use Staff's mailing template.

Board of Appeals (BOA) Meeting:

- Staff will briefly introduce your request and present its recommendation.
- ☐ You will have ten (10) minutes to present your case to the BOA, including any supporters speaking in favor of your request. You may save any remaining time for rebuttal to the opposition.
- The opposition will also have ten (10) minutes to speak.
- BOA will discuss and render its decision. BOA may approve, approve with conditions, defer or deny the request.

Typical sequence of events

See p.9 for Meeting schedule

Week (approx.)	Activity & Timeframe
1	Pre-Application Meeting: Between two (2) weeks and two (2) months prior to filing deadline
3-4	Filing: Before 4:00 PM, 1st Tuesday of the month
4	Initial review and Initiation Letter: One (1) week after the filing deadline
4-5	Revised application, if necessary: At least twenty-one (21) days prior to BOA
4-5	Advertising, signs, and letters: At least fifteen (15) days prior to BOA
5-6	Staff Report production
7-8	BOA Meeting: 2 nd Tuesday of the month*
7-8	Decision Letter: A few days after BOA (max. seven (7) days)

*Typically

Failure to complete any of these events within the above timeframe may result in an administrative hold, and the case will be rescheduled to a future filing cycle.



SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the authorization form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: RELIANCE DEVELOPMENT COMPANY, LLC	Sworn and subscribed before me this 11 th day of May 20 21 Notary public: Seal: Commission expires: 10/25/2024
Address: 4780 ASHFORD DUNWOODY RD, SUITE A417	
City, State, Zip Code: ATLANTA, GA 30338	
Email address: [REDACTED]	
Phone number: TEL: [REDACTED]	
Owner's signature:	

B- If the applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement and have it notarized:

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits the applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name:	Sworn and subscribed before me this _____ day of _____ 20 ____ Notary public: _____ Seal: _____ Commission expires: _____
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	



SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM – PART II

- C- If an agent or attorney will represent the owner and/or the applicant:
Fill out the following section and have it notarized:

Agent's name:	William Gwynn III
Company name:	William Gwynn Construction LLC
Address:	4411 Suwanee Dam Rd, Suite 425
City, State, Zip Code:	Suwanee, GA 30024
Email address:	[REDACTED]
Phone number:	[REDACTED]
Agent's signature:	William Gwynn III
Applicant's signature:	M. J. Jafar

Sworn and subscribed before me this

19 day of January 20 21

Notary public

Seal:



Commission expires: April 10, 2021

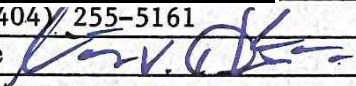


SANDY SPRINGS

GEORGIA

AUTHORIZATION FORM – PART II

- ☒ If an agent or attorney will represent the owner and/or the applicant:
Fill out the following section and have it notarized.

Agent's name:	Nathan V. Hendricks III
Company name:	SAME
Address:	6085 Lake Forrest Drive Suite 200
City, State, Zip Code:	Sandy Springs, Georgia 30328
Email address:	
Phone number:	(404) 255-5161
Agent's signature	
Applicant's signature:	

Reliance Development Company, LLC

By: 
Talal Mourad
Its: Member

Sworn and subscribed before me this

19th day of March 20 21
Notary public:

Seal:



Commission expires: 09/27/2022

ADDITIONAL REQUIREMENTS

Letter of Intent
Required for all cases
Address the following in detail, on a separate sheet: 1. Requested Variance(s); 2. Factual details about the proposed development: • Number and size of buildings, square footage of gross floor area of nonresidential uses • Type and number of residential units • Number of employees and customers, hours of operation, number of classrooms, etc. 3. Factual details about the site: shape, topography, slope, vegetation, soils, and other physical characteristics of the property 4. Mitigation and restoration strategy: phasing and timeline, construction methodology, equipment used, calculations, etc. 5. Alternative design explored: • Provide the details of alternative design(s) that could reduce the need for a Variance; • Explain why the alternatives were not selected; • If no alternative was explored, provide an explanation.
Variance Analysis (Sec. 9.2.4.B.)
Required for all cases
Explain in detail, on a separate sheet, and for <u>each</u> Variance requested how: a. The property's shape, topography or other physical conditions existing on December 12, 2005 prevent land development unless a buffer or setback Variance is granted; b. Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create an extreme hardship. Notes: • Variances will not be considered when actions of any property owner of a given property after December 12, 2005 have created conditions of a hardship on that property. • The following factors will be considered by the BOA in determining whether to issue a Variance: a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property; b. The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey; c. The location and extent of the proposed buffer or setback intrusion; d. Whether alternative designs are possible which require less intrusion or no intrusion; e. The long-term and water quality impacts of the proposed Variance; and f. Whether issuance of the Variance is at least as protective of natural resources and the environment.
Chattahoochee River Corridor Certificate
Required for properties located within the Chattahoochee River Corridor (within 2,000 feet of the river)
Contact Madalyn Smith, Planner I: 770-206-2077 or madalyn.smith@sandyspringsga.gov

Stormwater Management Plan

Contact Jon Amsberry, City Engineer, at (770) 206-1514 or jamsberry@sandyspringsga.gov.

Georgia Environmental Protection Division Approval

Required for Variance petitions to the 25' state waters buffer

- ☐ Variance Application
- ☐ Approval letter from EPD

Survey and Site Plan

Required for **all** cases

Provide one (1) copy printed on 11" x 17" paper, and two (2) copies printed to scale no larger than 30" x 42"; also include in the electronic package.

The survey and site plan must include, at a minimum, the following:

Basic Information	☐ Legal description (metes and bounds; should also be submitted as a separate document) ☐ Key and/or legend, site location map with North arrow, and scale ☐ Boundary survey of the subject property, which includes dimensions along property lines that match the metes and bounds of the subject property's written legal description, and clearly indicates the point of beginning ☐ Acreage of the subject property ☐ Location of the subject property's land lot lines and identification of land lots ☐ Current zoning of the subject site and adjoining properties ☐ Layout and minimum lot size of proposed single family residential lots ☐ Topography (surveyed or City) on the subject site and adjacent property within two hundred (200) feet as required to assess runoff effects ☐ Location of overhead and underground electrical and pipeline transmission/conveyance lines ☐ Required and/or proposed setbacks, landscape strips, and/or buffers ☐ Location of the requested Variance(s) with dimensions
Roads	☐ Existing and proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property ☐ Posted speed of existing streets ☐ Proposed streets on the subject site ☐ Entrance sight distance profile assuming the driver's eye at a height of 3.5' (see City's Technical Manual)

Improvements	☐ Existing buildings with square footages and heights (stories), driveways, fences, cell towers, and any other structures or improvements on the subject property																				
	☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 400' of the subject site based on the City's aerial photography or an acceptable substitute as approved by the Director																				
	☐ Location of proposed buildings with total square footage																				
	☐ Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed																				
	☐ Required and proposed parking spaces; loading and unloading facilities																				
	☐ Development Statistics Summary Chart, with % of total site coverage: ☐ Total area of site (acres and sq. ft.) ☐ Building footprints (sq. ft. and %) ☐ Parking spaces provided (number of spaces and %) ☐ Total impervious surface (sq. ft. and %) ☐ Landscaping (sq. ft. and %) ☐ Undisturbed area, excluding landscaping (sq. ft. and %) ☐ Floodplain (acres or sq. ft. and %)																				
	☐ State Waters Buffer Encroachment Chart, example:																				
	<table border="1"> <thead> <tr> <th>Buffer/Impervious Setback</th> <th>Existing</th> <th>Proposed</th> <th>Difference</th> </tr> </thead> <tbody> <tr> <td>State buffer: 0'-25'</td> <td>22 sq. ft.</td> <td>35 sq. ft.</td> <td>+13 sq. ft. +59%</td> </tr> <tr> <td>City buffer only: 25'-50'</td> <td>100 sq. ft.</td> <td>80 sq. ft.</td> <td>-20 sq. ft. -20%</td> </tr> <tr> <td>City setback: 50'-75'</td> <td>2 sq. ft.</td> <td>10 sq. ft.</td> <td>+8 sq. ft. +400%</td> </tr> <tr> <td>Total</td> <td>134 sq. ft.</td> <td>125 sq. ft.</td> <td>-9 sq. ft. -6.7%</td> </tr> </tbody> </table>	Buffer/Impervious Setback	Existing	Proposed	Difference	State buffer: 0'-25'	22 sq. ft.	35 sq. ft.	+13 sq. ft. +59%	City buffer only: 25'-50'	100 sq. ft.	80 sq. ft.	-20 sq. ft. -20%	City setback: 50'-75'	2 sq. ft.	10 sq. ft.	+8 sq. ft. +400%	Total	134 sq. ft.	125 sq. ft.	-9 sq. ft. -6.7%
	Buffer/Impervious Setback	Existing	Proposed	Difference																	
	State buffer: 0'-25'	22 sq. ft.	35 sq. ft.	+13 sq. ft. +59%																	
City buffer only: 25'-50'	100 sq. ft.	80 sq. ft.	-20 sq. ft. -20%																		
City setback: 50'-75'	2 sq. ft.	10 sq. ft.	+8 sq. ft. +400%																		
Total	134 sq. ft.	125 sq. ft.	-9 sq. ft. -6.7%																		

Mitigation Plan (Sec. 9.2.4.B)	
Required for all cases	
Provide one (1) copy printed on 11" x 17" paper, and two (2) copies printed to scale no larger than 30" x 42"; also include in the electronic package.	
The mitigation plan must include, at a minimum, the following:	
E&SC	☐ Area to be disturbed ☐ Location and width of construction entrance ☐ Location and type of E&SC and pollution control measure (temporary and permanent)
Planting	☐ Plants to be removed chart (common and botanical names, quantity and size) ☐ Planting plan (must include multiple strata, i.e. grasses, forbs, shrubs, and trees) ☐ Planting chart (common and botanical names, quantity and size, native/non-native)

The Director reserves the right to request additional information deemed necessary to analyze the request.

MEETING SCHEDULE

Pre-App Meeting Deadline	Filing Deadline (21 Days Prior to BOA Meeting)	Sign Posting Deadline (15 days prior to BOA Meeting)	Board of Appeals Meeting
11/19/2019	12/03/2019	12/27/2019	01/14/2020
12/24/2019	01/07/2020	01/27/2020	02/11/2020
01/21/2020	02/04/2020	02/18/2020	03/04/2020* (Purim)
02/18/2020	03/03/2020	03/17/2020	04/01/2020* (Passover)
03/24/2020	04/07/2020	04/27/2020	05/12/2020
04/21/2020	05/05/2020	05/25/2020	06/09/2020
05/19/2020	06/02/2020	06/29/2020	07/14/2020
06/23/2020	07/07/2020	07/27/2020	08/11/2020
07/21/2020	08/04/2020	08/24/2020	09/08/2020
08/18/2020	09/01/2020	09/28/2020	10/13/2020
09/22/2020	10/06/2020	10/26/2020	11/10/2020
10/20/2020	11/03/2020	11/23/2020	12/08/2020
11/17/2020	12/01/2020	TBD	TBD

FEE SCHEDULE

Type	Adopted Fee	
Stream Buffer Variance	For property zoned:	
	RE-, RD-	\$750 + \$100/each additional request
	RU-, RT-, RM-, RX- ON-, OX-, CX-, SX-, TX-, CS-, IX-, CC-, PR-, PX-, PM- PK, CON	\$850 + \$100/each additional request
Revisions to a filed application	Stream Buffer Variance	\$250
Public Notice	Public Notice (newspaper)	Actual cost
	Readvertisement (newspaper)	Actual cost
Public notice sign for Stream Buffer Variance	Applicant handles	
Notes: - Debit and credit card transactions are subject to a 5% surcharge - All fees are based on each request		

SIGN SPECIFICATIONS

For Board of Appeals:

- At least one (1) sign on each public or private street frontage at a point visible from the nearest public or private street, installed parallel to the roadway; in the case of multiple lots, sufficient signs must be posted to provide reasonable notice to interested persons
- Printed on durable material; 8' wide x 4' tall in dimension
- Sign must be removed within 48 hours of final action on the petition
- Provide the following information:

	VARIANCE
	REQUEST FOR A STREAM BUFFER VAR. TO ENCROACH INTO 25' IMPERVIOUS SETBACK FOR RESTORATION
BOARD OF APPEALS 8/13/19; 6:00 PM CITY HALL 1 GALAMBOS WAY CITY OF SANDY SPRINGS PLANNING AND ZONING DIVISION, 770-730-5600	200 MORGAN FALLS ROAD V19-0002 FIND THIS CASE ONLINE: spr.gs/v19-0002

FIRST AMENDMENT TO APPLICATIONS FOR
VARIANCES

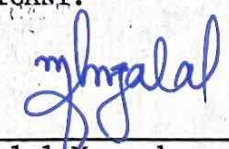
IN RE:	)	
Reliance Development Company, LLC)		Variance Application Numbers:
APPLICANT	)	V21-0048 and
	)	V21-0049
PROPERTY:	)	
1175 Windsor Parkway	)	
City of Sandy Springs	)	

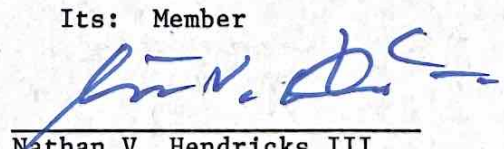
Now comes the Applicant, Reliance Development Company, LLC who does hereby modify and amend the above referenced Variances by adding thereto and making a part thereof the following:

As the Variance Applications are entirely appropriate, the Applicant does hereby modify and amend the respective Variance Applications by making a part thereof Exhibit "A" attached hereto and by reference made a part hereof which does hereby setforth the Appropriateness of the respective Applications and the Constitutional Assertions of the Applicant thereunder.

Reliance Development Company, LLC
APPLICANT:

By:


Talal Mourad
Its: Member


Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suite 200
Sandy Springs, Georgia 30328
(404) 255-5161

Exhibit "A"

APPROPRIATENESS OF APPLICATION

AND

CONSTITUTIONAL ASSERTIONS

The refusal to approve the Variance requested will result in a taking of the Appellant's valuable property rights in violation of the just compensation clause of the Constitution of Georgia 1983, Article 1, Section 3, Paragraph 1 and the just compensation clause of the Fifth Amendment to the United States Constitution. Further such refusal to approve the requested Variance discriminates in an arbitrary, unreasonable, capricious and unconstitutional manner between the Appellant and owners of similarly situated property in violation of Article 1, Section, Paragraph 2, of the Constitution of the State of Georgia and in violation of the equal protection clause of the Fourteenth Amendment to the United States Constitution. Additionally, such refusal to approve the requested Variance would constitute a gross abuse of discretion and would constitute a violation of the Appellant's rights to substantive and procedural due process as guaranteed by the Constitution of the State of Georgia 1983, Article 1, Section 1, Paragraph 1 as well as the Fifth Amendment and Fourteenth Amendment to the United States Constitution.

Any approval of this Variance request subject to conditions which are different from the conditions requested by the Appellant, to the extent such different conditions would have the effect of further restricting the Appellant's utilization of the subject property would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove. The refusal to approve this requested Variance would result in a real, substantial and significantly detrimental hardship to be borne by the Appellant without any corresponding public benefit or legitimate connection to public health, safety, morals and general welfare. The community at large will not be affected by the approval of the requested Variance.

May 11, 2021

Letter of Intent for 1175 Windsor Parkway – stream buffer variance (V21-0049)

As the owner of the property located at 1175 Windsor Parkway, we are requesting multiple variances for the construction of a new single-family dwelling:

Request for Variances from Sec. 2.3.2. and Sec. 6.1.2.B. to allow construction of a single unit detached residence to encroach into the primary street building setback (V21-0048) and from Sec. 9.2.4.A. to allow land disturbance and impervious cover encroachment into the undisturbed natural vegetative buffer and additional impervious surface setback (V21-0049)

The property is zoned RD-27 and contains 0.80 acre of land. It includes an existing single-family residence that was constructed in 1968 which has since fallen into disrepair. The existing structure is functionally unusable and re-development of the property is essential.

The property was purchased by the current ownership in May 2016 at public auction. We were not afforded a pre-purchase inspection, as potential buyers were barred from making any contact with the tenant.

Immediately following the purchase, we were involved in an extended legal action to evict the occupant. The tenant was evicted in March 2018 after the court granted us a writ of possession.

Even though the eviction request was granted, the legal battle continued until a final agreement was reached in January 2020. By the time we had full and unrestricted access to the property, the previous tenant had severely damaged the dwelling rendering it uninhabitable.

During this period, we granted the City of Sandy Springs easements to facilitate the construction of sidewalk along Windsor Parkway. We have allowed the City's contractor to use our property for staging and storage and have been fully cooperative with the City and its agents.

Requested stream buffer variance

We are requesting stream buffer variances to facilitate the construction of a new single-family dwelling.

The building setbacks in this zoning district are:

Primary street: 60 feet

Side: common lot line: 15 feet

Rear: common lot line: 40 feet

May 11, 2021

The property is also subject to the following State waters (stream) buffers:

State buffer: 25 feet

City buffer: 50 feet

City impervious surface setback (measured from 50-foot City buffer): 25 feet

The buffer limits are measured from the point of wrested vegetation of a delineated State water.

The property has extensive frontage along Windsor Parkway and is traversed by a buffered State water which parallels the roadway. This means that the front building setback and the stream buffer corridor largely overlap. The geometry of the property and the stream buffer locations are such that the existing dwelling is completely within the limits of the 25-foot impervious surface setback and is bisected by the 50-foot City stream buffer. A portion of the existing structure extends into the 25-foot State stream buffer. The existing dwelling encroaches into the primary street setback (60 feet) and is located approximately 48 feet from the right-of-way of Windsor Parkway. The existing detached carport, which is between the main dwelling and Windsor Parkway, is located approximately 26 feet from the right-of-way. A copy of the existing survey is included with this application.

The property also has considerable topographic challenges. The creek bottom is as much as 35 feet below Windsor Parkway in the vicinity of the existing dwelling. The main floor of the existing structure is 12 feet below Windsor Parkway.

The envelope created by the building setbacks is completely inside the 25-foot impervious surface setback; there is no buildable area based on the 50-foot stream buffer and 25-foot impervious surface setback locations.

We propose to construct a new single-family residence in accordance with the proposed site plan, which is also included with this application:

- 1) The current residence has a semi-circular driveway which accesses Windsor Parkway in two locations. We propose to utilize only one of these existing driveway aprons (eastern), which is currently being improved by the City as part of sidewalk construction;
- 2) The proposed side-entry two-car garage will be located 15 feet from the street right-of-way; however, due to the orientation of the garage and the location of the driveway apron, the face of the garage will be located approximately 51 feet from the roadway travel lane following the driveway edge;

May 11, 2021

- 3) The area between the garage and the street right-of-way will be heavily landscaped to buffer views from Windsor Parkway;
- 4) Due to the harsh topography, a three-level house is proposed. The garage, front door, and uppermost floor will be at street level; this level will contain most of the common living space. The floor below will contain bedrooms. The lowest level will contain the sub-basement. This arrangement will require the least amount of land disturbance based on the floor elevations of the existing structure;
- 5) An existing detached garage will be converted to studio space. This will be at the same floor elevation as the bedroom level of the main house, and both will have access to a common terrace; and
- 6) The total floorplate of the main house, including garage, will be approximately 2,862 square feet. Total proposed impervious area will be approximately 5,743 square feet. Heated floor area, including the detached studio, will be approximately 5,000 square feet.

An architectural elevation is included with this application to demonstrate the general style and appearance of the proposed structure.

The maximum allowable lot coverage in the RD-27 zoning district is 30%. The current structure and appurtenant impervious features represent approximately 16.9% lot coverage. The proposed structure and appurtenant impervious features will result in approximately 16.5% lot coverage.

State Waters Buffer Encroachment Chart:

Buffer/Impervious Setback	Existing	Proposed	Difference
State buffer: 0' – 25'	68 sf	0 sf	-68 sf (-100%)
City buffer only: 25' – 50'	1436 sf	1133 sf	-303 sf (-21%)
City setback: 50' – 75'	2792 sf	2616 sf	-176 sf (-6%)
Total	4296 sf	3749 sf	-547 sf (-13%)

May 11, 2021

As presented in the previous chart, the proposed impervious area will represent a 13% reduction from the current impervious coverage. Most importantly, the impervious area inside the State and City stream buffers will be reduced by 25% (the encroachment into the 25-foot State buffer will be eliminated completely). This will allow the stream corridor to be revegetated, ensuring the enhancement of water quality and wildlife habitat.

The property owner proposes to construct a new dwelling that is 1) further from the stream than the existing structure and its appurtenances, 2) is well below the maximum lot coverage permitted in this zoning district (16.4% proposed vs. 30% allowed), 3) will result in a substantial reduction in the impervious surface within the State and City stream buffers (25% reduction), and 4) is consistent with new construction within the market.

Alternative designs

Several alternative designs were considered:

- 1) Front-entry garage: no garage may encroach into a required setback (Sec. 6.5.2.B.1); the driveway would fail to meet the City's minimum length requirement of 20 feet from the back of sidewalk (Sec. 6.5.2.B.3.b);
- 2) Drive-under garage: given the site topography, this would have resulted in a driveway which was located inside the 25-foot impervious surface setback (the proposed driveway is completely outside this setback), and;
- 3) Semi-circular driveway, utilizing the general arrangement of the existing driveway: Windsor Parkway is classified as a collector roadway; not more than one private curb cut may be located on any one street frontage for any one dwelling where the street is classified as a collector or higher order street. This would also have resulted in a driveway which was located inside the 25-foot impervious surface setback.

These design alternatives would all require variances from the stream buffer regulations since the envelope created by the building setbacks is completely inside the 25-foot impervious surface setback. There is no buildable area based on the 50-foot stream buffer and 25-foot setback locations. Some of the alternatives explored would require variances from other sections of the Ordinance.

May 11, 2021

Variance Analysis for 1175 Windsor Parkway – stream buffer variance

- a. *The property's shape, topography or other physical conditions existing on December 12, 2005 prevent land development unless a buffer or setback Variance is granted:*

The existing structure was constructed in 1968. Regulatory changes since the original construction have rendered this lot unbuildable. The available envelope created by the building setbacks is completely inside the 25-foot impervious surface setback; there is no buildable area based on the 50-foot stream buffer and 25-foot impervious surface setback locations. Both a stream buffer and building setback variance are required to permit re-development of this property.

- b. *Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create an extreme hardship:*

The property has extensive frontage along Windsor Parkway and is traversed by a buffered State water which parallels the roadway. This means that the front building setback and the stream buffer corridor largely overlap. Less than 33% of this lot is located outside of the stream buffer and impervious setbacks, and that land is located completely within the front building setback. Given the site topography, property geometry, and stream location, these conditions are extraordinary and exceptional, and create an extreme hardship.

NOTES:

- a. *The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property:* The property has a triangular shape with over 400 feet of street frontage along Windsor Parkway. The stream buffer and impervious surface setback areas account for approximately 67% of the total lot area. The creek bottom is as much as 35 feet below Windsor Parkway in the vicinity of the proposed dwelling (the main floor of the existing structure is 12 feet below Windsor Parkway). The undeveloped portion of the site is currently characterized by steep slopes (>50% gradient) with predominately mature hardwoods.
- b. *The locations of all State waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey:*

May 11, 2021

Per the *Survey Plat for 1175 Windsor Parkway*, prepared by Georgia Land Surveying Company, and last revised May 14, 2018, there are no wetlands or Federally-designated flood hazard areas on the property. The limits of wretched vegetation and associated stream buffers have been determined by field survey and are reflected on this plat.

c. *The location and extent of the proposed buffer or setback intrusion;*

As shown on the exhibits made part of this application, the encroachment of the existing impervious surfaces into the stream buffers is 4,296 square feet. The proposed encroachment will be 3,749 square feet.

d. *Whether alternative designs are possible which require less intrusion or no intrusion;*

Alternative designs were considered. These would all require variances from the stream buffer regulations since the envelope created by the building setbacks is completely inside the 25-foot impervious surface setback. There is no buildable area based on the 50-foot stream buffer and 25-foot setback locations. Some of the alternatives explored would require variances from other sections of the Ordinance.

e. *The long-term and water quality impacts of the proposed Variance; and*

The extent of impervious area inside the State and City stream buffers will be reduced by 25% (the encroachment into the 25-foot State buffer will be eliminated completely). Non-native vegetation will be removed from disturbed areas; these areas will be re-vegetated with native vegetation, providing runoff reduction and pollutant removal. Stormwater management will be provided through dry wells or other infiltration practices. These activities will serve to enhance water quality and wildlife habitat, providing both immediate and long-term benefits.

f. *Whether issuance of the Variance is at least as protective of natural resources and the environment.*

The approval of this Variance will not damage or threaten the existing stream corridor, and the resulting improvements and mitigation measures will be at least as protective of the natural environment.

8.5x11 EXHIBITS

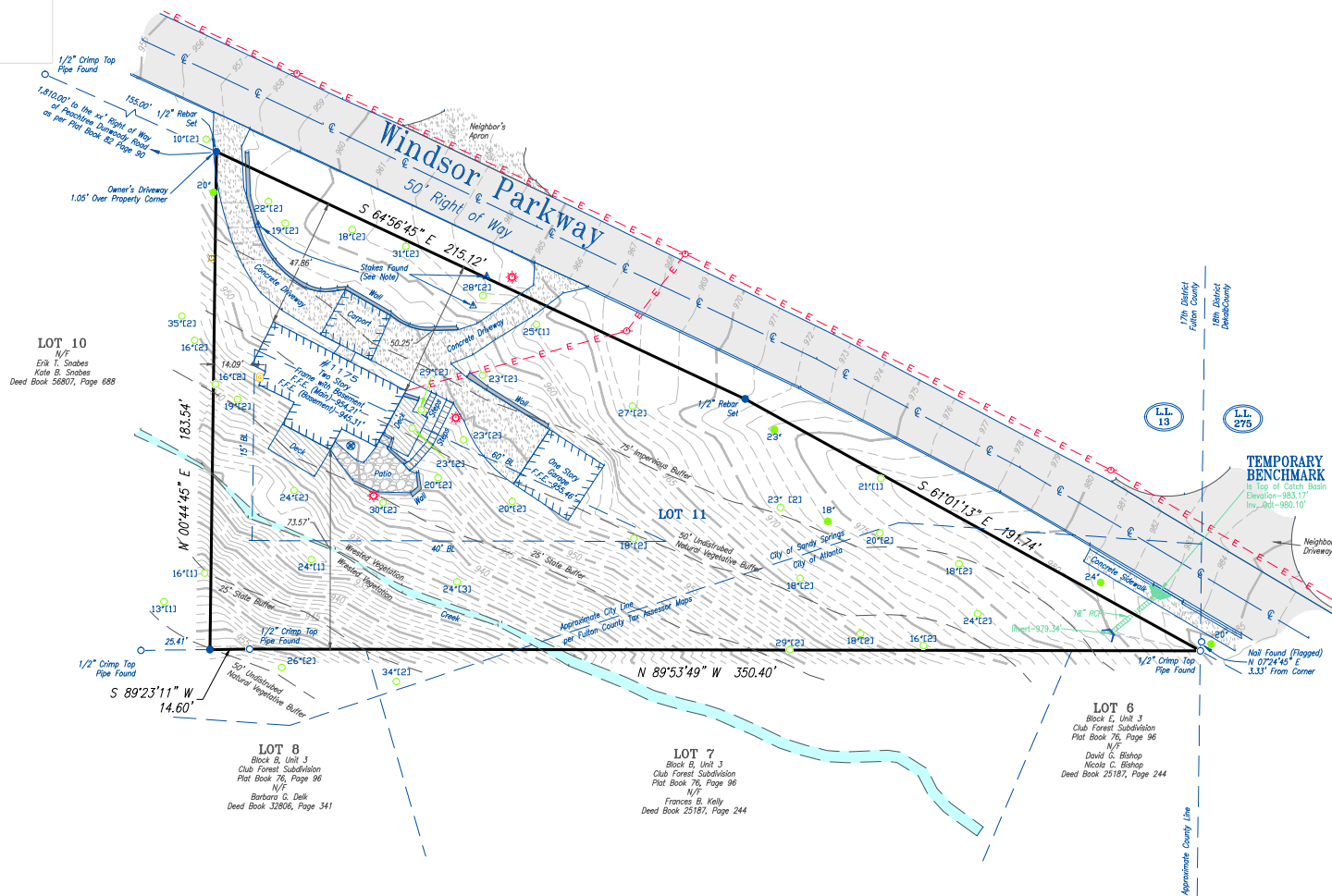
AREA
34,873 SQ. FT.
0.801 ACRES

LEGEND

These standard symbols may be found in the drawing.

- △ Stake Found
- 1/2" Rebar Set
- Iron Pin Found
- BL Building Line
- RCP Reinforced Concrete Pipe
- Catch Basin
- Headwall
- Light Pole
- Power Pole
- Sewer Clean Out
- Gas Meter
- Air Conditioning Unit
- Spot Elevation
- Hardwood Tree
- Pine Tree
- E — E — Overhead Electric Line
- Stormwater Pipe

4° 35' 30" N
4° 35' 30" W
Declination
Grid North
GA West Zone
Reading Held



TREE LEGEND

KEY	SYMBOL	SPECIES
[1]	○	Beech
[2]	○	Oak
[3]	○	Poplar
	●	Pine

ZONING

[City of Sandy Springs]
[RD-27] (Residential Detached)
Front yard setback-60'
Side yard setback-15'
Rear yard setback-40'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

RIGHT OF WAY NOTE

Stakes found for what appears to be a future right of way. Future right of way plans could not be obtained as of 5/20/2018.

SURVEY NOTES

- Elevations are based on NAVD. 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survey.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the T.J.R.M. official flood hazard map and found in my opinion referenced parcel [is not] in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID [1312100163F] effective date [9/18/13].

CLOSURE STATEMENT

The field data upon which this plot is based was gathered by an open traverse. This plot has been calculated for closure and found to be accurate to 1 foot in 313,895 feet.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER

199020

DRAWING NUMBER

F-3793

SURVEY PLAT FOR:

1175 WINDSOR PARKWAY - ATLANTA GEORGIA 30319

DATE: 5/14/18

SCALE: 30'

REVISION

BY

DATE

RELANCE DEVELOPMENT COMPANY, LLC

LAND LOT: 13

17th DISTRICT

SECTION

Fulton COUNTY, GA

LOT: 11

BLOCK: C

UNIT: Four

PHASE:

SUBDIVISION: Club Forest Subdivision

PLAT BOOK 82, PAGE 90

PARTY CHIEF: RG

FIELD DATE: 5/25/18

SHEET 1 OF 1

DEED BOOK 56264, PAGE 459

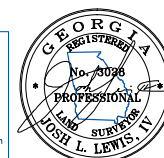
DRAFTER: BK

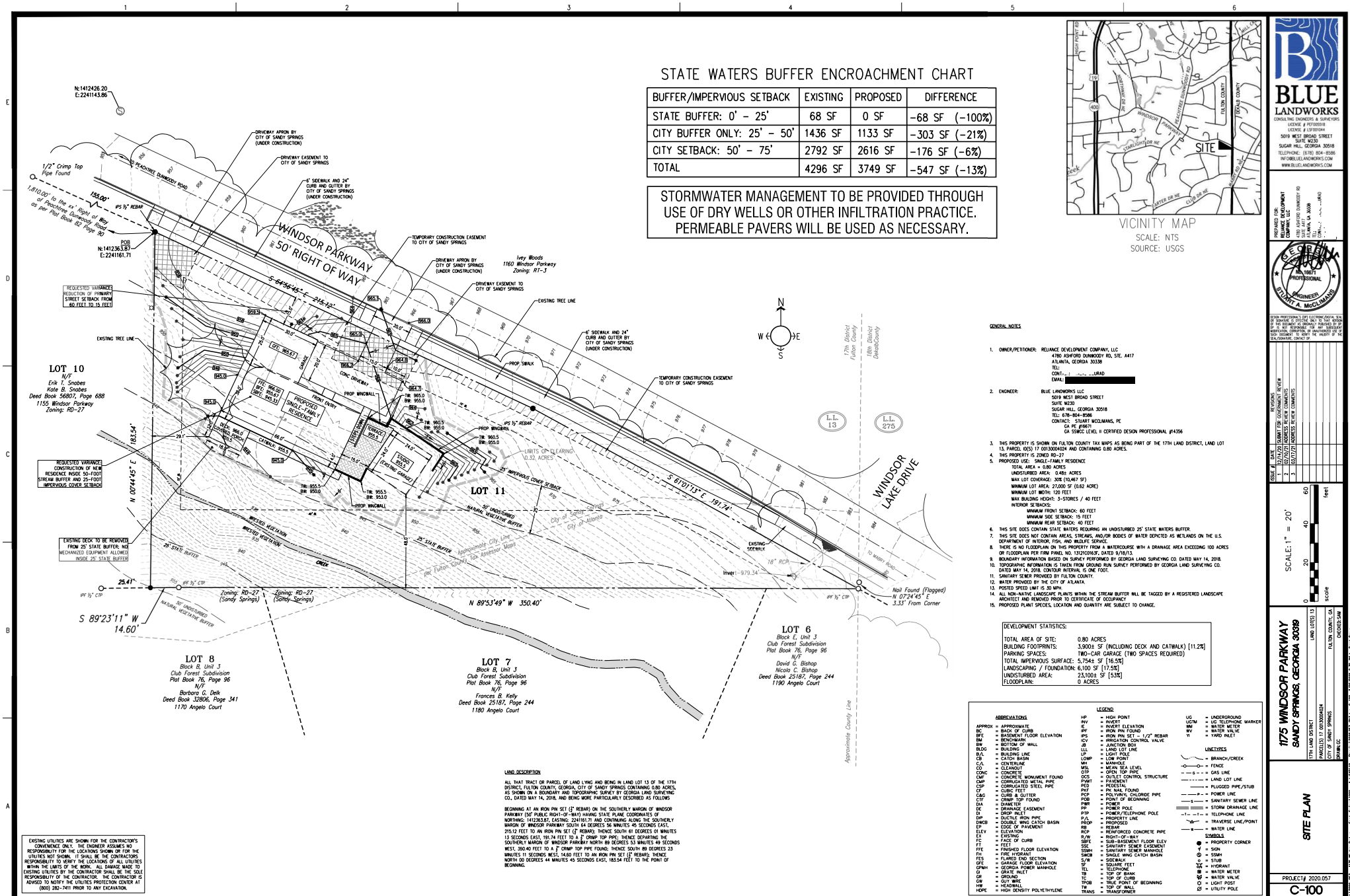


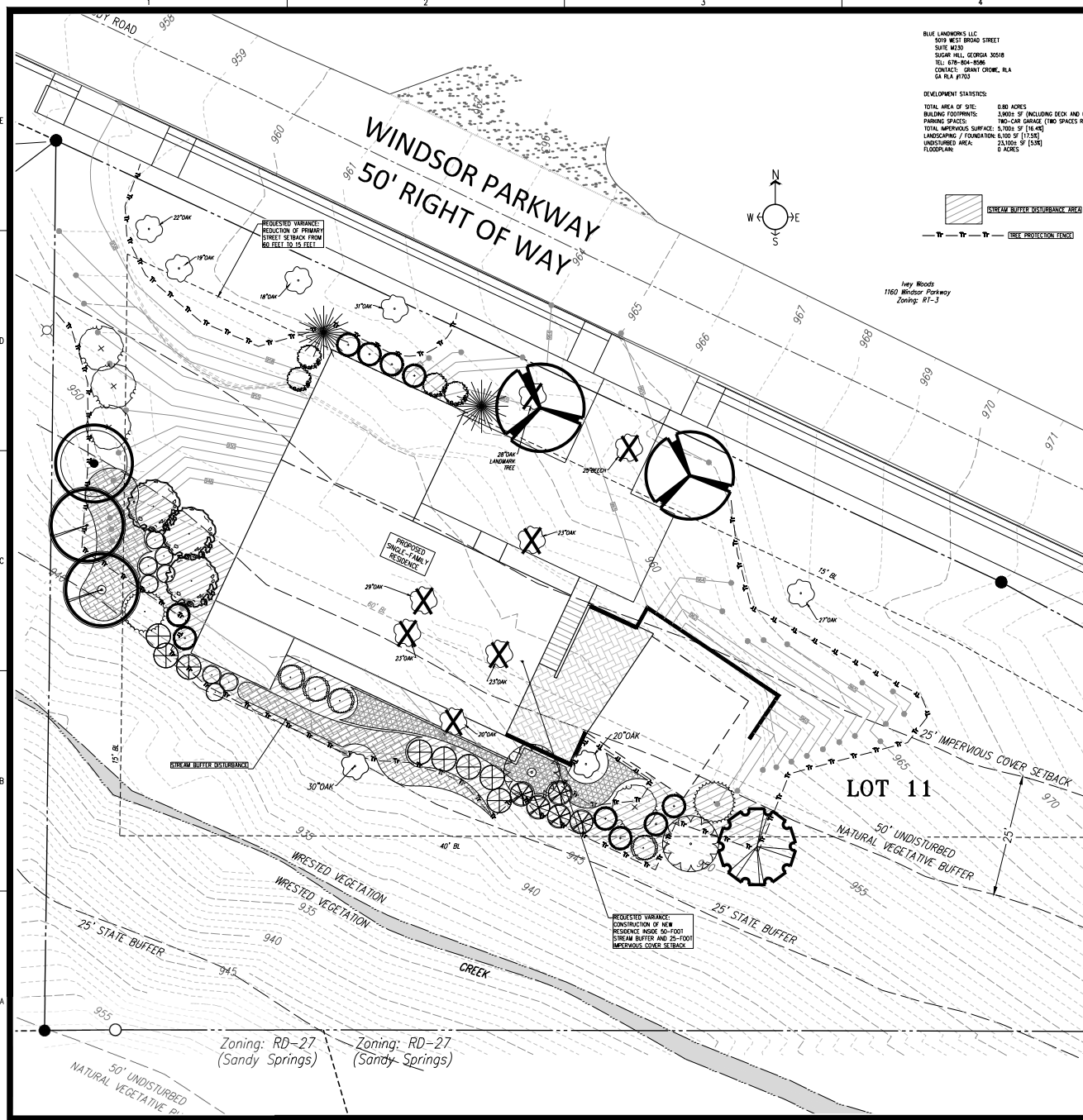
Josh L. Lewis IV, RLS 3028

Signature:

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 herein. 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 D.C.G.A. Section 15-6-67.







BLUE LANDWORKS LLC
5019 WEST BRIDGE STREET
SUITE 4020
SANDY SPRING, GEORGIA 30058
TEL: 678-804-8086
CONTACT: GRANT CRONE, P.E.
GA P.E. #1703

DEVELOPMENT STATISTICS:
TOTAL AREA OF SITE: 0.80 ACRES
BUILDING FOOTPRINTS: 3,000 SF (INCLUDING DECK AND CATALK) (11.2%)
PAVING SPACES: TWO-CAR GARAGE (TWO SPACES REQUIRED)
TOTAL IMPERVIOUS SURFACE: 5,700 SF (16.4%)
LANDSCAPE / FOUNDATION: 4,100 SF (11.5%)
UNDISTURBED AREA: 23,100 SF (53%)
FLOODPLAIN: 0 ACRES



PLANTING SCHEDULE CALCULATIONS:
LANDMARK MITIGATION = 2 LARGE TREES
SIDE YARD GRADING = 3 SMALL TREES
REQUIRED FOUNDATION SHRUBS = ~9

STREAM BUFFER RESTORATION:
3,140 SQUARE FEET DISTURBANCE (SEE CROSS-HATCHED AREA BELOW) x 25% = 785 SQUARE FEET
785 / 200 = 3.9 LARGE TREES
785 / 100 = 7.9 SMALL TREES
785 / 25 = 31.4 SHRUBS
785 / 4 = 196.2 GROUND COVER / PERENNIALS PLANTED

*CALCULATIONS ARE SUBJECT TO CHANGE AT TIME OF LAND DISTURBANCE PERMIT

PROPOSED PLANTINGS ARE IN ACCORDANCE WITH CITY OF SANDY SPRINGS
"RIVER, TRIBUTARY, AND STATE WATERS BUFFER-REVEGETATION STANDARDS", LAST
REVISED MAY 26, 2009

LARGE TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
	2	<i>Acer Rubrum</i>	Red Maple
	1	<i>Betula nigra</i>	River Birch
	1	<i>Magnolia grandiflora</i>	Southern Magnolia
	2	<i>Quercus palustris</i>	Pin Oak
8" TOTAL			

SMALL TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
	3	<i>Cornus canadensis</i>	Redbud
	2	<i>Halesia Carolina</i>	Carolina Sheebell
	4	<i>Amelanchier spp.</i>	Servetberry
	2	<i>Ilex opaca</i>	America Holly
11" TOTAL			

SHRUBS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
	4	<i>Buxus sempervirens</i>	Dwarf English Boxwood
	4	<i>Hydrangea quercifolia</i>	Oak-leaf Hydrangeas
	10	<i>Ilex glabra</i>	Hollyberry Holly
	8	<i>Illicium parviflorum</i>	Small Anise
	8	<i>Ilex virginica</i>	Virginia Seemingle
	2	<i>Juniperus scopulorum</i>	Monrovia Juniper
	5	<i>Leucothoe spp.</i>	Day Hobbie
47" TOTAL			

GROUND COVER / PERENNIALS

	525 sf	Shade Mix: 785 sf Full shade Mix: <i>Aspermatella 1.5M</i> (non-1 gal minimum) Christmas Fern: <i>Polydium serotinum</i> Royal Fern: <i>Osmunda regalis</i>
	250 sf	Full shade Mix: <i>Aspermatella 250 sf</i> Shade Mix: <i>Aspermatella</i> False Solomon's Seal: <i>Mohrimum racemosum</i> Forest Floorer: <i>Taraxacum officinale</i>

BLUE LANDWORKS
CONSULTING ENGINEERS & ARCHITECTS
LICENSE # 100000000
5019 WEST BRIDGE STREET
SUITE 4020
SANDY SPRING, GEORGIA 30058
TEL: 678-804-8086
WWW.BLUELANDWORKS.COM

PREPARED FOR:
CITY OF SANDY SPRINGS, GA

DATE:
05/11/2021

SCALE:
1" = 10'

PROJECT:
1775 WINDSOR PARKWAY
SANDY SPRING, GEORGIA 30058

PROJECT NO:
1775 WINDSOR PARKWAY

PROJECT NO:
1775 WINDSOR PARKWAY

PROJECT NO:
1775 WINDSOR PARKWAY

11x17 EXHIBITS

RECEIVED 5/11/2021 PLANNING & ZONING

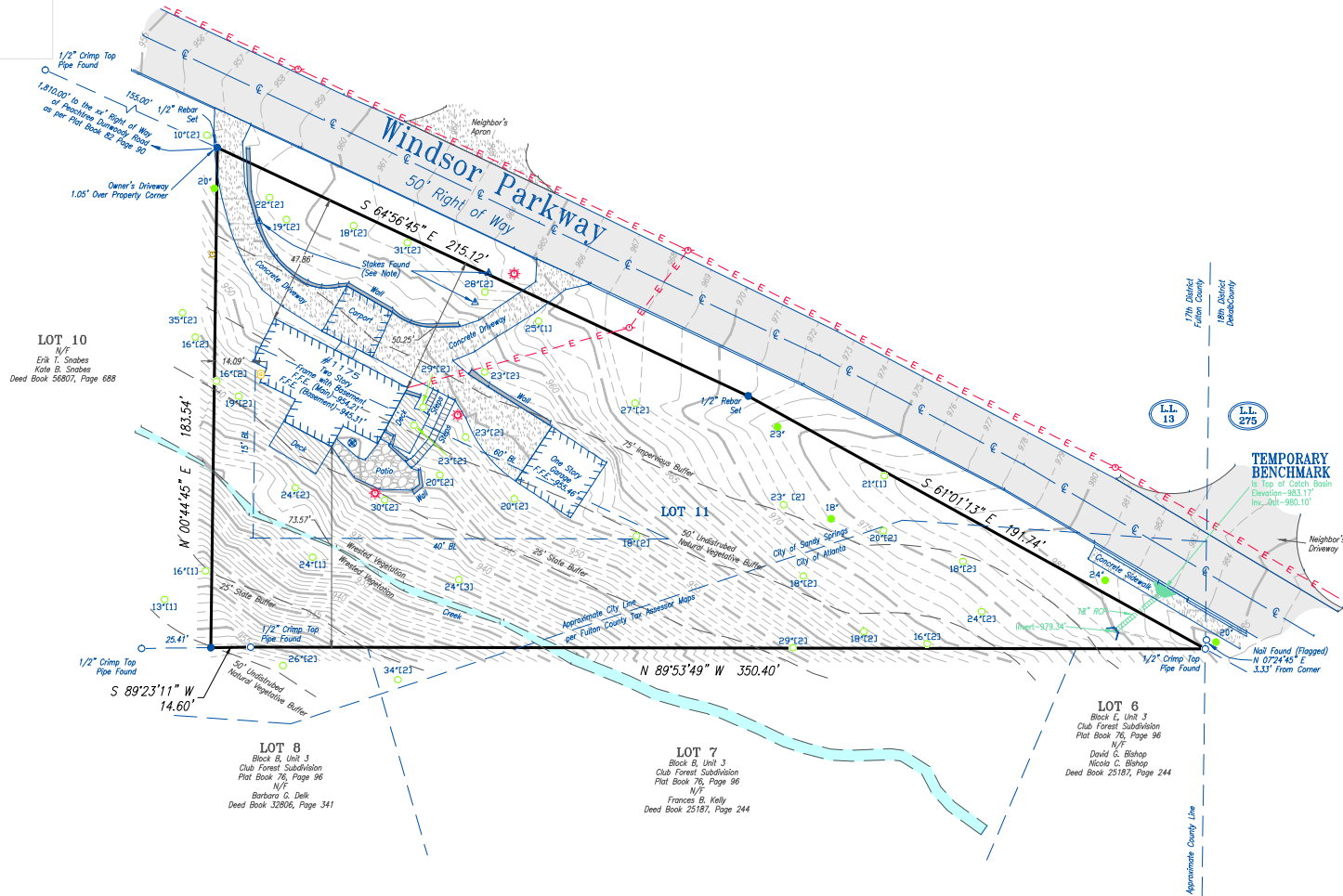
AREA
34,873 SQ. FT.
0.801 ACRES

LEGEND

These standard symbols may be found in the drawing.

- Stake Found
- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- Reinforced Concrete Pipe
- Catch Basin
- Headwall
- Light Pole
- Power Pole
- Sewer Clean Out
- Gas Meter
- Air Conditioning Unit
- Spot Elevation
- Hardwood Tree
- Pine Tree
- Overhead Electric Line
- Stormwater Pipe

4" 35'
Magnetic North
4" 35'
Declination
Grid North
GA West Zone
Reading Field



TREE LEGEND

KEY	SYMBOL	SPECIES
[1]	○	Beech
[2]	○	Oak
[3]	○	Poplar
	●	Pine

ZONING

[City of Sandy Springs]
(RD-27) (Residential Detached)
Front yard setback-60'
Side yard setback-15'
Rear yard setback-40'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

RIGHT OF WAY NOTE

Stakes found for what appears to be a future right of way. Future right of way plans could not be obtained as of 5/20/2018.

SURVEY NOTES

- Elevations are based on NAVD. 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survey.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the T.J.R.M. official flood hazard map and found in my opinion referenced parcel [is not] in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID [1312100163F] effective date [9/18/13].

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 313,895 feet.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR: 1175 WINDSOR PARKWAY - ATLANTA GEORGIA 30319
RELANCE DEVELOPMENT COMPANY, LLC

DATE: 5/14/18 SCALE: 30'
REVISION BY DATE

LAND LOT: 13 17th DISTRICT SECTION Fulton COUNTY, GA
LOT: 11 BLOCK: C UNIT: Four PHASE:
SUBDIVISION: Club Forest Subdivision
PLAT BOOK 82, PAGE 90 PARTY CHIEF: RG FIELD DATE: 5/25/18 SHEET 1 OF 1
DEED BOOK 56264, PAGE 459 DRAFTER: BK



Josh L. Lewis IV, RLS 3028

Signature:

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 herein. 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.



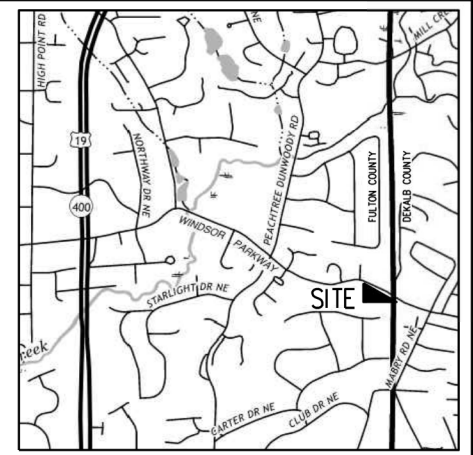
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

RECEIVED 5/11/2021 PLANNING & ZONING

STATE WATERS BUFFER ENCROACHMENT CHART

BUFFER/IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE
STATE BUFFER: 0' - 25'	68 SF	0 SF	-68 SF (-100%)
CITY BUFFER ONLY: 25' - 50'	1436 SF	1133 SF	-303 SF (-21%)
CITY SETBACK: 50' - 75'	2792 SF	2616 SF	-176 SF (-6%)
TOTAL	4296 SF	3749 SF	-547 SF (-13%)

STORMWATER MANAGEMENT TO BE PROVIDED THROUGH USE OF DRY WELLS OR OTHER INFILTRATION PRACTICE. PERMEABLE PAVERS WILL BE USED AS NECESSARY.



VICINITY MAP
SCALE: NTS
SOURCE: USGS

BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # 15700144
5019 WEST BROAD STREET
SUITE 1230
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
WWW.BLUELANDWORKS.COM

PREPARED FOR:
RELIANCE DEVELOPMENT COMPANY, LLC
4780 ASHFORD DUNWOODY RD.
SUITE 407
SUGAR HILL, GA 30538
TEL: (678) 804-8586
CONTACT: TALAL MOURAD

STUART A. MCCLIMANS
ENGINEER
No. 16671
PROFESSIONAL

DESIGN PROFESSIONAL'S (DP) ELECTRONIC DIGITAL SEAL OR SIGNATURE IS EFFECTIVE ONLY TO THIS VERSION OF THIS DOCUMENT AND IS NOT VALID FOR ANY SUBSEQUENT MODIFICATION, CORRECTION, OR REVISION. ANY USE OF SUCH DOCUMENT TO VERIFY THE QUALITY OF THE SEAL/SIGNATURE, CONTACT DP.

ISSUE #	DATE	REVISIONS
1	11/17/20	SUBMIT FOR GOVERNMENT REVIEW
2	02/10/21	ADDRESS REVIEW COMMENTS
3	02/17/21	ADDRESS REVIEW COMMENTS

SCALE: 1" = 20'

0 20 40 60 feet

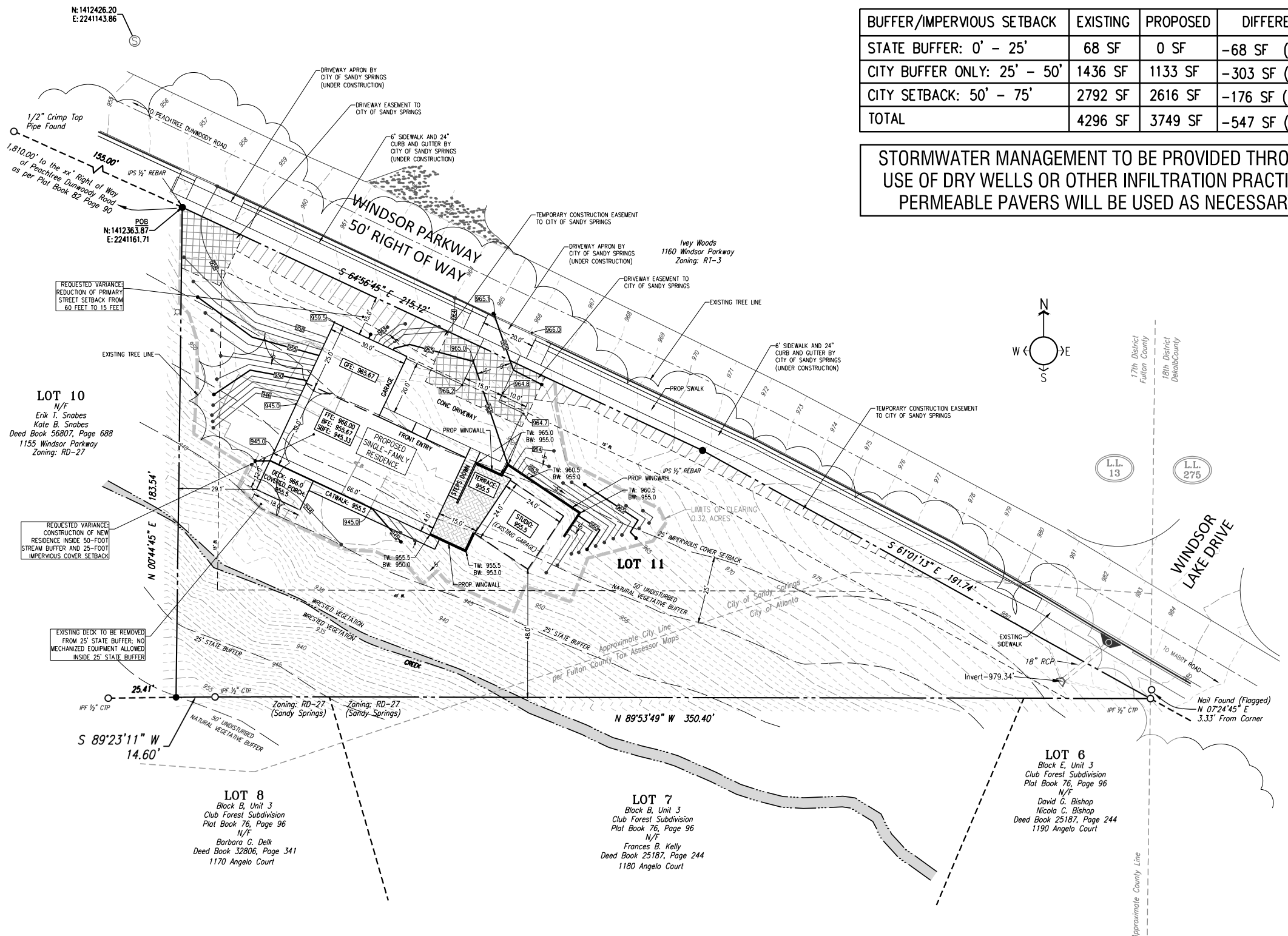
175 WINDSOR PARKWAY
SANDY SPRINGS, GEORGIA 30399

17th LAND DISTRICT
PARCELS 17 00130004024
CITY OF SANDY SPRINGS

17th District
Fulton County
DeKalb County

SITE PLAN

PROJECT# 2020.057
C-100



GENERAL NOTES

- OWNER/PETITIONER: RELIANCE DEVELOPMENT COMPANY, LLC
4780 ASHFORD DUNWOODY RD., STE. A417
ATLANTA, GEORGIA 30338
TEL: (678) 804-8586
CONTACT: TALAL MOURAD
EMAIL: [REDACTED]
- ENGINEER: BLUE LANDWORKS LLC
5019 WEST BROAD STREET
SUITE 1230
SUGAR HILL, GEORGIA 30518
TEL: (678) 804-8586
CONTACT: STUART A. MCCLIMANS, PE
GA PE #16671
GA SSBCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #14356
- THIS SITE DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED 25' STATE WATERS BUFFER.
- THIS SITE DOES NOT CONTAIN AREAS, STREAMS, AND/OR BODIES OF WATER DEPICTED AS WETLANDS ON THE U.S. DEPARTMENT OF INTERIOR, FISH AND WILDLIFE SERVICE.
- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATERCOURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL NO. 13121C0163F, DATED 9/18/13.
- BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY GEORGIA LAND SURVEYING CO. DATED MAY 14, 2018. TOPOGRAPHIC INFORMATION IS TAKEN FROM GROUND RUN SURVEY PERFORMED BY GEORGIA LAND SURVEYING CO. DATED MAY 14, 2018. CONTOUR INTERVAL IS ONE FOOT.
- SANITARY SEWER PROVIDED BY FULTON COUNTY.
- WATER PROVIDED BY THE CITY OF ATLANTA.
- POSTED SPEED LIMIT IS 30 MPH.
- ALL NON-NATIVE LANDSCAPE PLANTS WITHIN THE STREAM BUFFER WILL BE TAGGED BY A REGISTERED LANDSCAPE ARCHITECT AND REMOVED PRIOR TO CERTIFICATE OF OCCUPANCY.
- PROPOSED PLANT SPECIES, LOCATION AND QUANTITY ARE SUBJECT TO CHANGE.

DEVELOPMENT STATISTICS:

TOTAL AREA OF SITE:	0.80 ACRES
BUILDING FOOTPRINTS:	3,900± SF (INCLUDING DECK AND CATWALK) [11.2%]
PARKING SPACES:	TWO-CAR GARAGE (TWO SPACES REQUIRED)
TOTAL IMPERVIOUS SURFACE:	6,754± SF [16.5%]
LANDSCAPING / FOUNDATION:	6,100 SF [17.5%]
UNDISTURBED AREA:	23,100± SF [53%]
FLOODPLAIN:	0 ACRES

ABBREVIATIONS	LEGEND
APPROX = APPROXIMATE	HP = HIGH POINT
BC = BACK OF CURB	INV = INVERT
BM = BENCHMARK	IE = INVERT ELEVATION
BW = BOTTOM OF WALL	IPF = IRON PIN FOUND
BLDG = BUILDING	IPS = IRON PIN SET - 1/2" REBAR
B/L = BUILDING LINE	ICV = IRRIGATION CONTROL VALVE
CB = CATCH BASIN	JB = JUNCTION BOX
C/L = CENTERLINE	LL = LAND LOT LINE
CO = CLEANOUT	LP = LIGHT POLE
CMP = CONCRETE	LOMP = LOW POINT
CMF = CONCRETE MONUMENT FOUND	MH = MANHOLE
CSP = CORRUGATED STEEL PIPE	MSL = MEAN SEA LEVEL
CFC = CUBIC FEET	OP = OPEN TOP PIPE
C/G = CURB & GUTTER	OCS = OUTLET CONTROL STRUCTURE
CIT = CRIMP TOP FOUND	PWMT = PAVEMENT
DIA = DIAMETER	PCD = PAVED END SECTION
DE = DRAINAGE EASEMENT	PKF = PK NAIL FOUND
DIP = DUCTILE IRON PIPE	PCP = POLYVINYL CHLORIDE PIPE
DWBC = DOUBLE WING CATCH BASIN	POB = POINT OF BEGINNING
EP = EDGE OF PAVEMENT	PWR = POWER
ELEV = ELEVATION	PP = POWER POLE
EX = EXISTING	PTP = POWER/TELEPHONE POLE
FC = FACE OF CURB	PL = PROPERTY LINE
FF = FINISHED FLOOR ELEVATION	PROP = PROPOSED
FH = FIRE HYDRANT	RB = REBAR
FES = FLARED END SECTION	ROP = REINFORCED CONCRETE PIPE
GFE = GARAGE FLOOR ELEVATION	R/W = RIGHT-OF-WAY
GPM = GEORGIA POWER MANHOLE	SBFE = SUB-BASEMENT FLOOR ELEV
GR = GRATE INLET	SE = SANITARY SEWER EASEMENT
GW = GUY WIRE	SMH = SINGLE MANHOLE
HW = HEADWALL	SWBC = SINGLE WING CATCH BASIN
HDPE = HIGH DENSITY POLYETHYLENE	S/W = SIDEWALK
	TF = TOP OF FINISH
	TE = TOP OF ELEVATION
	TL = TOP OF LAND
	TR = TOP OF ROAD
	TS = TOP OF SIDEWALK
	UB = UNDERGROUND
	UGM = UG TELEPHONE MARKER
	WM = WATER METER
	WV = WATER VALVE
	YI = YARD INLET

LINE TYPES

- = BRANCH/CREAK
- - - = FENCE
- - - - - = GAS LINE
- - - - - = LAND LOT LINE
- - - - - = PLUGGED PIPE/STUB
- - - - - = POWER LINE
- - - - - = SANITARY SEWER LINE
- - - - - = STORM DRAINAGE LINE
- - - - - = TELEPHONE LINE
- - - - - = TRVERSE LINE/POINT
- - - - - = WATER LINE

SYMBOLS

- = PROPERTY CORNER
- ⊕ = SIGN
- ⊙ = SSMH
- ⊗ = STUB
- ⊕ = HYDRANT
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊙ = LIGHT POST
- ⊗ = UTILITY POLE

EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.

LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, CITY OF SANDY SPRINGS CONTAINING 0.80 ACRES, AS SHOWN ON A BOUNDARY AND TOPOGRAPHIC SURVEY BY GEORGIA LAND SURVEYING CO., DATED MAY 14, 2018, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

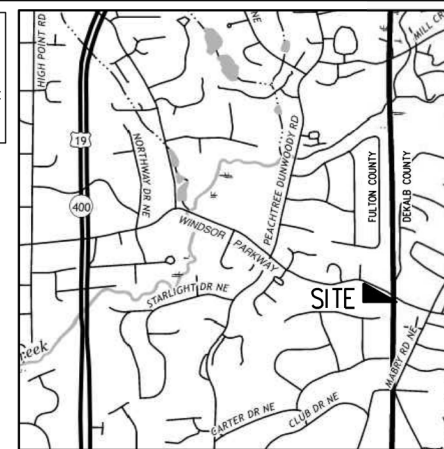
BEGINNING AT AN IRON PIN SET (1/2" REBAR) ON THE SOUTHERLY MARGIN OF WINDSOR PARKWAY (50' PUBLIC RIGHT-OF-WAY) HAVING STATE PLANE COORDINATES OF NORTHING: 1412363.87, EASTING: 2241161.71 AND CONTINUING ALONG THE SOUTHERLY MARGIN OF WINDSOR PARKWAY SOUTH 64 DEGREES 56 MINUTES 45 SECONDS EAST, 215.12 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE SOUTH 61 DEGREES 01 MINUTES 13 SECONDS EAST, 191.74 FEET TO A 1/2" CRIMP TOP PIPE; THENCE DEPARTING THE SOUTHERLY MARGIN OF WINDSOR PARKWAY NORTH 89 DEGREES 53 MINUTES 49 SECONDS WEST, 350.40 FEET TO A 1/2" CRIMP TOP PIPE FOUND; THENCE SOUTH 89 DEGREES 23 MINUTES 11 SECONDS WEST, 14.60 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, 183.54 FEET TO THE POINT OF BEGINNING.

STRUCTURAL PRACTICES			
CODE	PRACTICE	DETAIL	DESCRIPTION
Co	CONCRETE		A structural steel post located at the construction site will be used to provide a means of support for the structure.
Sd1	SEWER		A barrier to prevent sediment from leaving the construction site is required for all construction activities.
Tr	TR		To protect drainage from being injured during construction activities.

VEGETATIVE PRACTICES			
CODE	PRACTICE	DETAIL	DESCRIPTION
Ds1	DESIGN		Establishing temporary protection for disturbed areas, which includes: 1) use of a vegetative cover; 2) use of a vegetative cover with fast growing seedlings in disturbed areas.
Ds2	DESIGN		Establishing a permanent vegetative cover such as grass, shrubs, vines, grasses, or legumes on disturbed areas.
Ds3	DESIGN		A protective covering used to prevent erosion and maintain temporary or permanent vegetation on steep slopes, shore lines, or channels.
Ss	SEWER		

RECEIVED 5/11/2021 PLANNING & ZONING

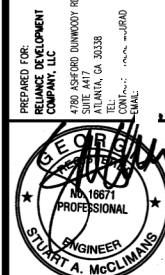
EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.



VICINITY MAP
SCALE: NTS
SOURCE: USGS

GENERAL NOTES

- OWNER/PETITIONER: RELIANCE DEVELOPMENT COMPANY, LLC
4780 ASHFORD DUNWOODY RD, STE. A417
ATLANTA, GEORGIA 30338
TEL: 478-804-8586
CONTACT: TALAL MOURAD
EMAIL: [REDACTED]
- ENGINEER: BLUE LANDWORKS LLC
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TEL: 678-804-8586
CONTACT: STUART MCCLIMANS, PE
GA PE #16671
GA SSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #14356
- THIS PROPERTY IS SHOWN ON FULTON COUNTY TAX MAPS AS BEING PART OF THE 17TH LAND DISTRICT, LAND LOT 13, PARCEL (D) 17 00130004024 AND CONTAINING 0.80 ACRES.
- THIS PROPERTY IS ZONED RD-27
- PROPOSED USE: SINGLE-FAMILY RESIDENCE
TOTAL AREA: 0.80 ACRES
UNDISTURBED AREA: 0.48+ ACRES
MAX LOT COVERAGE: 30% (10,467 SF)
MINIMUM LOT AREA: 27,000 SF
MINIMUM LOT WIDTH: 120 FEET
MAX BUILDING HEIGHT: 3-STORIES / 40 FEET
INTERIOR SETBACKS:
MINIMUM FRONT SETBACK: 60 FEET
MINIMUM SIDE SETBACK: 15 FEET
MINIMUM REAR SETBACK: 40 FEET
- THIS SITE DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED 25' STATE WATERS BUFFER.
- THIS SITE DOES NOT CONTAIN AREAS, STREAMS, AND/OR BODIES OF WATER DEPICTED AS WETLANDS ON THE U.S. DEPARTMENT OF INTERIOR, FISH, AND WILDLIFE SERVICE.
- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATERCOURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL NO. 13121C0163F, DATED 9/18/13.
- BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY GEORGIA LAND SURVEYING CO. DATED MAY 14, 2018.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM GROUND RUN SURVEY PERFORMED BY GEORGIA LAND SURVEYING CO. DATED MAY 14, 2018. CONTOUR INTERVAL IS TWO FEET.
- SANITARY SEWER PROVIDED BY FULTON COUNTY.
- WATER PROVIDED BY THE CITY OF ATLANTA.
- POSTED SPEED LIMIT IS 30 MPH.



DESIGN PROFESSIONAL'S (DPI) ELECTRONIC DIGITAL SEAL OR SIGNATURE IS EFFECTIVE ONLY TO THAT VERSION OF THIS DOCUMENT AS ORIGINALLY PUBLISHED BY THE ENGINEER. ANY SUBSEQUENT MODIFICATION, CORRECTION, OR REVISIONS TO THIS DOCUMENT TO VERIFY THE QUALITY OF THE SEAL/SIGNATURE, CONTACT THE ENGINEER.

ISSUE #	DATE	REVISIONS
1	11/17/20	SUBMIT FOR GOVERNMENT REVIEW
2	02/10/21	ADDRESS REVIEW COMMENTS
3	03/17/21	ADDRESS REVIEW COMMENTS

SCALE: 1" = 20'

0 20 40 60 feet

175 WINDSOR PARKWAY
SANDY SPRINGS, GEORGIA 30399

17TH LAND DISTRICT
LAND LOT(S) 13
PARCEL(S) 17 00130004024
CITY OF SANDY SPRINGS

CHECKED: SAM

EROSION
SEDIMENTATION AND
POLLUTION CONTROL
PLAN

PROJECT# 2020.057
E-100



CALL 811 BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN FEET (10') OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE. SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.



ABBREVIATIONS		LEGEND	
APPROX	= APPROXIMATE	HP	= HIGH POINT
BC	= BACK OF CURB	INV	= INVERT
BFE	= BASEMENT FLOOR ELEVATION	IE	= INVERT ELEVATION
BM	= BENCHMARK	IPF	= IRON PIN FOUND
BW	= BOTTOM OF WALL	IPS	= IRON PIN SET - 1/2" REBAR
BLDG	= BUILDING	ICV	= IRRIGATION CONTROL VALVE
B/L	= BUILDING LINE	JB	= JUNCTION BOX
CB	= CATCH BASIN	LL	= LAND LOT LINE
C/L	= CENTERLINE	LP	= LIGHT POLE
CO	= CLEANOUT	LOWP	= LOW POINT
CONC	= CONCRETE	MH	= MANHOLE
CMF	= CONCRETE MONUMENT FOUND	MSL	= MEAN SEA LEVEL
CSP	= CORRUGATED STEEL PIPE	OCS	= OUTLET CONTROL STRUCTURE
CF	= CUBIC FEET	PWT	= PAVEMENT
C&G	= CURB & GUTTER	PCD	= PLUGGED PIPE/STUB
CIT	= CRIMP TOP FOUND	PKF	= PK NAIL FOUND
DIA	= DIAMETER	PP	= POLYVINYL CHLORIDE PIPE
DE	= DRAINAGE EASEMENT	POB	= POINT OF BEGINNING
DIP	= DUCTILE IRON PIPE	PWR	= POWER
DWBC	= DOUBLE WING CATCH BASIN	PP	= POWER POLE
EP	= EDGE OF PAVEMENT	PTP	= POWER/TELEPHONE POLE
ELEV	= ELEVATION	P/L	= PROPERTY LINE
EX	= EXISTING	PROP	= PROPOSED
FC	= FACE OF CURB	RB	= REBAR
FE	= FEET	ROP	= REINFORCED CONCRETE PIPE
FFE	= FINISHED FLOOR ELEVATION	R/W	= RIGHT-OF-WAY
FH	= FIRE HYDRANT	SBFE	= SUB-BASEMENT FLOOR ELEV
FES	= FLARED END SECTION	SSE	= SANITARY SEWER EASEMENT
GFE	= GARAGE FLOOR ELEVATION	SSMH	= SINGLE WING MANHOLE
GI	= GEORGIA POWER MANHOLE	SWCB	= SINGLE WING CATCH BASIN
GR	= GRATE INLET	S/W	= SIDEWALK
GW	= GUY WIRE	SF	= SQUARE FEET
HW	= HEADWALL	TEL	= TELEPHONE
HDPE	= HIGH DENSITY POLYETHYLENE	TOP	= TOP OF BANK
		TC	= TOP OF CURB
		TGB	= TRUE POINT OF BEGINNING
		TW	= TOP OF WALL
		TRANS	= TRANSFORMER

LINE TYPES		SYMBOLS	
—	= BRANCH/CREAK	●	= PROPERTY CORNER
—	= FENCE	+	= SIGN
—	= GAS LINE	○	= SSMH
—	= LAND LOT LINE	+	= STUB
—	= PLUGGED PIPE/STUB	+	= HYDRANT
—	= POWER LINE	+	= WATER METER
—	= SANITARY SEWER LINE	+	= WATER VALVE
—	= STORM DRAINAGE LINE	+	= LIGHT POST
—	= TELEPHONE LINE	+	= UTILITY POLE
—	= TRAVERSE LINE/POINT		
—	= WATER LINE		

RECEIVED 5/11/2021 PLANNING & ZONING

BLUE LANDWORKS LLC
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TEL: 678-804-8586
CONTACT: GRANT CROWE, RLA
GA RLA #1703

DEVELOPMENT STATISTICS:
TOTAL AREA OF SITE: 0.80 ACRES
BUILDING FOOTPRINTS: 3,900± SF (INCLUDING DECK AND CATWALK) [11.2%]
PARKING SPACES: TWO-CAR GARAGE (TWO SPACES REQUIRED)
TOTAL IMPERVIOUS SURFACE: 5,700± SF [16.4%]
LANDSCAPING / FOUNDATION: 6,100 SF [17.5%]
UNDISTURBED AREA: 23,100± SF [53%]
FLOODPLAIN: 0 ACRES

LANDMARK MITIGATION = 2 LARGE TREES
SIDE YARD GRADING = 3 SMALL TREES
REQUIRED FOUNDATION SHRUBS = ~9

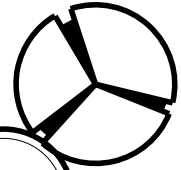
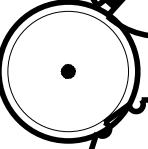
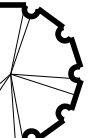
PLANTING SCHEDULE CALCULATIONS:

STREAM BUFFER RESTORATION:
3,140 SQUARE FEET DISTURBANCE (SEE CROSS-HATCHED AREA BELOW) x 25% = 785 SQUARE FEET
785 / 200 = 3.9 LARGE TREES
785 / 100 = 7.9 SMALL TREES
785 / 25 = 31.4 SHRUBS
785 / 4 = 196.2 GROUND COVER / PERENNIALS PLANTED

*CALCULATIONS ARE SUBJECT TO CHANGE AT TIME OF LAND DISTURBANCE PERMIT

PROPOSED PLANTINGS ARE IN ACCORDANCE WITH CITY OF SANDY SPRINGS
"RIVER, TRIBUTARY, AND STATE WATERS BUFFER-REVEGETATION STANDARDS", LAST
REVISED MAY 26, 2009

LARGE TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
	2	<i>Acer Rubrum</i>	Red Maple
	1	<i>Betula nigra</i>	River Birch
	1	<i>Magnolia grandiflora</i>	Southern Magnolia
	2	<i>Quercus palustris</i>	Pin Oak
	6 TOTAL		

SMALL TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
	3	<i>Cercis canadensis</i>	Redbud
	2	<i>Halesia Carolina</i>	Carolina Silverbell
	4	<i>Amelanchier spp.</i>	Serviceberry
	2	<i>Ilex opaca</i>	American Holly
	11 TOTAL		

SHRUBS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
	4	<i>Buxus sempervirens</i> <i>'Suffruticosa'</i>	Dwarf English Boxwood
	4	<i>Hydrangea quercifolia</i>	Oak-leaf Hydrangea
	10	<i>Ilex glabra</i>	Inkberry Holly
	8	<i>Illicium parviflorum</i>	Small Anise
	8	<i>Itea virginica</i>	Virginia Sweetgum
	2	<i>Juniperus scopulorum</i> <i>'Moonglow'</i>	Moonglow Juniper
	5	<i>Leucothoe spp.</i>	Dog Hobble
	41 TOTAL		

GROUND COVER / PERENNIALS

Shade Mix: 785 sf
Full shade ferns: (approximately 134 ferns: 1 gal minimum)
Christmas Fern; *Polystichum acrostichoides*
Royal Fern; *Adiantum regalis*
Full shade flowers: (approximately 250 sf)
Bleeding Heart; *Dicentra eximia*
Fatsia Solomon's Seal; *Maianthemum racemosum*
Foam Flower; *Tiarella cordifolia*

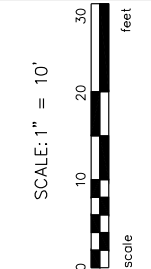
BLUE
LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # PE000518
LICENSE # LS000144
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
RELAND DEVELOPMENT
COMPANY, LLC
4780 ASHFORD DUNWOODY RD
SUITE 4417
DUNWOODY, GA 30338
TEL: 770-409-1100
FAX: 770-409-1101
EMAIL: INFO@RELAND.COM



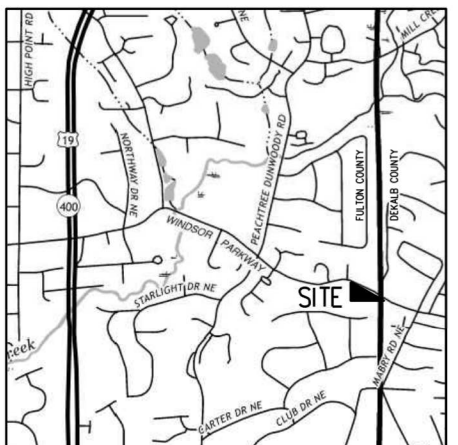
DESIGN PROFESSIONAL'S (DP) ELECTRONIC DIGITAL SEAL
OR SIGNATURE IS EFFECTIVE ONLY TO THAT VERSION
OF THIS DOCUMENT AS ORIGINALLY PUBLISHED BY DP
DP IS NOT RESPONSIBLE FOR ANY SUBSEQUENT
MODIFICATIONS, CORRECTIONS, OR MANIPULATIONS OF
THIS DOCUMENT TO VIOLATE THE VALIDITY OF THE
SEAL/SIGNATURE, CONTACT DP

ISSUE #	DATE	REVISIONS
1	11/17/20	SUBMIT FOR GOVERNMENT REVIEW
2	02/10/21	ADDRESS REVIEW COMMENTS
3	03/17/21	ADDRESS REVIEW COMMENTS



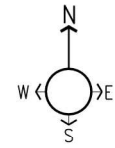
175 WINDSOR PARKWAY
SANDY SPRINGS, GEORGIA 30339
17TH LAND DISTRICT
PARCELS 17 0013004024
CITY OF SANDY SPRINGS
CLAYTON COUNTY, GA
DRAWN BY: GRANT CROWE
CHECKED BY: SAM

LANDSCAPE AND
STREAM RESTORATION
PLAN
PROJECT# 2020.057
TR-100



VICINITY MAP
SCALE: NTS
SOURCE: USGS

RECEIVED 5/11/2021 PLANNING & ZONING

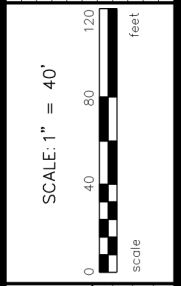


BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # PE005518
LICENSE # LS000144
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
RELIANCE DEVELOPMENT COMPANY, LLC
4700 ASHFORD DUNWOODY RD
SUITE 400
DUNWOODY, GA 30335
TEL: (770) 409-1000
FAX: (770) 409-1001

DESIGN PROFESSIONALS' (DP) ELECTRONIC/DIGITAL SEAL OR SIGNATURE IS EFFECTIVE ONLY TO THAT VERSION OF THIS DOCUMENT AS ORIGINALLY PUBLISHED BY DP. DP IS NOT RESPONSIBLE FOR ANY SUBSEQUENT MODIFICATION, CORRECTION, OR UNAUTHORIZED USE OF THIS DOCUMENT. TO VERIFY THE VALIDITY OF THE SEAL/SIGNATURE, CONTACT DP.

ISSUE #	DATE	REVISIONS
1	12/17/20	SUBMIT FOR GOVERNMENT REVIEW



175 WINDSOR PARKWAY
SANDY SPRINGS, GEORGIA 30319

LAND LOT(S) 13
PARCEL(S) T 0013004024
CITY OF SANDY SPRINGS
FULTON COUNTY, GA

DRAWN: [blank] CHECKED: [blank]

400 FOOT OVERALL TOPOGRAPHIC EXHIBIT

PROJECT# 2020.057
C-101

EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.

FULL-SIZE EXHIBITS

RECEIVED 5/11/2021 PLANNING & ZONING

AREA
34,873 SQ. FT.
0.801 ACRES

LEGEND

- These standard symbols may be found in the drawing.
- △ Stake Found
 - 1/2" Rebar Set
 - Iron Pin Found
 - BL Building Line
 - RCP Reinforced Concrete Pipe
 - ▽ Catch Basin
 - Headwall
 - Light Pole
 - Power Pole
 - Sewer Clean Out
 - Gas Meter
 - Air Conditioning Unit
 - Spot Elevation
 - Hardwood Tree
 - Pine Tree
 - E — E — Overhead Electric Line
 - Stormwater Pipe

4° 35' Magnetic North
4° 35' Declination
Grid North
GA West Zone
Reading Held

TREE LEGEND

KEY	SYMBOL	SPECIES
[1]	○	Beech
[2]	○	Oak
[3]	○	Poplar
	●	Pine

ZONING

[City of Sandy Springs]
(RD-27) (Residential Detached)
Front yard setback-60'
Side yard setback-15'
Rear yard setback-40'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

RIGHT OF WAY NOTE

Stakes found for what appears to be a future right of way. Future right of way plans could not be obtained as of 5/30/2018.

SURVEY NOTES

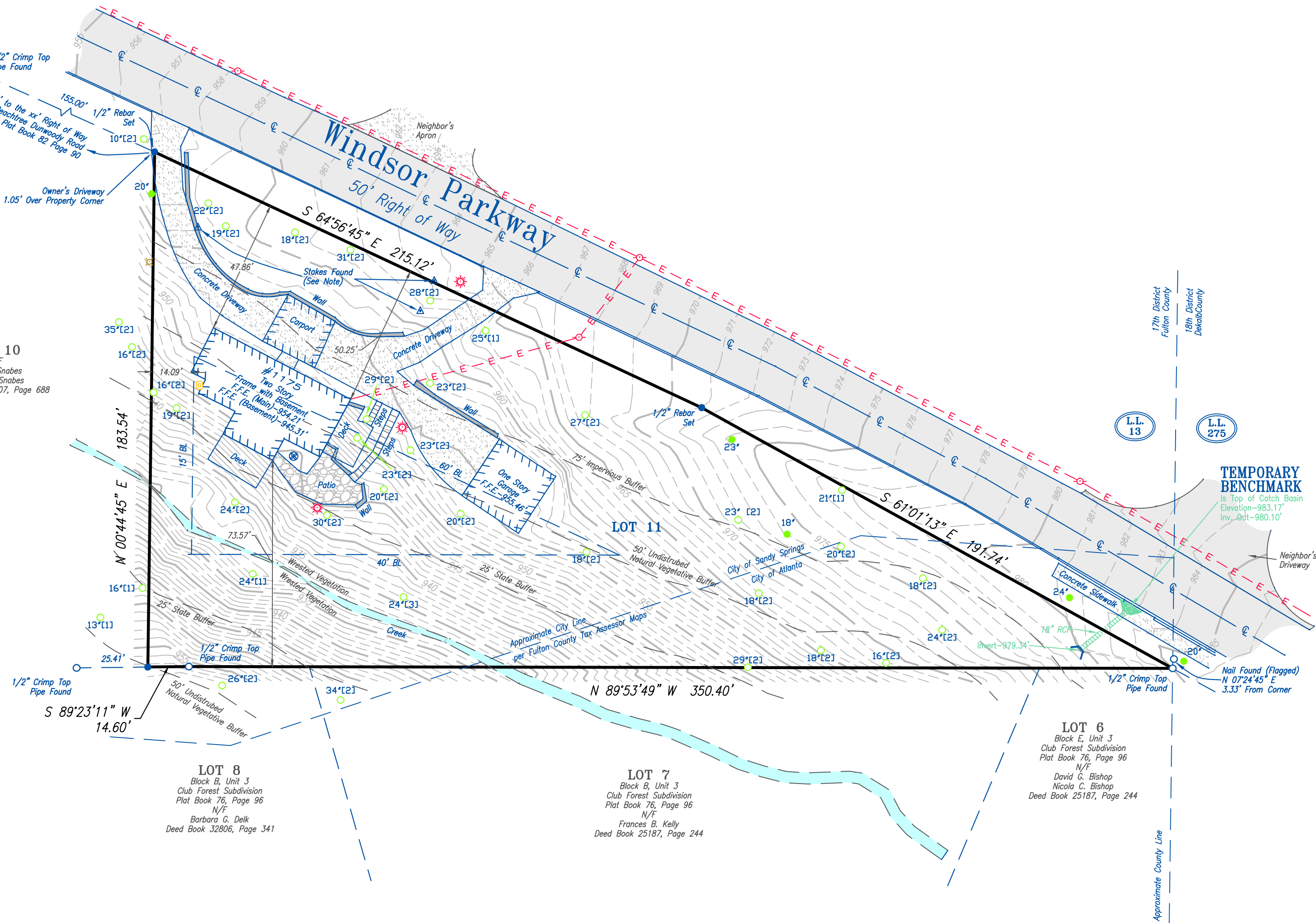
- Elevations are based on N.A.V.D. 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survey.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel [is not] in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID [1312100163F] effective date [9/18/13].

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 313,895 feet.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR: 1175 WINDSOR PARKWAY - ATLANTA GEORGIA 30319
RELIANCE DEVELOPMENT COMPANY, LLC

DATE: 5/14/18 SCALE: 30'

REVISION BY DATE

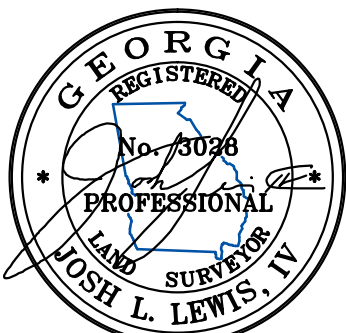
LAND LOT: 13	17th DISTRICT	SECTION	FULTON COUNTY, GA
LOT: 11	BLOCK: C	UNIT: Four	PHASE:
SUBDIVISION: Club Forest Subdivision			
PLAT BOOK 82	PAGE 90	PARTY CHIEF: RG	FIELD DATE:
DEED BOOK 56264	PAGE 459	DRAFTER: BK	5/25/18
SHEET 1 OF 1			



Josh L. Lewis IV, RLS 3028

Signature:

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.

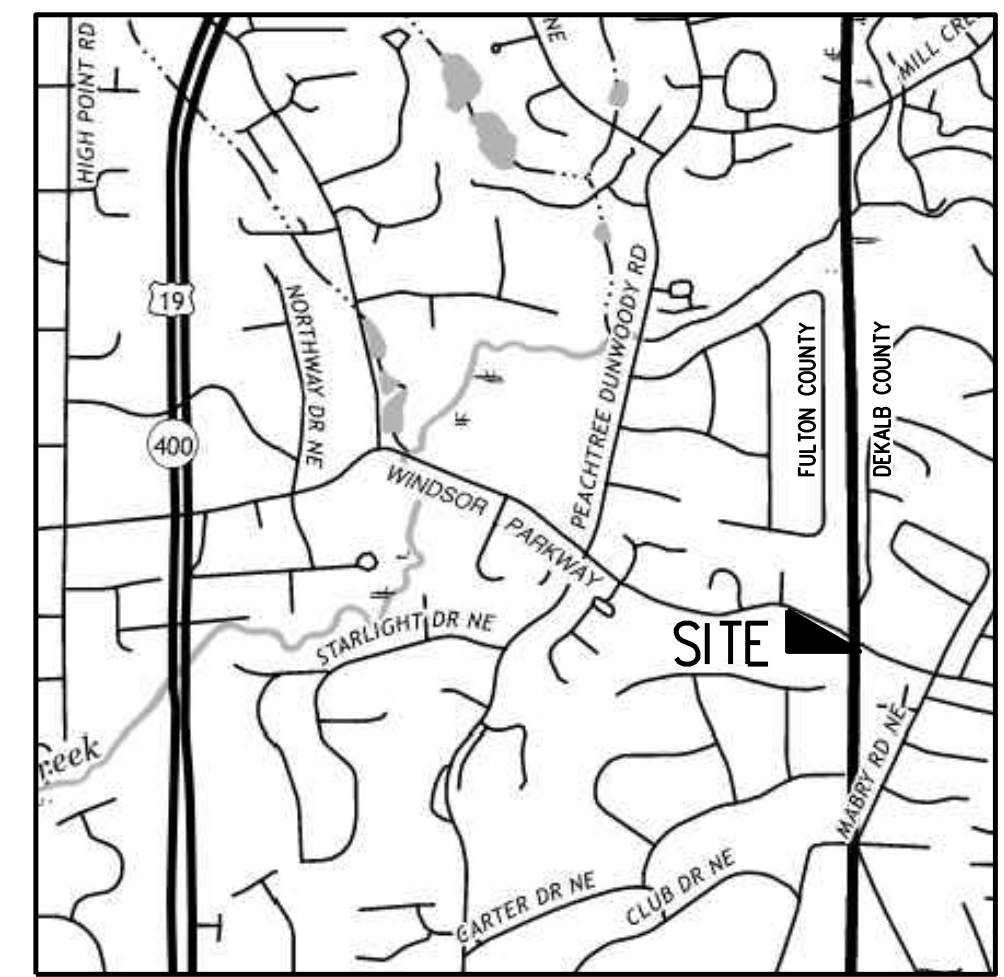


THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

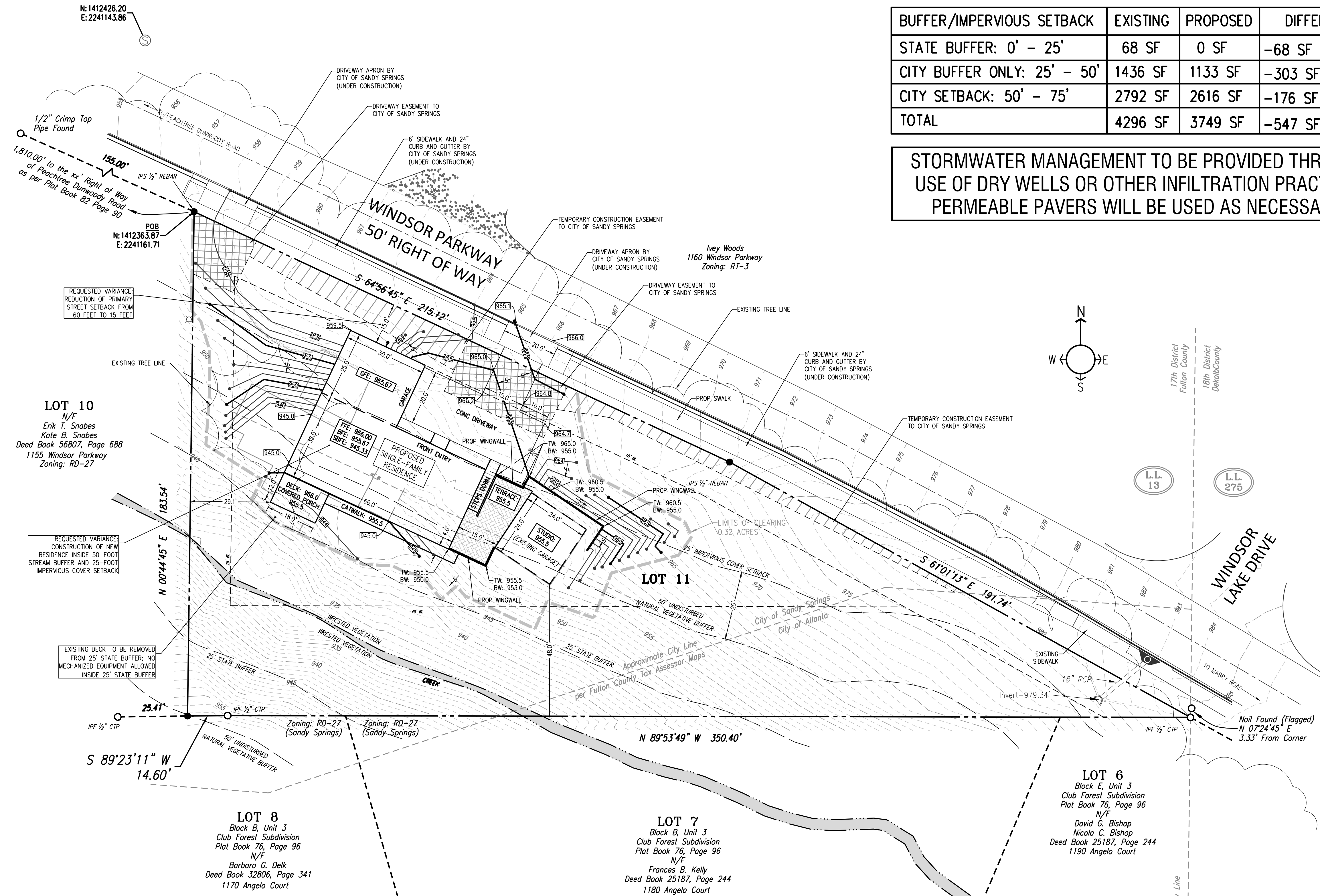
STATE WATERS BUFFER ENCROACHMENT CHART

BUFFER/IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE
STATE BUFFER: 0' - 25'	68 SF	0 SF	-68 SF (-100%)
CITY BUFFER ONLY: 25' - 50'	1436 SF	1133 SF	-303 SF (-21%)
CITY SETBACK: 50' - 75'	2792 SF	2616 SF	-176 SF (-6%)
TOTAL	4296 SF	3749 SF	-547 SF (-13%)

STORMWATER MANAGEMENT TO BE PROVIDED THROUGH USE OF DRY WELLS OR OTHER INFILTRATION PRACTICE. PERMEABLE PAVERS WILL BE USED AS NECESSARY.



VICINITY MAP
SCALE: NTS
SOURCE: USGS



GENERAL NOTES

- OWNER/PETITIONER: RELIANCE DEVELOPMENT COMPANY, LLC
4780 ASHFORD DUNWOODY RD, STE. A417
ATLANTA, GEORGIA 30338
TEL: (678) 804-8586
CONTACT: TALAL MOURAD
EMAIL: [REDACTED]
- ENGINEER: BLUE LANDWORKS LLC
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TEL: 678-804-8586
CONTACT: STUART MCCLIMANS, PE
GA PE #16671
GA SSWOC LEVEL II CERTIFIED DESIGN PROFESSIONAL #14356
- THIS PROPERTY IS SHOWN ON FULTON COUNTY TAX MAPS AS BEING PART OF THE 17TH LAND DISTRICT, LAND LOT 13, PARCEL ID(S) 17 00130004024 AND CONTAINING 0.80 ACRES.
- THIS PROPERTY IS ZONED RD-27
- PROPOSED USE: SINGLE-FAMILY RESIDENCE
TOTAL AREA = 0.80 ACRES
UNDISTURBED AREA: 0.48± ACRES
MAX LOT COVERAGE: 30% (10,467 SF)
MINIMUM LOT AREA: 27,000 SF (0.62 ACRE)
MINIMUM LOT WIDTH: 120 FEET
MAX BUILDING HEIGHT: 3-STORIES / 40 FEET
INTERIOR SETBACKS:
MINIMUM FRONT SETBACK: 60 FEET
MINIMUM SIDE SETBACK: 15 FEET
MINIMUM REAR SETBACK: 40 FEET
- THIS SITE DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED 25' STATE WATERS BUFFER.
- THIS SITE DOES NOT CONTAIN AREAS, STREAMS, AND/OR BODIES OF WATER DEPICTED AS WETLANDS ON THE U.S. DEPARTMENT OF INTERIOR, FISH AND WILDLIFE SERVICE.
- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATERCOURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL NO. 13121C0163F, DATED 9/18/13.
- BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY GEORGIA LAND SURVEYING CO. DATED MAY 14, 2018.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM GROUND RUN SURVEY PERFORMED BY GEORGIA LAND SURVEYING CO. DATED MAY 14, 2018. CONTOUR INTERVAL IS ONE FOOT.
- SANITARY SEWER PROVIDED BY FULTON COUNTY.
- WATER PROVIDED BY THE CITY OF ATLANTA.
- POSTED SPEED LIMIT IS 30 MPH.
- ALL NON-NATIVE LANDSCAPE PLANTS WITHIN THE STREAM BUFFER WILL BE TAGGED BY A REGISTERED LANDSCAPE ARCHITECT AND REMOVED PRIOR TO CERTIFICATE OF OCCUPANCY.
- PROPOSED PLANT SPECIES, LOCATION AND QUANTITY ARE SUBJECT TO CHANGE.

DEVELOPMENT STATISTICS:

TOTAL AREA OF SITE:	0.80 ACRES
BUILDING FOOTPRINTS:	3,900± SF (INCLUDING DECK AND CATWALK) [11.2%]
PARKING SPACES:	TWO-CAR GARAGE (TWO SPACES REQUIRED)
TOTAL IMPERVIOUS SURFACE:	5,754± SF [16.5%]
LANDSCAPING / FOUNDATION:	6,100 SF [17.5%]
UNDISTURBED AREA:	23,100± SF [53%]
FLOODPLAIN:	0 ACRES

ABBREVIATIONS	LEGEND
APPROX = APPROXIMATE	HP = HIGH POINT
BC = BACK OF CURB	INV = INVERT
BFE = BASEMENT FLOOR ELEVATION	IE = INVERT ELEVATION
BM = BENCHMARK	IPF = IRON PIN FOUND
BW = BOTTOM OF WALL	IPS = IRON PIN SET - 1/2" REBAR
BLDG = BUILDING	ICV = IRRIGATION CONTROL VALVE
B/L = BUILDING LINE	JB = JUNCTION BOX
CB = CATCH BASIN	LL = LAND LOT LINE
C/L = CENTERLINE	LP = LIGHT POLE
CO = CLEANOUT	LOWP = LOW POINT
CMF = CONCRETE MONUMENT FOUND	MH = MANHOLE
CMP = CONCRETE	MSL = MEAN SEA LEVEL
CSP = CORRUGATED STEEL PIPE	OP = OPEN TOP PIPE
CF = CUBIC FEET	OCS = OUTLET CONTROL STRUCTURE
CG = CURB & GUTTER	PMT = PAVEMENT
CTF = CRIMP TOP FOUND	PED = PEDESTAL
DI = DIAMETER	PKF = PK NAIL FOUND
DE = DRAINAGE EASEMENT	PP = POLYETHYLENE GLYCOL PIPE
DIA = DROP INLET	POB = POINT OF BEGINNING
DWB = DOUBLE WING CATCH BASIN	PWR = POWER
EP = EDGE OF PAVEMENT	PP = POWER POLE
ELEV = ELEVATION	PTP = POWER/TELEPHONE POLE
EX = EXISTING	P/L = PROPERTY LINE
FC = FACE OF CURB	PROP = PROPOSED
FE = FEET	RB = REBAR
FES = FINISHED FLOOR ELEVATION	RCP = REINFORCED CONCRETE PIPE
FI = FIRE HYDRANT	R/W = RIGHT-OF-WAY
FL = FLARED END SECTION	SBE = SUB-BASEMENT FLOOR ELEV
GFE = GARAGE FLOOR ELEVATION	SE = SEWER
GPW = GEORGIA POWER MANHOLE	SSMH = SANITARY SEWER MANHOLE
GR = GROUND	SWCB = SINGLE WING CATCH BASIN
GW = GUT WIRE	S/W = SIDEWALK
HOPE = HIGH DENSITY POLYETHYLENE	SF = SQUARE FEET
	TP = TOP OF BANK
	TC = TOP OF CURB
	TPOB = TRUE POINT OF BEGINNING
	TW = TOP OF WALL
	TRANS = TRANSFORMER
	UC = UNDERGROUND
	UGTM = UG TELEPHONE MARKER
	WM = WATER METER
	WV = WATER VALVE
	YV = YARD INLET
LINETYPES	
---	= BRANCH/CREEK
- - - -	= FENCE
- - - -	= GAS LINE
- - - -	= LAND LOT LINE
- - - -	= PLUGGED PIPE/STUB
- - - -	= POWER LINE
- - - -	= SANITARY SEWER LINE
- - - -	= STORM DRAINAGE LINE
- - - -	= TELEPHONE LINE
- - - -	= TRAVELER LINE/POINT
- - - -	= WATER LINE
SYMBOLS	
●	= PROPERTY CORNER
+	= SIGN
+	= SSMH
+	= STUB
+	= HYDRANT
+	= WATER METER
+	= WATER VALVE
+	= LIGHT POST
+	= UTILITY POLE

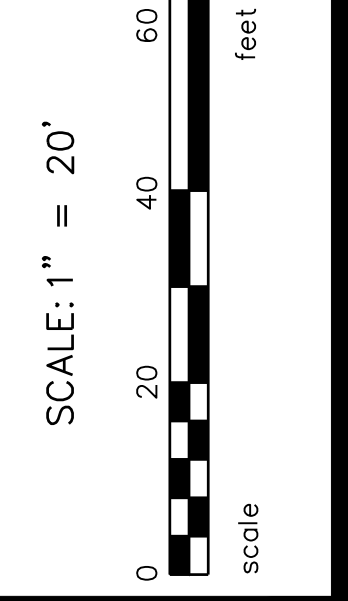
LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, CITY OF SANDY SPRINGS CONTAINING 0.80 ACRES, AS SHOWN ON A BOUNDARY AND TOPOGRAPHIC SURVEY BY GEORGIA LAND SURVEYING CO., DATED MAY 14, 2018, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (1/2" REBAR) ON THE SOUTHERLY MARGIN OF WINDSOR PARKWAY (50' PUBLIC RIGHT-OF-WAY) HAVING STATE PLANE COORDINATES OF NORTHING: 1412363.87, EASTING: 2241161.71 AND CONTINUING ALONG THE SOUTHERLY MARGIN OF WINDSOR PARKWAY SOUTH 64 DEGREES 56 MINUTES 45 SECONDS EAST, 215.12 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE SOUTH 61 DEGREES 01 MINUTES 13 SECONDS EAST, 191.74 FEET TO A 1/2" CRIMP TOP PIPE; THENCE DEPARTING THE SOUTHERLY MARGIN OF WINDSOR PARKWAY NORTH 89 DEGREES 53 MINUTES 49 SECONDS WEST, 350.40 FEET TO A 1/2" CRIMP TOP PIPE FOUND; THENCE SOUTH 89 DEGREES 23 MINUTES 11 SECONDS WEST, 14.60 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 00 DEGREES 44 MINUTES 45 SECONDS EAST, 183.54 FEET TO THE POINT OF BEGINNING.

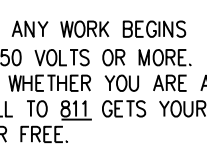
EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.

ISSUE #	DATE	REVISIONS
1	12/14/20	SUBMIT FOR GOVERNMENT REVIEW
2	02/10/21	ADDRESS REVIEW COMMENTS
3	03/17/21	ADDRESS REVIEW COMMENTS



17TH LAND DISTRICT	LAND LOT(S) 13
1775 WINDSOR PARKWAY	
SANDY SPRINGS, GEORGIA 30389	
PARCEL(S) 17 00130004024	
CITY OF SANDY SPRINGS	
DRPANK:GZ	CHECKED:SAM

V:\2020-057 - 1175 Windsor Parkway - Sandy Springs\1000 - AutoCAD\10 - Planning\2020.057-CN3.dwg, E-100 3/22/2021 9:39 AM by Grant Crowe



LEGEND

ABBREVIATIONS

APPROX	= APPROXIMATE
BC	= BACK OF CURB
BE	= BASEMENT FLOOR ELEVATION
BN	= BENCHMARK
BW	= BELL BOTTOM
BLDG	= BUILDING
BLD	= BUILDING LINE
B/L	= BRIDGE
CB	= CATCH BASIN
C/C	= CENTERLINE
CL	= CLEANOUT
CONC	= CONCRETE
CMF	= CONCRETE MONUMENT FOUND
CMF	= CONCRETE METAL PIPE
CSP	= CORRUGATED STEEL PIPE
CF	= CURB FEET
CG	= CURB & GUTTER
CTF	= CRIMP TOP FOUND
DA	= DRAINAGE
DE	= DRAINAGE EASEMENT
DI	= DRAIN INLET
DP	= DUCTILE IRON PIPE
DWBC	= DOUBLE WING CATCH BASIN
E	= EDGE OF PAVEMENT
ELEV	= ELEVATION
EX	= EXISTING
FF	= FACE OF CURB
FT	= FEET
FH	= FINISHED FLOOR ELEVATION
FI	= FIRE HYDRANT
FES	= FLARED END SECTION
FGR	= FIREARMS FLOOR ELEVATION
GMFH	= GEORDA POWER MANHOLE
GR	= GRATE INLET
GR	= GROUND
GW	= GUY WIRE
HW	= HEADWALL
HDPE	= HIGH DENSITY POLYETHYLENE

HP	= HIGH POINT
INV	= INVERT
IE	= INVERT ELEVATION
IPF	= IRON PIN FOUND
IPPS	= IRON PIN PILE - 1/2" REBAR
ICV	= IRRIGATION CONTROL VALVE
JB	= JUNCTION BOX
LD	= LAND LOT LINE
LP	= LIGHT POLE
LOMP	= LOW POINT
MH	= MANHOLE
MSL	= MEAN SEA LEVEL
OTF	= OPEN TOP PIPE
OCS	= OUTLET CONTROL STRUCTURE
P	= PAVEMENT
PE	= PEDESTAL
PK	= PK NAIL FOUND
PCP	= POLYVINYL CHLORIDE PIPE
POB	= POINT OF BEGINNING
POWER	= POWER
PP	= POWER POLE
PTP	= POWER/TELEPHONE POLE
PROP	= PROPERTY LINE
PROPO	= PROPOSED
REBAR	= REBAR
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT-OF-WAY
SUB-BASIN	= SUB-BASIN FLOOR ELEV
SSE	= SANITARY SEWER EASEMENT
SSMH	= SANITARY SEWER MANHOLE
SWB	= SINGLE WING CATCH BASIN
S/W	= SIDEWALK
SQ	= SQUARE
TEL	= TELEPHONE
TB	= TOP OF BANK
TOB	= TOP OF CURB
TPOB	= TRUE POINT OF BEGINNING
TOP	= TOP OF TIE
TRANS	= TRANSFORMER

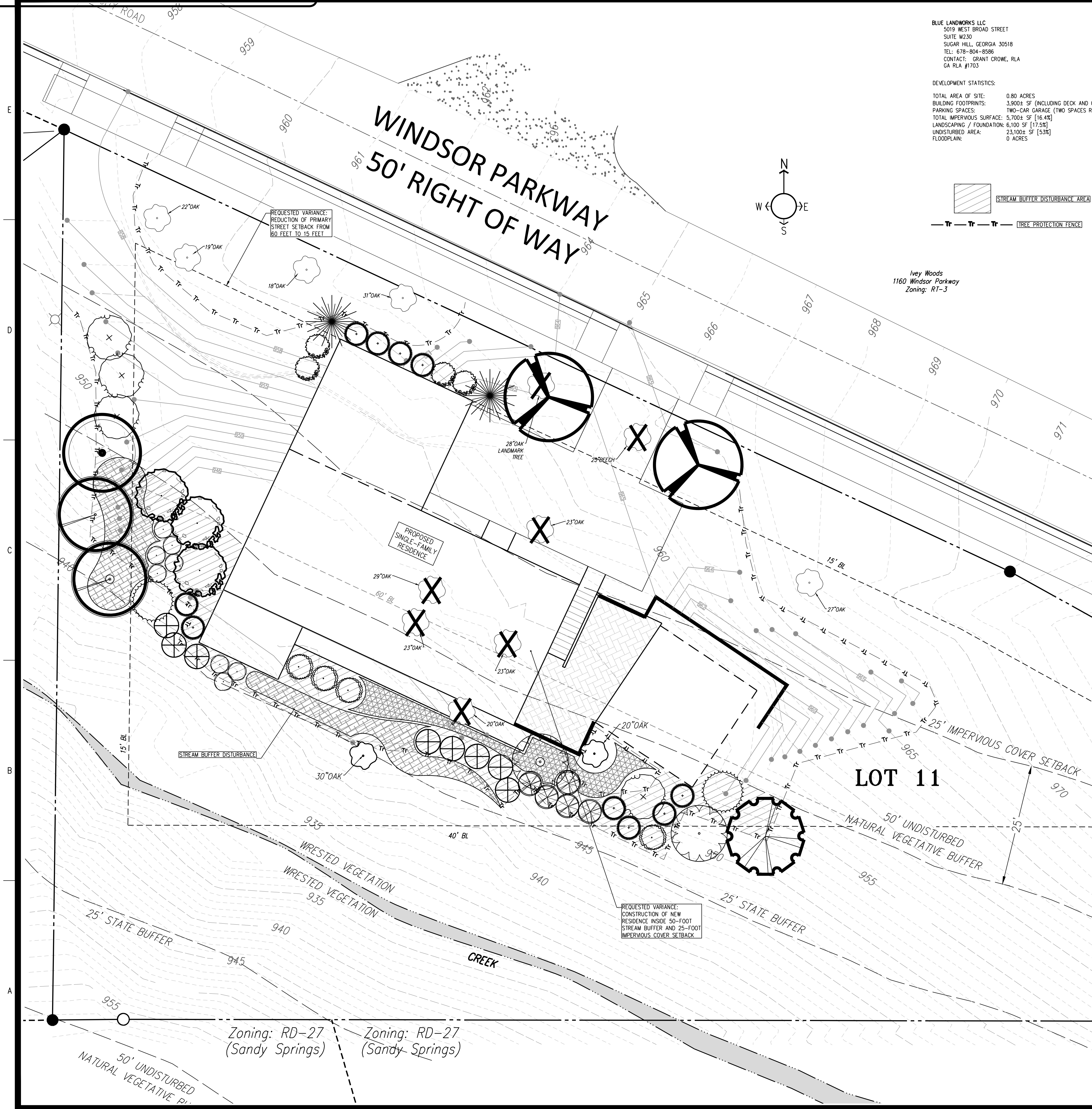
UG	= UNDERGROUND
UGM	= UNDERGROUND MARKER
WM	= WATER METER
WV	= WATER VALVE
Y	= YARD INLET

LINE TYPES

	= BRANCH/CREEK
	= FENCE
	= GAS LINE
	= LAND LOT LINE
	= PLUGGED PIPE/STUB
	= POWER LINE
	= SANITARY SEWER LINE
	= STORM DRAINAGE LINE
	= TELEPHONE LINE
	= TRAVERSE LINE/POINT
	= WATER LINE

SIMBOLS

	= PROPERTY CORNER
	= SIGN
	= SSMH
	= STUB
	= HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POST
	= UTILITY POLE



BLUE LANDWORKS LLC
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TEL: 678-804-8586
CONTACT: GRANT CROWE, RLA
GA RLA #1705

DEVELOPMENT STATISTICS:
TOTAL AREA OF SITE: 0.80 ACRES
BUILDING FOOTPRINTS: 3,900± SF (INCLUDING DECK AND CATWALK) [11.2%]
PARKING SPACES: TWO-CAR GARAGE (TWO SPACES REQUIRED)
TOTAL IMPERVIOUS SURFACE: 5,700± SF [16.4%]
LANDSCAPING / FOUNDATION: 6,100 SF [17.5%]
UNDISTURBED AREA: 23,100± SF [53%]
FLOODPLAIN: 0 ACRES

PLANTING SCHEDULE CALCULATIONS:
LANDMARK MITIGATION = 2 LARGE TREES
SIDE YARD GRADING = 3 SMALL TREES
REQUIRED FOUNDATION SHRUBS = ~9

STREAM BUFFER RESTORATION:
3,140 SQUARE FEET DISTURBANCE (SEE CROSS-HATCHED AREA BELOW) x 25% = 785 SQUARE FEET
785 / 200 = 3.9 LARGE TREES
785 / 100 = 7.9 SMALL TREES
785 / 25 = 31.4 SHRUBS
785 / 4 = 196.2 GROUND COVER/PERENNIALS PLANTED

*CALCULATIONS ARE SUBJECT TO CHANGE AT TIME OF LAND DISTURBANCE PERMIT

PROPOSED PLANTINGS ARE IN ACCORDANCE WITH CITY OF SANDY SPRINGS
"RIVER, TRIBUTARY, AND STATE WATERS BUFFER-REVEGETATION STANDARDS", LAST
REVISED MAY 26, 2009

LARGE TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
	2	<i>Acer Rubrum</i>	Red Maple
	1	<i>Betula nigra</i>	River Birch
	1	<i>Magnolia grandiflora</i>	Southern Magnolia
	2	<i>Quercus palustris</i>	Pin Oak
6 TOTAL			

SMALL TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
	3	<i>Cercis canadensis</i>	Redbud
	2	<i>Halesia Carolina</i>	Carolina Silverbell
	4	<i>Amelanchier spp.</i>	Serviceberry
	2	<i>Ilex opaca</i>	America Holly
11 TOTAL			

SHRUBS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
	4	<i>Buxus sempervirens</i> "Sulfruticosa"	Dwarf English Boxwood
	4	<i>Hydrangea quercifolia</i>	Oak-leaf Hydrangea
	10	<i>Ilex glabra</i>	Inkberry Holly
	8	<i>Illicium parviflorum</i>	Small Anise
	8	<i>Itea virginica</i>	Virginia Sweetspire
	2	<i>Juniperus scopulorum</i> "Moonglow"	Moonglow Juniper
	5	<i>Leucothoe spp.</i>	Dog Hobble
41 TOTAL			

GROUND COVER / PERENNIALS

Shade Mix: 785 sf

Full shade ferns: (approximately 134 ferns: 1 gal minimum)
Christmas Fern: *Polystichum acrostichoides*
Royal Fern: *Osmunda regalis*

Full shade flowers: (approximately 250 sf)
Bleeding Heart: *Dicentra eximia*
False Solomon's Seal: *Maianthemum racemosum*
Foam Flower: *Tiarella cordifolia*

BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # LSF000518
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
RELIANCE DEVELOPMENT COMPANY, LLC
4780 ASHFORD DUNWOODY RD
ATLANTA, GA 30338
TEL: 770-240-1100
CONTACT: TIAUL MURRAY

GRANT H. CROWE
REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
No. 1403

ISSUE #	DATE	REVISIONS
1	12/14/20	SUBMIT FOR GOVERNMENT REVIEW
2	02/10/21	ADDRESS REVIEW COMMENTS
3	03/17/21	ADDRESS REVIEW COMMENTS

SCALE: 1" = 10'

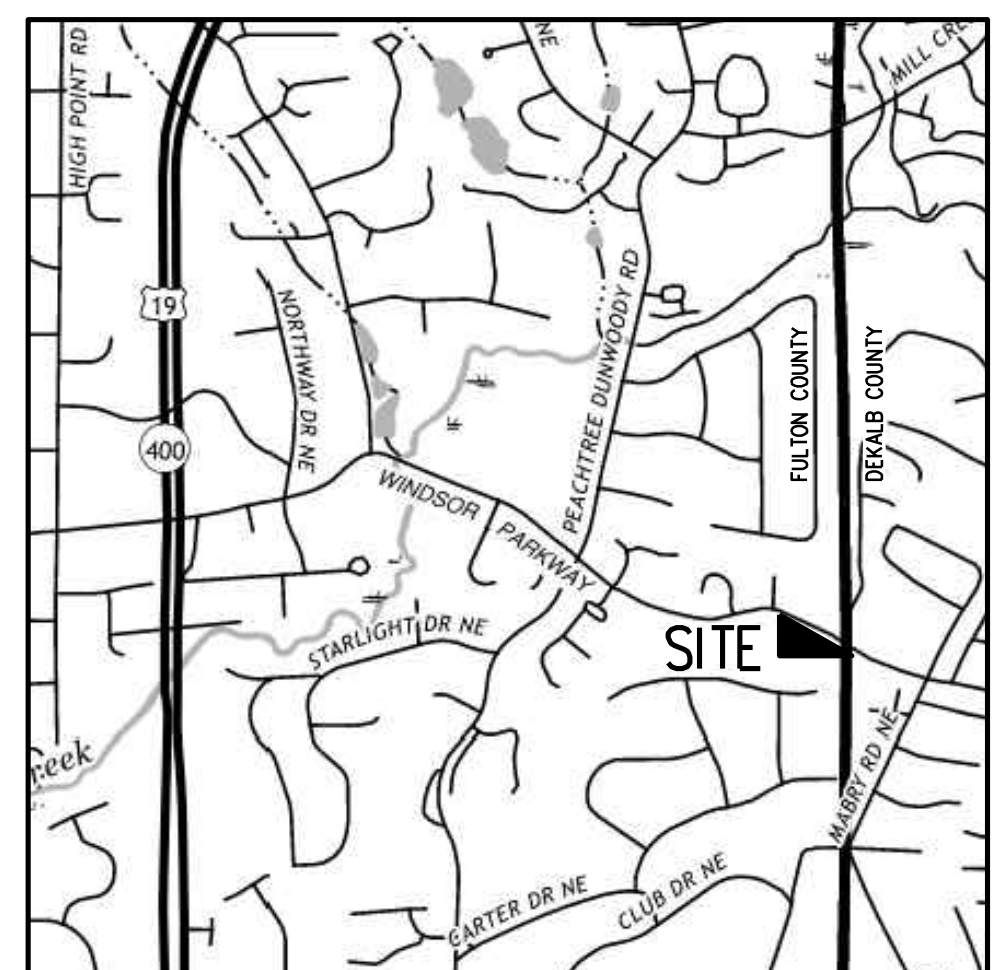
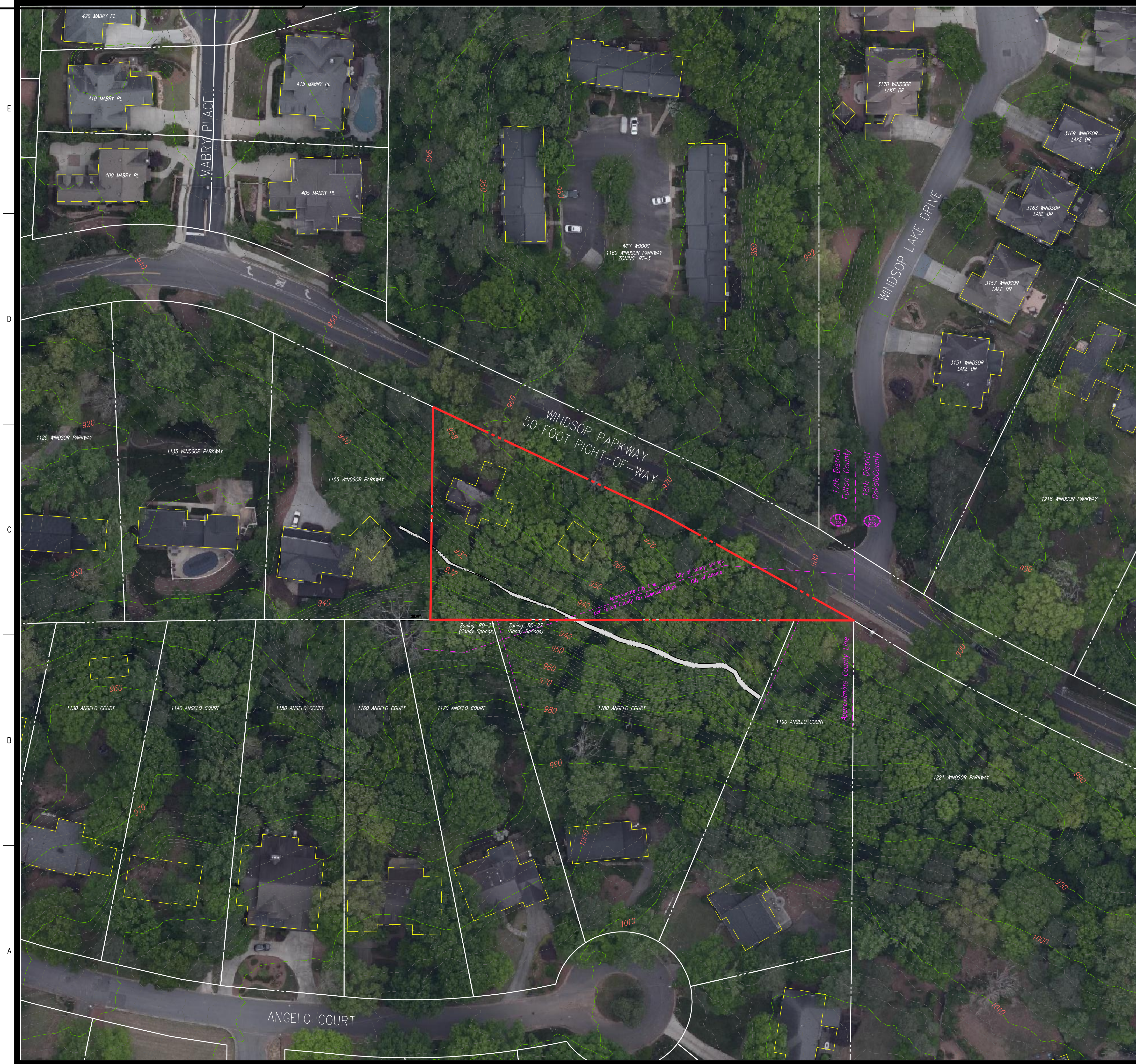
**1175 WINDSOR PARKWAY
SANDY SPRINGS, GEORGIA 30099**

17TH LAND DISTRICT
PARCELS 17 00130040424
CITY OF SANDY SPRINGS
DRAWN: GC
CHECKED: SAM

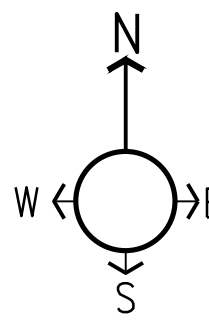
**LANDSCAPE AND
STREAM RESTORATION
PLAN**

PROJECT# 2020.057
TR-100

PLAN# 0020-057 - 1175 Windsor Parkway - Sandy Springs/V000 - Planning/2020.057-CHK.dwg, TR-100, 3/17/2021 11:36 AM by Grant Crowe



VICINITY MAP
SCALE: NTS
SOURCE: USGS



EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.

BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # LSF000518
5019 WEST BROAD STREET
SUITE 4020
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
RELIANCE DEVELOPMENT COMPANY, LLC
4780 ASHFORD DOWNEY RD
SUITE 100
ATLANTA, GA 30338
TEL: (770) 411-1100
FAX: (770) 411-1101

ISSUE #	DATE	REVISIONS
1	12/14/20	SUBMIT FOR GOVERNMENT REVIEW

SCALE: 1" = 40'

1175 WINDSOR PARKWAY
SANDY SPRINGS, GEORGIA 30099

17TH LAND DISTRICT	LAND LOT(S)
PARCEL(S) 17 0013004024	13

QTY OF SANDY SPRINGS
DRAWN: _____
CHECKED: _____
FULTON COUNTY, GA

400 FOOT OVERALL TOPOGRAPHIC EXHIBIT

PROJECT# 2020.057
C-101

1175 Windsor Parkway - Sandy Springs\1000 - Planning\2020.057-05 Overall.dwg, C-101 12/17/2020 8:49 AM by Grant Crane

RECEIVED 5/11/2021 PLANNING & ZONING



LAND DESCRIPTION – 1175 WINDSOR PARKWAY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, CITY OF SANDY SPRINGS CONTAINING 0.80 ACRES, AS SHOWN ON A BOUNDARY AND TOPOGRAPHIC SURVEY BY GEORGIA LAND SURVEYING CO., DATED MAY 14, 2018 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (1/2" REBAR) ON THE SOUTHERLY MARGIN OF WINDSOR PARKWAY (50' PUBLIC RIGHT-OF-WAY) HAVING STATE PLANE COORDINATES OF NORTHING: 1412363.87, EASTING: 2241161.71 AND CONTINUING ALONG THE SOUTHERLY MARGIN OF WINDSOR PARKWAY SOUTH 64 DEGREES 56 MINUTES 45 SECONDS EAST, 215.12 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE SOUTH 61 DEGREES 01 MINUTES 13 SECONDS EAST, 191.74 FEET TO A 1/2" CRIMP TOP PIPE; THENCE DEPARTING THE SOUTHERLY MARGIN OF WINDSOR PARKWAY NORTH 89 DEGREES 53 MINUTES 49 SECONDS WEST, 350.40 FEET TO A 1/2" CRIMP TOP PIPE FOUND; THENCE SOUTH 89 DEGREES 23 MINUTES 11 SECONDS WEST, 14.60 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 00 DEGREES 44 MINUTES 45 SECONDS EAST, 183.54 FEET TO THE POINT OF BEGINNING.