



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, August 11, 2020

Case: **V20-0023 – 4900 Jett Road**
Staff Contact: Madalyn Smith (msmith@sandyspringsga.gov)
Report Date: July 21, 2020

REQUEST

Request for a Variance from Sec. 9.4.2. to allow a pool to encroach in the 50-foot undisturbed natural vegetative buffer (50-foot buffer) and the additional 25-foot impervious surface setback (25-foot setback).

APPLICANT

Property Owner: Rick & Amanda Kuhlman	Petitioner: Rick & Amanda Kuhlman	Representative: n/a
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SUMMARY

The applicant requests a Variance to allow a pool to encroach into the 50-foot undisturbed natural vegetative buffer (50-foot buffer) and the additional 25-foot impervious surface setback (25-foot setback).

RECOMMENDATION

Department of Community Development

Staff recommends **Denial** of **Variance** V20-0023.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. Application, received June 30, 2020

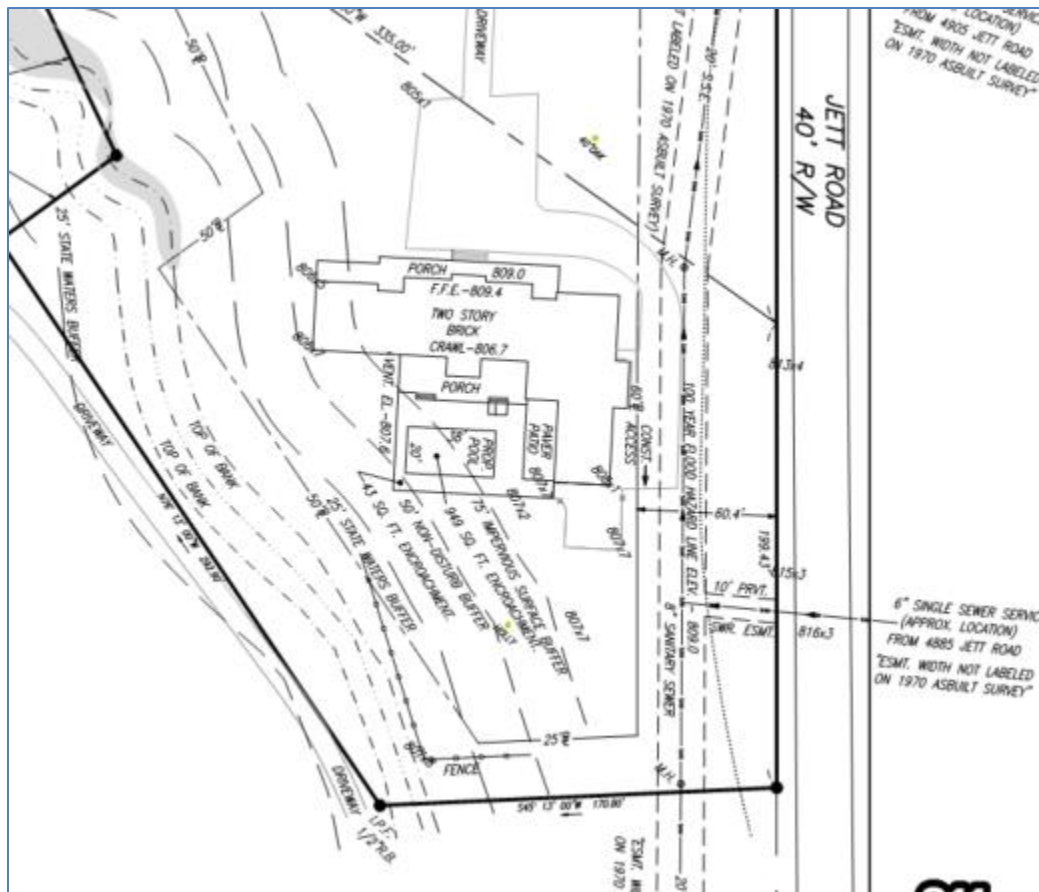
Plans:

1. Survey and Site Plan prepared by Site Works Surveys & Planning, dated June 22, 2020, received June 30, 2020.
2. Mitigation Plan prepared by Site Works Surveys & Planning, dated June 22, 2020, received July 2, 2020.

PROPERTY INFORMATION

Location:	4900 Jett Road (Parcel ID # 17 0176 LL0995)
Council District:	6 – Bauman
Road frontage:	Approximately 720 feet of frontage on Jett Road
Acreage:	Approximately 4.43 acres
Current Zoning:	Residential Estate (RE-2)
Existing Land Use:	Single Family Residential
Previous Zoning Case/Cases:	n/a
Character Area:	Protected Neighborhood

SITE PLAN (received June 30, 2020) (full size Site Plan in Package)



PROPOSED DEVELOPMENT

The subject lot is located off Jett Road in the southwestern corner of Sandy Springs, and is developed with a single-unit detached house. A significant portion of the existing home is located in the stream buffer and much of this property has been cleared of trees and shrubs, especially in the buffer area. This work was conducted prior to the City's Development Code requirements.

The property is accessed from the adjacent lot, 0 Jett Road (to the north), which the applicant also owns. The front of the house is oriented to the north, facing what is traditionally considered the side property line. 0 Jett Road is undeveloped and only has a driveway and essentially serves as the front yard for the home. The applicant is proposing to construct a 20-foot x 38-foot pool with pool decking in a portion of the rear yard that is already cleared and is currently grass lawn. 949 SF of the proposed pool and decking encroach into the 25-foot setback and 43 SF encroaches into the 50' buffer.

The following images show the existing conditions of 4900 Jett Road.



Portion of the rear yard outside of the buffers



Proposed location for the pool, looking towards the stream



Proposed location for the pool, looking towards the home



Portion of the stream which is eroding

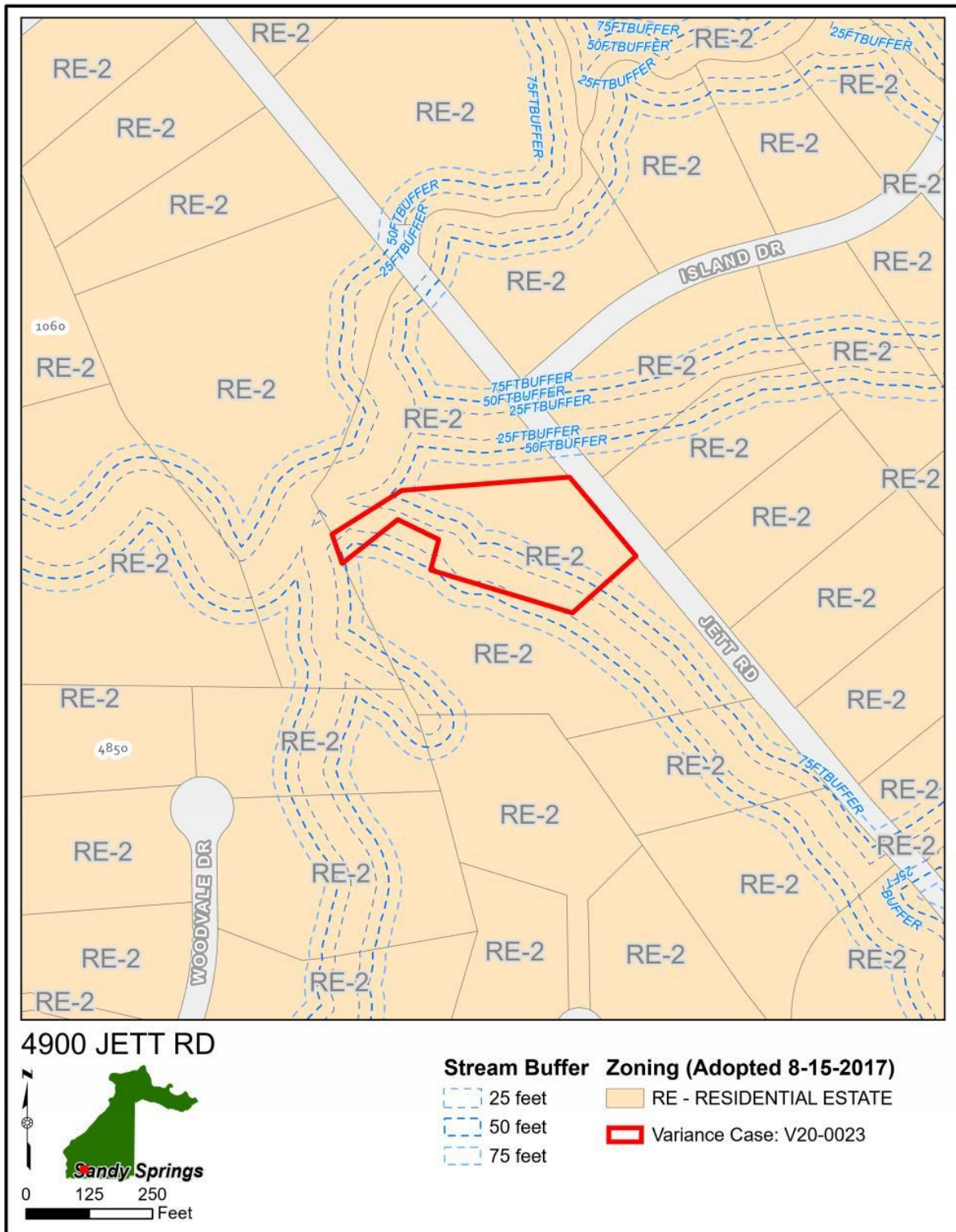
(All photographs by Madalyn Smith, July 16, 2020)

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	Residential Estate / Single Family Residential	4950 Jett Road	7.9
East	Residential Estate / Single Family Residential	4905 Jett Road	1.9
South	Residential Estate / Single Family Residential	4888 Jett Road	4.2
West	Residential Estate / Single Family Residential	4845 Woodvale Drive	2
PROPOSED DEVELOPMENT			
--	Residential Estate / Single Family Residential	4900 Jett Road	4.4

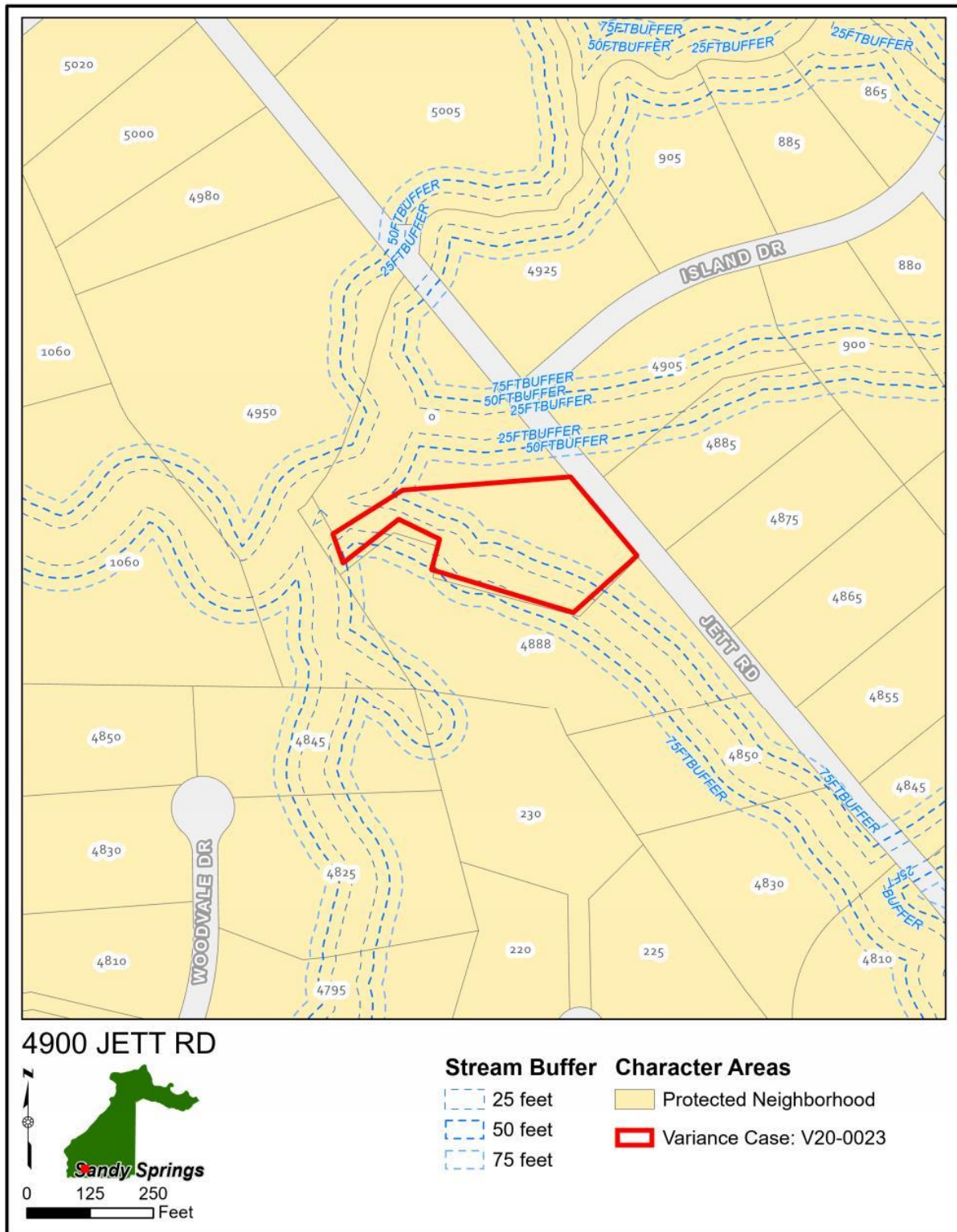
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



V19-0031 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;*
- b. *Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create an extreme hardship.*

Findings: The property meets the minimum lot width and lot area requirements for the zoning district RE-2. The property is mostly flat, with a very gentle slope, approximately 20 feet over the course of the entire property. The house itself is uniquely oriented: the front of the house faces north (technically the side yard), away from Jett Road so the area that would typically serve as the side yard is practically the front yard, see Figure 1. The side yard ("front yard") is labelled as Area 1, the rear yard as Area 2. Area 1 is located in the Future Floodway, where no new construction can be done (see Fig. 2). Much of the remainder of the property is located in the Future Floodplain (see Fig. 2).

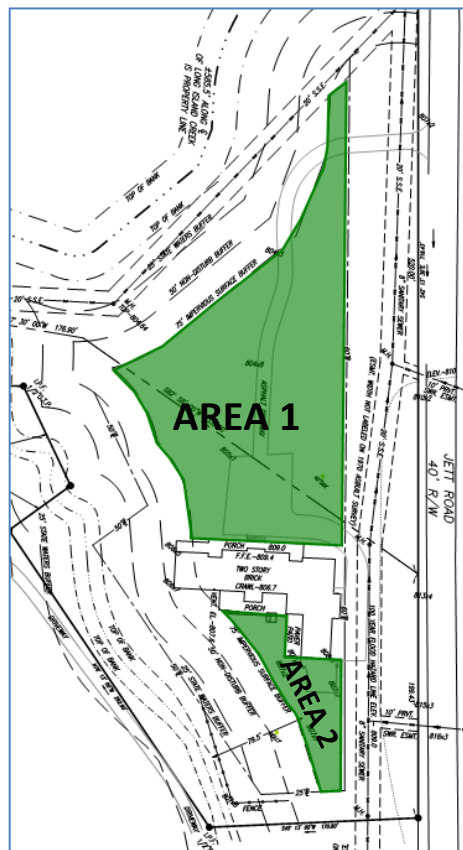


Figure 1.

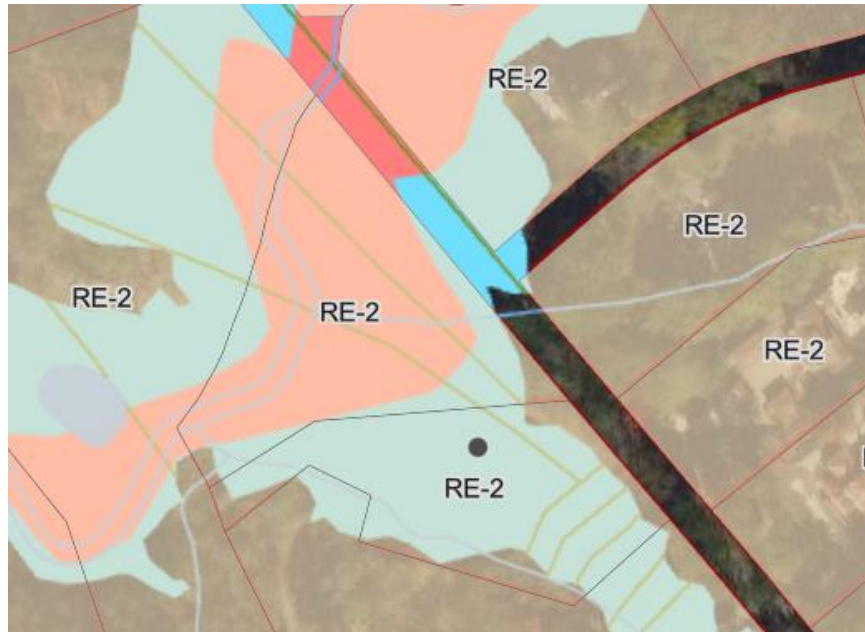


Figure 2. Future Floodway shown in red
Future Floodplain shown in blue

The proposed location is a logical one because it is already cleared, flat, and not located in the Future Floodway. However, Staff's view is that there is sufficient space and agreeable topography to construct a pool without encroaching into the Stream Buffer in particular, as well as the additional Impervious Setback, in Area 2 (See Fig. 1).

Staff does not see any physical condition that would necessitate a variance to enable development. Further, Staff does not find that strict adherence to the buffer and setback requirements would create a 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 conditions are not the result of action nor inaction of the property owner.

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;***

Finding: As previously stated, the property is effectively flat, and meets the minimum lot requirements for the zoning district.

- ***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 property is located almost entirely within the Future Floodway and/or the Future Floodplain.

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

Finding:

Proposed Impervious Encroachment For Pool	
Buffer/Impervious Setback	Encroachment (square feet)
25' Impervious Setback	949
25' City Undisturbed Natural Vegetative Buffer	43
25' State Waters Buffer	0
Total:	992

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

Finding: As previously stated, the existing home is uniquely situated on the property, with the front of the home facing north, away from Jett Road (effectively to its side yard). There is ample area in this atypical side yard that is unencumbered by stream buffers. However, this portion of the property is at a lower elevation than the rear and is located in the Future Floodway so a pool should not be built in this location.

South and west of the home, the rear yard, is mostly encumbered by stream buffers. The buildable area is labelled in Figure 1 as Area 2. However, it should be noted that a pool in this location would result in the loss of tree canopy.

- ***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: This property was developed prior to the tightening of restrictions on development near streams. The existing house is located in the buffer and much of the buffer area has been cleared and graded. The negative impacts of further encroachment in the stream buffers can be effectively mitigated through stream bank stabilization, as proposed by the applicant (See Figure 3).

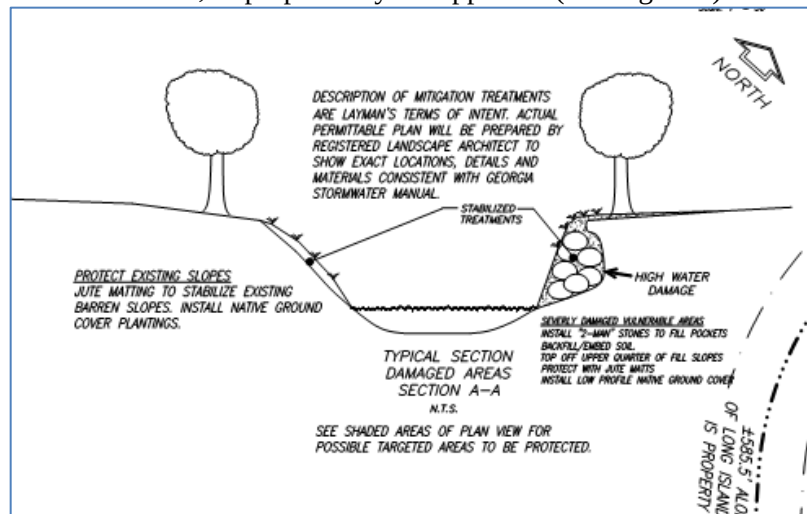


Figure 3.

COMMENTS FROM OTHER PARTIES
Sandy Springs Chief Environmental Compliance Officer: No comment provided. Correspondence Received: Two letters of support were received from nearby homeowners. 1 comment was received in opposition.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION
Following review, and based on the findings, Staff recommends Denial of Variance V20-0023, request for a Variance from Sec. 9.4.3. to allow for the development of a pool to encroach into the 50-foot undisturbed natural vegetative buffer (50-foot buffer) and the additional 25-foot impervious surface setback (25-foot setback). Should the Board determine that a variance is warranted, Staff would recommend they do so under the following conditions: 1. The encroachment be limited to that shown on the Mitigation Plan prepared by Site Works Surveys & Planning, dated June 22, 2020, received July 2, 2020. 2. The streambank be stabilized as detailed in the Mitigation Plan prepared by Site Works Surveys & Planning, dated June 22, 2020, received July 2, 2020 and be subject to the approval of the Chief Environmental Compliance Officer.



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, December 10, 2019

Case: **V19-0023, 360 Lafayette Avenue**
Staff Contact: Madalyn Smith (msmith@sandyspringsga.gov)
Report Date: November 22, 2019

REQUEST

Request for a Variance from Sec. 2.3.3 to allow for an encroachment into the primary street setback.

APPLICANT

Property Owner: Calvin Hartness	Petitioner: Randy Arndt	Representative: Randy Arndt
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SUMMARY

The applicant requests a variance to encroach into the 50 foot primary street setback by 12 feet, for the purpose of constructing a new single family home. There is an existing house that currently encroaches 20 feet into the setback. The lot has a pie slice shape with a curvilinear front setback and diagonal rear setback creating an odd shaped buildable area that is approximately 3300 SF large. The lot is also very shallow and undersized for the zoning district. Strict adherence to the required primary street setback does not allow for new construction that is on-par with current neighborhood development trends. For these reasons staff recognizes a hardship based on the size and shape of the property.

RECOMMENDATION

Department of Community Development

Staff recommends **Approval** of **Variance** V19-0023.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. Application, received November 1st, 2019
2. Notarized letters of support from surrounding neighbors, received November 1st, 2019

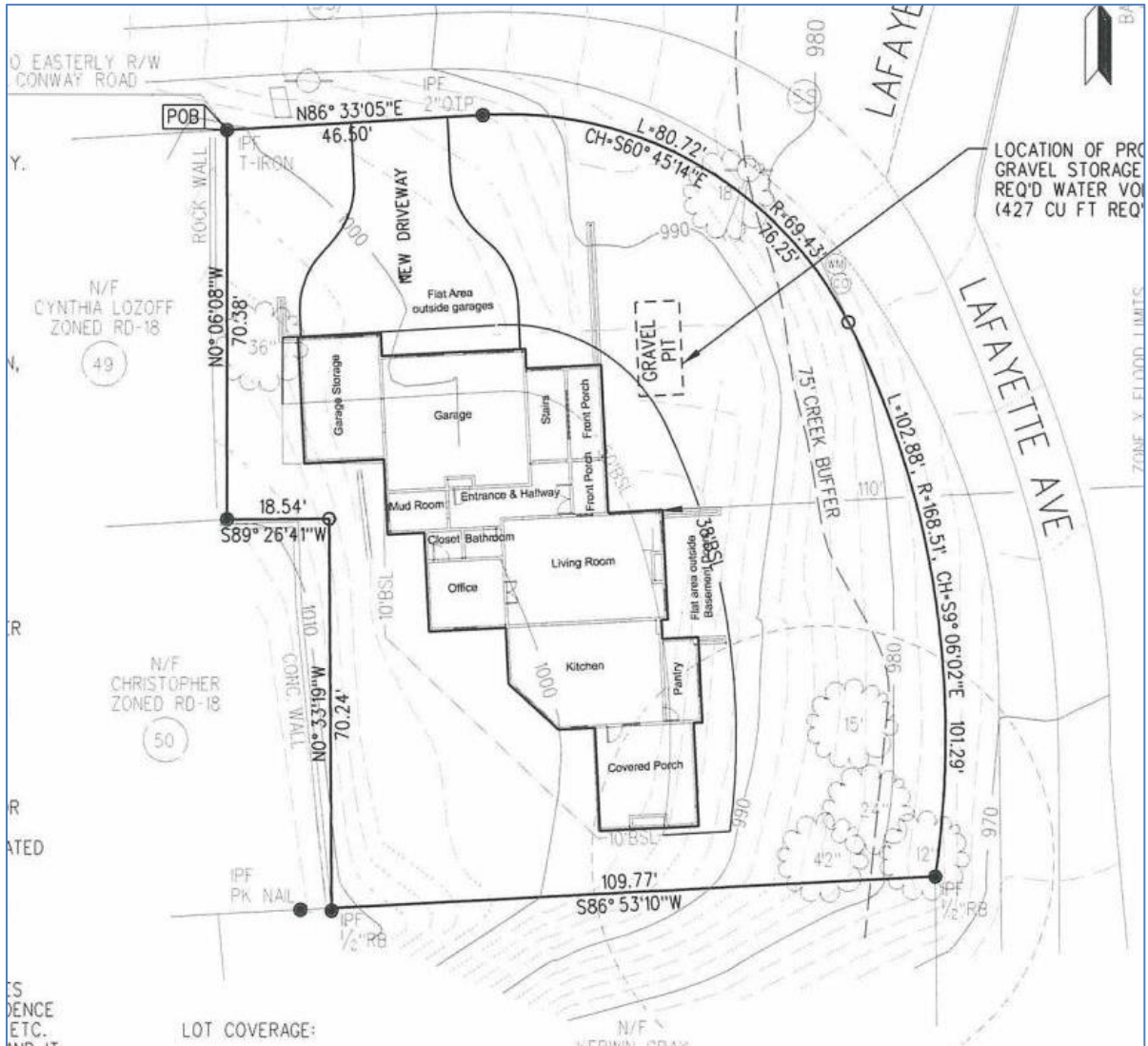
Plans:

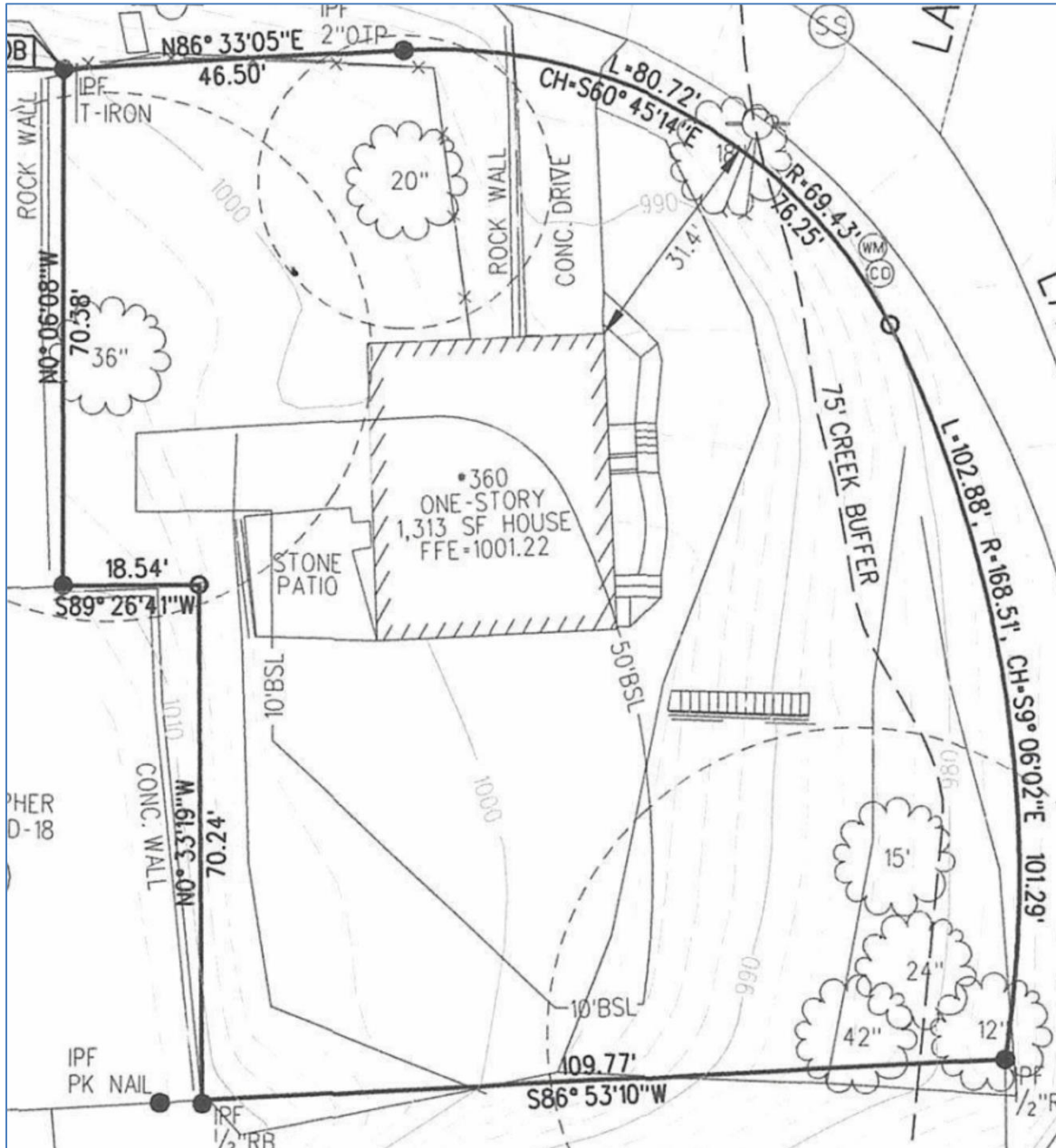
1. Survey prepared by SPG Surveying, LLC, signed and sealed by Steven P. Griggs, dated 10/09/2019, received November 1st, 2019
2. Site plan, prepared by Legacy Homes, November 1st, 2019

PROPERTY INFORMATION	
Location:	360 Lafayette Avenue (Parcel ID # 17 013700010363)
Council District:	6—Bauman
Road frontage:	Approximately 225 feet of frontage on Lafayette Avenue
Acreage:	Approximately 15,222 SF (.35 acres)
Current Zoning:	RD-18 (Residential Detached, minimum lot size 18,000 SF)
Existing Land Use:	Single family home
Previous Zoning:	R3
Character Area:	Protected Neighborhood

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 family residential	4776 LAFAYETTE CT	.32
East	RD-18 / Single family residential	4755 LAFAYETTE AVE NW	.41
South	RD-18 / Single family residential	4742 LAFAYETTE AVE NW	.41
West	RD-18 / Single family residential	4771 EAST CONWAY RD NW 4769 EAST CONWAY DR	.31 .35
PROPOSED DEVELOPMENT			
--	RD-18 / Single family residential	360 Lafayette	.4

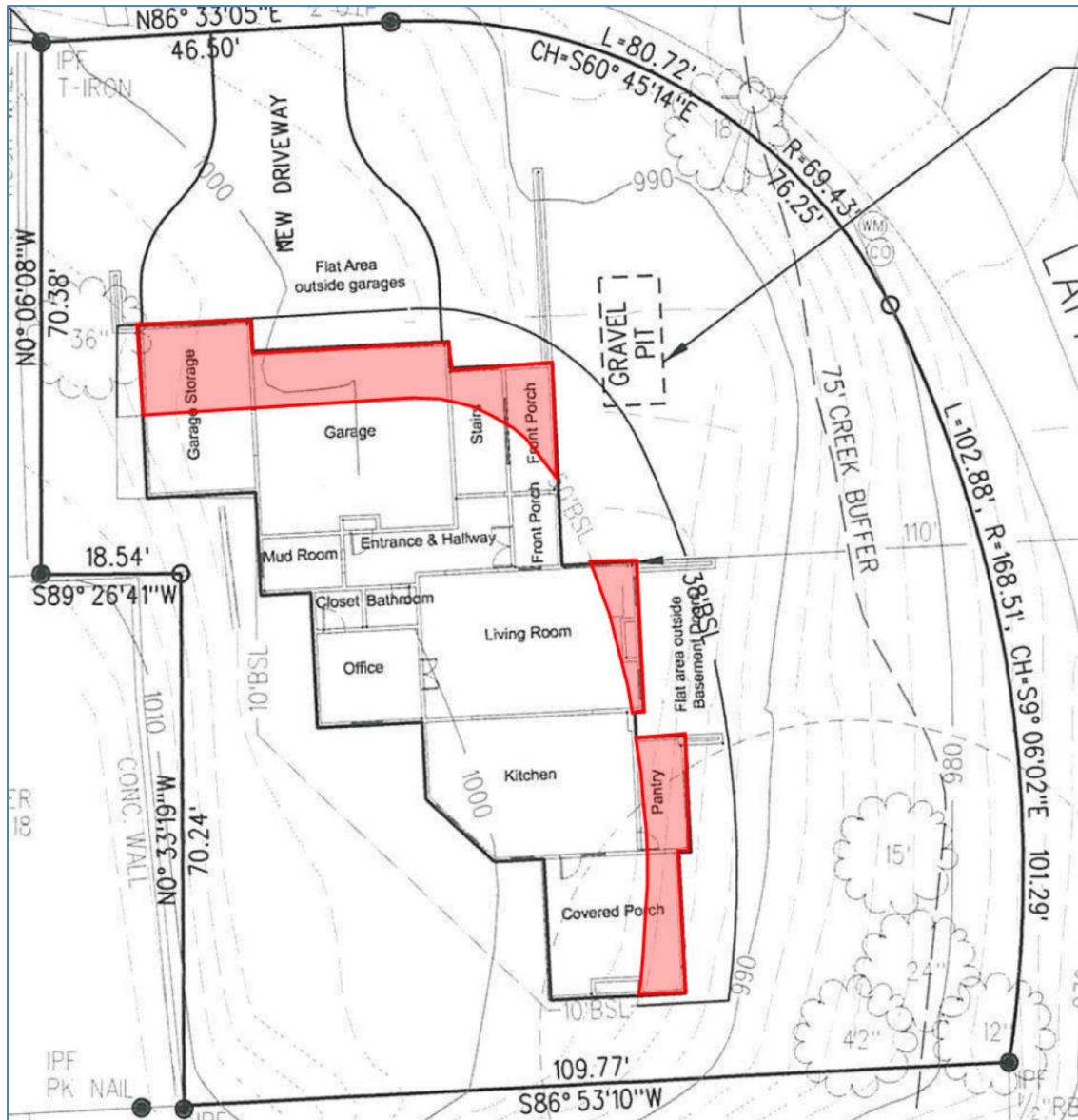
SITE PLAN (received November 1, 2019)





PROPOSED DEVELOPMENT

The applicant proposes to demolish the existing single family home and construct a new single family home. The proposed home would have approximately 4100 SF of living space with a garage and basement. The new home would encroach into the primary street setback up to 12 feet, for a total encroachment footprint of 800 SF (see site plan below). The existing house encroaches about 500 SF.



Footprint of proposed home for 360 Lafayette, encroachment highlighted in red

AERIAL IMAGE

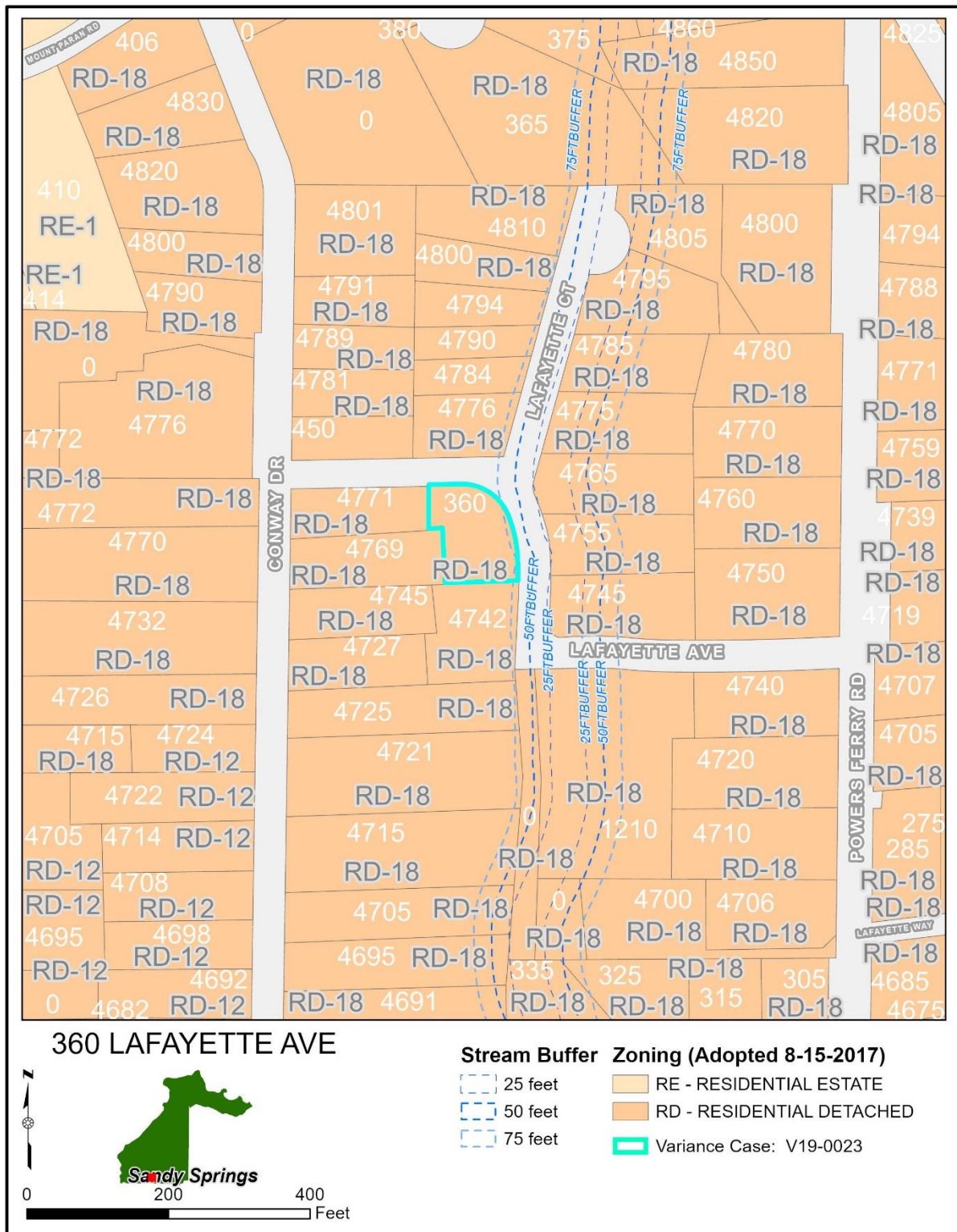


PHOTO

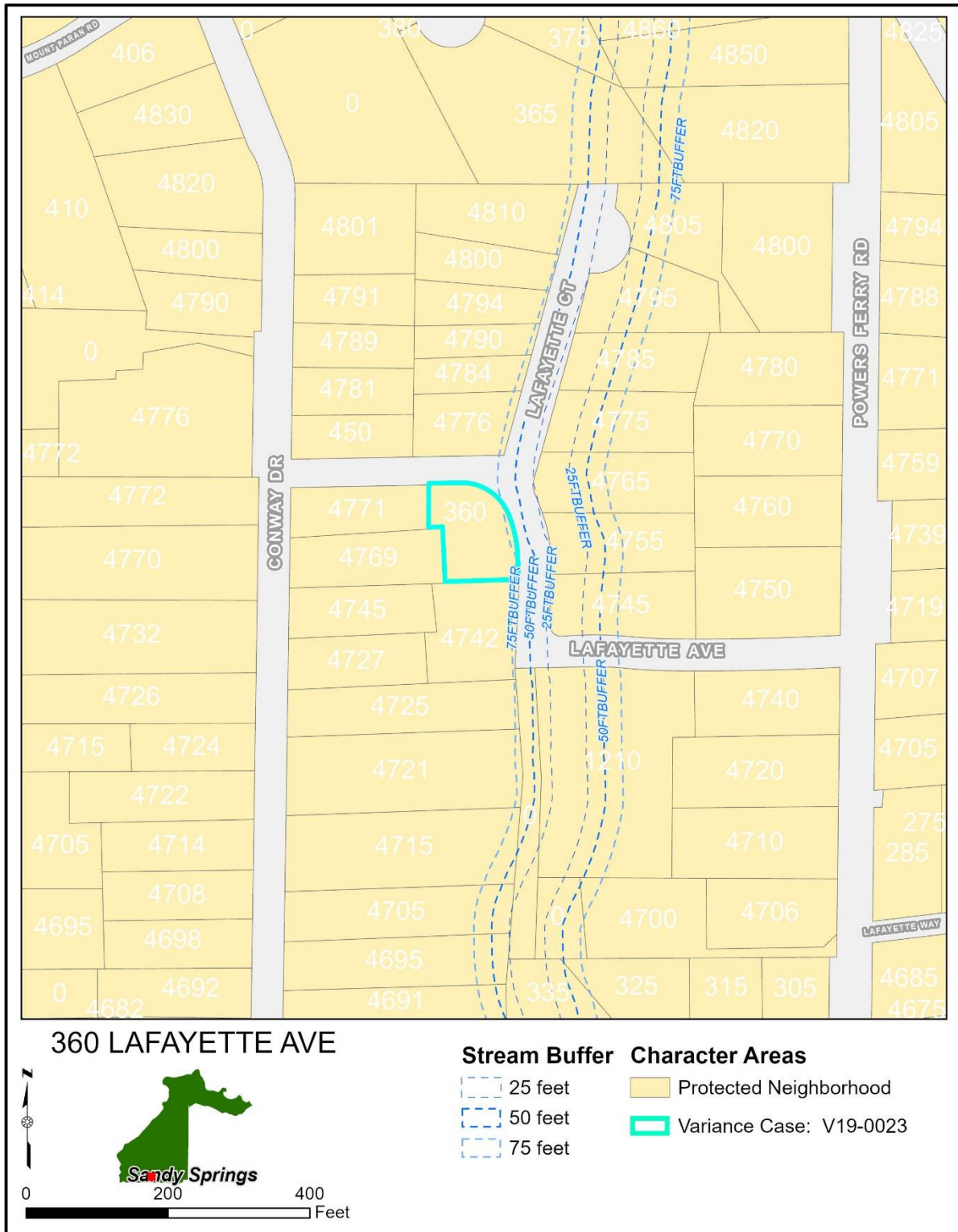


View of existing home at 360 Lafayette (photo from Google streetview)

ZONING MAP



CHARACTER AREA MAP



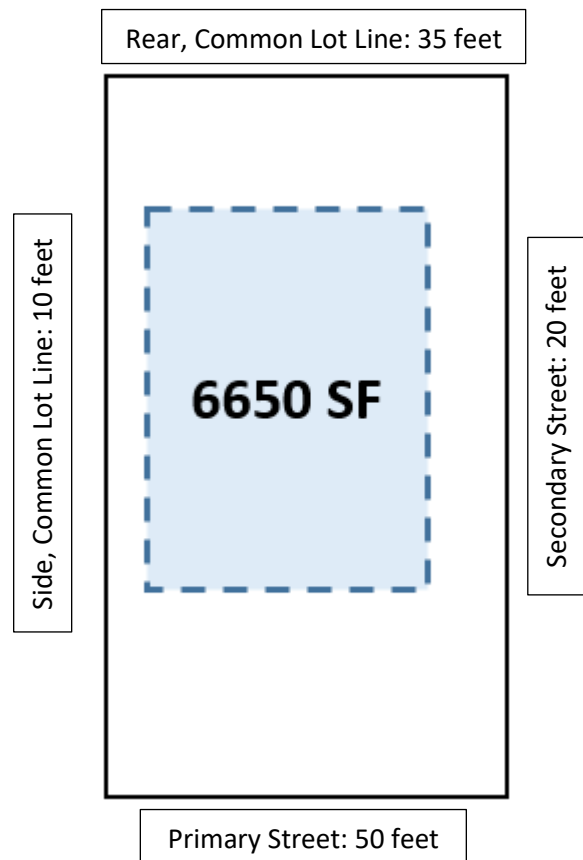
VARIANCE CONSIDERATIONS

Per Sec. 11.3.6.G of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

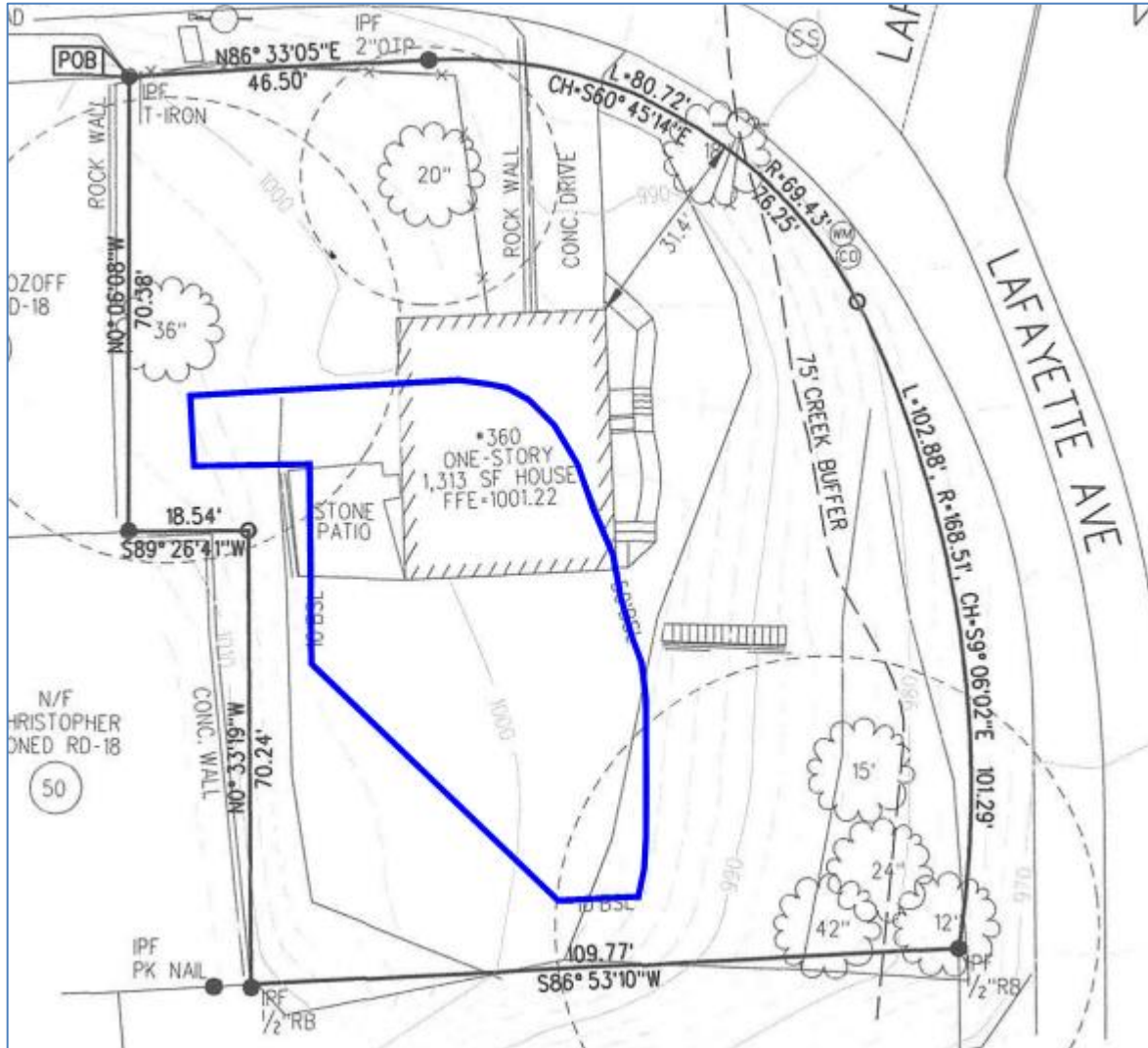
- 1. Variances will only be granted upon showing that:**
 - a. The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or**
 - b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;**

Finding:

A typical or ideal corner lot layout that meets the minimum lot size and lot frontage would be approximately 100 feet wide and 180 feet deep. The buildable area would be 6650 SF. See visual below:

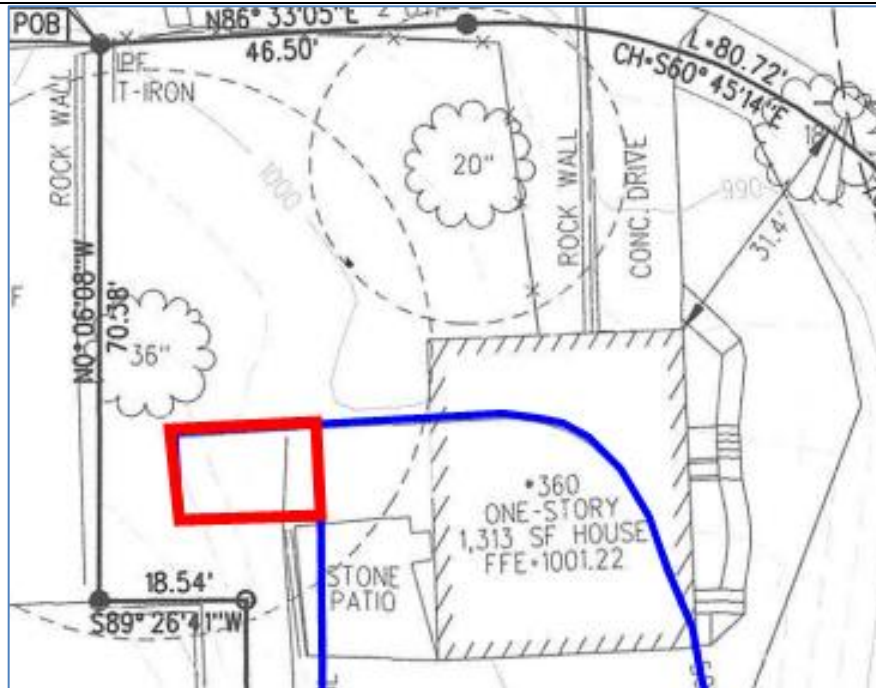


The lot layout for 360 Lafayette is exceptional. It is 15,222 SF and though it resembles a corner lot, it has one continuous 225 foot primary street frontage (lacking a lesser Secondary Street setback). The buildable area on this lot, 3300 SF, is nearly half of what it should be due to the Primary Street setback running the entire frontage of the lot. There is also a very steep slope on the entire eastern portion of the lot.



Survey of 360 Lafayette, 3300 SF is buildable area outlined in blue

3300 SF would not be an egregiously small buildable area on a more standard shaped lot, but the pie slice shape creates a diagonal rear setback and curvilinear front setback, making much of the buildable area awkward to use and some of it not practical to use like in the northwest corner of the lot (see visual below).



Not practically usable portion of buildable area, approximately 200 SF

It is also important to note that many of the lots in the surrounding area do not meet the minimum lot size of 18,000 SF but because they are typical rectangular lots and are not subject to a 50 foot setback along 225 feet of any of lot line, they have a larger buildable area than 360 Lafayette. For example, the two abutting lots to the rear have around 5000 SF of buildable area each despite being smaller in lot size.

In summary, this property has a unique configuration and a significant portion of it is topographically challenging. It is an atypical-shaped lot that has a very deep setback surrounding half of it. For the reasons stated above, staff recognizes that there are extraordinary and exceptional conditions to the shape and topography of the lot and thus find that the application of the Development Code would cause undue hardship on the applicant.

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: These conditions are not the result of action or inaction of the current property owner. The lot was subdivided before the application of the current Development Code.

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

Finding:

Staff finds the applicant's request for a maximum 12 foot encroachment would provide the minimum relief necessary. The request is for less of an encroachment (depth) than is existing. The current house encroaches 20 feet into the primary street setback. The proposed footprint of the structure is 3256 SF and would contain ~4100 SF of living space. The size of the house is on par with the sizes of new single family homes in this area, which typically range from 3500 to 7700 SF.

- 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 existing home is in a generally very poor condition. The applicant is proposing to significantly improve the property through redevelopment. This variance request supports the intent of the Development Code and Comp Plan to guide reinvestment in established neighborhoods that preserves and reinforces their unique characteristics (Section 1.1.5). The applicant is not requesting any additional variances that would be contrary to any of the stated intentions of the Development Code as listed in Section 1.1.5.

The encroachment of the home in the setback would also not be out of character on this street. Several homes sit approximately 20 to 30 feet from Lafayette Avenue. The neighbor directly to the south sits about 20 feet from the front property line. For these reasons, staff believes the proposal will not be a detriment to the public good, safety, and welfare.

COMMENTS FROM OTHER PARTIES

Sandy Springs Building Plan Reviewer:

None of the lots around this one is 18,000 sf. A few are close but most are at or under about 15,000. So, it seems to me using the RD-15 approach would be more appropriate and that seems to be more or less what they are asking for. It also seems that would better keep it in the existing development pattern, too.

Sandy Springs Arborist:

Some things they will need to keep in mind, concerning the canopy is that in total at least 6 large canopy trees will need to be planted plus the 1000 SF of understory trees that they have added with their variance. Based on the site being 15,222 SF, their required canopy coverage of Protected Trees is 5,328 (which rounds up to 6 Protected Trees.) Their existing Protected and Landmark Trees include a 36" Hardwood, 20" Hardwood, 18" Hardwood, 24" Hardwood and 44" Hardwood. They are already under their required canopy coverage, so any Protected Trees that are removed or impacted will need to be mitigated and recompensed.

1. There will be a 36" Landmark Tree greatly impacted with this construction – this will need to be replaced at 150% of the canopy (2 large canopy trees.) This will also require a \$1,200 payment in to the Tree Fund.

2. There appears to be a 20" Hardwood that will be removed for the driveway. This will require 1 large canopy tree to be replaced as well as a \$1,200 payment in to the Tree Fund.

3. Based on there being 223 feet of road frontage, there will be 6 large canopy trees required to be planted in the road frontage. The mitigation trees and canopy trees CAN be combined with this requirement as long as it is labeled. (For example, plot 6 trees along the road frontage and label two trees as Landmark Mitigation Trees and 1 tree as a canopy replacement tree.) Keep in mind that these trees cannot be planted in the right of way.

4. Any disturbance in the side setbacks that exceed 1000 feet will require 1 large canopy tree to be planted (per 1000 feet) in addition to any other tree requirements.

Correspondence Received:

6 letters of support from surrounding neighbors provided at the time of submittal

Public Comments:

No public comments received at this time.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION
Following review, and based on the findings, Staff recommends Approval of Variance V19-0023, request for a Variance from Sec. 2.3. for a maximum 12 foot encroachment into the required primary street setback, subject to the following condition: 1. The proposed house may not encroach any further than 12 feet in to the primary street setback, the maximum footprint of the encroachment may not exceed 850 square feet, and it must be substantially similar to the footprint shown on the submitted site plan prepared by Legacy Homes, and submitted November 1st, 2019.

RECEIVED

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City of Sandy Springs
Community DevelopmentSANDY SPRINGS™
GEORGIACase No.: V19-0023
Planner's initials: mlb

PROJECT INFORMATION SHEET

PROPERTY	Address(es): <u>360 Lafayette Ave</u>	
	Parcel Tax ID: <u>17 0137 000 10363</u>	
	Land Lot(s): <u>137</u>	Land District(s): <u>17A</u>
	Total acreage: <u>.35</u>	Council district:
	Current zoning: <u>RD-18</u>	Current use: <u>Res</u>
	Character area:	

APPLICATION	Detailed request (include Ordinance/Code Section No.):	
	<u>12 foot encroachment into required 50 Ft</u>	
	<u>Primary road setback for purposes of</u>	
	<u>building a single family home.</u>	
Petitioner:	<u>Legacy custom Homes</u>	
Petitioner's address:	<u>605 River Valley Rd</u>	
	<u>Atlanta GA 30328</u>	
Phone:	<u>404-805-1000</u>	Email: <u>sandy @ A Legacy home. com</u>

OWNER	Property owner:	<u>Calvin Hartness</u>
	Owner:	<u>Co</u> [REDACTED]
	Phone:	[REDACTED]
	Signature (authorizing initiation of the process):	<u>Calvin Hartness</u>
If the property is under contract and the owner is unavailable to sign, provide a copy of the contract		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date:	<u>10/22/19</u>	Anticipated application date:	<u>11/5/19</u>
Anticipated BOA date:	<u>12/10/19</u>		
ADDITIONAL INFORMATION NEEDED:			

Variance Application Letter of Intent

**360 Lafayette Ave
Sandy Springs, GA 30327**

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City of Sandy Springs
Community Development

Requested Variance:

We are requesting a 12 feet encroachment into the required 50 foot primary street setback for purpose of constructing a single family home at 360 Lafayette Ave, Sandy Springs, GA 30327.

The Buyer for this property wishes to demolish the existing house and build a modestly sized home for their family. They have three cars so it was important to them to have garage space for all three cars.

The buildable area, approximately 3300 sq ft, was determined to be too small for today's homes and the rear setback is on an angle which limits design options greatly. We decided not to encroach into the rear setback because it would eliminate any useable back yard space. Additionally, we felt that since the existing home was already into the front setback and many homes along the street are setback only 20 to 30 ft we felt a design that encroached 12' into the 50' setback was the best option.

Factual Details about Proposed Development:

Existing Conditions:

The front setback is 50' along the primary street, Lafayette Ave. The lot is a pie shape and thus the front setback takes up a majority of the area on the lot. The buildable area on the lot is further constrained by the rear setback that is set on an angle, as a result of the pie shaped lot.

The zoning is RD-18. The size of the lot is 15,222 sq ft.

The buildable area on the lot is approximately 3300 sq ft.

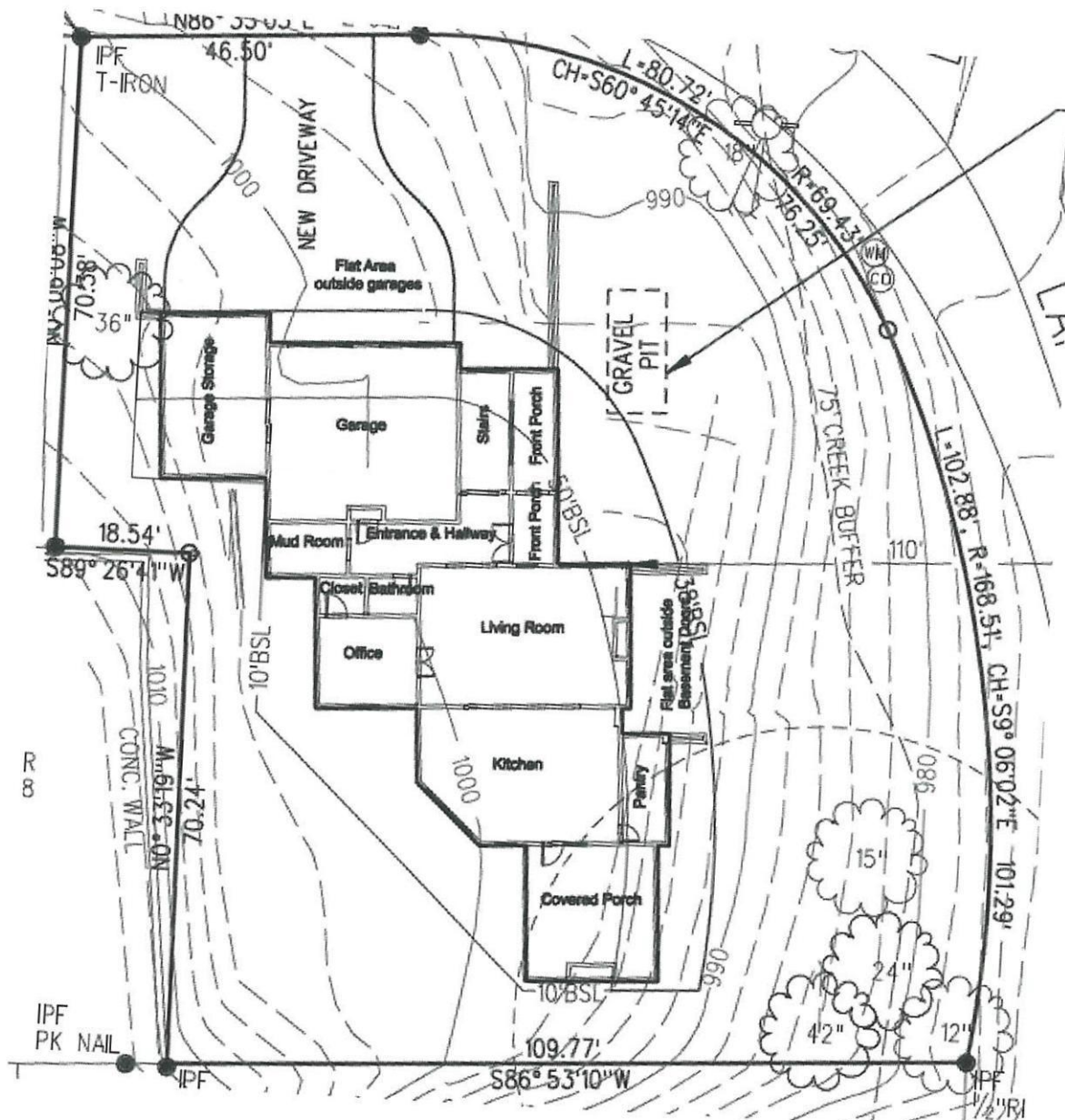
Current home has a 18.6' encroachment into the primary yard setback.

Proposed Development:

The foot print on the proposed home is 3256 sq ft which includes 2000 sq ft of living space, 880 sq ft of garage space and 376 of porches/decks. Driveway will be 1,123 sq ft. Resulting in a lot coverage of 4,379sq ft or 28.8%.

The new home will be a two story home on a full basement.

Exterior of the home will be a traditional style home with large windows. It will be 4-sided painted brick with architectural style shingle roof.



Site Plan

See attached Exhibits A and B for first floor and elevation concept sketches.

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Alternative Designs Explored:

Alternative 1: Two car garage

One alternative design we explored fit into the setbacks. It was 1499 sq ft of living space on the first floor. The design eliminated the following features:

- Eliminated mud room hall and storage
- Eliminated walk-in pantry in the kitchen
- Eliminated 1 garage bay, requiring one car to be parked outside
- Reduced covered back porch from 18' to 12' wide
- Reduced backyard lawn area from 28' x 40' to 10' x 40'

These compromises were seen as too great to justify the cost of the land and the needs of the family. Also having a car parked outside was viewed as detracting rather than enhance the neighborhood



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*Alternative 2: No garage*City of Sandy Springs
Community Development

This would allow the home to be designed with the desirable living area but parking would be on the street or a parking pad. This was determined to detract rather than enhance the neighborhood. Given the curve on the street, on street parking is hazardous at this location. This option was discarded for these reasons.

Alternative 3: Remodel and add onto existing home

We evaluated using the existing house and adding an addition onto the back of the property. The new addition would be built in the allowable area but the existing home would remain with 506 sq ft encroaching on the primary street setback.

The existing house is in very poor repair and was originally built as a cook's quarters for the hunting lodge. It contains asbestos siding. Additionally, the house encroaches 15 ft into the required 50 ft primary street setback. The existing house has a 1 car garage in the basement that is not large enough for most of today's vehicles.



North Facing Side of house Lafayette Ave

East Facing Side on Lafayette Ave

Remodeling the home would require an addition to gain the space needed for the Buyer's family. The addition could be built completely within the allowable setbacks but the existing structure would remain with an encroachment of 15' into the primary road setback.

In our opinion it would be cost prohibitive to salvage the existing home and the foundation is unlikely to support a second story.

Given the costs and the lack of a good architectural structure we feel that remodeling would not create a home that is in keeping with the other homes that are being improved and rebuilt in the area. Also, the remodeled home would also maintain an encroach, thus it was rejected as an option.

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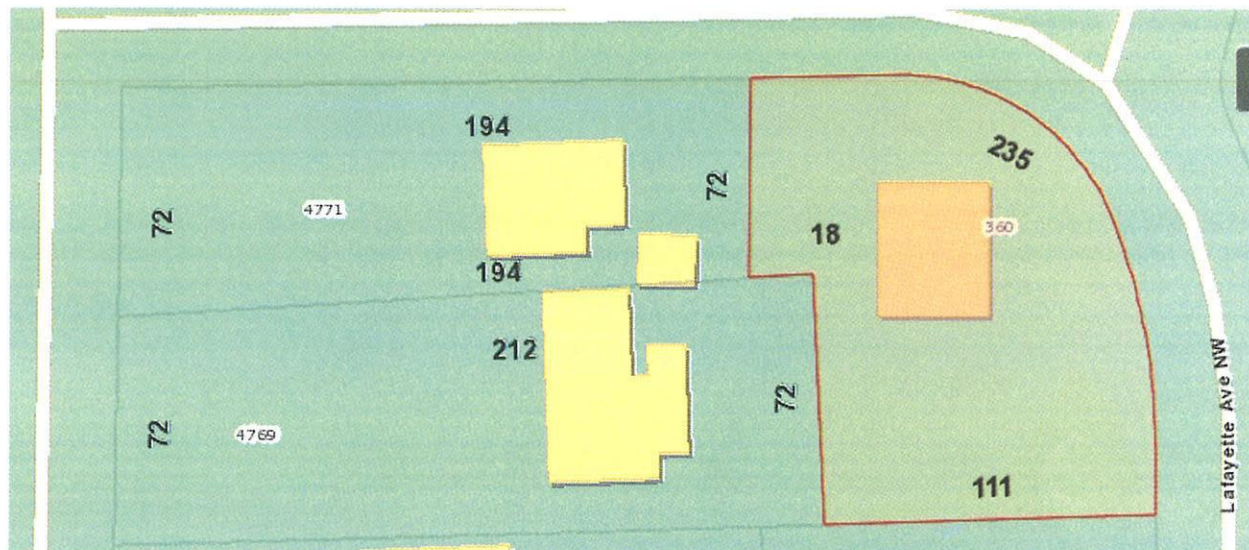
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Community Development

Variance Analysis

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

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



The zoning is RD-18 with an area of 15,222. Typically with this zoning the minimum size lot is 18,000 sq ft. Since the setbacks are not adjusted for smaller than normal sized lots this creates a much smaller buildable area.

Additionally, this lot has 223 ft of road frontage subject to the 50' primary road setback. Lots in this area typically have 72' to 105' of road frontage subject to the 50' setback. Finally, most lots in this area are rectangular in shape creating a very usable symmetrical shape to build a home. This property has a pie shape lot which creates angles and curves that further limit what can be built on the site.

The below chart shows how this lot's buildable area compares with surrounding lots.

	Comparable Lot 4771 East Conway	Comparable Lot 4769 East Conway	360 Lafayette
Lot Size	13,968 sq ft	15,264 sq ft	15,222 sq ft
Buildable area	4,788 sq ft (34%)	6,864 sq ft (45%)	3,300 sq ft (22%) [with approved variance 5,025 sq ft (33%)]
Primary road frontage	72 ft	72 ft	223 ft

Comparison with Adjacent Lots

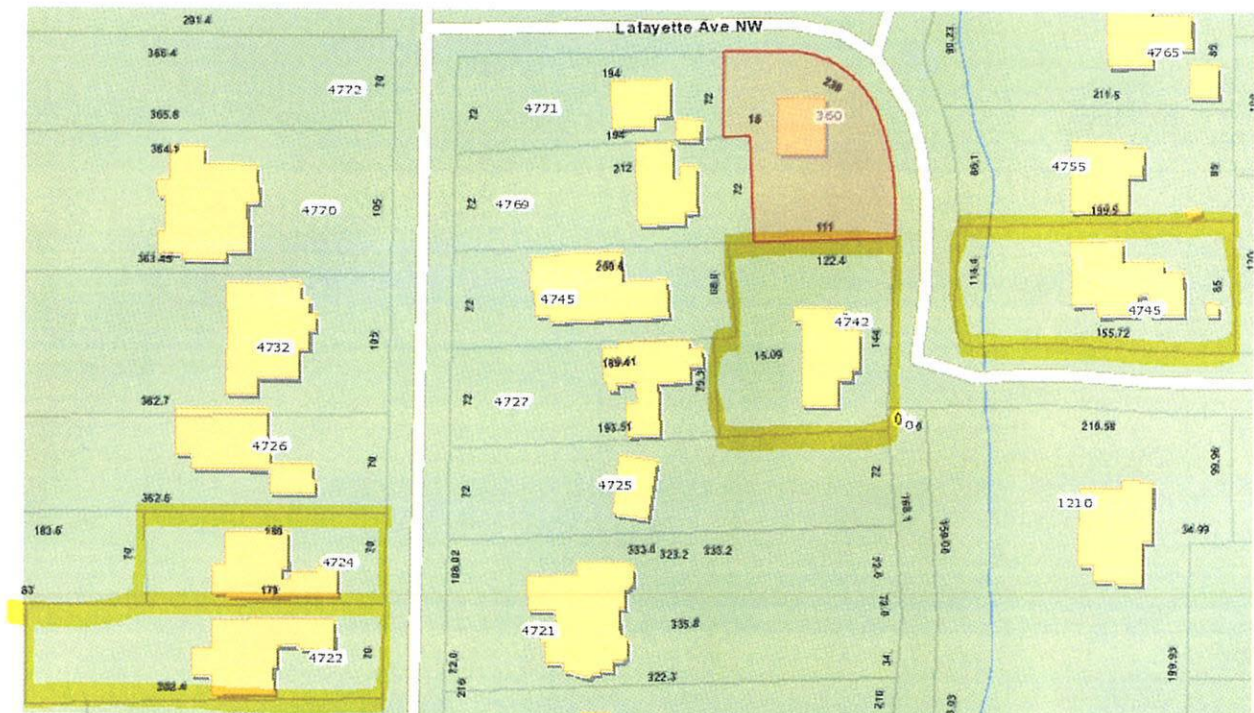
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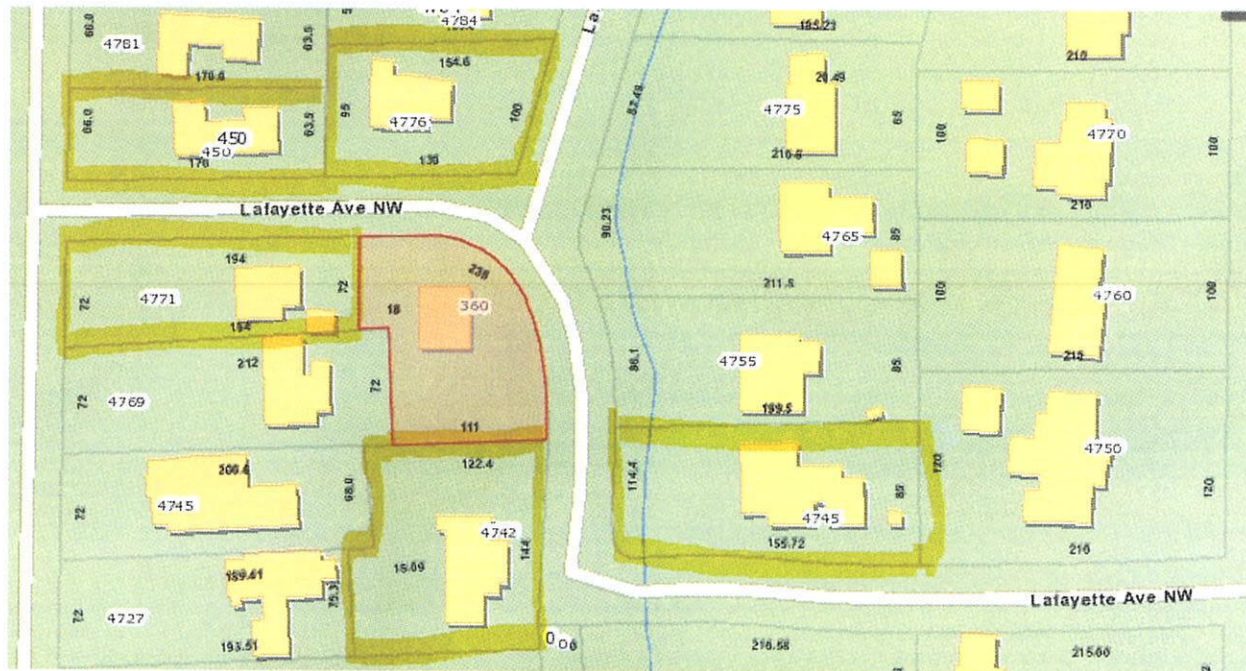
City of Sandy Springs
Community Development

Further, the application shall demonstrate that:

- c. Such conditions are not the result of action or inaction of the current property owner; and
 - Conditions are a result of the lot size and shape as well as zoning requirements that property owner has no control over.
- d. The variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and
 - Owner has designed a plan for a new home that was custom designed for this specific lot. The house is smaller in size than what is typically being built in the area. No acceptable alternative design was found that would have resulted in less encroachment. The house was designed for no encroachments into side or rear setbacks. The house that meets the Buyer's criteria needs 12' of encroachment which is less than the existing home which currently has s 15' of encroachment.
- 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.
 - As highlighted below you can see that other homes in the area encroach into the 50' primary road setback. The relief being asked for is in keeping with other properties in the area that have hardships. The highlighted property ranges from 15' encroachment to 27' encroachment as measured on the GIS maps.



You can see below that most of the homes on Lafayette Ave have positioned their homes 20-30 ft from the street since many of those other lots are able to classify this road as a secondary road thus subject to a 20' setback instead of a 50' setback.



Note: The general purpose and intent of the Development Code (Sec. 1.1.5) includes:

- Promoting the preservation and enhancement of tree canopy in residential areas;
 - In addition to the required replacement of trees by code, the Owner has agreed to add an additional 1000 sq ft of canopy with the use of under story and ornamental trees.
- Guiding reinvestment in established neighborhoods that preserves and reinforces their unique characteristics
 - The existing home is an eye sore and is not habitable in its current condition. Many new homes are being built in this highly desirable neighborhood. Neighbors are eager to see this home replaced and we propose to build a new home that is in keeping with the high standards of other homes being built in the area.
- Promoting quality landscape and building design that advance the function and beauty of Sandy Springs;
 - The new home will be professionally landscaped which will enhance the neighborhood and the property which currently has very little landscaping.
 - The Buyer's plan to landscape with special attention to using many native, non invasive plants that require little maintenance & water.
- Promoting sustainable building and site design practices;

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Community Development

- The home is planned to follow many of the sustainability practices recommended by EarthCraft House and EnergyStar. Some attributes of the home include:
 - All brick construction
 - Spray foam insulated 2x6 exterior walls
 - Advanced framing techniques to further allow for better insulation value
 - Air seals typically 4x better than code to minimize energy usable
 - All LED lighting
 - Solar panel ready
 - Low maintenance cementitious trim
 - Low VOC products used in construction
 - Low flow plumbing fixtures
 - EnergyStar Appliances

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Community Development

NOTES:

THE PROPERTY IS ZONED RD-18. SITE AREAS 15,222 SF FT OR 0.350 AC

CURRENT MIN. BLDG SETBACKS: PER CITY OF SANDY SPRINGS:
FRONT-50', SIDE-10'', REAR-35'

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 77,474 AND AN ANGULAR ERROR OF 2"
PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

A SPECTRA PRECISION FOCUS 35 TOTAL STATION WAS USED TO
OBTAIN LINEAR AND ANGULAR MEASUREMENTS. LINEAR DISTANCES
SHOWN ARE GROUND HORIZONTAL DISTANCES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

FIELD WORK WAS COMPLETED ON OCTOBER 4, 2019.

ELEVATIONS ESTABLISHED ARE BASED ON AN ASSUMED DATUM.

NO NGS MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.

BEARINGS AND DISTANCES SHOWN HEREON WERE FIELD MEASURED
AND ARE IN SUBSTANTIAL AGREEMENT WITH THE DESCRIPTION
UNLESS OTHERWISE NOTED HEREON.

SPG SURVEYING, LLC DOES NOT WARRANT THE EXISTENCE OR
NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE
SURVEY AREA.

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 THE
EXPRESSED CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON,
PERSONS OR ENTITY.

NO PART OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA (ZONE AE) AS DEFINED BY F.I.R.M. COMMUNITY PANEL
NUMBER 13121C0144F, EFFECTIVE DATE OF 9/18/13, FULTON
COUNTY, GEORGIA, AND UNINCORPORATED AREAS.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED
WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS
ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER
THAT MIGHT BE DISCOVERED BY AN ABSTRACT OF TITLE OR TITLE
SEARCH OF THE PROPERTY.

UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS
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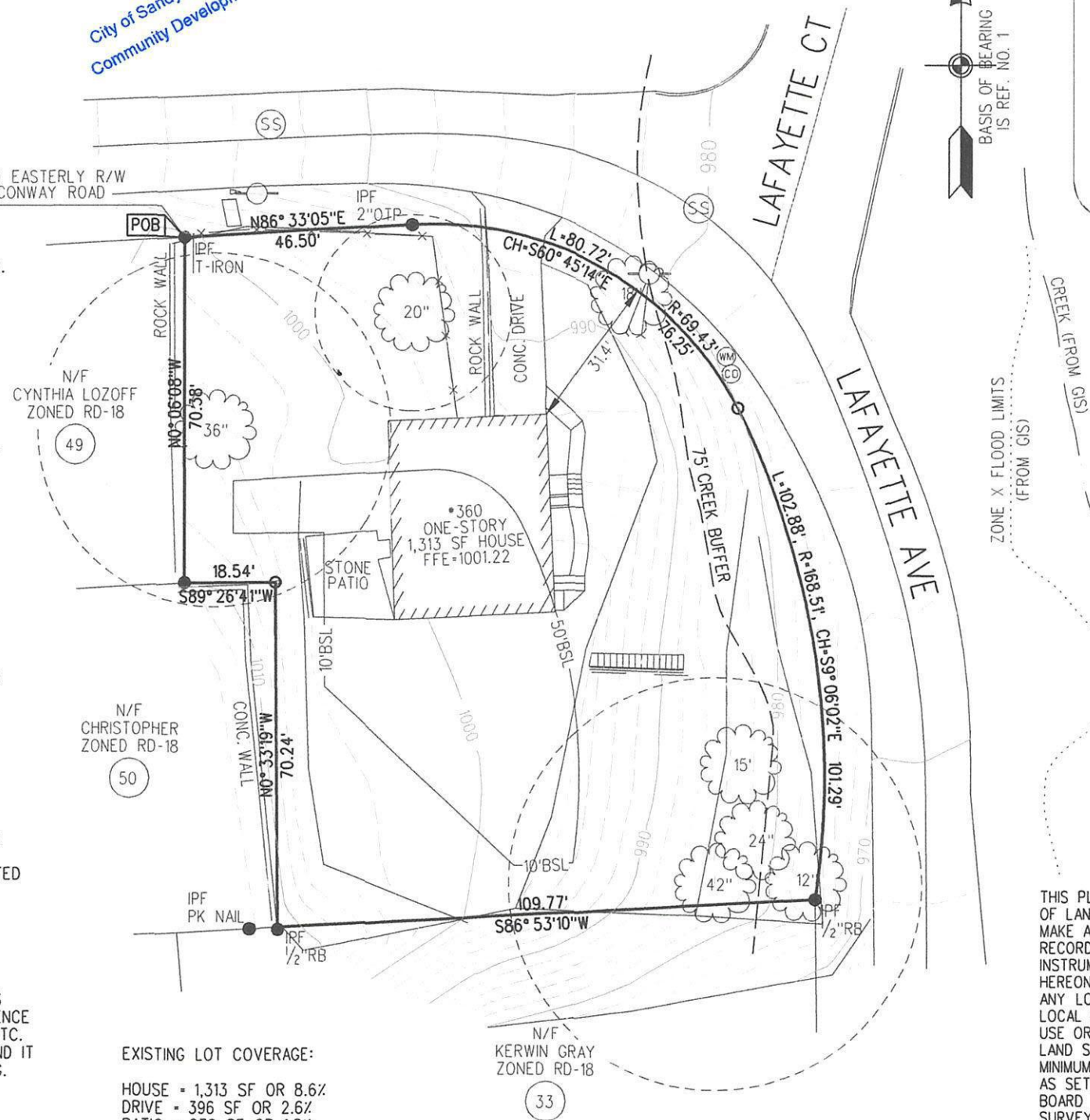
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INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER
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DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR
THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

REFERENCE MATERIAL:

1. PINE CREST SUBDIVISION BY PAUL STHERIDGEM DATED
DECEMBER, 1931, RECORDED IN FULTON COUNTY RECORDS,
IN PLAT BOOK 15, PAGE 146.

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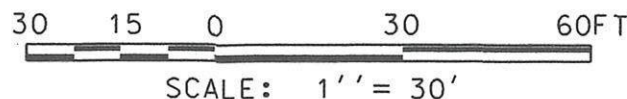


EXISTING LOT COVERAGE:

HOUSE = 1,313 SF OR 8.6%
DRIVE = 396 SF OR 2.6%
PATIO = 270 SF OR 1.8%
SW & PORCH = 178 SF OR 1.2%

TOTAL = 2,157 SF / 15,222 SF = 14.2%

GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

LEGEND

- BSL BUILDING SETBACK LINE
- FIRE HYDRANT
- IPF IRON PIN FOUND
- MH MANHOLE
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- WM WATER MAIN
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- UP UTILITY POLE
- SN SIGN
- N/F NOW OR FORMERLY
- PT PINE TREE
- HT HARDWOOD TREE

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SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Steven P Griggs

STEVEN P. GRIGGS, RLS NO.2845



Existing Conditions Survey
Easterly Portions of Lots 34 & 35, Pine Crest Subdivision
Land Lot 137, 17th District, Fulton County, Georgia

For:
Legacy Custom Homes, LLC

BY:	DATE:	REVISIONS:
File No. 201953.01	Drawn By: SG	Approved By: SG
	Reviewed By: SG	Date: 10/09/2019
		Project No. 201953.001

SPG Surveying, LLC
Professional Surveying & Engineering Services

1025 Winding Creek Trail, Atlanta, Georgia 30328
Phone (404) 557-2170 Fax (404) 252-5035

NOTES:

THE PROPERTY IS ZONED RD-18. SITE AREAS 15,222 SF FT OR 0.350 AC.

CURRENT MIN. BLDG SETBACKS: PER CITY OF SANDY SPRINGS:
FRONT=50', SIDE=10', REAR=35'

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194° TO EASTERLY R/W
OF E. CONWAY ROAD

N/F
CYNTHIA LOZOFF
ZONED RD-18

N/F
CHRISTOPHER
ZONED RD-18

N/F
KERWIN GRAY
ZONED RD-18

LOT COVERAGE:

PROPOSED HOUSE=3,256 SF OR 21.4%
PROPOSED DRIVE=1,016 SF OR 6.7%

TOTAL=4,272 SF/15,222 SF=28.1%

LANDSCAPING XXXXX SF OR XX.X%
UNDEVELOPED = 10,950 SF OR 71.9%

NO POSTED SPEED LIMIT

GRAPHIC SCALE

30 15 0 30 60 FT

SCALE: 1" = 30'



VICINITY MAP

NOT TO SCALE

LEGEND

- BSL BUILDING SETBACK LINE
- FIRE HYDRANT
- IPF IRON PIN FOUND
- MH MANHOLE
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- WM WATER MAIN
- WM WATER METER
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- SIGN
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Steven P Griggs

STEVEN P. GRIGGS, RLS NO.2845



Variance Site Plan
Easterly Portions of Lots 34 & 35, Pine Crest Subdivision
Land Lot 137, 17th District, Fulton County, Georgia

For:
Legacy Custom Homes, LLC

BY:	DATE:	FILE NO. 201953.02	DRAWN BY: SG	APPROVED BY: SG	REVIEWED BY: SG	DATE: 10/31/2019	PROJECT NO. 201953.001

SPG Surveying, LLC
Professional Surveying Engineering Services

1025 Winding Creek Trail, Atlanta, Georgia 30328
Phone (404) 557-2170 Fax (404) 252-5935

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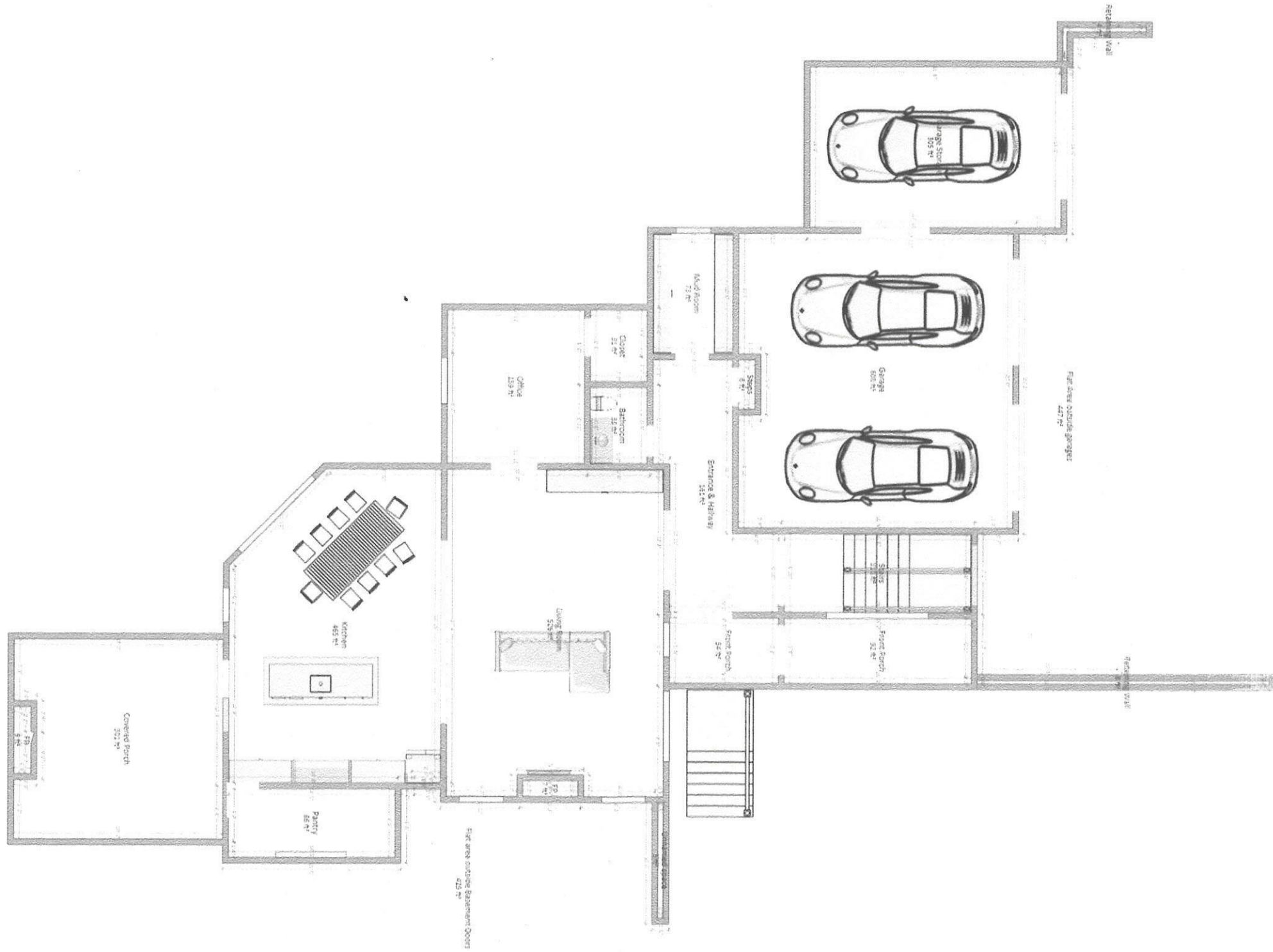
City of Sandy Springs
Community Development



360 LAFAYETTE CONCEPT A

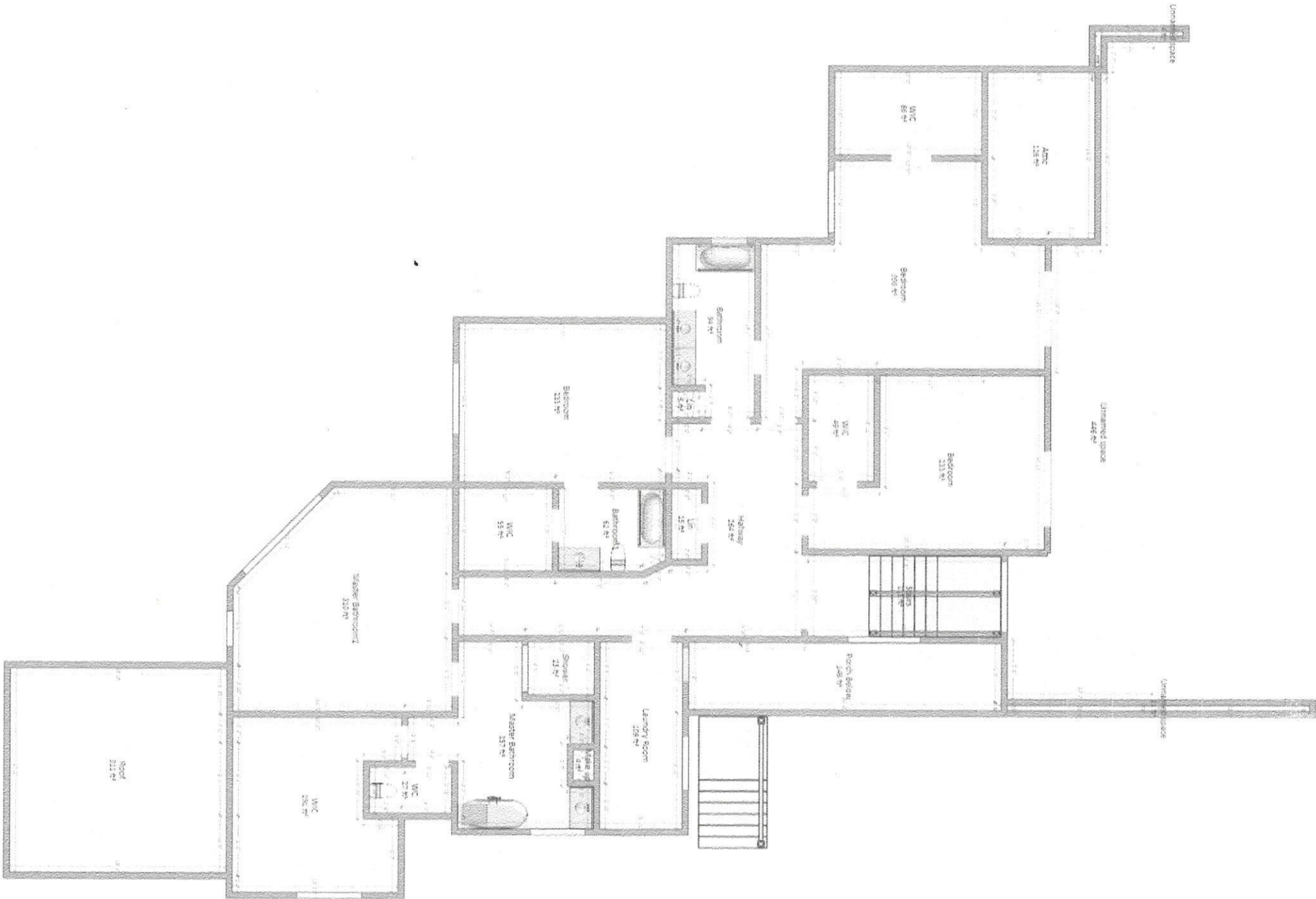
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Community Development

Rev 4 Bobby with elevation mods



City of Sancy Springs
Community Development

Rev 4 Bobby Second Floor



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City of Sandy Springs
Community Development

**Legal Description
for
#360 Lafayette Ave**

All that tract or parcel of land lying and being in Land Lot 137 of the 17th Land District, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a t-iron on the southerly side of LaFayette Avenue, 194 feet east from the easterly right-of-way line of E. Conway Road, said point being the **TRUE POINT OF BEGINNING;**

thence along said right-of-way line of Lafayette Avenue, N 86°33'05" E a distance of 46.50 feet to a 2" open top pipe at the start of a curve and having a radius of 69.43 feet, thence along the arc of a said curve a distance of 80.72 feet to a point, said arc subtended by a chord bearing S 60°45'14" E, a distance of 76.25 feet to a point on a curve, having a radius of 168.51 feet, thence along the arc of a said curve a distance of 102.88 feet to a ½" rebar, said arc subtended by a chord bearing S 9°06'02" E, a distance of 101.29 feet, thence leaving said right-of-way line, along the common property line to lots 34 & 33, S 86°53'10" W a distance of 109.77 feet to a ½" rebar at a point on the common line of lots 34 & 50, thence along this common property line, N 0°33'19" W a distance of 70.24 feet to a point, thence S 89°26'41" W a distance of 18.54 feet to a point, thence along the property line common to lots 35 & 49, N 0°06'08" W a distance of 70.38 feet to a point, and the **TRUE POINT OF BEGINNING;**

Said property contains 0.350 acres, more or less and more particularly shown on that drawing labeled "Variance Site Plan of the Easterly Portion of Lots 34 & 35", for Legacy Custom Homes, LLC, prepared by SPG Surveying, LLC, dated October 22, 2019.

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NOV 02 2023

To: The City of Sandy Springs

RE: Letter of Support for Variance Application

360 Lafayette Avenue Sandy Springs, GA 30327

City of Sandy Springs
Community Development

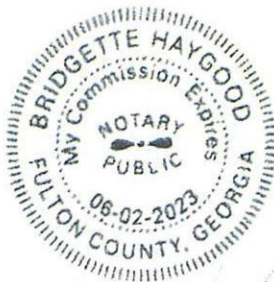
To whom it may concern: I am a direct neighbor of the above-mentioned property. This notarized letter states my support for the 12-foot encroachment request described in the Variance Application Letter of Intent for the above-named property, for the purpose of constructing a new home on the property.

Sincerely,

 + Teresa Bassett

Printed Name and Address

Bill & Teresa Bassett
4745 E. Conway Dr
Atlanta, GA 30327





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City of Sandy Springs
Community Development

To: The City of Sandy Springs

RE: Letter of Support for Variance Application

360 Lafayette Avenue-Sandy Springs, GA 30327

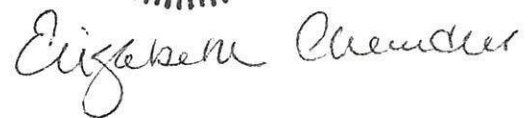
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Sincerely,



Cynthia M Smith
4771 E. Conway Dr,
Atlanta GA 30327

Printed Name and Address



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NOV 01 2019

To: The City of Sandy Springs

RE: Letter of Support for Variance Application

360 Lafayette Avenue Sandy Springs, GA 30327

City of Sandy Springs
Community Development

To whom it may concern: I am a direct neighbor of the above-mentioned property. This notarized letter states my support for the 12-foot encroachment request described in the Variance Application Letter of Intent for the above-named property, for the purpose of constructing a new home on the property.

Sincerely,



Victoria K. Boswell

450 Lafayette Avenue Sandy Springs, GA 30327

Printed Name and Address

GADL 056817663

Michelle Ghunmeyer 10-31-19



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NOV 01 2019

City of Sandy Springs
Community Development

October 25, 2019

To: The City of Sandy Springs

RE: Letter of Support for Variance Application

360 Lafayette Avenue Sandy Springs, GA 30327

To whom it may concern:

I am a direct neighbor of the above-mentioned property. This notarized letter states my support for the 12-foot encroachment request described in the Variance Application Letter of Intent for the above-named property, for the purpose of constructing a new home on the property.

Sincerely,



Chris Wichmann
4769 East Conway Drive
Sandy Springs, GA 30327

Notary:



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City of Sandy Springs
Community Development

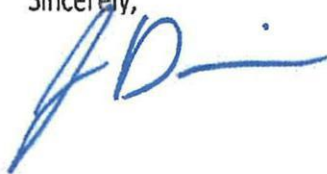
To: The City of Sandy Springs

RE: Letter of Support for Variance Application

360 Lafayette Avenue Sandy Springs, GA 30327

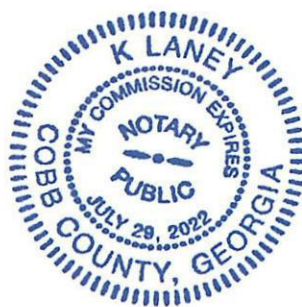
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Sincerely,



Jim & Nancy Davis
4776 Lafayette Court, NW
Sandy Springs, GA 30327

Printed Name and Address



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City of Sandy Springs
Community Development

To: The City of Sandy Springs

RE: Letter of Support for Variance Application

360 Lafayette Avenue Sandy Springs, GA 30327

To whom it may concern: I am a direct neighbor of the above-mentioned property. This notarized letter states my support for the 12-foot encroachment request described in the Variance Application Letter of Intent for the above-named property, for the purpose of constructing a new home on the property.

Sincerely,

Lisa Switzer

David & Lisa Switzer
4784 Lafayette Ct. NW
Atlanta, GA 30327
Lisa Switzer

Printed Name and Address

Blaney



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City of Sandy Springs
Community Development



SANDY SPRINGS
GEORGIA

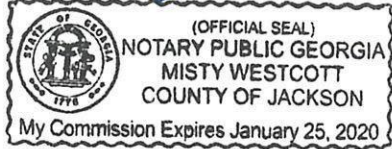
AUTHORIZATION FORM – PART I

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:	Sworn and subscribed before me this _____ day of _____ 20 ____ Notary public: _____ Seal: Commission expires: _____
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
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: <u>Calvin Hartness</u>	Sworn and subscribed before me this <u>23rd</u> day of <u>October</u> 20 <u>19</u> Notary public: <u>Misty Westcott</u> Seal:  Commission expires: <u>Jan 25, 2020</u>
Company name:	
	
Applicant's signature: <u>[Signature]</u>	

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

RECEIVED

NOV 01 2019

IN RE: ESTATE OF

Calvin Edward Hartness,
DECEASED

)
)
)
)

ESTATE NO. PC-2018-1717

City of Sandy Springs
Community Development

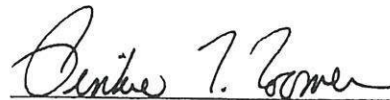
LETTERS TESTAMENTARY
(Relieved of Filing Returns)

At a regular term of Probate Court, the Last Will and Testament dated November 23, 2007 and ~~Codicil(s) dated~~ of the above named Decedent, who was domiciled in this County at the time of his or her death or was domiciled in another state but owned property in this County at the time of his or her death, was legally proven in Solemn Form to be the Decedent's Will and was admitted to record by order, and it was further ordered that Calvin Charles Hartness, named as Executor(s) in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor(s).

THEREFORE, the Executor(s), having taken the oath of office and complied with all necessary prerequisites of the law, is/are legally authorized to discharge all the duties and exercise all powers of Executor(s) under the Will of said Decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, the 27th day of July, 2018.

NOTE: The following must be signed if the
Judge does not sign the original of
this document:



Judge of the Probate Court

Issued by:

(Seal)



Clerk of the Probate Court

Court Docketing Code W10 C.F. or W11 S.F.

Recorded in Letters of Testamentary Book 251 Page 59

RECEIVED

I'm the Executor of 360 Lafayette Ave, Sandy Springs 30327. I would like to inform you that Randy Arndt of Legacy Custom Homes LLC has my permission to pursue a Variance on this property. We have entered into a contract to sell the home and the contract is contingent on getting this Variance approved. Randy Arndt is the proposed builder for the redevelopment of this site and has agreed to help us with the Variance.

Thanks,



Calvin Hartness



RECEIVED

NOV 01 2019

City of Sandy Springs
Community Development

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.

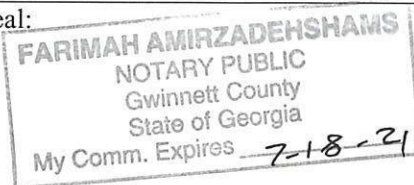
Agent's name:	Randy Arnold
Company name:	Legacy Custom Homes LLC
Address:	605 River Valley Rd
City, State, Zip Code:	Sandy Springs GA 30328
Email address:	randy@alegacyhome.com
Phone number:	404-805-1000
Agent's signature	
Applicant's signature:	

Sworn and subscribed before me this

1 day of NOV 20 19

Notary public:

Seal:

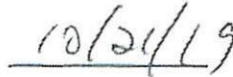


Commission expires: 7-18-2021

I have a Purchase and Sales Agreement to purchase 360 Lafayette Ave, Sandy Springs 30327. I would like to inform you that Randy Arndt of Legacy Custom Homes LLC has my permission to pursue a Variance on this property. We have entered into a contract to buy the home and the contract is contingent on getting this Variance approved. Randy Arndt is the proposed builder for the redevelopment of this site and has agreed to help us with the Variance.



Lori Talbert



Date

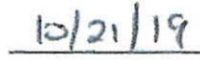
RECEIVED

NOV 01 2019

City of Sandy Springs
Community Development



Robert Talbert



Date



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, August 11, 2020

Case: **V20-0026 – 1155 Mount Vernon Highway**
Staff Contact: Madalyn Smith (msmith@sandyspringsga.gov)
Report Date: July 31, 2020

REQUEST

Request for a Variance from Sec. 5.4.3.D., “Ground Floor Elevation,” of +/- 3.29’ (approximately 3.5’) below the required 0’ elevation minimum.

APPLICANT

Property Owner: DDR Perimeter Pointe LLC	Petitioner: Bridgette Ganter of Bowman Consulting	Representative: n/a
---	---	------------------------

SUMMARY

The applicant requests a Variance in the required ground floor elevation of +/- 3.29’ (approximately 3.5’) below the required 0’ elevation minimum. The applicant finds difficulty in developing the site in such a way that the elevation meets code on the western portion of the site while trying to achieve a gentle slope toward the interior lot entrance toward the eastern portion of the site. While it may be inconvenient, Staff’s opinion is that meeting the Code can be accomplished without hardship and that the site is not exceptional or extraordinary.

RECOMMENDATION

Department of Community Development

Staff recommends **Denial** of **Variance** V20-0026.

MATERIALS SUBMITTED AND REVIEWED

Materials:

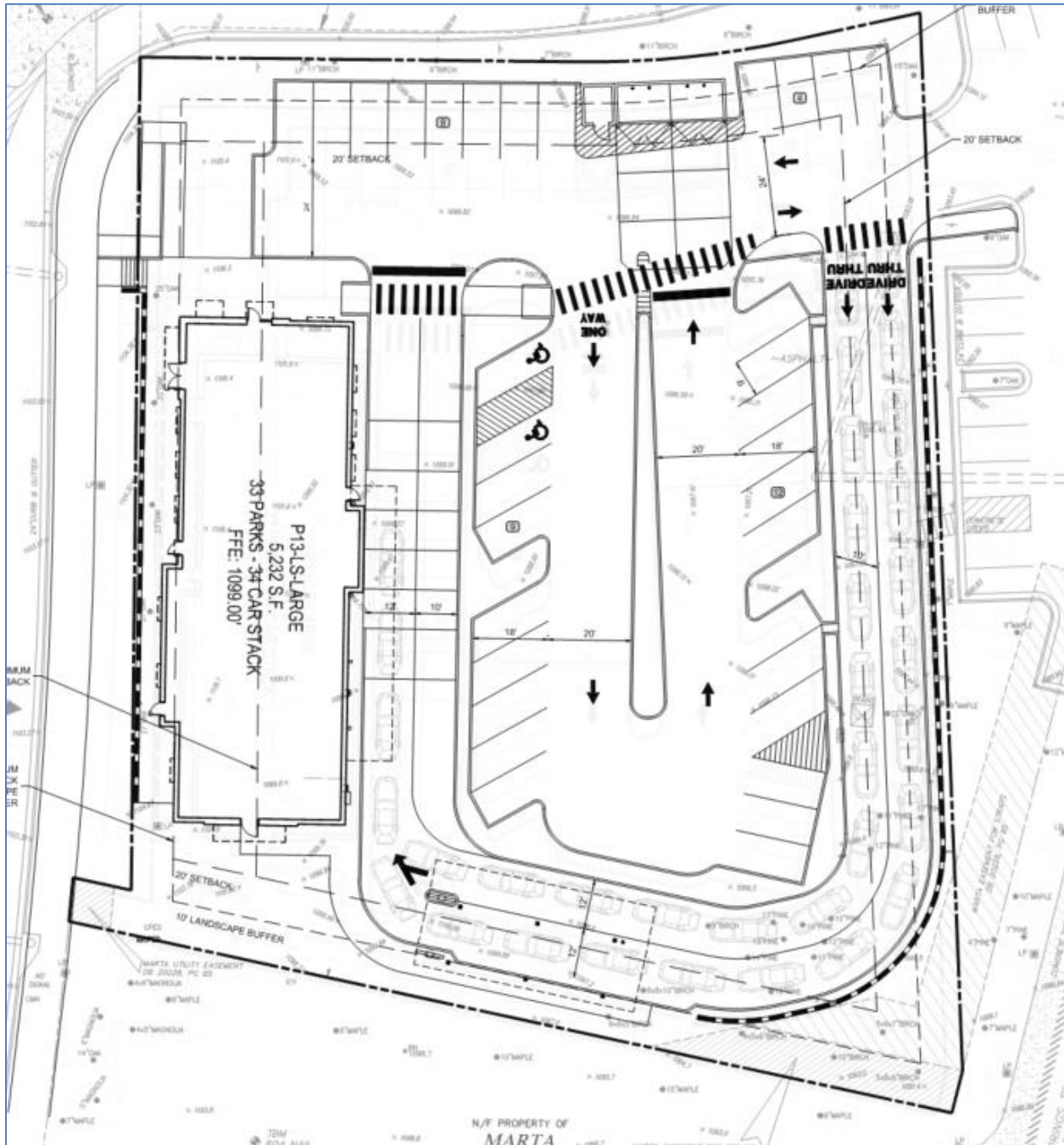
1. Application, received July 7, 2020
2. Survey prepared by GeoSurvey, dated October 24, 2019, and received July 7, 2020

Plans:

1. “Site Plan” and “Grading Plan,” prepared by Bowman Consulting, received July 7, 2020

PROPERTY INFORMATION	
Location:	1155 Mount Vernon Highway (Parcel ID # 17 0019 LL1200)
Council District:	3 – Burnett
Road frontage:	Approximately 200 feet of frontage on Mount Vernon Highway
Acreage:	Approximately 1.04 acres
Current Zoning:	PX-20/35 (Perimeter Center)
Existing Land Use:	Vacant Restaurant
Previous Zoning Case:	Rezoning RZ09-0006 was approved.
Character Area:	Perimeter Center

SITE PLAN (received July 7, 2020) (full size Site Plan in Package)



PROPOSED DEVELOPMENT

The subject lot is located near the intersection of Mount Vernon Highway and Abernathy Road, adjacent to the Sandy Springs MARTA station. The applicant is proposing demolish the existing structure, a former restaurant, and construct a new restaurant and drive-thru.

The following images show the existing conditions of 1155 Mount Vernon Highway.







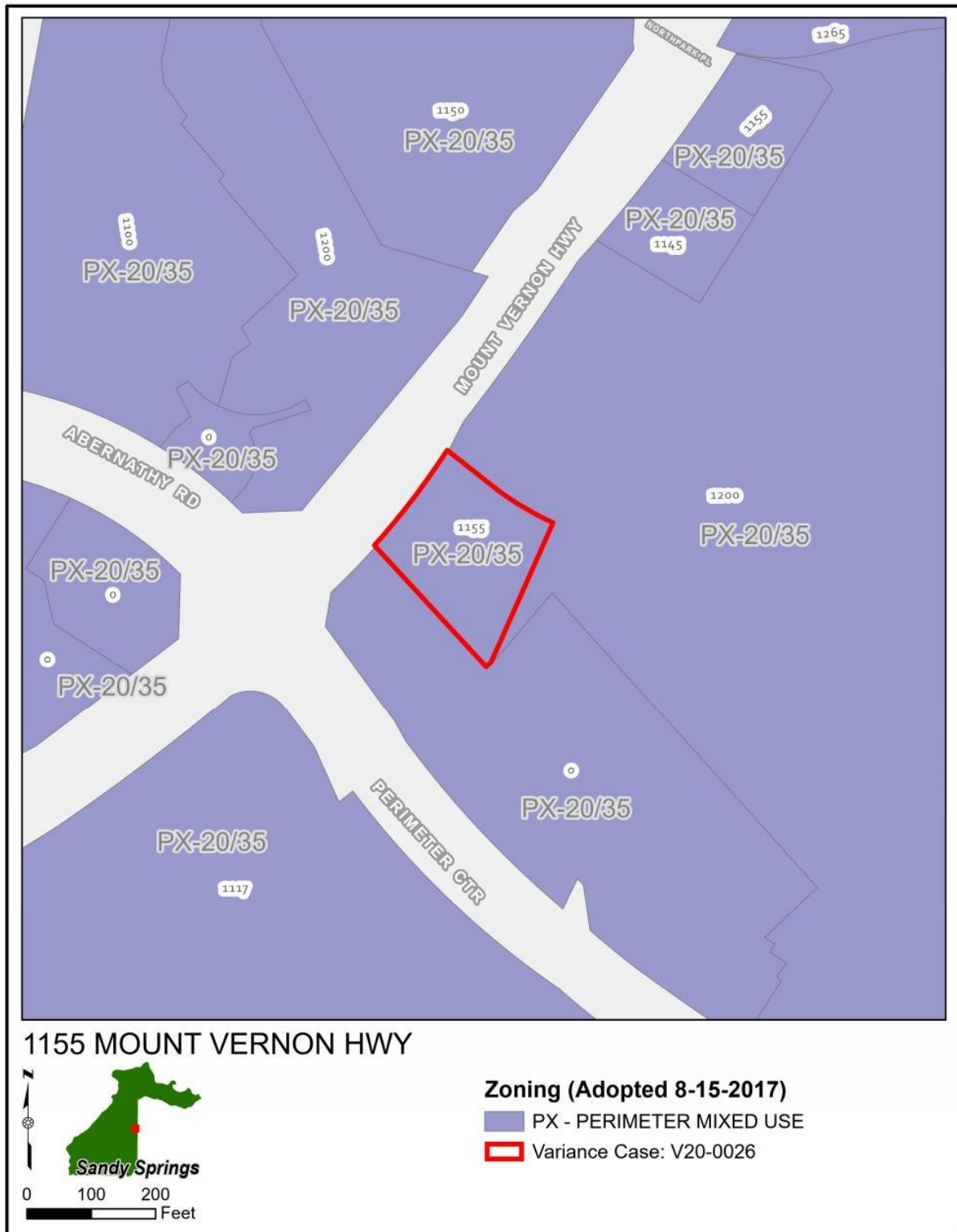
(Photographs from Google Maps)

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	PX-20/25 / Office	1200 Abernathy Road	3.37
East	PX-20/25 / Retail	1200 Mount Vernon Highway	27.94
South	PX-20/25 / MARTA Station	0 Perimeter Center	3.12
West	PX-20/25 / MARTA Station	0 Perimeter Center	3.12
PROPOSED DEVELOPMENT			
--	PX-20/25 / Restaurant	1155 Mount Vernon Highway	1.04

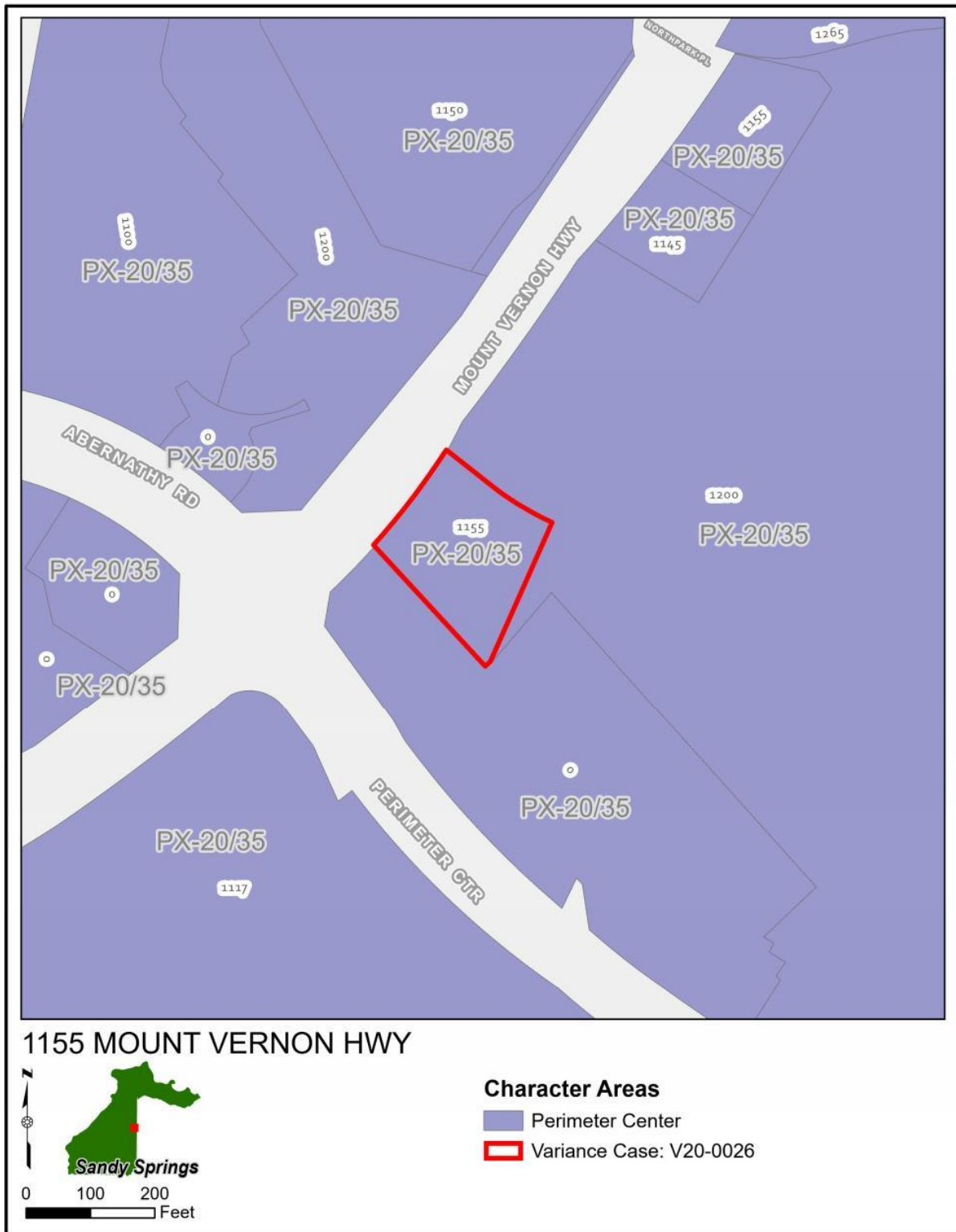
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



VARIANCE CONSIDERATIONS

Per Sec. 11.3.6.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: Based on Staff's findings, the application of the Development Code does not create an unnecessary hardship. Per the City Architect and City Engineer, it is possible to meet the ground floor elevation requirements by reassessing the grading plan and parking plan. This property meets the minimum lot width and area standards for the PX20/35 zoning district. It should be noted that a typical development in PX20/35 would need to be at least six (6) stories in height, but because the restaurant would be transferring to a different location on overall developed site, code allows for the specific type of development to keep its single story. Staff believes that the application of the Code presents merely an inconvenience to the applicant, that has more to do with the low intensity of the proposed development for an otherwise very densely zoned site.

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: Staff does not see that there are extraordinary conditions to the site. This property does slope down from Mount Vernon Highway to the rear property line, but the slope is not considered steep. The topography has a very gentle 5% approximate overall slope. Much of the larger parcel that surrounds it is made up of flat, graded parking lots with similar to no slope, servicing a large big box retail strip mall.

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 current conditions of the property are not the result of action or inaction of the current property owner. However, the applicant is proposing to completely redevelop this property and it is within their ability to develop a grading plan that allows them to meet the ground floor elevation requirements.

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

Finding: This variance request does not affect the ability of the applicant to make reasonable use of the property; the site can still be developed with or without the granting of the request.

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: One of the goals for the Perimeter Center Character Area, as defined on page 114 of the Comprehensive Plan, is to improve the pedestrian experience. Some of the ways the Development Code implements these goals is through requirements like the build-to zone, transparency, and ground floor elevation. Based on the findings from the City Architect and Engineer, the enforcement of the ground floor elevation requirement actually improves pedestrian and ADA access by making the building more accessible from the Mount Vernon sidewalk.

COMMENTS FROM OTHER PARTIES

Sandy Springs Architect & Engineer:

[The applicant] should be able to raise the finished floor level of the new building from the 1100.00 they show on the grading plan (which I assume is correct, rather than the 1099.00 they show on the site plan) to 1101.29 or a little higher and avoid the variance altogether.

The FFE elevation change would mean increasing the grade on the entry drive to 5% or slightly more for its entire run and would also require relocating the accessible parking to be adjacent to the north side of the building. It will also mean regrading the parking bays some.

While the rationale for this variance is accessibility, this plan does not provide for an accessible route from either the MARTA entrance or the accessible parking they show, so the accessible parking needs to be relocated, anyway. An accessible route to the MARTA entrance would be desirable but, in this situation, appears impractical, since it would likely need to cross both MARTA and the shopping center properties. It might be possible if they significantly alter their site to work it out but it would still very likely require an easement on MARTA property.

As I say, these changes will obviate the need for the variance and improve ADA access to the Mount Vernon sidewalk, which Jon and I agree is the more important (and practical) of the two they base the variance rationale on. It will also provide the missing access from their own accessible parking while maintaining the parking count they indicate.

I'm also concerned about the impact on the existing oaks that I note on the attached. I don't know if [the Sandy Springs Arborist] has looked at this. I'm not sure I'm clear on the purpose of the wall and little access way along the west side of the building. It would seem that moving the wall east five or six or so feet and making it a foundation wall for the building would work better and give the trees a better chance. That would need more study and investigation, though.

I know Chick-fil-A works hard to be a good corporate citizen in all regards. A thoughtful and responsive design for this property would set an example as a good corporate citizen working to enhance our built environment.

Sandy Springs Arborist:

The CRZs for the Oaks would range from 28' to 34' (radius) so the impact shown would almost certainly kill these Oaks, one of which is a Landmark Tree. I agree relocating the wall east would at least give the trees a chance, though they would still be impacted 40% or more. Our threshold for lost/destroyed trees are 25%. There might be an important purpose to the wall that I'm overlooking, but the less impact, the better for these trees.

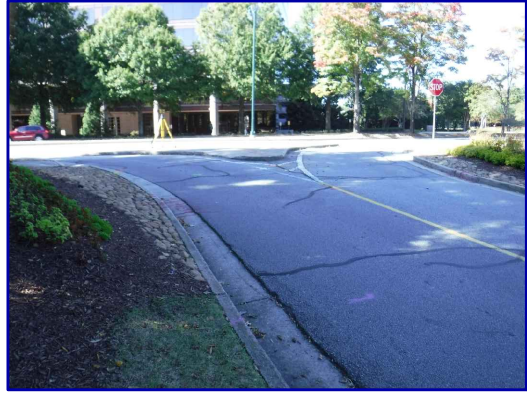
Correspondence Received:

No public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Denial** of **Variance** V20-0026, a request for a Variance from Sec. 5.4.3.D to allow a ground floor elevation of 3.5 feet. Should the Board of appeals choose to approve the request, staff does not recommend any conditions.

SITE PHOTOGRAPHS



UTILITY CONTACTS

Communication
AT&T
208 S. Akard St.
Dallas, TX 75202
210-821-4105
Angelo Hines
(770) 784-3972

Tower Cloud
9501 International Court North
St. Petersburg, FL 33716
(727) 471-5600
(888) 897-2568

Telecom Corporate Headquarters
10475 Park Meadows Drive
Littleton, CO 80124
(678) 526-3767

ZAYO Fiber Solutions
400 Centennial Pkwy,
Suite 200
Louisville, CO 80027
(678) 666-2493
Nic Flores

Verizon / MCI
2400 N Glenview
Richardson, TX 75082
(478) 471-1042
Dennis Rainey

FiberLight, LLC
1200 Great Oaks Way,
Suite 100
Alpharetta, GA 30022
Dell Miller

Level 3 Communications, Inc
1025 Eldorado Boulevard
Broomfield, CO 80021
(877) 366-8344 ext. 3

MARTA Electric
2424 Piedmont Road
Atlanta, GA 30328
(404) 848-3436
Tim Ledbetter

Georgia Power Company
823 Jefferson Street
Atlanta, GA 30318
(404) 506-4569
Ike Collins

Gas
Southern Company Gas
(former Atlanta Gas Light)
10 Peachtree Street NE
Atlanta, GA 30309
(404) 584-3474

Water, Sewer, Stormwater
City of Atlanta Department of
Water Management
651 14th Street
Atlanta, GA 30318
(404) 330-6600
James Bastwick

Roadway Regulatory
Georgia Department of
Transportation
John Hibbard
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
404-631-1400

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30669

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

N/F PROPERTY OF
DDR PERIMETER POINTE LLC
DEED BOOK 48474 / PAGE 37

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 191676GA, EFFECTIVE DATE AUGUST 14, 2019.

12. Easements in favor of Georgia Power Company, as follows:
(a) from Mount Vernon Development Corp., dated February 20, 1963, recorded in Deed Book 4022, Page 372, Fulton County, Georgia Records; (b) from Edwin T. Alsaker, dated February 26, 1963, recorded in Deed Book 4022, Page 373, aforesaid records; (c) from J. F. Joiner, dated February 6, 1964, recorded in Deed Book 4192, Page 463, aforesaid records; (d) from Jessie F. Joiner, dated March 10, 1965, recorded in Deed Book 4389, Page 4, aforesaid records; (e) from Jessie F. Joiner, dated March 9, 1965, recorded in Deed Book 4399, Page 13, aforesaid records; (f) from Ernest H. Kuglar, dated October 14, 1965, recorded in Deed Book 4500, Page 445, aforesaid records; (g) from William Russell Jordan, Jr., dated June 24, 1966, recorded in Deed Book 4626, Page 303, aforesaid records; (h) from James A. Hawkins, dated July 5, 1968, recorded in Deed Book 4946, Page 470, aforesaid records; (i) from Aubrey E. Holder and Nana L. Holder, dated October 29, 1976, recorded in Deed Book 6641, Page 220, aforesaid record; (j) from The Church of Christ of Latter Day Saints, dated April 21, 1977, recorded in Deed Book 6742, Page 271, aforesaid records.

MAY AFFECT SITE - DOCUMENTS CONTAIN VAGUE DESCRIPTIONS - NOT PLOTTABLE
13. Slope Easement granted in favor of Fulton County in Order and Judgment entered in Condemnation Proceeding styled Fulton County vs. Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah Corporation Sole, Case No. B-32700, dated December 11, 1967, recorded in Deed Book 4831, Page 484, aforesaid records.

MAY AFFECT SITE - EASEMENT DESCRIPTION NOT CONTAINED IN DOCUMENT
14. Sewer Easement from Church of Christ at Sandy Springs, Inc. to Fulton County, dated September 25, 1975, recorded in Deed Book 6361, Page 214, aforesaid records.

MAY AFFECT SITE - LOCATION OF EASEMENT NOT SPECIFIED IN DOCUMENT
15. Construction and Easement Agreement between St. Joseph's Health System, Inc. and Homart Development Co., dated December 30, 1994, recorded in Deed Book 19116, Page 243, aforesaid records, as amended by Amended and Restated Construction and Easement Agreement between Homart Development Co. and Homart Development Co., dated June 30, 1995, recorded in Deed Book 19748, Page 56, aforesaid records.

AFFECTS SITE - MAINTENANCE OBLIGATIONS - NOT PLOTTABLE
16. Terms and conditions of Indefinite Term Agreement, by and between Homart Development Co., a Delaware corporation and Ackerman-Crown Pointe II, L.P., a Georgia limited partnership, dated January 17, 1995 and recorded February 1, 1995 in Deed Book 19212, Page 26, aforesaid records.

DOES NOT AFFECT SITE
17. Reservations within Limited Warranty Deed from Metropolitan Atlanta Rapid Transit Authority to Homart Development Co., dated October 16, 1995, recorded in Deed Book 20228, Page 85, aforesaid records.

AFFECTS SITE AS SHOWN
18. Easement and Maintenance Agreement between Homart Development Co. and Metropolitan Atlanta Rapid Transit Authority, dated January 16, 1995, recorded in Deed Book 20228, Page 89, aforesaid records.

AFFECTS SITE AS SHOWN
19. Leases as evidenced by Assignment and Assumption of Leases from Community Properties Two, L.L.C. to DDR MT Perimeter Pointe LLC, dated November 21, 2003, recorded in Deed Book 36591, Page 517, aforesaid records.

NOT A SURVEY MATTER
20. Easements within Right of Way Deed from DDR MT Perimeter Pointe LLC and The City of Sandy Springs, Georgia, dated October 9, 2006, recorded in Deed Book 44142, Page 491, aforesaid records.

DOES NOT AFFECT SITE
21. Lease as evidenced by Memorandum of Lease from DDR Perimeter Point, LLC to Wendy's International, Inc., recorded November 10, 2011 and recorded in Deed Book 50582, Page 391, aforesaid records.

NOT A SURVEY MATTER
22. Underground Easement from DDR Perimeter Point, LLC to Georgia Power Company, dated December 23, 2011 and recorded in Deed Book 50850, Page 93, aforesaid records.

DOES NOT AFFECT SITE
23. Wireless Communication Easement and Assignment Agreement from DDR Perimeter Point, LLC to LD Holdings, LLC and recorded September 10, 2012 in Deed Book 51635, Page 488, aforesaid records.

DOES NOT AFFECT SITE
24. Terms and provisions of the Lease evidenced by that Memorandum of First Amendment to Retail Lease between DDR Perimeter Pointe LLC, and Fitness International, LLC, dated December 31, 2013, recorded January 15, 2014, in Deed Book 53506, Page 573, aforesaid records.

NOT A SURVEY MATTER
25. License Agreement (Stein Mart, Perimeter Points, Atlanta, Georgia) between DDR Perimeter Pointe LLC and Comcast Cable Communications Management, LLC, dated October 19, 2017, recorded June 18, 2018, in Deed Book 58914, Page 282, aforesaid records.

AFFECTS SITE - BLANKET EASEMENT - NOT PLOTTABLE

PROPERTY DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 19, 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the Northeastly right-of-way of Perimeter Center West (variable right-of-way) with the Southeastly right-of-way of Mount Vernon Highway (variable right-of-way), thence along said right-of-way of Mount Vernon Highway in a Northeastly direction, a distance of 103.63 feet to a 1/2 inch rebar found, said point having State Plane Coordinates of North 1,430,685.21, East 2,240,492.88, Georgia West Zone, said point being the True Point of Beginning; thence continuing along said right-of-way, along a curve to the left, said curve having an arc length of 10.56 feet with a radius of 1302.31 feet, being subtended by a chord bearing of North 39 degrees 30 minutes 02 seconds East, a distance of 10.56 feet to a 1/2 inch rebar found; thence South 43 degrees 46 minutes 19 seconds East, a distance of 14.27 feet to a 1/2 inch rebar found; thence North 34 degrees 36 minutes 28 seconds East, a distance of 200.00 feet to a 5/8 inch rebar set; thence leaving said right-of-way South 55 degrees 23 minutes 32 seconds East, a distance of 105.88 feet to a 5/8 inch rebar set; thence along a curve to the left, said curve having an arc length of 51.33 feet with a radius of 230.00 feet, being subtended by a chord bearing of South 61 degrees 47 minutes 08 seconds East, a distance of 51.22 feet to a 5/8 inch rebar set; thence South 68 degrees 10 minutes 44 seconds East, a distance of 31.33 feet to a 5/8 inch rebar set; thence South 31 degrees 41 minutes 34 seconds West, a distance of 254.16 feet to a 1/2 inch rebar found; thence South 48 degrees 12 minutes 40 seconds West, a distance of 10.49 feet to a 1/2 inch rebar found; thence North 43 degrees 46 minutes 19 seconds West, a distance of 217.12 feet to a 1/2 inch rebar found on the Southeastly right-of-way of Mount Vernon Highway, said point being the True Point of Beginning.

Said tract of land contains 1.041 Acres.

N/F PROPERTY OF
DDR PERIMETER POINTE LLC
DEED BOOK 48474 / PAGE 37

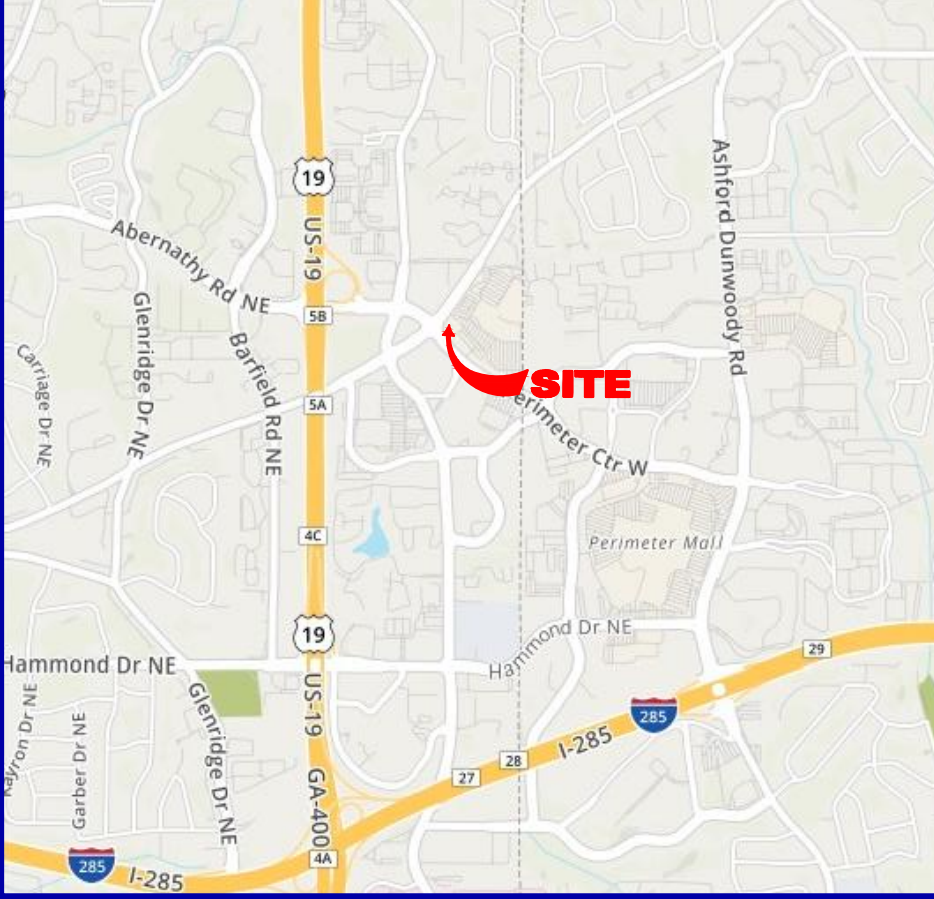
SITE AREA
1.041 Acres
±5,362 sq ft
ZONED PX-20/35

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	AS OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	PP POWER POLE
BL BUILDING SETBACK LINE	GW GUY WIRE
CI CURB INLET	LP LIGHT POLE
CMP CORRUGATED METAL PIPE	ET ELECTRIC TRANSFORMER
CMF CONCRETE MONUMENT FND	WV WATER VAULT
CO SANITARY CLEANOUT	GV GAS VALVE
CPED CRIMPED TOP PIPE	GM GAS METER
CIP DROP INLET	WV WATER VALVE
DIP DUCTILE IRON PIPE	WM WATER METER
DWCB DOUBLE WING CATCH BASIN	FD FIRE HYDRANT
FNC FENCE	UE UNDERGROUND ELECTRIC LINE
INV INVERT	UG UNDERGROUND GAS LINE
JB JUNCTION BOX	UC UNDERGROUND COMMUNICATION LINE
MH MANHOLE	UW UNDERGROUND WATER LINE
OCS OUTLET CONTROL STRUCTURE	PI PHOTO POSITION INDICATOR
OTF OPEN TOP PIPE	
PM POWER METER	
PKS PK NAIL SET	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8"RBR SET CARPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

VICINITY MAP

SITE LOCATION - LATITUDE: 33° 55' 59" LONGITUDE: 84° 21' 04"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0161F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 4-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "PX-20/35" (PERIMETER MIXED USE DISTRICT, 20 STORIES BASE HEIGHT, UP TO 35 STORIES WITH BONUS) AS SHOWN ON THE ZONING MAP OF THE CITY OF SANDY SPRINGS. PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OF CONSTRUCTION ACTIVITIES.

NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.

ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.

ALTA CERTIFICATION TABLE "A" NOTES:
Item 16 - No evidence of current earth moving work, building construction or building additions was observed.
Item 17 - No evidence was observed indicating changes in street right of way lines either completed or proposed.
Item 18 - No field delineation of wetlands was observed on the site.

SURVEY REFERENCES
1> ALTA/ACSM LAND TITLE SURVEY FOR DDR MT PERIMETER POINTE, LLC., PREPARED BY TRAVIS FRUITT & ASSOCIATES, INC., DATED OCTOBER 27, 1995, LAST REVISED NOVEMBER 24, 2003 (PROJECT NO. 03366).

SURVEYOR CERTIFICATION (ALTA/NSPS)

To: Chick-fil-A, Inc.
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adapted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b-1), 8, 9, 11, 13, 16, 17, 18, & 20 of Table A thereof. The field work was completed on October 24, 2019.

Date: October 24, 2019



SURVEYOR CERTIFICATION (GEORGIA)

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 RECORDS, 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.

John T. Newman
Georgia Professional
Land Surveyor # 3324

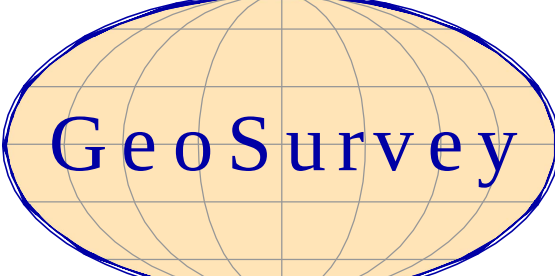
ALTA/NSPS LAND TITLE SURVEY

1155 Mount Vernon Highway
TAX PARCEL 17-0019-LL1200

FOR

Chick-fil-A, Inc.

Chicago Title Insurance Company

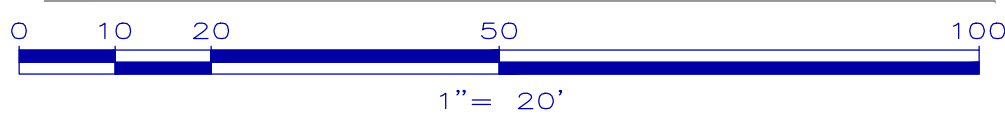


Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880

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GRAPHIC SCALE



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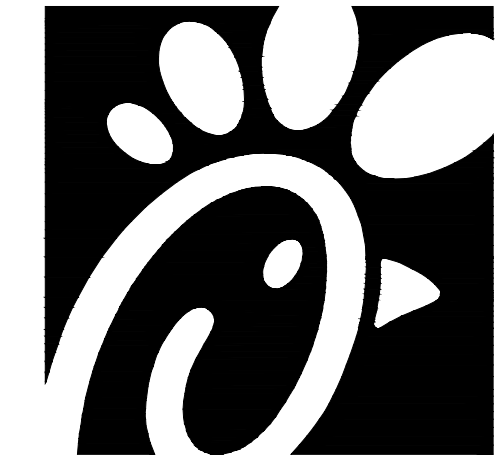
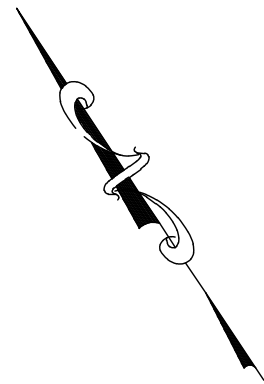
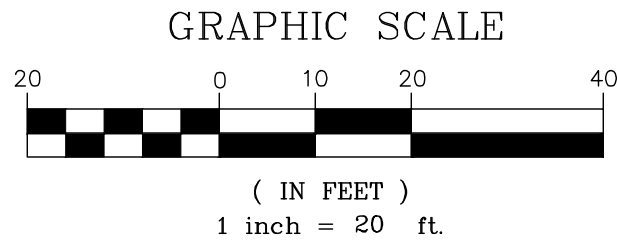
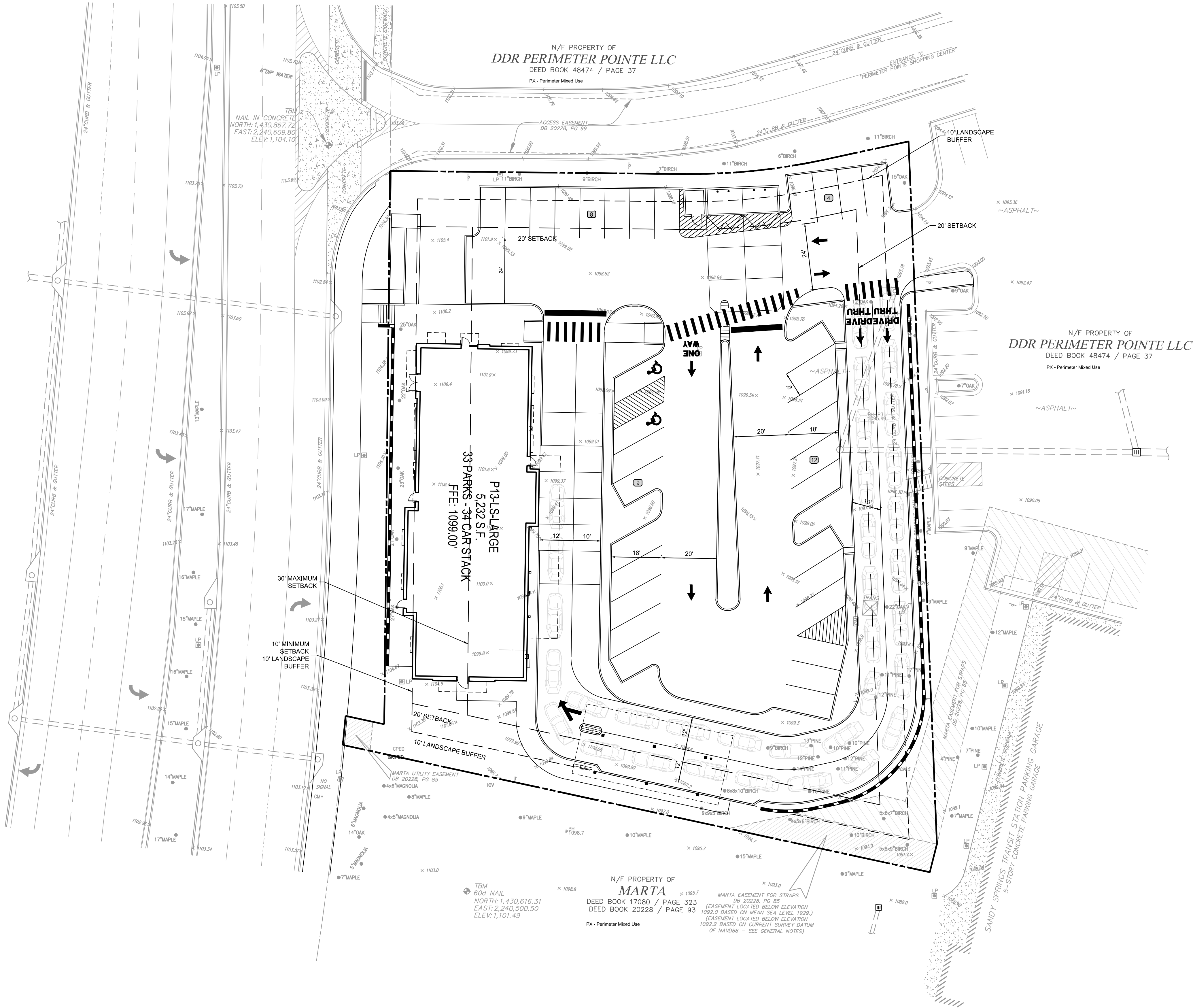


PARKING SUMMARY
50 REGULAR
2 HANDICAP
52 TOTAL

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,768", AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,823" FEET. JTN INIT.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Bowman
CONSULTING

120005-01-027 (ENG)
Sandy Springs, GA (Perimeter Pointe)\Engineering\Plans\Concept\Perimeter Pointe (Mount Vernon Hwy).cd - Concept 5.4.dwg
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

CHICK-FIL-A
RELO - SNELLVILLE FSU
3090 STONE MOUNTAIN HWY
SNELLVILLE, GA 30078

FSR#04608

BUILDING TYPE / SIZE: P13 LS LRG

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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CONSULTANT PROJECT # 120005-01-027

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DATE

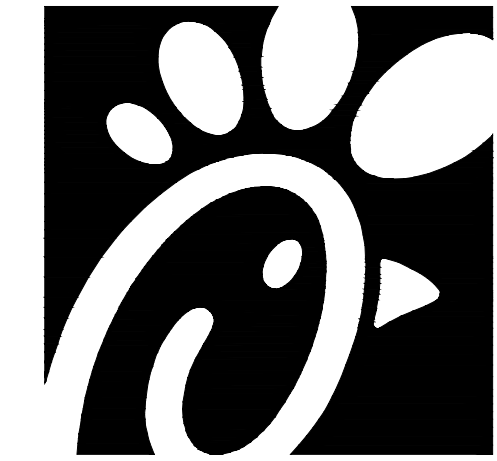
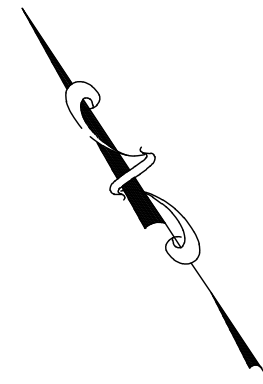
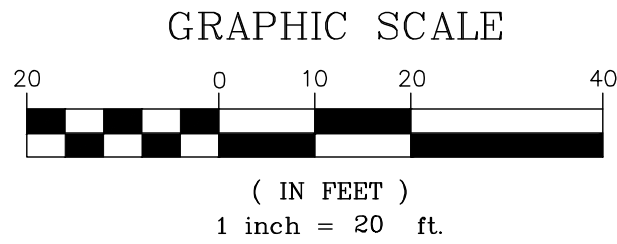
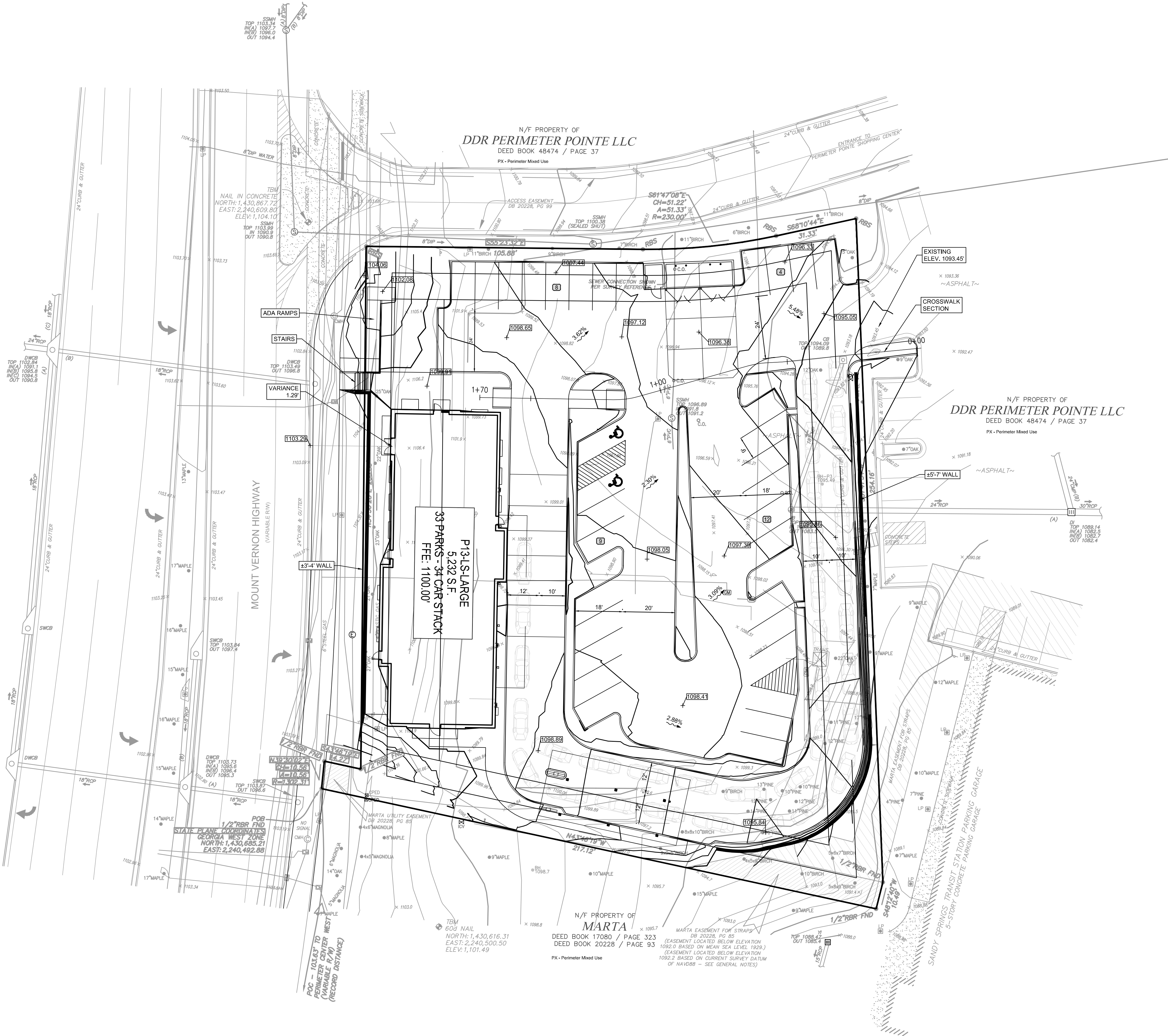
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SHEET

SHEET NUMBER

SITE PLAN



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Bowman
CONSULTING

950 North Point Parkway Suite 200
Atlanta, GA 30305
Phone: (678) 374-6687
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CHICK-FIL-A
RELO - SNELLVILLE FSU
3090 STONE MOUNTAIN HWY
SNELLVILLE, GA 30078

FSR#04608

BUILDING TYPE / SIZE: P13 LS LRG
REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 120005-01-027
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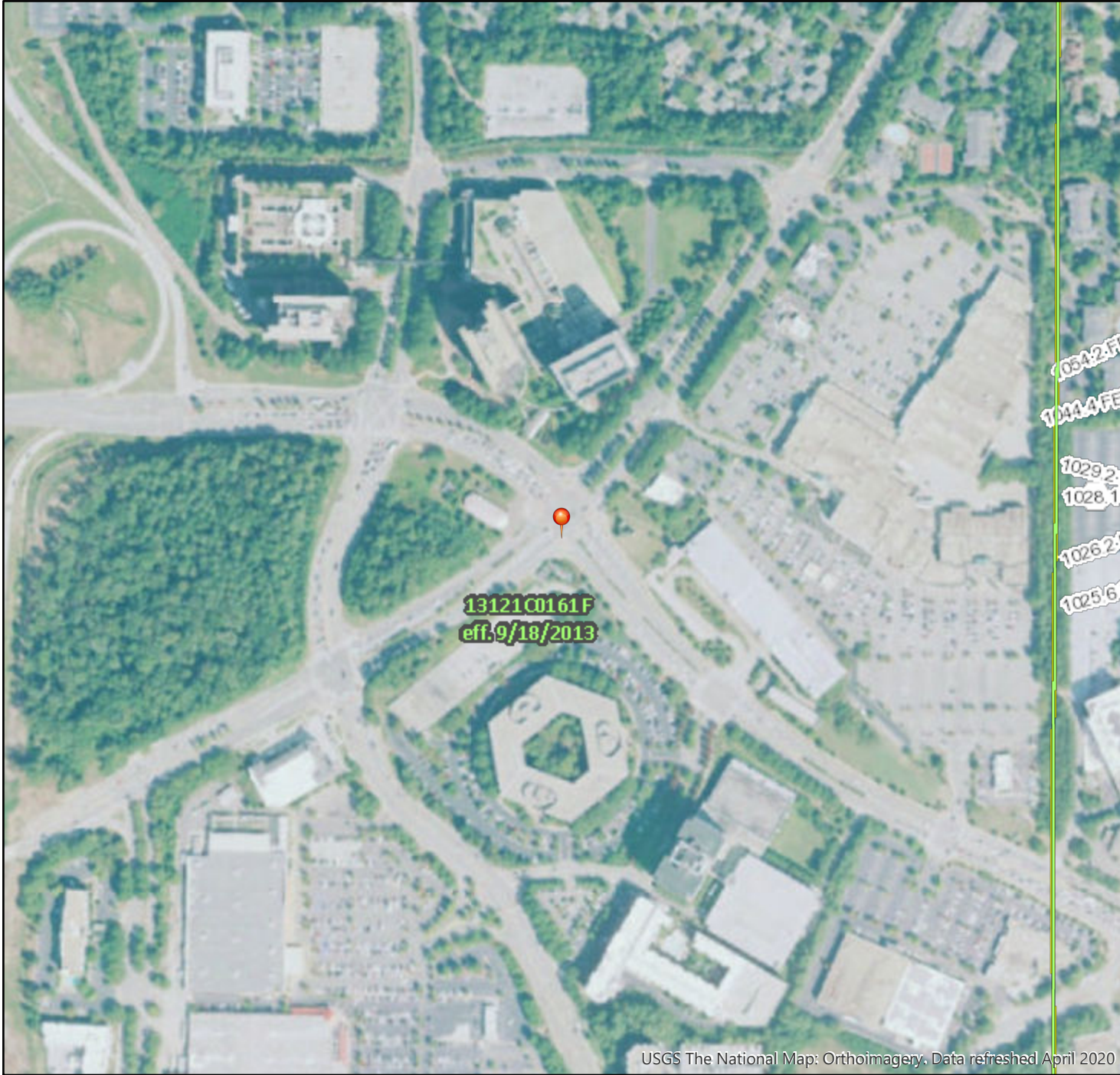
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SHEET

SHEET NUMBER
GRADING PLAN

National Flood Hazard Layer FIRMMette



84°21'27"W 33°56'12"N



0 250 500 1,000 1,500 2,000 Feet

USGS The National Map: Orthoimagery. Data refreshed April 2020

1:6,000

84°20'49"W 33°55'42"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/3/2020 at 1:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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: _____



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Case No.: _____
Planner's initials: _____

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 1155 Mt. Vernon Highway, Sandy Springs GA 30338	
	Parcel Tax ID: 17 0019 LL1200	
	Land Lot(s): 19 (Fulton County)	Land District(s): 17 (Fulton County)
	Total acreage: 0.68	Council district: 4
	Current zoning: PX (Perimeter Mixed Use/High-Rise)	Current use: Vacant restaurant
	Character Area: Penmeter Center	

APPLICATION	Detailed request (include Ordinance/Code Section No.): Section 5.4.3(D) describes the maximum difference between the ground floor elevation of a proposed building and the existing street elevation to be two feet. A variance is requested to allow an elevation difference of 3.5 feet in order to meet the requirements for providing ADA safe routes for pedestrians from both Mount Vernon Highway and the Sandy Springs transit station to the site, while maintaining safe access grades for vehicles entering and maneuvering the site. The vacant existing building is not compliant with ADA safe route requirements. Additionally, the building is partially hidden due to an elevated landscape berm. This berm will be removed, which will further connect pedestrian street activity with the proposed building.	
	Petitioner: Bowman Consulting (Bridgette Ganter)	
	Petitioner's address: [REDACTED]	
	Phone: [REDACTED]	

OWNER	Property owner: DDR Penmeter Pointe LLC	
	Owner's address: [REDACTED]	
	Phone: [REDACTED]	
	Signature (authorizing initiation of the process): <i>Jordan Z...</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:
Anticipated BOA date:	
ADDITIONAL INFORMATION NEEDED:	

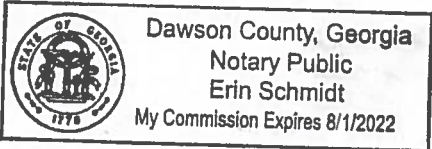


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AUTHORIZATION FORM – PART II

- 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:	Bridgette Ganter
Company name:	Bowman Consulting
Address:	[REDACTED]
City, State, Zip:	[REDACTED]
Email address:	[REDACTED]
Phone number:	[REDACTED]
Agent's signature:	<i>[Signature]</i>
Applicant's signature:	<i>[Signature]</i>

Sworn and subscribed before me this
6 th day of July 20 20
Notary public: <i>[Signature]</i>
Seal:

Commission expires: 8/1/22



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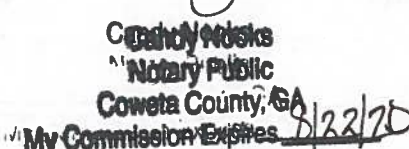
AUTHORIZATION FORM – PART I

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: <u>DDR Perimeter Pointe, LLC</u>	Sworn and subscribed before me this
Address: [REDACTED]	<u>Jennifer Santelli</u> day of <u>July</u> 20 <u>20</u>
City, State: [REDACTED]	Notary public: <u>Mary Parker</u>
Email address: [REDACTED]	Seal: 
Phone number: [REDACTED]	Commission expires: <u>03/29/2022</u>
Owner's signature: <u>Joel Fournier</u>	

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 404-765-8000 [Attorney for the owner (attach a copy of the contract)]; or ☐ He/she has an option to purchase the subject property (attach a copy of the contract); or ☒ He/she has an estate of years which permits the applicant to apply (attach a copy of the lease)	
Applicant's name: <u>Jenn Santelli</u>	Sworn and subscribed before me this
Company name: <u>Chick-fil-A, Inc.</u>	<u>25TH</u> day of <u>JUNE</u> 20 <u>20</u>
Address: <u>5200 Buffington Road</u>	Notary public: <u>Candy Hooks</u>
City, State, Zip Code: <u>Atlanta, GA 30349</u>	Seal: 
Email address: <u>jenn.santelli@cfacorp.com</u>	Commission expires: <u>8/22/20</u>
Phone number: <u>(770) 324-5282</u>	
Applicant's signature: _____	

Legal Description

Parcel 17 0019 LL1200

1155 Mount Vernon Highway, Sandy Springs 30338

All that tract of parcel of land lying or being in Land Lot 19, 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the Northeasterly right-of-way of Perimeter Center West (Variable right-of-way) with the Southeasterly right-of-way of Mount Vernon Highway (variable right-of-way); thence along said right-of-way of Mount Vernon Highway, in a Northeasterly direction, a distance of 103.63 feet to a ½ inch rebar found, said point having State Plane Coordinates of North 1,430,685.21, East 2,240,492.88, Georgia West Zone, said point being the True Point of Beginning; thence continuing along said right-of-way, along a curve to the left, said curve having an arc length of 10.56 feet with a radius of 1302.31 feet, being subtended by a chord bearing of North 39 degrees 30 minutes 02 seconds East, a distance of 10.56 feet to a ½ inch rebar found; thence South 43 degrees 46 minutes 19 seconds East, a distance of 14.27 feet to a ½ inch rebar found; thence North 34 degrees 36 minutes 28 seconds East, a distance of 200.00 feet to a 5/8 inch rebar set; thence leaving said right-of-way South 55 degrees 23 minutes 32 seconds East, a distance of 105.88 feet to a 5/8 inch rebar set; thence along a curve to the left, said curve having an arc length of 51.33 feet with a radius of 230.00 feet, being subtended by a chord bearing of South 61 degrees 47 minutes 08 seconds East, a distance of 51.22 feet to a 5/8 inch rebar set; thence South 68 degrees 10 minutes 44 seconds East, a distance of 31.33 feet to a 5/8 inch rebar set; thence South 31 degrees 41 minutes 34 seconds West, a distance of 254.16 feet to a ½ inch rebar found; thence South 48 degrees 12 minutes 40 seconds West, a distance of 10.49 feet to a ½ inch rebar found; thence North 43 degrees 46 minutes 19 seconds West, a distance of 217.12 feet to a ½ inch rebar found on the Southeasterly right-of-way of Mount Vernon Highway, said point being the True Point of Beginning.

Said tract of land contains 1.041 Acres.

VARIANCE ANALYSIS

**Chick-fil-A Perimeter Pointe
1155 Mount Vernon Highway
Sandy Springs, GA 30338**

VARIANCE REQUEST: GROUND FLOOR ELEVATION REQUIREMENT

Section 5.4.3(D) of the City of Sandy Springs Municipal Code requires that the ground floor elevation of proposed buildings in the PX- Perimeter Mixed Use/High-Rise zoning district be within two feet of street level elevation, as measured from the top of the adjacent curb to the top of the finished ground floor at the building main entrance. The proposed site possesses extraordinary and exceptional conditions that prohibit strict adherence to this requirement, due to its size and topography, as well as its proximity to both a street and a transit station.

The proposed site is on a slope that drops 10.4± feet from Mount Vernon Highway street level to the rear of the site where the Sandy Springs Transit Station is located. This drop is traversed over the narrow dimension of the roughly rectangular parcel over a length of approximately 200 feet.

The American Disability Act requires that at least one accessible route within the boundaries of the site be provided from each public transportation stop, accessible parking area, and public street sidewalk to the accessible building entrance it serves. Therefore, the proposed site must provide accessible routes from both the pedestrian sidewalk at Mount Vernon Highway and the Sandy Springs Transit Station.

An accessible route is a continuous, unobstructed path connecting accessible elements and spaces within a site. Sidewalks are considered an accessible element if, among other requirements, the cross-slope of the sidewalk is less than 2 percent and the running slope is less than 5 percent. Curb ramps are allowed as an accessible element if the running slope is not greater than 8.3 percent and if the ramp does not exceed 15 feet. Stairs are not considered an element of an accessible route. These technical requirements are documented in the United States Access Board Technical Requirements, Chapter R3.

The existing site does not provide accessible routes from either the Mount Vernon Highway pedestrian sidewalk or the Sandy Springs Transit Station to the existing building. The applicant is proposing a site design that provides both accessible routes in compliance with American Disability Act.

The proposed site accessible route from the public sidewalk along Mount Vernon Highway includes a series of four curb ramps which allow pedestrians an accessible route from the street to the building, while descending approximately three feet in elevation.

The proposed site accessible route from the Sandy Springs Transit Station to the building is provided through a series of sidewalks, two curb ramps, and three cross walks from the parking lot adjacent to the Sandy Springs Transit Station, while ascending approximately six and half feet to the building.

It is important to note that site crosswalks are provided for safe passage over drive aisles. Best engineering design practices for site drive aisles and adjacent parking areas limit cross-slope to less than 3 percent. Additionally, drive aisle areas which provide dumpster access are generally held to a cross-slope of less than 2 percent to prevent tipping during emptying process.

Alternative designs were evaluated:

1. Raise the ground floor elevation of the building to within two feet of street level.

Dimensionally the site does not provide the necessary distance to provide acceptable slopes for a compliant accessible route from the building to the Sandy Springs Transit Station. Further, the cross-slopes of the drive aisles exceed accepted engineering practical limits. In addition to non-compliance with the American Disability Act, this solution does not meet the general purpose and intent of the Development Code to promote walkable centers and safe pedestrian environments.

2. Locate the building at the south side of the parcel to provide greater distance to safely descend in elevation, while maintaining accessible routes.

In this design, the building would no longer be oriented along Mount Vernon Highway and a drive-through aisle would be located between the building and Mount Vernon Highway. This solution is disallowed under the Urban General Road Frontage guidelines and again, does not meet the general purpose and intent of the Development Code to promote walkable centers and safe pedestrian environments.

Neither alternative design is in accord with the purpose and intent of the Developments Code. Therefore, the applicant is requesting a variance of $1.29\pm$ feet to allow the ground floor elevation of the building to be constructed $3.29\pm$ feet below street elevation at the main entrance.

The physical conditions (parcel depth and topography) and site location (adjacent to two pedestrian routes) necessitating this variance are not the result of the action or inaction of the current property owner.

The applicant is requesting the minimum relief necessary for the proposed development. A ground floor elevation variance of $1.29\pm$ feet is the minimum requirement to grade the site in a manner that provides compliance for both accessible routes.

Since the proposed design provides safe and compliant pedestrian routes, as well as an enhanced pedestrian experience by orienting the building in line with and as close as possible with the Mount Vernon Highway pedestrian sidewalk, it is believed that this design supports the purpose and intent of the Development Code to promote walkable centers and safe pedestrian environments.



July 6, 2020

Ms. Madalyn Smith
City of Sandy Springs
Planning and Zoning
1 Galambos Way
Sandy Springs, GA 30328

**RE: Perimeter Pointe Chick-fil-A
1155 Mount Vernon Highway
Sandy Springs, GA 30338
Letter of Intent – Variance Request (Height and Mass – Ground Floor Elevation)**

Ms. Smith,

We are working with Chick-fil-A on the development of a new Chick-fil-A restaurant to be located at 1155 Mount Vernon Highway in Sandy Springs.

The site is currently zoned PX – Perimeter Mixed Use/High-Rise and is developed with a vacant restaurant. Chick-fil-A is proposing the construction of an approximately 5,000± SF restaurant with associated parking and utilities. The proposed restaurant will have 65-70 employees and serve an average of 900 customers in store daily. The hours of operation are 6:00AM to 10:00PM, Monday through Saturday.

Description of Requested Variance:

Section 5.4.3(D) of the municipal code requires that the ground floor elevation of the proposed building be within two feet of the street level elevation, as measured from the top of the adjacent curb to the top of the finished ground floor at the building main entrance. The applicant is requesting a variance of 1.29± feet to allow the ground floor elevation of the building to be constructed 3.29± feet below street elevation at the main entrance.

This site is unique in that an accessible ADA pedestrian route must be maintained from both the front (street) side and the back (Sandy Springs Transit Station) side of the site. In addition, there is a drop in elevation of 10.4± feet from the street to the rear of the site. A variance for additional ground floor elevation is requested to provide the required accessible ADA pedestrian routes within the constraints of the site topography.

Alternatively, siting the building to align with the southern property border, farthest from the access, allows additional distance over which to level the slopes of the accessible routes. However, in this alternative design, the building and main entrance are not aligned with the street and it is necessary to route the drive-through between the street and the building. Since this alternative does not reflect the pedestrian-oriented intent of the code, we are requesting a ground floor elevation variance for the proposed design, which provides a safe, compliant, and pedestrian-oriented experience.

We appreciate your consideration of this variance application. Should you have any questions or concerns, please do not hesitate to contact me at [REDACTED]

Sincerely,



Bridgette Ganter
Project Manager
Bowman Consulting



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, August 11, 2020

Case: **V20-0027 – 801 Mount Paran Road**
Staff Contact: Madalyn Smith (msmith@sandyspringsga.gov)
Report Date: July 22, 2020

REQUEST

Request for a Variance from Sec. 9.2.4.A to allow encroachment into the 50-foot undisturbed natural vegetative buffer (50-foot buffer) and the additional 25-foot impervious surface setback (25-foot setback) for an addition to an existing home and minor site improvements.

APPLICANT

Property Owner: Larry Lord	Petitioner: Juan Del Rio of CET	Representative: n/a
-------------------------------	------------------------------------	------------------------

SUMMARY

The applicant requests a variance to allow a home addition and minor site improvements largely related to an individual with disabilities. Staff finds that strict adherence to the stream buffers and additional impervious surface setback creates an extreme hardship.

RECOMMENDATION

Department of Community Development

Staff recommends **Approval** of **Variance** V20-0027.

MATERIALS SUBMITTED AND REVIEWED

Materials:

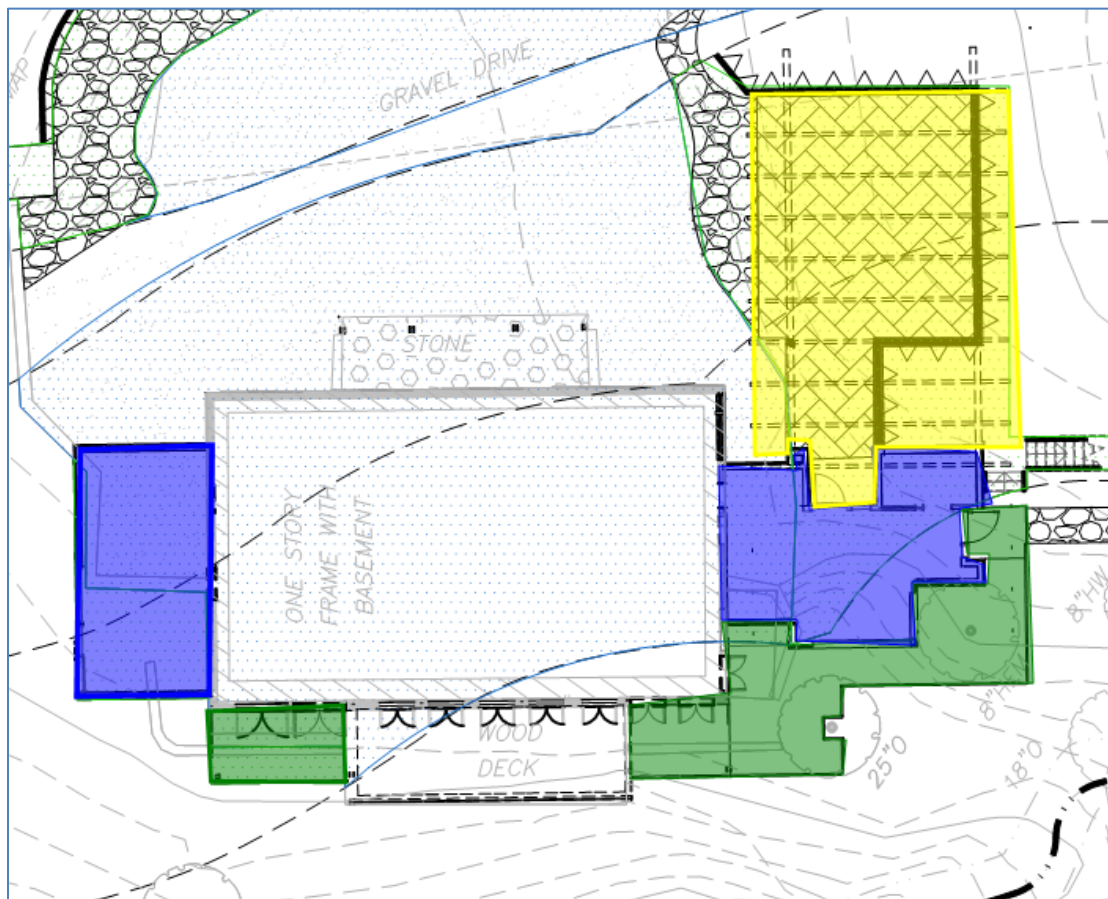
1. Application, received July 7, 2020
2. Updated Application received July 10, 2020
3. Survey, prepared by McClung Surveying, dated February 26, 2020, and received July 7, 2020

Plans:

1. "Proposed Overall Site Exhibit," prepared by Contineo Group, dated May 28, 2020, received July 10, 2020

PROPERTY INFORMATION	
Location:	801 Mount Paran Road (Parcel ID # 17 0162 LL1106)
Council District:	6 – Bauman
Road frontage:	Approximately 200 feet of frontage on Mount Paran Road
Acreage:	Approximately 2.2 acres
Current Zoning:	RE-2 (Residential Estate)
Existing Land Use:	Single Family Residential
Previous Zoning Case:	n/a
Character Area:	Protected Neighborhood

SITE PLAN (received July 10, 2020) (full size Site Plan in Package)



Blue: Home additions
Green: New decking
Yellow: New outdoor covered parking area

PROPOSED DEVELOPMENT

The subject lot is located near the intersection of Northside Drive and Mount Paran Road in the southwestern corner of Sandy Springs, and is developed with a single unit detached house and small detached studio. Approximately 50,000 SF of the 94,485 SF property is located within a stream buffer. The property is heavily wooded and vegetated with significantly sloping topography. The home and studio were constructed prior to the City's Development Code requirements.

The property is accessed from Mount Paran Road. The home is setback approximately 400 feet from the front property line and is located to the rear of the lot and as a result, now sits entirely within the stream buffers and additional setback. The homeowner is proposing two additions to the home: a master bath addition and an addition to accommodate an ADA toilet and elevator. They are also proposing additional wood decking and some minor site improvements such as adding a stormwater collection and reuse tank, refreshing portions of the gravel driveway, and adding a set of stairs to their rear landscape. The home additions and decks would be constructed on piers, which drastically reduces the impact on the stream buffers. The applicant has also proposed work in the 25-foot State Waters Buffer and has received the approval from the State Environmental Protection Division.

The following images show the existing conditions of 801 Mount Paran Road:



Studio and house from the driveway



View from the existing porch in the rear

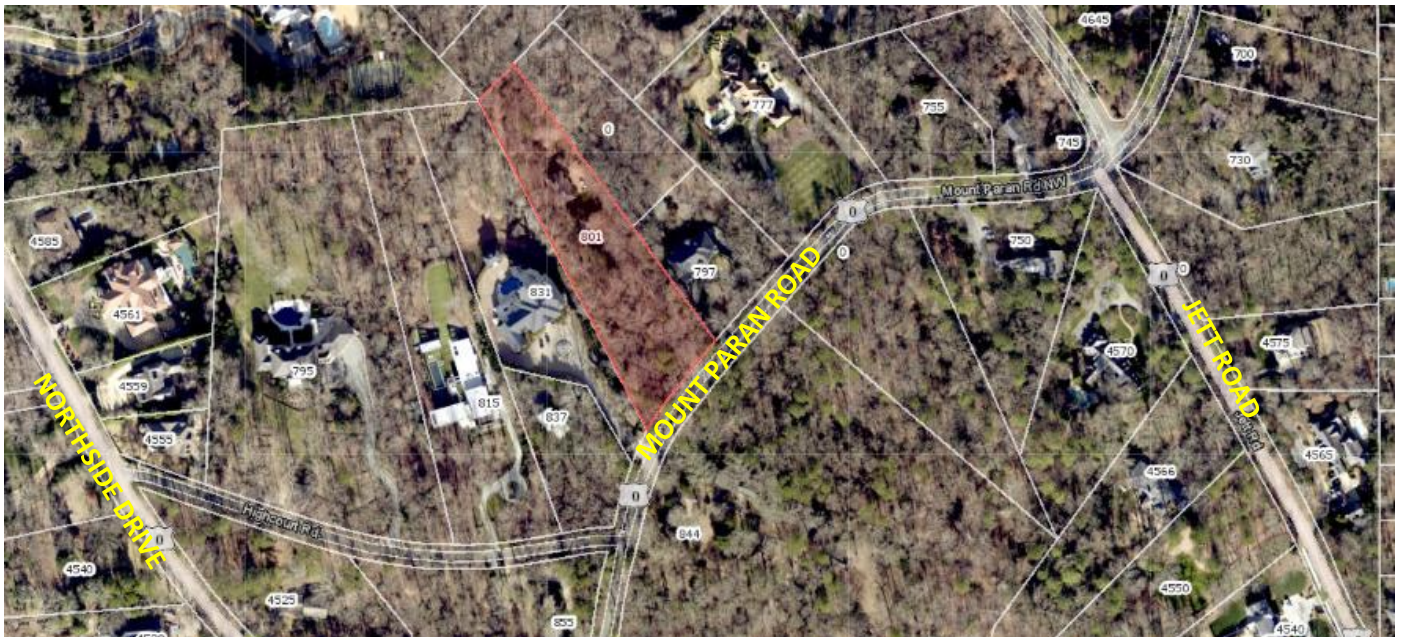


Location of handicap addition

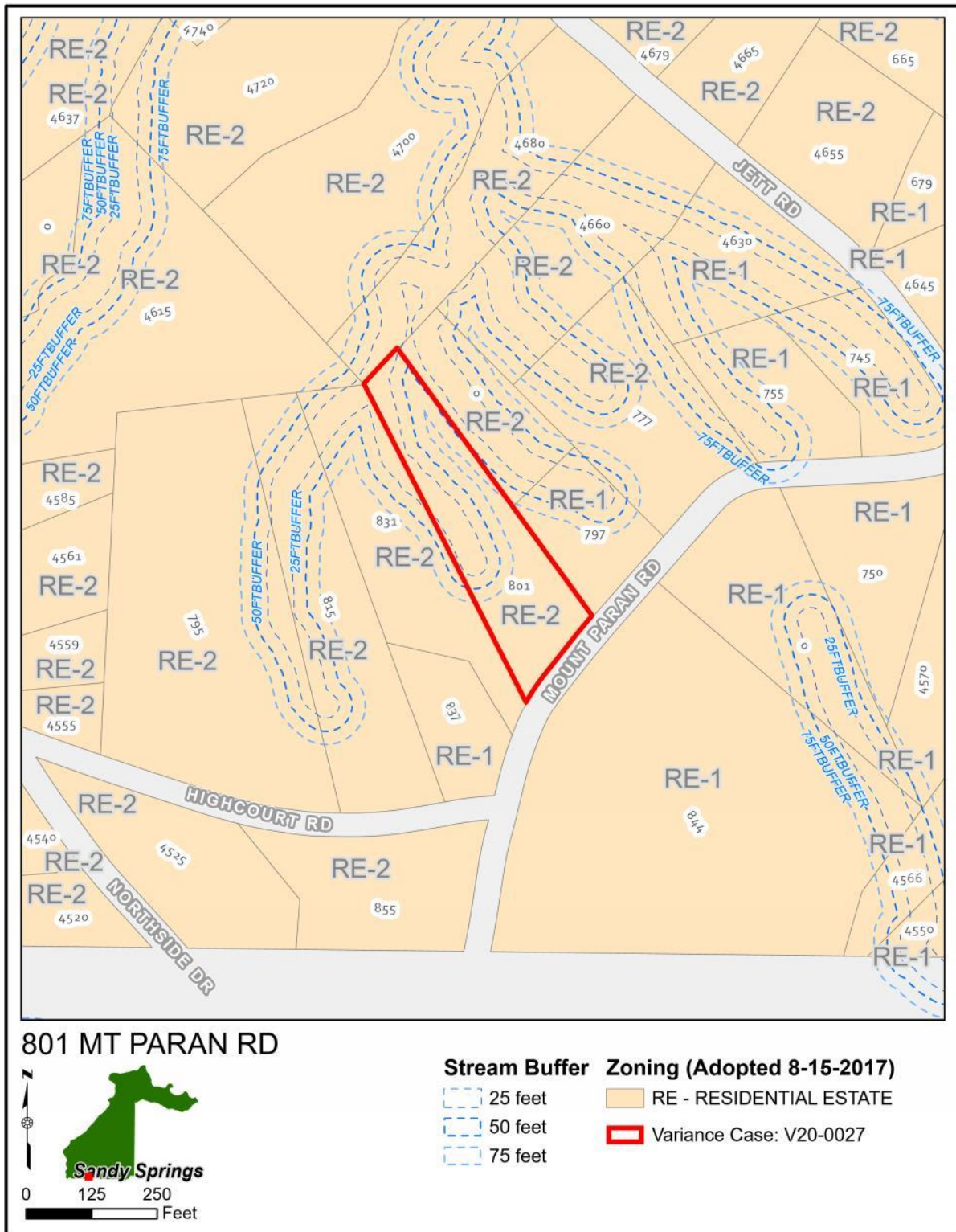
(All photographs by Larry Lord, homeowner, July 24, 2020)

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	Residential Estate / Single Family Residential	4680 Jett Road	2.57
East	Residential Estate / Single Family Residential	797 Mount Paran	1.13
South	Residential Estate / School	844 Mount Paran	9.1
West	Residential Estate / Single Family Residential	831 Mount Paran	2.5
PROPOSED DEVELOPMENT			
--	Residential Estate / Single Family Residential	801 Mount Paran	2

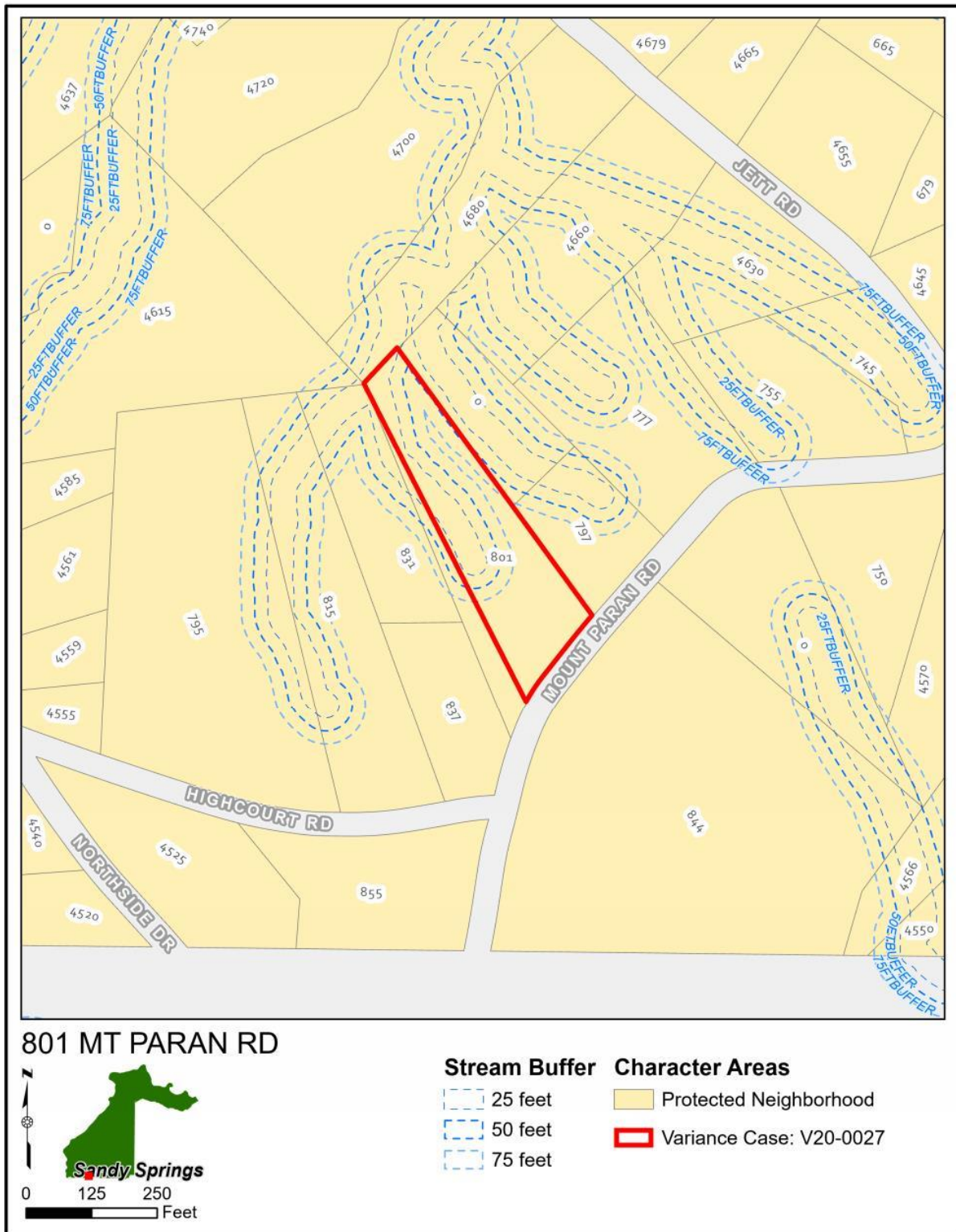
AERIAL IMAGE



ZONING MAP



CHARACTER AREA MAP



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: This property faces challenges due to the convergence of two stream buffers and significant sloping topography. The proposed additions and site improvements are mainly to allow greater access and ease of enjoyment of the property for the homeowner's handicapped son.

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

Finding: There is no area on this property that is located outside of the buffer and setback that would allow for the proposed improvements. Staff finds that the strict adherence to the 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 site was developed before December 12, 2005, therefore the hardship conditions preceded that date.

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;***

Finding: Overall, the property drops in elevation approximately 100 feet, or 15% (considered a moderate slope), from the front to the rear.

- 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: There are two streams on the property, one to the east and one to the west, and the buffers from these streams converge and account for approximately 50% of the total lot area.

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

Finding:

Proposed Impervious Encroachment For Pool	
Buffer/Impervious Setback	Encroachment (square feet)
25' Impervious Setback	992
25' City Undisturbed Natural Vegetative Buffer	865
25' State Waters Buffer	465
Total:	2332

- *Whether alternative designs are possible which require less intrusion or no intrusion;*
- *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 entire home and accessory studio are located within two converging stream buffers so there is no alternative that accomplishes the goals of the homeowner that do not encroach into the buffers.

However, due to the nature of the topography, the improvements made to the home would be on piers, which greatly reduces the negative impacts of the intrusion. It is Staff's belief that there would be minimal disturbance and the tree canopy and vegetation of the buffers can be adequately maintained. The applicant is also proposing improvements to stormwater mitigation through the use of a stormwater collection and reuse tank.

COMMENTS FROM OTHER PARTIES

Sandy Springs Architect:

I've [reviewed] this and, assuming it is acceptable on other respects, it isn't anything that will have any design standard issues, especially since all of the existing construction is over 100 yards from the street and not visible and all the new construction is behind or beside existing.

It does also appear that the engineer's contention is correct that this design will minimize site disturbance during construction and throughout its life cycle. The topography is very challenging and this concept seems to meet the City's goals of eliminating mass grading and other significant alterations to natural topography, as we have seen with many other residential properties in the City.

There really isn't any way to add onto these structures without encroaching into these setbacks and these additions seem to be the minimum expansion any owner would need to bring the property to a level of current residential functionality and to address their son's accessibility needs.

Correspondence Received:

No public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval** of **Variance V20-0027**—a request to allow encroachment into the 50-foot undisturbed buffer and additional 25-foot impervious surface setback for an addition to an existing home—subject to the following conditions:

1. The encroachment be limited or substantially similar to that shown on the "*Proposed Overall Site Exhibit*," prepared by Contineo Group, dated May 28, 2020, received July 10, 2020



SANDY SPRINGS™
GEORGIA

Case No.: _____
Planner's initials: _____

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 801 Mount Paran Rd	
	Parcel Tax ID: 17 0162 LL1106	
	Total acreage: 2.169	Council district: 6
	Current zoning: RE-2	Current use: Residential
	Character area: Protected neighborhood	

APPLICATION	Detailed request (include Code/Ordinance Section No.):	
	The proposed house expansion will encroach in 25' state stream buffer, 50' City undisturbed natural vegetative buffer, and additional 25' setback from the 50' undisturbed buffer, per City ordinance section 9.2.4.a.1 and 9.2.4.a.2	
	Petitioner: Juan Del Rio, CET	
	Petitioner	
Phone:		

OWNER	Property owner: Larry Lord	
	Owner's address: 801 Mount Paran Road NW, Atlanta, GA 30327	
	Phone:	
	Signature (authorizing initiation of the process): <i>Larry Lord</i>	
<i>If the property is under contract and the owner is unavailable to sign, provide a copy of the contract</i>		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated application date:
Anticipated BOA date:	
ADDITIONAL INFORMATION NEEDED:	

June 19, 2020

City of Sandy Springs - Planning Department
1 Galambos Way
Sandy Springs, GA 30328

**RE: Stream Buffer Variance Application – 801 Mount Paran Road NW
Letter of Intent**

1. Requested Variances:

Buffer variance application for the property located at 801 Mount Paran Road NW, Atlanta, GA, for a waiver of City's code sections 9.2.4.a.1 and 9.2.4.a.2.

2. Factual details about the proposed development:

The existing property is used as the main residence for the Lord's family. The existing house has footprint of 1,880 square feet including a deck. There is also a studio/office located east of the main house and its footprint is 480 square feet. The improvements consist on adding 690 square feet to the existing house footprint, 426 square feet of wood deck, parking area and stair connection to existing studio adjacent to the house.

3. Factual details about the site:

The property's shape is narrow and elongated. It goes from 200' of frontage along the street down to 100' along the back. The site has two streams running along the side property lines from east to west and the buffers from the streams cover a large portion of the property area. The property slopes swiftly and constantly from the entrance, located east of the house, towards the west side of the property. There is an approximate 57' differential between the entrance along the road and house elevation. There are no signs of soil erosion and the vegetation is in healthy condition along the streams and property overall.

4. Mitigation and restoration strategy:

Since the property improvements will be limited to the existing structures there will be minimal disturbance to the existing vegetation and trees. No trees are being proposed to be removed or damaged, but if the development of the final grading plans reflects trees critical root zones being impacted the City standards for tree protection and replacement will be applied. The proposed building addition takes into consideration two large trees close to the existing house, 26" Oak and 8" Hem. The proposed elevated deck expansion accommodates roof and structural design standards to maintain the trees in healthy conditions. Furthermore, the development incorporates a stormwater collection and reuse tank for all the roof stormwater. This tank is being designed to reduce the stormwater runoff from the existing and proposed house addition into the streams. This system will improve the vegetation and health of stream buffers.

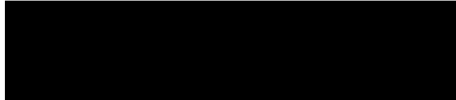
5. Alternative design explored:

Based on the existing home location, harsh land topography, and stream buffers encroachment into the property, it is not possible to make any kind of home additions/improvements without impacting the buffers. We talk about improvements since this design is mainly driven by the accessibility needs of the owner's son.

We greatly appreciate your time and consideration. Please let me know any questions that may follow the review of the application.

Sincerely,

Juan Del Rio
Contineo Group





June 19, 2020

City of Sandy Springs - Planning Department
1 Galambos Way
Sandy Springs, GA 30328

**RE: Stream Buffer Variance Application – 801 Mount Paran Road NW
Variance Analysis**

A. Property conditions:

Due to the property's shape, natural steep topography and structures location, it is not possible to make improvements to the structures unless the buffers are encroached into and a variance is obtained from the State and City. The stream that runs along the southwestern portion of the property gets as close as 15' from the existing house. No further proximity to this stream is being proposed. The existing and proposed improvements provide minimum disturbance by maintaining as much of the existing slopes and grades in the work areas.

B. Unusual Circumstances:

To avoid encroachment into the buffers a new house or structure would need to be built between 60' and 120' of the property frontage. Doing this type of construction will require major grading to accommodate the new structure and removal of large trees and ground vegetation. These two components to a new construction will have a large impact in the health of the streams, vegetation and improvement's budget. Furthermore, the proposed improvements are being driven by one of the resident's health conditions which require ADA accessibility in and around the house.

Notes:

- a. Steep slopes throughout the property, large areas of the property encroached by the stream buffers, and proximity of existing structures to the intermittent stream running along the southwest portion of the property.
- b. There are no wetlands or floodplain areas on the property. The stream center line, rested vegetation and buffers have been confirmed by environmental engineer and marked by survey incorporated with this request.
- c. As shown in the exhibits attached to this application, the existing structures in the property have an area of 8,769 SF encroaching into the buffers. The proposed improvements will add 2,322 SF of impervious area to the property, while minimizing grading and removal of nature.
- d. Alternative designs were considered, but due to the extents of the existing buffer areas in the property and accessibility needs of the improvements, it would take building a new house closer to the front setback and destroying healthy vegetation.

e. The proposed improvements include adding a stormwater collection and reuse system that will capture existing and proposed roof stormwater. This will reduce the existing stormwater runoff from the house and improve the stream's water quality. The improvements have also accommodated two large trees in proximity to the structure to allow for a long and healthy life. There is minimal ground vegetation in the areas that will be impacted.

f. The approval of this variance will not endanger or harm the existing stream or vegetation surrounding the improvement's area. The owner takes great pride at maintaining all natural environments around his property and the development is environmentally conscious taking into account the conditions mentioned above.

Please let me know any questions that may follow the review of the application.

Sincerely,

Juan Del Rio
Contineo Group





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: Larry Lord	Sworn and subscribed before me this 6 day of July 20 20 Notary public: <i>Erica N. Bruce</i> Seal: Commission expires: 04/30/2021
Address: 801 Mount Paran Road NW	
City, State, Zip Code: Atlanta, GA 30327	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: <i>Larry Lord</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: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	



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:	Juan Del Rio
Company name:	Contineo Group
Address:	755 Commerce Drive, Suite 800
City, State, Zip Code:	Decatur, GA 30030
Email address:	
Phone number:	
Agent's signature:	<i>Juan P Del Rio</i>
Applicant's signature:	<i>Larry Lord</i>

Sworn and subscribed before me this
6 day of July 20 20
Notary public: <i>Erica N. Bruce</i>
Seal: 
Commission expires: 04/30/2021

THIS PROPERTY SUBJECT
TO THE FOLLOWING

1. CURRENT ZONING PER CITY OF SANDY SPRINGS, GEORGIA RE-2
- | | |
|---------------------------------|-------------------|
| MINIMUM LOT AREA= | 2 ACRES |
| MINIMUM LOT WIDTH= | 200 FEET |
| MAXIMUM LOT COVERAGE= | 25% |
| MINIMUM FRONT BUILDING SETBACK= | 60 FEET |
| MINIMUM SIDE BUILDING SETBACK= | 25 FEET |
| MINIMUM REAR BUILDING SETBACK= | 50 FEET |
| MAXIMUM BUILDING HEIGHT= | 3 STORIES/40 FEET |
- MUST BE VERIFIED BY CITY OF SANDY SPRINGS BEFORE CONSTRUCTION.

TREE LEGEND

B	DENOTES BEECH TREE
HEM	DENOTES HEMLOCK TREE
HIC	DENOTES HICKORY TREE
HW	DENOTES HARDWOOD TREE
MAP	DENOTES MAPLE TREE
O	DENOTES OAK TREE
POP	DENOTES POPLAR TREE

MAGNETIC
N



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 508,799 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
9. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
10. CONTOUR INTERVAL= 2 FEET
11. ELEVATION DATUM= NAVD 1988

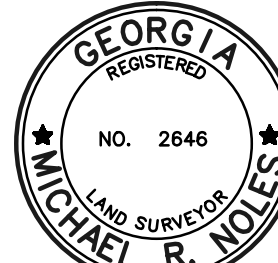
LEGEND

B	DENOTES BUILDING LINE
P	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT

FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13121C0143 F (SHADED ZONE "X") EFFECTIVE DATE: SEPTEMBER 18, 2013. FULTON COUNTY, GEORGIA

182.39' TO N.E.
R/W OF HIGH
COURT ROAD



SURVEYOR'S CERTIFICATE

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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles
Georgia RLS No. 2646

9-11-19

NO.	REVISIONS	DATE
1.	REVISE CONTOURS AND FEE	2-26-20



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
LARRY LORD
PEGGY WALTON-WALKER

801 MOUNT PARAN ROAD
SANDY SPRINGS, GEORGIA
TOTAL AREA= 2.169± ACRES
OR 94,485± SQ. FT.



LAND LOT 162
17TH DISTRICT
FULTON COUNTY
GEORGIA

PLAT PREPARED: 9-11-19
FIELD: 9-5-19 SCALE: 1"=30'

JOB#251284

PB
PG
PG
PG

GEORGIA
REGISTERED
No. 27880
PROFESSIONAL
ENGINEER
BRYAN H. RUSSELL

Bryan H. Russell P.E.

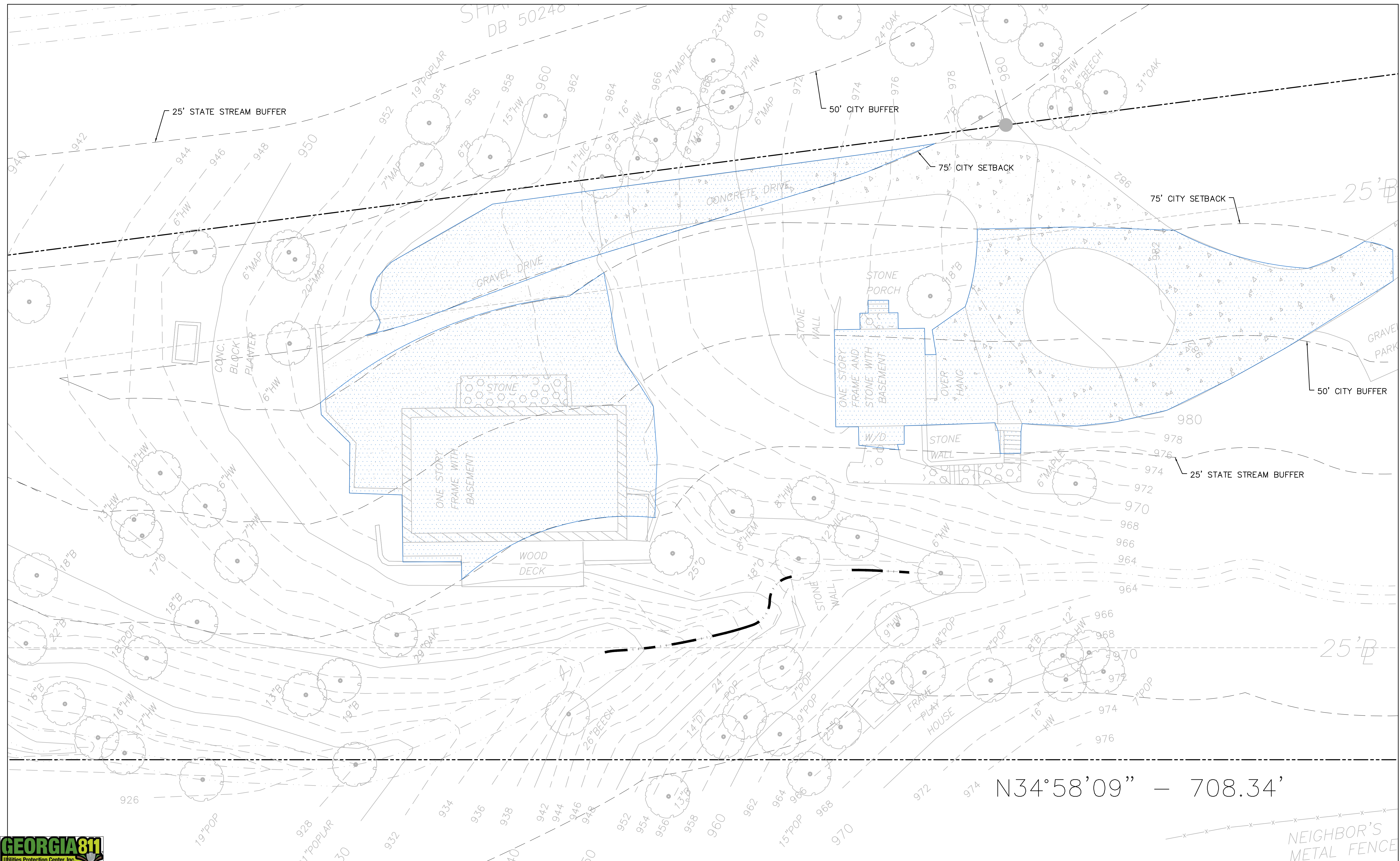
GSWCC LEVEL II CERTIFICATION NO. 7219
EXPIRES: 8/7/2021



ISSUED FOR:	PERMITTING
JURISDICTION:	CITY OF SANDY SPRINGS
LOCATION:	801 MOUNT PARAN ROAD NW SANDY SPRINGS, GA

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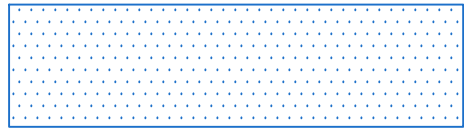
SHEET



C:\USERS\CONTINEO03\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\19-280 - LORD HOUSE ADDITION - MT PARAN\DWG



SITE AREA= 2.169 ACRES (94,485 SF)
ZONING RE-2



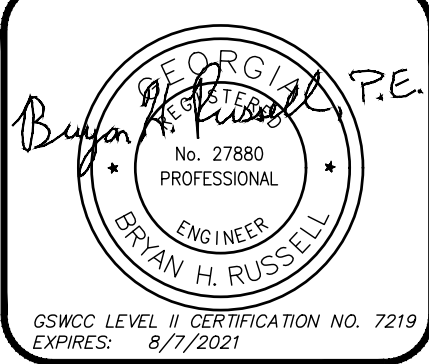
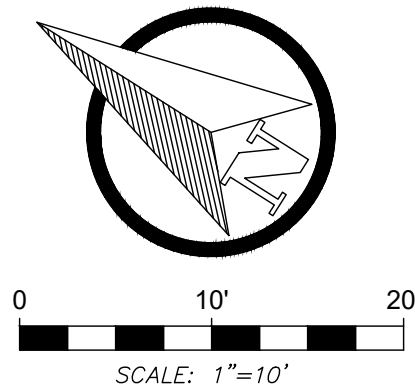
EXISTING IMPERVIOUS AREA INSIDE
CITY BUFFER



PROPOSED IMPERVIOUS AREA
ADDED INSIDE CITY BUFFER

STREAM BUFFER ENCROACHMENT CHART

BUFFER/IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE
STATE BUFFER: 0'-25'	422 SF	887 SF	+465 SF (+110.2%)
CITY BUFFER ONLY: 25'-50'	2,997 SF	3,862 SF	+865 SF (+28.8%)
CITY SETBACK: 50'-75'	5,350 SF	6,342 SF	+992 SF (+18.5%)
TOTAL	8,769 SF	11,091 SF	+2,322 SF (+26.5%)



CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.fcgengineer.com



LARRY LORD

801 MOUNT PARAN ROAD NW.
ATLANTA, GA 30327
404.372.0990
LARRYLORD@LORDACKSARGENT.COM

801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -

ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW
SANDY SPRINGS, GA

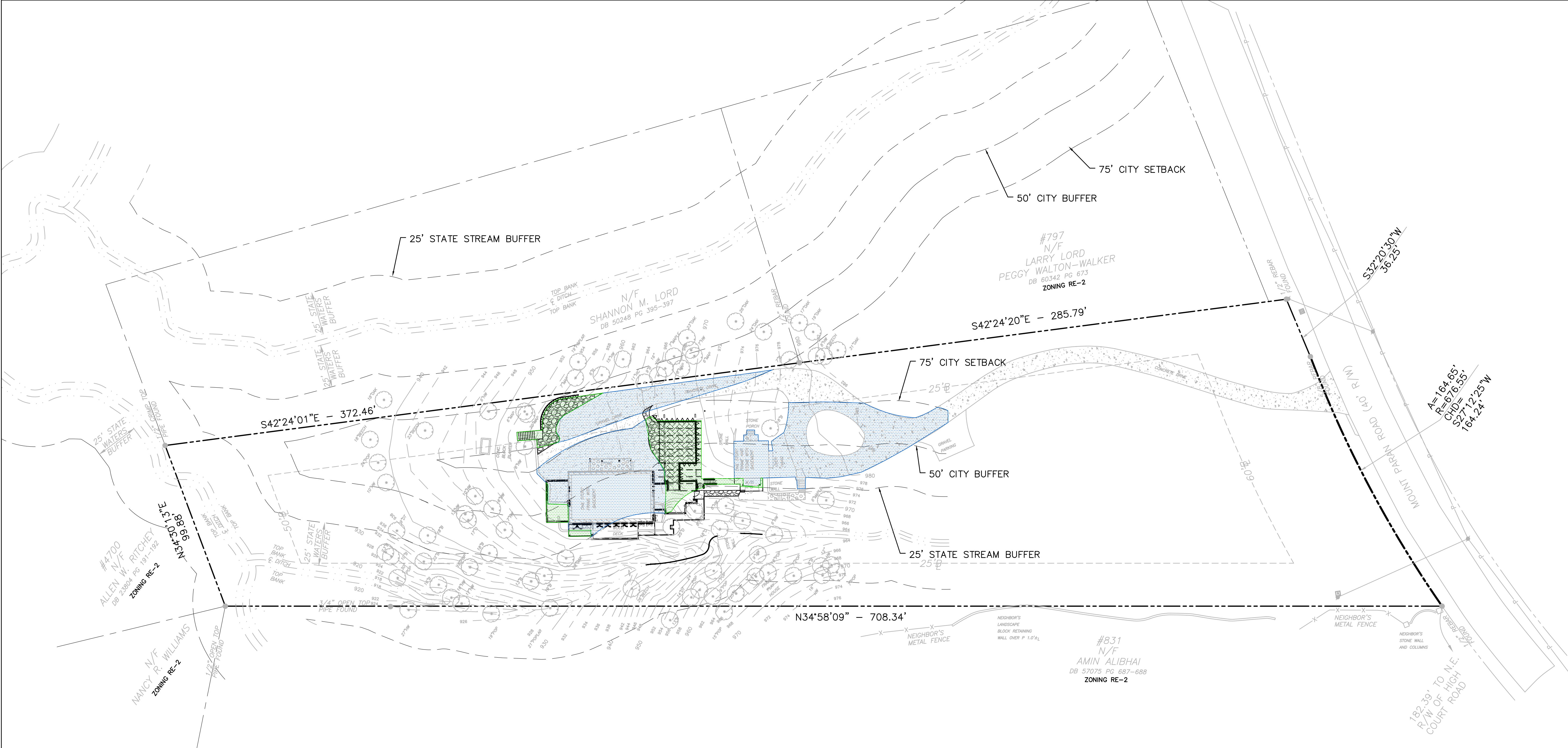
#	DATE	REVISIONS

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DRAWN: JPD	CHECK: BHR
JOB NO: 19-280	DATE: 05/28/20

PROPOSED
OVERALL SITE
EXHIBIT

SHEET



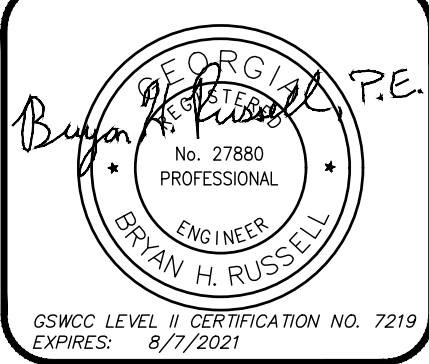
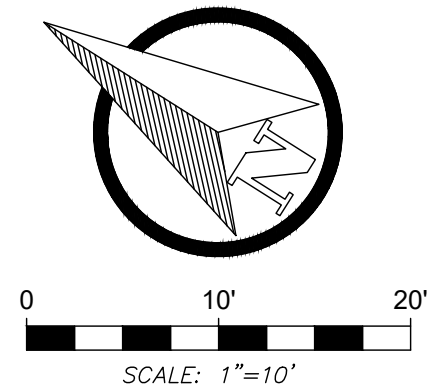
SITE AREA= 2.169 ACRES (94,485 SF)
ZONING RE-2

EXISTING IMPERVIOUS AREA INSIDE CITY BUFFER

PROPOSED IMPERVIOUS AREA ADDED INSIDE CITY BUFFER

STREAM BUFFER ENCROACHMENT CHART

BUFFER/IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE
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LARRY LORD

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ATLANTA, GA 30327
404.372.0990
LARRYLORD@LORDACKSARGENT.COM

801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -

ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW
SANDY SPRINGS, GA

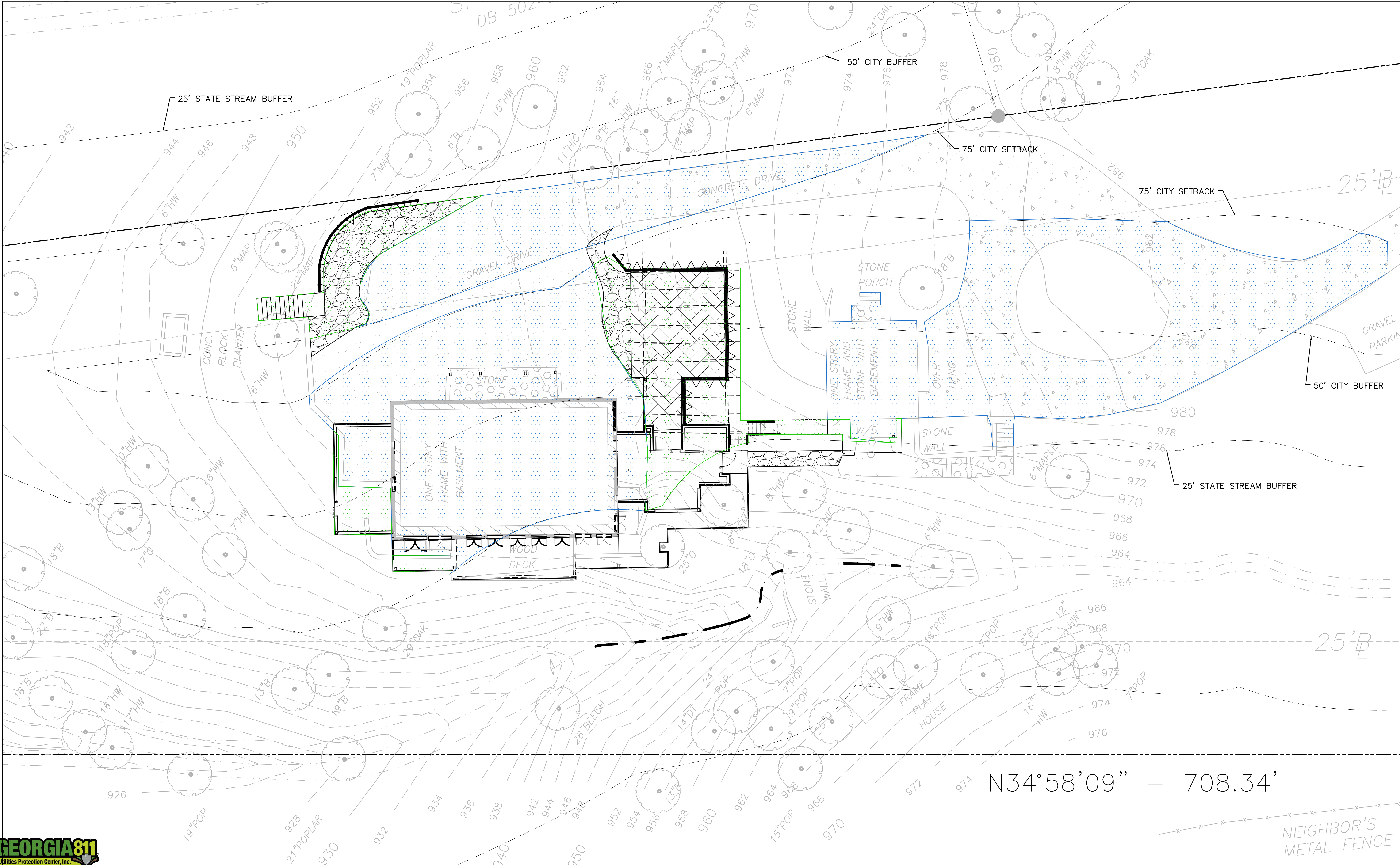
#	DATE	REVISIONS

These drawings were prepared by the undersigned, a duly licensed Professional Engineer in the State of Georgia, and they represent the undersigned's best and true work. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written consent of the Contineo Group, Inc. or its authorized representative.

DRAWN: JPD	CHECK: BHR
JOB NO: 19-280	DATE: 05/28/20

PROPOSED
SITE AREA
EXHIBIT

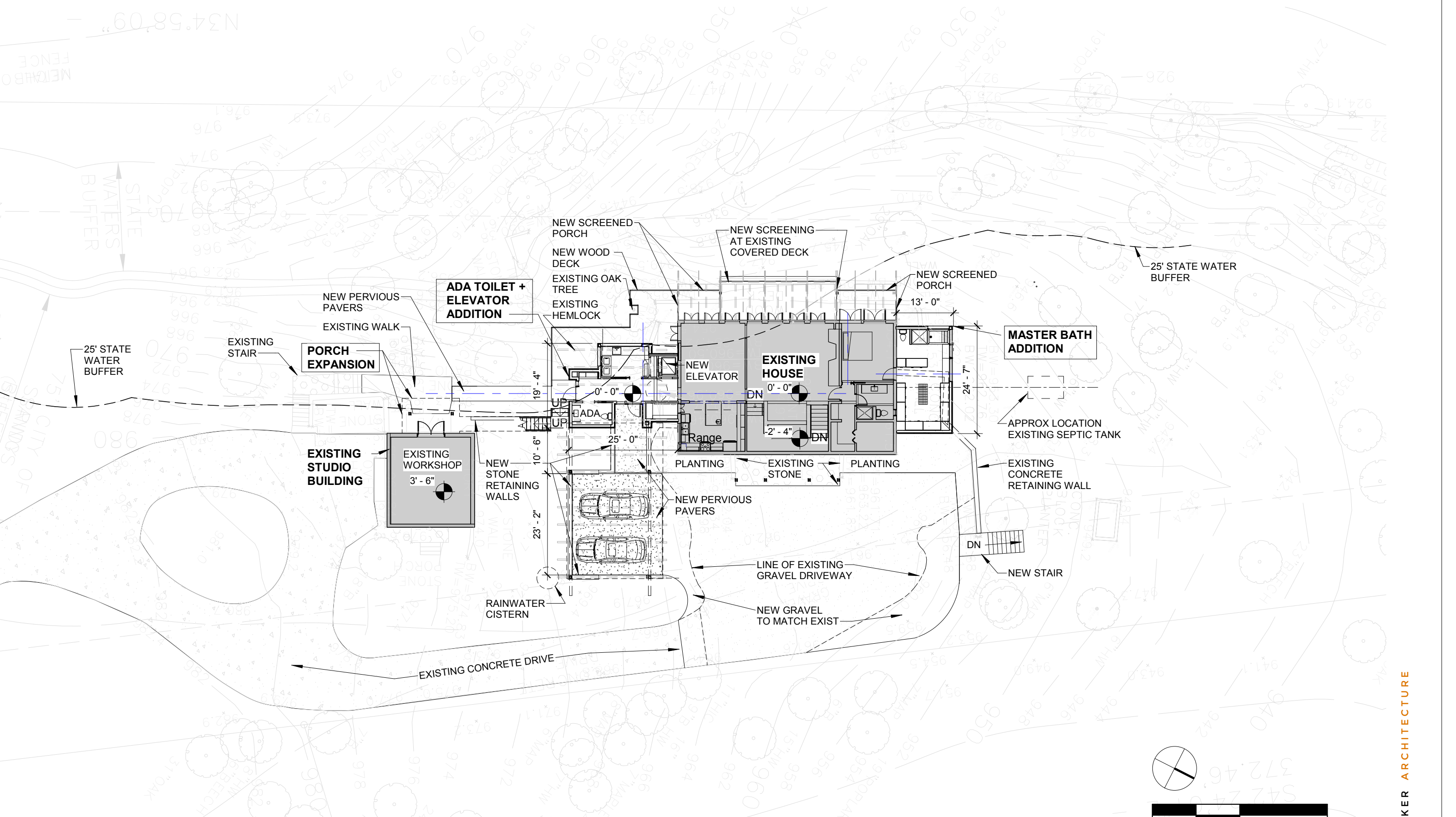
SHEET



N34°58'09" — 708.34'

NEIGHBOR'S
METAL FENCE

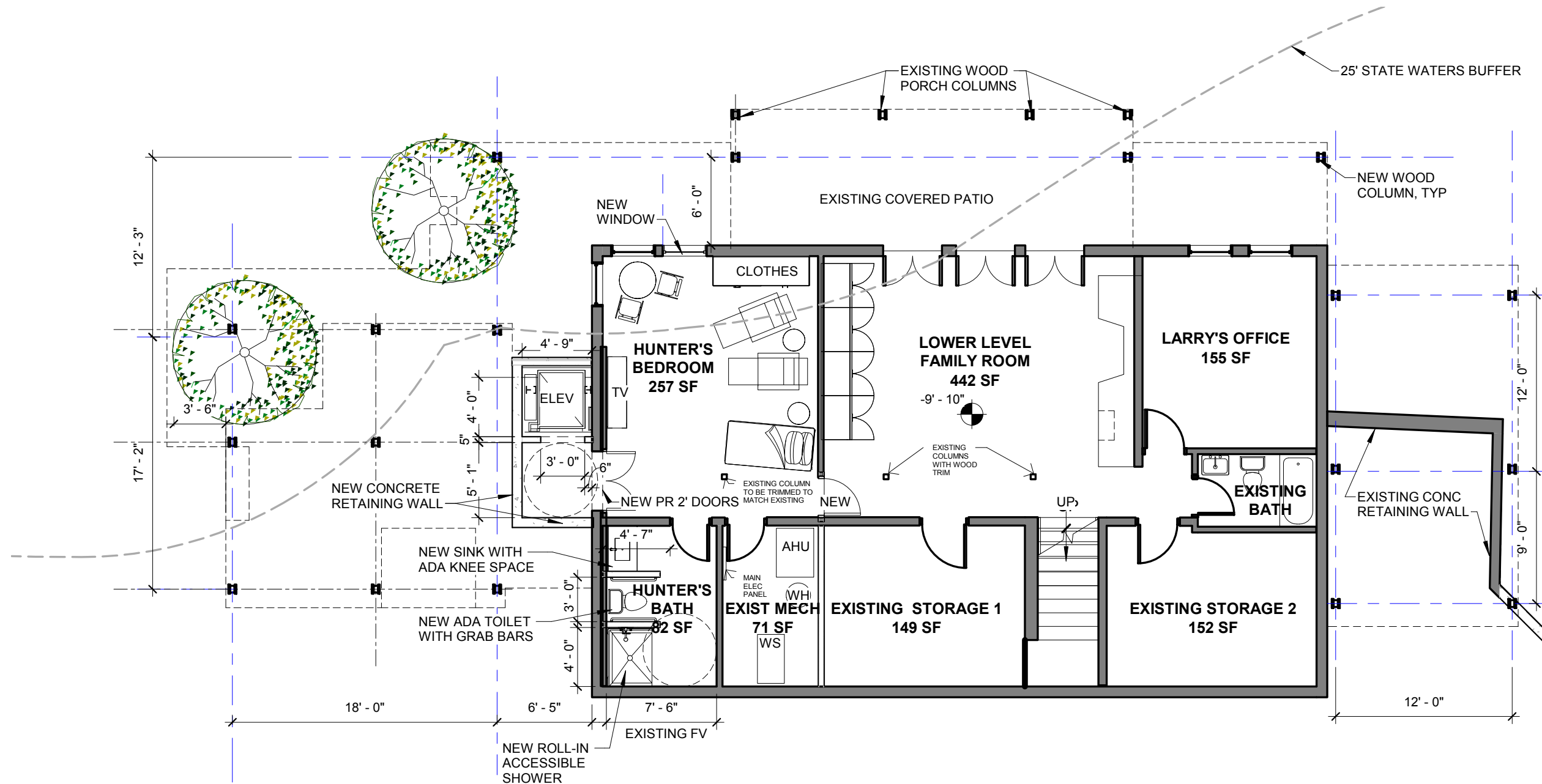




SCHEMATIC - SITE PLAN
NOT RELEASED FOR CONSTRUCTION

LORD WALTON-WALKER RESIDENCE
801 Mount Paran Road, NW Atlanta, GA 30327

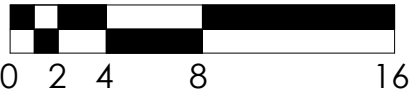
05/15/2020



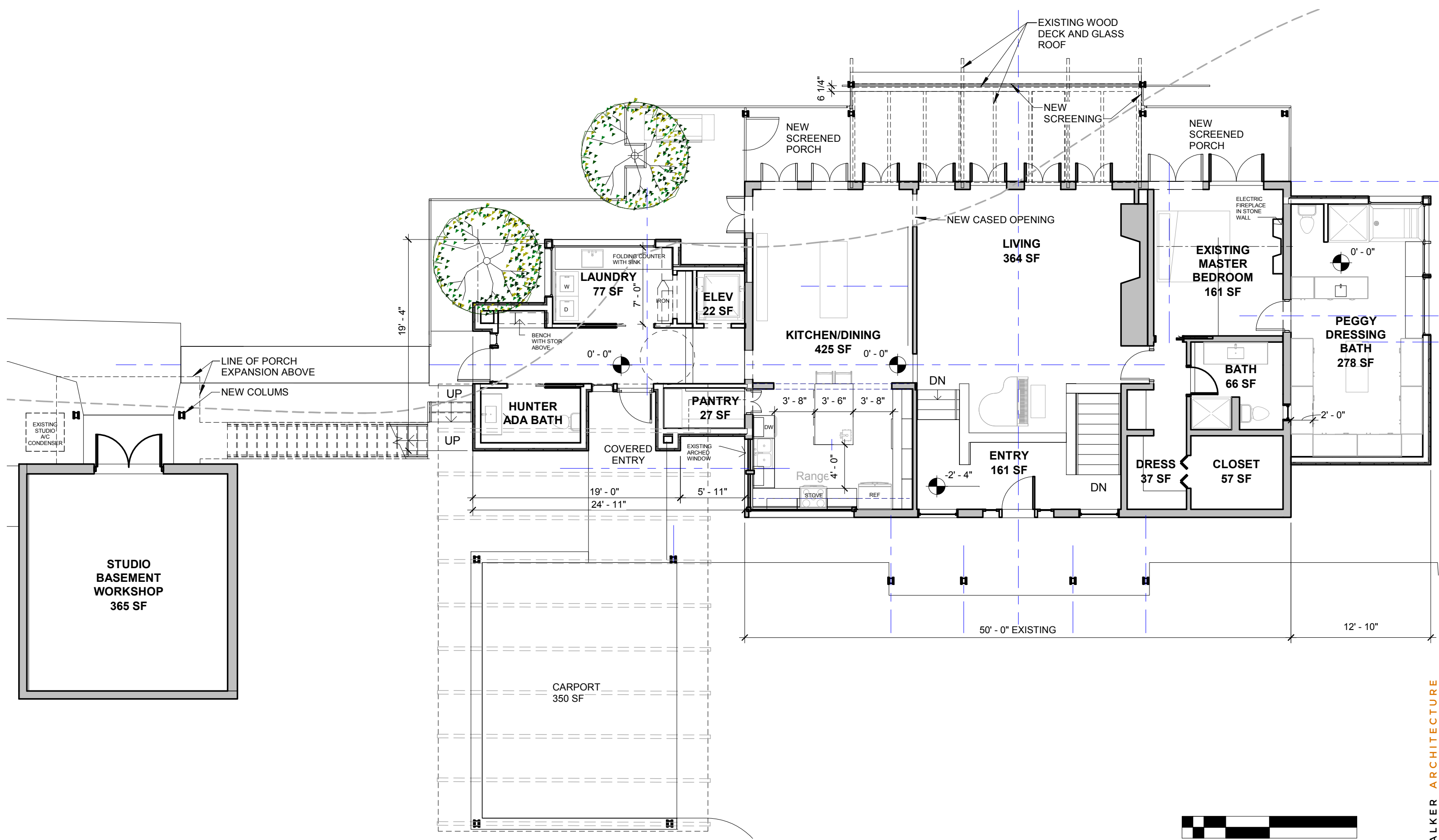
SCHEMATIC - LOWER FLOOR PLAN

NOT RELEASED FOR CONSTRUCTION

LORD WALTON-WALKER RESIDENCE
801 Mount Paran Road, NW Atlanta, GA 30327

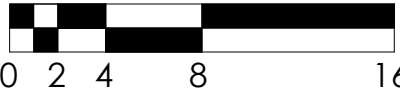


05/15/2020

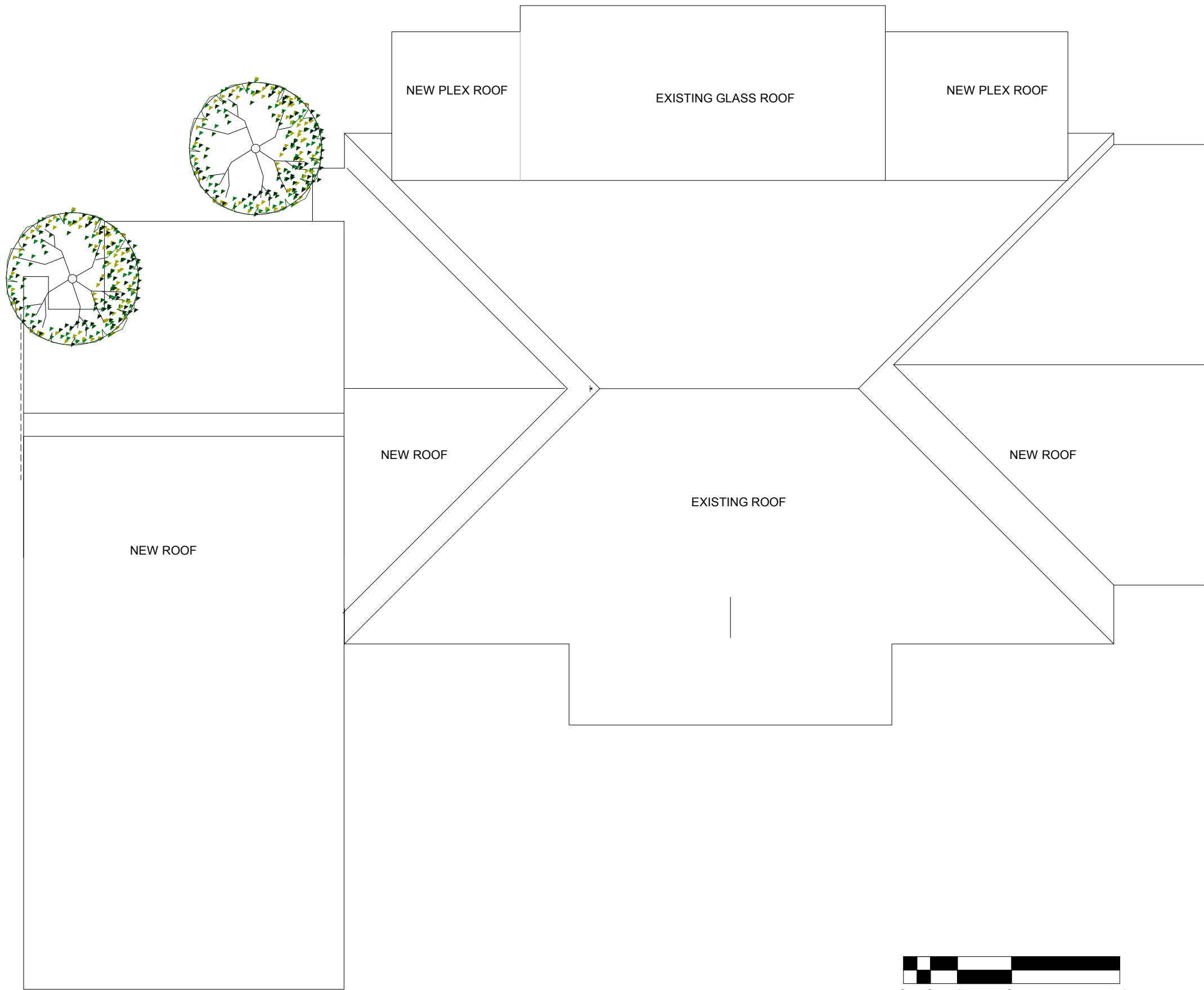
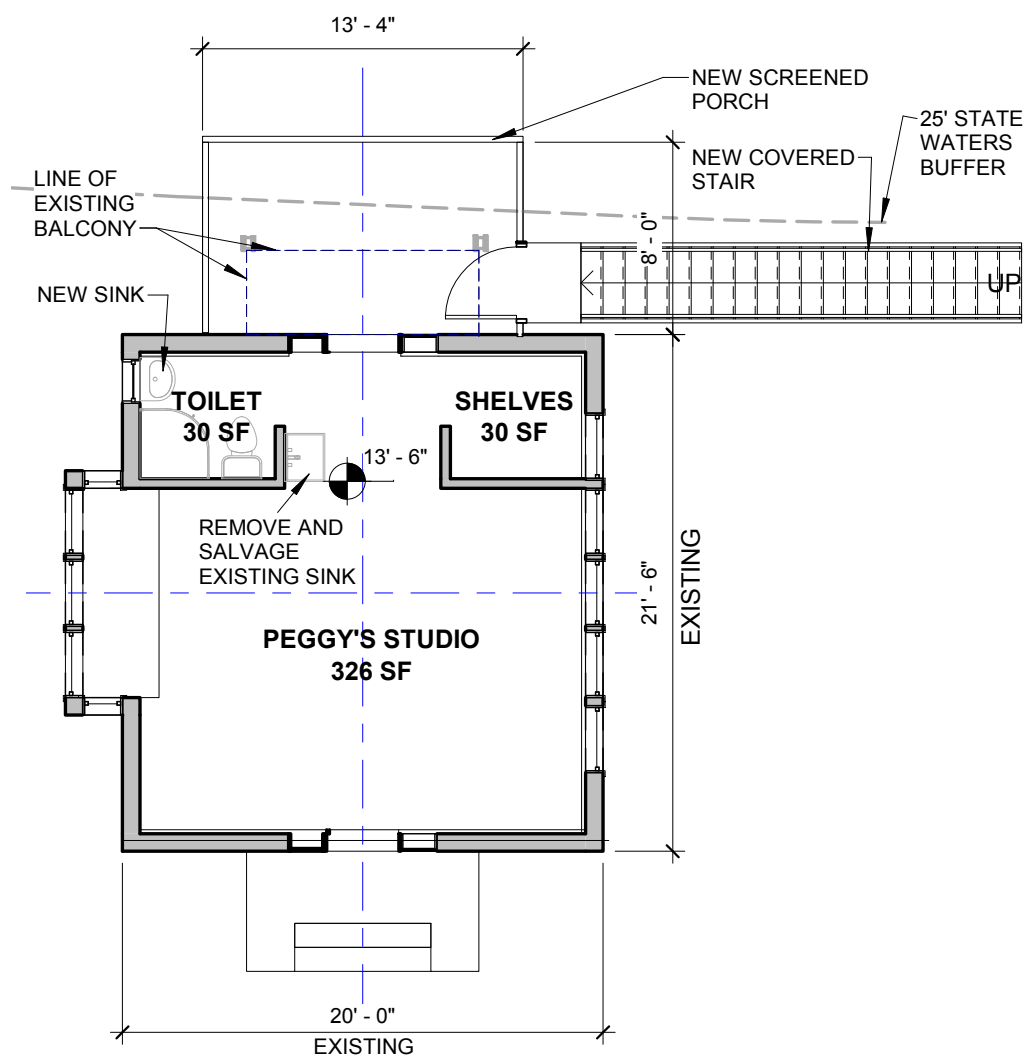


SCHEMATIC - MAIN FLOOR PLAN
NOT RELEASED FOR CONSTRUCTION

LORD WALTON-WALKER RESIDENCE
801 Mount Paran Road, NW Atlanta, GA 30327



05/15/2020

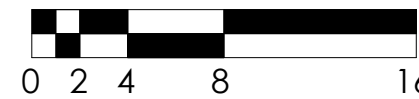


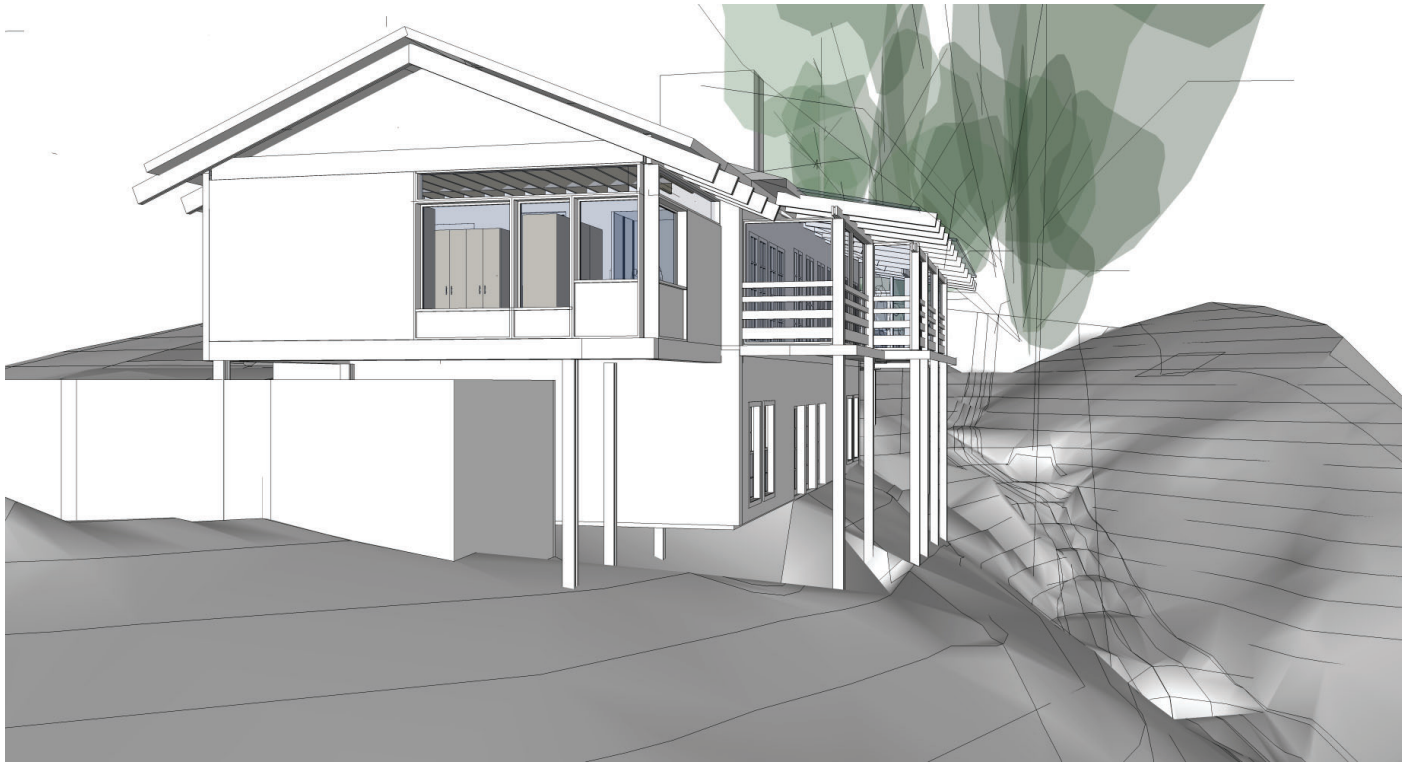
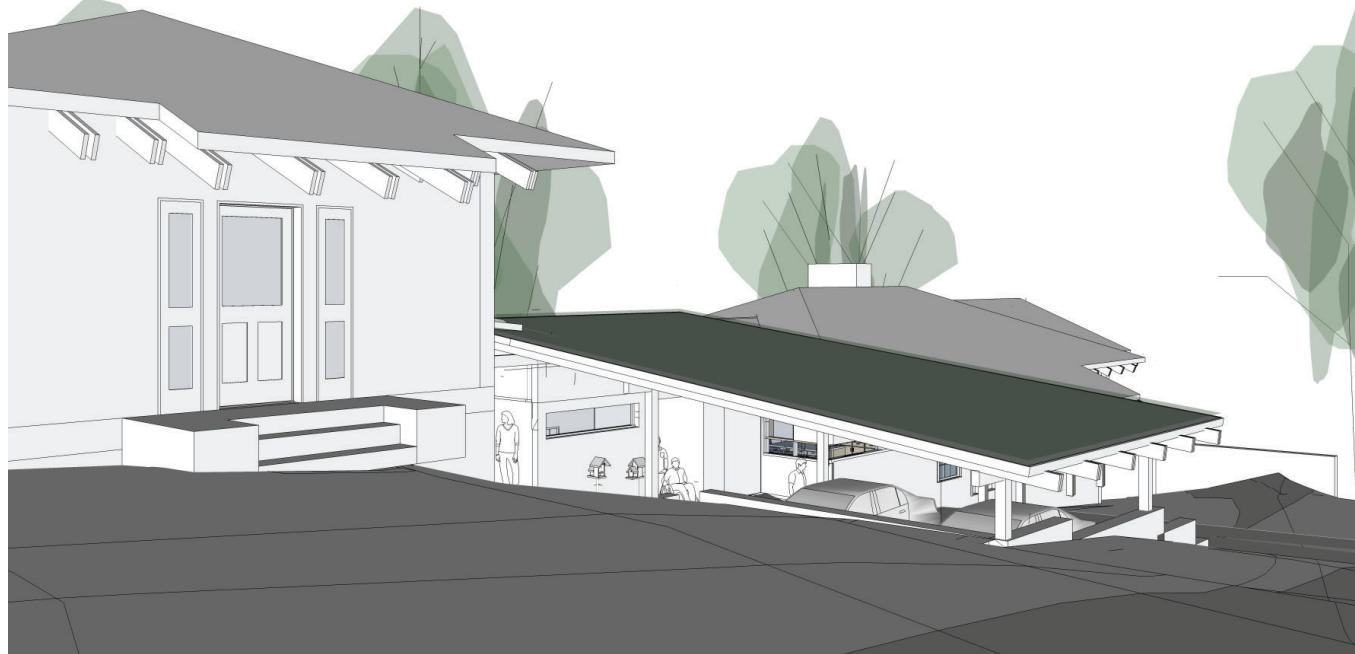
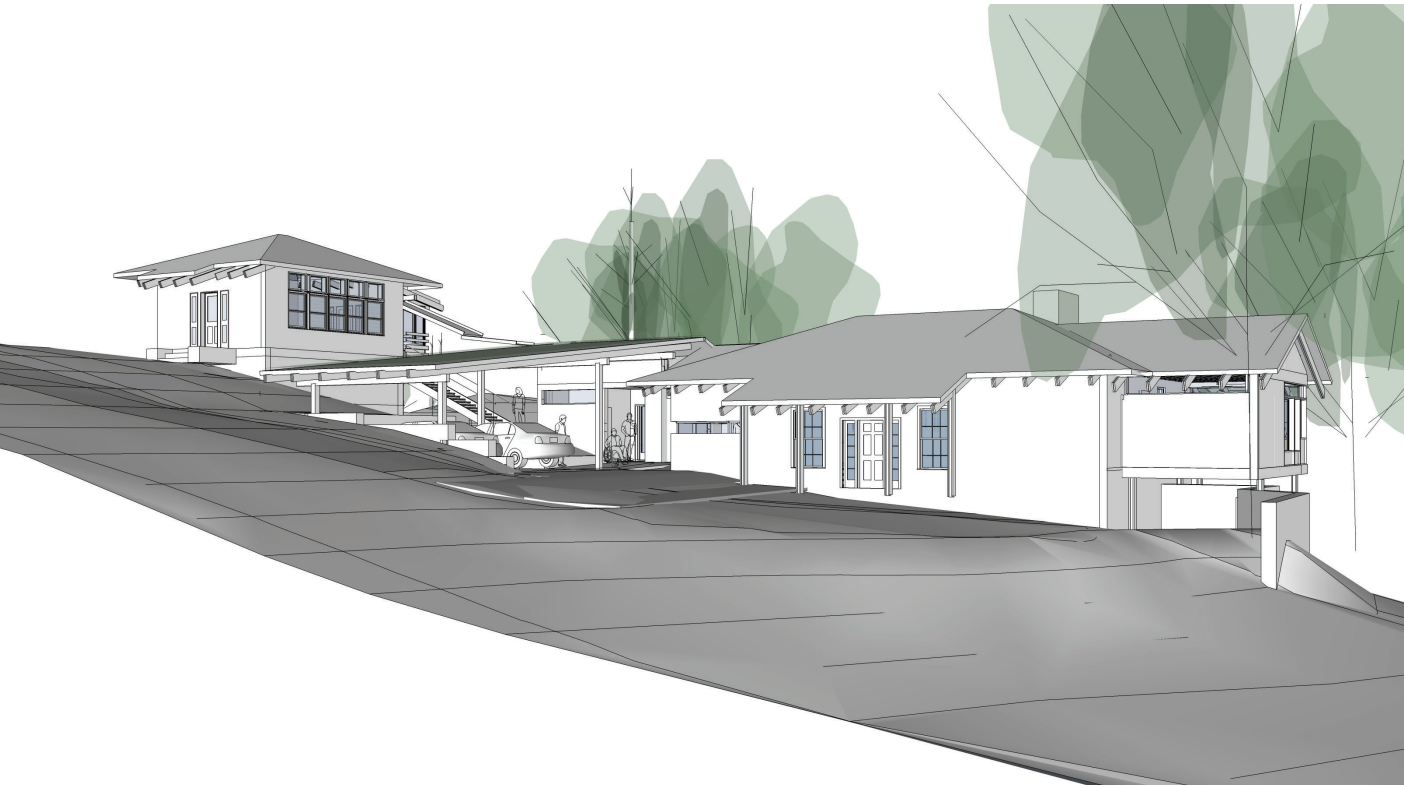
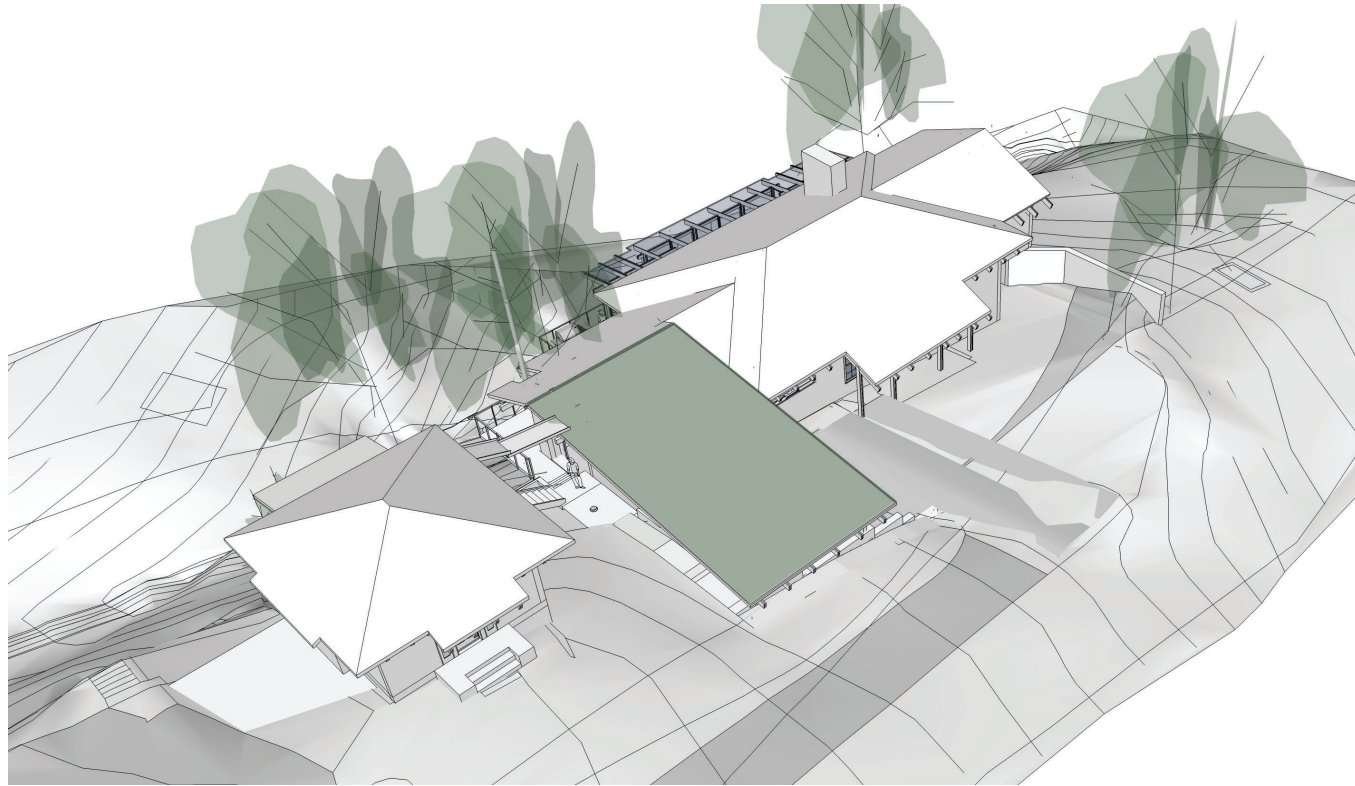
SCHEMATIC - STUDIO MAIN FLOOR PLAN

NOT RELEASED FOR CONSTRUCTION

LORD WALTON-WALKER RESIDENCE
801 Mount Paran Road, NW Atlanta, GA 30327

05/15/2020

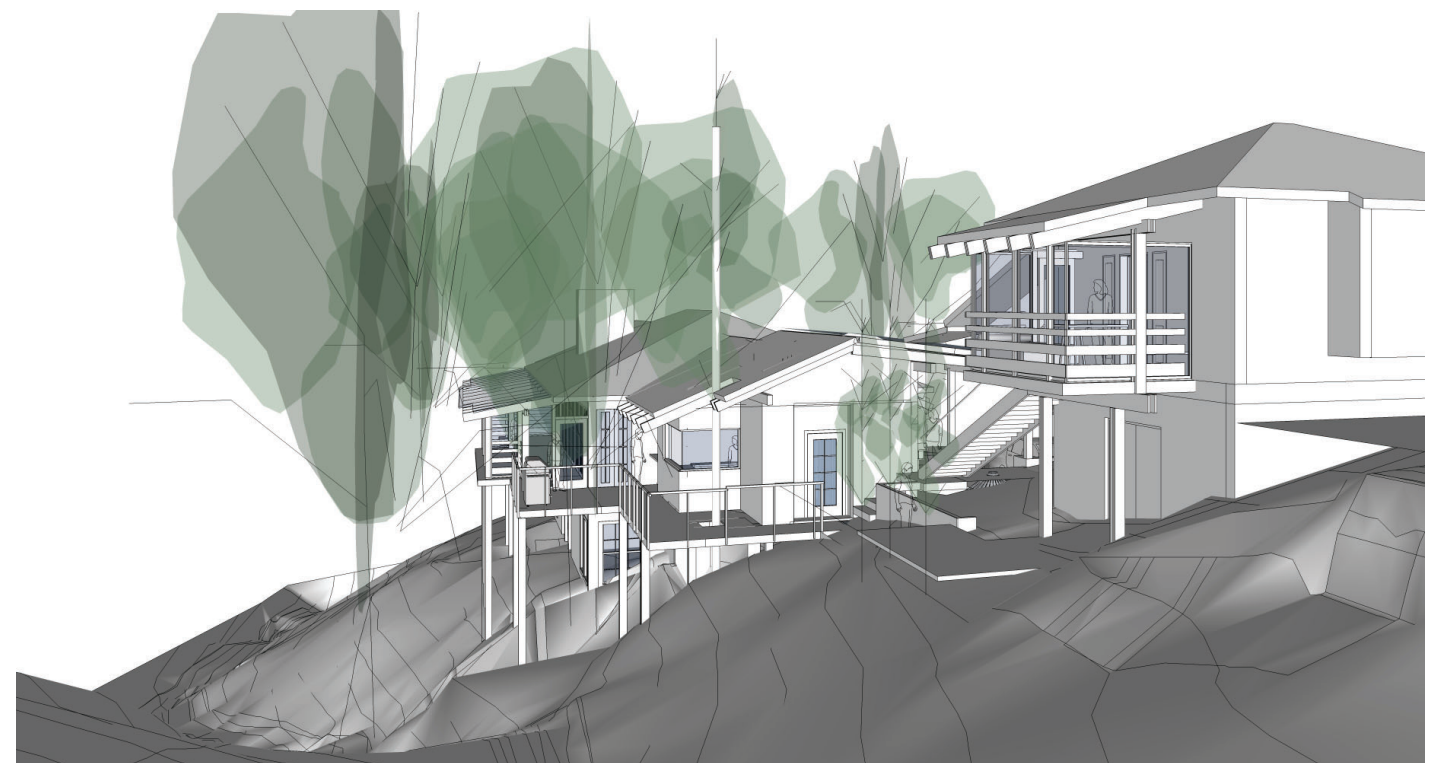
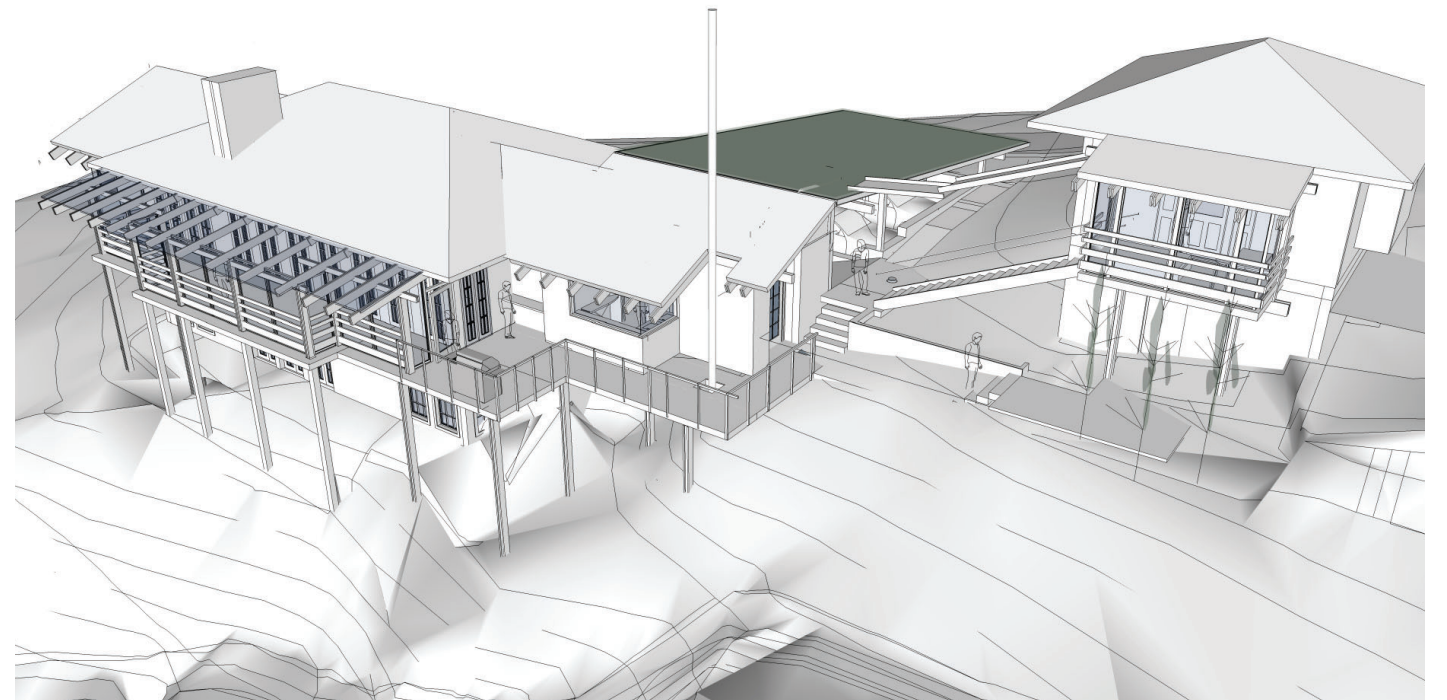




REVISED SCHEMATIC DESIGN

LORD WALTON-WALKER RESIDENCE
EXPANSION AND RENOVATION

07.09.2020



REVISED SCHEMATIC DESIGN

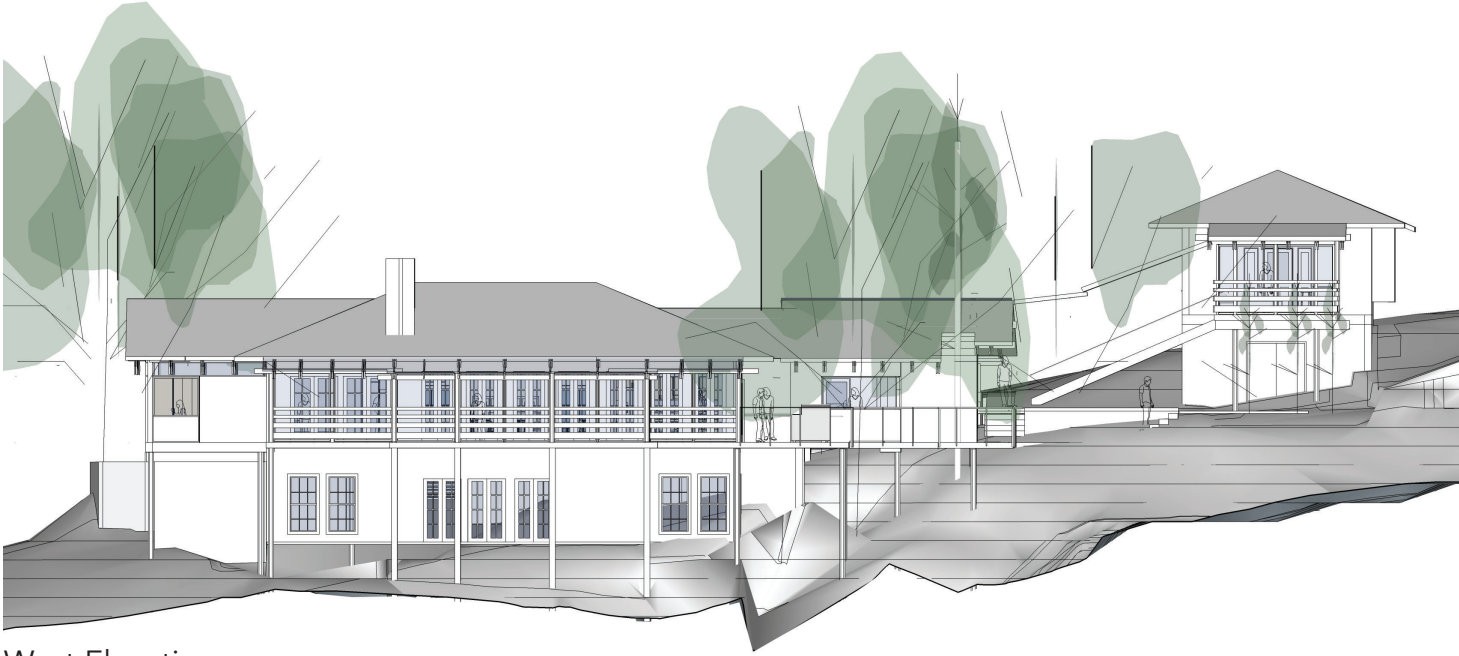
LORD WALTON-WALKER RESIDENCE
EXPANSION AND RENOVATION

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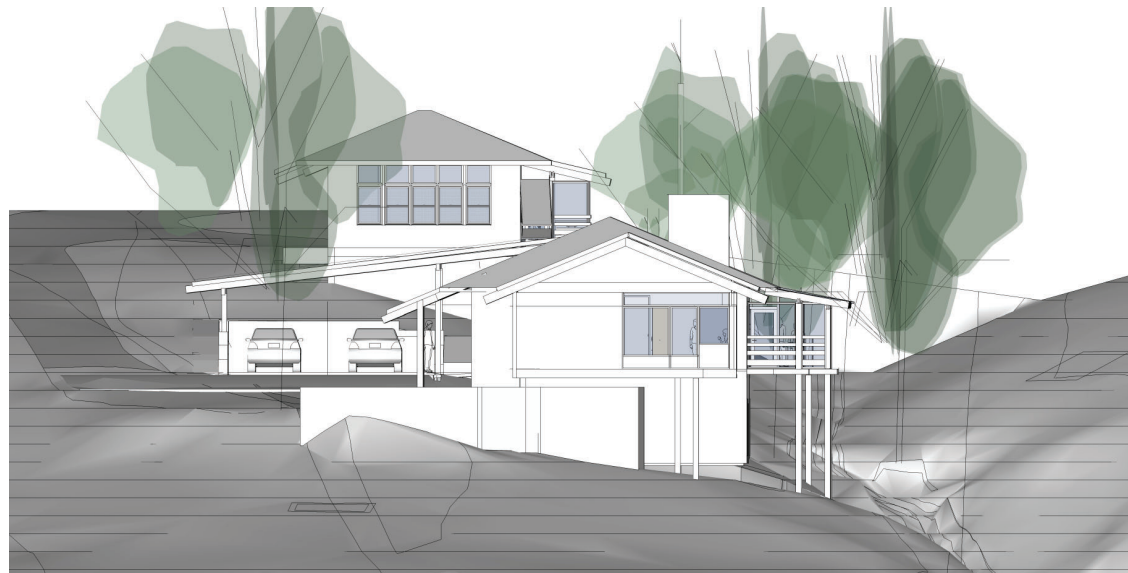
02



East Elevation



West Elevation



North Elevation

REVISED SCHEMATIC DESIGN

LORD WALTON-WALKER RESIDENCE
EXPANSION AND RENOVATION



07.09.2020



Mr. Michael Berry
Watershed Protection Branch
Environmental Protection Division
Georgia Department of Natural Resources
2 Martin Luther King Drive SW, Suite 1462
Atlanta, Georgia 30334

June 22, 2020

Subject: Stream Buffer Variance Request – Criteria “g”
801 Mount Paran Road
Sandy Springs, Georgia
Project No. 02-060320-01

VIA Email

Dear Mr. Berry:

On behalf of the applicant, Mr. Larry Lord, Corblu Ecology Group, LLC (Corblu) is pleased to submit this stream buffer variance request for major impacts to the 25-foot vegetated buffer on waters of the State of Georgia. Please find attached a completed Application for a 25-Foot Vegetative Buffer Encroachment and the necessary supporting documentation.

Corblu respectfully requests a stream buffer variance for the proposed buffer encroachments for the proposed residential addition and associated Americans with Disabilities Act (ADA) home improvements at 801 Mount Paran Road NW, Sandy Springs, Georgia pursuant to Georgia Department of Natural Resources, Environmental Protection Division, Erosion and Sedimentation Control Rules: 391-3-7.05(2)(g). Should you have any questions regarding this submittal or this project, please contact the undersigned at [REDACTED] Thank you for your prompt attention in this matter.

Sincerely,

CORBLU ECOLOGY GROUP, LLC

A handwritten signature in black ink, appearing to read "T. Hoyord".

Törren Hoyord, CE, WPIT
Project Scientist

A handwritten signature in black ink, appearing to read "Richard W. Whiteside".

Richard W. Whiteside, PhD, CWB, CSE
President

Enclosure: Application for a 25-foot Vegetative Buffer Encroachment

c: Mr. Larry Lord – via email
Mr. Bryan Russell, Contineo Group – via email

APPLICATION for a 25-foot VEGETATIVE
BUFFER ENCROACHMENT
Rule 391-3-7.05(2)(g)

for

801 Mount Paran Road

Prepared for:

Mr. Larry Lord

Prepared by:



Corblu Project No. 02-060320-01

June 22, 2020

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(c)	For projects within the buffer of or upstream and within ten linear miles of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern as estimated by models accepted by EPD and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).	4
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1. Site Location Map
2. Site Waters Map
3. Site Soils Map

APPENDICES

- A. Fulton County Property Record – 801 Mount Paran Road
- B. Stream Buffer Variance Application Form
- C. Pre-Existing and Proposed State Buffer Variance Exhibits
- D. Awareness Letter from the City of Sandy Springs
- E. Erosion, Sedimentation, and Pollution Control Plan

1.0 INTRODUCTION

Corblu Ecology Group, LLC (Corblu) and Contineo Group are assisting Mr. Larry Lord (applicant) in the development of a home improvement/addition associated with the Americans with Disabilities Act (ADA) to an existing residential lot which is 2.17 acres in size, located at 801 Mount Paran Road NW, Sandy Springs, Georgia (33.879965° N, -84.411241° W) (Figure 1). The proposed non-exempt buffer encroachment will disturb a total of 61.2 linear feet (LF) [506 square feet (sq. ft.)] of buffer impacts located within the 25-foot protected buffer of an unnamed intermittent stream (Criteria g). Please note, no impacts to the stream are proposed.

This buffer variance request is pursuant to Georgia Department of Natural Resources (GDNR), Environmental Protection Division (EPD) Rule 391-3-7 for projects that involve the construction of one (1) single family home for residential use by the owner of the subject property and, at the time of adoption of this rule, there is no opportunity to develop the home under any reasonable design configuration unless a buffer variance is granted. [Section 391-3-7.05(2)(g)].

Please note, the existing residential structures located within the project site encroach 345 sq. ft. of protected buffer. The two original residential structures were built in 1976 before protected stream buffers were regulated by the EPD. Additionally, we understand variances will be considered for such single family homes only if construction is initiated or local government approval is obtained prior to January 10, 2005, as is the case for this project. A copy of the parcel's tax appraisal with the year built listed can be found in Appendix A.

This submittal identifies the Permanent Buffer Impact Checklist items as specified in the EPD 25-foot Buffer Encroachment Application Form (Appendix B) and our response to each of the applicable checklist items (Section 2.0). Also, the appropriate figures and other required supporting documentation are provided as indicated within the text of this submittal.

2.0 BUFFER IMPACT CHECKLIST

2.1 Narrative description of the project, with details of the buffer disturbance, including estimated length of time for the disturbance and justification for why the disturbance is necessary.

On behalf of the applicant, Mr. Lord, Contineo Group has prepared a home improvement/addition plan for the subject residence located at 801 Mount Paran Road NW, Sandy Springs, Georgia (Figure 1). The proposed buffer encroachment is required to disturb an intermittent stream buffer to accommodate the construction of a home

improvement/addition and associated ADA access ramp. The intermittent stream of concern, S1, originates on-site west of the existing residence and flows northwest until it reaches intermittent stream S2 which flows northeast along the northern boundary of the residential lot (Figure 2). The proposed development will require unavoidable minor impacts to 506 sq. ft. of S1's buffer (Appendix C).

The proposed improvement/addition at this location will use the same existing infrastructure (current roads, utility lines, etc.) serving the existing structure; therefore, no additional disturbance/impacts are proposed.

2.2 Calculation of total area and length of buffer disturbance.

As discussed above (Section 1.0), major stream buffer impacts to 506 sq. ft. (61.2 LF) are proposed for the residential improvement/addition (Appendix C).

2.3 Letter from the Local Issuing Authority (LIA), when applicable, stating that the LIA has visited the site and determined the presence of State waters that require a buffer and that a stream buffer variance is required as per the local erosion and sedimentation control ordinance.

See Appendix D for the email exchange with the LIA.

2.4 For projects within the buffer of or upstream and within one linear mile of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).

This project is located within one linear mile of a State 303(d) listed stream, Long Island Creek. Long Island Creek is listed as "non-supporting" designated use by EPD under Section 303(d) of the Federal Water Pollution Control Act Amendment of 1972 [3 U.S.C. Section 1313(d)] due to fecal coliform and fish community impairments from urban runoff. The Total Maximum Daily Load (TMDL) was completed for fecal coliform in 2003 and revised in 2008, and fish community impairments in 2008. The proposed home improvement/addition and access ramp development will be constructed with adequate stormwater controls as required by the City of Sandy Springs in accordance with EPD standards and will be served by municipal sanitary sewer; therefore, the proposed project will not contribute to uncontrolled urban runoff pollutants to the surrounding waters or fecal coliform.

2.5 For all minor buffer impacts, a Re-Vegetation Plan with a descriptive narrative as described in the EPD guidance document, *Streambank and Shoreline Stabilization*, and/or a plan for permanent vegetation as per the *Manual for Erosion and Sedimentation Control in Georgia*.

Not applicable; impacts for the proposed buffer encroachments are considered major buffer impacts.

2.6 For all major buffer impacts, a Buffer Mitigation Plan with a descriptive narrative addressing impacts to critical buffer functions based on an evaluation of existing buffer conditions and predicted post buffer conditions pursuant to DNR Rule 391-3-7.05(7).

(a) The variance shall be the minimum reduction in buffer width necessary to provide relief. Streams shall not be piped if a buffer width reduction is sufficient to provide relief.

The proposed development has been designed to occupy the minimum space necessary resulting in the impact of 61.2 LF/506 sq. ft. of buffer. Due to the location of the stream and associated buffers and existing residential footprint, along with ADA requirements for the access ramp, reduction of the buffer encroachment is not feasible to facilitate the proposed home addition/improvement.

(b) Disturbance of existing buffer vegetation shall be minimized.

The proposed home addition/improvement will encroach in 61.2 LF/506 sq. ft. of buffer (non-exempt). As demonstrated in the attached stream buffer variance exhibit (Appendix C), 83% of streams and their associated buffers on-site will be avoided. The impacts have been minimized to the maximum extent practicable.

(c) Mitigation is required for all major buffer impacts and shall offset the buffer encroachment and any loss of buffer functions. Where lost functions cannot be replaced, mitigation shall provide other buffer functions that are beneficial. Buffer functions include, but are not limited to:

Water Quality Protection

The proposed residential addition is not expected to generate or contribute phosphorus, nitrogen, fecal coliform, or metals to State waters since the proposed site development is served by public sanitary wastewater controls.

Terrestrial Habitat, Food Chain and Migration Corridor

The project area supports two existing residential structures and is located within a highly developed urban area. Due to the project's location and minimal stream buffer impact (i.e., 506 sq. ft.), it is expected the proposed home addition/improvement will have minimal impact on the terrestrial wildlife habitat, food chain, and travel corridors in the urban areas of the City of Sandy Springs, where such habitats are significantly limited.

Buffer Mitigation

As per the DNR, Buffer Mitigation Guidance, the proposed project will require 59 stream buffer mitigation credits to compensate for the 506 sq. ft. of permanent impacts. All mitigation credits will be purchased from an approved U.S. Army Corps of Engineers (USACE) stream mitigation bank within the same watershed (i.e. Upper Chattahoochee River) as the project site. Please see mitigation calculations below:

$$\begin{aligned} 506 \text{ ft}^2 \text{ of impact} &\times 0.046 \text{ credits per ft}^2 \times 2.5 \text{ factor for off-site} \\ &= 58.19 \text{ stream credits} \\ &= 59 \text{ stream credits} \end{aligned}$$

2.7 For variance requests under DNR Rules 391-3-7.05(2)(h), (i), (j) and (k), the application must include documentation that the project will mitigate buffer disturbances based on the EPD guidance document, *Stream Buffer Mitigation Guidance*, addressing post-development total suspended solids (TSS), stormwater runoff reduction, water quality protection and aquatic/buffer habitat protection.

Not applicable; project seeks authorization under DNR Rule 391-3-7.05(2)(g).

2.8 For variance requests under DNR Rules 391-3-7.05(2)(i) and (j), the application must include the following:

- (a) Documentation that post-development stormwater management systems conform to the minimum standards for water quality, channel protection, overbank flood protection and extreme flood protection as established in the Georgia Stormwater Management Manual or the equivalent and if applicable, the Coastal Stormwater Supplement to the Georgia Stormwater Management Manual.**
- (b) Documentation that existing water quality will be maintained or improved based on predicted pollutant loadings under pre- and post-development conditions as estimated by models accepted by EPD.**
- (c) For projects within the buffer of or upstream and within ten linear miles of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern as estimated by models accepted by EPD and if**

applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).

Not applicable; project seeks authorization under DNR Rule 391-3-7.05(2)(g).

2.9 For variance requests under DNR Rule 391-3-7.05(2)(h), a copy of the permit application and supporting documentation as submitted to the USACE under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344.

Not applicable; project seeks authorization under DNR Rule 391-3-7.05(2)(g).

2.10 For variance requests under DNR Rule 391-3-7.05(2)(k)(1), the application must include documentation from the USACE verifying the water bodies identified in the application are non-jurisdictional Waters of the U.S. under Section 404 of the Clean Water Act.

Not applicable; project seeks authorization under DNR Rule 391-3-7.05(2)(g).

2.11 Narrative description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.

The project site is located on the Sandy Springs, Georgia U.S. Geologic Survey (USGS) 7.5-minute topographic quadrangle map (Figure 1). A site visit was conducted on the 2.17-acre project site by Corblu personnel on June 11, 2020 to review of the site map provided by Contineo Group. A total of approximately 356.87 LF of intermittent stream (Figure 2) was observed. The City of Sandy Springs has provided verification of state waters requiring a buffer (Appendix D).

The project site is located in a developed urban area on an existing residential lot surrounded by residential development on all sides. The existing stream buffer within the proposed area for the home improvement/addition is primarily comprised of hardwood trees, and early successional species such as tulip poplar (*Liriodendron tulipifera*), American holly (*Ilex opaca*), Christmas fern (*Polystichum acrostichoides*), and English ivy (*Hedera helix*).

Slopes on the project site range from 6% to 60%, and soils are mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service (NRCS) as Cecil sandy loam (CeC2) and Grover-Mountain Park complex (GaF). Neither of these soils are considered hydric soils (Figure 3).

2.12 Any other reasonable information related to the project that may be deemed necessary to effectively evaluate the variance request.

The applicant will provide additional information as requested by EPD.

2.13 Site map that includes locations of all State waters, wetlands, floodplain boundaries and other natural features, as determined by a field survey.

Appendix B and C include all natural features as determined by field survey.

2.14 Erosion, Sedimentation and Pollution Control Plan with a dated and numbered detailed Site Plan delineating the locations of all structures, impervious surfaces, and the boundaries of the area of soil disturbance, both inside and outside of the buffer. Submit only the cover sheet and the sheets of the Erosion, Sedimentation and Pollution Control Plan that pertain to the buffer impacts.

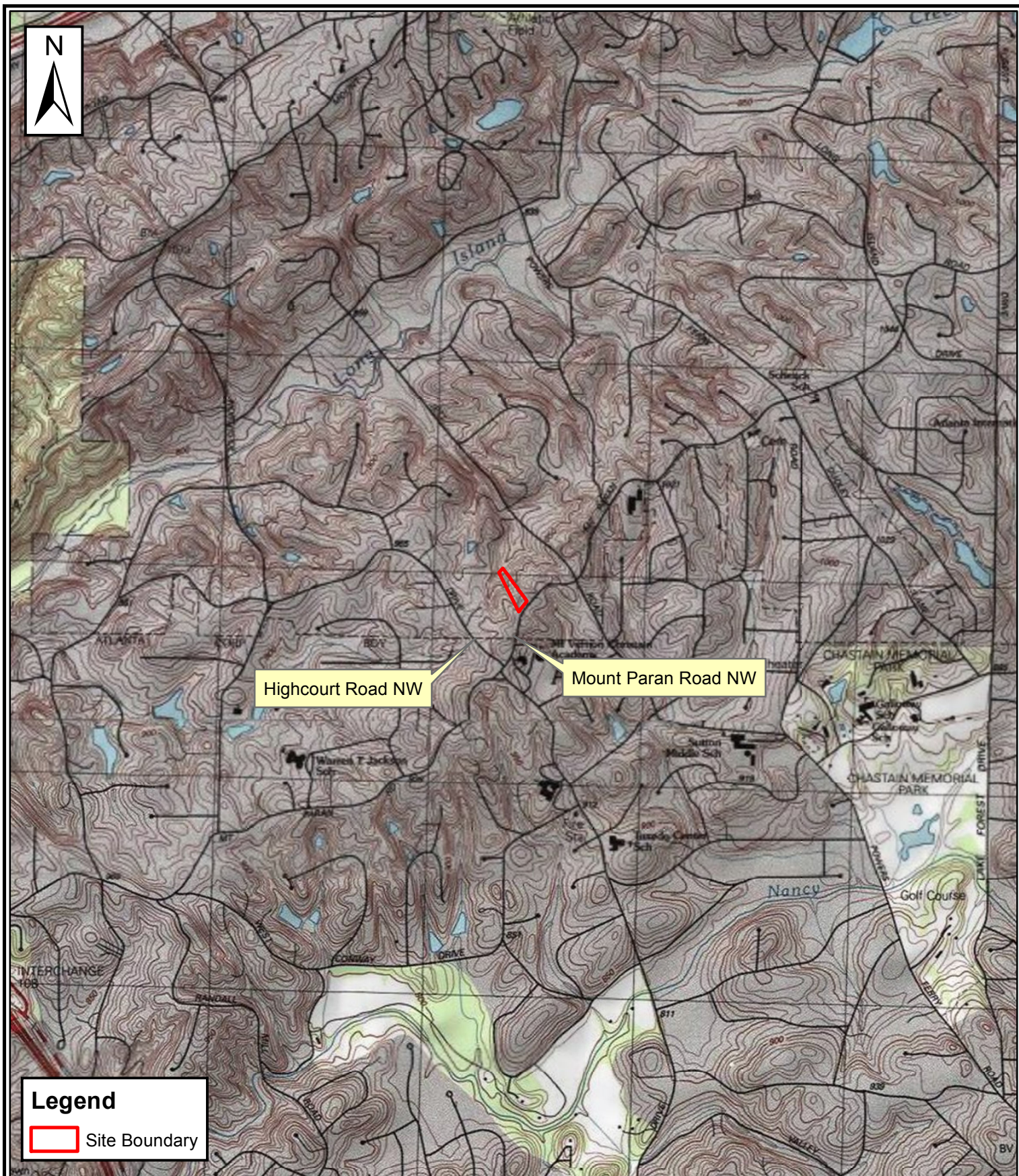
Appendix E includes the proposed Erosion, Sedimentation, and Pollution Control Plan.

2.15 Stormwater Control Plan once site stabilization is achieved, when required by a local stormwater ordinance.

Not applicable; a Stormwater Control Plan is not required for this project.

3.0 CONCLUSION

Mr. Lord proposes to construct a residential addition/improvement and associated ADA access ramp to his existing home on the 2.17-acre project site. The development will result in unavoidable minor impacts to 506 sq. ft. of intermittent stream buffer required to construct the aforementioned addition/improvement and associated ramp under ADA requirements. Portions of the existing residential structure, constructed in 1976, are located in the stream buffer, and the proposed home addition/improvement will result in minimal additional buffer encroachment. As mentioned above, the purchase of buffer credits (i.e., stream credits) from an approved USACE mitigation bank will offset the loss of water quality functions associated with the stream buffer encroachment.



Base Map Source: USGS, U.S. Topographic
7.5-minute map for Sandy Springs, Georgia

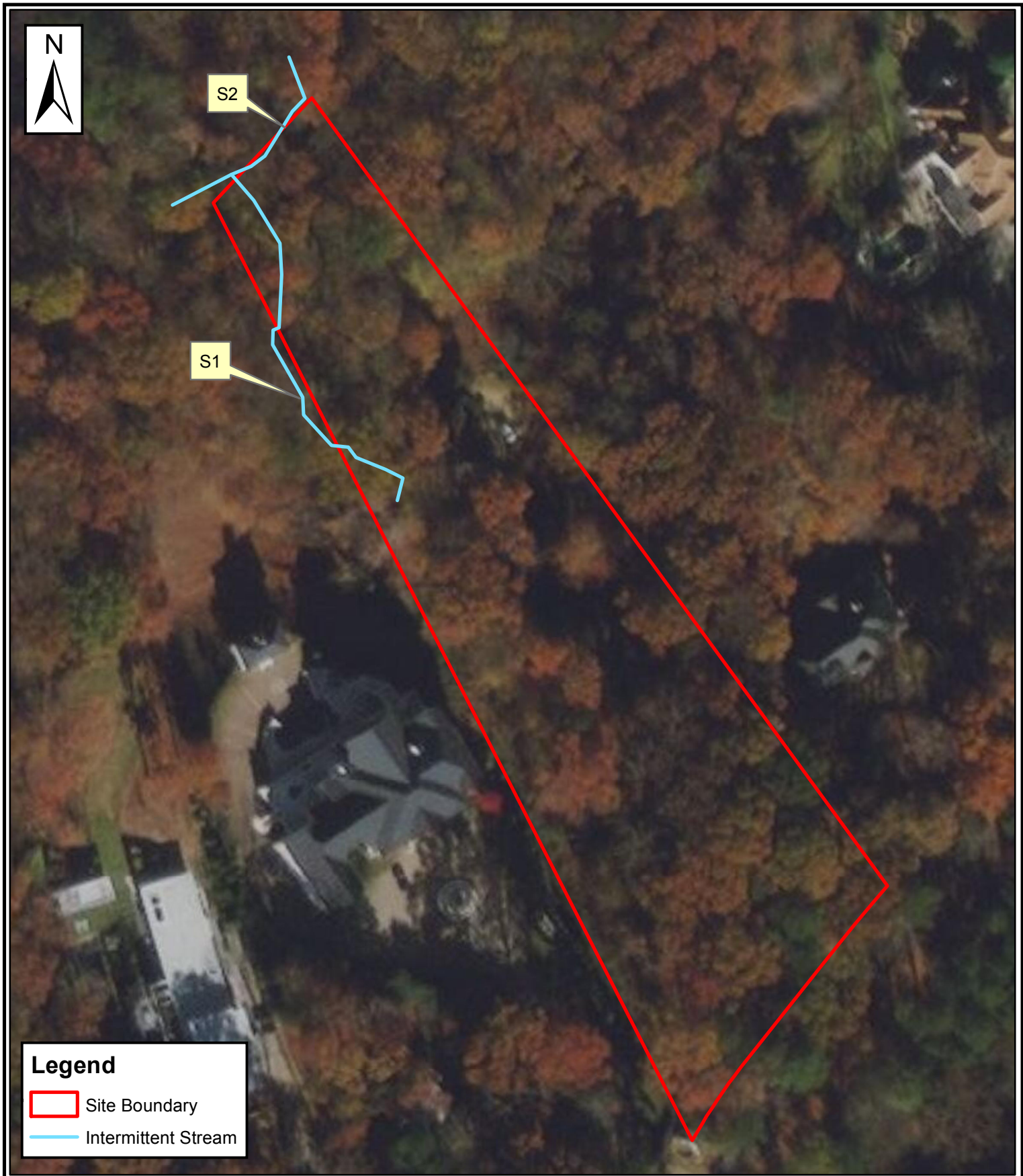
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801 Mount Paran Road
Contineo Group
Sandy Springs, Georgia



Figure 1
Site Location Map
Project No. 02-060320-01



Base Map Source: ESRI Aerial Imagery

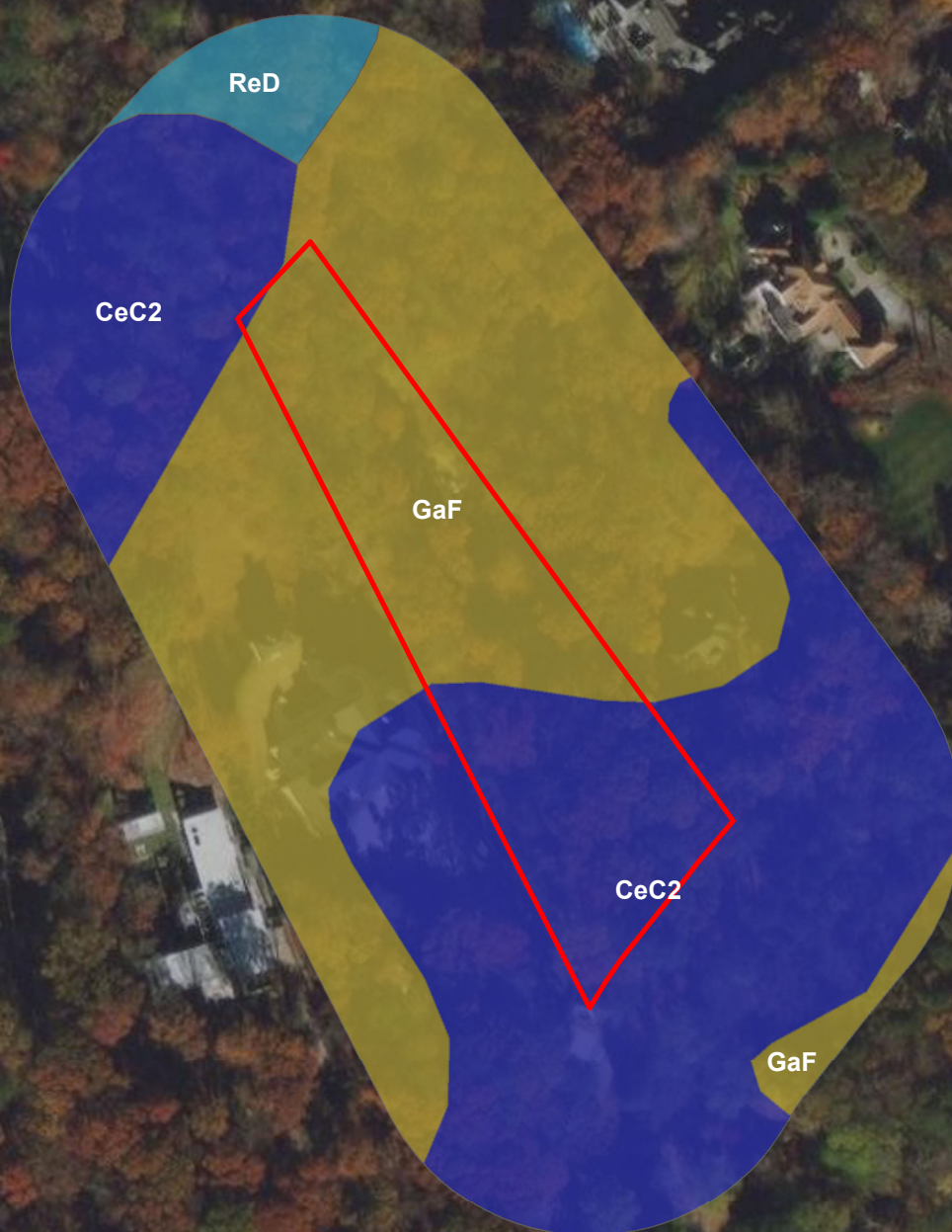
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801 Mount Paran Road
Contineo Group
Sandy Springs, Georgia



Figure 2
Site Waters Map
Project No. 02-060320-01



Legend

 Site Boundary

Soil Unit Symbol

-  CeC2 - Cecil sandy loam, 6-10% slopes, moderately eroded
-  GaF - Grover-Mountain Park complex, 20-60% slopes, stony
-  ReD - Rion sandy loam, 10-15% slopes

Base Map Source: NRCS, Soil Survey
of Fulton County, Georgia, 2018

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801 Mount Paran Road
Contineo Group
Sandy Springs, Georgia



Figure 3
Site Soils Map
Project No. 02-060320-01

APPENDIX A

Fulton County Property Record – 801 Mount Paran Road



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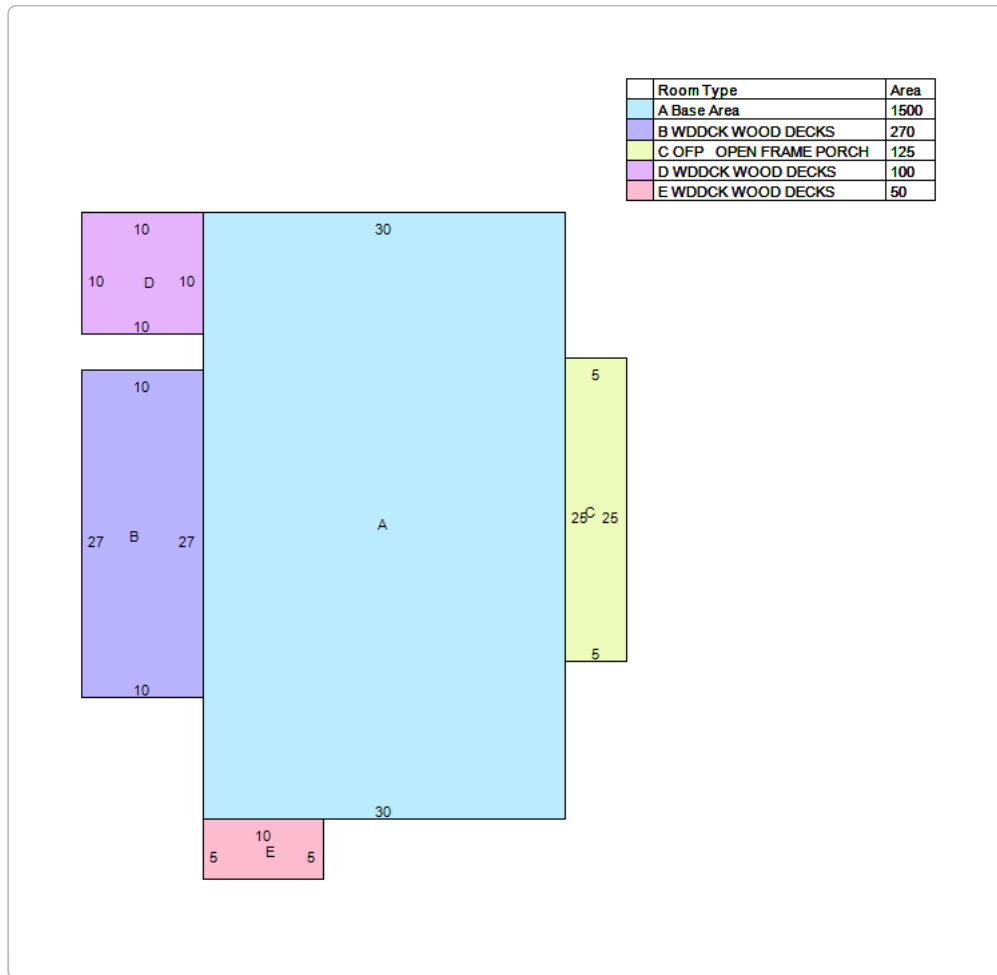
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APPENDIX B

Stream Buffer Variance Application Form

GEORGIA DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

REVISED MAY 2016

APPLICATION FOR A 25-FOOT VEGETATIVE BUFFER ENCROACHMENT
ON DESIGNATED WARM WATERS OF THE STATE

(Required prior to conducting land disturbing activities within the State-mandated 25-foot buffer in accordance with the Erosion and Sedimentation Act of 1975, as amended, O.C.G.A. 12-7-6(b)(15))

Property Owner's Name (Person): Mr. Larry Lord

Company Name (if applicable): Contineo Group c/o Mr. Bryan Russell

Current M

Telephone

Contact Person's Name and Address: Törren Hoyord, 3225 S. Cherokee Lane, Bldg. 800 Woodstock, GA 30188

Contact Person's Telephone: 7

Contact Person's Company Name (if applicable): Corblu Ecology Group, LLC

Project Name: 801 Mount Paran Road

Total Project Disturbed Acreage: 0.11 acres (0.012 acre within the 25' buffer)

Type of Project: Residential Development

Buffer Variance Criteria (391-3-7.05(2)(a) – (k)): (g)

Location of Buffer Impacts:

Town (list only if the buffer impacts are located within jurisdictional boundaries of the municipality): Sandy Springs
County (list only if the buffer impacts are located within jurisdictional boundaries of the county):

GPS Coordinates (decimal degrees): Latitude: 33.879965 Longitude: -84.411241

Watershed Name and 8-digit HUC (Hydrologic Unit Code): Upper Chattahoochee (03130001)

Detailed Directions to Project (attach location map and USGS quad sheet): The proposed project is located northeast of the Highcourt Road NW and Mount Paran Rpad NW intersection at 801 Mount Paran Road in Sandy Springs, Georgia. Please see Figure 1.

Name of State water(s) Impacted: unnamed intermittent tributary of Long Island Creek
(if unnamed, indicate the first named waterbody that this State water flows into)

Total Area of Buffer Disturbance (square feet): 506

Total Length of Buffer Disturbance (linear feet): 61.2

Signature: _____

Jeffrey

Date: _____

6/22/2020

- 1) Pursuant to DNR Rule 391-3-7.05, buffer variance applications will be reviewed by the Director only where the applicant provides reasonable evidence that impacts to the buffer have been avoided or minimized to the fullest extent practicable and only for the following criteria:
- (a) The project involves the construction or repair of an existing infrastructure project or a structure that, by its nature, must be located within the buffer. Such structures include, but are not limited to dams, public water supply intake structures, detention/retention ponds, waste water discharges, docks including access ways, boat launches including access ways, and stabilization of areas of public access to water; or
 - (b) The project will result in the restoration or enhancement to improve water quality and/or aquatic habitat quality; or
 - (c) Buffer intrusion is necessary to provide reasonable access to a property or properties; or
 - (d) The intrusion is for water and sewer lines that cannot reasonably be placed outside the buffer, and stream crossings and vegetative disturbance are minimized; or
 - (e) Crossing for utility lines, including but not limited to gas, liquid, power, telephone, and other pipelines, provided that the number of crossings and the amount of vegetative disturbance are minimized; or
 - (f) Recreational foot trails and viewing areas, providing that impacts to the buffer are minimal; or
 - (g) The project involves construction of one (1) single family home for residential use by the owner of the subject property and, at the time of adoption of this rule, there is no opportunity to develop the home under any reasonable design configuration unless a buffer variance is granted. Variances will be considered for such single family homes only if construction is initiated or local government approval is obtained prior to January 10, 2005; or
 - (h) For non-trout waters, the proposed land disturbing activity within the buffer will require a permit from the United States Army Corps of Engineers under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, and the Corps of Engineers has approved a mitigation plan to be implemented as a condition of such a permit; or
 - (i) For non-trout waters, a plan is provided for buffer intrusion that shows that, even with the proposed land disturbing activity within the buffer, the completed project will result in maintained or improved water quality downstream of the project; or
 - (j) For non-trout waters, the project with a proposed land disturbing activity within the buffer is located in, or upstream and within ten linear miles of, a stream segment listed as impaired under Section 303(d) of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1313(d) and a plan is provided that shows that the completed project will result in maintained or improved water quality in such listed stream segment and that the project has no adverse impact relative to the pollutants of concern in such stream segment; or
 - (k) The proposed land disturbing activity within the buffer is not eligible for a permit from the United States Army Corps of Engineers under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, but includes required mitigation in accordance with the current EPD Buffer Mitigation Guidance document, and involves:
 - (1) piping, filling or re-routing of non-trout waters that are not jurisdictional Waters of the U.S.; or
 - (2) stream buffer impacts due to new infrastructure projects adjacent to State waters (jurisdictional and non-jurisdictional Waters of the U.S.). This criterion shall not apply to maintenance and/or modification to existing infrastructure, which are covered under 391-3-7.05(2)(a).

NOTE: Projects that include “streambank or shoreline stabilization” (e.g., criterion (a)) or “streambank restoration” (e.g., criterion (b)) should adhere to the most current guidance documents: Streambank and Shoreline Stabilization Guidance, Guidelines for Streambank Restoration and Streambank and Shoreline Stabilization – Techniques to Control Erosion and Protect Property.

Projects reviewed under criteria (h), (i), (j) or (k) should adhere to the most current EPD guidance document, Buffer Mitigation Guidance, when applicable. All guidance documents are available on the EPD website, www.epd.georgia.gov.

- 2) **Mail completed buffer variance application to:** Erosion and Sedimentation Control Unit
Georgia Environmental Protection Division
2 Martin Luther King Jr Drive SW, Suite 1462
Atlanta, GA 30334

NOTE: APPLICATIONS MUST BE ON THE MOST CURRENT FORMS PROVIDED BY EPD.

- 3) **Address all items on the attached Buffer Impact Checklist and submit the completed checklist and other pertinent information with the buffer variance application to EPD.**

NOTE: INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT.

- 4) **Within 60 days of receipt of a complete buffer variance application, EPD will either provide written comments to the applicant or propose to issue a buffer variance. EPD may request additional information related to the project necessary to effectively evaluate the buffer variance application. When EPD proposes to issue a buffer variance, the application process will continue in the following order:**

- (a) EPD will issue a public notice.
- (b) The public notice shall describe the proposed buffer encroachment, the location of the project, where the public can review site plans, and where comments should be sent.
- (c) The public shall have 30 days to comment on the proposed buffer variance.
- (d) Public notices are posted on EPD’s website at <https://epd.georgia.gov/public-advisories-requests-state-waters-buffer-variance>.

BUFFER IMPACT CHECKLIST

Pursuant to DNR Rule 391-3-7.05, all buffer variance applications must include the following information. All narrative descriptions, calculations and documentation must be provided on the Buffer Impact Checklist form below or in a separate report. All plans, letters from Local Issuing Authorities, copies of USACE permit applications, mitigation calculations for the appropriate criteria and permit approvals and site maps should be submitted as attachments:

Y / N / NA

- | | | |
|----|-----|--|
| Y | (1) | Narrative description of the project, with details of the buffer disturbance, including estimated length of time for the disturbance and justification for why the disturbance is necessary. |
| Y | (2) | Delineate the total area (square feet) and length (linear feet) for each criterion and Calculate the totals for all buffer disturbances. |
| Y | (3) | Letter from the Local Issuing Authority (LIA), when applicable, stating that the LIA has visited the site and determined the presence of State waters that have a point of wrested vegetation that require a buffer and that a buffer variance is required as per the local erosion and sedimentation control ordinance. |
| Y | (4) | For projects within the buffer of or upstream and within one linear mile of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s). |
| NA | (5) | For all minor buffer impacts* (as defined in DNR Rules 391-3-7.01), a <u>Re-Vegetation Plan</u> with a descriptive narrative as described in the EPD guidance document, <u>Streambank and Shoreline Stabilization</u> , and/or a plan for permanent vegetation as per the <u>Manual for Erosion and Sedimentation Control in Georgia</u> . |
| Y | (6) | For all major buffer impacts* (as defined in DNR Rules 391-3-7.01), a <u>Buffer Mitigation Plan</u> with a descriptive narrative addressing impacts to critical buffer functions based on an evaluation of existing buffer conditions and predicted post buffer conditions pursuant to DNR Rule 391-3-7.05(7). |
| NA | (7) | For variance requests under DNR Rules 391-3-7.05(2)(h),(i), (j) and (k), the application must include documentation that the project will mitigate buffer disturbances based on the EPD guidance document, <u>Buffer Mitigation Guidance</u> , addressing post-development total suspended solids (TSS), stormwater runoff reduction, water quality protection and aquatic/buffer habitat protection. |
| NA | (8) | For variance requests under DNR Rules 391-3-7.05(2)(i) and (j), the application must include the following: <ul style="list-style-type: none"> (a) Documentation that post-development stormwater management systems conform to the minimum standards for water quality, channel protection, overbank flood protection and extreme flood protection as established in the <u>Georgia Stormwater Management Manual</u> or the equivalent and if applicable, the <u>Coastal Stormwater Supplement to the Georgia Stormwater Management Manual</u>. (b) Documentation that existing water quality will be maintained or improved based on predicted pollutant loadings under pre- and post-development conditions as estimated by models accepted by EPD. (c) For projects within the buffer of or upstream and within ten linear miles of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern as estimated by models accepted by EPD and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s). |

BUFFER IMPACT CHECKLIST

Pursuant to DNR Rule 391-3-7.05, all buffer variance applications must include the following information. All narrative descriptions, calculations and documentation must be provided on the Buffer Impact Checklist form below or in a separate report. All plans, letters from Local Issuing Authorities, copies of USACE permit applications, mitigation calculations for the appropriate criteria and permit approvals and supporting documentation, and site maps should be submitted as attachments:

Y / N / NA

- | | | |
|--|------|---|
| NA | (9) | For variance requests under DNR Rule 391-3-7.05(2)(h), a copy of the permit application and mitigation calculations as submitted to the United States Army Corps of Engineers (USACE) under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344. |
| NA | (10) | For variance requests under DNR Rule 391-3-7.05(2)(k)(1), the application must include documentation from the USACE verifying the water bodies identified in the application are <u>non-jurisdictional</u> Waters of the U.S. under Section 404 of the Clean Water Act. |
| Y | (11) | Narrative description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property. |
| Y | (12) | Any other reasonable information related to the project that may be deemed necessary to effectively evaluate the variance request. |
| Y | (13) | <u>Site Map</u> that includes locations of all State waters, wetlands, floodplain boundaries and other natural features, as determined by a field survey. |
| Y | (14) | <u>Erosion, Sedimentation and Pollution Control Plan</u> with a dated and numbered detailed <u>Site Plan</u> delineating the locations of all structures, impervious surfaces, and the boundaries of the area of soil disturbance, both inside and outside of the buffer. Submit only the cover sheet and the sheets of the Erosion, Sedimentation and Pollution Control Plan that pertain to the buffer impacts. |
| <p style="text-align: center;">NOTE: THE EXACT AREA OF THE BUFFER TO BE IMPACTED MUST BE ACCURATELY AND CLEARLY INDICATED ON THE PLANS.</p> | | |
| NA | (15) | <u>Stormwater Control Plan</u> once site stabilization is achieved, when required by a local stormwater ordinance. |

NOTES:

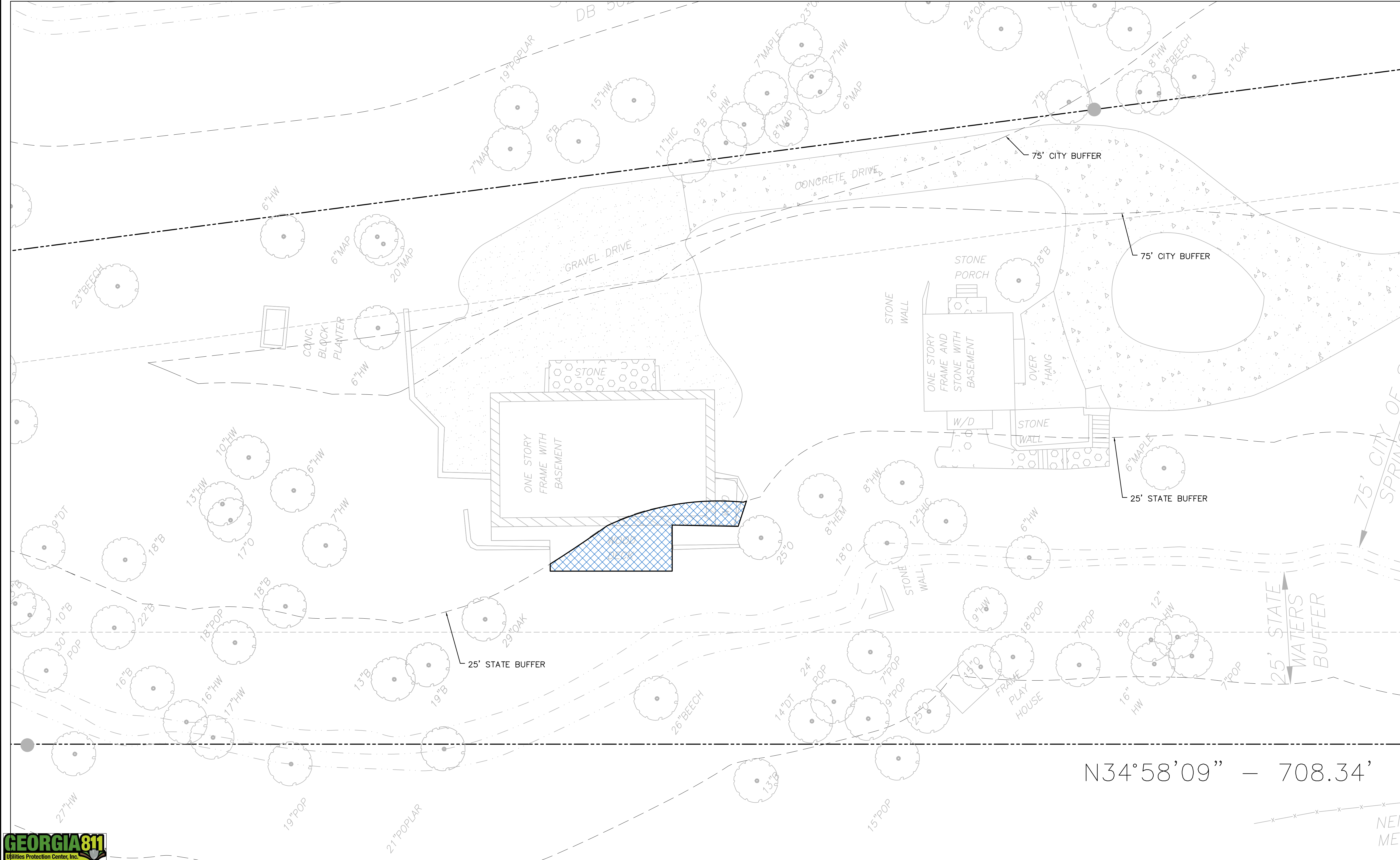
Minor Buffer Impact, as defined in DNR Rules 391-3-7.01, means an impact that upon completion yields no additional above ground, man-made materials or structures within the buffer, and maintains the original grade, and results in less than 5,000 square feet of buffer impacts per stream crossing and/or less than 5,000 square feet of buffer impacts per individual area of encroachment for each project.

Major Buffer Impact, as defined in DNR Rules 391-3-7.01, means any impact that does not meet the definition of **Minor Buffer Impact**.

APPENDIX C

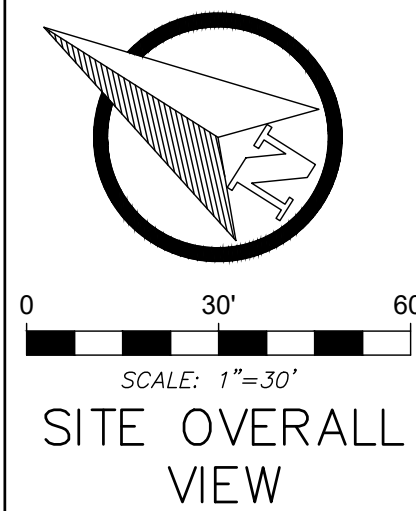
Pre-Existing and Proposed State Buffer Variance Exhibits

C:\USERS\CONTINEO\3\PROJBOX (CONTINEO-MASTER)\CONTINEO-MASTER\19-280 - LORD HOUSE ADDITION - MT PARAN.DWG



345 SF

EXISTING AREA INSIDE 25'
STATE BUFFER



CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.fcgengineer.com



LARRY LORD

801 MOUNT PARAN ROAD NW.
ATLANTA, GA 30327
404.372.0990
LARRYLORD@LORDACKSARGENT.COM

801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -

ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW
SANDY SPRINGS, GA

#	DATE	REVISIONS

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DRAWN: JPD	CHECK: BHR
JOB NO: 19-280	DATE: 05/28/20

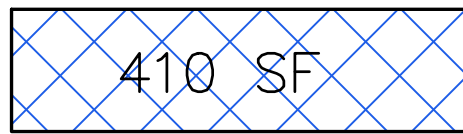
EXISTING
SITE AREA
EXHIBIT
SHEET



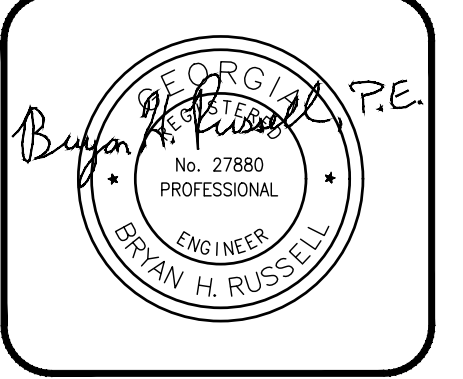
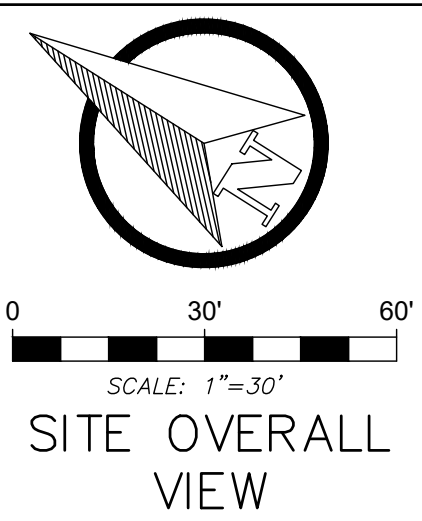
HOUSE EXPANSION PROJECT IMPERVIOUS AREA ADDITION



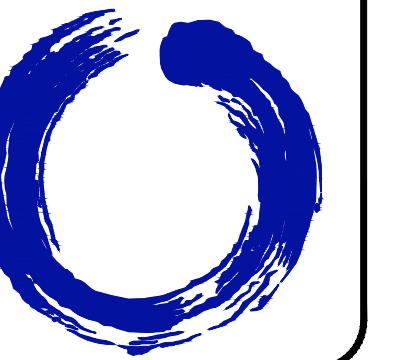
PROPOSED HOUSE ADDITION
FOR ADA BATHROOM AND
ELEVATOR



PROPOSED DECK ADDITION FOR
ADA ACCESS



CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg.engineer



LARRY LORD

801 MOUNT PARAN ROAD NW.
ATLANTA, GA 30327
404.372.0990
LARRYLORD@LORDAECKSARGENT.COM

- HOUSE ADDITION -

ISSUED FOR:	PERMITTING
JURISDICTION:	CITY OF SANDY SPRINGS

LOCATION: 801 MOUNT PARAN ROAD NW
SANDY SPRINGS, GA

#	DATE	REVISIONS
_____	_____	_____
_____	_____	_____
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RAWN:
JPD

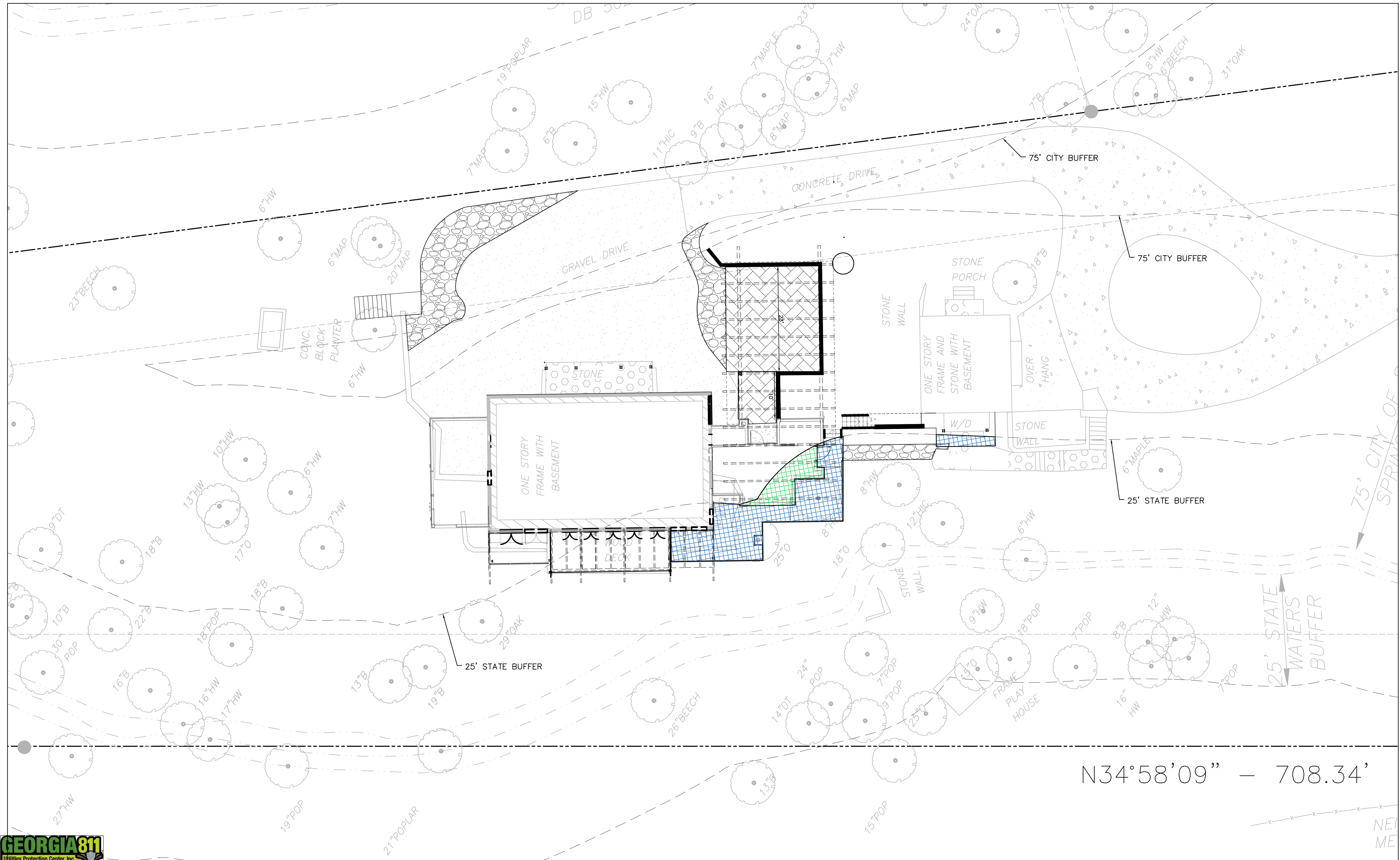
CHECK:
BHR

DB NO:
9-280

DATE: 11/28/20

PROPOSED SITE AREA EXHIBIT

SHEET



N34°58'09" — 708.34'



APPENDIX D

Awareness Letter from the City of Sandy Springs

Törren Hoyord

From: Juan Del Rio [REDACTED]
Sent: Friday, June 19, 2020 3:24 PM
To: Törren Hoyord
Subject: Fwd: 801 Mount Paran - Letter of Awareness

Hello Torren,
please see below for the letter of awareness from the City environmental engineer.
If you need anything else from his side, please feel free to reach out to him directly and copy me.
Thank you

Sincerely,

Juan Pablo Del Rio | Civil Engineer, PM

Contineo Group



www.tcg.engineer

Corporate Location: [755 Commerce Drive](#) | [Suite 800](#) | [Decatur](#) | [Georgia](#) | [30030](#)

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----- Forwarded message -----

From: **Sanders, James** <JSanders@sandyspringsga.gov>

Date: Fri, Jun 19, 2020 at 3:21 PM

Subject: RE: 801 Mount Paran - Letter of Awareness

To: Juan Del Rio [REDACTED]

To the Ga. EPD, DNR

The City of Sandy Springs, Ga. is aware, Larry Lord, the owner of 801 Mount Paran Rd. will be seeking a variance to the 25' state waters buffer to construct a small addition to the house. I have made a site visit to determine the extent of the buffers and have communicated this information to the owner and site design professionals to be shown on the site plan.

Thank You

James Sanders

Chief Environmental Compliance Officer

Cell 770-687-5153

City of Sandy Springs, Ga.

1 Galambos Way

Sandy Springs, Ga. 30328

From: Juan Del Rio [REDACTED]
Sent: Friday, June 15, 2020 10:01 AM
To: Sanders, James <JSanders@SandySpringsga.gov>
Cc: Törren Hoyord [REDACTED]
Subject: Re: 801 Mount Paran - Letter of Awareness

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning James, I hope you're doing well.

I'm following up on our call Tuesday in regards to the "letter of awareness".

Can you please send us a copy. Larry can't find an email where you sent it to him. Thank you

Sincerely,

Juan Pablo Del Rio | Civil Engineer, PM

Contineo Group



www.tcg.engineer

Corporate Location: [755 Commerce Drive | Suite 800 | Decatur | Georgia | 30030](#)

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On Mon, Jun 15, 2020 at 12:36 PM Juan Del Rio <JuanD@thecontineogroup.com> wrote:

Hello James, I hope you're doing well.

We finally got the revised survey showing the buffers as you requested previously.

Please see attached and I will be in the look out for the letter of awareness.

I'm copying the environmental consultant that will be in charge of the State approval in case you all need to exchange some info.

Thank you

Sincerely,

Juan Pablo Del Rio | Civil Engineer, PM

Contineo Group

www.tcg.engineer

Corporate Location: [755 Commerce Drive](#) | [Suite 800](#) | [Decatur](#) | [Georgia](#) | [30030](#)

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----- Forwarded message -----

From: **Amy Leathers** <[REDACTED]>
Date: Thu, Jun 11, 2020 at 9:00 AM
Subject: RE: Letter of Awareness
To: Larry Lord <[REDACTED]>
Cc: Bryan H. Rus [REDACTED] <[REDACTED]@[REDACTED]>, Juan Del Rio [REDACTED]

Larry,

Did you get a revised survey from Jeff eliminating the 25' buffer from the stone outcrop to Mt Paran? Your email below asked him for it.

Far below James said he needed this "final draft of the survey" to issue the letter.

Amy Leathers

From: Sanders, James <JSanders@SandySpringsga.gov>
Sent: Thursday, [REDACTED]
To: Larry Lord <[REDACTED]>
Cc: 'Amy Leathe [REDACTED]
Subject: RE: 801 Mt Paran

Yes, this is what we would like to see and when we get the final draft of the survey, I will issue a "Letter of Awareness" that describes the buffers and you will attach it to your variance application to the EPD.

Thank You

James Sanders

Chief Environmental Compliance Officer

Cell 770-687-5153

City of Sandy Springs, Ga.

1 Galambos Way

Sandy Springs, Ga. 30328

From: Larry Lord <[REDACTED]>
Sent: Wednesday, April 15, 2020 4:41 PM
To: Jeff McClung <jmcc@[REDACTED]>
Cc: Sanders, James <jsanders@SandySpringsga.gov>, Amy Leathers <[REDACTED]>
[REDACTED]

Subject: RE: 801 Mt Paran

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jeff

James visited the site today and agreed that the that intermittent flowing water begins and continuing to the northwest (I marked on a copy of your survey). He considers the bottom of the slope from there on to the southeast and up to Mount Paran Road to not be intermittent flowing water so it can be eliminated from your drawing.

Please modify the drawings and eliminate the 25' buffer from the stone outcropping up to Mount Paran Road.

Larry

From: Jeff McClung <[REDACTED]>
Sent: Wednesday, March 11, 2020 5:12 PM
To: Larry Lord <[REDACTED]>
Subject: RE: 801 Mt Paran

Hi Larry, Attached is a copy of the GIS maps showing what they would consider to be the buffer lines.

Please see our note # 8. These buffer lines can be removed but only by them.

We normally get an email from one of the engineer's in that department on their letterhead for our files.

Thanks,

Jeff McClung

McClung Surveying Inc.

4833 South Cobb Drive

Suite 200

Smyrna, Georgia 30080

www.mcclungsurveying.com

Please use the property address or job number in the subject line when replying for faster response times.



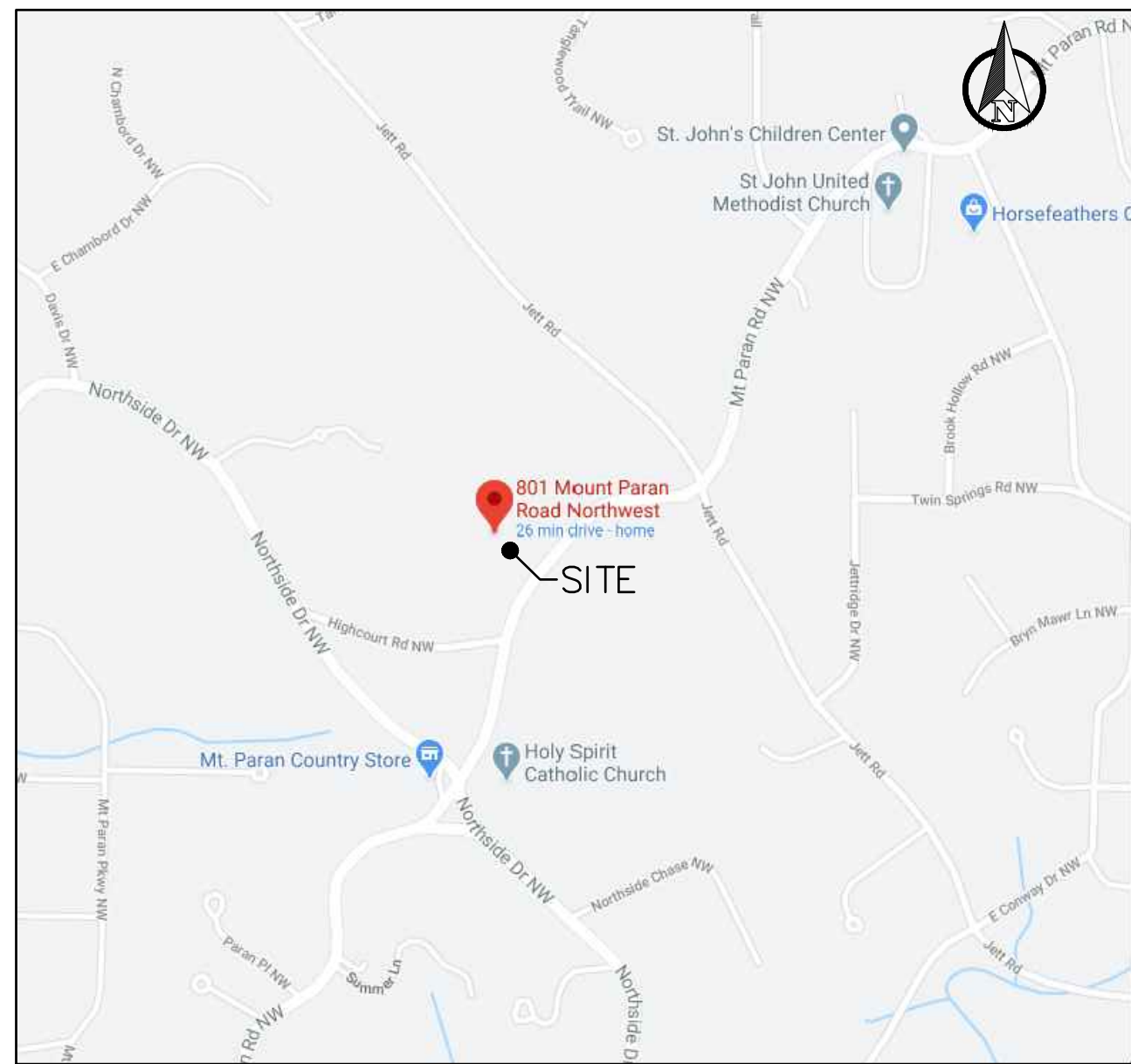
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APPENDIX E

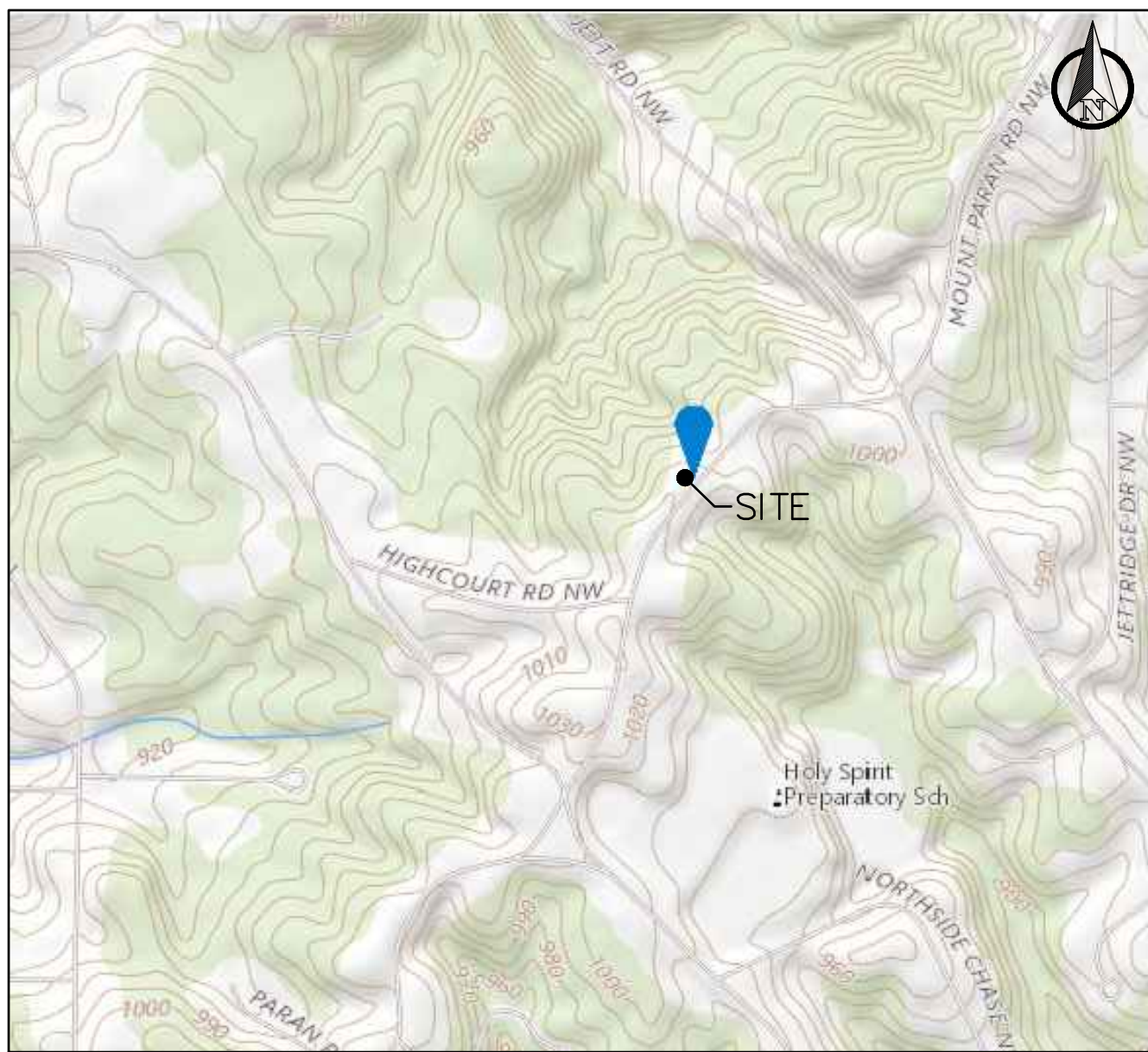
Erosion, Sedimentation, and Pollution Control Plan

801 MOUNT PARAN ROAD NW - HOUSE ADDITION -

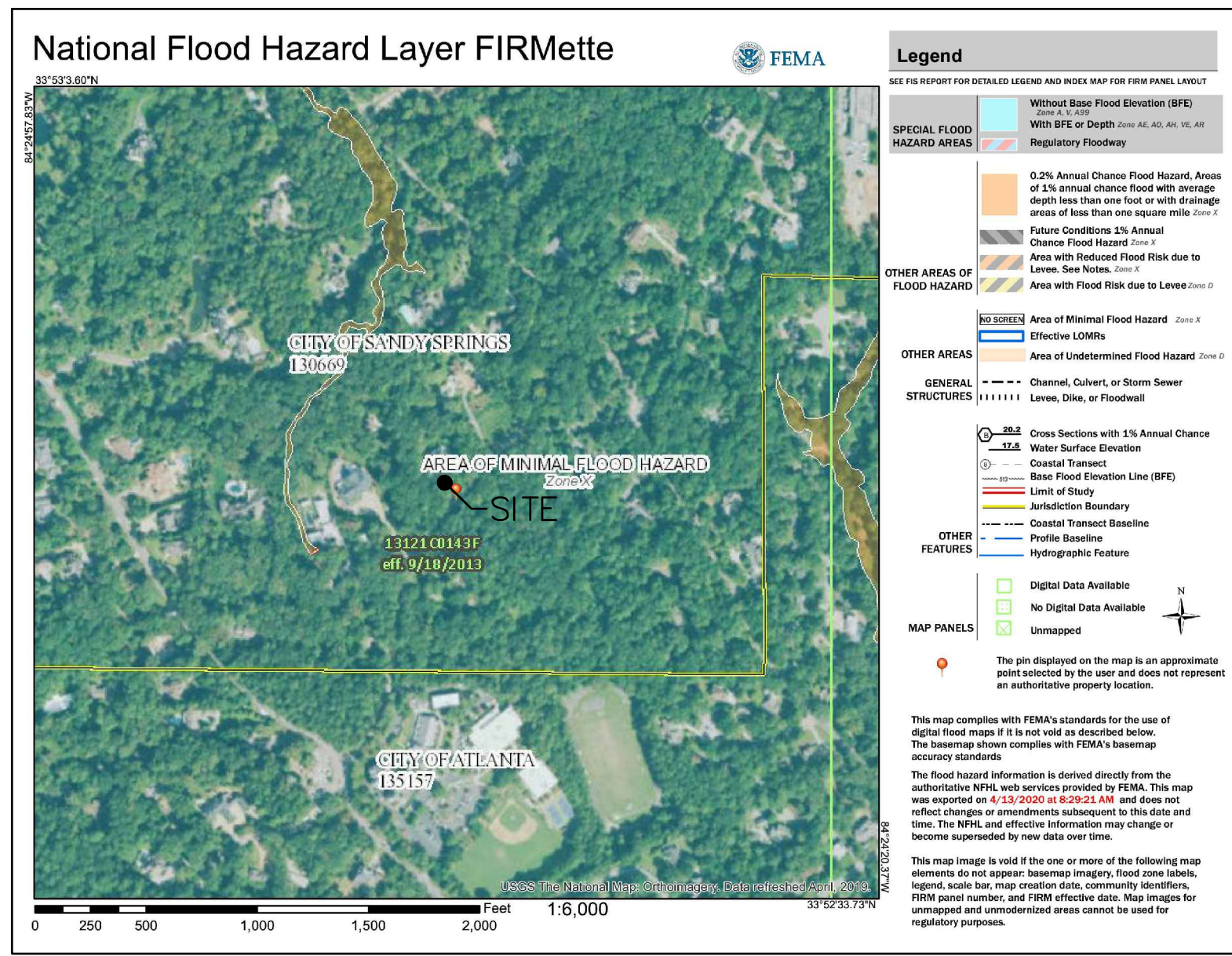
801 MOUNT PARAN ROAD NW
ATLANTA, GA 30327
PARCEL ID: 17 0162 LL 1106



VICINITY MAP
N.T.S.



USGS QUAD MAP
N.T.S.



FEMA MAP
N.T.S.

GENERAL NOTES:

CONTRACTOR'S RESPONSIBILITY TO INCLUDE, BUT NOT LIMITED TO:

1. WORK TO BE COMPLETED PER FEDERAL, STATE AND LOCAL CODES DURING ALL PHASES OF THE PROJECT.
2. VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
3. COORDINATE WITH UTILITY PROVIDERS TO CONFIRM THE LOCATION OF EXISTING AND PROPOSED SERVICES WILL BE ADEQUATE FOR THE DEVELOPMENT. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING UTILITY LOCATIONS AND PROPOSED LOCATIONS ARE APPROXIMATE IN NATURE.
4. CONSTRUCTION LIMITS SHALL BE PROPERLY MARKED AND BARRIERS CREATED AS NECESSARY TO PROTECT CONSTRUCTION PERSONNEL AS WELL AS THE PUBLIC, OSHA AND ALL OTHER GOVERNING STANDARDS.
5. PROVISION OF ALL NECESSARY WORK IN ORDER TO CAUSE THE PROJECT TO BE COMPLETED WHETHER OR NOT THE WORK IS SPECIFICALLY DESCRIBED WITHIN THE PROJECT DESIGNS OR REQUIRED BY REGULATION IN THE COURSE OF WORK.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT.
7. DEMOLITION RESPONSIBILITIES:
 - A. CONSTRUCTION DEBRIS AND REFUSE RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE CONSTRUCTION LOCATION UNDER MEANS THAT ADHERE TO FEDERAL, STATE AND LOCAL REGULATIONS. UNDER NO CIRCUMSTANCES SHALL REFUSE MANAGEMENT COMPROMISE THE DELIVERY SCHEDULE OR QUALITY OF THE PROJECT.
 - B. FEDERAL, STATE AND LOCAL REGULATIONS SHALL BE ADHERED TO AT ALL TIMES DURING DEMOLITION.
 - C. PRIOR TO DEMOLITION COMMENCEMENT, CONTACT LOCAL "CALL DIG" SERVICES.
 - D. PROPER SHORING AND BRACING SYSTEMS SHALL BE UTILIZED FOR ALL EXCAVATIONS AT ALL TIMES. COMPLETELY FILL ALL EXCAVATIONS AT THE END OF EACH DAY.
 - E. BURNING OF MATERIALS IS PROHIBITED EXCEPT BY PROPER PERMIT FROM GOVERNING AGENCY.
 - F. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
 - G. EROSION CONTROL MEASURES DURING DEMOLITION PHASE SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT, PER FEDERAL, STATE AND LOCAL CODES. NO EARTHMOVING OR DISTURBANCE SHALL BE CAUSED TO HAPPEN UNTIL ALL APPROPRIATE MEASURES HAVE BEEN PUT INTO PLACE.

PROPERTY OWNER / DEVELOPER

LARRY LORD
801 MOUNT PARAN ROAD NW
ATLANTA, GA 30327
TEL: 404-372-0990
LARRY.LORD@LORDAECKSARGENT.COM

PROJECT CIVIL ENGINEER

CONTINEO GROUP, LLC
755 COMMERCE DRIVE, SUITE 800
DECATUR, GA 30030
BRYAN H. RUSSELL, PE
CONTACT: JUAN DEL RIO
404-399-5192
JUAND@THECONTINEOGROUP.COM

24-HOUR EMERGENCY CONTACT:

CONTACT: LARRY LORD
CELL: 404-372-0990
EMAIL: LARRY.LORD@LORDAECKSARGENT.COM

PROPERTY AREA DATA

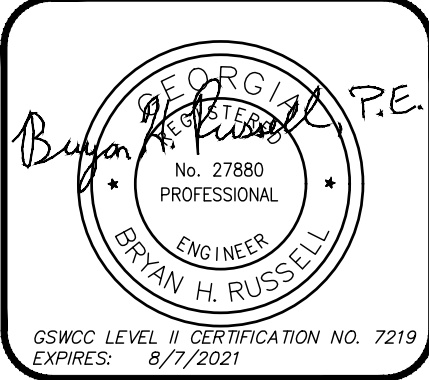
TOTAL AREA OF PROPERTY: 2.17 ACRES
TOTAL AREA OF DISTURBANCE: 0.11 ACRES (5,180 SF)

GPS LOCATION (DECIMAL DEGREES)

LATITUDE: 33.879965
LONGITUDE: -84.411241

SHEET INDEX

C01	COVER SHEET
C02	SITE / UTILITY PLAN
C03	GRADING / DRAINAGE PLAN
C04	EROSION CONTROL PHASE 1 AND 2 PLAN
C05	EROSION CONTROL PHASE 3 AND DETAILS
S1	SURVEY (BY OTHERS)



CONTINEO GROUP
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LARRY LORD

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LARRY.LORD@LORDAECKSARGENT.COM

801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -

ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW
SANDY SPRINGS, GA

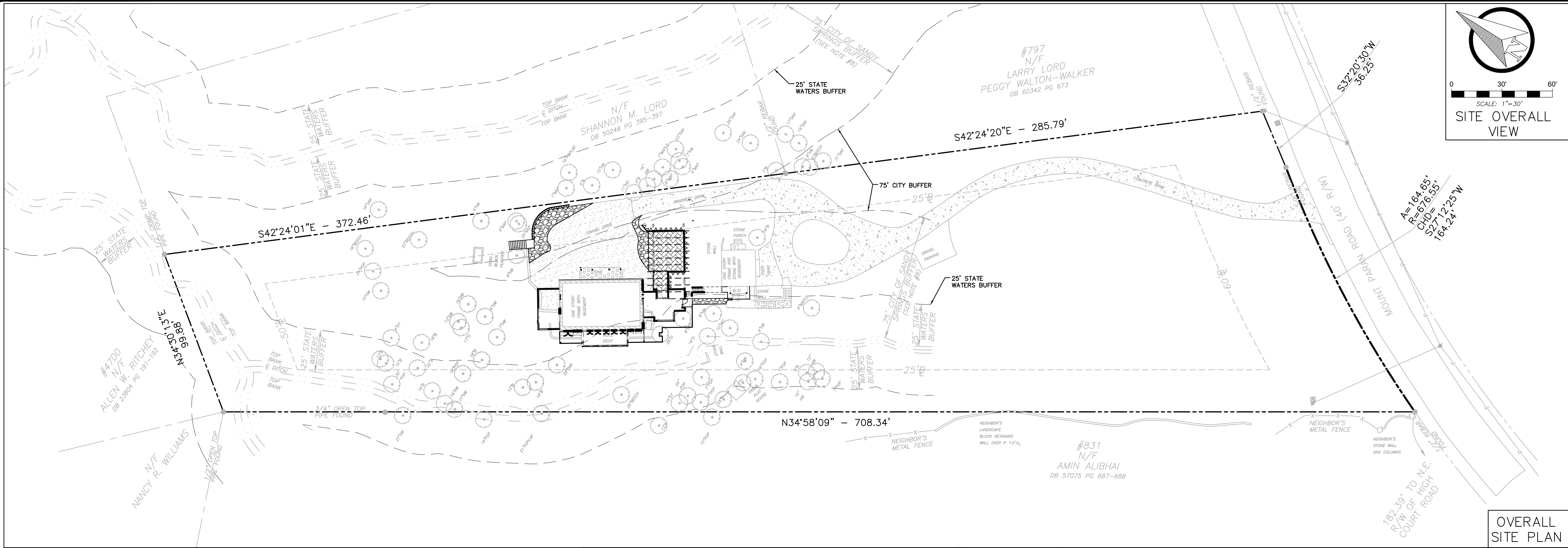
#	DATE	REVISIONS

DRAWN: JPD
CHECK: BHR

JOB NO: 19-280
DATE: 05/28/20

COVER

SHEET
C01



OVERALL SITE PLAN

SITE NOTES:

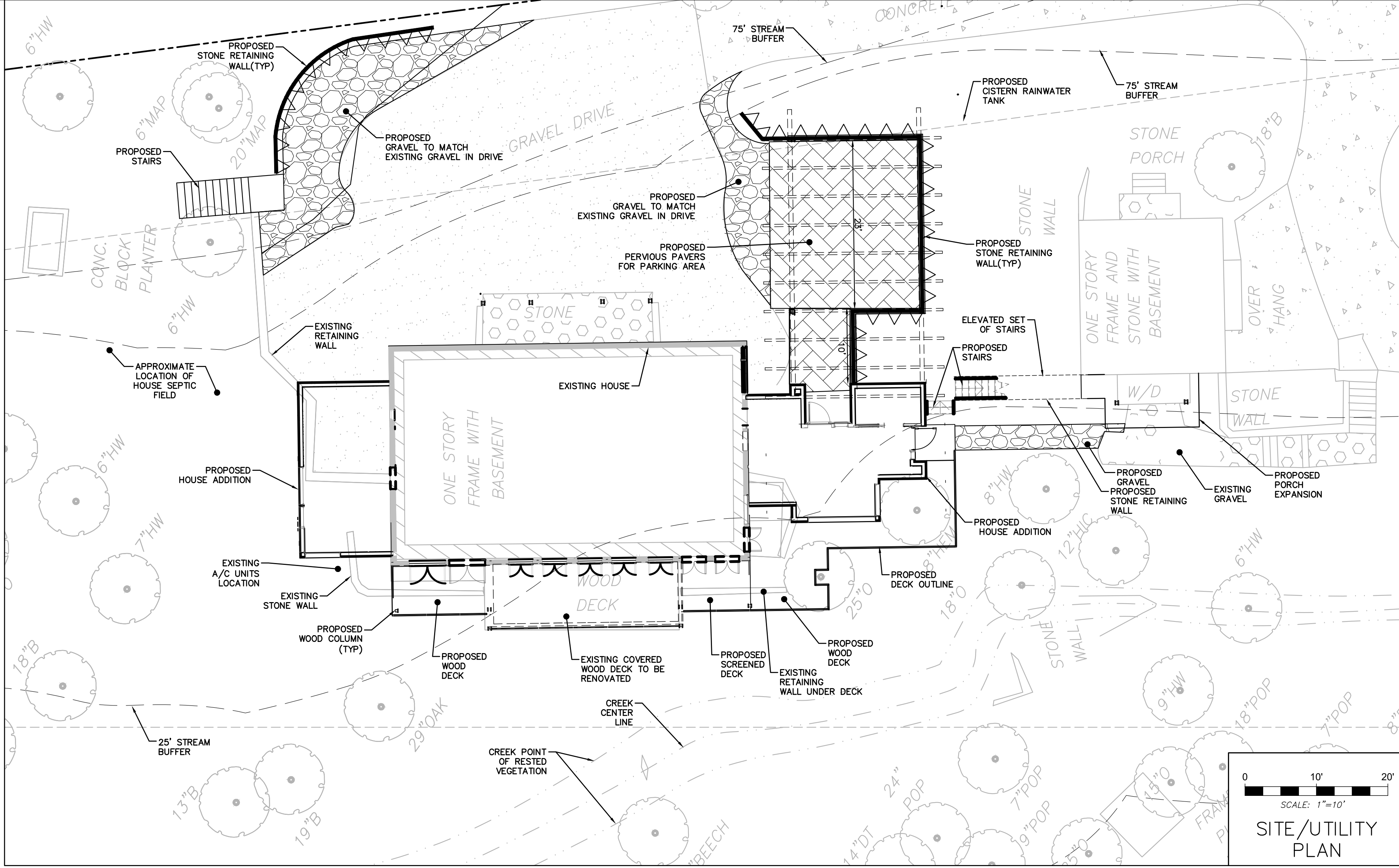
1. COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
2. PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
3. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
4. CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
5. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
6. ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY NOTES:

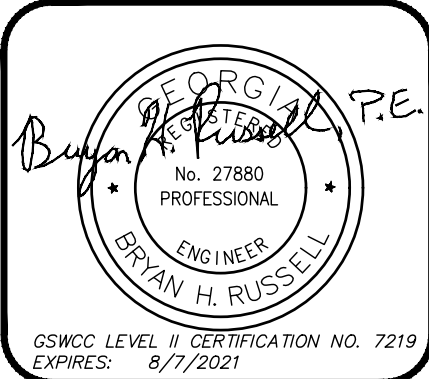
1. PRIOR TO WORK COMMENCEMENT, CONTRACTOR IS TO CONTACT LOCAL "CALL DIG" SERVICES FOR LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, WHICH INCLUDES, BUT NOT LIMITED TO, RELOCATION OF UTILITIES ALONG ROADWAYS AND OFFSITE IMPROVEMENTS IN ORDER TO DELIVER THE PROJECT.
2. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH GOVERNING LOCAL STANDARDS, LATEST EDITION.
3. CONTRACTOR SHALL UTILIZE SCHEDULE 40 PVC OR DUCTILE IRON PIPE FOR ALL SEWER SYSTEMS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ANY FINAL AS-BUILTS AND EASEMENT PLATS.
5. CONTRACTOR TO DELIVER ALL WATER AND SEWER SYSTEMS WITH A MINIMUM OF 10' HORIZONTAL AND 2' VERTICAL SEPARATIONS.
6. BUILDING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ELECTRICAL SERVICES TO THE BUILDING, WHICH INCLUDE, BUT NOT LIMITED TO, TRANSFORMERS, TRANSFORMER PADS, METERS, ETC...
7. CONTRACTOR SHALL COMPARE ALL CIVIL AND BUILDING PLAN SETS PRIOR TO CONSTRUCTION. THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED OF ANY UTILITY DISCREPANCIES.

DEMO NOTES:

1. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR UNLESS APPROVED FOR REUSE ON SITE BY THE STRUCTURAL, GEOTECHNICAL ENGINEERS AND GOVERNING AGENCIES.
2. REMOVAL OF THE EXISTING STRUCTURES SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND OR LOCAL LAWS AND ORDINANCES.
3. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL.
4. PREDEMOLITION PHOTOGRAPHS SHALL BE TAKEN BY THE CONTRACTOR FOR OWNER, SHOWING EXISTING CONDITIONS OF THE SITE AND ADJOINING BUILDINGS TO REMAIN. PHOTOS SHALL INCLUDE DAMAGE TO FINISH SURFACES THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS.
5. EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE INCURRED DURING THE CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL GOVERNING AGENCIES.
6. IT IS THE RESPONSIBILITY OF CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL AND LOOSE MATERIALS DUMPED FROM THIS SITE ONTO OTHER PROPERTIES. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL TRY TO REDUCE AIRBORNE DUST THROUGH OUT THE ENTIRE JOB. THIS MAY BE DONE BY WATERING DOWN AREAS AFFECTED BY THIS WORK.
7. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AS REQUIRED DURING DEMOLITION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL UTILITY COMPANIES AND DEPARTMENTS 72 HOURS, OR AS REQUIRED, BEFORE DEMOLITION IS TO START, TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. WHEN EXCAVATING AROUND OR OVER UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THE UTILITY MAY BE PRESENT DURING THE EXCAVATION TO INSTRUCT AND OBSERVE DURING THE PROCESS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS. NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY ALL FEDERAL, STATE, COUNTY, CITY AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL MAKE AN EFFORT TO SALVAGE ANY VEGETATION OR OTHER LANDSCAPE MATERIALS WHEN AND WHERE POSSIBLE. NOTIFY LANDSCAPE ARCHITECT AND OWNER OF RELOCATION AREA TO PREVENT ANY FUTURE ISSUES.



SITE/UTILITY PLAN



CONTINIO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.fcgengineer.com



LARRY LORD
801 MOUNT PARAN ROAD NW.
ATLANTA, GA 30327
404.372.0990
LARRYLORD@LORDACKSARGENT.COM

801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -
ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW
SANDY SPRINGS, GA

#	DATE	REVISIONS

DRAWN: JPD
CHECK: BHR
JOB NO: 19-280
DATE: 05/28/20

SITE / UTILITY PLAN
SHEET C02





801 MOUNT PARAN ROAD NW.
ATLANTA, GA 30327
404.372.0990
LARRYLORD@LORDAECKSARGENT.CO

ISSUED FOR: PERMITTING

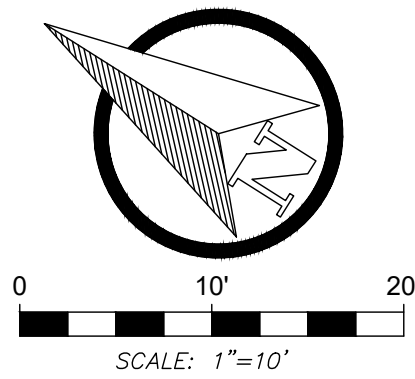
JURISDICTION: CITY OF SANDY SPRINGS

LOCATION: 801 MOUNT PARAN ROAD N
SANDY SPRINGS, GA

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SHEET C03

NOT TO SCALE



PROJECT CIVIL ENGINEER

CONTINEO GROUP, LLC
755 COMMERCE DRIVE, SUITE 800
DECATUR, GA 30030
BRYAN H. RUSSELL, PE
CONTACT: JUAN DEL RIO
404-399-5192
JUAND@THECONTINEOGROUP.COM

24-HOUR EMERGENCY CONTACT:

CONTACT: LARRY LORD
CELL: 404-372-0990
EMAIL: LARRYLORD@LORDAECKSARGENT.COM

PROPERTY AREA DATA

TOTAL AREA OF PROPERTY: 2.17 ACRES
TOTAL AREA OF DISTURBANCE: 0.11 ACRES (5,180 SF)

GPS LOCATION (DECIMAL DEGREES)

LATITUDE: 33.879965
LONGITUDE: -84.411241

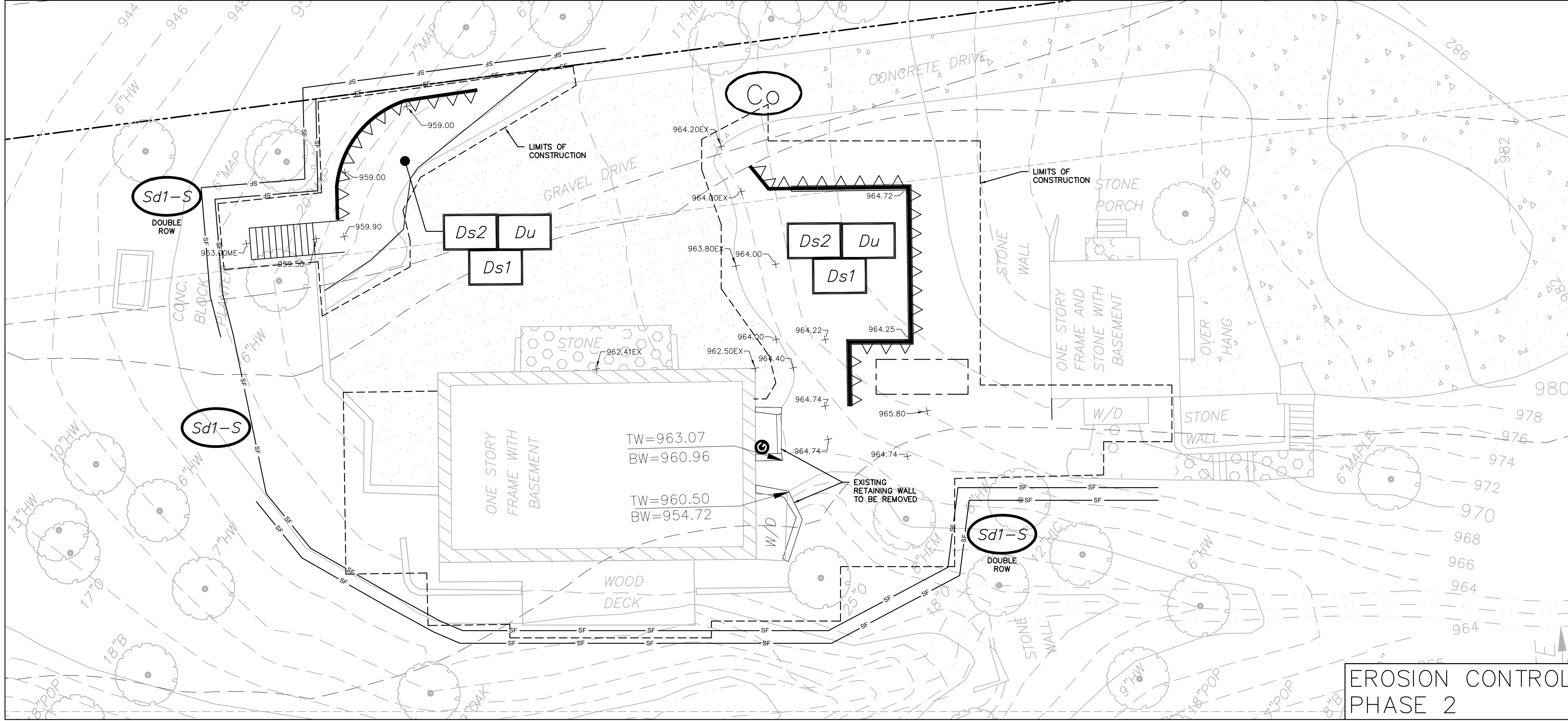
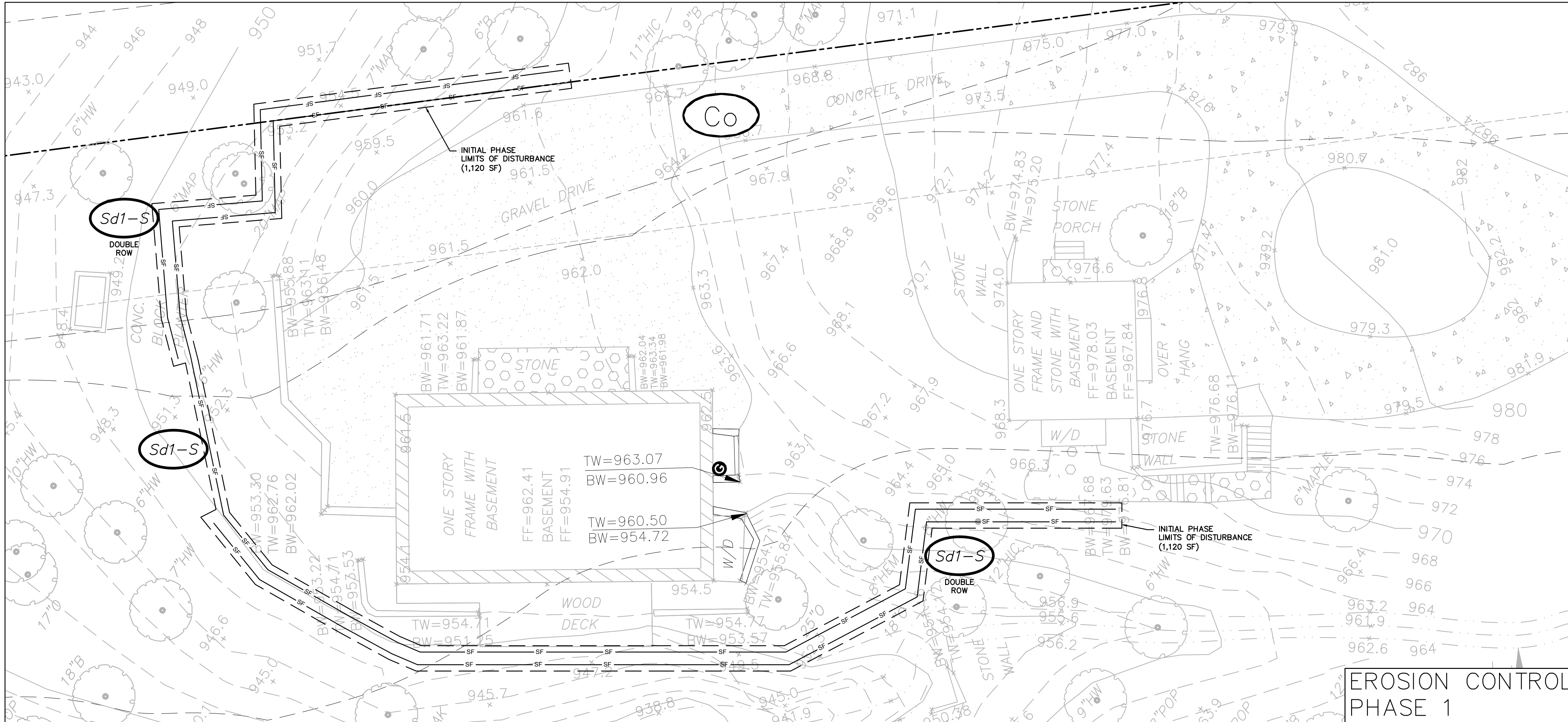
THERE ARE WETLANDS OR STATE WATERS LOCATED WITHIN 200FT FROM THIS PROJECT SITE.

THERE ARE APPLICABLE 25' OR 50' UNDISTURBED BUFFERS LOCATED WITHIN THIS PROJECT SITE.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF SANDY SPRINGS OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND DISTURBANCE.

NO TREES TO BE REMOVED OR DAMAGED

Map Unit Symbol	Map Unit Name	Acres in AOT	Percent of AOT
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	1.5	39.4%
GaF	Grover-Mountain Park complex, 20 to 60 percent slopes, stony	2.4	60.6%
ReD	Rion sandy loam, 10 to 15 percent slopes	0.0	0.0%
Totals for Area of Interest		3.9	100.0%



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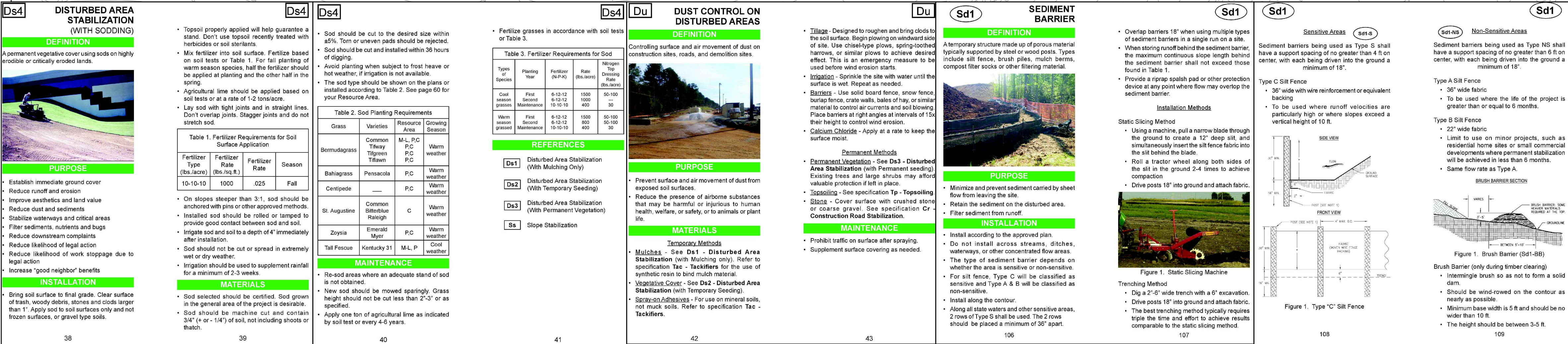
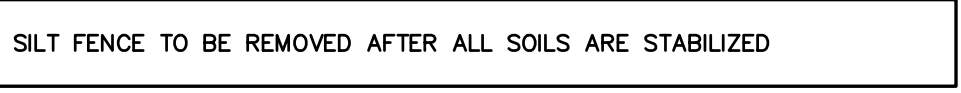
LARRY LORD
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801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -
ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW
SANDY SPRINGS, GA

#	DATE	REVISIONS

DRAWN: JPD
CHECK: BHR
JOB NO: 19-280
DATE: 05/28/20

EROSION CONTROL
INITIAL AND FINAL
PHASE
SHEET C04



DS1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
	DEFINITION A temporary cover of plant residues or other suitable materials, produced on site if possible, applied to the soil surface. 
	PURPOSE • Reduce runoff and erosion • Modify soil temperature • Conserve moisture • Prevent surface compaction and crusting • Control undesirable vegetation • Increase biological activity in the soil
	INSTALLATION • Apply mulch or temporary grassing to all exposed areas within 14 days of disturbance. • Applications to graded or cleared areas where seedlings may not have a suitable growing season to produce an erosion retardant cover. • Mulch can be used as a singular erosion control device for up to 6 months. • Apply at the appropriate depth. Refer to Table 1 for specific materials.
	Site Preparation • Grade to permit the use of equipment for applying and anchoring mulch.

Ds2

DISTURBED AREA STABILIZATION

(WITH TEMPORARY SEEDING)

DEFINITION

The establishment of temporary vegetative cover with the use of temporary seedings for erosion control on disturbed or denuded areas.



PURPOSE

- Reduce runoff and sediment damage of down stream resources
- Protect the soil surface from erosion
- Improve wildlife habitat
- Improve aesthetics
- Improve tilt, infiltration, and aeration as well as organic matter for permanent plantings

INSTALLATION

- Apply mulch or temporary grassings to all exposed areas within 14 days of disturbance.
- Applicable to rough graded areas that will be exposed for less than 6 months.
- Coordinate with permanent measures to ensure economical and effective stabilization.
- Take note of which species are not appropriate for companion crop plantings.
- When the soil has been sealed by rainfall or consists of smooth cut slopes, scarify the soil in order to provide a place for the seed to lodge and germinate.

Figure 3: Rye

Table 1. Some Temporary Plant Species, Seeding Rates and Planting Dates						
Species	Rates Per 1,000 sq. ft.	Rates per Acre	Planting Dates by Region			
			M-L	P	C	
Barley Alone	3.3 lbs.	3 bu.				
Barley in Mixtures	0.9 lbs.	3 bu.	9/15-10/31	9/15-11/01	10/1-12/31	
Lupedegrass, Annual	0.9 lbs.	40 lbs.				
Lupedegrass in Mixtures	0.2 lbs.	10 lbs.	3/1-3/31	3/1-3/31	2/1-2/29	
Lovagegrass, Weeping	0.1 lbs.	4 lbs.	4/1-5/31	4/1-5/31	3/1-5/31	
Lovagegrass in Mixtures	0.5 lbs.	2 lbs.				
Millet, Smooth	2.0 lbs.	40 bu.	4/15-6/15	4/15-6/30	4/15-6/30	
Millet in Mixtures	1.1 lbs.	50 lbs.	5/15-7/15	5/1-7/31	4/15-6/15	
Millet, Pearl	1.1 lbs.	50 lbs.	5/15-7/15	5/1-7/31	4/15-6/15	
Oats in Mixtures	2.99 lbs.	4 bu.	9/15-11/15	9/15-11/15	9/15-11/15	
Oats in Mixtures	7 lbs.	1 bu.				

Type of Species	Planting Year	Rate (kg P ₂ O ₅ / 100 P ₂ O ₅)	Rate (kg N/ha)	Rate (kg urea/ha)
Cool season grasses	First	6-12-12	1500	50-100
	Second	6-12-12	1500	50-100
	Maintenance	10-10-10	400	30
Cool season grasses & legumes	First	6-12-12	1500	0-50
	Second	6-12-12	1500	0-50
	Maintenance	0-10-10	400	---
Temporary cover crops	First	10-10-10	500	30
Warm season grasses	First	6-12-12	1500	50-100
	Second	6-12-12	1500	50-100
	Maintenance	10-10-10	400	30

# DATE REVISION			

These drawings and line design representation of The Complex Group of Buildings are hereby approved for construction.

DRAWN: JPD	CHECK: BHR
JOB NO: 19-280	DATE: 05/28/21

EROSION CONTROL PHASE 3

SHEET



801 MOUNT PARAN ROAD NW.
ATLANTA, GA 30327
404.372.0990
LARRY.LORD@LORDAECKSARGENT.COM

ISSUED FOR: PERMITTING

JURISDICTION: CITY OF SANDY SPRINGS

LOCATION: 801 MOUNT PARAN ROAD N
SANDY SPRINGS, GA

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SHEE

THIS PROPERTY SUBJECT
TO THE FOLLOWING

1. CURRENT ZONING PER CITY OF SANDY SPRINGS, GEORGIA RE-2
- | | |
|--|-------------------|
| MINIMUM LOT AREA= | 2 ACRES |
| MINIMUM LOT WIDTH= | 200 FEET |
| MAXIMUM LOT COVERAGE= | 25% |
| MINIMUM FRONT BUILDING SETBACK= | 60 FEET |
| MINIMUM SIDE BUILDING SETBACK= | 25 FEET |
| MINIMUM REAR BUILDING SETBACK= | 50 FEET |
| MAXIMUM BUILDING HEIGHT= | 3 STORIES/40 FEET |
| MUST BE VERIFIED BY CITY OF SANDY SPRINGS BEFORE CONSTRUCTION. | |

TREE LEGEND

B	DENOTES BEECH TREE
HEM	DENOTES HEMLOCK TREE
HIC	DENOTES HICKORY TREE
HW	DENOTES HARDWOOD TREE
MAP	DENOTES MAPLE TREE
O	DENOTES OAK TREE
POP	DENOTES POPLAR TREE

MAGNETIC
N



SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 508,799 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
- CONTOUR INTERVAL= 2 FEET
- ELEVATION DATUM= NAVD 1988

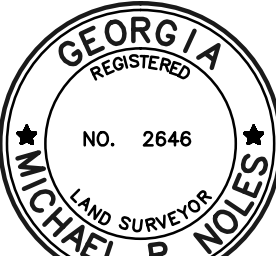


LEGEND

B	DENOTES BUILDING LINE
P	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT

FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13121C0143 F (SHADED ZONE "X") EFFECTIVE DATE: SEPTEMBER 18, 2013. FULTON COUNTY, GEORGIA



SURVEYOR'S CERTIFICATE

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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles
Georgia RLS No. 2646

9-11-19

NO.	REVISIONS	DATE
1.	REVISE CONTOURS AND FEE	2-26-20



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
LARRY LORD
PEGGY WALTON-WALKER

801 MOUNT PARAN ROAD
SANDY SPRINGS, GEORGIA
TOTAL AREA= 2.169± ACRES
OR 94,485± SQ. FT.



LAND LOT 162
17TH DISTRICT
FULTON COUNTY
GEORGIA

PLAT PREPARED: 9-11-19
FIELD: 9-5-19 SCALE: 1"=30'

JOB#251284

PB
PG
PG
PG