



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, September 7, 2022

Case: **V22-0022 – 1450 Northwold Drive**
Staff Contact: Helen Owens (howens@sandyspringsga.gov)
Report Date: July 27, 2022

REQUEST

Request for a variance from Sec. 9.4.2.G.3.a and Sec. 6.1.2.B.3.a. to install a pool and corresponding retaining wall within the rear grading setback, and to allow for encroachment of mechanical equipment into the setback.

APPLICANT

Property Owners: Stephanie Huff	Petitioner: Brad Huff	Representative: Brad Huff
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RECOMMENDATIONS

Department of Community Development

Staff recommends **Denial** of **Variance(s)** V22-0022.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. V22-0022 Application, received June 24, 2022

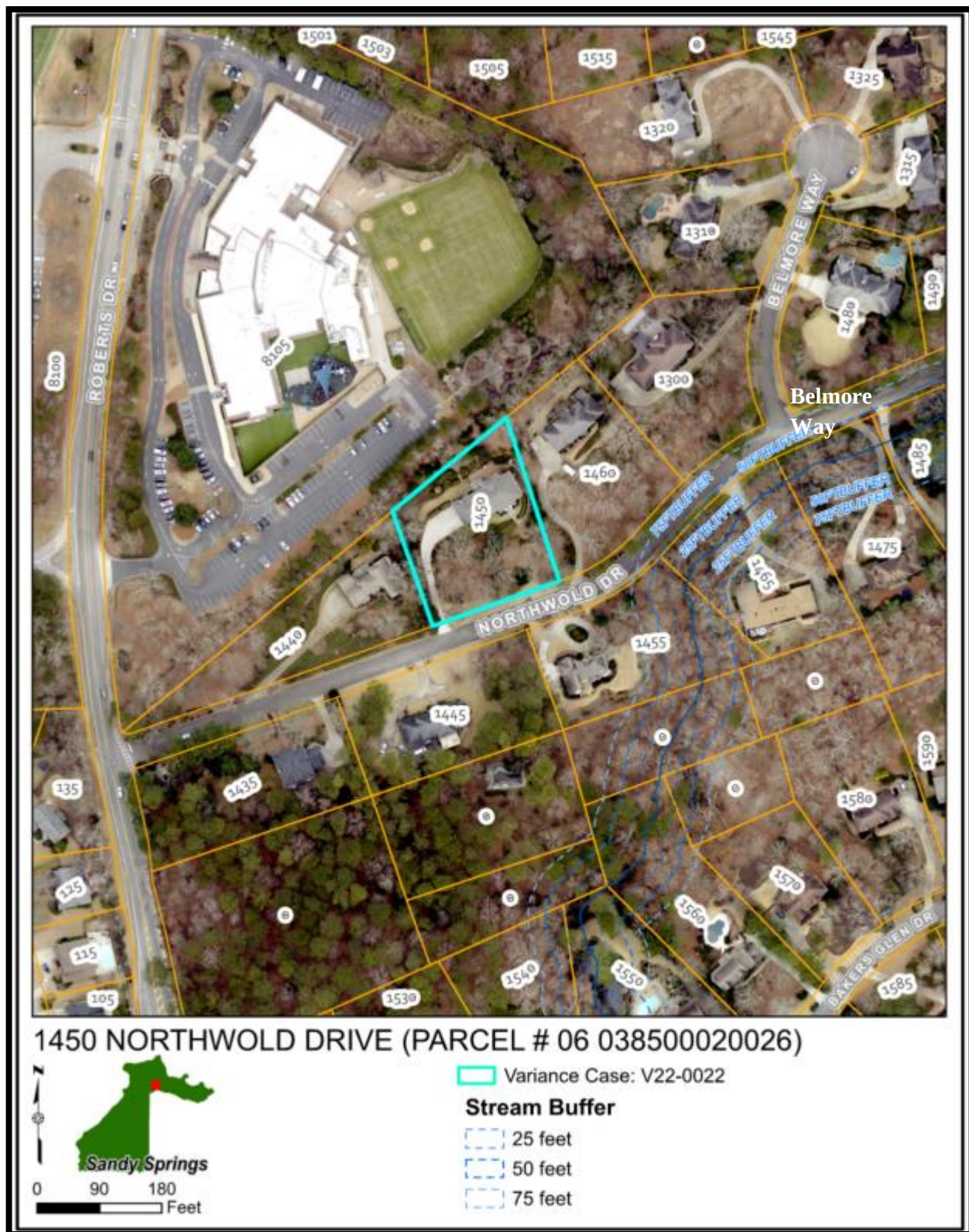
Plans:

1. “Site Plan” prepared by United Land Surveying, with all information taken from survey provided by Hardee Surveying, dated May 13, 2022, received June 22, 2022.
2. “Survey” prepared by United Land Surveying, LLC. Signed and sealed by Land Surveyor Cullen Preston Hardee, dated May 13, 2022, received June 22, 2022.

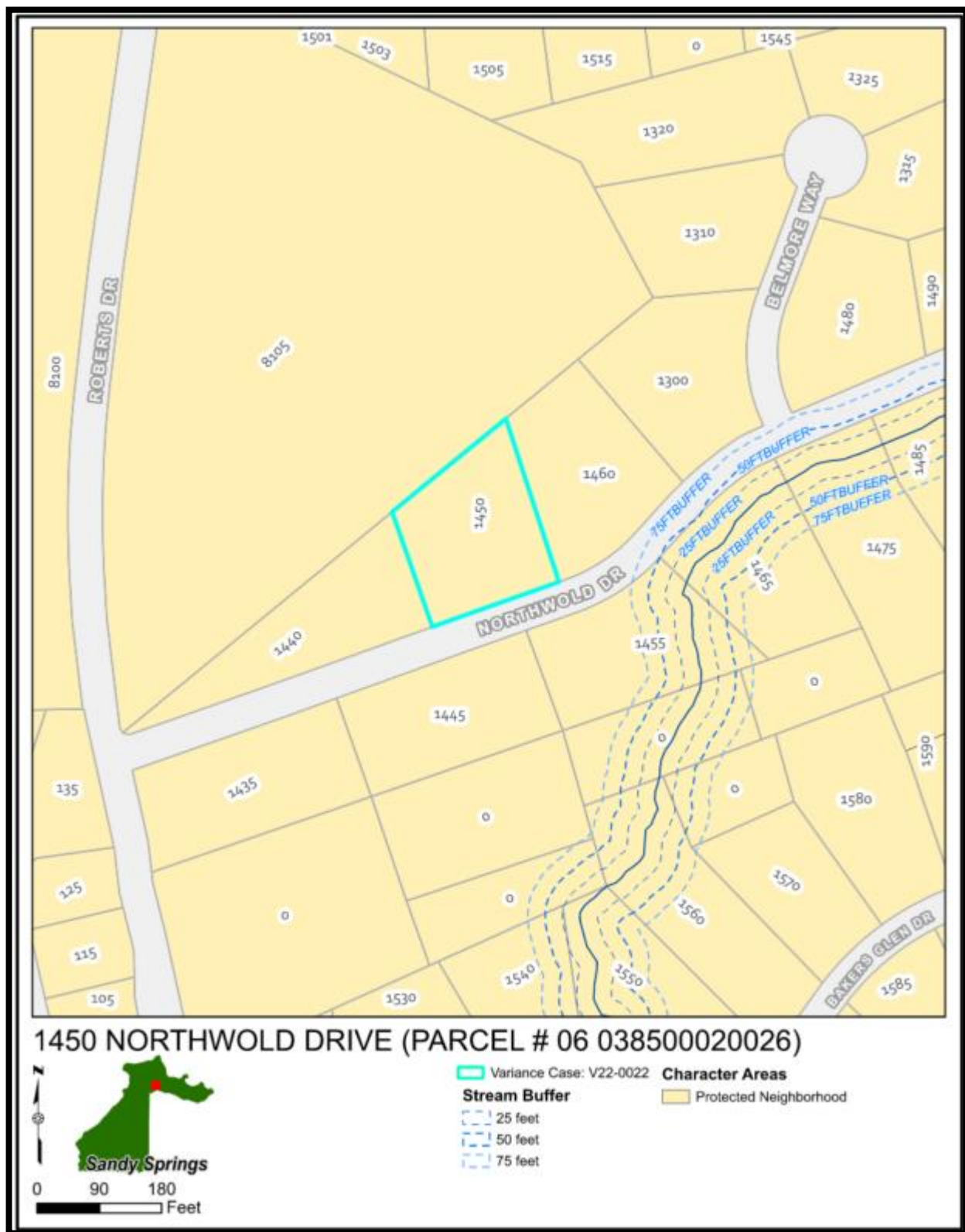
PROPERTY INFORMATION	
Location:	1450 Northwold Drive (Parcel # 06 038500020026)
Council District:	1 – John Paulson
Neighborhood:	--
Road frontage:	193 feet of frontage on Northwold Drive
Lot Depth	Varies: between approximately 175 feet to 250 feet
Acreage:	1.03 acres
Current Zoning	RE-2
Existing Land Use:	Residential
Previous Zoning Cases:	N/A
Character Area:	Protected Neighborhood

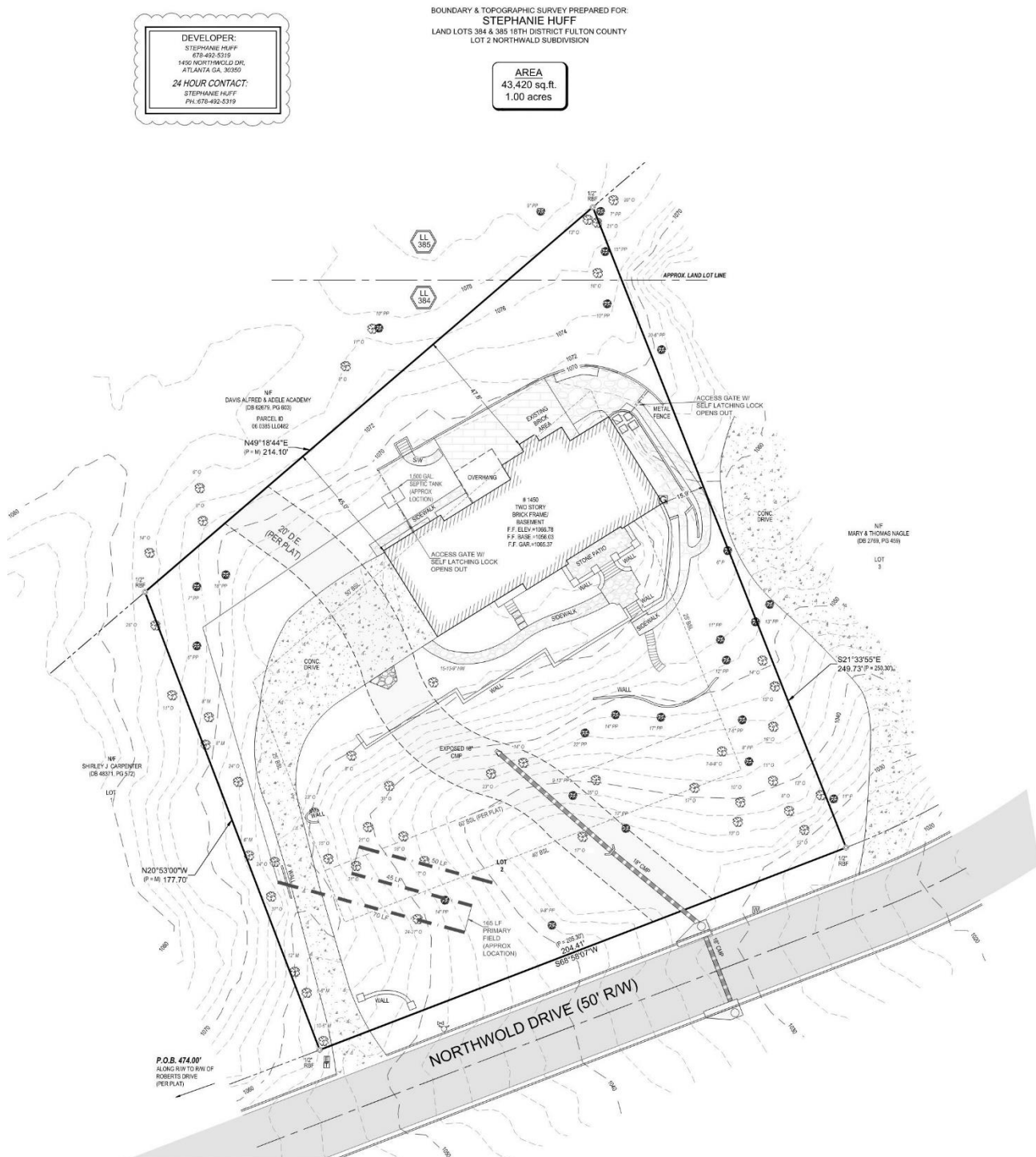
EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RE-2/ Private School	8105 Roberts Drive	10.86 Acres
East	RE-2/ Residential Estate	1460 Northwold Drive NE	1.00 Acres
South	RE-2/ Residential Estate	1445 Northwold Drive NE	1.01 Acres
South	RE-2/ Residential Estate	1455 Northwold Drive NE	1.00 Acres
West	RE-2/ Residential Estate	1440 Northwold Drive NE	1.04 Acres
PROPOSED DEVELOPMENT			
--	RE-2/ Residential Estate	1450 Northwold Drive NE	1.8 Acres

AERIAL IMAGE

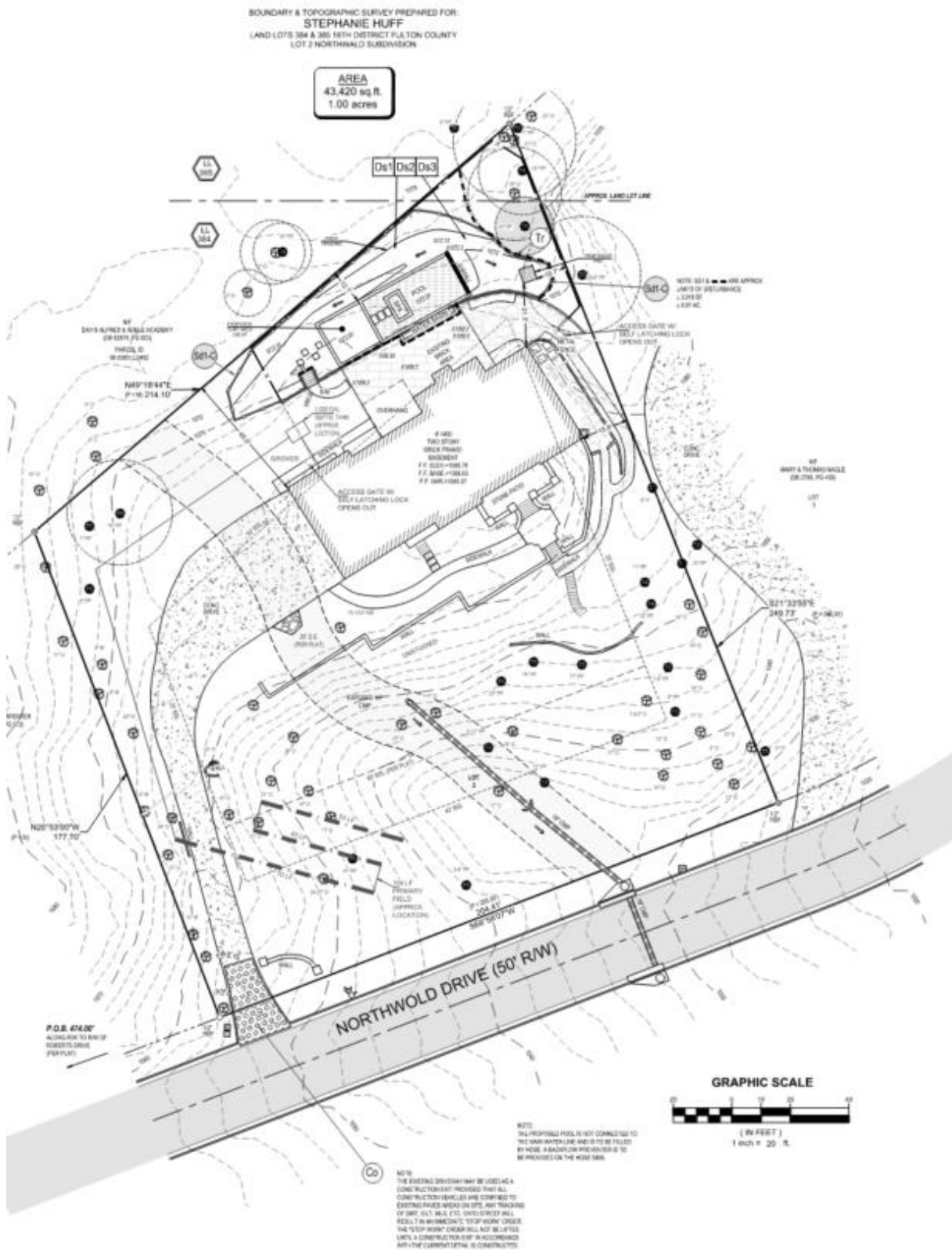


CHARACTER AREA MAP





SITE PLAN (received August 1, 2022)



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

DEVELOPER:
STEPHANIE HUFF
678-492-5319
1450 NORTHWOLD DR.
ATLANTA GA. 30350

24 HOUR CONTACT:
STEPHANIE HUFF
PH. 678-492-5319

- SURVEY NOTES**
- EQUIPMENT USED - TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 92" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 762.645 FEET.
 - THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.

FLOOD NOTE

THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED X] AS DEFINED BY F.I.R.M. COMMUNITY PANNEL 13121C0152G FOR UNINCORPORATED FULTON COUNTY GEORGIA. (USE SEPTEMBER 16, 2013 MAP)

CURRENT ZONING

ZONED: RE-2 (CITY OF SANDY SPRINGS)
MIN. YARD ADJACENT TO PUBLIC STREET
FRONT YARD: 40 FEET
SIDE YARD: 25 FEET
REAR YARD: 60 FEET

- LEGEND**
- POWER POLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - JUNCTION BOX
 - SANITARY SEWER MANHOLE
 - DROP INLET
 - R/W MONUMENT
 - SINGLE WING CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - CURB INLET
 - HEADWALL
 - GAS METER
 - GAS VALVE
 - ELECTRIC TRANSFORMER
 - TELEPHONE PEDESTAL
 - LIGHT POST
 - 1/2" IRON PIN SET (IPS)
 - REBAR FOUND (RBF)
 - CONC. MONUMENT FOUND (CMF)
 - CALCULATED POINT
 - C.L.F. CHAIN LINK FENCE
 - CTF CRIMP TOP PIPE FOUND
 - OTF OPEN TOP PIPE FOUND
 - IPF IRON PIN OR OR ROD FOUND

- NOTES**
- CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY DISTURBANCE.
 - BE AWARE THAT A FOUNDATION FORM SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION/NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY SETBACK, EASEMENT, OR BUFFER. THE FOUNDATION SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.
 - ALL STORMWATER RUNOFF REDUCTION, WATER QUALITY, AND GREEN INFRASTRUCTURE BMPs WILL REQUIRE INSPECTION AND CERTIFICATION BY THE DESIGN PROFESSIONAL PRIOR TO THE FINAL SITE INSPECTION APPROVAL. AS-BUILT DRAWINGS MUST INCLUDE THIS CERTIFICATION, BMP DIMENSIONS (LENGTH, WIDTH & DEPTH) AND AS-BUILT COORDINATES (GEORGIA STATE PLANE - WEST ZONE).
 - STOCKPILE AREAS SHALL BE KEPT ENTIRELY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THESE PLANS. IF MATERIALS ARE PLACED OUTSIDE OF THE LIMITS OF DISTURBANCE, AS SHOWN, AN IMMEDIATE STOP WORK ORDER SHALL BE ISSUED AND A PERMIT REVISION SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF FURTHER WORK. THE PERMIT REVISION SHALL REQUIRE AN AS-BUILT SURVEY OF THE NEW LIMITS OF DISTURBANCE BY A REGISTERED LAND SURVEYOR.
 - ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE 'STOP WORK' ORDER.
 - PROVIDE POOL ALARMS ON ALL LIGHTS WITH A SILL HEIGHT OF 48 INCHES OR LESS ABOVE THE FINISH FLOOR THAT OPEN ONTO THE POOL ENCLOSURE, AS WELL AS ALL DOORS THAT OPEN ONTO THE POOL ENCLOSURE. NOTE THAT ALARMS MUST COMPLY WITH UL2017. (TYPICAL HOME SECURITY ALARMS DO NOT MEET THE REQUIREMENTS)

EnviroSoil
Soil and Environmental Consultants
1191 BERRYHILL DRIVE, LITTONIA, GA 30058
PH: 678-415-8970
Email: info@envirosoil.com

Soil Investigation Report

Report Date: 7/27/21 Field Investigation Date: 7/26/21 Level of Study: III
Site: 1450 NORTHWOLD DR SANDY SPRINGS, GA 30350
Client/Owner/Sponsor: Phone: _____
County: FULTON Land lot: 384/385 District: 18th Subdivision: _____
Certified by: Joshua Reed Georgia DPH Certified Soil Classifier #500

SOIL INTERPRETIVE DATA ON-SITE SYSTEM MANAGEMENT

Soil Units	Slope %	Depth to Bedrock (in)	Depth to SHWT* (in)	Adsorption Rate (Min/in) @ Trench Depth	Recommend/ Optimum Trench Depth (in)	Soil Suitability Code
GROVER	2-8	>72	>72	45	24-43	A
GROVER	2-8	>72	>72	45	24-48	A

• AUGER REFUSAL DEPTH

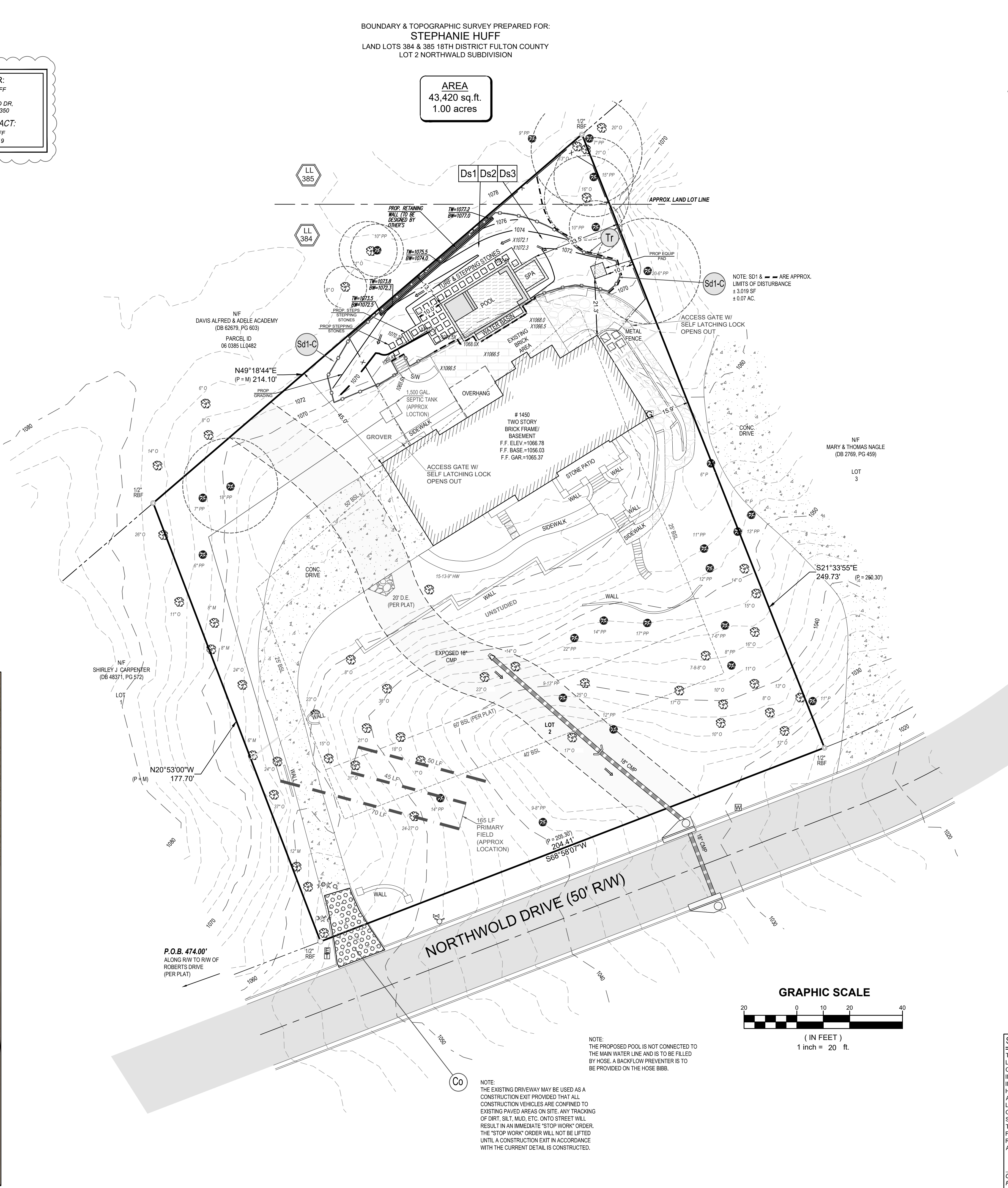
Soil Notes
The recommendations set forth in this report are based on site/soil conditions at the time of this study & professional judgement of soil scientists/classifier. They are merely professional opinions & imply no guarantee or warranty of performance of any particular system installed.

Soil Suitability Legend
ES1_A THESE SOILS ARE SUITABLE FOR INSTALLATION OF ONSITE SYSTEMS WITH PROPER SYSTEM DESIGN, AND MAINTENANCE.

General Notes:
All Gutters and Surface water Flow shall/should be directed away from the septic tank(s) and Drain field systems
All Borings are located with Trimble GEOXT Handheld.
The boundary is produced from tax record or client; so the lot size may vary due to GPS locating devices.

CPSS
Certified Professional
Soil Scientist
JOSHUA AKEEM REED
37089

DPH CERTIFIED SOIL CLASSIFIER
JOSHUA REED
#500



SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Cullen Preston Hardee
CULLEN PRESTON HARDEE
REGISTERED LAND SURVEYOR #3144, LSF 001321

REVISED - 6/30/2022
DATE

REVISIONS

NO.	DATE	REVISION
1.	6/30/22	CITY COMMENTS
2.		
3.		
4.		

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. IF HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY, THE SURVEYOR MAKING SAID PERSON.

DATE: 5/13/2022
SCALE: 1" = 20'
FILE NUMBER: 21-373
DRAWN BY: W.F.M.
REVIEWED BY: M.A.M.

GEORGIA
REGISTERED LAND SURVEYOR
CULLEN PRESTON HARDEE
#3144

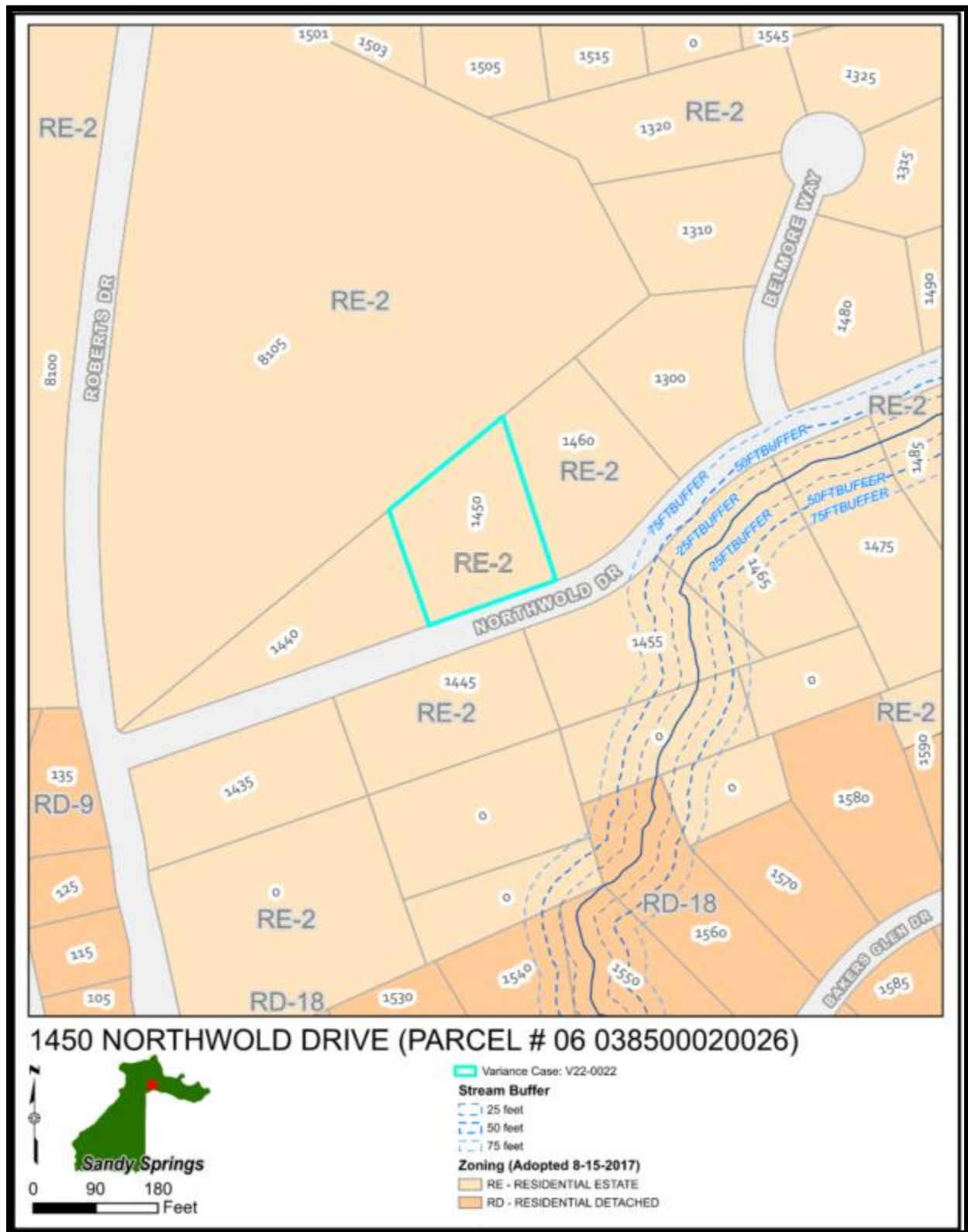
SHEET NUMBER
2 OF 3

UNITED LAND SURVEYING
COA NO. LSF 001321

SITE PLAN FOR:
STEPHANIE HUFF
1450 NORTHWOLD DRIVE
LOT 2, BLOCK A, NORTHWOLD SUBDIVISION
LAND LOTS 384 & 385, 18TH DISTRICT
FULTON COUNTY, GEORGIA

UNIVERSITY OF GEORGIA
SANDY SPRINGS, GA 30058
PH: 678-415-8970
WWW.UNITED-LS.com

ZONING MAP



EXISTING DEVELOPMENT

Currently, the site is developed on an RD-27 lot, with a single unit detached, ranch style home at the top northern portion of the parcel. The house was built in 1983 and the current owner purchased the property in early 2021. The property slopes significantly to the north and west, leveling off to a relatively gentle slope where the house is situated.





**View of rear yard, with gentle slope past brick patio (*top*) -from applicant
Rear of the site with view of existing conditions, facing northeast (*bottom*)**





Rear yard from western side, facing east (*top*)
Area where pool is proposed behind brick patio at back of house, facing southeast (*bottom*)



The 1.3-Acre subject property is zoned RE-2 (Residential Estate-Protected Neighborhood). The property is located at 1450 Northwold Drive, directly south of The Davis Academy. The property topography in the front of the house is relatively steep, making the logical location of the house further back toward the rear lot line. The applicants are seeking variances from Sec. 9.4.2.G.3.A and Sec. 6.1.2.B.3.a. to install a pool and to allow for encroachment of mechanical equipment into the setback.

- Variance from Section 9.4.2.G.3.A. In all RE-districts, no grading is allowed within 20 feet of the rear lot line.
- Variance from Section 6.1.2.B.3.a. Mechanical equipment such as HVAC units and generators cannot encroach into any required setback.



As illustrated on the previous page, the applicant seeks to install a pool within the northern rear portion of their lot. The pool would be located behind an existing brick patio which buffers part of the rear footprint of the home. A gentle to moderate slope from the patio retaining wall to the property line creates a significant enough elevation change that a retaining wall be required to create the needed flat area surrounding the pool as proposed.

Additionally, the applicant proposes to locate the pool equipment within the rear and side setbacks, which also requires a variance. Though there are certainly few options in terms of space for mechanical equipment within the buildable area at the subject site, there is space at the northern face of the northeast corner of the house. Beyond this location, much of the house footprint is directly bounded by or even encroaching into the rear and right-side common lot line setbacks.

Staff in its analysis added some illustrative measurements overlaying the site plan to help determine if the proposed pool and decking area could be located somewhere else in the rear yard without adjusting any proposed dimensions. It is Staff's opinion that the applicant could integrate the pool and decking area into the existing developed area (brick patio) and avoid needing to request a variance.

Staff determined the pool and decking area to be approximately 25' in depth. From the Grading setback line to the nearest point of the footprint of the house, the depth is no less than 30'. Staff believes this illustrates that there is ample space to achieve the same size pool and surroundings, within a Code conforming set of parameters. Staff also realizes that moving the proposed pool location would likely take away the implied aesthetics with the infinity wall lining the existing patio area. And facing the home. We would view this to amount to more of an inconvenience however, and not extraordinary or exceptional, or proving a hardship.

V22-0022 VARIANCE CONSIDERATIONS

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

1. Variances will only be granted upon showing that:

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

Finding: It is Staff's view that the application of the Development Code would not create an unnecessary hardship. It is also Staff's opinion that the requested variances for this particular pool configuration reflect more of an inconvenience than a hardship.

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

Finding: The subject property's front yard is relatively steep, likely influencing the location of the house toward the rear of the lot, resulting in a smaller backyard given the size of the lot. It is Staff's view that the applicant still has sufficient space to install a pool and its apparatus in the rear of their lot without requesting a variance.

2. Further, the application must demonstrate that:

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

Finding: The size, shape, and topography of the subject property are not the result of inaction of the current property owners. The home was built in 1983, according to the Fulton County Tax Assessors.

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

Finding: It is Staff's position that the reasonable use of the property is currently being had as a single-family house, with its curtilage exist and are used in a normal residential detached setting and fashion. Furthermore, the applicant has adequate space in the rear yard to install a pool without requiring a variance.

- 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: Staff believes that the type of development proposed is consistent with the intent of the Code and Next Ten, but that it does not meet the letter of the Code as it would necessitate grading and; mechanical equipment is prohibited from being located outside the buildable area of a lot. It is worth mentioning that the neighbor to the north is not a residential use, but rather a school and as such lessens any impacts imposed upon the most directly affected property owner should a variance be granted.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs City Engineer:

No comment provided

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

Keep in mind that if this variance gets approved and a permit is submitted, the critical root zones of the trees will need to be represented at 1.25' per 1" of diameter. They are currently shown at 1' per 1" of diameter. It does not appear that any surrounding trees will be significantly impacted.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

While we are interested in safeguarding the Health, Safety, and Welfare of our customers, this does not require a swimming pool in the back yard. Aside from that I do not have any objections to this proposed plan. The Applicants should realize that there will be additional Building Plan comments during regular plan review, which do not have any bearing on the Variance.

Sandy Springs Fire Marshal:

No comment provided.

Sandy Springs Land Development Manager:

There appears to be sufficient space to the back right of the house to locate a pool within the allowable grading and retaining wall setbacks.

Sandy Springs Transportation Planner

No comment provided.

Correspondence Received:

N/A.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Following review, and based on the findings, Staff recommends Denial of Variance V22-0022, request for a Variance from Sec. 9.4.2.G.3.A and Sec. 6.1.2.B.3.a. to install a pool and to allow for encroachment of mechanical equipment into the setback.

RECIEVED

08/26/2022



SANDY SPRINGS™
GEORGIA

Case No.: _____
Planner's initials: HO

PROJECT INFORMATION SHEET

PROPERTY	Address(es):	1450 NORTHWOOD DR, ATLANTA, GA 30350		
	Parcel Tax ID(s):	DP 0385 00020026		
	Total acreage:	1.03	Council District:	1
	Current zoning:	PE-2	Current use:	RESIDENTIAL
	Character Area:	PROTECT NEIGHBORHOOD		

APPLICATION	Detailed request (include Code Section No.):			
	• REQUESTING VARIANCE TO CODE 9.4.2.G.3A (POOL GRADING) - ALL RE-DISTRICTS, NO GRADING IS ALLOWED WITHIN 20' OF REAR LOT LINE			
	• REQUESTING VARIANCE TO CODE 6.12.B.A (BUILDING PLACEMENT FOR MECHANICAL EQUIPMENT - MECH. EQUIPMENT SUCH AS HVAC CANNOT ENCRATCH INTO ANY REQUIRED SETBACK			
	VARIANCES ARE NEEDED TO INSTALL A POOL IN THE BACKYARD			
	Petitioner:	BRAD HUFF		
	Petitioner's address:	1450 NORTHWOOD DR ATLANTA, GA 30350		
	Phone:	404-202-4042	Email:	THEHUFFS24@GMAIL.COM

OWNER	Property owner:	STEPHANIE HUFF		
	Owner's address:	1450 NORTHWOOD DR ATLANTA, GA 30350		
	Phone:	404-202-4042	Email:	THEHUFFS24@GMAIL.COM
	Signature (authorizing initiation of the process):			
	If the property is under contract, provide a copy of the contract			

- TO BE FILLED OUT BY P&Z STAFF -

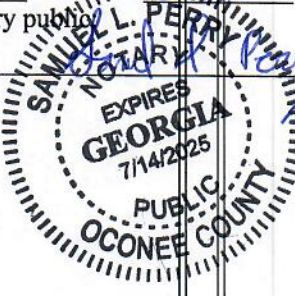
Pre-Application Meeting date:	Anticipated Application date:
Anticipated BOA date:	
ADDITIONAL INFORMATION NEEDED:	

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: <u>Stephanie Huff</u>	Sworn and subscribed before me this
Address: <u>1450 Northwold Dr</u>	<u>13</u> th day of <u>June</u> 20 <u>22</u>
City, State, Zip Code: <u>Atlanta GA 30350</u>	Notary public: <u>Samuel L. Perry</u>
Email address: <u>[REDACTED].com</u>	Seal: 
Phone number: <u>[REDACTED]</u>	Commission expires: <u>07/14/25</u>
Owner's signature: <u>Stephanie Huff</u>	

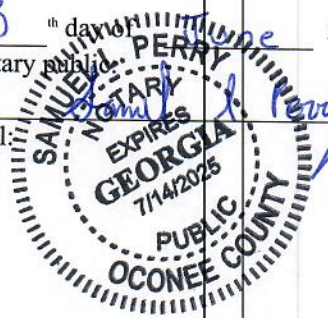
B- If the Applicant is *not* the owner of the subject property:

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 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
Company name:	th day of _____ 20 _____
Address:	Notary public:
City, State, Zip Code:	Seal:
Email address:	Commission expires:
Phone number:	
Applicant's signature:	

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>JOHN BRADLEY HUFF</u> Address: <u>1450 NORTHWOOD DR</u> City, State, Zip Code: <u>ATLANTA, GA 30350</u> Email address: <u>[REDACTED]</u> Phone number: <u>[REDACTED]</u> Owner's signature: <u>[Signature]</u>	Sworn and subscribed before me this <u>13</u> th day of <u>June</u> 20 <u>22</u> Notary public: <u>[Signature]</u> Seal:  Commission expires: <u>07/14/25</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.

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Applicant's name: Company name: Address: City, State, Zip Code: Email address: Phone number: Applicant's signature:	Sworn and subscribed before me this _____ th day of _____ 20 ____ Notary public: Seal: Commission expires:

Dear Members of the Zoning Board of Appeals;

I'm writing to request approval of two (2) variances for the installation of a residential pool at my single-family home, which is located at 1450 Northwold Dr, Atlanta, GA 30350.

1. 9.4.2.G.3.a (Pool Grading) that states "In all RE-districts, no grading is allowed within 20 feet of the rear lot line".
2. 6.1.2.B.a (Building Placement for Mechanical Equipment) that states "Mechanical equipment such as HVAC units and generators cannot encroach into any required setback".

The proposal details include the following:

▪ Swimming Pool	595sf
▪ Pool Deck Coping	48sf
▪ Water Basin	72sf
▪ Landing & Steps	28sf
▪ Stepping Stones	124sf
▪ Equipment Pad	24sf
▪ Total Proposed	891sf

We did explore the option of locating a pool behind the existing garage. After researching what would go into installing a pool in this location, there were two (2) factors that went into not moving forward with this location. The first being

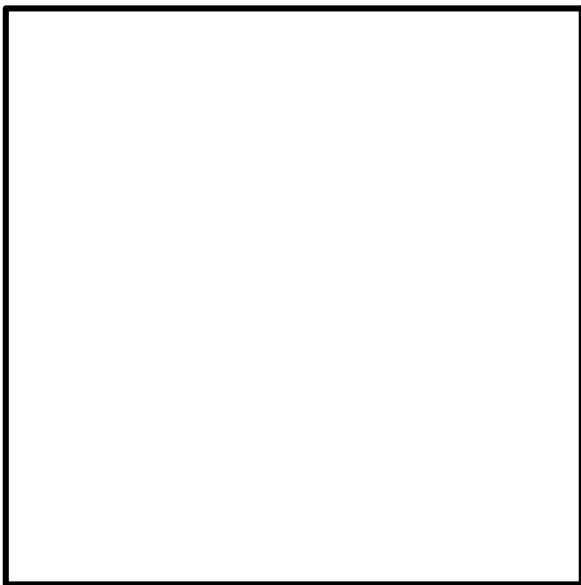
1. The requirement from the Davis Academy (neighbor to our North) to keep a clear path from their property through ours to the street (Northwold Dr) for emergency purposes. As this gate serves for students and staff to exit the property if other areas are blocked off.
2. During the purchase of the property the seller disclosed that the property was on sewer, but after completing our due diligence for the pool we discovered the septic tank and its location in this area. On the west side of our property there is also an existing 20' Drainage Easement, from the Davis Academy property. Relocating the septic tank to the other side of this easement would present major challenges.



Thanks for your time and consideration.

Sincerely,

Brad & Stephanie Huff



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

SURVEY NOTES

- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF $\frac{1}{100}$ PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 762.645 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.

FLOOD NOTE

THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED X] AS DEFINED BY F.I.R.M. COMMUNITY PANNEL 13121C0152G FOR UNINCORPORATED FULTON COUNTY GEORGIA. (USE SEPTEMBER 18, 2013 MAP)

CURRENT ZONING

ZONED: RE-2 (CITY OF SANDY SPRINGS)
MIN. YARD ADJACENT TO PUBLIC STREET
FRONT YARD: 40 FEET
SIDE YARD: 25 FEET
REAR YARD: 60 FEET

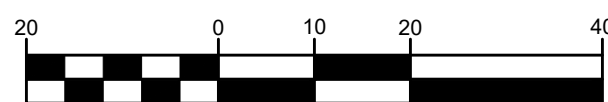
TREE LEGEND

O: OAK
M: MAGNOLIA
PP: POPLAR
P: PINE
HW: HARDWOOD

LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- REBAR FOUND (RBF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- CHAIN LINK FENCE
- CRIMP TOP PIPE FOUND
- OPEN TOP PIPE FOUND
- IRON PIN OR OR ROD FOUND

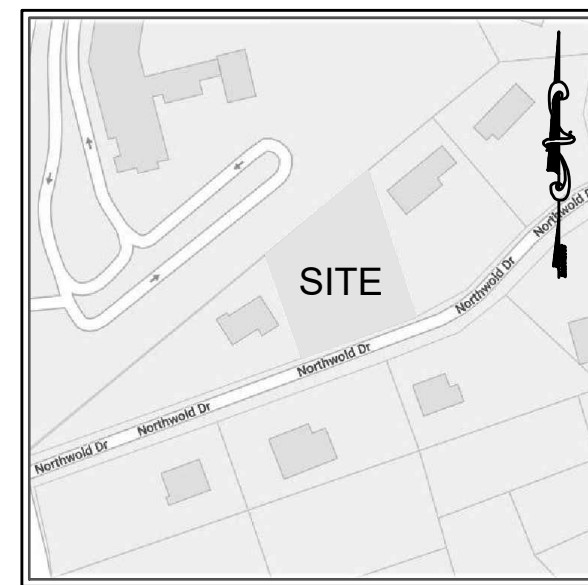
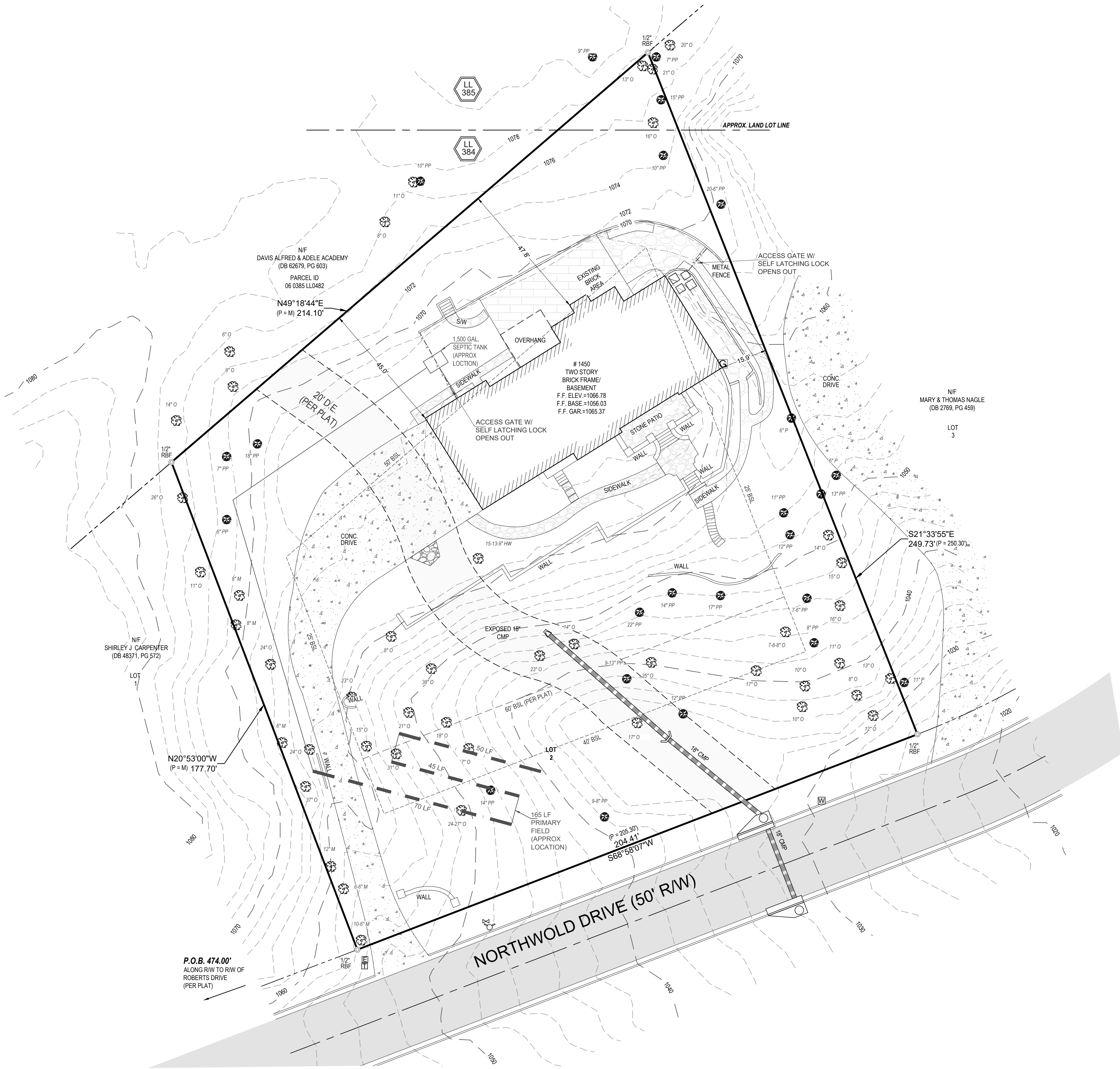
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR:
STEPHANIE HUFF
LAND LOTS 384 & 385 18TH DISTRICT FULTON COUNTY
LOT 2 NORTHWOLD SUBDIVISION

AREA
43,420 sq.ft.
1.00 acres



VICINITY MAP
N.T.S.

BOUNDARY & TOPOGRAPHIC SURVEY

FOR:

STEPHANIE HUFF
1450 NORTHWOLD DRIVE
LOT 2, BLOCK A, NORTHWOLD SUBDIVISION
LAND LOTS 384 & 385, 18TH DISTRICT
FULTON COUNTY, GEORGIA

REVISIONS

NO.	DATE	CITY	COMMENTS
1.	6/30/22		
2.			
3.			
4.			

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE
HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY
UNNAMED BY THE SURVEYOR NAKING SAID PERSON.

DATE: 5/13/2022
SCALE: 1" = 20'
FILE NUMBER: 21-373
DRAWN BY: W.F.M.
REVIEWED BY: M.A.M.



SHEET NUMBER

1 OF 3

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Cullen Preston Hardee
CULLEN PRESTON HARDEE
REGISTERED LAND SURVEYOR #3144, LSF 001321

REVISED - 6/30/2022
DATE

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

DEVELOPER:
STEPHANIE HUFF
678-492-5319
1450 NORTHWOLD DR.
ATLANTA GA, 30350

24 HOUR CONTACT:
STEPHANIE HUFF
PH: 678-492-5319

- SURVEY NOTES**
- EQUIPMENT USED - TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 92" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 762.645 FEET.
 - THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.

FLOOD NOTE

THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED X] AS DEFINED BY F.I.R.M. COMMUNITY PANNEL 13121C0152G FOR UNINCORPORATED FULTON COUNTY GEORGIA. (USE SEPTEMBER 16, 2013 MAP)

CURRENT ZONING

ZONED: RE-2 (CITY OF SANDY SPRINGS)
MIN. YARD ADJACENT TO PUBLIC STREET
FRONT YARD: 40 FEET
SIDE YARD: 25 FEET
REAR YARD: 60 FEET

- LEGEND**
- POWER POLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - JUNCTION BOX
 - SANITARY SEWER MANHOLE
 - DROP INLET
 - RW MONUMENT
 - SINGLE WING CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - CURB INLET
 - HEADWALL
 - GAS METER
 - GAS VALVE
 - ELECTRIC TRANSFORMER
 - TELEPHONE PEDESTAL
 - LIGHT POST
 - 1/2" IRON PIN SET (IPS)
 - REBAR FOUND (RBF)
 - CONC. MONUMENT FOUND (CMF)
 - CALCULATED POINT
 - C.L.F. CHAIN LINK FENCE
 - CRIMP TOP PIPE FOUND
 - OTF OPEN TOP PIPE FOUND
 - IPF IRON PIN OR OR ROD FOUND

- TREE LEGEND**
- O: OAK
 - M: MAGNOLIA
 - PP: TOPLAR
 - P: PINE
 - HW: HARDWOOD
- NOTES**
- CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY DISTURBANCE.
 - BE AWARE THAT A FOUNDATION FORM SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION/NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY SETBACK, EASEMENT, OR BUFFER. THE FOUNDATION SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.
 - ALL STORMWATER RUNOFF REDUCTION, WATER QUALITY, AND GREEN INFRASTRUCTURE BMPs WILL REQUIRE INSPECTION AND CERTIFICATION BY THE DESIGN PROFESSIONAL PRIOR TO THE FINAL SITE INSPECTION APPROVAL. AS-BUILT DRAWINGS MUST INCLUDE THIS CERTIFICATION, BMP DIMENSIONS (LENGTH, WIDTH & DEPTH) AND AS-BUILT COORDINATES (GEORGIA STATE PLANE - WEST ZONE).
 - STOCKPILE AREAS SHALL BE KEPT ENTIRELY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THESE PLANS. IF MATERIALS ARE PLACED OUTSIDE OF THE LIMITS OF DISTURBANCE, AS SHOWN, AN IMMEDIATE STOP WORK ORDER SHALL BE ISSUED AND A PERMIT REVISION SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF FURTHER WORK. THE PERMIT REVISION SHALL REQUIRE AN AS-BUILT SURVEY OF THE NEW LIMITS OF DISTURBANCE BY A REGISTERED LAND SURVEYOR.
 - ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE 'STOP WORK' ORDER.
 - PROVIDE POOL ALARMS ON ALL WINDOWS WITH A SILL HEIGHT OF 48 INCHES OR LESS ABOVE THE FINISH FLOOR THAT OPEN ONTO THE POOL ENCLOSURE, AS WELL AS ALL DOORS THAT OPEN ONTO THE POOL ENCLOSURE. NOTE THAT ALARMS MUST COMPLY WITH UL2017. (TYPICAL HOME SECURITY ALARMS DO NOT MEET THE REQUIREMENTS)

EnviroSoil
Soil and Environmental Consultants
1191 BERRYHILL DRIVE, LITHIA SPRING, GA 30028
PH: 678-415-8970
EnviroSoil@gmail.com

Soil Investigation Report

Report Date: 7/27/21 Field Investigation Date: 7/26/21 Level of Study: III
Site: 1450 NORTHWOLD DR SANDY SPRINGS, GA 30350
Client/Owner/Sponsor: _____ Phone: _____
County: FULTON Land lot: 384/385 District: 18th Subdivision: _____
Certified by: Joshua Reed Georgia DPH Certified Soil Classifier #500

SOIL INTERPRETIVE DATA ON-SITE SYSTEM MANAGEMENT

Soil Units	Slope %	Depth to Bedrock (in)	Depth to SHWT* (in)	Adsorption Rate (Min/in) @ Trench Depth	Recommend/ Optimum Trench Depth (in)	Soil Suitability Code
GROVER	2-8	>72	>72	45	24-49	A
GROVER	2-8	>72	>72	45	24-48	A

• AUGER REFUSAL DEPTH

Soil Notes

The recommendations set forth in this report are based on site/soil conditions at the time of this study & professional judgement of soil scientists/classifier. They are merely professional opinions & imply no guarantee or warranty of performance of any particular system installed.

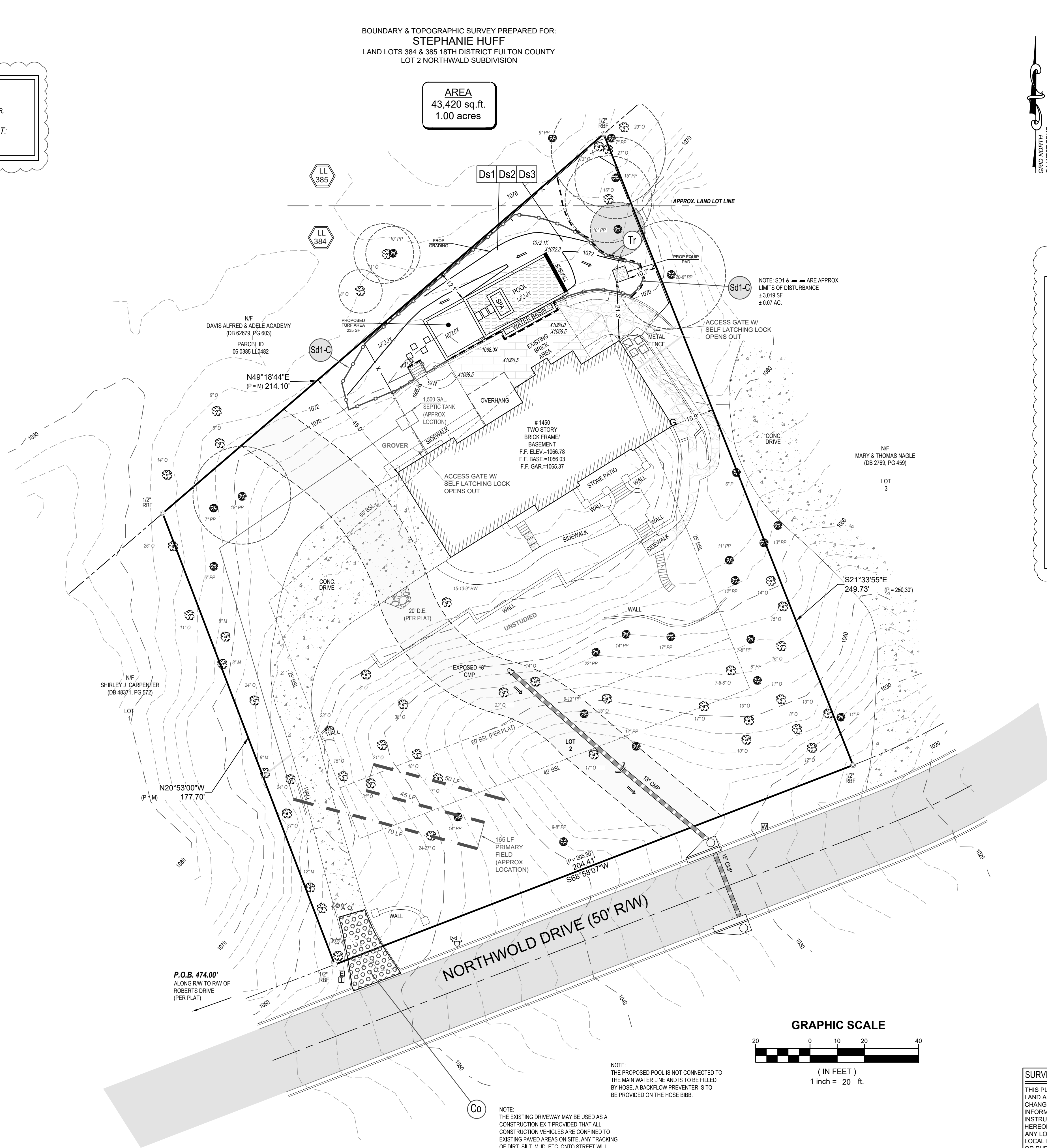
Soil Suitability Legend

ES1_A THESE SOILS ARE SUITABLE FOR INSTALLATION OF ONSITE SYSTEMS WITH PROPER SYSTEM DESIGN, AND MAINTENANCE.

General Notes:

All Gutters and Surface water Flow shall/should be directed away from the septic tank(s) and Drain field systems
All Borings are located with Trimble GEOXT Handheld.
The boundary is produced from tax record or client; so the lot size may vary due to GPS locating devices.

CPSS
Certified Professional
Soil Scientist
JOSHUA AKEEM REED
37089



View from the NE corner



View from the existing steps area



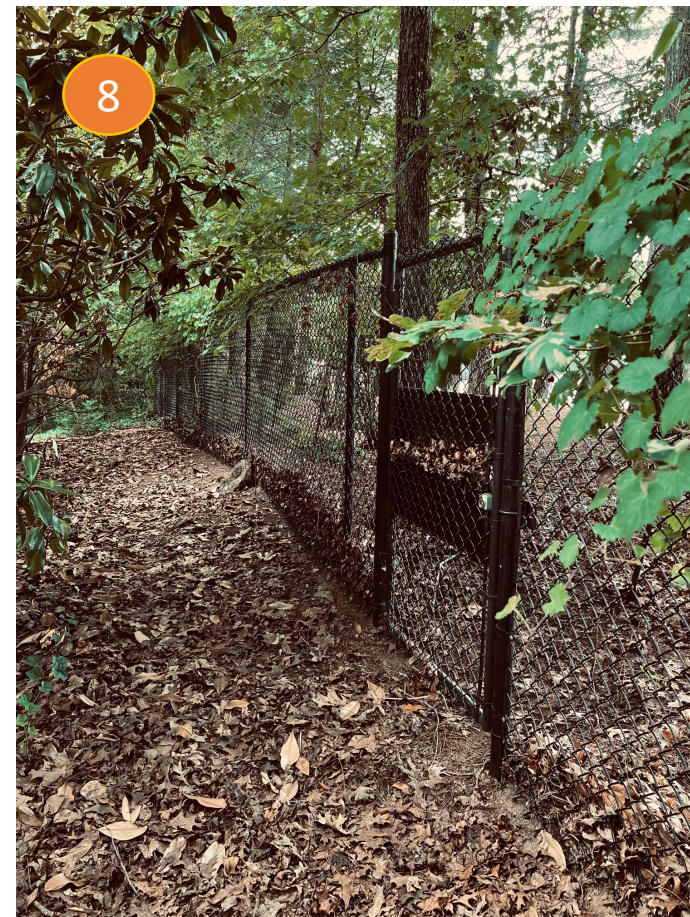
View from existing steps area



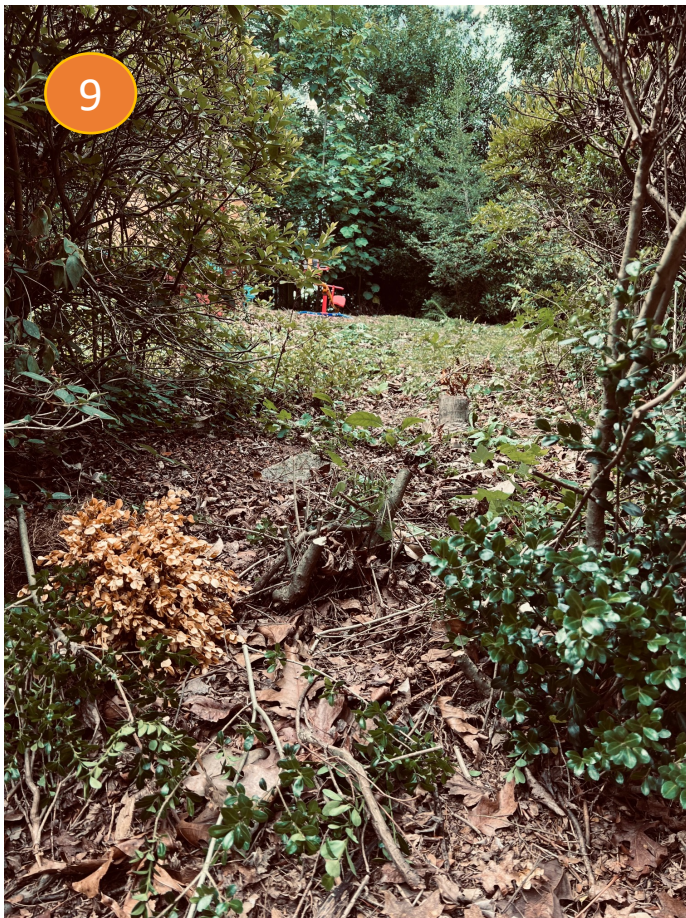
View of rear property line. Holly tress are actually on Davis Academy property



View of gate access from Academy



View from existing patio



View from 2nd floor of home



View from 2nd floor of home



View from the front

