



SANDY SPRINGS

GEORGIA

BOARD OF APPEALS

Mel Mobley, Chair
Sherri Allen
Jason Bodwell
Fred Jewell
Nathan Kongthum
Justin Sparano
Bill Thackston

Wednesday, August 2, 2023

Regular Meeting

6:00 p.m.

The Board of Appeals meeting will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328)

Live-stream: www.SandySpringsGA.gov/Stream

Public Comment: <http://spr.gs/publiccomment>

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

- A. August 2, 2023 Board of Appeals Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

- A. June 7, 2023 Board of Appeals Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

- A. **BOA 2023-0007** **V23-0009 - 7300 Roswell Road** - Applicants are requesting relief from Sec. 6.4.3.1. and 8.2.6.B.2. to remove the buffer wall requirement along the western boundary of the property where abutting RD-18 properties.
(Presented by LaQuita Williams, Planner I)
- B. **BOA 2023-0008** **V23-0014 - 125 Green Fall Point-** Applicants are requesting relief from Division 9.2. to grade into the 50-foot undisturbed natural vegetative buffer and place a wall into the 75-foot impervious surface setback.
(Presented by LaQuita Williams, Planner I)

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.

The City will make reasonable accommodations for those persons.

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SANDY SPRINGS

GEORGIA

C. BOA2023-0009

V23-0017 - 3 Ascot Manor - Requesting relief from Sec 6.1.2.A., B., and 6.5.2.B.1. to allow for 2 2-car garages to encroach into the 60-foot primary street setback. (***** The case has been withdrawn *****)

(Presented by LaQuita Williams, Planner I)

VI. Ongoing Business

VII. New Business

VIII. Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.

The City will make reasonable accommodations for those persons.

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Meeting of the City of Sandy Springs Board of Appeals – Meeting Minutes
Studio Theatre Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
June 7, 2023, at 6:00 p.m.
Page 1 of 2

Meeting of the Sandy Springs Board of Appeals was held on June 7, 2023, at 6:00 p.m., Chair Mel Mobley presiding.

I. Call to Order

Chair Mel Mobley called the meeting to order at 6:00 pm.

II. Roll Call and General Announcements

Members Present: Chair Mel Mobley, Vice Chair Sherri Allen, Board Member Jason Bodwell, Board Member Fred Jewell, Board Member Justin Sparano, Board Member Nathan Kongthum, Board Member Bill Thackston.

III. Approval of Meeting Agenda

Motion and Vote: A motion was made by Vice Chair Sherri Allen, seconded by Board Member Bill Thackston, to adopt the meeting agenda. The motion carried by a unanimous vote.

IV. Approval of Meeting Minutes

Motion and Vote: A motion was made by Board Member Justin Sparano, seconded by Board Member Jason Bodwell to approve the meeting minutes. This motion carried by a unanimous vote.

V. Cases

A. BOA 2023-0006 AP23-00002 – 810 Glenairy Drive – An appeal of the Director’s determination of Section 9.3.8.E. regarding the release of tree escrow funds pursuant to section 11.6.3.

(Presented by: Roger Bledsoe, Arborist)

Chair Mel Mobley opened the public hearing for comments.

Support

1. Ninya & Tom Bowman – 6500 Aria Blvd #143, Sandy Springs, Ga 30328 - 810 Glenairy Dr, Sandy Springs, Ga 30328

Opposition

1. Jon Schwartz – 1100 Peachtree St NE #250, Atlanta, Ga 30309

Chair Mel Mobley closed the public hearing and opened the board discussion.

Motion and Vote: A motion was made by Board Member Bill Thackston, seconded by Vice Chair Sherri Allen to affirm the appeal under the Director’s determination on case **AP23-00002** per the city Arborist recommendation. The motion carried 6 in favor – 1 opposed, Board Member Jason Bodwell opposed.

VI. Ongoing Business

VII. New Business

VIII. Adjournment

Motion and Vote: A motion was made by Vice Chair Sherri Allen seconded by Board Member Nathan Kongthum, to adjourn the meeting at 6:46 pm. The motion carried by unanimous vote.

Approved: August 2, 2023

Mel Mobley, Chair

Samantha Brown, Planning & Zoning Clerk



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, August 2, 2023

Case: **V23-0009 – 7300 Roswell Road**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: July 25, 2023

REQUEST

Request for a Variance from Section 6.4.3.1. and 8.2.6.B.2. to remove buffer wall requirements along the West boundaries of the property where abutting RD-18 properties.

APPLICANT

Property Owners:	Petitioner:	Representative:
Fairfield Springs, LLC	Fairfield Springs, LLC	Russel Noah

RECOMMENDATIONS

Department of Community Development

Staff recommends **Approval with Conditions** of **Variance(s)** V23-0009.

MATERIALS SUBMITTED AND REVIEWED

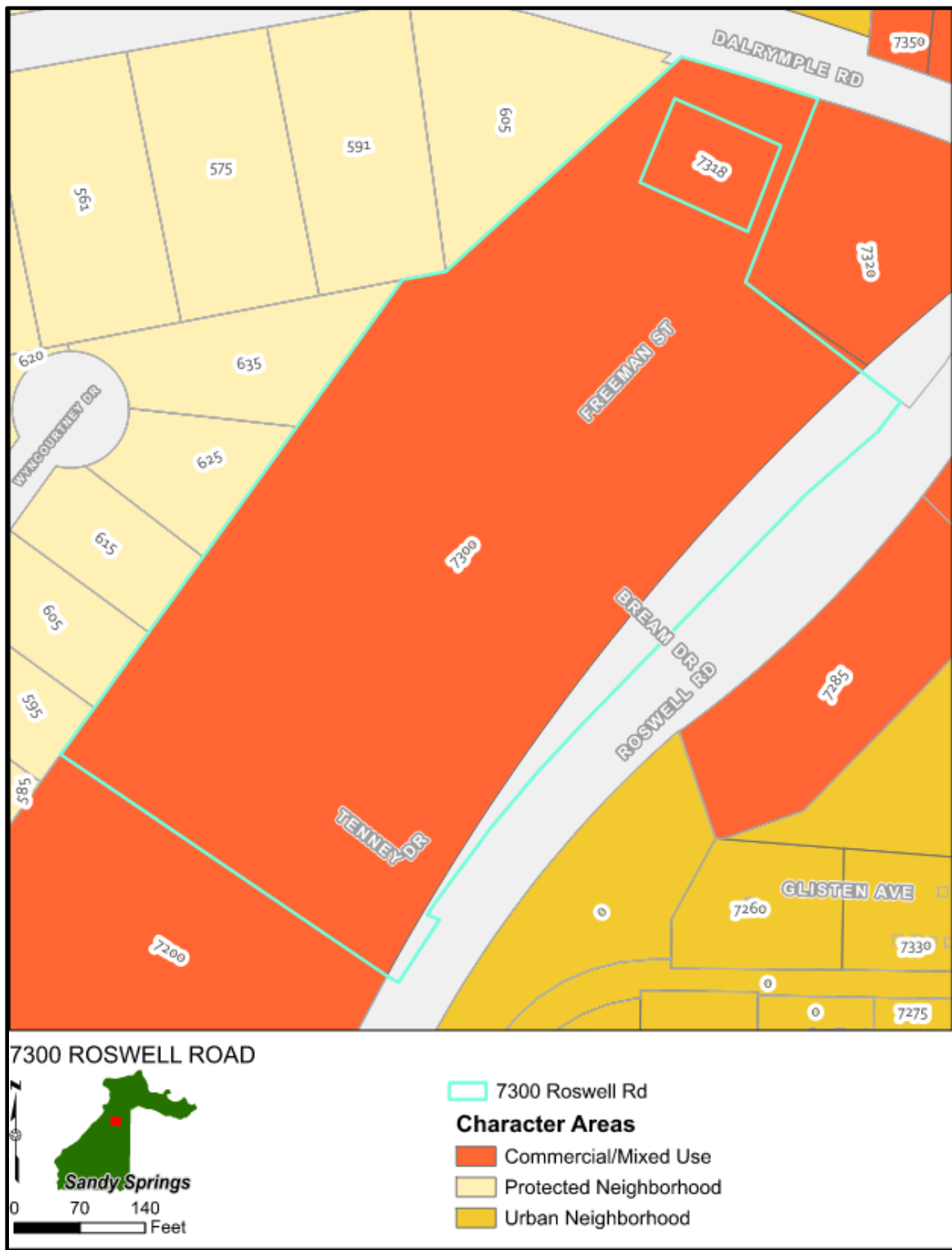
Materials and Plans

1. “7300 Roswell Rd North Spring Variance Application” received on June 9, 2023

PROPERTY INFORMATION	
Location:	7300 Roswell Road (17 0032LL0528)
Council District:	2 – Melody Kelley
Neighborhood:	N/A
Road frontage:	Approximately 837 feet along Roswell Road
Lot Depth	221 feet and greater
Acreage:	Approximately 10.44 acres
Current Zoning	CX-3 (Commercial Mixed Use – 3 stories maximum)
Existing Land Use:	Vacant Lot
Previous Zoning Cases:	RZ07-009, CV07-011
Character Area:	Commercial/Mixed Use

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	Zoning	Address(es)	Land area (acres) (approximate)
North	RU-4/ Residential Urban	Brighton Point/ Elizabeth Heights Neighborhood	
North	CC-3/ Commercial Corridor	7350 Roswell Road	0.92 Acre
North	CX-3/Commercial Mixed Use	7320 Roswell Road	1.30 Acres
East	CC-3/ Commercial Corridor	7325 Roswell Road	0.90 Acre
East	CX-3/ Commercial Mixed Use	7295 Roswell Road	0.64 Acre
East	CX-3/Commercial Mixed Use	7285 Roswell Road	1.10 Acres
Southeast	RM-3/ Residential Multi-Unit	0 Glisten Avenue NE	1.09 Acres
South	CC-3/ Commercial Corridor	7200 Roswell Road NE	5.23 Acres
West	RD-18/ Residential Detached	595, 605, 615, 625, 635 Wyncourtney Drive	0.41 - 0.77 Acres
Northwest	RE-1/Residential Estate	591 & 605 Dalrymple Road	0.91 – 1.01 Acres
PROPOSED DEVELOPMENT			
-	CX-3/Commercial Mixed Use	7300 Roswell Road	10.44 Acres

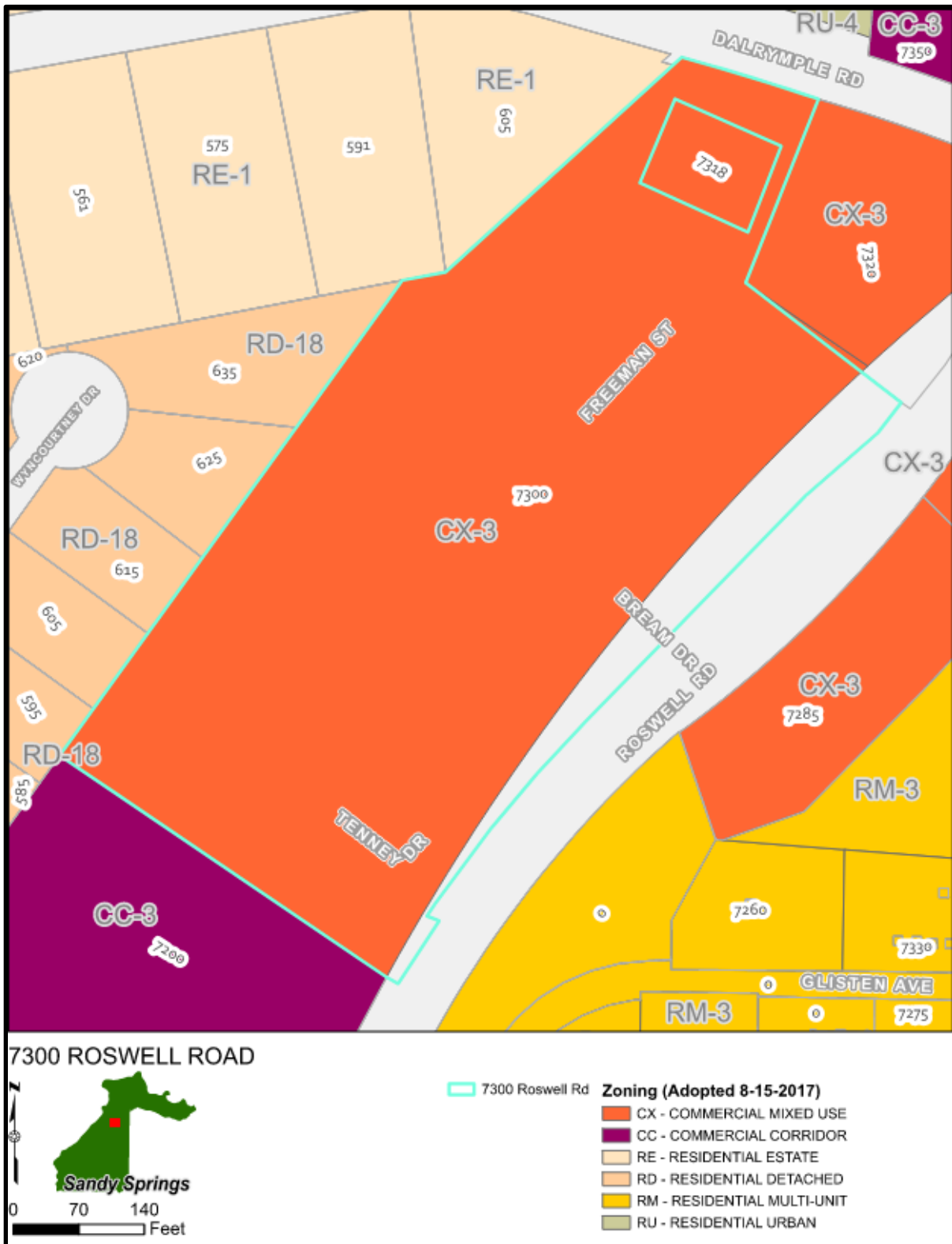
CHARACTER AREA MAP

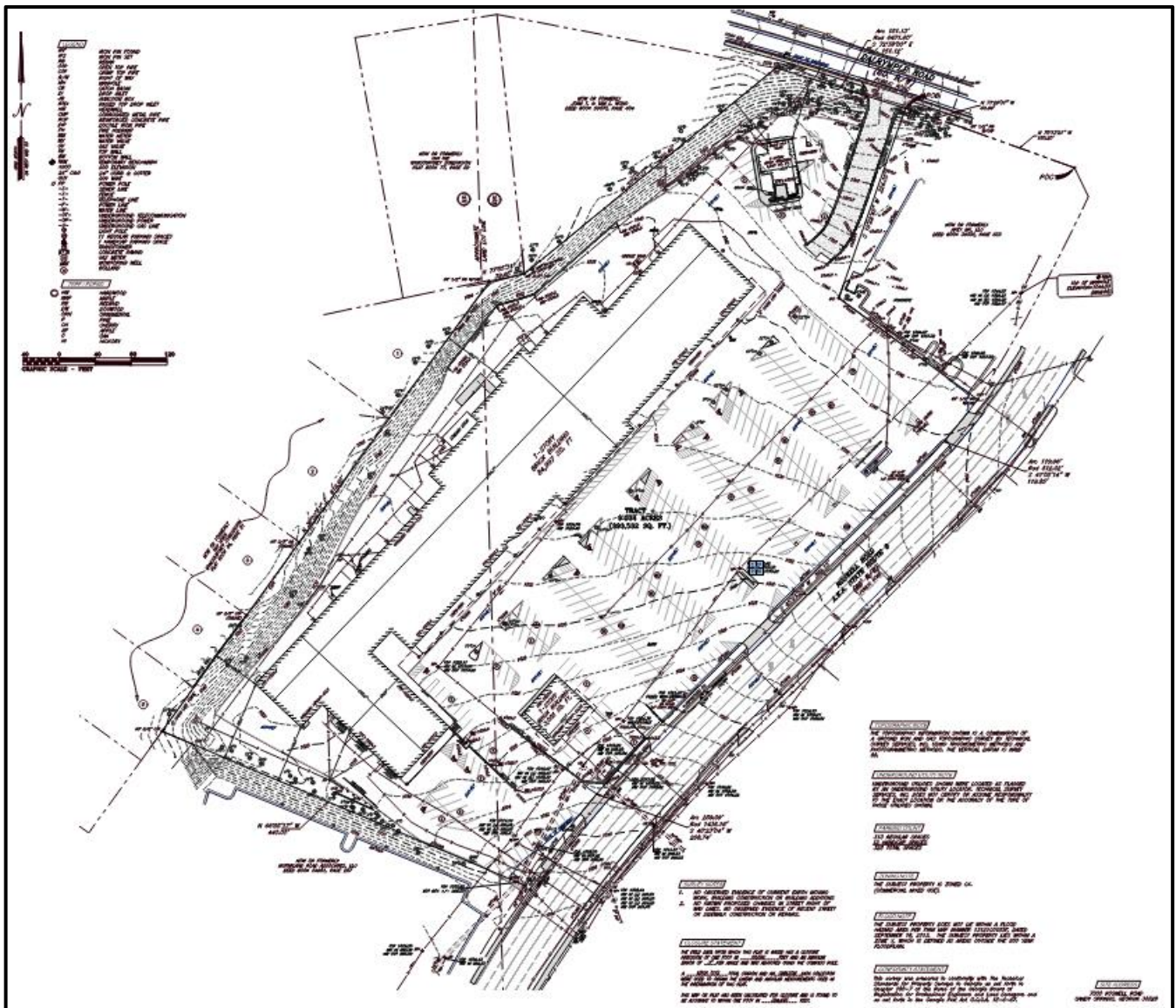


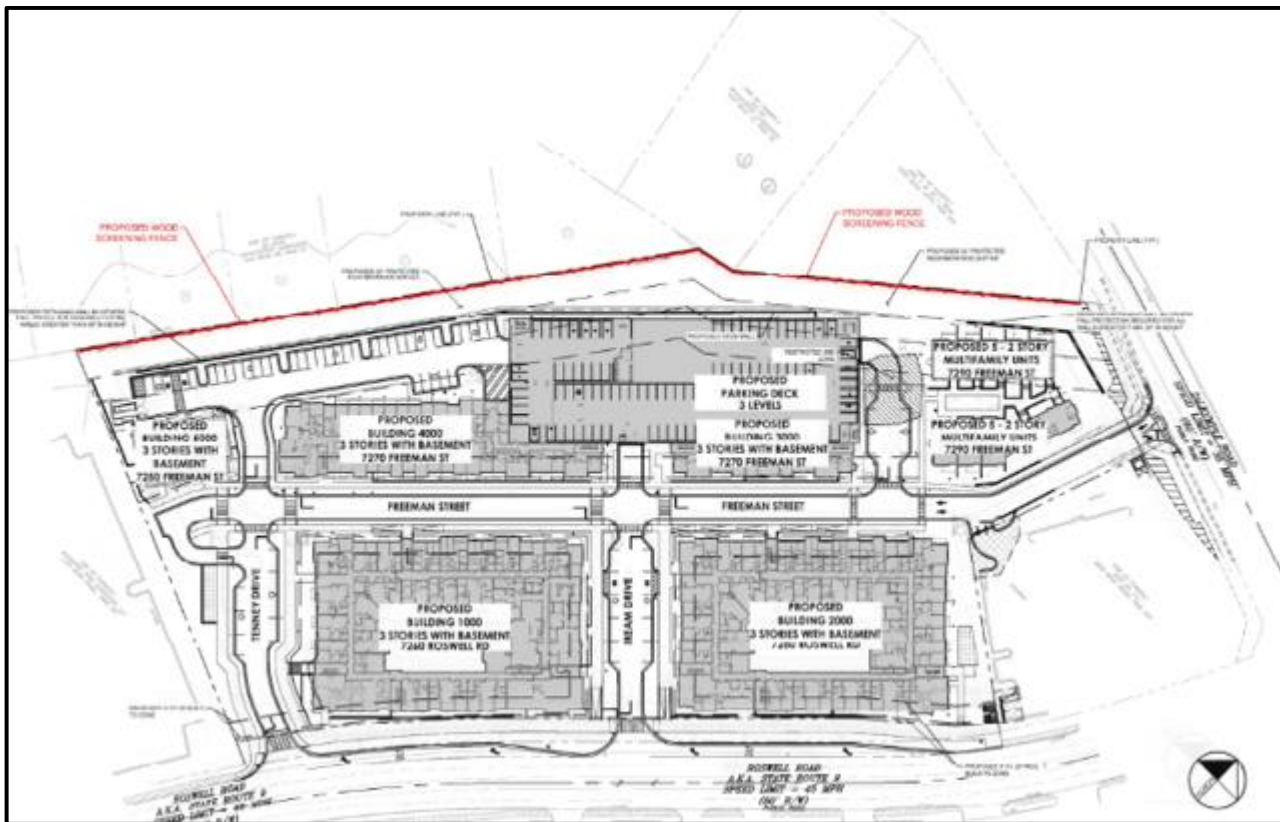
AERIAL IMAGE



ZONING MAP



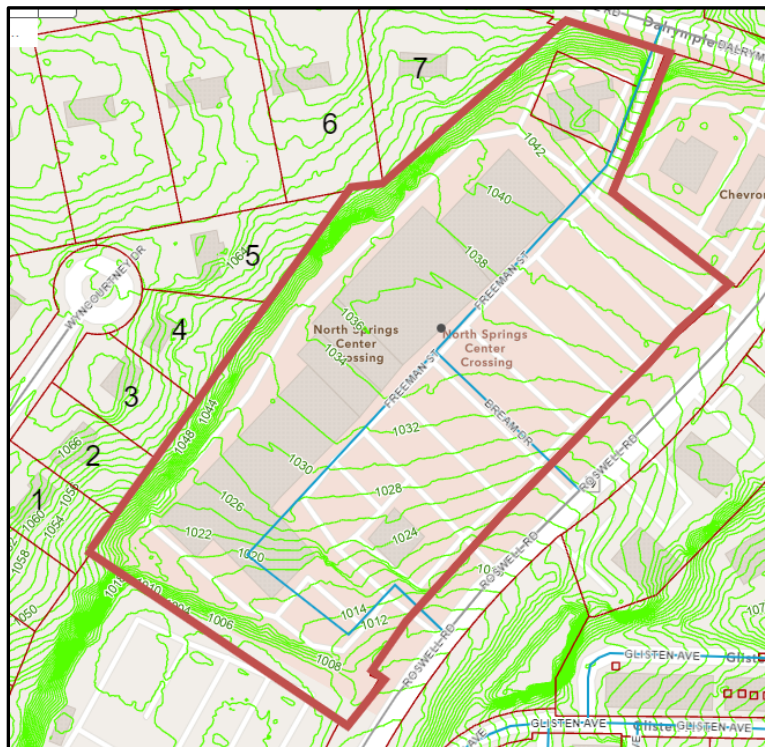




[illegible]

The 10.44-acre subject property zoned as CX-3 (commercial/mixed use – 3 stories maximum) is currently under construction for a multi-unit residential development that was permitted in 2022. This parcel was formerly, North Springs Center shopping plaza, which included Big Lots as its anchor, a movie theater, a dry cleaner, and several other small retail and restaurants.

This parcel is located along the west side of Roswell Road just south of Dalrymple Road. North of this parcel, on the southwest corner of Dalrymple Road and Roswell Road is a Chevron gas station, and on the northwest corner of Dalrymple and Roswell Road is a vehicle sales shop, Gravity Auto. South of the parcel is a vehicle sales business, RBM, Mercedes-Benz dealership. The abutting properties to the west are several single-family homes zoned as RD-18, residential-detached 18,00 square feet minimum, a Protected Neighborhood district. The homes in this neighborhood sit approximately 40 feet above the site. The slope near the property line and in the area of the required transition buffer ranges between approximately 54 percent to 89 percent gradient, which is considered extremely steep, and near vertical.



The image above represents the topography of the property (green), property lines (red), and future roads (blue). The topography lines on the subject parcel demonstrate the severe slope changes towards the west property lines where the residential properties are located (numbered).



View looking south from Dalrymple Road



View looking south from Dalrymple Road

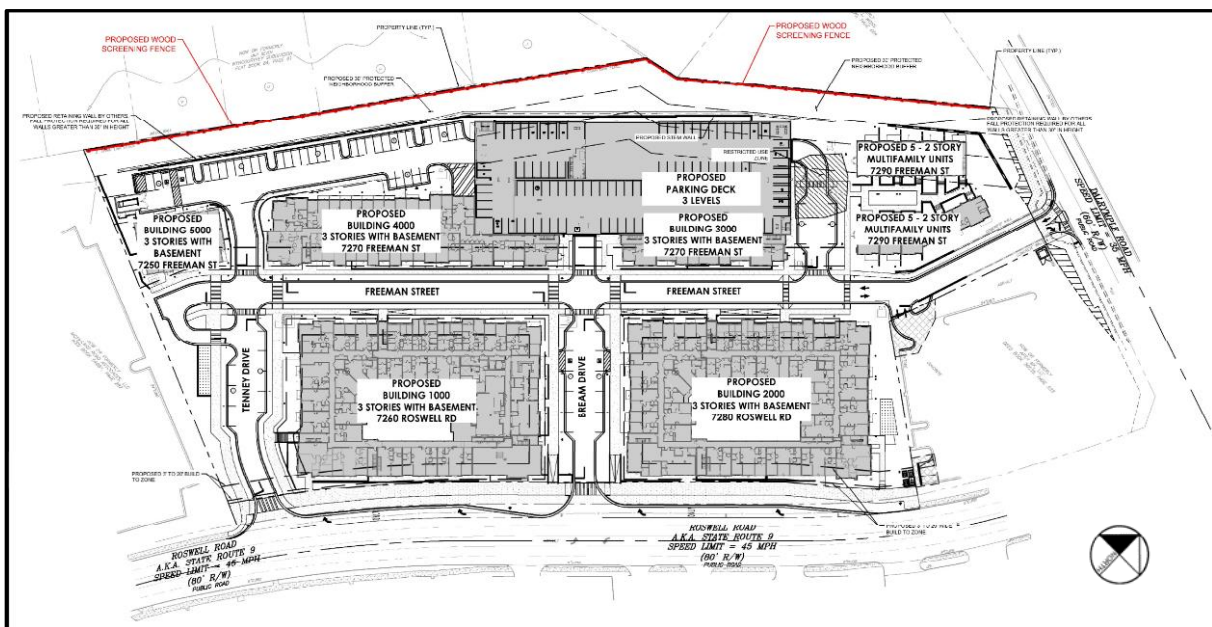
PROPOSED DEVELOPMENT

The applicant is seeking a variance from Section 6.4.3.1. and 8.2.6.B.2. to remove the buffer wall requirement along the west boundary of the property where abutting RD-18 properties. The property has been permitted and is under development for a 286-unit multifamily residential community. As mentioned above, the west boundary line has immoderate topography. This presents extremely challenging conditions when considering placing a transitional buffer wall.

Per the Sandy Springs Development Code, Section 6.4.3.1. *Buffer* – Intended to buffer and screen with evergreen landscaping and wall. No buildings, structures, or parking are allowed. Depth 30 feet minimum.

Per the Sandy Springs Development Code, Section 8.2.6. *Neighborhood Transition Buffers*, the required buffer must include the following components: 8.2.6.B.2. *Lot Width or Depth 200' and More* – [A] wall at least 6 feet tall and not more than 8 feet tall located 25 feet from the property (no fence allowed). Openings of no more than 4 feet in width, closed off by an opaque gate of the same height as the wall, may be provided no less than 300 feet apart, for maintenance access. Outside of maintenance activities, the gates must be locked at all times.

This request is only for the exclusion of the requirement of the buffer wall. Applicants will still have to comply with all neighborhood transition buffer planting requirements.



V23-0009 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: Regarding this development, the application of the Development Code would create unnecessary hardship. The intention of the buffer wall requirement is to provide screening and to create a barrier to pathways from residential to commercial properties. However, the topography in the vicinity of the intended transition area is very steep. Staff believes the installation of a buffer wall is not feasible on such an extreme slope and the construction of a wall with the required footings will be detrimental to the critical root zones of the established forest on the residential properties.

- 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 conditions on this property are extraordinary and exceptional due to the extreme topography in the vicinity of the required transition buffer. The topography not only makes the installation of the wall infeasible, but the substantial grade change also makes the wall ineffective to provide screening of the development from the neighbors above.

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 topographically challenged site existed before the current property owners which is not the result of action or inaction of the current owners.

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

Finding: The variance request to remove the wall requirement on this property, given the topographical conditions mentioned previously, gives the minimum relief necessary to develop this property.

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

Finding: The general intent of the Development Code and Comprehensive Plan policies is to promote the preservation and enhancement of tree canopy in residential areas, providing standards for compatible transitions of use, building scales, and height between existing and new development. In this case, removing the wall requirement will protect the tree canopy; and the topography on the property functions as a barrier and serves as a suitable transition between the residential and commercial properties. This variance will not be detrimental to the public good, safety, and welfare.

COMMENTS FROM OTHER PARTIES**Sandy Springs Public Works:**

No comment provided.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

No comment provided.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

I suggest requiring a masonry column in lieu of the proposed wooden column for every 3rd fence panel.

Sandy Springs Fire Marshal:

No comment provided.

Sandy Springs Land Development Manager:

No comment provided.

Sandy Springs Transportation Planner:

No comment provided.

Correspondence Received:

No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS
Following review, and based on the findings, staff recommends Approval with Conditions of Variance V23-0009 , a request for a Variance from Section 6.4.3.1. and 8.2.6.B.2. to remove buffer wall requirements along the West boundaries of the property where abutting RD-18 properties. • The applicant's revegetation plan must be approved by the City Arborist and Sustainability Manager.

Atlanta to spend additional \$12M on roads across city

By T.A. DeFeo
The Center Square contributor

The Atlanta City Council approved legislation to spend an additional \$12 million on roads across the city. “We are investing in our infrastructure as we ensure that Atlanta is a city built for the future, ready to meet de-

mands that growth and the unknown bring,” Atlanta Mayor Andre Dickens said in an announcement. “This additional funding will help complete existing projects and equitably deliver results for our residents.” The legislation amends the fiscal 2024 budget to move \$12 million to the Atlanta De-

partment of Transportation. The city will pull \$3 million from the non-departmental unrestricted reserves and \$9 million in interest proceeds from the Series 2015 General Obligation Public Improvement Infrastructure bonds. City officials plan to use bond interest proceeds before money from the Uncom-

mitted Fund Balance and expect to allocate roughly \$1 million per city council district. Atlanta Department of Transportation Commissioner Solomon Caviness IV and council members will coordinate the selection of projects by Sept. 30. Plans call for the city to resurface

streets, improve crosswalks, make Americans with Disabilities Act repairs and upgrade and repair sidewalks throughout the city. The “Atlanta City Council unanimously adopted legislation sponsored by every member of Council to authorize \$12 million, in addition to the administration’s

proposed ATLDOT budget, for much-needed resurfacing and safety improvements,” District 9 Council member Dustin Hillis said in a statement. “With the passage of this legislation, the City Council has funded more resurfacing projects this fiscal year than it has in over a decade.”

Limited Ga. Medicaid expansion launches

By Dave Williams
Capitol Beat News Service

ATLANTA — Georgia Republicans have sought to go their own way in expanding Medicaid coverage for more than a decade since a U.S. Supreme Court ruling on the Affordable Care Act (ACA) passed by a Democratic Congress gave states that right.

Now, the “Georgia-centric” version of Medicaid expansion is about to take flight. The new Georgia Pathways program, a more limited expansion of Medicaid than its federal counterpart, took effect last weekend.

But Democrats in the General Assembly and health-care advocates say the state is missing an opportunity both to save taxpayer dollars and serve more low-income Georgians by not adopting a full-blown expansion of Medicaid coverage under the ACA, as 40 other states have done. Opponents are particularly critical of Georgia Pathways’ first-in-the-nation work requirement for Medicaid recipients.

Under Georgia Pathways, Georgia residents between the ages of 19 and 64 with household incomes up to 100% of the Federal Poverty Level will be eligible for Medicaid coverage. The program will not apply to low-income elderly Georgians or the disabled.

The federal program covers Americans with household incomes up to 138% of the poverty level, which is \$30,000 a year for a family of four.

Recipients of Georgia Pathways coverage also must participate in at least 80 hours per month of “qualifying” activities, including work but also education, job training, or community service.

“This is not a work requirement,” said Caylee Noggle, commissioner of the state Department of Community Health (DCH), which oversees Georgia’s Medicaid program. “Work is one way to meet the requirement.”

Republican Gov. Brian Kemp first proposed a limited Medicaid expansion back in 2019, his first year in office. The administration of then-President Donald Trump approved Georgia Pathways in 2020 as a waiver from the requirement that states fully expand Medicaid coverage only to have the Biden administration reject the plan in 2021.

Georgia took the decision to federal court last year and won the right to move forward with the waiver.

The state estimates about



/MDJ

345,000 Georgians will potentially be eligible to enroll in Georgia Pathways, including about 200,000 current Medicaid recipients.

As the program ramps up, it will serve an estimated 100,000 during the first year. The DCH has budgeted \$117 million in state dollars to cover the program initially, along with \$227 million in federal matching funds.

Critics of Georgia Pathways say even if the program ultimately reaches that peak enrollment, it won’t cover all Georgians who are uninsured.

“Any program that doesn’t cover all 400,000 to 450,000 [uninsured] Georgians falls short of what Georgia needs,” said Laura Colbert, executive director of Georgians for a Healthy Future.

Supporters of full Medicaid expansion say Georgia would gain access to a much larger federal match than Georgia Pathways — with the feds providing 90 cents of every dollar spent on expansion through the ACA compared to 66 cents on the dollar Georgia’s Medicaid program currently gets.

In fact, full Medicaid expansion comes at no cost to states for the first two years, thanks in part to a one-time bonus of up to \$1.2 billion the American Rescue Plan offers states that choose to expand

coverage through the ACA. Congress passed the legislation in 2021 as a pandemic relief measure.

“It’s past time for us to bring home those federal funds,” said Leah Chan, senior health policy analyst with the Georgia Budget and Policy Institute, an Atlanta-based nonprofit.

But Garrison Douglas, a spokesman for Kemp, said Georgia Pathways offers a “sustainable solution” to Medicaid coverage that the ACA can’t guarantee would continue indefinitely.

“When you rely on the federal government, you don’t know who’s going to be in office,” Douglas said.

Chan said North Carolina resolved those concerns when it adopted full Medicaid expansion by including a provision in the legislation stating the Tar Heel State would pull out of the federal program if the federal match is significantly reduced.

Advocates for full Medicaid expansion say it also would provide an economic boost to Georgia, creating thousands of jobs and stabilizing rural hospitals.

“Our rural hospitals are in trouble,” said Dr. Len Lichtenfeld, an Atlanta oncologist and internist. “We’re losing their services and the employment and income they bring.”

Georgia Pathways’ support-

ers counter that many of the Georgians who would sign up for Medicaid under a full expansion already have health insurance coverage through their employers.

“The added cost of covering those already-covered Georgians pushes the price tag of Medicaid expansion far higher than proponents usually allow,” Kyle Wingfield, president of the Georgia Public Policy Foundation, a think tank that advocates free-market approaches to public policy, wrote in a column last winter.

Opponents of the new program also raise the issue of timing. The federal government stopped doing the usual eligibility screening of Medicaid enrollees during the pandemic but resumed that “re-determination” process in April.

“It’s a very turbulent time for tens of thousands of Georgians,” said Joe Binns, Georgia state director of Protect Our Care, a nonprofit health-care advocacy group. “This is a terrible time to be conducting an experiment on the health-care system in Georgia.”

Noggle turned that argument on its head.

“This is a perfect time for this,” she said. “This is more coverage. This is another option.”

Noggle said Georgia Pathways planned to begin with a “soft launch” last weekend. The DCH expected to have application forms on the agency’s website by Sunday morning, she said. A mobile application will be launched later in July.

SANDY SPRINGS NOTICE OF VARIANCES

Petition Number:	V23-0017
Petitioner:	Chad Aleman and Jennifer Shih
Property Location:	3 Ascot Manor Parcel # 17 0204LL1205
Current Zoning:	RE-1
Request:	Request for a variance from Section 6.1.2. to allow for 2 2-car garages to encroach into the 60-foot primary street setback.
Public Hearings:	Board of Appeals August 2, 2023, at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	Zoom Webinar at www.sandyspringsga.gov/stream for instructions on how to provide public comment during Public Hearing, please visit http://spr.gs/publiccomment .

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(02/23)

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- 2022 -

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404-229-0678 OR SDEJARNETTE@MDJONLINE.COM



SANDY SPRINGS
GEORGIA

RECEIVED
6/9/2023 3:39PM
LSW

APPLICATION

VARIANCE (Excluding Stream Buffer Variance and Administrative Variance)

Application Checklist:

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

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

Planner's initials: LSW



SANDY SPRINGS

GEORGIA

PROJECT INFORMATION SHEET

RECEIVED
6/9/2023 3:39PM
LSW

PROPERTY	Address(es): 7300 Roswell Road, Sandy Springs, GA 30328	
	Parcel Tax ID(s): 17 0032 LL0528, 17 0032 LL0536	
	Total acreage: 9.03	Council District: 17th District
	Current zoning: CX-3	Current use: Vacant - Residential Under Construction
	Character Area: Commerical/Mixed Use	

APPLICATION	Detailed request (include Code Section No.):	
	1.Request for a variance from Section 6.4.3.1. and 8.2.6.B.2. to remove buffer wall requirements along the West boundaries of the property where abutting RD-18 properties.	
	Petitioner: Fairfield Springs LLC	
	Petitioner's address: 3330 Cumberland Blvd., Suite 375, Atlanta, GA 30339	
	Phone: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: Fairfield Springs LLC	
	Owner's address: 3330 Cumberland Blvd., Suite 375, Atlanta, GA 30339	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): Bryan Condie <i>If the property is under contract, provide a copy of the contract</i>	

Digitally signed by Bryan Condie
Date: 2023.04.27 11:08:21 -04'00'

- TO COMPLETED BY P&Z STAFF -

Pre-Application Meeting date: 5/3/2023	Anticipated Application date: 6/29/2023
Anticipated BOA date: 8/2/2023	
ADDITIONAL INFORMATION NEEDED:	

DETAILED PROCESS & INSTRUCTIONS

Legend: ☐ and o: Action required by Applicant

•: For information

Before the Pre-Application Meeting:

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

Pre-Application Meeting:

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

Pre-Filing

Must take place 1 week after the pre application meeting to ensure applicant is moving forward with the request. Applicant must have the project information sheet completed, site plan and survey during this time. Applicant and planner will discuss any new information or documents that may be necessary.

Filing:

- ☐ Submit a complete application to the Department.
- ☐ Provide payment (verify the amount with the Lead Planner beforehand); see p. 11.
- Applications are due by **2:00 pm**. No more than five (5) Applications, all types included, will be accepted each month
- Staff will initiate review, ask for more information if needed (at which point the Application may be placed on administrative hold and be moved to a later date), and send an Initiation Letter.

Before the Board of Appeals (BOA) Meeting:

- ☐ Submit any revision to the Application at least **thirty (30) days** prior to a scheduled Public Meeting or Public Hearing to allow time for proper revision by Staff and legal advertisement.
- The Staff Report, including the recommendation, will be posted on the City website.
- Staff will publish a legal ad in the newspaper.
- ☐ Order and post signage using Staff's sign template on the subject property (see p. 12) at least **fifteen (15) calendar days** prior to the BOA Meeting before **8:30 AM**. Send date-stamped pictures of the signage once in place to the Lead Planner.
- ☐ Mail written notice to property owners within 500' at least **fifteen (15) calendar days but not more than 45 calendar days** prior to the BOA Meeting; use Staff's mailing template. *Obtain a Certificate of Mailing from the Post Office and keep for your records; Applicant must produce a Certificate of Mailing upon request from Staff.*

Board of Appeals (BOA) Meeting:

- Staff will briefly introduce your request and present its recommendation.
- ☐ You will have ten (10) minutes to present your case to BOA, including any supporters speaking in favor of your request. You may save any remaining time for rebuttal to the opposition.
- The opposition will also have ten (10) minutes to speak.
- BOA will discuss and render its decision. BOA may approve, approve with conditions, or deny the request. BOA may also defer the case to another regularly scheduled Meeting.
- ☐ Remove signage within 48 hours of final action on the petition.

TYPICAL SEQUENCE OF EVENTS

See p. 10 for Meeting Schedule

Week (approx.)	Activity & Timeframe
1	Pre-Application Meeting: Between two (2) weeks and two (2) months prior to the filing deadline
2	Pre-Filing Meeting: Week after pre application meeting
3-4	Filing: Before 2:00 PM on the fourth (4th) Tuesday of the month
4	Initial review and Initiation Letter: approximately. one (1) week after the filing deadline
4-5	Revised Application, if necessary: At least thirty (30) days prior to BOA
4-5	BOA advertising: At least fifteen (15) calendar days prior to the date of BOA for sign posting, and at least fifteen (15) calendar days but not more than 45 calendar days prior to the date of BOA for mailed notice
7-8	BOA Public Meeting
After BOA	Decision Letter: days after BOA (maximum seven (7) days)

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



SANDY SPRINGS™
GEORGIA

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: <u>FAIRFIELD SPRINGS LLC</u>	Sworn and subscribed before me this <u>7</u> th day of <u>June</u> 20 <u>23</u> Notary public: <u>[Signature]</u> Seal: Commission expires: <u>6/8/25</u>
Address: [Redacted]	
City, State: [Redacted]	
Email address: [Redacted]	
Phone number: [Redacted]	
Owner's signature: <u>[Signature]</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.

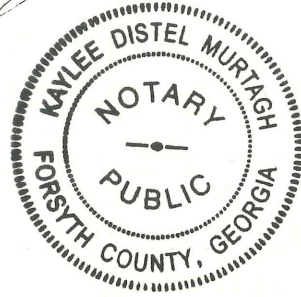
Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or ☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or ☐ He/she has an estate of years which permits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



SANDY SPRINGS
GEORGIA
AUTHORIZATION FORM – PART II

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

Agent's name:	<u>Russell Noah</u>
Company:	<u>Kimley-Horn</u>
Address:	[REDACTED]
City, State, Zip:	[REDACTED]
Email address:	[REDACTED]
Phone number:	[REDACTED]
Agent's signature:	<u>Russell Noah</u>
Applicant's signature:	

Sworn and subscribed before me this
<u>8</u> th day of <u>June</u> 20 <u>23</u>
Notary public:
<u>Kaylee Distel Murtagh</u>
Seal:

Commission expires: <u>09/10/2026</u>

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
WWW.WBLEGAL.COM

STEPHEN ROTHMAN

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

June 8, 2023

Sandy Springs Board of Appeals
City of Sandy Springs, Georgia
Sandy Spring City Hall
One Galambos Way
Sandy Springs, Georgia 30328

RE: V23-0009/7300 Roswell Road – **LETTER OF INTENT**

Dear Honorable Members:

This firm represents Fairfield Springs, LLC, the owner of the property which is the subject of the above-referenced application. This Letter of Intent is submitted in support of this application to erect a solid, opaque wall made of wood along the northern boundary of the property, in lieu of a masonry wall. The purpose of this application is to provide the required wall in the neighborhood transition buffer as required by the Development Code so as to protect the adjacent Protected Neighborhood District. It is important to distinguish that this variance does not seek to reduce the transitional buffer; the required transitional buffer will be provided and is to be generously landscaped as more particularly shown in the enclosed landscape plan which was approved by the City in connection with the ongoing development of the subject property. This application is submitted in coordination with the seven (7) abutting neighbors and the plans submitted herewith reflect a consensus with those neighbors on the placement and materials of the proposed wall.

Below please find the required information for the Letter of Intent.

1. Requested Variance: A variance from Section 8.2.6.A.2 to allow a 100 percent opaque, solid wooden fence to be erected as a neighborhood transition barrier in lieu of a masonry wall.
2. Examples of factual detail about proposal:

The proposal is for an eight (8) foot solid wood fence along the northern property line. The property is currently permitted and under development for a 286 unit multifamily residential community.

3. Factual detail about the site: shape, topography, slope, vegetation, soils and other physical characteristics about the property.

The property is a 9 acre site on the southwest corner of Dalrymple Road and Roswell Road. The site has been graded and cleared pursuant to a validly issued permit by the City of Sandy Springs. However, along the northern property line, there exists a steep slope which a change in elevation of varies depths, ranging from 20 to 30 feet in elevation above sea level, with the elevation of the residential lots being 20 to 30 feet above the subject property. The slope between the residential properties and the floor elevation of the subject property ranges in varying degrees, on average approximately 2:1. However, in certain locations, the slope is nearly vertical, 1:1 in some areas, and a lesser 3:1 slope in other areas, across the entire site. The depth of this very steep slope is between 25 feet to 50 feet. The existing Protected Neighborhood abutting the subject property sits high above the site at the top of the slope, with the ongoing development being located at the bottom of the slope. The purpose of the special exception is to locate the solid wooden fence so as to provide a visual buffer while at the same time not disturbing the neighbor's property or impacting their trees in order to install the barrier.

4. Alternative designs explored:

Alternative designs explored include: (1) installing a masonry wall 25 feet away from the residential property line; (2) installing a wall using the Permacast Wall system on the property line; and (3) installing a masonry wall on the property line; and (4) installing a masonry wall closer to the property line than 25 feet but not so close as to require disturbance of the neighboring properties. The minimal distance would be 9 feet from the common property line with the Protected District.

Alternative 1, installing a masonry wall 25 feet away from the residential property line, per code, was rejected because the top of the eight (8) foot wall would be dozens of feet below the ground elevation of the homes, thereby providing no visual barrier whatsoever to the homes. The steep topography renders such a wall ineffective to provide a visual screening. In addition, due to the steep slope, the installation of an eight (8) foot masonry wall in the middle of the slope would be impossible, given the existence of rock and the inability to stabilize the slope for the necessary footings and installation of the wall.

Alternative 2, installing a wall using the Permacast Wall System on the property line is not possible because of the results of a Geotech study. The study revealed the existence of rock along the boundary area, which would require larger and heavier equipment to excavate for the Permacast Wall System. This equipment and the required excavation work for the installation of the wall would create a safety problem as well as threaten the integrity of the slope. Accordingly, access and staging to accomplish the excavation and installation of the wall would be required to traverse the residential property. The residential property owners have not consented to such work in their backyards and such work could impact the integrity of several mature trees in the residential yards.

WILSON BROCK & IRBY, L.L.C.

June 8, 2023

Page 3

Alternative 3, installing a masonry wall along or near the property line so as to avoid the slope was rejected because such a wall would require digging and land disturbance in an area at least 6-8 feet deep in to the residential neighbor's property and impact the critical root zones of additional trees on the residential properties. The Petitioner thereby requires permission or consent to undertake this work, which was requested and which has been refused by the neighboring property owners. The neighbors advised they do not want us coming in to their yards with such land disturbance and accordingly will not authorize such.

Alternative 4, installing a masonry wall closer to the property line than 25 feet but not so close as to require disturbance of the neighboring properties, minimally located 9 feet from the common property line with the Protected District was rejected. It was rejected because the top of the eight (8) foot wall would be below the ground elevation of the neighboring homes, thereby providing no visual barrier whatsoever to the homes. The steep topography renders such a wall ineffective to provide a visual screening. In addition, due to the steep slope, the installation of an eight (8) foot masonry wall in the middle of the slope would be impossible, given the existence of rock and the inability to stabilize the slope for the necessary footings and installation of the wall. In addition, the installation of such a masonry wall would compromise the structural integrity of the existing retaining wall near the bottom of the steep slope.

Sincerely,

WILSON BROCK & IRBY, L.L.C.



Stephen Rothman

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
WWW.WBILLEGAL.COM

STEPHEN ROTHMAN

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

June 8, 2023

Sandy Springs Board of Appeals
City of Sandy Springs, Georgia
Sandy Spring City Hall
One Galambos Way
Sandy Springs, Georgia 30328

RE: V23-0009/7300 Roswell Road – **VARIANCE ANALYSIS**

Dear Honorable Members:

This firm represents Fairfield Springs, LLC, the landowner in the above-referenced application. This Variance Analysis is submitted in support of this application establishing that all of the criteria required in Section 11.6.2 of the Development Code for approval have been met.

This application seeks relief from section 8.2.6.A.2, to remove the requirement for a protected neighborhood transition wall, as defined, and in lieu thereof authorize a wooden, solid, opaque neighborhood transition fence of the required height. The landscaped transition buffer is being provided and no variance from the landscaping buffer depth is being sought; the landscape plan for the buffer has been approved by the City and is part of the permit requirements for the ongoing development of the subject property. This application is submitted in coordination with the seven (7) abutting neighbors and the plans submitted herewith reflect a consensus with those neighbors on the placement and materials of the proposed wall.

The criteria for approval are addressed below.

1. The Application Of The Development Code Would Create An Unnecessary Hardship, and Not Merely An Inconvenience To The Petitioner

The variance seeks to allow a solid and opaque wooden fence where the development director advises that masonry is required. The hardship that is created by the requirement of a masonry wall is that the wall is proposed for construction at the top of a steep slope and on or adjacent to the common boundary line with the residential lots in the Protected District. In order to construct such a masonry wall, the earth removal and trenching necessary for the support structure and footings of the masonry wall require work and earth removal on the neighbor's property. In addition, the soil disturbance and excavation necessary for the construction of the wall would impact several mature trees in the residential back-yards. The abutting property

June 8, 2023

Page 2

owners have not given permission for such work on their property and prefer a solid, opaque wooden fence that will not require disturbance and excavation on their land. As a result, the erection of a masonry wall along the boundary line is not practicable and cannot be accomplished.

One alternative, the use of a Permacast Wall System, is unsuitable because of the results of a Geotech survey, which shows the presence of rock in the area at the top of the slope, thereby duplicating the hardships and practical difficulties of a masonry wall.

Other alternatives include a masonry wall far enough away from the abutting property so as to do all of the work on the subject property. However, such a proposal results in a wall being located further down, but still on, the steep slope. The instability and steepness of the steep slope itself creates a hardship because the construction crew could not stage construction of the wall on such a steep slope and the wall would be structurally unsound. Most importantly, such an effort results in a fruitless exercise because the top of the 8 foot wall is then located below the grade of the adjoining Protected District, thereby providing no barrier as intended. The top of the wall would be downhill below the back yard of the neighbors and provide no screening or visual barrier. Thus, a hardship exists with the strict enforcement of the requirement.

This hardship is not necessary because the placement of a wooden solid 100 percent opaque privacy fence along the boundary line provides the visual barrier desired by the neighboring residents without the negative impacts to their property arising from the excavation of a masonry wall. No additional residential trees would be impacted. The benefits of the buffer requirement would be achieved, thereby rendering the strict enforcement of the masonry wall requirement of staff being unnecessary.

2. There Are Extraordinary And Exceptional Conditions Due To the Size, Shape, Or Topography Of The Property Which Are Specific To The Subject Property.

There are extraordinary and exceptional conditions due to the size, shape or topography of the property which are specific to it. The Neighborhood Transition Buffer along the northern boundary of the ongoing development is a steep slope ranging from a nearly vertical 1:1 slope to a 3:1 slope. There is a significant drop, varying in a distance of 20 to 30 feet of vertical difference, in elevation from the ground level of the homes at the top of the slope with the ground of the subject property at the bottom of the slope. This steep slope, located where the required wall must be provided, is not a stable location for the proposed wall, except at the top of the slope adjacent to the Protected District where it would provide a visual barrier. Any 8 foot masonry wall built far enough away from the common property line so as to avoid excavation on the residential properties would render the wall useless for visual barrier purposes because the top of the wall would be below the elevation of the residential lots.

June 8, 2023

Page 3

3. Such Conditions Are Not The Result Of Action Or Inaction Of The Current Property Owner

The topographical conditions of the overall site were not caused or created by the current property owner. The conditions pre-exist the current property owner's interest in the property.

4. The Variance Request Provides The Minimum Relief Necessary To Make Possible The Reasonable Use Of The Property.

The request to allow a wooden fence along the boundary line is the minimum relief necessary to implement the goals of the Development Code's imposition of a Protected District Buffer.

5. The Variance Request Results 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. \

Strict enforcement of the masonry wall-only requirement results in either the disturbance of neighbor's property (if they give such approval which they have not) and impact to trees on the neighbor's property, or a barrier that is so far down the steep slope that it provides no visual barrier to the Protected District the buffer is designed to protect. The variance request, if approved, provides the desired barrier.

In addition, the installation of a wooden fence allows the barrier to be erected along the common boundary line while at the same time protecting the mature tree canopy located in the back yards of the adjacent residential dwellings. A masonry wall, due to the structural requirements to support it, would require excavation and earth disturbance that would negatively impact the existing trees. Approval of the variance request is consistent with the goals, purpose and intent of the Development Code and serves to further the public good, safety and welfare.

Accordingly, the Petitioner and Landowner believes that by meeting the above-referenced criteria for approval of the application, this variance is well-founded. This letter is to also place the City on notice that if the variance is not approved as requested, such an action would result in the deprivation of certain rights of the Petitioner, including those rights protected by Article I, Section I, Paragraph I; Article I, Section I, Paragraph II and Article I, Section III, Paragraph I of the Georgia Constitution and the 5th and 14th amendments to the US Constitution. However, given the severe topographical constraints of the site, and the consensus achieved with adjoining property owners, we believe that approval is justified. We respectfully ask this Board to approve the variance.

(signature on next page)

WILSON BROCK & IRBY, L.L.C.

June 8, 2023

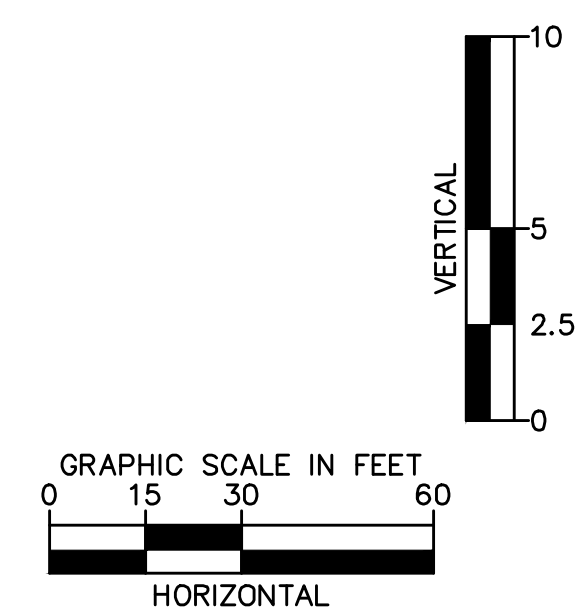
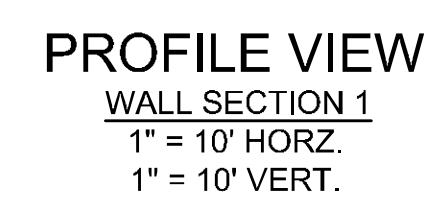
Page 4

Sincerely,

WILSON BROCK & IRBY, L.L.C.



Stephen Rothman



1200 PEACHTREE STREET NE, SUITE 800, ATLANTA, GEORGIA 30309
PHONE: (404) 419-8700 | www.kimley-horn.com

BUFFER WALL DESIGN ALTERNATIVE 3

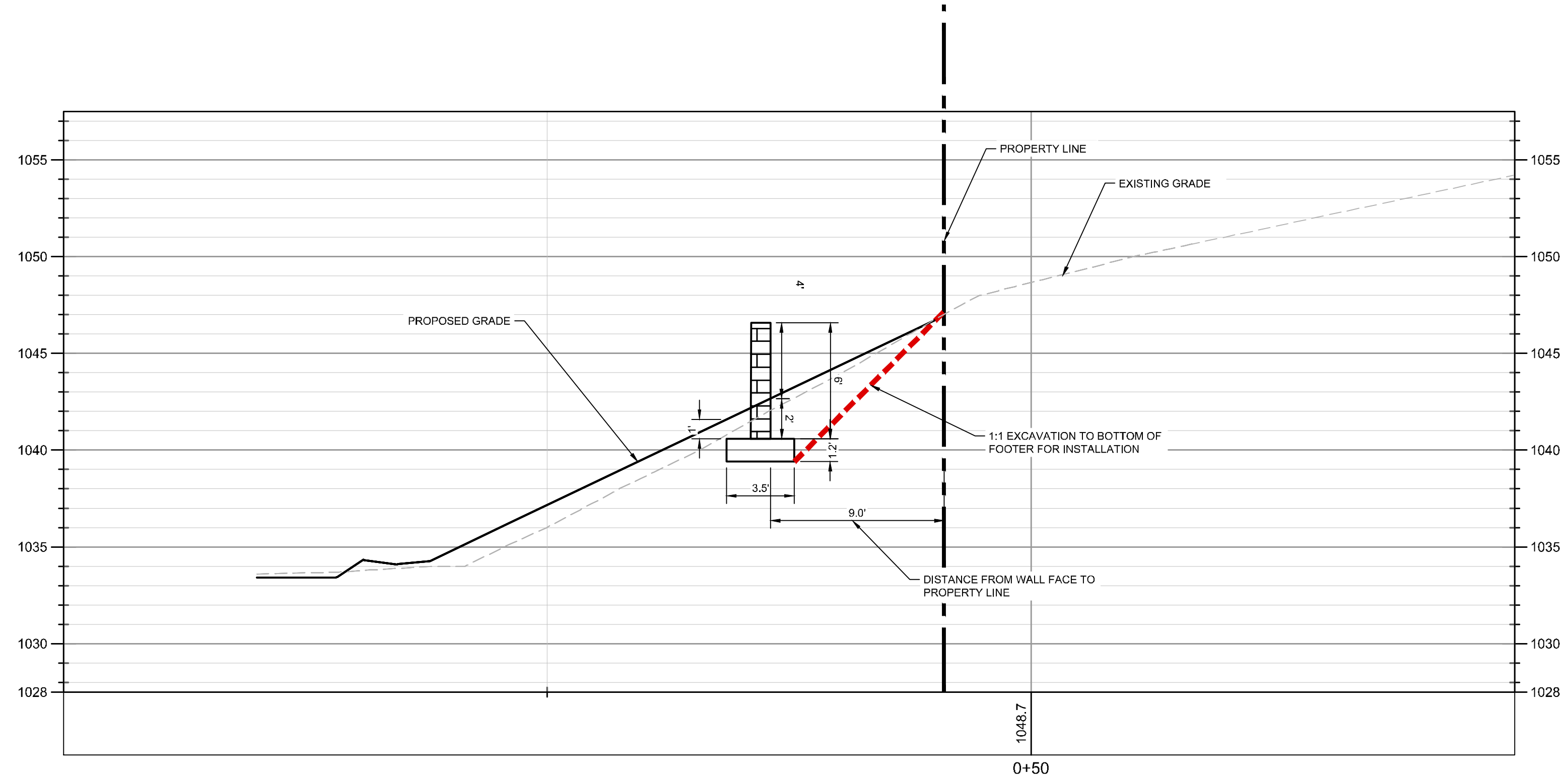
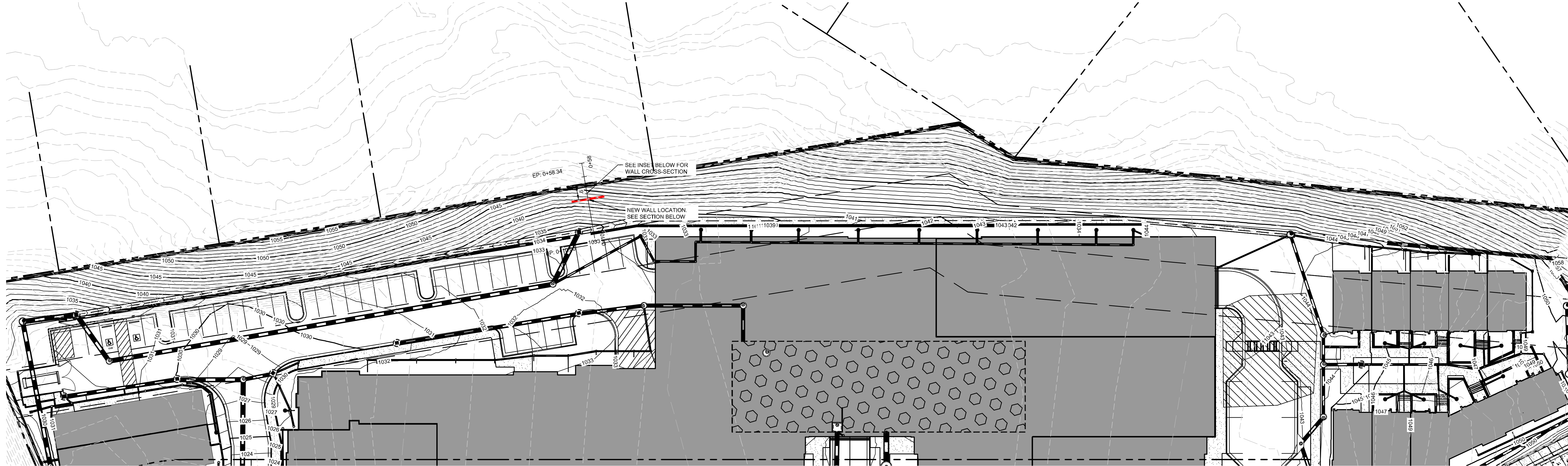
NORTH SPRINGS

FAIRFIELD RESIDENTIAL

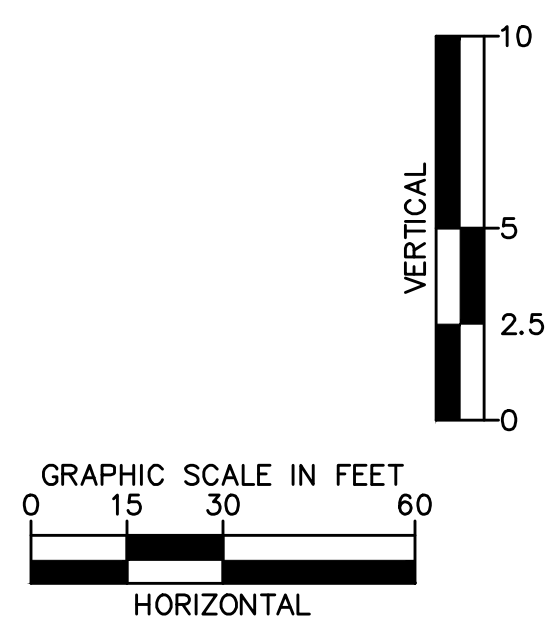
DATE: 05/16/2023

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS 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 KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2016

K:\ALP_PRJ013784000_North Springs\CAD\Exhibits\2023-06-05 Variance Exhibits\GRAD-013784000.dwg Layout1 (2) Jun 05, 2023 5:37pm by: Russell Noah



PROFILE VIEW
WALL SECTION 1
1" = 10' HORZ.
1" = 10' VERT.



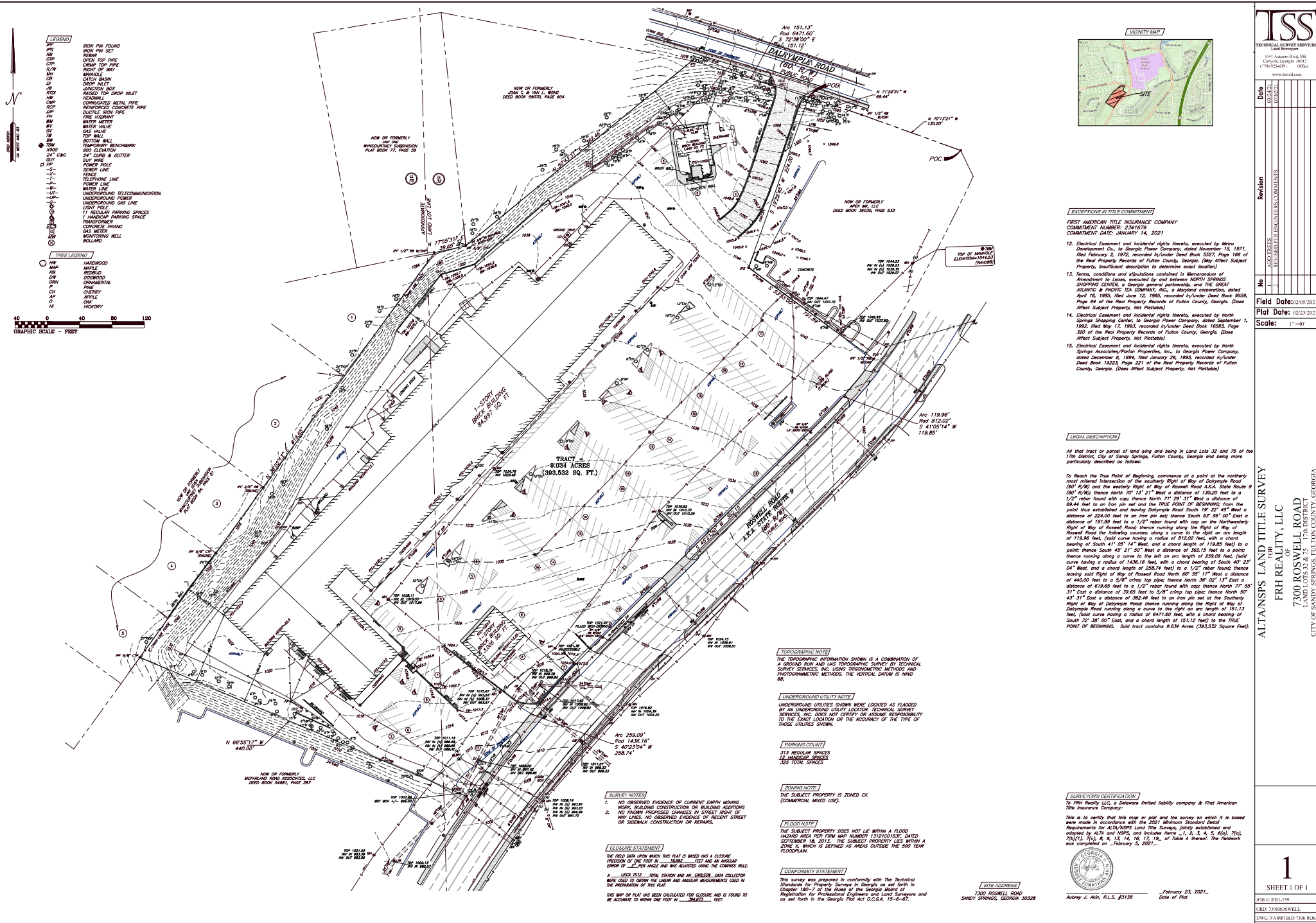
Kimley»Horn
1200 PEACHTREE STREET NE, SUITE 800, ATLANTA, GEORGIA 30309
PHONE: (404) 419-8700 | www.kimley-horn.com

TITLE:
**BUFFER WALL DESIGN
ALTERNATIVE 4**

PROJECT:
NORTH SPRINGS

CLIENT:
FAIRFIELD RESIDENTIAL

JOB NUMBER: **013784000**
SCALE: **1" = 30'**
DATE: **05/16/2023**



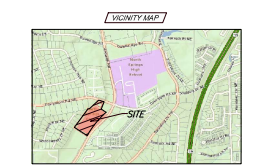
LEGEND

IRON PIN FOUND
IRON PIN SET
REBAR
OPEN TOP PIPE
CRIMP TOP PIPE
BISSET OF WAY
MANHOLE
CATCH BASIN
DROP INLET
JUNCTION BOX
HEADWALL
CONCRETE METAL PIPE
REINFORCED CONCRETE PIPE
DUCTILE IRON PIPE
FIRE HYDRANT
WATER METER
WATER VALVE
GAS VALVE
TOP WALL
BOTTOM WALL
TEMPORARY BENCHMARK
24\"/>CLIMB & GUTTER
DRAINAGE
SEWER LINE
FENSE LINE
TELEPHONE LINE
POWER LINE
WATER LINE
UNDERGROUND TELECOMMUNICATION
UNDERGROUND POWER
UNDERGROUND GAS LINE
LIGHT POLE
1\"/>REGULAR PARKING SPACES
1\"/>HANDICAP PARKING SPACE
TRANSFORMER
CONCRETE PAVING
GAS METER
MONITORING WELL
BOLLARD

OTHER LEGEND

HAWTHORN
REDBUD
MAPLE
DOGWOOD
ORANGE
CHERRY
APPLE
OAK
HICKORY

GRAPHIC SCALE - FEET



- EXCEPTIONS IN TITLE COMMITMENT**
- FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 241679
COMMITMENT DATE: JANUARY 14, 2021
12. Electrical Easement and incidental rights thereto, executed by Metro Development Co., to Georgia Power Company, dated November 15, 1971, filed February 2, 1972, recorded in/under Deed Book 5523, Page 166 of the Real Property Records of Fulton County, Georgia. (May Affect Subject Property, Insufficient description to determine exact location)
 13. Terms, conditions and stipulations contained in Memorandum of Amendment to Lease, executed by and between NORTH SPRINGS SHOPPING CENTER, a Georgia general partnership, and THE GREAT ATLANTIC & PACIFIC TEA COMPANY, INC., a Maryland corporation, dated April 16, 1985, filed June 12, 1985, recorded in/under Deed Book 8598, Page 64 of the Real Property Records of Fulton County, Georgia. (Does Affect Subject Property, Not Protocol)
 14. Electrical Easement and incidental rights thereto, executed by North Springs Shopping Center, to Georgia Power Company, dated September 1, 1992, filed May 12, 1993, recorded in/under Deed Book 16065, Page 320 of the Real Property Records of Fulton County, Georgia. (Does Affect Subject Property, Not Protocol)
 15. Electrical Easement and incidental rights thereto, executed by North Springs Associates/Parson Properties, Inc., to Georgia Power Company, dated December 1, 1994, filed January 26, 1995, recorded in/under Deed Book 19223, Page 221 of the Real Property Records of Fulton County, Georgia. (Does Affect Subject Property, Not Protocol)

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 32 and 75 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

To Reach the True Point of Beginning, commence at a point of the northerly most interest intersection of the southerly Right of Way of Dalrymple Road (60' R/W) and the westerly Right of Way of Roswell Road A.K.A. State Route 9 (60' R/W), thence North 70° 15' 17\"/>

TOPOGRAPHIC NOTE

THE TOPOGRAPHIC INFORMATION SHOWN IS A COMBINATION OF A GROUND SURVEY AND LAND TOPOGRAPHIC SURVEY BY TECHNICAL SURVEY SERVICES, INC. USING TOPOGRAPHIC METHODS AND PHOTOGRAMMETRIC METHODS. THE VERTICAL DATUM IS NAVD 83.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

PARKING COUNT

313 REGULAR SPACES
12 HANDICAP SPACES
325 TOTAL SPACES

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED CX (COMMERCIAL MIXED USE).

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13121C1527, DATED SEPTEMBER 18, 2013. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CONFORMITY STATEMENT

This survey was prepared in conformity with the Technical Surveying and Mapping Act of 1992, as amended, and the Georgia Surveying and Mapping Act of 1992, as amended, and the Georgia Surveying and Mapping Act of 1992, as amended.

SURVEYOR'S CERTIFICATION

I, THE SURVEYOR, CERTIFY THAT I AM A LICENSED SURVEYOR AND THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY AND THAT I AM AWARE OF THE REQUIREMENTS FOR ALTA'S Land Title Surveys, jointly established and approved by ALTA and NSPS, and I have followed them.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards for Land Title Surveys, jointly established and approved by ALTA and NSPS, and I have followed them.



Surveyor: ARN, R.L.S. #3138
Date of Plat: February 23, 2021

SITE ADDRESS

7300 ROSWELL ROAD
SANDY SPRINGS, GEORGIA 30328

TSS
TECHNICAL SURVEY SERVICES, INC.
1641 Autumn Brook, SW
Cumming, Georgia 30041
(770) 924-4991
www.tss-survey.com

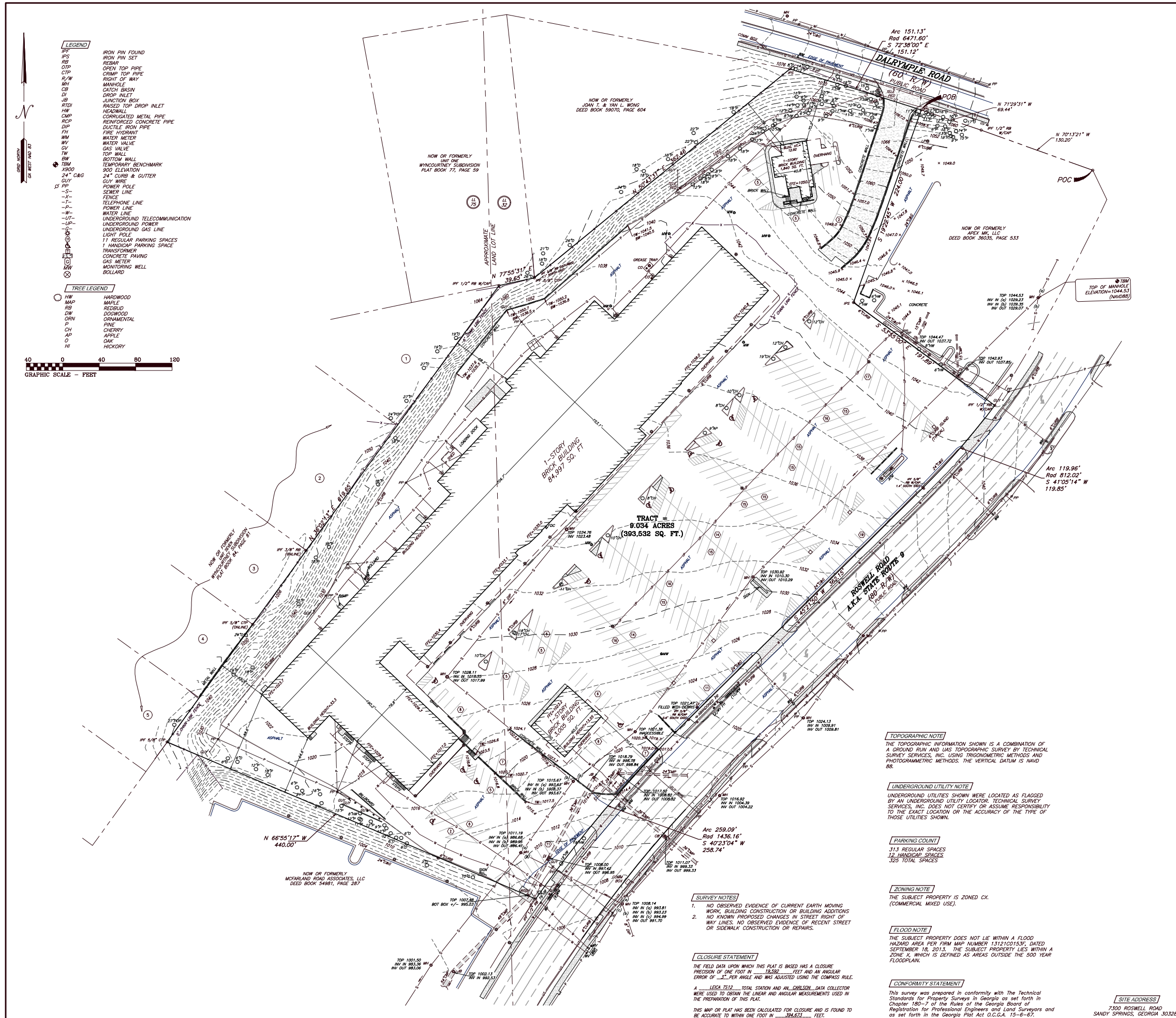
Date	Revision
02/23/21	1

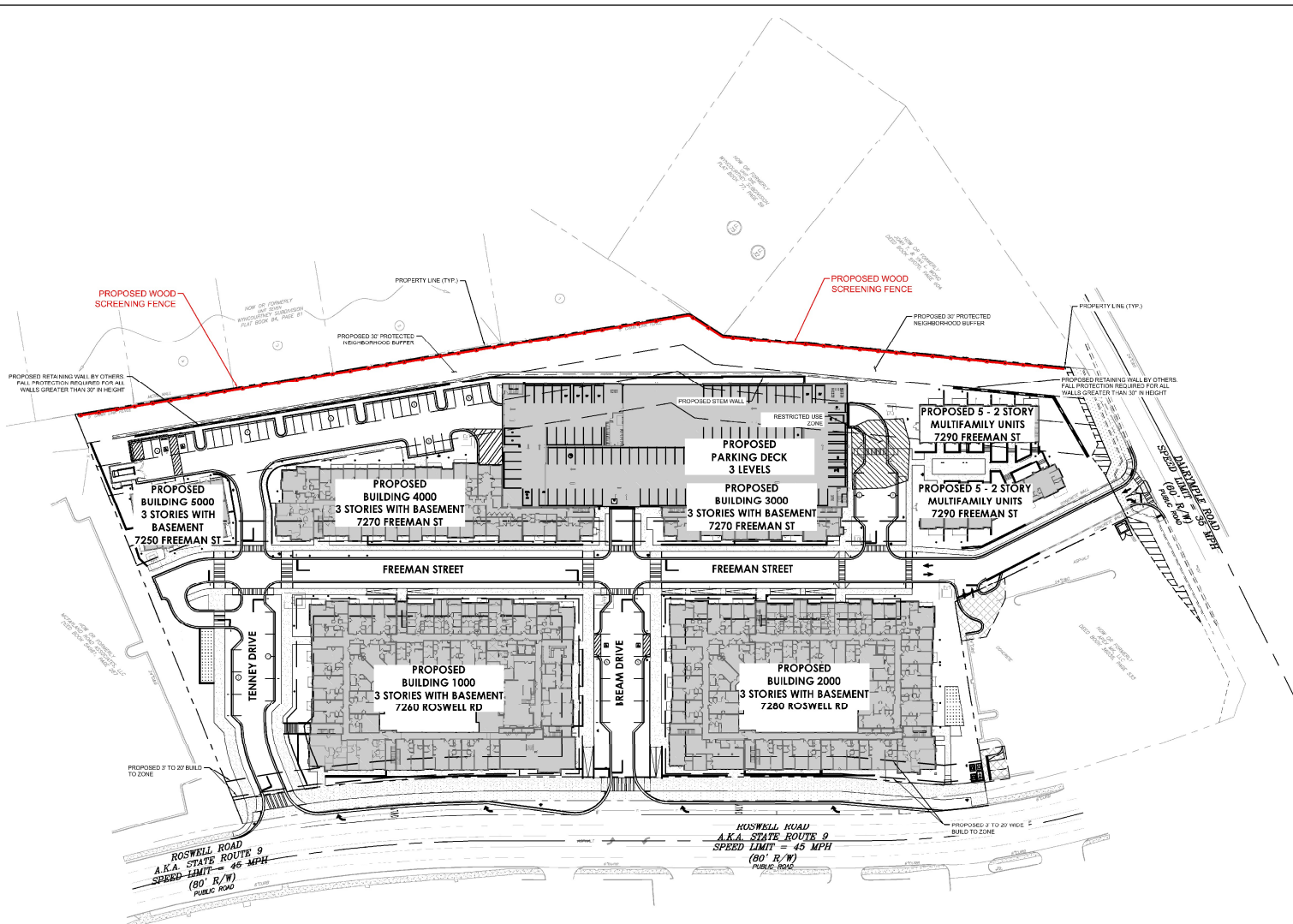
Field Date: 02/05/2021
Plat Date: 02/23/2021
Scale: 1" = 40'

ALTANSP'S LAND TITLE SURVEY
OF
FRH REALTY, LLC
7300 ROSWELL ROAD
LAND LOTS 32 & 75, 17th DISTRICT
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

1
SHEET 1 OF 1

JOH R 2021-139
CRD: 7300ROS
DWG: FARRFIELD 7300 ROS
LNV:





DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
CURRENT ZONING:	C-3 (COMMERCIAL MIXED USE)
PROPOSED ZONING:	C-3-1 (COMMERCIAL MIXED USE)
SITE AREA:	0.93 ACRES
ROW DEDICATION:	0.47 ACRES
ADJUSTED SITE AREA:	0.56 ACRES
PERVIOUS AREA:	6.37 ACRES (71.7%)
IMPERVIOUS AREA:	2.20 ACRES (39.3%)
TOTAL DISTURBED AREA:	9.30 ACRES
BUILDING SETBACK	
BUILD-TO-ZONE	3 MIN TO 20' MAX
ROSWELL RD (PRIMARY STREET):	N/A
GALATHELY (SIDE STREET):	0'
SIDE BACK (PROTECTED NEIGHBORHOOD):	30'
PROTECTED NEIGHBORHOOD SETBACK	
LANDSCAPE BUFFER:	30'
24' HEIGHT LIMIT:	85'
28' HEIGHT LIMIT:	85'
PROPOSED LAND USES & DENSITIES:	
MULTIFAMILY RESIDENTIAL	285 UNITS (TOTAL)
STUDIO	6 UNITS
1 BED UNITS	194 UNITS
2 BED UNITS	86 UNITS
PARKING SUMMARY:	
REQUIRED PARKING:	409 SPACES (TOTAL)
4.5 VEHICULUM / PER UNIT	300 SPACES (300 UNITS)
1.5 VEHICULUM / PER UNIT	50 SPACES (50 UNITS)
GUEST 0.2 PER UNIT	59 SPACES
PURPOSED PARKING:	
SURFACE	419 SPACES (TOTAL)
PARKING DECK	56 SPACES

SITE NOTES:

1. THE PROPOSED BUILDING SHOWN HEREON IS FROM AN ARCHITECTURAL FILE PROVIDED BY DWIGL DESIGN STUDIOS, DATED 07/02/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TECHNICAL SURVEY SERVICES, DATED 02/23/2021.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GOOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

- PROPERTY LINE
- - - - - PROPERTY SETBACK
- PROPOSED 24" CURB & GUTTER
-  ROW DEDICATION
-  RESTRICTED USE ZONE

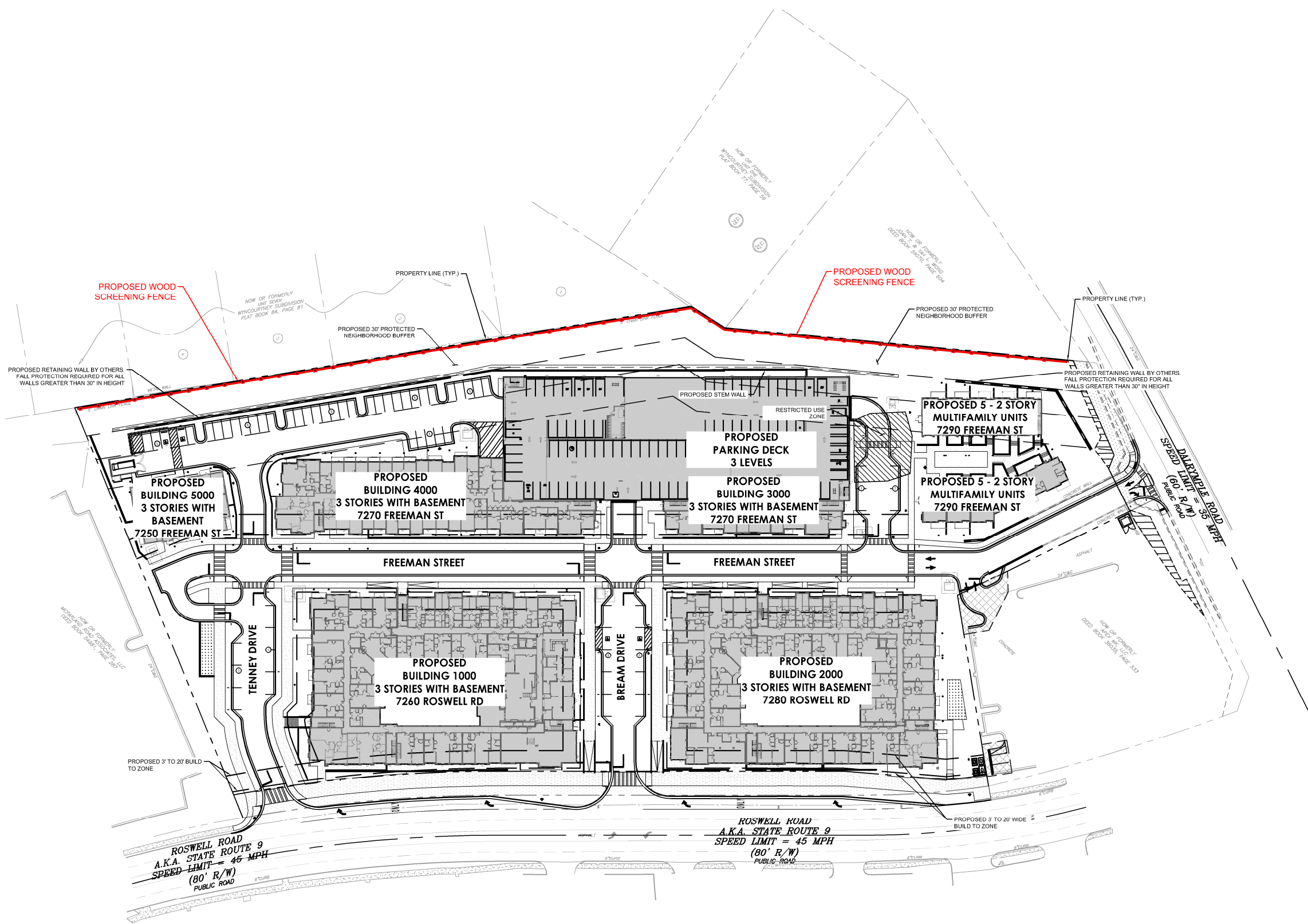
DEVELOPMENT SUMMARY CHART :

<u>OUTDOOR AMENITY SPACE:</u>	15% MIN
REQUIRED:	
REDUCTION OF 1% (UP TO 5%) FOR EVERY 1000 SF OF OUTDOOR AMENITY OPEN TO THE PUBLIC FROM R.O.W.	
PROPOSED REDUCTION 13,000 SF/1000 = 13% (MAX 5%) (REFERENCE LANDSCAPE PLAN FOR DETAILS)	
REQUIRED (W/ REDUCTION)	10% (37,290 SF)
PROVIDED:	10.74% (40,650 SF)
REQUIRED SEATING:	1 SEAT FOR EVERY 500SF
PROVIDED:	3 / 2,091 SF / 500 SF/SEAT = 4 / 2,043 SF (REFERENCE LANDSCAPE PLAN FOR DETAILS)
<u>PET RELIEF:</u>	
REQUIRED: 5 SF PER UNIT (UP TO 500 SF MAXIMUM)	
PROPOSED AREA: 1352 SF FOR 286 UNITS	

DEVELOPMENT SUMMARY CHART	
STORAGE AREA: REQUIRED:	16 SF OF STORAGE PER UNIT 286 UNITS X 16 SF = 4576 SF
PROVIDED:	5198 SF



Drawing name: E:\ALP_P\PRJ\13784000_North Springs\CAD\Exhibits\2023-04-26 Variance Site Plan\C2-00 SITE PLAN.dwg C2-00 SITE PLAN May 04, 2023 5:37pm by: Russell Noah



DEVELOPMENT SUMMARY CHART :

OUTDOOR AMENITY SPACE:	
REQUIRED:	15% MIN
REDUCTION OF 1% (UP TO 5%) FOR EVERY 1000 SF OF OUTDOOR AMENITY OPEN TO THE PUBLIC FROM R.O.W.	
PROPOSED REDUCTION 13,000 SF/1000 = 13% (MAX 5%) (REFERENCE LANDSCAPE PLAN FOR DETAILS)	
REQUIRED (W/ REDUCTION)	10% (37,290 SF)
PROVIDED	10.74% (40,050 SF)
REQUIRED SEATING: 1 SEAT FOR EVERY 500SF	
PROVIDED:	37,290 SF / 500 SF/SEAT = 75 SEATS (REFERENCE LANDSCAPE PLAN FOR DETAILS)
PET RELIEF:	
REQUIRED: 5 SF PER UNIT UP TO 500 SF MAXIMUM	
PROPOSED AREA: 1352 SF FOR 286 UNITS	

DEVELOPMENT SUMMARY CHART :

STORAGE AREA:	
REQUIRED:	16 SF OF STORAGE PER UNIT 286 UNITS X 16 SF = 4576 SF
PROVIDED:	5198 SF

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	CX-3 (COMMERCIAL MIXED USE)
PROPOSED ZONING:	CX-3 (COMMERCIAL MIXED USE)
SITE AREA:	9.03 ACRES
ROW DEDICATION:	0.47 ACRES
ADJUSTED SITE AREA:	8.56 ACRES
IMPERVIOUS AREA:	6.47 ACRES (71.7%)
PERVIOUS AREA:	2.56 ACRES (28.3%)
TOTAL DISTURBED AREA:	9.30 ACRES

BUILDING SETBACK:

BUILD-TO-ZONE	
ROSWELL RD (PRIMARY STREET):	3' MIN TO 20' MAX
DALRYMPLE (SIDE STREET):	N/A
SIDE	0'
BACK (PROTECTED NEIGHBORHOOD):	30'

PROTECTED NEIGHBORHOOD SETBACK:

LANDSCAPE BUFFER:	30'
24' HEIGHT LIMIT:	55'
28' HEIGHT LIMIT:	85'

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	286 UNITS (TOTAL)
STUDIO	6 UNITS
1 BED UNITS	194 UNITS
2 BED UNITS	86 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	409 SPACES (TOTAL)
0+1 BEDROOM: 1 PER UNIT	200 SPACES (200 UNITS)
2 BEDROOM: 1.75 PER UNIT	151 SPACES (86 UNITS)
GUEST: 0.2 PER UNIT	58 SPACES

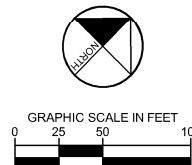
PROPOSED PARKING:	419 SPACES (TOTAL)
SURFACE	60 SPACES
PARKING DECK	359 SPACES

SITE NOTES:

- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY DWELL DESIGN STUDIOS, DATED 07/02/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TECHNICAL SURVEY SERVICES, DATED 02/23/2021.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
- ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
- REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

---	PROPERTY LINE
---	PROPERTY SETBACK
---	PROPOSED 24" CURB & GUTTER
---	ROW DEDICATION
---	RESTRICTED USE ZONE



FAIRFIELD RESIDENTIAL
3330 CUMBERLAND BLVD., SUITE 375
ATLANTA, GA 30339
PHONE: 404.216.1111

NO.	REVISION	DATE	BY
7	REVISION 3	03/21/2023	DMZ
6	REVISION 2	12/21/2022	DMZ
5	REVISION 1	11/19/2022	DMZ
4	IFC CONFORMANCE SET	10/03/2022	DMZ
3	PERMIT CONFORMANCE SET	09/07/2022	DMZ
2	ISSUANCE AND REVISION DESCRIPTIONS		
1			

NORTH SPRINGS
7300 ROSWELL ROAD, SANDY SPRINGS, GA 30328
LAND LOT 32 & 75 17TH DISTRICT



GSWCC NO. (LEVEL II)	0000076500
DRAWN BY	RJN
DESIGNED BY	RJN
REVIEWED BY	DMZ
DATE	08/17/2021
PROJECT NO.	013784000

OVERALL SITE PLAN

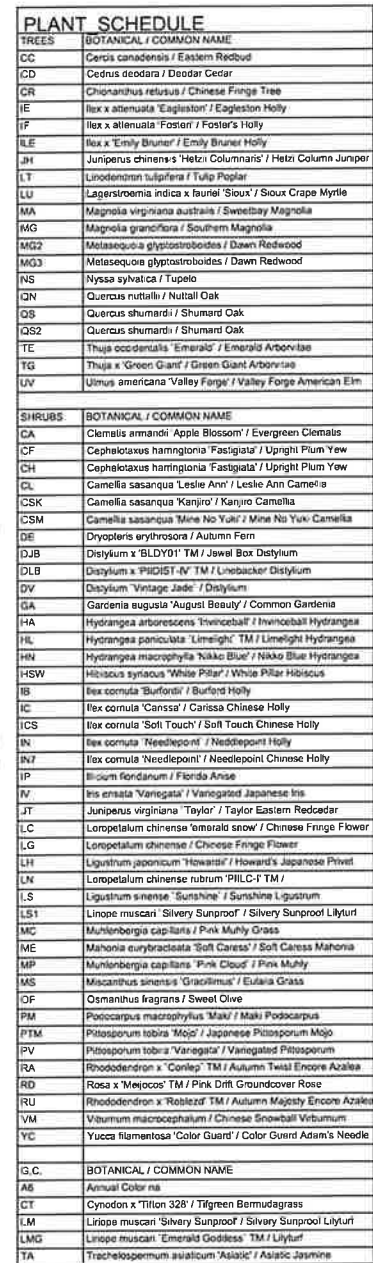
SHEET NUMBER
C2-00



Fairfield North Springs

07.26.2023

SITE
solutions



Note:

1. SEE SHEET **1.08** FOR FULL LANDSCAPE SCHEDULE.
2. ALL LANDSCAPE TO RECEIVE 100% IRRIGATION COVERAGE.

SITE
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LANDSCAPE ARCHITECTURE - LAND PLANNING
 2715 Northlake Parkway T: 404.705.5411
 330 Northbrook Bldg. 300 F: 404.705.5491
 Atlanta, Georgia 30327 www.silesolutions.com

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FAIRFIELD NORTH SPRINGS
7300 ROSWELL ROAD, SANDY SPRINGS, GA 30328
PREPARED FOR
FAIRFIELD RESIDENTIAL

SHEET STATUS

[illegible]

SHEET TITLE

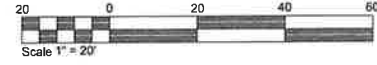
LANDSCAPE
PLAN

PROJECT NUMBER	21023.00
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1101

LI.01

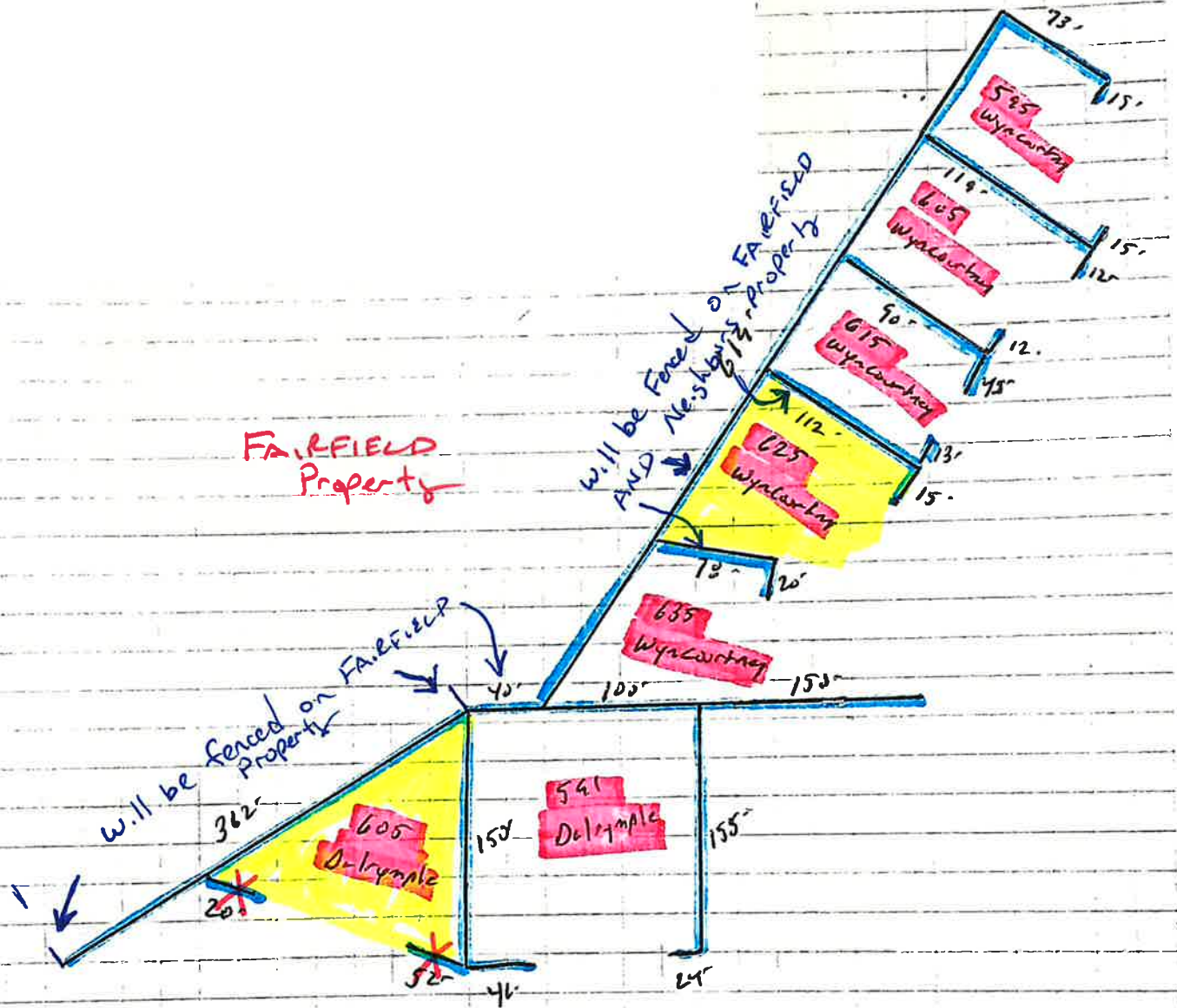
DATE 08/17/2022
ISSUED FOR CONSTRUCTION.

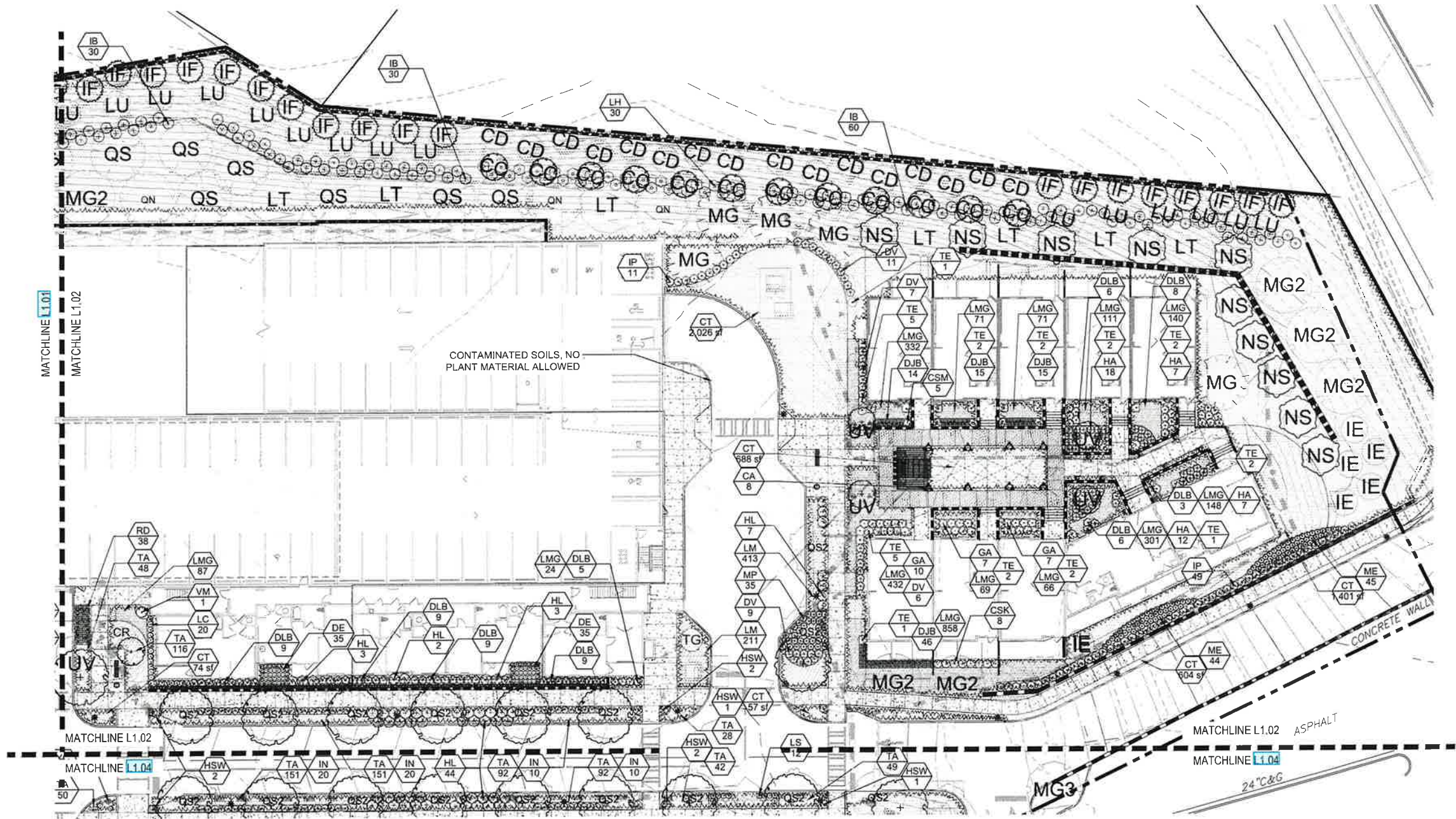


Prepared for: Fairfield Residents

Wyacourt Dr + Oaklynale Rd

Date: 5/15/2023





PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
CC	Cercis canadensis / Eastern Redbud
CD	Cedrus deodara / Deodar Cedar
CR	Chionanthus retusus / Chinquapin Tree
IE	Ilex x attenuata 'Eagleston' / Eagleston Holly
IF	Ilex x attenuata 'Fosteri' / Foster's Holly
ILE	Ilex x 'Emily Bruner' / Emily Bruner Holly
JH	Juniperus chinensis 'Heizei Columnaris' / Heizei Column Juniper
LT	Lindodendron tulipifera / Tulip Poplar
LU	Lagerstroemia indica x fauriei 'Sioux' / Sioux Crape Myrtle
MA	Magnolia virginiana x Sweetbay Magnolia
MG	Magnolia grandiflora / Southern Magnolia
MG2	Meisequoia glyptostroboides / Dawn Redwood
MG3	Meisequoia glyptostroboides / Dawn Redwood
NS	Nyssa sylvatica / Tupelo
ON	Quercus nuttallii / Nuttall Oak
OS	Quercus shumardii / Shumard Oak
DS2	Quercus shumardii / Shumard Oak
TE	Thuja occidentalis 'Emerald' / Emerald Arborvitae
TG	Thuja x 'Green Giant' / Green Giant Arborvitae
UV	Ulmus americana 'Valley Forge' / Valley Forge American Elm
SHRUBS	
CA	Clematis amandii 'Apple Blossom' / Evergreen Clematis
CF	Cephalotaxus harringtonia 'Fastigiala' / Upright Plum Yew
CH	Cephalotaxus harringtonia 'Fastigiala' / Upright Plum Yew
CL	Camellia sasanqua 'Leslie Ann' / Leslie Ann Camellia
CSK	Camellia sasanqua 'Kanyo' / Kanyo Camellia
CSM	Camellia sasanqua 'Mine No Yuki' / Mine No Yuki Camellia
DE	Dryopteris erythrosora / Autumn Fern
DJB	Distylium x 'BIDYOT' TM / Jewel Box Distylium
DLB	Distylium x 'PIDIST-IV' TM / Linebacker Distylium
DV	Distylium 'Viniage Jade' / Distylium
GA	Gardenia augusta 'August Beauty' / Common Gardenia
HA	Hydrangea arborescens 'Invinciball' / Invinciball Hydrangea
HL	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea
HN	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
HSW	Hibiscus syriacus 'White Pillar' / White Pillar Hibiscus
IB	Ilex cornuta 'Burfordii' / Burford Holly
IC	Ilex cornuta 'Carissa' / Carissa Chinese Holly
ICS	Ilex cornuta 'Soft Touch' / Soft Touch Chinese Holly
IN	Ilex cornuta 'Needlepoint' / Needlepoint Holly
INT	Ilex cornuta 'Needlepoint' / Needlepoint Chinese Holly
IP	Ilicium floridanum / Florida Anise
IV	Iris ensata 'Vanegate' / Vanegated Japanese Iris
JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar
LC	Loropetalum chinense 'emerald snow' / Chinese Fringe Flower
LG	Loropetalum chinense / Chinese Fringe Flower
LH	Ligularia japonica 'Howard's' / Howard's Japanese Primrose
LN	Loropetalum chinense rubrum 'RILC-T' TM /
LS	Ligularia sinensis 'Sunshine' / Sunshine Ligularia
LS1	Liriodendron muscari 'Silver Sunburst' / Silver Sunburst Lilyturf
MC	Muhlenbergia capillaris / Pink Muhly Grass
ME	Mahonia eurybracteata 'Soli Caress' / Soli Caress Mahonia
MP	Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly
MS	Miscanthus sinensis 'Gracillimus' / Eulalia Grass
OF	Osmorhiza frangula / Sweet Olive
PM	Podocarpus macrophyllus 'Maki' / Maki Podocarpus
PTM	Pittosporum tobira 'Major' / Japanese Pittosporum Major
PV	Pittosporum tobira 'Vanegate' / Vanegated Pittosporum
RA	Rhododendron x 'Conlepe' TM / Autumn Twist Encore Azalea
RD	Rosa x 'Mejocosa' TM / Pink Duff Groundcover Rose
RU	Rhododendron x 'Robleze' TM / Autumn Majesty Encore Azalea
VM	Viburnum macrocephalum / Chinese Snowball Viburnum
YC	Yucca filamentosa 'Color Guard' / Color Guard Adam's Needle
G.C.	
A6	Annual Color mix
CT	Cynodon x Tifton 328 / Tifgreen Bermudagrass
LM	Liriodendron muscari 'Silver Sunburst' / Silver Sunburst Lilyturf
LMG	Liriodendron muscari 'Emerald Goddess' TM / Lilyturf
TA	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine

Note:
1. SEE SHEET L1.03 FOR FULL LANDSCAPE SCHEDULE.
2. ALL LANDSCAPE TO RECEIVE 100% IRRIGATION COVERAGE.

SITE
solutions

LANDSCAPE ARCHITECTURE - LAND PLANNING
1715 Northside Parkway, Suite 300
Atlanta, Georgia 30327
P: 404.755.5411
F: 404.755.5451
www.siteol.com

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FAIRFIELD NORTH SPRINGS

7300 ROSWELL ROAD, SANDY SPRINGS, GA 30328

PREPARED FOR
FAIRFIELD RESIDENTIAL

SHEET STATUS

NO.	DATE	BY	REVISION
A	10.10.2021	JF	CD SET
B	01.21.2022	JF	80% CD
C	11.29.2021	JF	GNP
D	02.04.2022	JF	REVISED GNP
E	03.07.2022	JF	95% CD
F	10.18.2022	JF	IFC SET

SHEET TITLE

LANDSCAPE
PLAN

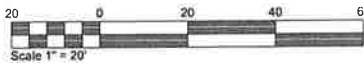
PROJECT NUMBER

21023.00

L1.02

DATE 08.17.2022

ISSUED FOR CONSTRUCTION



7300 ROSWELL ROAD, SANDY SPRINGS, GA 30328

PREPARED FOR
FAIRFIELD RESIDENTIAL

SHEET TITLE

PROJECT NUMBER

L1.06

DATE 08/17/2022

ISSUED FOR CONSTRUCTION

PLANT SCHEDULE							
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS	
CC	30	Cercis canadensis / Eastern Redbud	2" cal				
CD	40	Cotinus decodora / Decodor Cedar	2" cal				
CR	9	Ciananthus retusus / Chinese Fringe Tree	3" cal				
IE	7	Ilex x attenuata 'Eagleston' / Eagleston Holly	3" cal.	B & B			
IF	40	Ilex x aznensis 'Foster' / Foster's Holly	2" cal				
ILE	6	Ilex x Emily Bruner / Emily Bruner Holly	8 hgt x 5' sprd	B & B			
JH	6	Juniperus chinensis 'Hetzl Columnaris' / Hetzl Column Juniper	15 gal		6' hgt.		
LT	8	Ludensoren lulpifera / Tulp Poplar	3" cal.	B & B			
LU	30	Lagerstromia indica x laurif 'Sioux' / Sioux Crape Myrtle	2" cal				
MA	4	Magnolia virginiana australis / Sweetbay Magnolia	4" cal.	B & B			
MG	12	Magnolia grandiflora / Southern Magnolia	3" cal.	B & B			
MG2	6	Matsesowia glyptostroboides / Dawn Redwood	3" cal	B & B			
MO3	1	Matsesowia glyptostroboides / Dawn Redwood	4" cal.	B & B			
NS	14	Nyssa sylvica / Tupelo	3" Cal.	B & B			
ON	19	Quercus nuttali / Nuttall Oak	4" cal.	B & B			
QS	17	Quercus shumardii / Shumard Oak	3" cal	B & B			
GS2	52	Quercus shumardii / Shumard Oak	4" cal.	B & B			
TE	41	Thuja occidentalis 'Emerald' / Emerald Arborvitae	1" H.	B & B			
TG	22	Thuja x 'Green Giant' / Green Giant Arborvitae	3" cal.	B & B			
UV	17	Ulmus americana 'Valley Forge' / Valley Forge American Elm	4" cal.	B & B			
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	MIN. SIZE	SPACING	REMARKS	
CA	22	Clematis armandi 'Apple Blossom' / Evergreen Clematis	7 gal				
CF	20	Cephaloxanthus harringtonia 'Fascigata' / Upright Plum Yew	4" Ht.				
CH	11	Cephaloxanthus harringtonia 'Fascigata' / Upright Plum Yew	3 gal	12" hgt x 18" sprd	24" o.c.		
CL	2	Camellia sasanqua 'Leslie Ann' / Leslie Ann Camellia	7" Ht.				
CSK	29	Camellia sasanqua 'Kanjiro' / Kanjiro Camellia	7 gal.	36" Ht. x 24" spd.	As shown		
CSM	16	Camellia sasanqua 'Mine No Yuki' / Mine No Yuki Camellia	7 gal.	18" hgt. x 18" sprd.	36" o.c.		
DE	181	Dryopteris erythrosora / Autumn Fern	1 gal	12" hgt. x 12" sprd	18" o.c.		
DJB	147	Distylium x 'BLD1Y' TM / Jewel Box Distylium	1 gal	12" hgt. x 12" sprd	18" o.c.		
DLB	156	Distylium x 'PILDS1Y' TM / Linebacker Distylium	7 gal.	30" hgt. x 24" sprd.	As shown		
DV	255	Distylium 'Village Jade' / Distylium	3 gal.	20" hgt. x 18" sprd	3" o.c.		
GA	39	Gardenia augusta 'August Beauty' / Common Gardenia	3 gal	18" hgt. x 12" sprd.	As shown		
HA	84	Hydrangea arborescens 'Innocent' / Innocent White Hydrangea	7 gal	24" hgt. x 24" sprd	3" o.c.		
HL	229	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	7 gal.	4" o.c.			
HN	20	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	2 Ht.				
HSW	19	Hibiscus syriacus 'White Pillar' / White Pillar Hibiscus	10 gal.	4 hgt. x 3" sprd.	As shown		
IB	180	Ilex cornuta 'Burfordi' / Burford Holly	N/A	3" Ht.			
IC	61	Ilex cornuta 'Carissa' / Carissa Chinese Holly	3 gal.	12" hgt. x 12" sprd	24" o.c.		
IC5	437	Ilex cornuta 'Soft Touch' / Soft Touch Chinese Holly	3 gal	12" hgt. x 14" sprd.	18" o.c.		
IN	412	Ilex cornuta 'Needlepoint' / Needlepoint Holly	3 gal	16" hgt. x 12" sprd.	30" o.c.		
INT	11	Ilex cornuta 'Needlepoint' / Needlepoint Chinese Holly	7 gal	28" hgt. x 18" sprd.	30" o.c.		
IP	116	Ilicium floridanum / Florida Anise	7 gal		3" o.c.		
IV	6	Iris ensata 'Variegata' / Variegated Japanese Iris	1 gal	12" hgt.	12" o.c.		
JT	3	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	N/A	as shown	8' hgt.		
LC	196	Loropetalum chinense 'emerald snow' / Chinese Fringe Flower	7 gal	12" hgt. x 16" sprd.	24" o.c.		
LG	90	Loropetalum chinense / Chinese Fringe Flower	N/A	3" Ht.			
LH	37	Ligustrum japonicum 'Howardii' / Howard's Japanese Privet	N/A	3" Ht.			
LN	88	Loropetalum chinense rubrum 'PILLC' TM / Crimson Fire Fringe Flower	3 gal.	12" hgt. x 16" sprd.	30" o.c.		
LS	84	Ligustrum sinense 'Sunkhine' / Sunkhine Ligustrum	3 gal	12" hgt. x 14" sprd.	24" o.c.		
LS1	1,661	Ligustrum muscari 'Silver Sunspore' / Silver Sunspore Lilyurt	1 gal.	12" o.c.			
ME	345	Muhlenbergia capillans / Pink Muly Grass	3 gal	14" hgt. X 12" sprd.	36" o.c.		
MC	135	Mahonia erythraea 'Soft Caress' / Soft Caress Mahonia	3 gal	14" hgt. X 12" spd.	24" o.c.		
MP	448	Muhlenbergia capillans 'Pink Cloud' / Pink Muly	2" Ht.	2.5" o.c.			
MS	35	Muscadinia sinensis 'Gracilous' / Eulalia Grass	3 gal	14" hgt. X 12" spd.	36" o.c.		
OF	19	Osmanthus fragrans / Sweet Olive	30 gal.	5' hgt. B&B	As shown		
PM	1	Podocarpus macrophyllus 'Maki' / Maki Podocarpus	15 gal	48" hgt. x 12" sprd			
PTM	168	Pittosporum tobira 'Mojo' / Japanese Pittosporum	3 gal	14" hgt. x 14" sprd	24" o.c.		
PV	7	Pittosporum tobira 'Variegata' / Variegated Japanese Pittosporum	4" Ht. x 3" sprd	B&B	4" o.c.		
RA	134	Rhododendron x 'Conleip' TM / Autumn Twist Encore Azalea	7 gal	24" hgt. x 24" sprd	24" o.c.		
RD	123	Rosa x 'Mejocoo' TM / Pink Drift Groundcover Rose	3 gal	12" hgt. x 12" sprd	18" o.c.		
RU	29	Rhododendron x 'Roblezz' TM / Autumn Majesty Encore Azalea	7 gal	14" hgt. x 14" sprd	2" o.c.		
VM	7	Viburnum macrocephalum / Chinese Snowball Viburnum	4" Ht. x 3" W	B&B	As shown		
YC	15	Yucca filamentosa 'Color Guard' / Color Guard Adam's Needle	3 gal		As shown		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONTAINER	MIN. SIZE	SPACING	REMARKS	
A6	156	Annual Color na	1 gal.		12" o.c.		
CT	62,079 sf	Cynodon x 'Tifton 328' / Tifgreen Bermudagrass	SP 500				
LM	624	Ligustrum muscari 'Silver Sunspore' / Silver Sunspore Lilyurt	1 gal.	12" hgt.	12" o.c.		
LMS	10,830	Ligustrum muscari 'Emerald Goddess' TM / Lilyurt 'Emerald Goddess'	1 gal.	12" hgt.	12" o.c.		
TG	2,057	Trachospermum asiaticum 'Aloisio' / Aloisio Jasmine	4" pol.	8" spd	18" o.c.		

Exhibit A

Legal Description of Property

All that tract or parcel of land lying and being in Land Lots 32 & 75 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

Commencing at a calculated point being the intersection of the centerlines of Roswell Road, NE and Dalrymple Road, NE; thence South 33 degrees 36 minutes 38 seconds West a distance of 313.46 feet to an iron pin set being a 1/2 inch rebar with a yellow plastic cap stamped "Rochester LSF000484" on the northwestern right of way of Roswell Road NE, said right of way being 80 feet in width, said 1/2 inch rebar also being the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING thus established and proceeding along the aforementioned northwestern right of way of Roswell Road, NE the following courses and distances: along a curve to the right having a radius of 749.15 feet and an arc length of 85.49 feet being subtended by a chord of South 39 degrees 53 minutes 57 seconds West for a distance of 85.45 feet to a calculated point; South 44 degrees 49 minutes 22 seconds West a distance of 113.07 feet to a calculated point; South 45 degrees 20 minutes 22 seconds West a distance of 237.36 feet to a calculated point; along a curve to the left having a radius of 1307.73 feet and an arc length of 80.75 feet being subtended by a chord of South 44 degrees 56 minutes 09 seconds West for a distance of 80.73 feet to a calculated point; along a curve to the left having a radius of 1307.73 feet and an arc length of 150.39 feet being subtended by a chord of South 41 degrees 06 minutes 01 seconds West for a distance of 150.31 feet to a calculated point; and along a curve to the left having a radius of 1384.52 feet and an arc length of 73.85 feet being subtended by a chord of South 37 degrees 11 minutes 42 seconds West for a distance of 73.84 feet to a 1/2 inch rebar found; thence leaving said right of way and proceeding along the property now or formerly of FDJ Holdings I, LLC North 66 degrees 55 minutes 14 seconds West a distance of 440.23 feet to a 1 inch crimped top pipe found; thence proceeding along Lots 1 thru 5 of Wyncourtney Subdivision, Unit 7 North 36 degrees 02 minutes 16 seconds East a distance of 619.51 feet to an iron pin set being a 1/2 inch rebar with a yellow plastic cap stamped "Rochester LSF000484"; thence proceeding along Lot 3 Of Wyncourtney Subdivision, Unit 1 North 78 degrees 21 minutes 16 seconds East a distance of 39.81 feet to a 1 inch crimped top pipe found; thence proceeding along the property now or formerly of Simion Termure and Christina Gina Termure North 50 degrees 53 minutes 25 seconds East a distance of 362.58 feet to an iron pin set being a 1/2 inch rebar with a yellow plastic cap stamped "Rochester LSF000484" on the southwestern right of way of Dalrymple Road, NE, said right of way being 60 feet in width; thence proceeding along said southwestern right of way of Dalrymple Road NE South 72 degrees 54 minutes 50 seconds East a distance of 150.09 feet to a 1/2 inch rebar found; thence leaving said right of way and proceeding along the property now or formerly of Apex MK, LLC South 19 degrees 01 minutes 55 seconds West a distance of 223.24 feet to a 60d nail set at the base of a disturbed 1/2 inch rebar; thence South 53 degrees 32 minutes 02 seconds East a distance of 190.67 feet to the TRUE POINT OF BEGINNING.

ADDITIONAL REQUIREMENTS

Letter of Intent

Required for **all** cases

Address the following in detail, on a separate sheet:

1. Requested Variance
2. Examples of factual details about commercial proposal below:
 - Number and size of buildings
 - Square footage of gross floor area of nonresidential uses
 - Type and number of residential units
 - Number of employees and customers, number of classrooms, hours of operation, etc.
3. Examples of factual details about residential proposal below:
 - Square footage of encroachment(s)
 - Floor plan details
 - Footprint of residences
4. Factual details about the site: shape, topography, slope, vegetation, soils, and other physical characteristics of the property
5. Alternative designs explored:
 - Provide details of alternative designs that could reduce the need for a Variance
 - Explain why the alternatives were rejected

Variance Analysis (Sec. 11.6.2.)

Required for **all** cases

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

- a. The application of the Development Code would create an unnecessary hardship, and not merely an inconvenience to the petitioner; or
- b. There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;

Further, the application shall demonstrate that:

- c. Such conditions are not the result of action or inaction of the current property owner; and
- d. The variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and
- e. The variance request would result in development that is consistent with the general intent of the Development Code, with the Comprehensive Plan policies, and would not be detrimental to the public good, safety and welfare.

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

- Ensuring conservation of land and natural resources
- Promoting the preservation and enhancement of tree canopy in residential areas
- Guiding reinvestment in established neighborhoods that preserves and reinforces their unique characteristics
- Promoting development along transit corridors that enhances their function as mixed-use, walkable centers that serve surrounding residential neighborhoods

- Providing standards for compatible transitions of use, building scale, and height between existing and new development
- Providing building and site design standards that address the public aspects of private development and how building form, placement, and uses contribute to the quality of the public realm
- Providing parking and access standards that appropriately balance pedestrian and vehicular needs and result in safe pedestrian environments of the highest quality
- Promoting quality landscape and building design that advance the function and beauty of Sandy Springs
- Providing clear regulations and processes that result in predictable, efficient, and coordinated development review
- Promoting conservation of land, energy, and natural resources
- Promoting sustainable building and site design practices
- Promoting diverse housing options along the City's major corridors and within its nodes
- Providing standards for interconnected streets and development patterns that support all modes of travel (walking, bicycling, public transit, driving)

Chattahoochee River Corridor Certificate

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

Contact Helen Owens, Zoning Administrator, at (770) 206-1358 or howens@sandyspringsga.gov

Survey and Site Plan

Required for **all** cases

Provide one (1) digital copy on 11" x 17" paper

The Survey and Site Plan must include, at a minimum, the following:

Basic Information

- ☐ Legal description (metes and bounds; should also be submitted as a separate document)
- ☐ Key and/or legend, site location map with North arrow, and scale
- ☐ Boundary survey of the subject property, which includes dimensions along property lines that match the metes and bounds of the subject property's written legal description, and clearly indicate the point of beginning
- ☐ Acreage of the subject property
- ☐ Location of the subject property's land lot lines and identification of land lots
- ☐ Current zoning district of the subject and adjacent properties
- ☐ Layout and minimum lot size of proposed single unit detached residential lots
- ☐ Topography on the subject and adjacent properties within 200' to assess runoff effects
- ☐ Location of overhead and underground electrical and pipeline transmission/conveyance lines
- ☐ Building setback lines and build-to zones, transitions, buffers, etc.

Roads	☐ Existing and proposed dedicated and reserved rights-of-way of all streets on and adjacent to the subject property ☐ Posted speeds of existing streets ☐ Proposed streets on the subject property
Improvements	☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property ☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 400' of the subject property ☐ Location of proposed buildings with total square footage ☐ Required and proposed parking spaces, loading areas, service areas, etc. ☐ Development Statistics Summary Chart with % of total lot coverage: ○ Total area of site (acres and sq. ft.) ○ Building footprints (sq. ft. and %) ○ Parking spaces (number and %) ○ Lot coverage (sq. ft. and %)
Environmental	☐ 100-year floodplain horizontal limits and flood zone designations as shown on survey or Federal Emergency Management Agency Flood Insurance Rate Maps ☐ State waters and associated buffers ☐ Existing and proposed stormwater management facilities ☐ Community wastewater facilities, including preliminary areas reserved for septic drain fields and points of access ☐ Availability of water and sanitary sewer systems ☐ Trees and open space on the subject property ☐ Wetlands

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



SANDY SPRINGS
COMMUNITY DEVELOPMENT

2023 BOARD OF APPEALS SCHEDULE

Pre-App Meeting Deadline	Pre-Filing Deadline	Application Filing Deadline	Board of Appeals Meeting
11/8/2022	11/17/2022	11/24/2022	1/4/2023
12/13/2022	12/22/2022	12/29/2022	2/8/2023
1/10/2023	1/19/2023	1/26/2023	3/8/2023
2/7/2023	2/16/2023	2/23/2023	4/5/2023
3/14/2023	3/23/2023	3/30/2023	5/3/2023
4/11/2023	4/20/2023	4/27/2023	6/7/2023
No Meeting in July			
6/13/2023	6/22/2023	6/29/2023	8/2/2023
7/11/2023	7/20/2023	7/27/2023	9/6/2023
8/8/2023	8/17/2023	8/24/2023	10/4/2023
9/12/2023	9/21/2023	9/28/2023	11/8/2023
10/10/2023	10/19/2023	10/26/2023	12/6/2023

FEE SCHEDULE

Type	Adopted Fee	
Variance	For property zoned:	
	RE-, RD-PK, CON	\$300 + \$100/each additional request
	RU-, RT-, RM-, RX-ON-, OX-, CX-, SX-, TX-, CS-, IX-, CC-, PR-, PX-, PM-	\$600 + \$100/each additional request
Sign Variance	\$500 + \$100/each additional request	
Revisions to a filed Application	Variance, Sign Variance	\$250
Public Notice	Public Notice (newspaper)	Actual cost
	Readvertisement (newspaper)	Actual cost
BOA Meeting Signage (min. one (1) sign/street frontage)	Applicant handles	
Administrative Fee	\$25	
Technology Fee	\$5	
Notes: • Payments may be made via online CSS Portal or at the Revenue Desk • Debit and credit card transactions are subject to a 5% surcharge • All fees are based on each request		

SIGN SPECIFICATIONS

For Board of Appeals:

- At least one (1) sign on each public or private street frontage at a point visible from the nearest public or private street, installed parallel to the roadway; in the case of multiple lots, sufficient signs must be posted to provide reasonable notice to interested persons
- Construction of sign is fully the responsibility of the applicant
- Printed on durable material; 8' wide x 4' tall in dimension
- Example sign template:

	VARIANCE
	REQUEST FOR A VARIANCE TO ENCROACH 2' INTO THE REAR BUILDING SETBACK FOR AN ADDITION *Virtual Meeting Option: See Case Online*
BOARD OF APPEALS 4/7/21; 6:00 PM CITY HALL 1 GALAMBOS WAY CITY OF SANDY SPRINGS PLANNING AND ZONING DIVISION, 770-730-5600	123 ADDRESS ROAD V21-0005 FIND THIS CASE ONLINE: spr.gs/zoningcases

- Signage must be removed within 48 hours of final action on the petition

LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, July 14, 2023 7:31 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case V23-0009

Case ID: V23-0009

Time Submitted: 20230714110323.315000

Citizen Name: Brandy Carlton and Cameron Cox

Citizen Email: [REDACTED]

Citizen Phone:

Citizen Address: 725 Dalrymple Road Unit 2E, Sutton Pines Condos

Comment: We own property within 500 feet of 7300 Roswell Road. We oppose granting the requested variance to remove requirements for a protected neighborhood transition wall on the west side of subject property. The impact of granting this request will be extremely negative to the property values and the quality of life for all the residents in the effected single family home neighborhood that borders subject property on the west side. While the 'generous landscaping' offered by the petitioner as a replacement would surely look nice, a transitional wall will look nice too while also providing a noise buffer for both the single family homes and the apartments being built, and a deterrent for pedestrians to use this area as a cut through the residential yards to the neighborhood streets behind the apartments. The transitional wall may also offer protection from erosion. This property owner has already enclosed all the public sidewalks fronting Roswell Road with security landscape fencing which creates high difficulty for the many area residents that use our sidewalks to walk from their homes to shops and work. Please don't also allow more disruption or negative impact to our community.

This e-mail message (including any attachments) is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message (including any attachments) is strictly prohibited. If you have received this message in error, please contact the sender and destroy all copies of the original message (including attachments). The City of Sandy Springs is a public entity subject to the Official Code of Georgia Annotated §§ 50-18-70 to 50-18-76 concerning public records. Email is covered under such laws and thus may be subject to disclosure.

LaQuita Williams

From: Sandy Springs GIS
Sent: Monday, July 17, 2023 8:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case V23-0009

Case ID: V23-0009

Time Submitted: 20230717122718.217000

Citizen Name: Michael Rice

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 7390 Glisten Avenue

Comment: From what I understand on this build-out is a lots of apartments -- a huge parking deck-- and related paving. PROBLEM: I do not know of any significant green space. the letter says "a transitional buffer will be provided and to be generously landscaped." At this time -- "I have very little confidence in a quality level of landscape --significant greenery- - to help improve human quality space and Roswell Rd -- Sandy Springs." This is a huge issue.

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LaQuita Williams

From: Bryan Condie <bcondie@ffres.com>
Sent: Wednesday, July 26, 2023 10:07 PM
To: Bryan Condie
Subject: 595 Wyncourtney Support Letter

Bryan Condie
Development Manager - Development



3330 Cumberland Blvd. Suite 375
Atlanta, GA 30339
Office: 404.442.3862
Cell: 703.402.4133

fairfieldresidential.com



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CA DRE #01889456, CA DRE #02111582, License #2022-FBN-0018000

From: Michael Penno <[REDACTED]>
Sent: Wednesday, July 26, 2023 9:40 PM
To: Matthew Hallman <mhallman@ffres.com>; Bryan Condie <bcondie@ffres.com>
Cc: lindsaynschwartz@yahoo.com
Subject: [EXTERNAL] 8/2 - Variance

To whom it may concern,

As the resident of 595 Wyncourtney Drive in Sandy Springs, Georgia, adjacent to the property under development by Fairfield, I support Fairfield's request to build an 8-foot-tall, solid wooden fence as a neighborhood transition buffer in lieu of a masonry wall. Due to the unique circumstances and topography of the site, the fence would be a much more practical option that would actually provide a visual screen (along with the proposed landscaping on the Fairfield property). I will NOT grant any construction easements or access to anyone on my property to facilitate the construction of a masonry wall because of the extent and severity of disturbance and the loss of my trees that would be caused by such construction.

If you have any further questions please feel free to reach out.

Thanks,

Mike Penno

Senior Vice President

LaQuita Williams

From: Bryan Condie <bcondie@ffres.com>
Sent: Wednesday, July 26, 2023 11:06 AM
To: Bryan Condie
Subject: 591 Dalrymple Support Letter

Bryan Condie
Development Manager - Development



3330 Cumberland Blvd. Suite 375
Atlanta, GA 30339
Office: 404.442.3862
Cell: 703.402.4133

[fairfieldresidential.com](https://www.fairfieldresidential.com)



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CA DRE #01889456, CA DRE #02111582, License #2022-FBN-0018000

From: Lindsay McGowan <[REDACTED]>
Sent: Sunday, July 16, 2023 9:47 AM
To: Bryan Condie <bcondie@ffres.com>
Subject: [EXTERNAL]

Good morning,

Attached you will find the signed copy of the agreement for option 1 of the original plan for the entire enclosed fence.

As the owner and resident of 591 Dalrymple Rd in Sandy Springs, Georgia, adjacent to the property under development by Fairfield, I support Fairfield's request to build an 8-foot-tall, solid wooden fence as a neighborhood transition buffer in lieu of a masonry wall. Due to the unique circumstances and topography of the site, the fence would be a much more practical option that would actually provide a visual screen (along with the proposed landscaping on the Fairfield property). I will NOT grant any construction easements or access to anyone on my property to facilitate the construction of a masonry wall because of the extent and severity of disturbance and the loss of my trees that would be caused by such construction

Please let me know if there is anything else needed.

Best,
Lindsay

LaQuita Williams

From: Bryan Condie <bcondie@ffres.com>
Sent: Wednesday, July 26, 2023 11:07 AM
To: Bryan Condie
Subject: 605 Wyncourtney Support Letter

Bryan Condie
Development Manager - Development



3330 Cumberland Blvd. Suite 375
Atlanta, GA 30339
Office: 404.442.3862
Cell: 703.402.4133

fairfieldresidential.com



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CA DRE #01889456, CA DRE #02111582, License #2022-FBN-0018000

From: BRYAN Jim 2 (CNH Industrial) [REDACTED]
Sent: Friday, July 14, 2023 5:26 PM
To: Bryan Condie <bcondie@ffres.com>
Subject: [EXTERNAL] Variance

To whom it may concern:

As the owners and residents of 605 Wyncourtney Drive in Sandy Springs, Georgia, adjacent to the property under development by Fairfield, I support Fairfield's request to build an 8-foot-tall, solid wooden fence as a neighborhood transition buffer in lieu of a masonry wall. Due to the unique circumstances and topography of the site, the fence would be a much more practical option that would provide `a visual screen (along with the proposed landscaping on both the Fairfield property and our property). I would prefer not to grant any construction easements or access to anyone on my property to facilitate the construction of a masonry wall.

Please contact me if you have any questions.

Thank you,
Lori and Jim Bryan

[REDACTED]

This is not an offer. It is for informational purposes only. Any retail contract or lease is subject to customer qualifying for CNH Industrial Capital credit. All contracts and leases must be documented on the appropriate CNH Industrial Capital form.

LaQuita Williams

From: Bryan Condie <bcondie@ffres.com>
Sent: Wednesday, July 26, 2023 3:24 PM
To: Bryan Condie
Subject: 615 Wyncourtney Letter of Support

Bryan Condie
Development Manager - Development



3330 Cumberland Blvd. Suite 375
Atlanta, GA 30339
Office: 404.442.3862
Cell: 703.402.4133

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CA DRE #01889456, CA DRE #02111582, License #2022-FBN-0018000

From: Amy Scott [REDACTED]
Sent: Wednesday, July 26, 2023 3:19 PM
To: David Scott <dscott@bayeq.com>; Bryan Condie <bcondie@ffres.com>; Matthew Hallman <mhallman@ffres.com>
Subject: [EXTERNAL] Letter of Support

To Whom It May Concern:

As the resident of 615 Wyncourtney Drive in Sandy Springs, Georgia, adjacent to the property under development by Fairfield, I support Fairfield's request to build an 8-foot-tall, solid wooden fence as a neighborhood transition buffer in lieu of a masonry wall. Due to the unique circumstances and topography of the site, the fence would be a much more practical option that would actually provide a visual screen (along with the proposed landscaping on the Fairfield property). I will NOT grant any construction easements or access to anyone on my property to facilitate the construction of a masonry wall because of the extent and severity of disturbance and the loss of my trees that would be caused by such construction."

David and Amy Scott

LaQuita Williams

From: Bryan Condie <bcondie@ffres.com>
Sent: Wednesday, July 26, 2023 11:07 AM
To: Bryan Condie
Subject: 635 Wyncourtney Support Letter



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CA DRE #01889456, CA DRE #02111582, License #2022-FBN-0018000

From: Tyler L <[REDACTED]>
Sent: Sunday, June 25, 2023 5:49 PM
To: Bryan Condie <bcondie@ffres.com>
Cc: Matthew Hallman <mhallman@ffres.com>
Subject: Re: [EXTERNAL] Re: Fairfield Agreement

Bryan,

Thank you.

As the owner and resident of 635 Wyncourtney Drive in Sandy Springs, Georgia, adjacent to the property under development by Fairfield, I support Fairfield's request to build an 8-foot-tall, solid wooden fence as a neighborhood transition buffer in lieu of a masonry wall. Due to the unique circumstances and topography of the site, the fence would be a much more practical option that would actually provide a visual screen (along with the proposed landscaping on the Fairfield property). Most importantly to me, the fence would eliminate the otherwise extensive impact on my property, notably the destruction of most of the trees on my property, and several hundred square feet of land disturbance in my back yard that would inevitably last several months or longer. I will NOT grant any construction easements or access to anyone on my property to facilitate the construction of a masonry wall because of the extent and severity of disturbance and the loss of my trees that would be caused by such construction.

Please let me know if you need anything else from me.

Very Respectfully,

Tyler Lenn

ISA Certified Arborist GO-0017-A

ISA TRAQ Certified



LaQuita Williams

From: Bryan Condie <bcondie@ffres.com>
Sent: Thursday, July 27, 2023 9:49 AM
To: Bryan Condie
Subject: 625 Wyncourtney Support Letter

Bryan Condie
Development Manager - Development



3330 Cumberland Blvd. Suite 375
Atlanta, GA 30339
Office: 404.442.3862
Cell: 703.402.4133

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CA DRE #01889456, CA DRE #02111582, License #2022-FBN-0018000

From: ok [REDACTED]
Sent: Thursday, July 27, 2023 9:30 AM
To: Bryan Condie <bcondie@ffres.com>
Subject: [EXTERNAL] 625 Wyncourtney Dr Rear Property Disturbance

Dear Bryan,

Thank you for the call explaining the situation with the Fairfield development. Being the owner of 625 Wyncourtney Drive in Sandy Springs, Georgia that is adjacent to the property under development by Fairfield, I do support Fairfield's request to build an 8-feet-tall, solid wooden fence as a neighborhood transition buffer in lieu of a masonry wall. Due to the unique circumstances and topography of the site, possible requirement of blasting bedrock could create more damage than good in this case. The fence would be a much more practical option that would actually provide a visual screen (along with the proposed landscaping on the Fairfield property). I will NOT grant any construction easements or access to anyone on my property to facilitate the construction of a masonry wall because of the extent and severity of disturbance and the loss of my trees that would be caused by such construction.

Sincerely,

Greg Hallas



Board of Appeals

August 2, 2023



SANDY SPRINGS™
GEORGIA

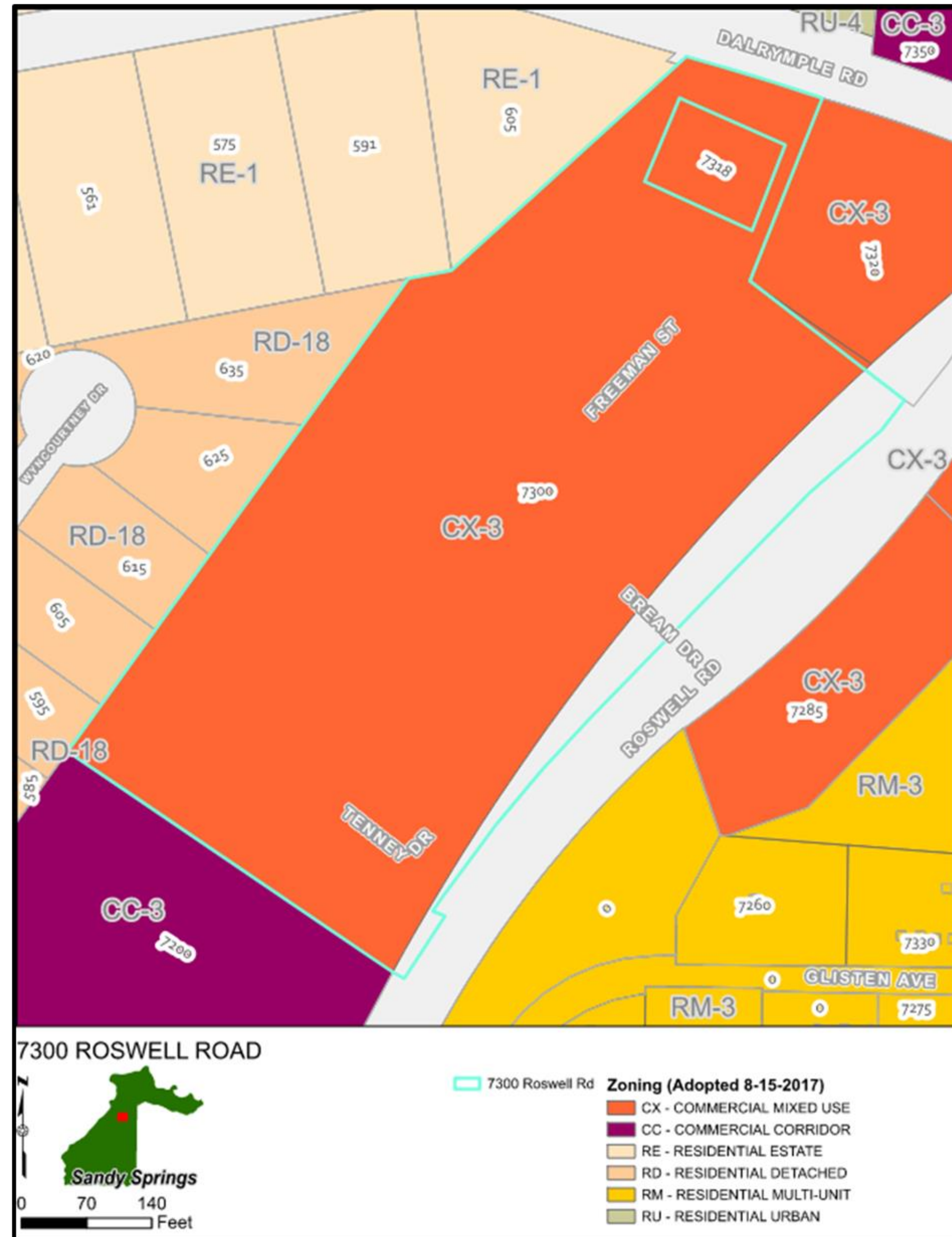
V23-0009
7300 Roswell Road

STAFF RECOMMENDATION:
Approval with Conditions

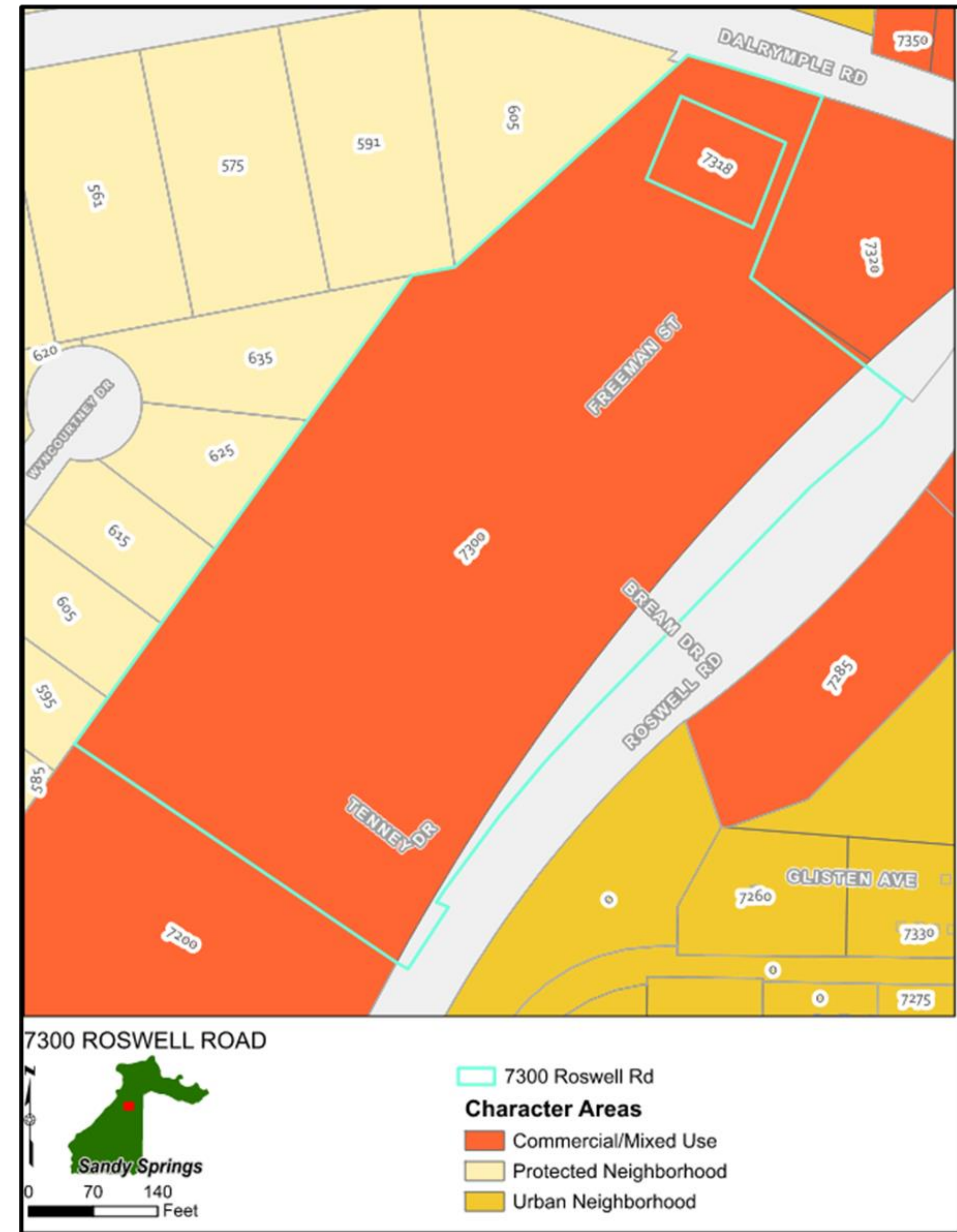
Request

Request for a Variance from Sections 6.4.3.1. and 8.2.6.B.2. to remove the buffer wall requirements along the West boundaries of the property where abutting RD-18 properties.

Zoning



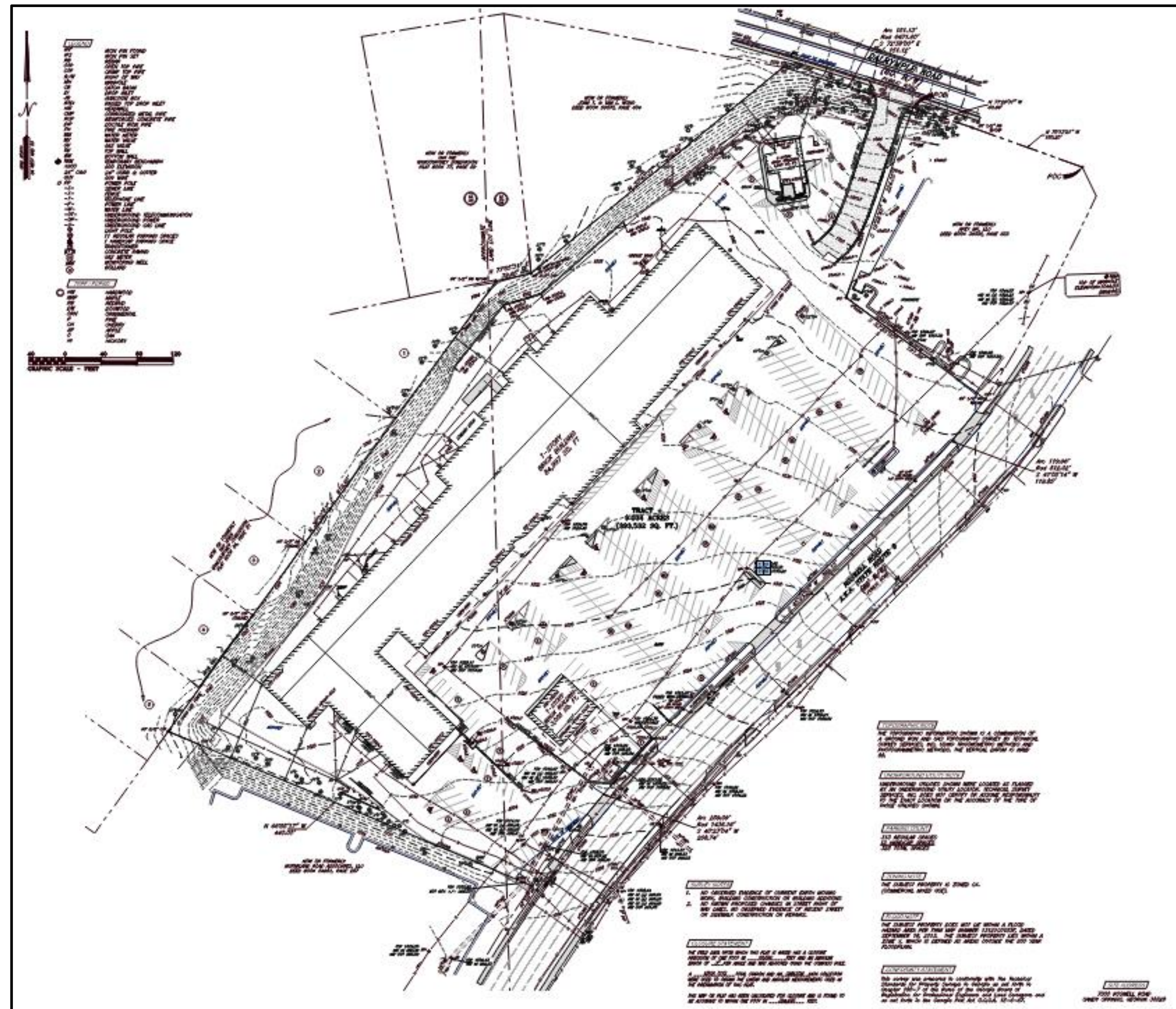
Character Area



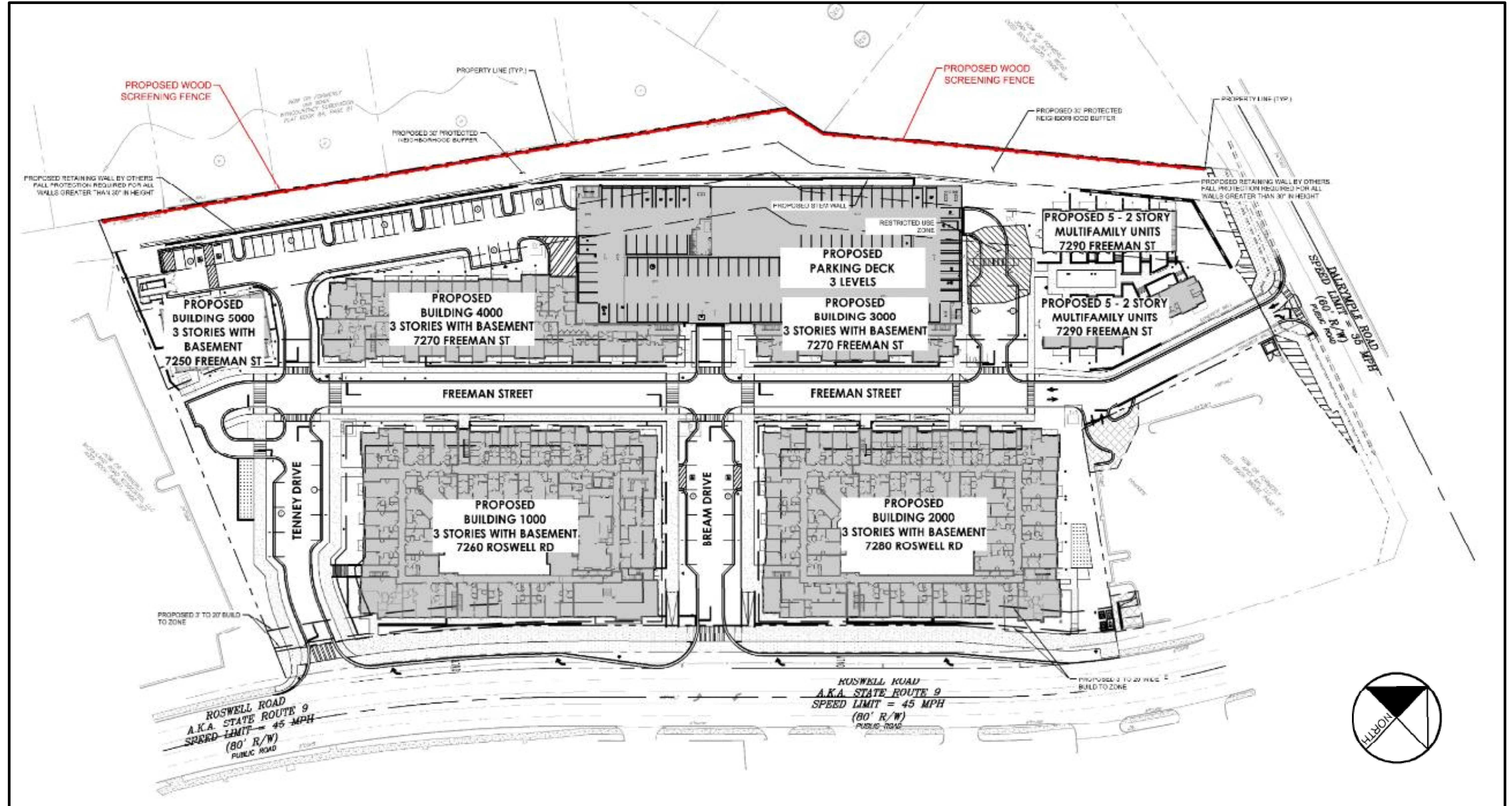
Aerial Image



Survey



Site Plan

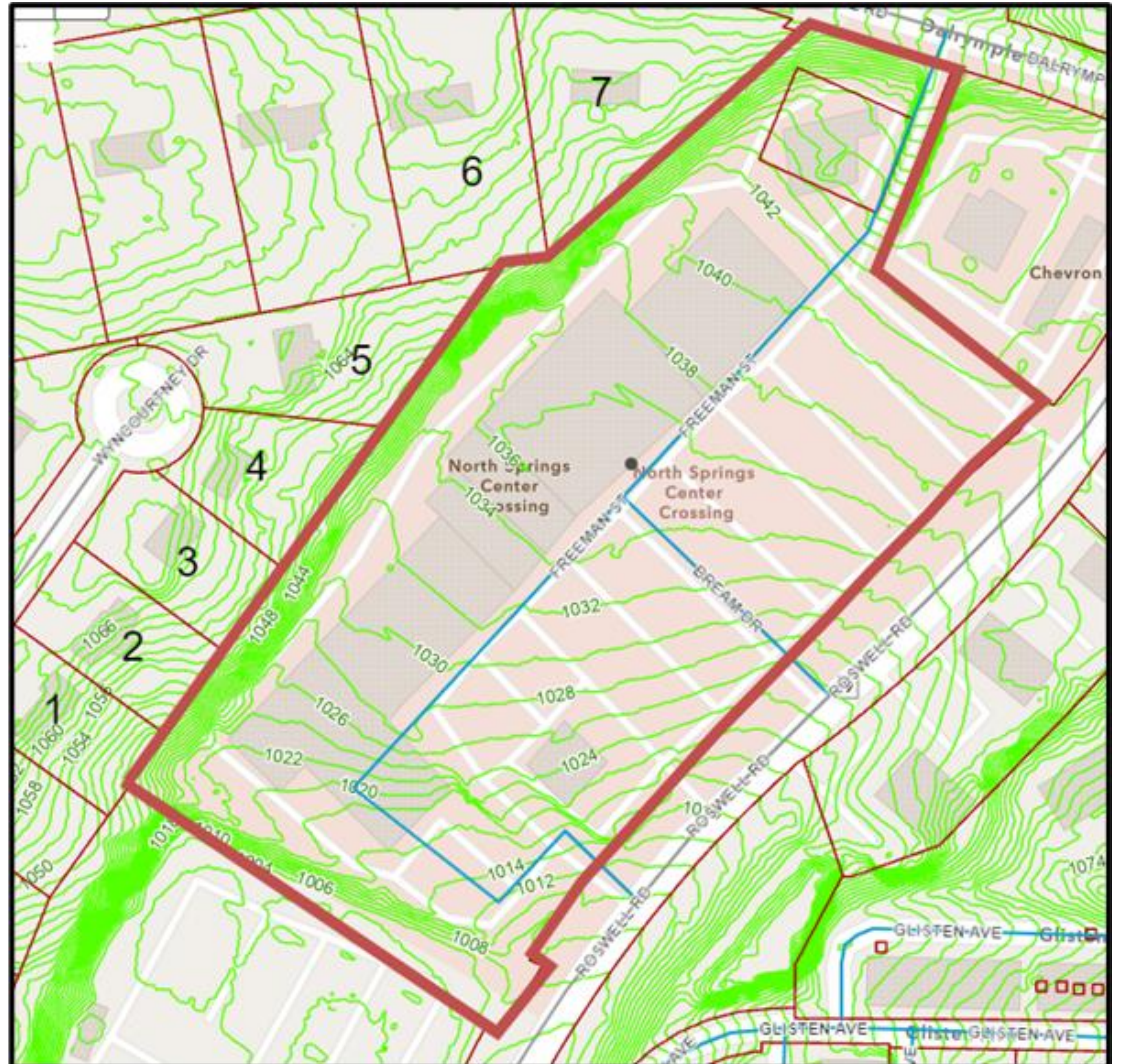


Existing Development

- The 10.44-acre subject property zoned as CX-3 (commercial/mixed use – 3 stories maximum) is currently under construction for a multi-unit residential development that was permitted in 2022.
- This parcel was formerly, North Springs Center shopping plaza, which included Big Lots as its anchor, a movie theater, a dry cleaner, and several other small retail and restaurants.
- The abutting properties to the west are several single-family homes zoned as RD-18, residential-detached 18,00 square feet minimum, a Protected Neighborhood district.
- The homes in this neighborhood sit approximately 40 feet above the site.

Existing Development

- property lines (red)
- topography of the property (green)
- and future roads (blue)
- Residential properties are located (numbered).



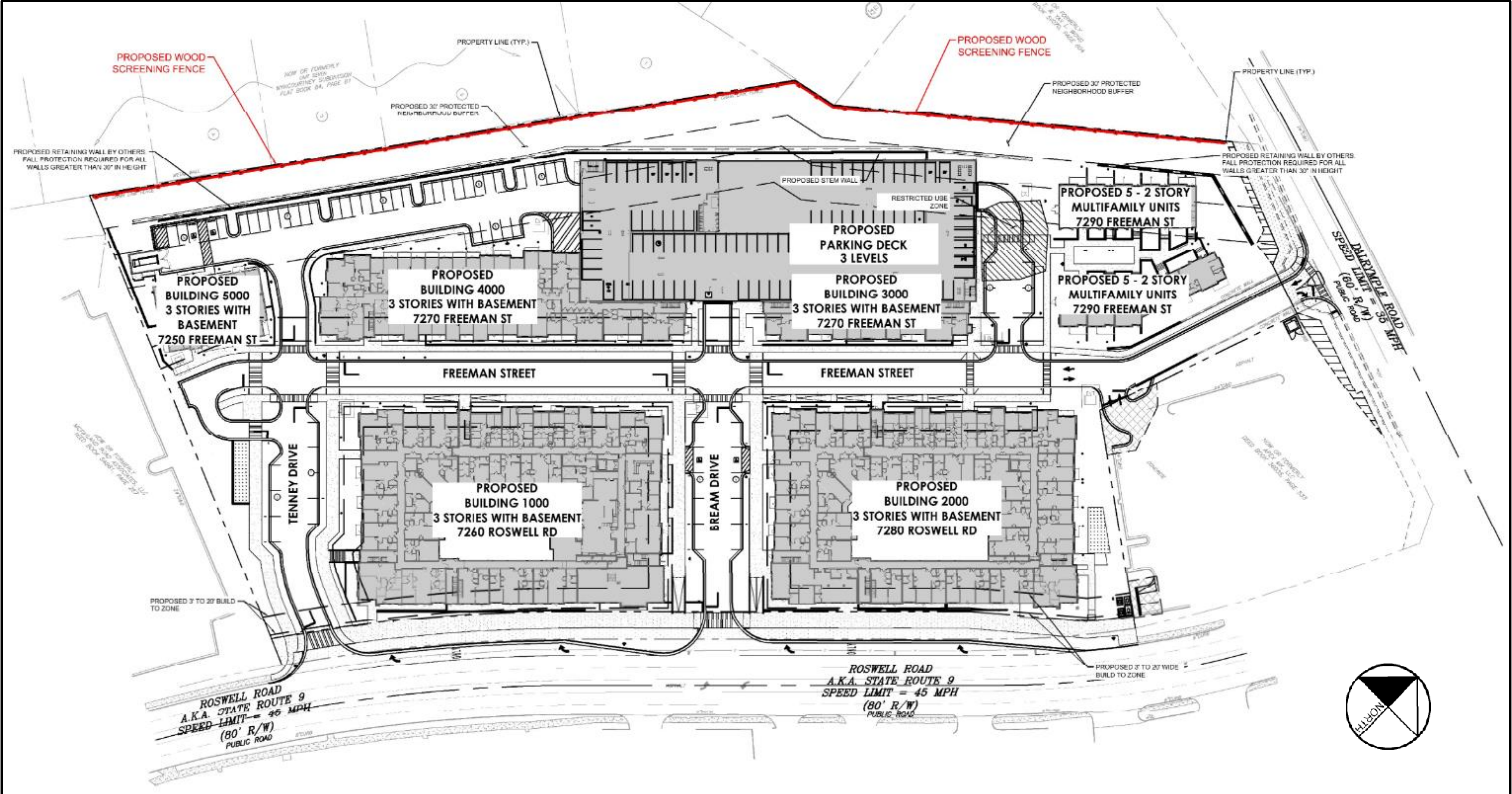
Views looking south from Dalrymple Road



Proposed Development

- The applicant is seeking a variance from Section 6.4.3.1. and 8.2.6.B.2. to remove the buffer wall requirement along the west boundary of the property where abutting RD-18 properties.
- Per the Sandy Springs Development Code, Section 6.4.3.1. Buffer – Intended to buffer and screen with evergreen landscaping and wall.
- Per the Sandy Springs Development Code, Section 8.2.6. Neighborhood Transition Buffers, the required buffer must include the following components: 8.2.6.B.2. Lot Width or Depth 200' and More – [A] wall at least 6 feet tall and not more than 8 feet tall located 25 feet from the property (no fence allowed).
- This request is only for the exclusion of the requirement of the buffer wall. Applicants will still have to comply with all neighborhood transition buffer planting requirements.

Proposed Development/Site Plan



V23-0009 Variance Considerations

Variance will only be granted upon showing that

- **The application of this Development Code would create an unnecessary hardship, not merely an inconvenience to the applicant;**
 - Regarding this development, the application of the Development Code would create unnecessary hardship. The intention of the buffer wall requirement is to provide screening and to create a barrier to pathways from residential to commercial properties. However, the topography in the vicinity of the intended transition area is very steep. Staff believes the installation of a buffer wall is not feasible on such an extreme slope and the construction of a wall with the required footings will be detrimental to the critical root zones of the established forest on the residential properties.
- **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 conditions on this property are extraordinary and exceptional due to the extreme topography in the vicinity of the required transition buffer. The topography not only makes the installation of the wall infeasible, but the substantial grade change also makes the wall ineffective to provide screening of the development from the neighbors above.

V22-0030 Variance Considerations

Variances will only be granted upon showing that

- **Such conditions are not the result of action or inaction of the current property owner; and**
 - The topographically challenged site existed before the current property owners which is not the result of action or inaction of the current owners.

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

- The variance request to remove the wall requirement on this property, given the topographical conditions mentioned previously, gives the minimum relief necessary to develop this property.
- **The Variance request would result in development that is consistent with the general intent of this Development Code, with the Comprehensive Plan policies, and not be detrimental to the public good, safety and welfare.**
- The general intent of the Development Code and Comprehensive Plan policies is to promote the preservation and enhancement of tree canopy in residential areas, providing standards for compatible transitions of use, building scales, and height between existing and new development. In this case, removing the wall requirement will protect the tree canopy; and the topography on the property functions as a barrier and serves as a suitable transition between the residential and commercial properties. This variance will not be detrimental to the public good, safety, and welfare

Recommendation

- Staff recommends **Approval with Conditions** of **Variance V23-0009**, a request for relief from Sections 6.4.3.1. and 8.2.6.B.2. to remove buffer wall requirements along the west boundaries of the property where abutting RD-18 properties.
- The applicant's revegetation plan must be approved by the City Arborist and Sustainability Manager.



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, August 2, 2023

Case: **V23-0014 – 125 Green Fall Point**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: July 21, 2023

REQUEST

Request for a variance from Division 9.2. to grade into the 50-foot undisturbed natural vegetative buffer and place a wall into the 75-foot impervious surface setback.

APPLICANT

Property Owners:	Petitioner:	Representative:
Joanne Black	Douglas C. Lynn, LLC	Douglas C. Lynn, LLC

RECOMMENDATIONS

Department of Community Development

Staff recommends **Approval with Conditions** of **Variance(s)** V23-0014.

MATERIALS SUBMITTED AND REVIEWED

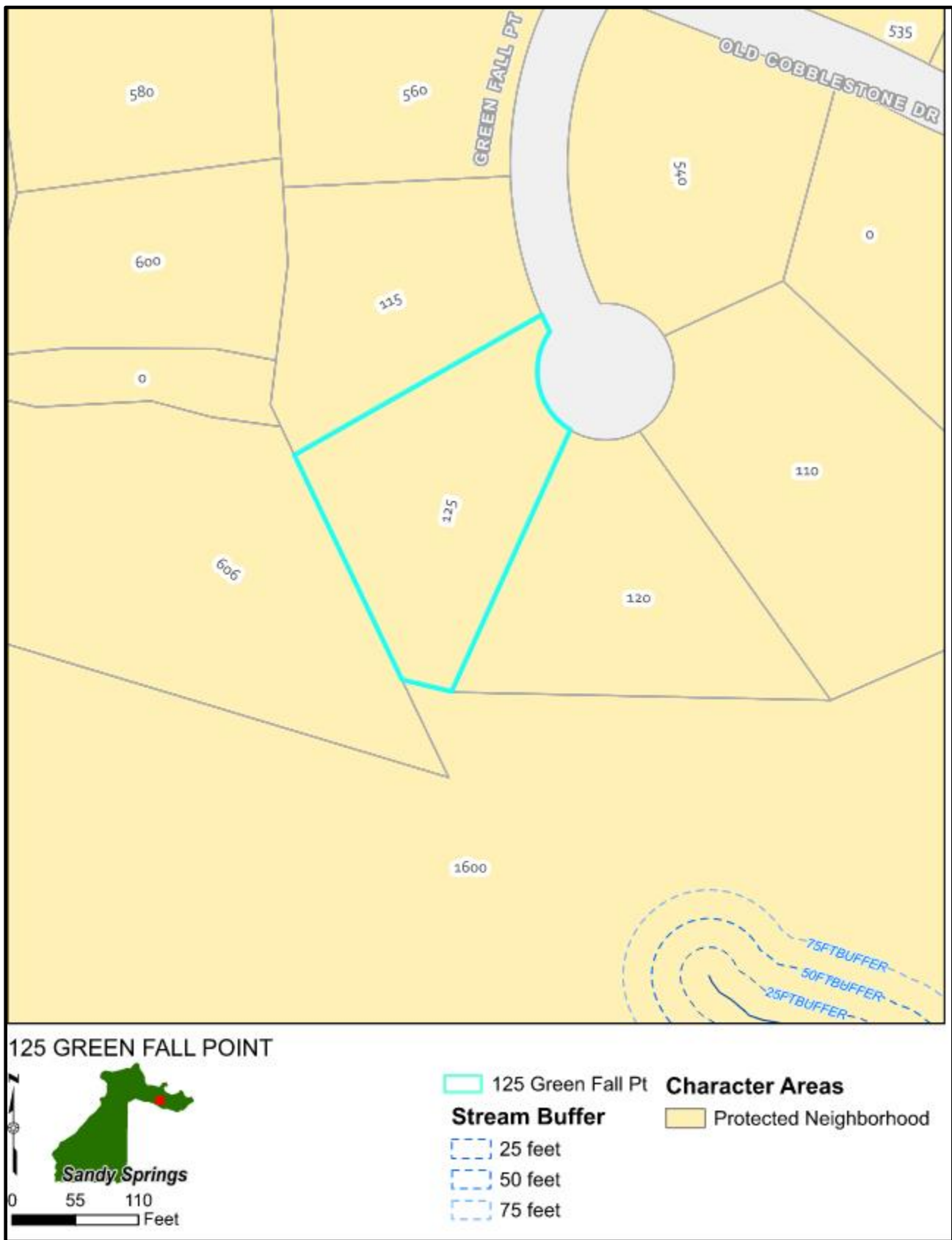
Materials and Plans

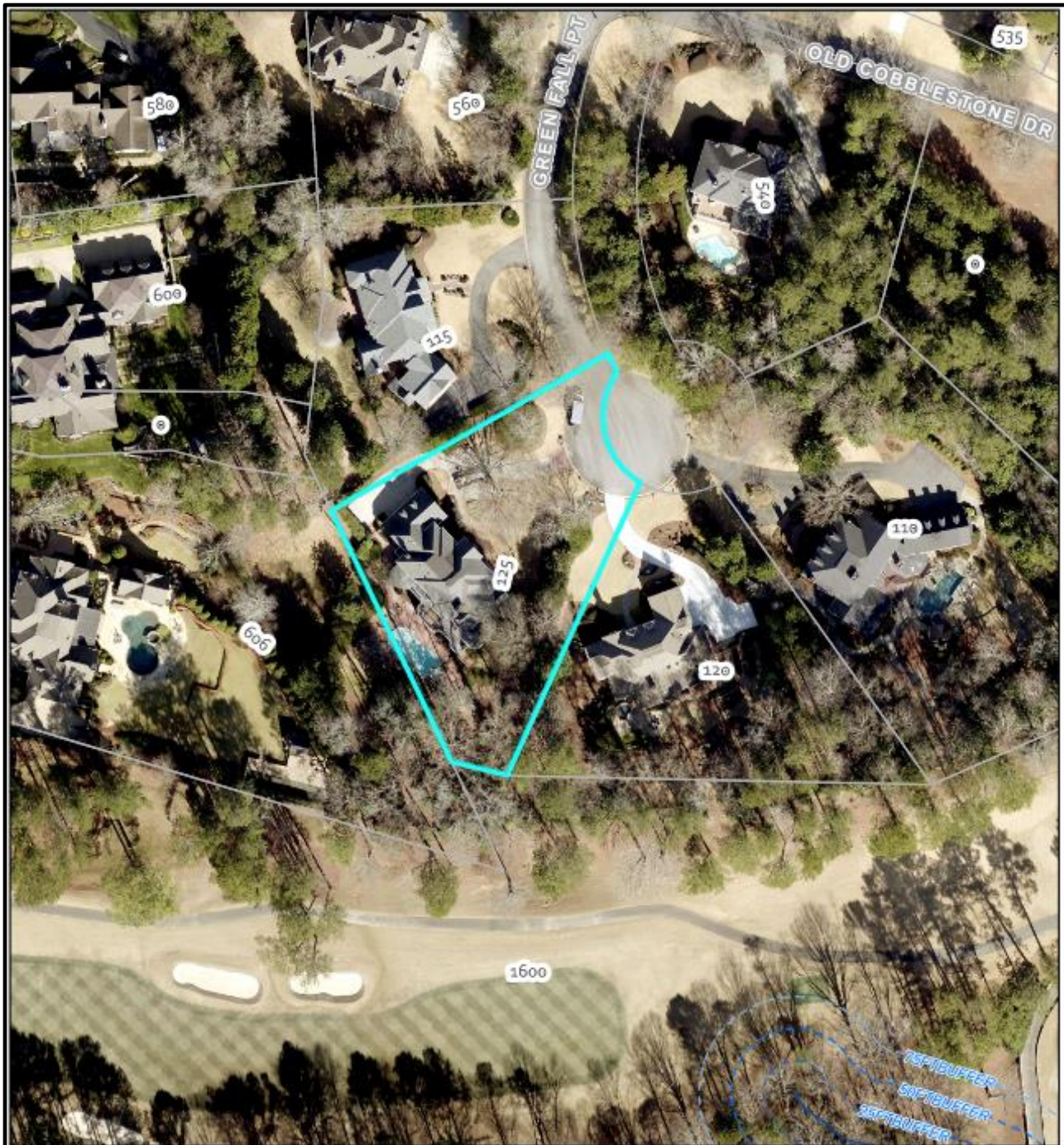
1. “125 Green Falls Pt Stream Buffer Variance Application” received on May 24, 2023
2. “LEGAL DESCRIPTION OF 125 GREEN FALLS POINT SANDY SPRINGS” received May 24, 2023
3. “125 Green Falls Pt Pipe Replacement Plans.pdf” received on May 24, 2023, by Gaddy Surveying & Design, Inc
4. “Variance Analysis-25 Green Falls Point” received on June 18, 2023

PROPERTY INFORMATION	
Location:	125 Green Fall Point (06 034200070171)
Council District:	1 – John Paulson
Neighborhood:	Bailey Estates
Road frontage:	Approximately 102 feet
Lot Depth	Approximately 219 feet
Acreage:	Approximately 1.20 acres
Current Zoning	RE-2 (Residential Estate – 2 acres minimum)
Existing Land Use:	Single-family home
Previous Zoning Cases:	N/A
Character Area:	Protected Neighborhood

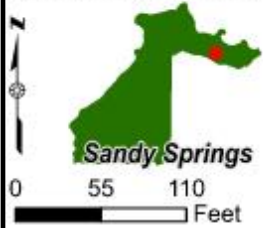
EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	Zoning	Address(es)	Land area (acres) (approximate)
North	RE-2/ Residential Estate	115 Green Fall Point	1.04 acres
Northeast	RE-2/ Residential Estate	540 Old Cobblestone	1.11 acres
South	RE-2/ Residential Estate	Dunwoody Club Drive Dunwoody Country Club	203.09 acres
East	RE-2/ Residential Estate	120 Green Fall Point	1.18 acres
West and South	RE-2/ Residential Estate	606 Old Cobblestone Drive	1.88 acres
PROPOSED DEVELOPMENT			
-	RE-2/ Residential Estate	125 Green Fall Point	1.20 acres

CHARACTER AREA MAP



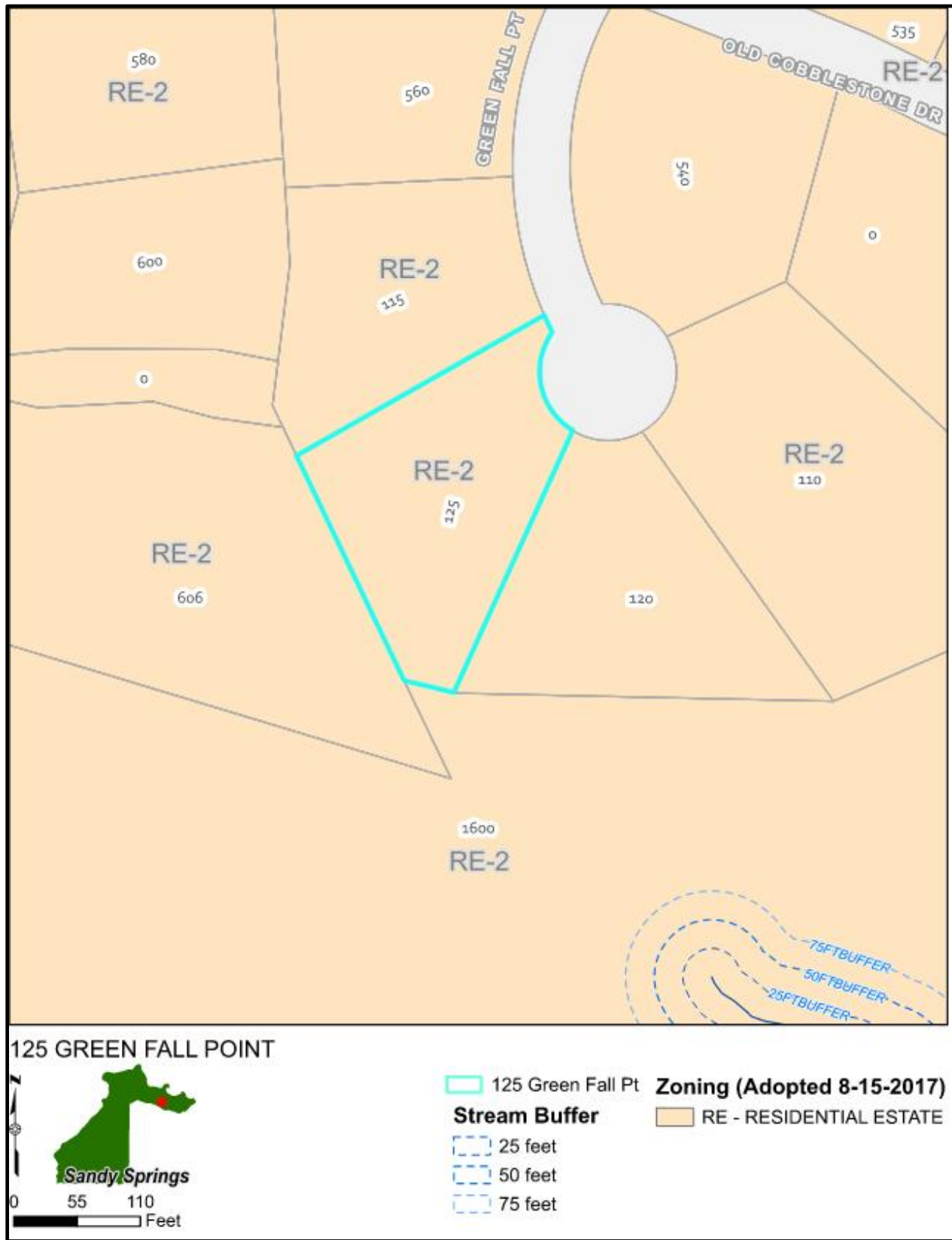


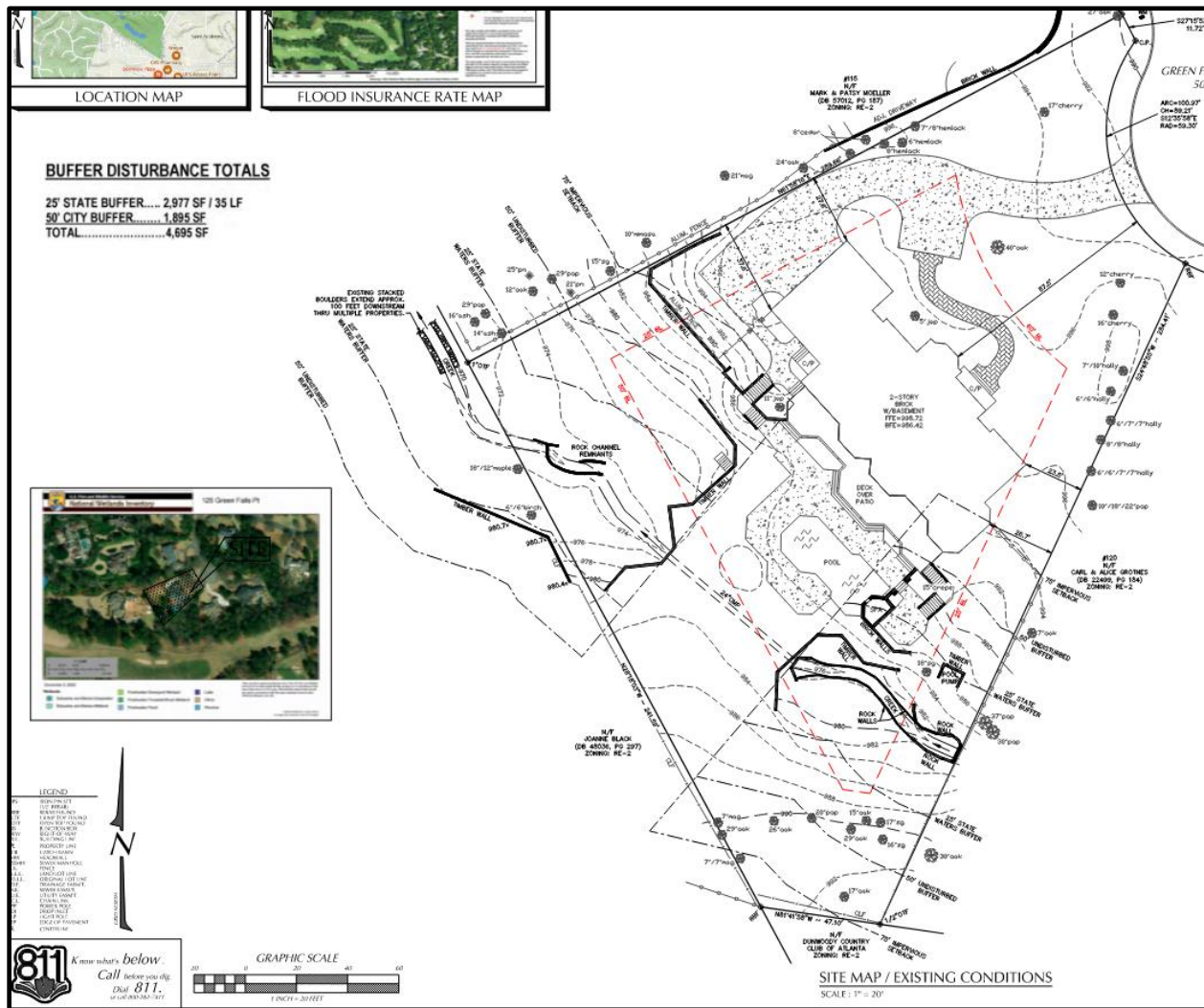
125 GREEN FALL POINT

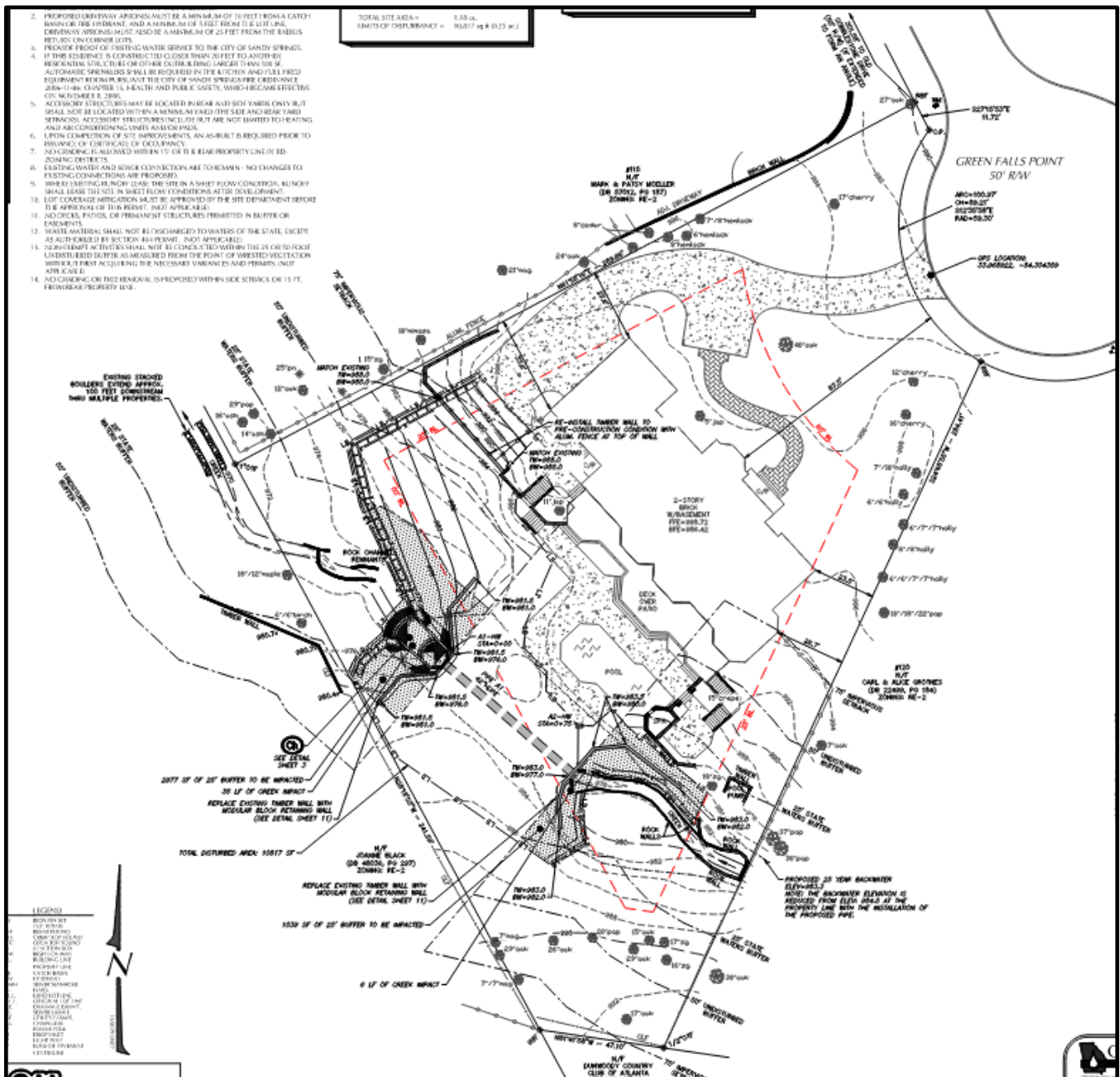


	125 Green Fall Pt	Stream Buffer
	25 feet	
	50 feet	
	75 feet	

ZONING MAP







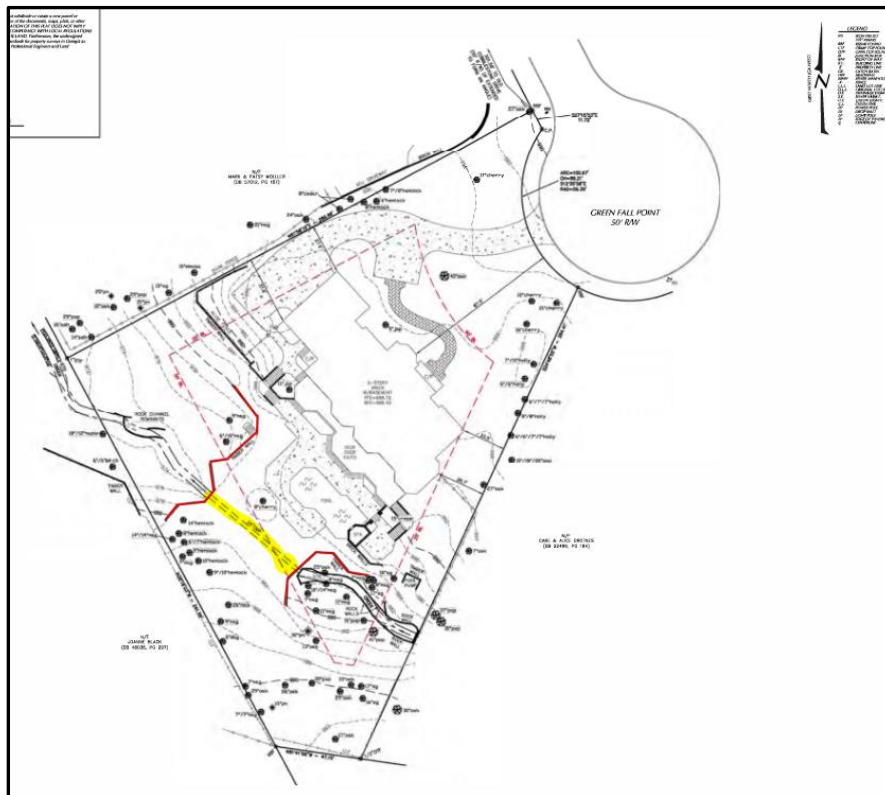
EXISTING DEVELOPMENT

The 1.20-acre property zoned RE-2 (residential estate – 2 acres minimum), is currently developed with a 2-story brick single-family home with a basement, 3-car garage, a pool, and a rear patio. According to the Community Development GIS map, the parcel is rather flat between the primary structure and the front property line, however, in the rear of the property, the elevation is undulating and a stream flow southeast to northwest, dividing the rear yard.

A pipe was installed in the mid-1990s to channel a portion of the stream. The portion of the stream that flows through the pipe does not have buffer requirements. The portions of the stream before it enters the pipe and where it exits the pipe are subject to the State and City stream buffer requirements. The 30-year-old pipe is now deteriorated and in need of replacement.

In addition to the pipe replacement, there are existing wood retaining walls on both sides of the pipe headwalls that are showing signs of rot, degradation, and moisture buildup. The existing timber wall is over 20 years old, and retains the soil in the vicinity, provides a connection to the other side of the creek, and creates a useable flat surface for the property owners. The wall would also provide structural support for the existing pipe.

The applicant is seeking a variance from Division 9.2. to grade into the 50-foot undisturbed natural vegetative buffer and place a wall into the 75-foot impervious surface setback to replace a deteriorating pipe.



The darker red line illustrates the timber head walls and yellow shows the current pipe layout



View of the downhill side of the pipe



View of the downstream side of the pipe



View looking north from the rear yard



View of stream facing downhill side of pipe



View of downhill side of pipe



View of downhill side of the pipe

PROPOSED DEVELOPMENT

The proposal includes grading within the natural undisturbed vegetative buffer to replace a failing pipe system with a larger more effective pipe. The land disturbance activity will encroach into the State and City stream buffers and within 20 feet of the rear lot line. The applicant also proposes constructing a wall within the impervious surface setback. The proposal includes improving an existing failing pipe system and replacing existing timber retaining walls with new modular block wall that are currently located within the state and city buffers and the impervious surface setback. The plans show that the proposal will be placed approximately in the same location as the failing systems.

Per the Sandy Springs Development Code, Division 9.4.2.G.3.a. *Natural Grade Protection*– In all RE- districts, no grading is allowed within 20 feet of the rear lot line.

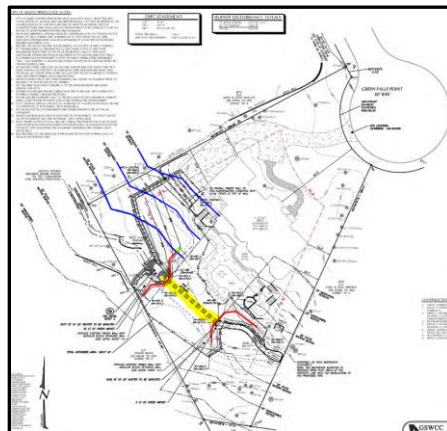
Per the Sandy Springs Development Code, Division 9.2.4. *Land Development Requirements* – An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the state waters as measured from the point of wrested vegetation. All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot undisturbed buffer.

The chart below signifies the existing and proposed disturbance.

Buffer/Impervious Setback	Existing	Proposed	Difference
0'-25' State undisturbed natural vegetative buffer	7,415 sq. ft.	2,977 sq. ft.	-4,438 sq. ft. -40%
25'-50' City undisturbed natural vegetative buffer	6,650sq. ft.	1,894 sq. ft.	-4,756 sq. ft. -28%
50'-75' City additional impervious surface setback	4,551 sq. ft.	1,280 sq. ft. Disturbed Area	-3,271 sq. ft. -28%
Total	18,616 sq. ft.	6,151 sq. ft.	-12,465 sq. ft. -33%

The applicant is seeking a variance from Division 9.2. to grade into the 50-foot undisturbed natural vegetative buffer and place a wall into the 75-foot impervious surface setback to replace a deteriorating pipe.

The blue lines represent the stream buffers and impervious surface setback, the yellow represents the pipe, red line represents the timber headwalls, and the green represents the wall encroachment in the City's 50-foot buffer.



V23-0014 VARIANCE CONSIDERATIONS

Per Sec. 9.2.4.B.3. and Sec. 9.2.4.B.4. of the Development Code, variances may be considered for land development activity the following list of factors will be considered for providing guidance when making decisions about issuing variances:

1. Variances will only be granted upon showing that:

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;

Findings: The conditions on the property predate 2005. The pipe was installed in the 1990s and to conduct maintenance on the pipe, a buffer and setback variance is required. Much of the proposed wall on either side of the creek will remain within the State's 25-foot undisturbed buffer. But the small section of approximately 5 linear feet on the northern side of the west wing wall, will be placed in the City's 50-foot undisturbed buffer.

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

Findings: Strict adherence to the buffer and setback requirements would create extreme hardship for the applicant and other property owners. Not allowing the buffer encroachment needed to replace the failing pipe system would lead to the complete failure of the pipe, which would likely cause flooding on the subject property and properties upstream. The applicant is also proposing to regrade the area north of the western wall which appears to show a gradual sloping from the backyard to the creek's bank.

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

Findings: The conditions on this property predate December 12, 2005. The pipe was installed in the 1990s, and given the 20-year life expectancy of the metal pipe, periodic intrusion into the stream buffers is expected to keep the system functional to not impede the base flow of the stream. The walls are integral to the pipe's replacement and are located within the buffers. The applicants are seeking to replace the failed system and are not creating unnecessary hardship.

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

Finding: Staff believes that the variance request will provide the minimum relief necessary to make reasonable use of the property. It will allow the applicant to maintain their property and prevent devaluation that would result in allowing the system to completely fail. The request is to replace in kind the failing wall with a modular block wall, therefore, minimizing the impact on the area.

The following factors will be considered in determining whether to issue a variance:

b. The locations of all state waters wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey;

Findings: The location of the stream bisects the rear yard of the subject property, and in order to make reasonable use of the backyard, a pipe was installed to contain a portion of the stream. Staff believes that it is prudent to allow the applicant to encroach into the stream buffers to repair and replace the pipe and install the proposed walls.

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

Findings: The applicants are proposing minimal and temporary intrusion within the buffers and setbacks as required per the mitigation plans.

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

Findings: Alternative designs were not presented because the direct replacement of the existing pipe at the existing location is the best possible design.

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

Findings: This project will have positive impacts to the water quality into the long term. The increased size of the proposed replacement pipe will reduce the hydrologic impact and lessen the potential for flooding to upstream properties.

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

Findings: Staff believes the issuance of this variance will be protective of the environment and natural resources as the applicant does propose to utilize best management practices for stormwater runoff and other environmental sensitivities as the city code requires, during the permit process.

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:

Please revise the buffer revegetation calculations to meet minimum quantities per stratum. 2) On the Plant Material List, please substitute sugar maple (*Acer barbatum*) for large canopy species. A list of approved large canopy species is located in Section 1 of the Sandy Springs Technical Manual. 3) Please locate replacement trees a minimum of 10 feet from retaining walls. 4) Please show and label the tree protection fencing on the Tree Conservation Plan, and use the tree protection fencing detail from Section 1 of the Sandy Springs Technical Manual. 5) Please assess the impacts to the Boundary Trees. 6) The Letter of Intent states that there is stand of *Elaeagnus* located on the right side of the house between the driveway and retaining wall, which is partially included in the 75' impervious setback. On the Sheet LA1 – Buffer Planting Calculations & Specifications, there is a note stating that there are no invasives on-site. Please revise the note and identify the stand of *Elaeagnus* on the plans. Additionally, The Riparian Buffer Restoration Schedule specifies an herbicide treatment regime to remove invasive plant species. Please revise the restoration schedule to specify a cut stem treatment methodology to remove the invasive plant species.

Sandy Springs Sustainability Manager:

Per Tech Manual Sec. 1.E.2.a. All selected species must be native to the Piedmont region. Bugleweed (*Ajuga reptans*) and *Cotoneaster dammeri* are not - please provide substitutes.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided.

Sandy Springs Land Development Manager:

No comment provided.

Sandy Springs Transportation Planner:

No comment provided.

Correspondence Received:

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Following review, and based on the findings, staff recommends **Approval with Conditions** of **Variance V23-0014**, Request for a variance from Division 9.2. to grade into the 50-foot undisturbed natural vegetative buffer and place a wall into the 75-foot impervious surface setback with the following conditions.

- The proposed timber wall adjacent to the staircase in the left rear of the home be changed to a modular or concrete block wall.
- Applicant's revegetation plan must be approved by the City Arborist and Sustainability Manager.
- That the project be built substantially similar to the site plan provided as part of their application.
- Applicant must comply with the listed conditions of the approved Georgia Environmental Protection Division variance.



SANDY SPRINGS™
GEORGIA

APPLICATION
STREAM BUFFER VARIANCE

RECEIVED
5/24/2023 at
5:17pm
LSW

Application Checklist:

Page	Item	Completed/ Included in Submittal
2	Project Information Sheet	☒
3-4	Detailed Process and Instructions	N/A
5-6	Authorization Forms	☒
7	Letter of Intent	☒
7	Stream Buffer Variance Analysis	☒
7	Chattahoochee River Corridor Certificate	☐ or N/A ☒
8	Stormwater Management Plan	☐ or N/A ☒
8	Georgia Environmental Protection Division (EPD) Approval	☒ or N/A ☐
8-9	Topographic Survey	☒
8-9	Scaled 8½" x 11" digital copy of Survey	☒
8-9	Scaled 11" x 17" digital copy of Survey	☒
8-9	Scaled 8½" x 11" digital copy of Site Plan	☒
8-9	Scaled 11" x 17" digital copy of Site Plan	☒
8-9	Scaled 8½" x 11" digital copy of Survey	☒
8	Digital copy of Legal Description (must be in Word format)	☒
9	Mitigation Plan	☒
	Digital copy of building elevations	☐ or N/A ☒
10	Meeting Schedule	N/A
11	Fee Schedule	N/A
11	Fee Payment	☒
12	Sign Specifications	N/A
	All documents in electronic form (CSS Portal)	☒

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



RECEIVED
5/24/2023 at
5:17pm
LSW

SANDY SPRINGS

GEORGIA

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 125 Green Falls Point	
	Parcel Tax ID(s): 06034200070171	
	Total acreage: 1.18 ac	Council District: 1
	Current zoning: RE-2	Current use: Single Family Home
	Character Area: Protected Neighborhood	

APPLICATION	Detailed request (include Code Section No.):	
	SECT. 9.2.2 (B) 3 (A)	
	VARIANCE TO REPLACE CORRODED METAL PIPE AND ROTTEN WOOD WALLS IN 25' STREAM BUFFER BY IMPACTING 50' BUFFER TO GAIN ACCESS TO PIPE LOCATION	
	Petitioner: Douglas Lynn	
	Petitioner's address: [REDACTED]	
	Phone: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: Joanne Black	
	Owner's address: [REDACTED]	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): Joanne Black	
If the property is under contract, provide a copy of the contract		

- TO COMPLETED BY P&Z STAFF -

Pre-Application Meeting date: 5/2/2023	Anticipated Application date:
Anticipated BOA date: 8/2/2023	
ADDITIONAL INFORMATION NEEDED:	



SANDY SPRINGS

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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: Joanne Black	Sworn and subscribed before me this <u>23</u> th day of <u>May</u> 20 <u>23</u> Notary public: <u>Douglas Lynn</u> Seal:  Commission expires:
Address: 125 Green Falls Point	
City, State, Zip: Sandy springs, GA 30350	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: <u>Joanne Black</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 <u> </u> th day of <u> </u> 20 <u> </u> Notary public: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip:	
Email address:	
Phone number:	
Applicant's signature:	



SANDY SPRINGS

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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:	Douglas Lynn
Company:	Douglas C Lynn, LLC
Address:	[REDACTED]
City, State, Zip:	[REDACTED]
Email address:	[REDACTED]
Phone number:	[REDACTED]
Agent's signature:	<i>Douglas Lynn</i>
Applicant's signature:	<i>Joanne Black</i>

Sworn and subscribed before me this
<i>24th</i> day of <i>May</i> 20 <i>23</i>
Notary public:
<i>Constance Snow Pointer</i>
Seal:

Commission expires: <i>8/25/25</i>



LEGAL DESCIPTON OF 125 GREEN FALLS POINT SANDY SPRINGS, GA 30350

METES & BOUNDS

Front Property Line S 27degrees 15' 53" E 11.72'
ARC 100.97' / CH 89.21' / S12degrees 35' 58" E RAD=59.30'
Right Property Line: N 61degrees 58' 16" E 289.66'
Left Property Line: S 24 degrees 48' 55" W 284.41'
Rear Property Line: N 28 degrees 18' 03" W 241.59'

LATITUDE: 33.968740 LONGITUDE: -84.304720

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 342 OF THE 6TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 17 OF BAILEY ESTATES AS PER PLAT RECORDED AT PLAT BOOK 172, PAGE 50, FULTON COUNTY GEORGIA RECORDS; AS THEREAFTER REVISED IN PLAT BOOK 188, PAGE 122, AFORESAID RECORDS, WHICH SAID RECORDED PLATS ARE INCORPORATED HEREIN BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION.

LETTER OF INTENT- 125 GREEN FALLS POINT

This project will consist of replacing an existing corrugated metal pipe and wood retaining walls installed in the 25' stream buffer located at 125 Green Falls Point, Sandy Springs , GA 30350. The assumption is that, unfortunately, the pipe and walls were built by a previous homeowner to enable the construction of a swimming pool & patio.

The applicant is representing the new property owner and is asking for consideration for a variance approval to replace the existing 24" corrugated metal pipe (CMP) with a new 42" HDPE because of rusting, degradation and metal loss as seen on both ends of the pipe and improved velocity flow. In addition to the pipe replacement there are existing wood retaining walls on both sides of the pipe headwalls that are showing signs of rot, degradation, and moisture build up behind the walls that are proposed to be replaced with new modular block walls simultaneously with the pipe replacement to provide permanent stabilization.

The property located @ 125 Green Falls Point Sandy Springs, GA 30350 is sitting off the radius section of a cul de sac in a residential neighborhood and forming a pie shaped lot consisting of 1.18 acres.

The property is developed and zoned RE-2 consisting of a single family house with a rear daylight basement, driveway with parking, connected wood decks, swimming pool, spa and related patio areas.

The front and right side of house are relatively flat with a 2% slope with a mature oak tree, sodded areas, and foundation planting. The left side of house is gently sloping at 7% with partial sod and shredded hardwood mulch and stepping stone leading to the backyard pool area. Off the right rear corner of the house there is a distance of 17' to an existing wood wall with a 40% slope from the edge of the concrete driveway to the top of the wood wall which is densely planted with an invasive shrub (Elaeagnus) which will be removed as part of this project. Below the wall the topography is moderated to a 28% slope that transitions to a 11% slope to wrested vegetation of stream bed. Directly behind the house and at the basement level 12' below first floor elevation there is a level area about 65' wide with minimal slope and sodded with zoysia grass and mature shrubs bordering the top of the existing wood walls. On opposite side of the stream are natural areas consisting of mature hardwoods

On the left basement side of the house there is a spa and patio, off the spa patio the topography has an average 22% slope leading to the top of an existing wood wall. Below the wood wall there are existing rock remnants lining the stream bed with mulch and scattering of ornamentals.

The stream bed on both sides of the pipe have remnants of granite rock used as stream bank lining/walls installed before the land was subdivided in to today's subdivision development called Bailey Estates. These rock remnants are assumed to be part of an extensive garden that originated in the early 1950's by the Bailey Family who owned many surrounding acres that stretched to Dunwoody Club Drive to the South and Spalding Drive to the East. At that time the stream was a drainage ditch that they developed with structures walking paths, bridges, native plantings along the stream that are still in existence today.

The soil composition along the stream bank consist of loam, sandy loam and silt loam. The soil composition transitions to loam to clay with a top layering of organic matter.

LETTER OF INTENT- 125 GREEN FALLS POINT (CONTINUED)

There are no invasive plant species, other than the *Elaeagnus* to be removed, that exist on this site or in the buffer areas such as English ivy, mimosa, Chinese privet, wisteria, kudzu. Due to the location of the pipe, the buffer disturbance will include a graded access from the driveway minimizing the current slope for safe equipment access.

Best management practices such as double rowed silt fencing with haybales and disturbed area stabilization will prevent erosion and sedimentation during the project.

The proposed project will result in approximately 35lf (2,977sf) of 25' buffer disturbance which includes both sides of pipe and 1,894 sf of 50' buffer located on a non-jurisdictional, intermittent stream along an unnamed tributary in the upper Chattahoochee watershed.

There are no floodplains, wetlands and is not within 1 mile of an impaired stream.

The pipe outfalls as measured from both ends exceed 70lf to the property lines.

Pipe & Wall Replacements will take approximately 5 days to remove and replace the pipe and an additional 9 days to construct the walls and 20-30 days start to finish with required permanent vegetation completed.

The applicant proposes mitigation in the form of a revegetation plan that includes the use of coconut fiber rolls to line both sides of the impacted stream and to include buffer planting using a mix of native trees, shrubs, groundcovers, and perennials following the revegetation guidelines described in EPD guidance documents.

The buffer mitigation plan involves multiple steps. The initial steps will be site preparation for planting to include the installation of 12" coconut fiber rolls to be installed above the water at the toe of the slope. The roll will be staked with 36" long x 2" x 2" oak stakes every 3.5' on both sides of the roll at the toe of the slope where the slope stabilization ends and just above the ordinary high-water mark. The fiber roll will absorb the energy from the water as it flows in/out of the pipe and decrease the bank exposure to the flow and will decrease erosion as the new planting establishes a permanent coverage. The coconut rolls placed along the stream bank will trap sediment and encourage plant growth. Next, the soil preparation will be followed up with loosening of any compacted soils including slope stabilization as needed using an organic fiber such as a jute mesh. To avoid re compaction only hand planting shall be used. Where soils are lacking organic matter, installation of compost or other suitable organic matter will be incorporated in to the soil.

Next, trees to include a mix of overstory and understory trees will be distributed within the buffer to provide shaded and stable bank environments. Heavy metal Switch grass will be planted to increase erosion control and knit the other root systems to increase stream bank stability. A mixture of native shrubs, groundcover and perennials will be installed throughout the buffer area to prevent contaminants or excess nutrients from entering the water.

The proposed revegetation plan will meet and/or exceed EPD recommended planting densities and meet the LIA's required planting densities as shown on sheets LA1 & LA2 of the plan submission.

Overall, the stream quality will be improved due to the enhanced buffer planting. The root systems will aid in bank stability, the increased buffer canopy will assist with the stream temperature moderation and the improved buffer will enrich the wildlife habitat.

On the outset of preparing the civil engineering plans, the primary concern was to 'minimize' the buffer disturbance to complete the pipe and wall replacements safely and

LETTER OF INTENT- 125 GREEN FALLS POINT (CONTINUED)

securely. The Landscape Architect recognizes that the overall existing vegetative conditions of the stream on this property are relatively stable but are lacking in preferred stream buffer vegetation stratum that could be enhanced.

There are no alternatives that could reduce the need for a 50' stream buffer variance because the wall and pipe are currently located in the 25' state stream buffer and access to the pipe and wall inherently require disturbance of the 50' stream buffer. The disturbance area was closely analyzed for the least amount of infringement to make safe repairs.

STREAM BUFFER VARIANCE ANALYSIS (SEC. 9.2.4 B) 125 GREEN FALLS PT

On December 12, 2005 the property's shape, topography and other physical conditions are the same as they are today. There is no land development proposed in connection with this variance. Variance is for an 'as is' replacement of an existing corroded metal pipe & rotten wood walls.

Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create an unusual hardship because it is likely that if the walls or pipe were to falter it would cause a dam effect on the high side of the pipe disturbing unknown lineal feet of stable wrested vegetation and quick degradation of an already stable ecosystem effecting upstream property owners as well.

The current owner purchased the property on February 10, 2022 and the installation of the pipe and walls were the action of previous property owners prior to December 12, 2005 or possibly when the house was built around 1994.



Richard E. Dunn, Director

EPD Director's Office

2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

May 24, 2023

Ms. Joanne Black
JDL, LLC
125 Green Falls Point
Sandy Springs, GA 30350

RE: Request for Variance under the Provisions of O.C.G.A. § 12-7-6(b)(15)
Green Falls Point Retaining Wall
Sandy Springs, Fulton County
BV-060-23-06

Dear Ms. Black:

The Georgia Environmental Protection Division (EPD) has reviewed your stream buffer variance application for the above-referenced project. The review was conducted to consider the potential impacts of the proposed project's encroachment on buffers to State waters within the context of the Georgia Erosion and Sedimentation Act and the potential impact to State waters within the context of Georgia's National Pollutant Discharge Elimination System (NPDES) General Permits for Stormwater Discharges Associated with Construction Activities. This review, and the variance granted herein, is limited to only the request(s) in the application that you submitted for permission to conduct land-disturbing activities within 25-foot areas located immediately adjacent to the banks of State waters where vegetation has been wrested by normal stream flow or wave action. To the extent that your buffer variance application includes a request to conduct land-disturbing activities within 25 feet of State waters where there is no vegetation that has been wrested by normal stream flow or wave action, such request has not been considered by EPD, and the related activity is not addressed in the variance granted herein.

Pursuant to Ga. Comp. R. and Regs. 391-3-7-.05(2)(a) and subject to the conditions and contingencies described further below, authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in your application dated February 19, 2023. ***Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.***

Authorization for the above referenced project is subject to the following conditions and contingencies:

- 1) All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;
- 2) The amount of land cleared during construction must be kept to a minimum;

- 3) All disturbed areas must be seeded, fertilized, and mulched as soon as the final grade is achieved. Also, these disturbed areas must be protected until permanent vegetation is established;
- 4) A double row of Georgia DOT type "C" silt fence or an approved high performance silt fence must be installed between the land disturbing activities and State waters where appropriate;
- 5) Buffer variance conditions must be incorporated into any Land Disturbing Activity Permit issued by the City of Sandy Springs for this project; and
- 6) This project must be conducted in strict adherence to the approved erosion and sedimentation control plan and any Land Disturbing Activity Permit issued by the City of Sandy Springs.

The granting of this approval does not relieve you of any obligation or responsibility for complying with the provisions of any other law or regulations of any federal, local, or additional State authority, nor does it obligate any of the aforementioned to permit this project if they do not concur with its concept of development/control. As a delegated "Issuing Authority," the City of Sandy Springs is expected to ensure that the stream buffer variance requirements are met for this project and is empowered to be more restrictive in this regard.

If you have questions concerning this letter, please contact Brian Kent, Erosion and Sedimentation Control Unit, Nonpoint Source Program, at (470) 604-9419.

Sincerely,



Richard E. Dunn
Director

RED:bk

cc: Douglas Lynn, Landscape Architecture, LLC.
Rusty Paul, Mayor of Sandy Springs
James Sanders, City of Sandy Springs
Jim Hakala, Wildlife Resources Division, Region 1 Fisheries Management
Robert Amos, Georgia Soil and Water Conservation Commission
Brian Boutelle, EPD Mountain District Manager

File: BV-060-23-06

**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): Joanne Black

Company Name (if applicable): JDL LLC

Current Mailing Address: 125 Green Falls Point , Sandy Springs, GA 30350

Telephone: [REDACTED] E-Mail: [REDACTED]

Contact Person's Name and Address: Douglas Lynn, RLA (Owners Representative)

Contact Person's Telephone: [REDACTED] E-Mail: [REDACTED]

Contact Person's Company Name (if applicable): Douglas C Lynn, LLC Landscape Architecture

Project Name: 125 Greens Falls Point

Total Project Disturbed Acreage: 10,817SF / .25 ac.

Type of Project: Existing Storm Pipe & Wall Replacement

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

Location of Buffer Impacts:

City (list only if the buffer impacts are located within jurisdictional boundaries of the municipality): Sandy Springs GA

County (list only if the buffer impacts are located within jurisdictional boundaries of the county): _____

GPS Coordinates (decimal degrees): Latitude: 33.968740 Longitude: -84.304720

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

Detailed Directions to Project (attach location map and USGS quad sheet): Coming from Roswell Rd on Spalding Dr take right on Old Cobblestone Drive then left on Green Falls Point. If Coming from Holcomb Bridge on Spalding Dr take left on Old Cobblestone dr then left on Green Falls Point

Name of State water(s) Impacted: Chatahoochee River

(if unnamed, indicate the first named waterbody that this State water flows into)

Total Area of Buffer Disturbance (square feet): 2,977 SF State Buffer Disturbance

Signature: _____

Date: _____

-

- 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. **Attached**
- ☒ **Y** (2) Delineate the total area (square feet) and length (linear feet) for each criterion and Calculate the totals for all buffer disturbances. **Labeled on all plans, highlighted on sheet LA1**
- ☒ **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 wrosted vegetation that require a buffer and that a buffer variance is required as per the local erosion and sedimentation control ordinance. **Attached**
- ☐ **N/A** (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).
- ☒ **Y** (5) For all **minor buffer impacts*** (as defined in DNR Rules 391-3-7.01), 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. **See Plans Attached**
- ☐ **N/A** (6) For all **major buffer impacts*** (as defined in DNR Rules 391-3-7.01), 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).
- ☐ **N/A** (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, Buffer Mitigation Guidance, addressing post-development total suspended solids (TSS), stormwater runoff reduction, water quality protection and aquatic/buffer habitat protection.
- ☐ **N/A** (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).

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

- ☒ (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. **Corp applications attached**
- ☐ N/A (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. **I was told by Sandy springs that i had to get a USACE permit**
- ☒ (11) Narrative description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.
- ☒ (12) Any other reasonable information related to the project that may be deemed necessary to effectively evaluate the variance request. **See pipe assessment letter dated 10/25/21 from Gaddy Survey & Design**
- ☒ (13) **Site Map** that includes locations of all State waters, wetlands, floodplain boundaries and other natural features, as determined by a field survey. **On civil engineering plans**
- ☐ ? (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. **Not new construction**
- NOTE: THE EXACT AREA OF THE BUFFER TO BE IMPACTED MUST BE ACCURATELY AND CLEARLY INDICATED ON THE PLANS.**
- ☐ N/A (15) **Stormwater Control Plan** once site stabilization is achieved, when required by a local stormwater ordinance. **Sandy Springs is not requiring additional storm water control**

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**.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Virgil F. Gaddy, Jr.
Virgil F. Gaddy, Jr., GA PLS # 2661

9/30/2
DATE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,298 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 218,623 FEET.

A LEICA TS13 03[®] RS00 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

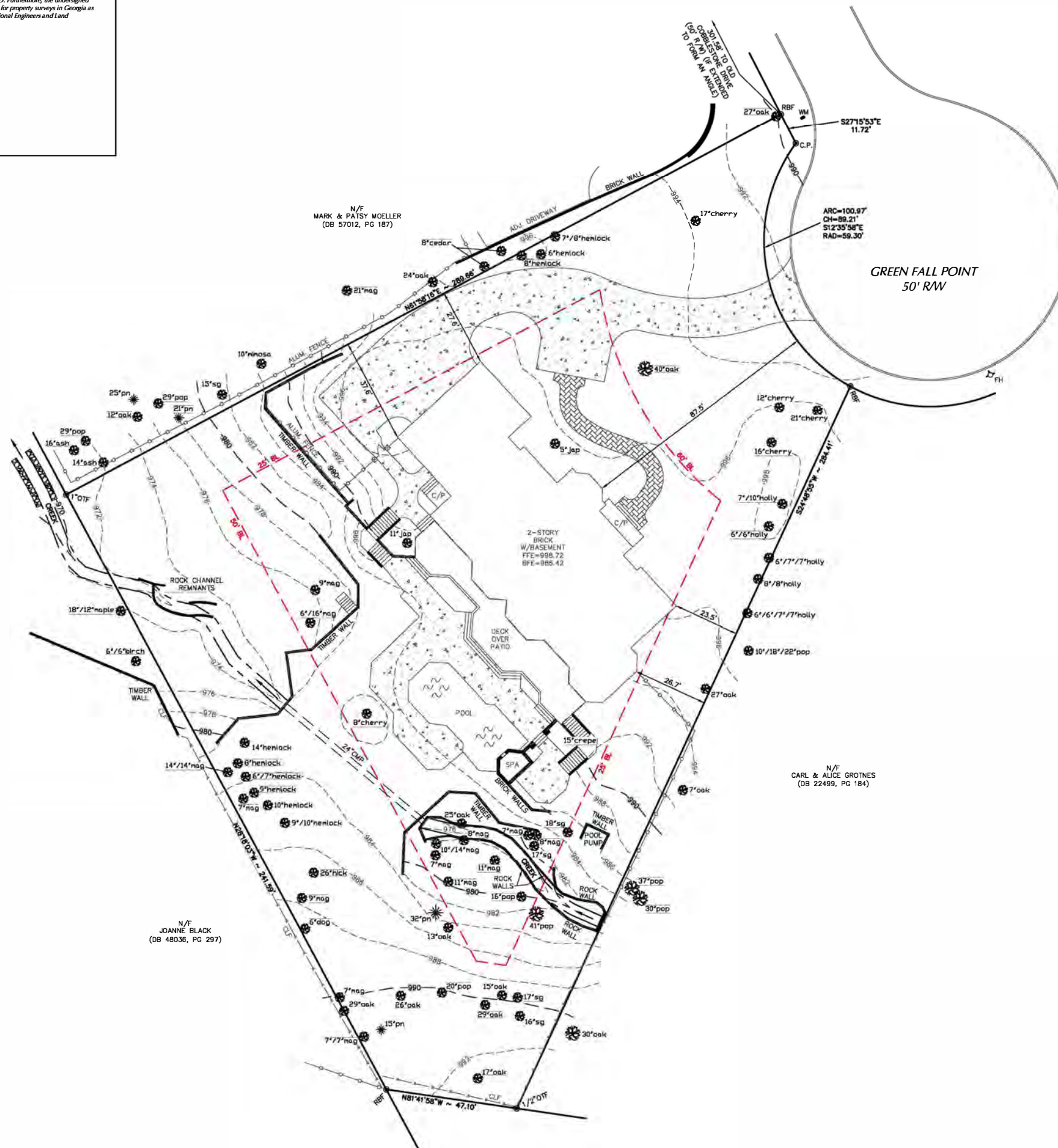
GRID LOCATION & TOPOGRAPHIC DATUM OBTAINED USING A DUAL FREQUENCY LEICA GS14 RECEIVER AND GEORGIA LEICA RTK NETWORK. DATUM = NAVD'88.

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD INSURANCE RATE MAP #13121C0160G, EFFECTIVE DATE: 09-18-2013

AREA = 1.18 ACRE

PROPERTY ZONED RE-2 (CITY OF SANDY SPRINGS)

SETBACKS SHOWN HEREON ARE BASED ON CITY OF SANDY SPRINGS ZONING REQUIREMENTS AND ARE SUBJECT TO APPROVAL BY CITY OF SANDY SPRINGS DEPARTMENT OF PLANNING. TRIBUTARY BUFFERS MAY APPLY - NOTE: LACK OF WRESTED VEGETATION EXISTS FROM 24' CMP TO EASTERN PROPERTY LINE AND BOULDER WALLS START NEAR NORTHWEST CORNER OF PROPERTY. SEE ENGINEERING SITE ASSESSMENT REPORT BY VIRGIL F. GADDY, JR., P.E., P.L.S.D. DATE: 10-9-21.



TRID NORTH (CA WEST)

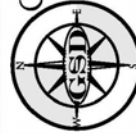
LEGEND

IPS	IRON PIN SET (1/2" KEHAR)
RBF	REBAR FOUND
CTF	CRIMP TOP FOUND
OTF	OPEN TOP FOUND
JB	JUNCTION BOX
R/L	RIGHT-OF-WAY
B.W.	BUILDING LINE
P	PROPERTY LINE
CB	CATCH BASIN
HW	HEADWALL
SSMH	SEWER MANHOLE
-X-	FENCE
L	LAND LOT LINE
O.L.	ORIGINAL LOT LINE
D.E.	DRAINAGE EASM'T.
S.E.	SEWER EASM'T.
U.E.	UTILITY EASM'T.
C.L.	CHAIN LINK
PP	POWER POLE
DI	DROP INLET
LP	LIGHT POLE
EP	EDGE OF PAVEMENT
G	CENTERLINE

PROJECT NUMBER
DCL-21-028

BY	FIELD	DRAWING
PIR	9-27-21	9-30-21

GADDY SURVEYING
& DESIGN, INC.



L.S. CERTIFICATE OF AUTHORIZATION #LS001014
P.E. CERTIFICATE OF AUTHORIZATION #PEF005450

TOPOGRAPHIC SURVEY FOR:
DOUGLAS C. LYNN, LLC
#125 GREEN FALL POINT

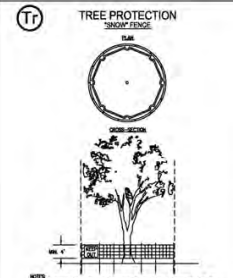
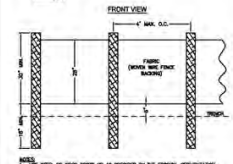
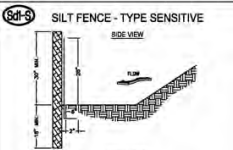
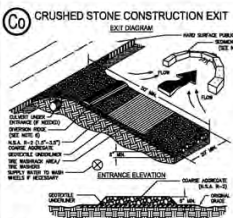
LOT 17
BAILEY ESTATES
(PLAT BOOK 172, PAGE 50)
LAND LOT 342 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS ~ FULTON COUNTY, GEORGIA

GRAPHIC SCALE


$$1'' = 40'-0''$$



LOCATION MAP



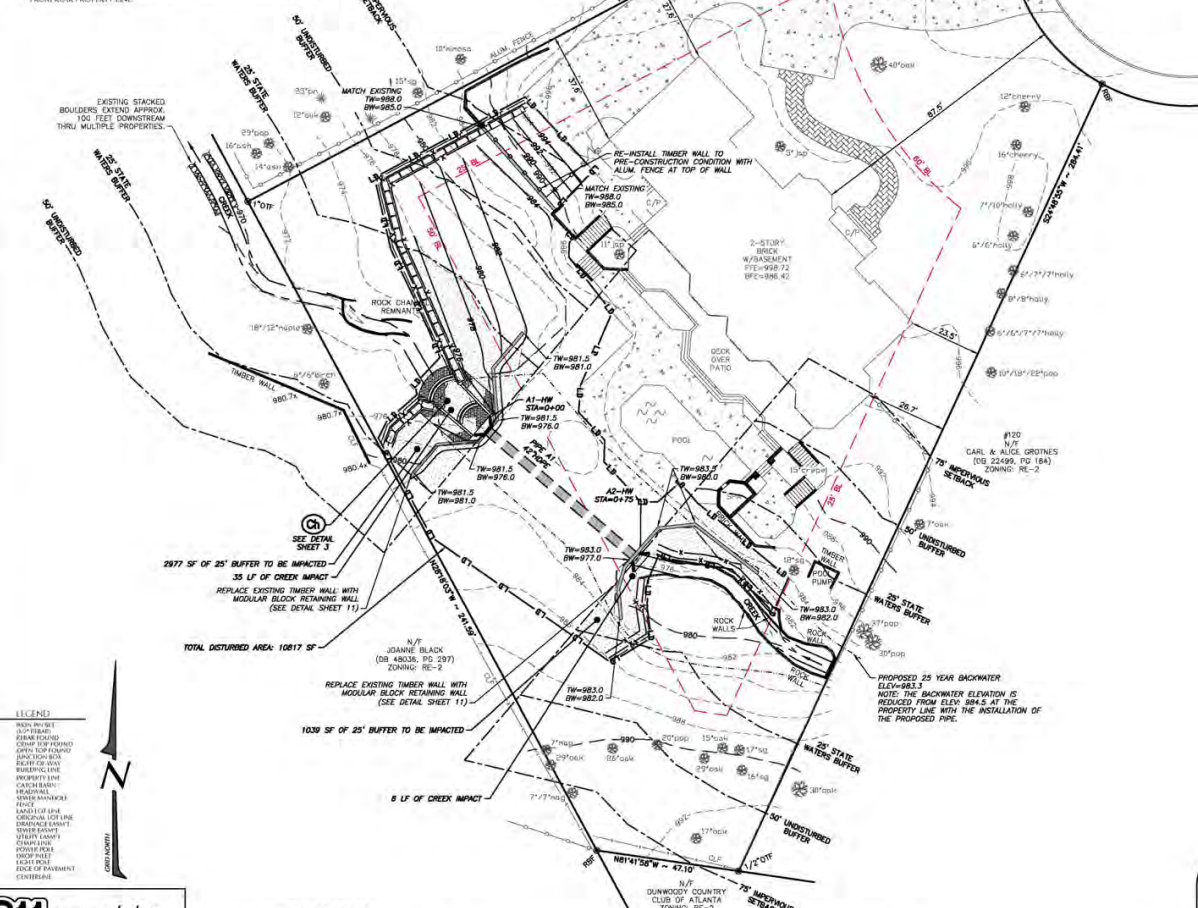
1. THE CITY OF SANDY SPRINGS SHALL HAVE FREE AND TOTAL ACCESS TO, AND UNRESTRICTED ACCESS TO, THE PROJECT SITE FOR THE PURPOSES OF INSPECTION, REPAIR, AND/OR CONSTRUCTION. THE CITY SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF, IMPROVEMENTS WITHIN THE PROJECT SITE. THE CITY SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF, IMPROVEMENTS WITHIN THE PROJECT SITE. THE CITY SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF, IMPROVEMENTS WITHIN THE PROJECT SITE.

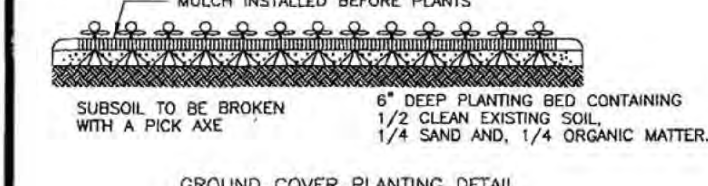
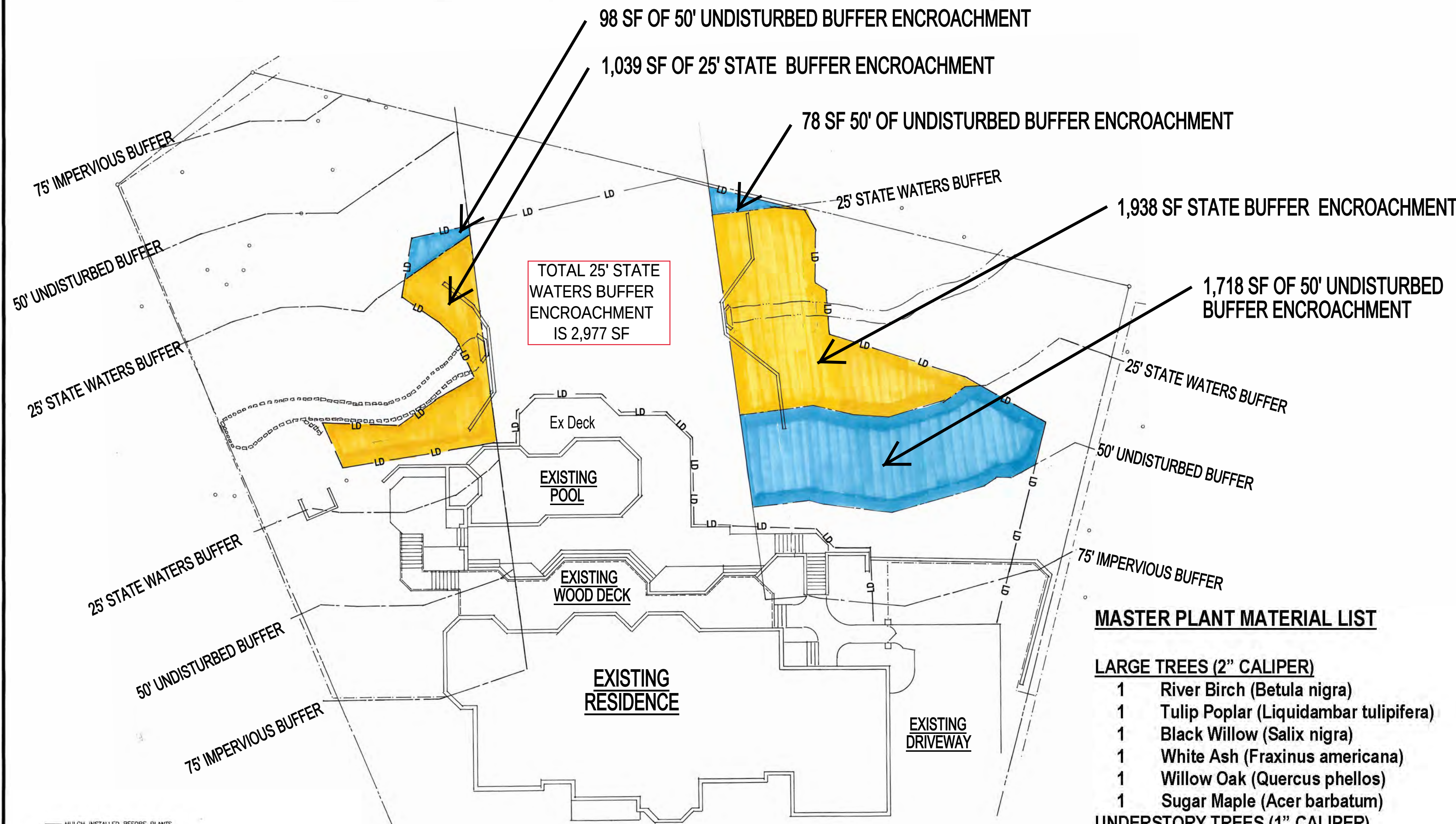
CITY OF SANDY SPRINGS SITE NOTES:

1. CITY OF SANDY SPRINGS PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO, AND UNRESTRICTED ACCESS TO, THE PROJECT SITE FOR THE PURPOSES OF INSPECTION, REPAIR, AND/OR CONSTRUCTION. THE CITY SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF, IMPROVEMENTS WITHIN THE PROJECT SITE. THE CITY SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF, IMPROVEMENTS WITHIN THE PROJECT SITE.
2. PROPOSED DRIVEWAY APPROXIMATES MUST BE A MINIMUM OF 10 FEET FROM A CATCH BASIN OR FIRE HYDRANT, AND A MINIMUM OF 3 FEET FROM THE LOT LINE. DRIVEWAY APPROXIMATES MUST ALSO BE A MINIMUM OF 15 FEET FROM THE RADIUS RETURN ON CURVE LOGS.
3. PROVIDE PROOF OF EXISTING WATER SERVICE TO THE CITY OF SANDY SPRINGS.
4. IF THIS RESIDENCE IS CONSTRUCTED CLOSER THAN 20 FEET TO ANOTHER RESIDENTIAL STRUCTURE OR OTHER OUTBUILDING LARGER THAN 300 SQ. FEET, AUTOMATIC SPRINKLERS SHALL BE REQUIRED IN THE KITCHEN AND FULL BATH EQUIPMENT ROOM PURSUANT TO THE CITY OF SANDY SPRINGS REGULATION (2006) 11.04, CHAPTER 15, HEALTH AND PUBLIC SAFETY, WHICH BECAME EFFECTIVE ON NOVEMBER 8, 2006.
5. ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS ONLY BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD SETBACK. ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PATIOS.
6. LUMP SUM COMPLETION OF SITE IMPROVEMENTS, IN AS-BUILT, IS REQUIRED PRIOR TO RENEWAL OF CERTIFICATE OF OCCUPANCY.
7. NO CHANGING IS ALLOWED WITHIN 15' OF THE REAR PROPERTY LINE IN THE ZONING DISTRICTS.
8. EXISTING WATER AND SEWER CONNECTIONS ARE TO REMAIN. NO CHANGES TO EXISTING CONNECTIONS ARE PROPOSED.
9. WHERE EXISTING RUNOFF LEAST THE SITE IN A SHEET TOW CONVEYANCE, RUNOFF SHALL LEASE THE SITE IN SHEET TOW CONVEYANCE WITH DEVELOPMENT.
10. LOT COVERAGE ATTENTION MUST BE APPROVED BY THE SITE DEPARTMENT BEFORE THE APPROVAL OF THIS PERMIT. NOT APPLICABLE.
11. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFER OR EASEMENT AREAS.
12. WASTE MATERIAL SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY SECTION 404 PERMIT. NOT APPLICABLE.
13. NON-EMERGENCY ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25' OR 30' BUFFER UNDISTURBED BUFFER AS MEASURED FROM THE POINT OF VORTEXED VEGETATION WITHIN 15' FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS, NOT APPLICABLE.
14. NO CHANGING OR TREE REMOVAL IS PROPOSED WITHIN SIDE SETBACK OR 15 FT. FROM REAR PROPERTY LINE.

DIRT STATEMENT	
CUT	23.4 CY
FILL	100 CY
NET	825 cu. yd. FILL
TOTAL SITE AREA = 1.1 AC.	
LIMITS OF DISTURBANCE = 10817 sq. ft. (0.25 AC.)	

BUFFER DISTURBANCE TOTALS	
25' STATE BUFFER	2,077 SF (0.05 AC.)
30' CITY BUFFER	1,003 SF
TOTAL	4,923 SF



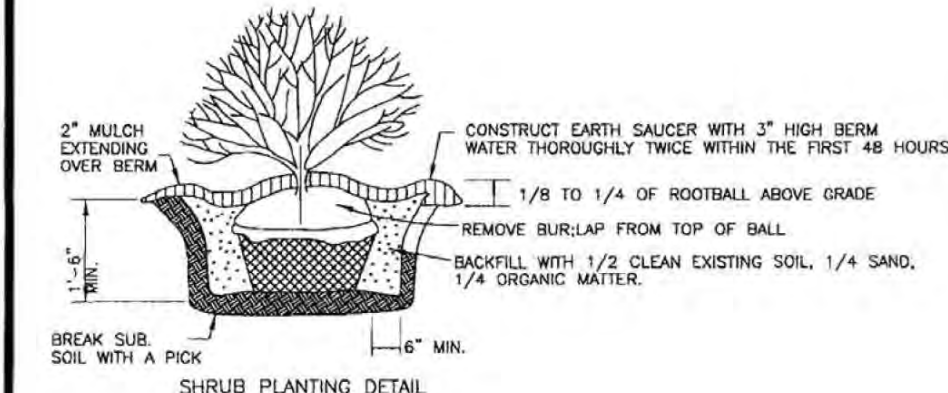


PLAN VIEW: BUFFER AREA CALCULATIONS

NO SCALE

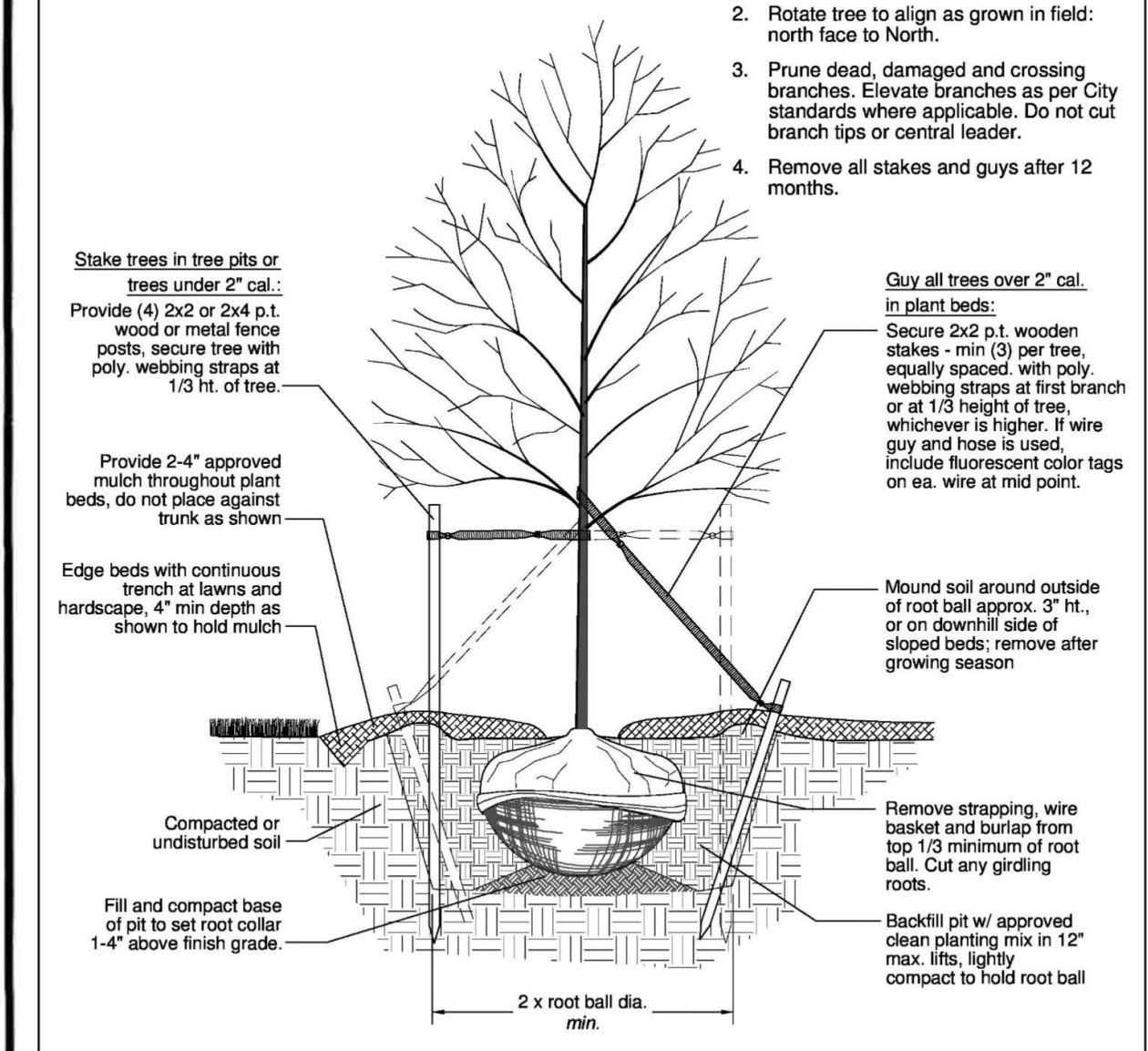
NOTE:

1. BARE AREAS BETWEEN YOUNG PLANTS MUST BE STABILIZED WITH MULCH
2. THERE ARE NO INVASIVE SPECIES THAT EXIST ON THIS SITE OR IN THE BUFFER AREAS.



NOTES:

1. Set tree plumb and vertical.
2. Rotate tree to align as grown in field; north face to North.
3. Prune dead, damaged and crossing branches. Elevate branches as per City standards where applicable. Do not cut branch tips or central leader.
4. Remove all stakes and guys after 12 months.



RIPARIAN BUFFER RESTORATION SCHEDULE:

INITIAL TREATMENT:

SPRAY INVASIVE SPECIES WITH ROUND-UP OR GARLON 4. WAIT 2 WEEKS AND REMOVE PLANTS BY HAND ONLY. WAIT AN ADDITIONAL TWO WEEKS AND REPEAT SPRAY. WAIT TWO WEEKS AND REMOVE PLANTS BY HAND. USE HAND EQUIPMENT ONLY.

WHERE EXISTING INVASIVE GROUND COVER VEGETATION HAS BEEN REMOVED, RAKE TOP SOIL BY HAND AND PROVIDE NATIVE SEED MIX (SEE BELOW). WATER IN AND PROVIDE MULCH AS NECESSARY. USE HAND EQUIPMENT ONLY.

YEAR ONE GROWING SEASON:

INSPECT RESTORATION AREA MONTHLY AND SPOT TREAT WITH ROUND-UP OR GARLON 4.

YEAR TWO GROWING SEASON:

INSPECT RESTORATION AREA MONTHLY AND SPOT TREAT WITH ROUND-UP. FOR AREAS WHERE INVASIVE GROUND COVER WAS REMOVED AND REPLANTED WITH NATIVE WOODLAND SEED MIX, OVERSEED AS NECESSARY AREAS WHERE VEGETATION DID NOT TAKE.

YEAR THREE AND SUBSEQUENT GROWING SEASONS:

INSPECT RESTORATION AREA ON A REGULAR BASIS AND SPOT TREAT WITH ROUND-UP. THIS IS TO INSURE RESTORATION WORK IS MAINTAINED AND INVASIVE SPECIES DO NOT RE-ESTABLISH THEMSELVES FROM NEIGHBORING PROPERTIES.

25' STATE BUFFER REVEGETATION CALCULATIONS CHART

AS LISTED IN THE SANDY SPRINGS GA TECHNICAL MANUALS / SECTION 1- LANDSCAPE, TREE & BUFFER SUBMITTAL PLANS & PLANTING STANDARDS

AREA TO BE RESTORED ON 'UPSTREAM' SIDE OF PIPE: 1,039 SF

EACH STRATUM COVERAGE: 1,039 SF X 25% = 260SF

STRATUM	COVERAGE PER PLANT (SF)	NUMBER OF PLANTS
Large Trees (2" Cal)	200	2
Understory Tree (1" Cal)	100	3
Shrubs (3 gal)	25	10
Shrubs (1 gal)	10	26
Groundcover and/or Perennials (1 gal)	5	52
Groundcover and/or Perennials (4" pots)	1	260

25' STATE BUFFER REVEGETATION CALCULATIONS CHART

AS LISTED IN THE SANDY SPRINGS GA TECHNICAL MANUALS / SECTION 1- LANDSCAPE, TREE & BUFFER SUBMITTAL PLANS & PLANTING STANDARDS

AREA TO BE RESTORED ON 'DOWNSTREAM' SIDE OF PIPE: 1,938SF

EACH STRATUM COVERAGE: 1,938SF X 25% = 485SF

STRATUM	COVERAGE PER PLANT (SF)	NUMBER OF PLANTS
Large Trees (2" Cal)	200	2
Understory Tree (1" Cal)	100	5
Shrubs (3 gal)	25	19
Shrubs (1 gal)	10	48
Groundcover and/or Perennials (1 gal)	5	97
Groundcover and/or Perennials (4" pots)	1	485

50' UNDISTURBED BUFFER REVEGETATION CALCULATIONS CHART

AS LISTED IN THE SANDY SPRINGS GA TECHNICAL MANUALS / SECTION 1- LANDSCAPE, TREE & BUFFER SUBMITTAL PLANS & PLANTING STANDARDS

AREATOBE RESTORED : 1,894 SF

EACH STRATUM COVERAGE: 1,894SF X 25% = 474SF

STRATUM	COVERAGE PER PLANT (SF)	NUMBER OF PLANTS
Large Trees (2" Cal)	200	2
Understory Tree (1" Cal)	100	5
Shrubs (3 gal)	25	19
Shrubs (1 gal)	10	47
Groundcover and/or Perennials (1 gal)	5	95
Groundcover and/or Perennials (4" pots)	1	474

MASTER PLANT MATERIAL LIST

LARGE TREES (2" CALIPER)

- 1 River Birch (Betula nigra)
- 1 Tulip Poplar (Liquidambar tulipifera)
- 1 Black Willow (Salix nigra)
- 1 White Ash (Fraxinus americana)
- 1 Willow Oak (Quercus phellos)
- 1 Sugar Maple (Acer barbatum)

UNDERSTORY TREES (1" CALIPER)

- 5 Redbud (Cercis canadensis)
- 3 Flowering Dogwood (Cornus Florida)
- 2 Sweetbay Magnolia (Magnolia virginiana)
- 2 Sourwood (Oxydendron arboretum)
- 1 Serviceberry (Amelanchier canadensis)

SHRUBS (3 GAL)

- 3 American Beautybush (Callicarpa americana)
- 13 Virginia Sweetspire (Itea virginica)
- 12 Wax Myrtle (Myrica cerifera)
- 6 Sweetshrub (Calycanthus floridus)
- 10 Witch Hazel (Hamamelis virginiana)
- 4 Winterberry (Ilex verticillate)

SHRUBS (1 GAL)

- 19 Pepperbush (Clethra alnifolia)
- 19 Cotoneaster (cotoneaster dammeri)
- 19 Leucothe (Leucothe axillaris)
- 28 Piedmont Azalea (Rhododendron canescens)
- 12 Swamphawk Viburnum (Viburnum nudum)
- 12 Buckeye (Aesculus sylvatica)
- 12 Possumhaw (Ilex decidua)

GROUND COVER and/or PERENNIALS (1 GAL)

- 37 Broom Sedge (Andropogon virginicus)
- 61 Switchgrass (Panicum virgatum)
- 48 Black Eyed Susan (Rudbeckia hirta)
- 48 Joe Pye Weed (Eupatorium fistulosum)
- 37 Pink Muhly Grass (Muhlenbergia capillaris)
- 13 River Oats (Chasmanthium latifolium)

GROUND COVER and/or PERENNIALS (4" POTS)

- 305 Pennsylvania Sedge (Carex pensylvanica)
- 305 Appalachia Sedge (Carex appalachica)
- 242 Lanceleaf Coreopsis (Coreopsis lanceolata)
- 305 Bugleweed (Ajuga reptans)
- 65 Carolina Jasmine (Gelsemium sempervirens)

Total State & City Buffer Disturbances = 4,695 SF

Total Project Disturbed Acreage =10,817Sf / .25 Acres

REVISIONS

BY

Douglas C. Lynn, LLC
Landscape Architect
Architectural Design
Construction Administration
404.414.9947
douglynllc@gmail.com

GEORGIA
REGISTERED
LANDSCAPE ARCHITECT
No. 789
DOUGLAS C. LYNN

BUFFER PLANTING CALCULATIONS & SPECIFICATIONS

125 GREEN FALLS POINT SANDY SPRINGS, GEORGIA 30350

Date 1/24/23

Scale NO SCALE

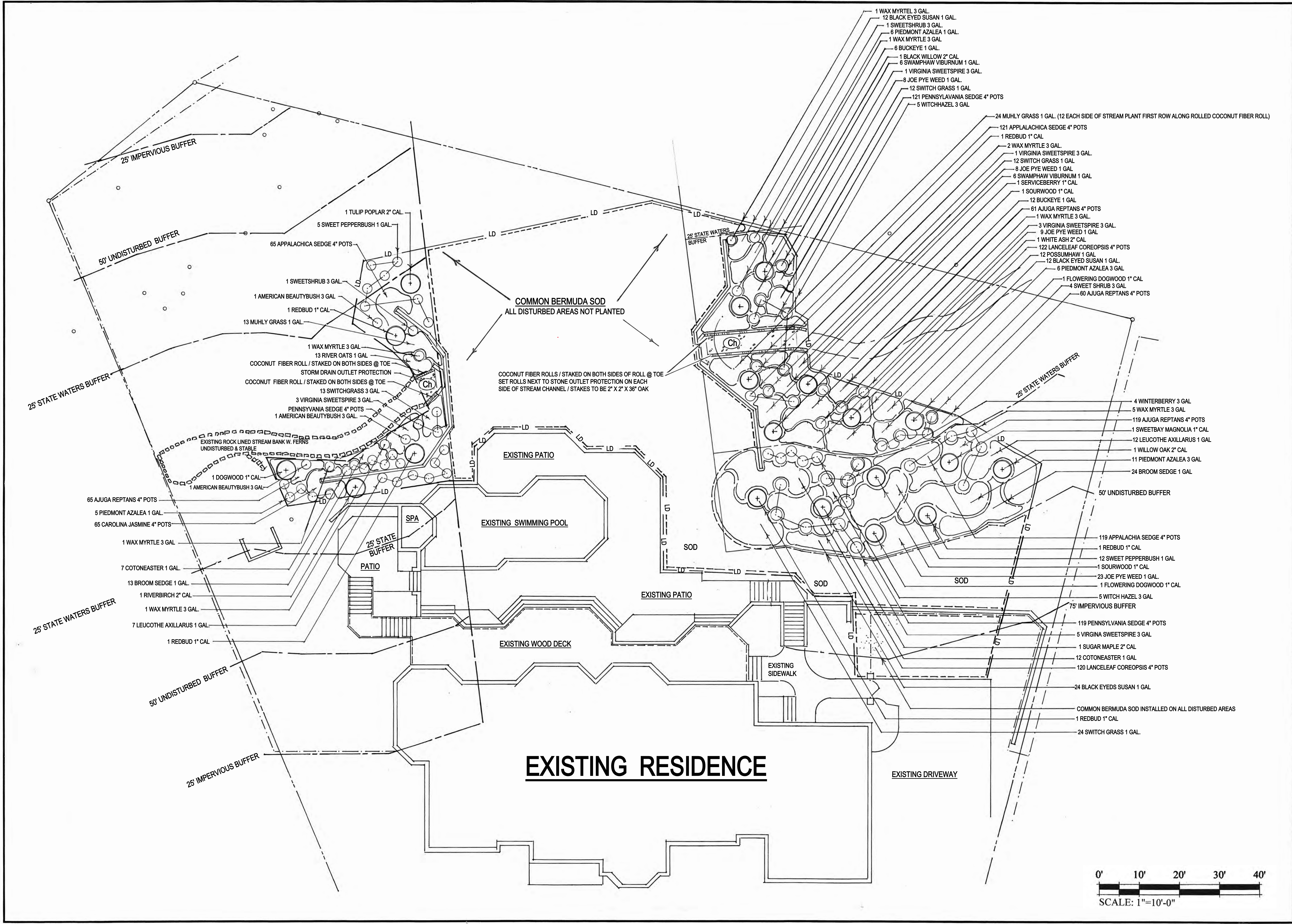
Drawn DCLYNN

Job

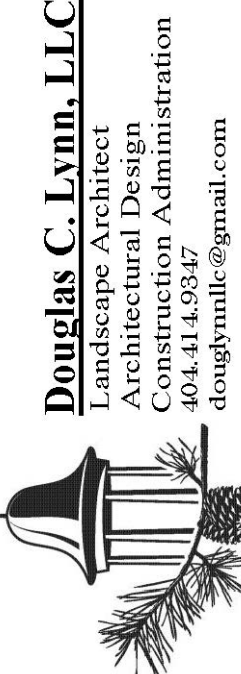
Sheet

LA1

Of Sheets



REVISIONS	BY



Douglas C. Lynn, LLC
Landscape Architect
Architectural Design
Administrative
404.414.9347
douglaslynnllc@gmail.com



GEORGIA
REGISTERED
No. 789
LANDSCAPE ARCHITECT
DOUGLAS C. LYNN

BUFFER REVEGETATION PLAN

125 GREEN FALLS POINT SANDY SPRINGS, GA 30350

Date	1-23-23
Scale	1"=10'-0"
Drawn	DCLYNN
Job	
Sheet	LA2
Of	Sheets

STORM PIPE REPLACEMENT PLAN

125 GREEN FALLS POINT

SANDY SPRINGS, GEORGIA 30350

LOT 17 BAILEY ESTATES (PLAT BOOK 172, PAGE 50)

LAND LOT 342 ~6th DISTRICT

CITY OF SANDY SPRINGS (LIA) ~ FULTON COUNTY, GEORGIA

Latitude: 33.968740

Longitude: -84.304720

BUFFER DISTURBANCE TOTALS

25' STATE BUFFER..... 2,977 SF / 35 LF

50' CITY BUFFER..... 1,895 SF

TOTAL.....4,695 SF

SHEET INDEX

SHEET 1.....SITE MAP / EXISTING CONDITIONS

SHEET 2.....STORM PIPE REPLACEMENT PLAN

SHEET 3.....STORM PIPE PROFILE

SHEET 4.....EROSION CONTROL-PHASE 1

SHEET 5.....EROSION CONTROL-PHASE 2

SHEET 6.....EROSION CONTROL-PHASE 3

SHEET 7.....DRAINAGE BASIN

SHEET 8.....TREE IMPACT PLAN

SHEET 9.....WALL DETAILS

SHEET LA1.....BUFFER PLANTING CALCULATIONS / SPECIFICATIONS

SHEET LA2.....BUFFER REVEGETATION PLANS

Buffer/Impervious Setback	Existing	Proposed	Difference
0'-25' State undisturbed natural vegetative buffer	7,415 sq. ft.	2,977 sq. ft.	-4,438 sq. ft. -40%
25'-50' City undisturbed natural vegetative buffer	6,650sq. ft.	1,894 sq. ft.	-4,756 sq. ft. -28%
50'-75' City additional impervious surface setback	4,551 sq. ft.	1,280 sq. ft. Disturbed Area	-3,271 sq. ft. -28%
Total	18,616 sq. ft.	6,151 sq. ft.	-12,465 sq. ft. -33%

CONTACT INFORMATION

OWNER:

JDL LLC

125 GREEN FALLS POINT

SANDY SPRINGS, GEORGIA 30350

LANDSCAPE ARCHITECT/ OWNERS REPRESENTATIVE:

DOUGLAS C LYNN, LLC

DOUGLAS LYNN, RLA

509 SHARLOT DRIVE

ACWORTH, GEORGIA 30102

DOUGLYNNLLC@GMAIL.COM

404-414-9347

CONTRACTOR:

JENGLERT & ASSOCIATES

JASON ENGLERT

1140 TIDWELL ROAD

ALPHARETTA, GEORGIA 30004

OFFICE@JENGLERTASSOCIATES.COM

770-569-9434

24 HOUR CONTACT:

JASON ENGLERT 770-480-3312

ENGINEER/SURVEYOR:

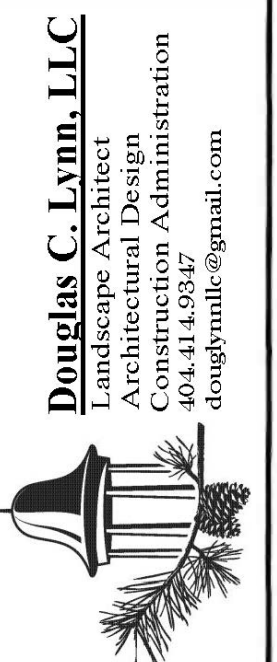
GADDY SURVEY & DESIGN, INC

1215 PLEASANT HILL ROAD

LAWRENCEVILLE, GEORGIA 30044

770-931-5920

REVISIONS BY



COVER SHEET

Date 2/14/23

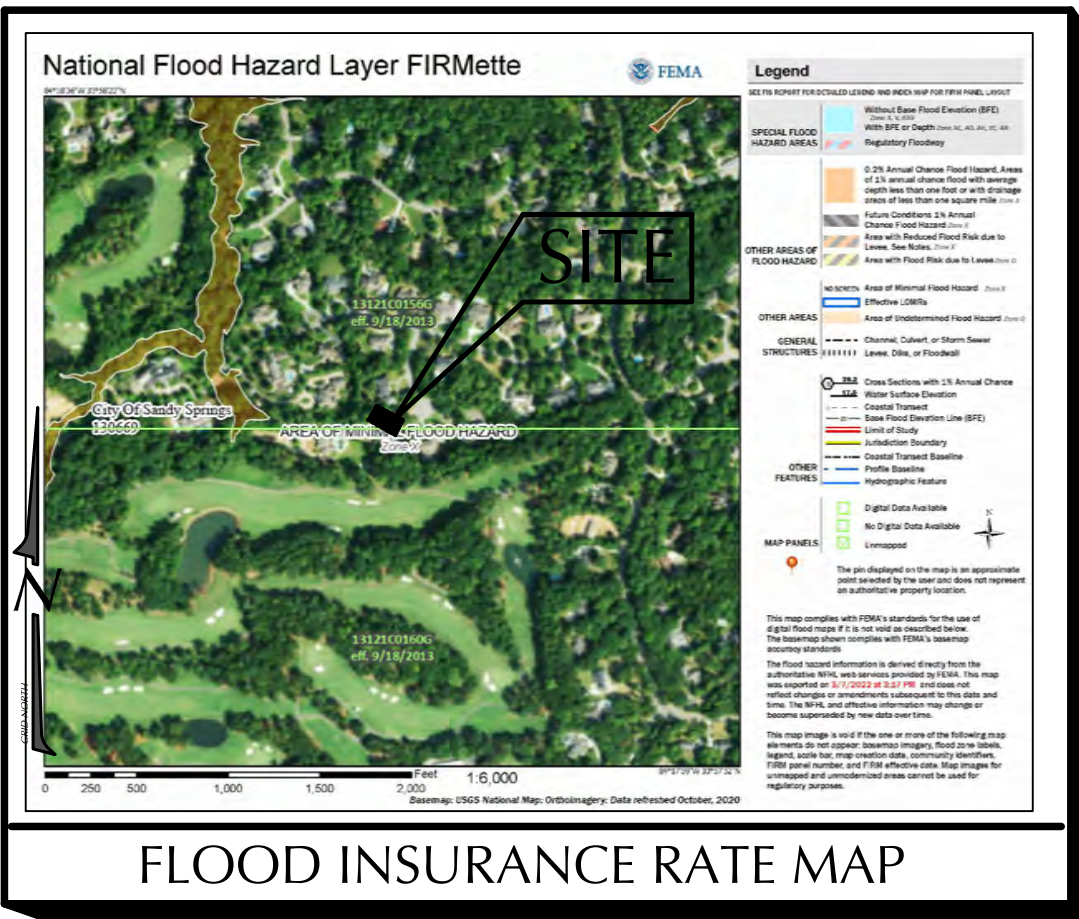
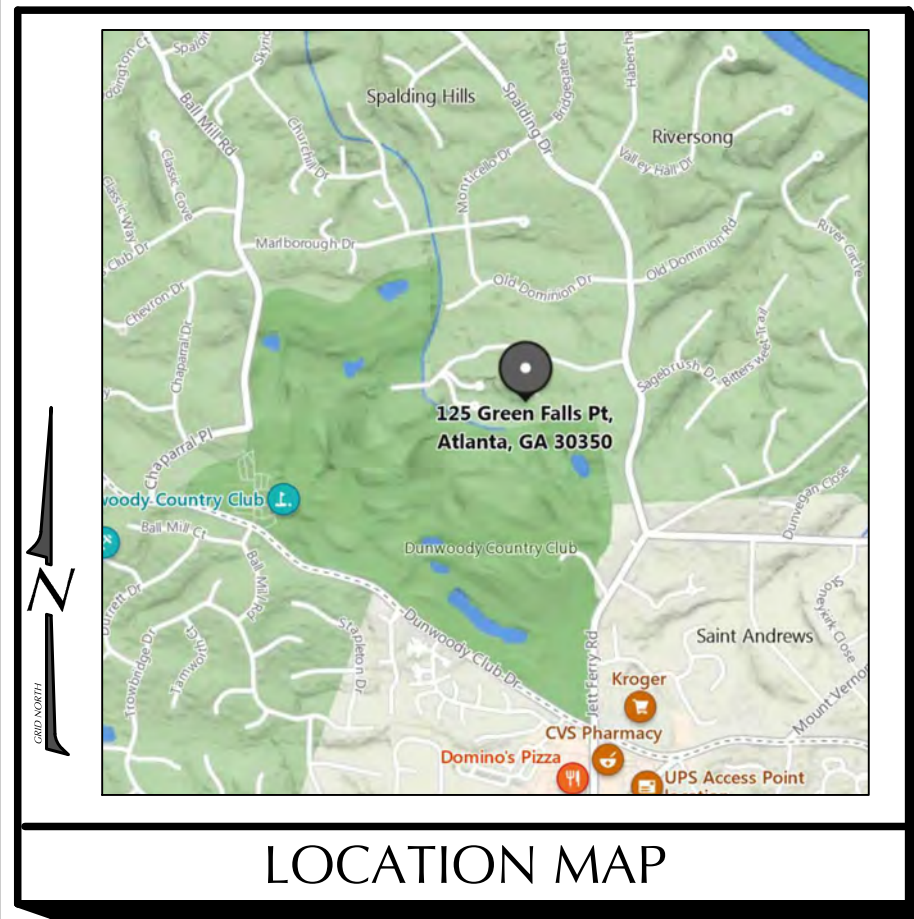
Scale

Drawn

Job

Sheet

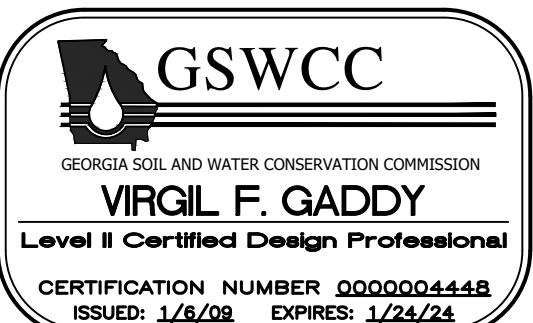
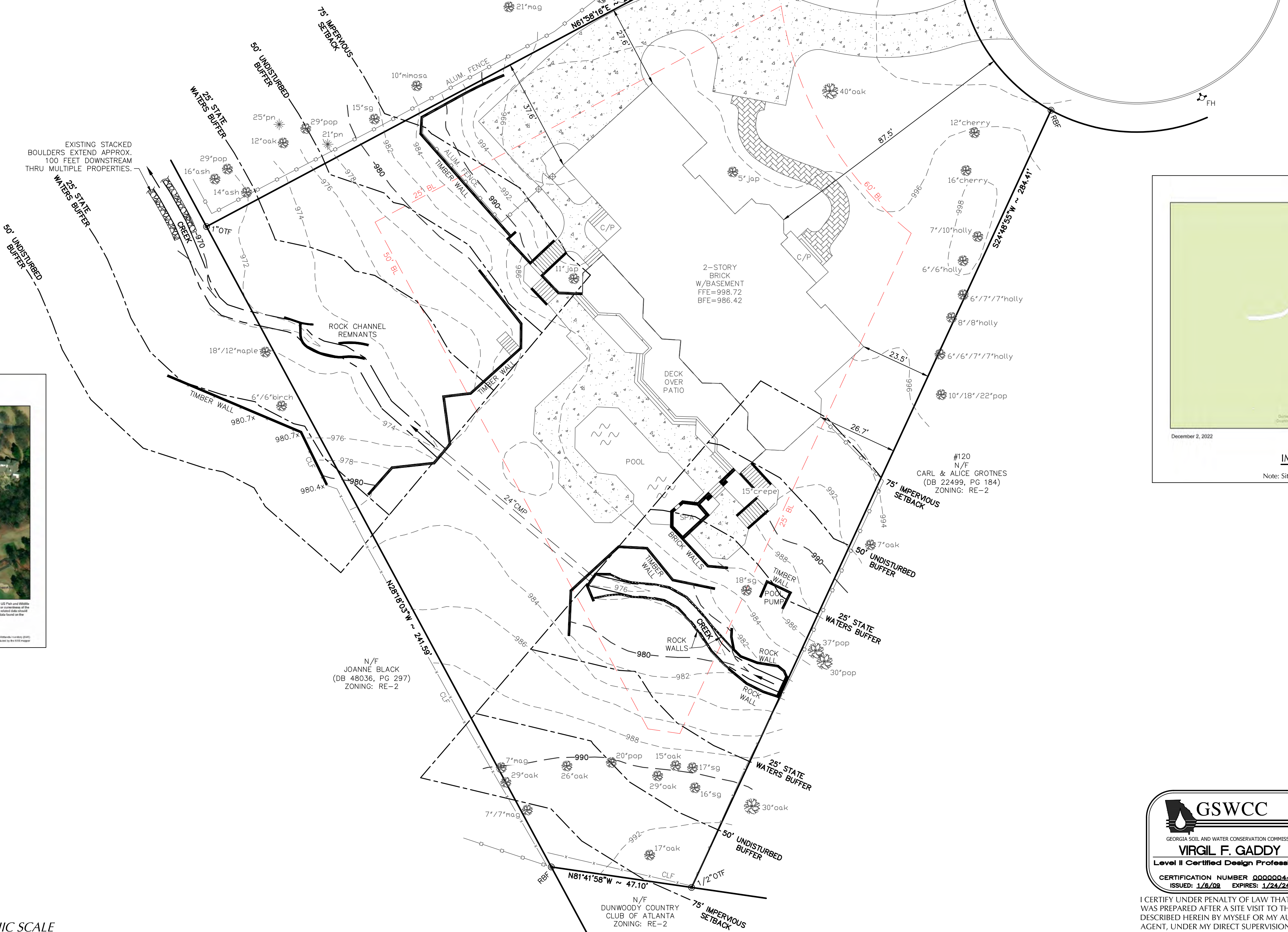
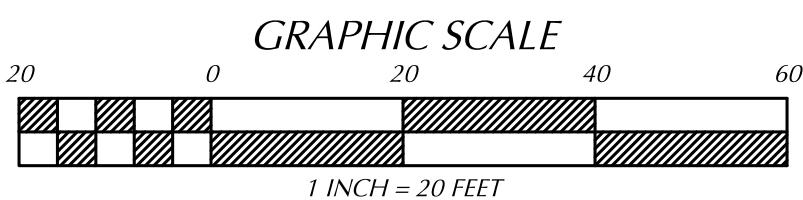
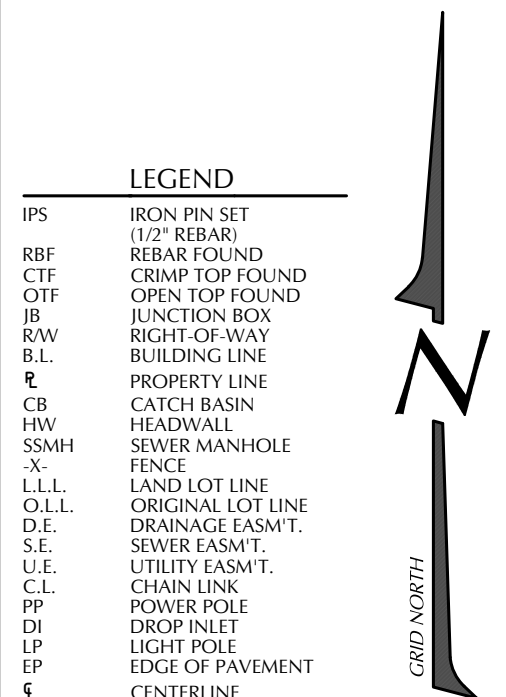
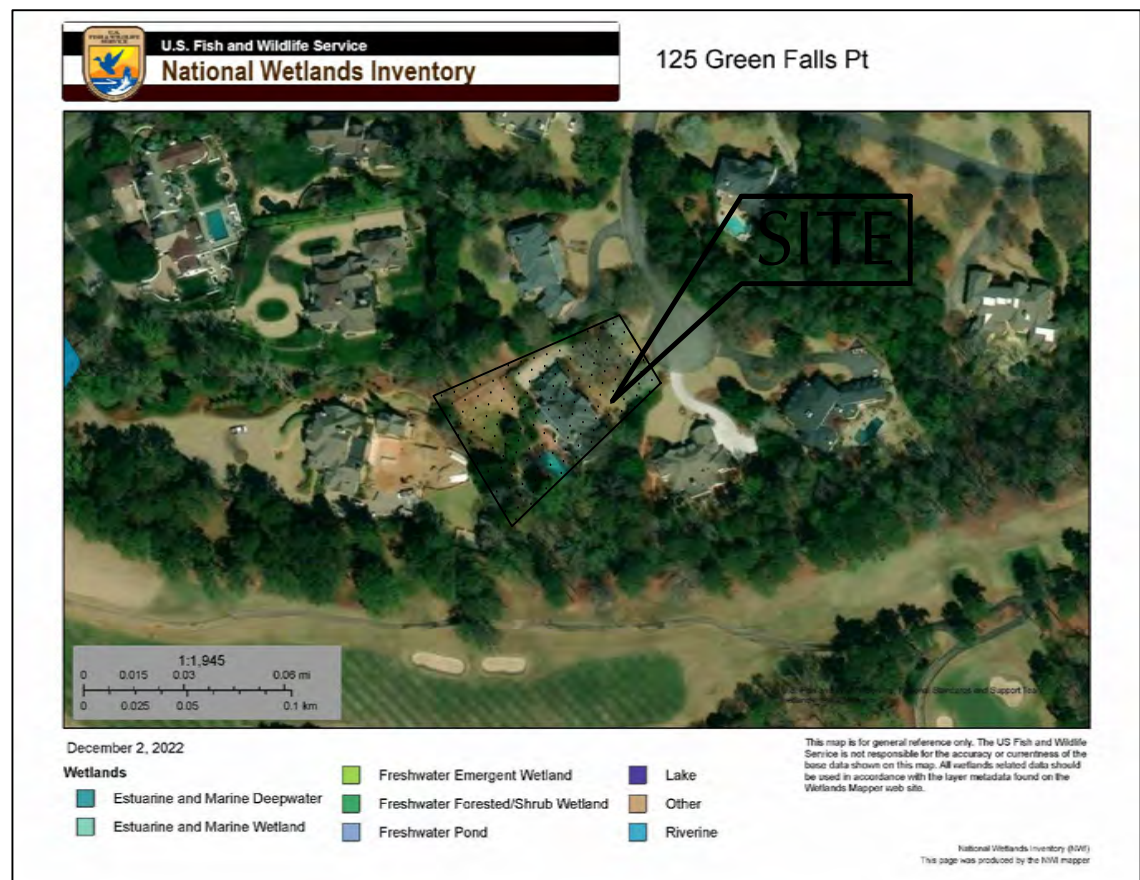
Of Sheets



NOTE:
THE SITE DOES NOT CONTAIN ANY FLOODPLAIN OR WETLANDS
AND IS NOT WITHIN 1 MILE OF AN IMPAIRED STREAM.

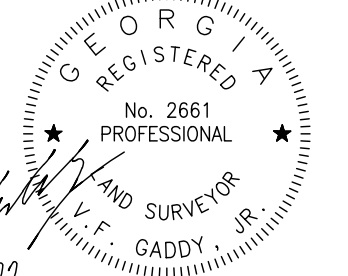
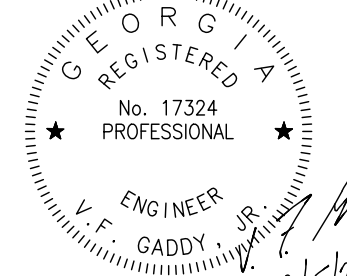
BUFFER DISTURBANCE TOTALS

25' STATE BUFFER..... 2,977 SF / 35 LF
50' CITY BUFFER..... 1,895 SF
TOTAL..... 4,695 SF



I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

V.F. Gaddy 12/5/22
VIRGIL F. GADDY JR. DATE



OWNER:
JDL, LLC
125 GREEN FALLS POINT
SANDY SPRINGS, GA 30350

CONTRACTOR:
JASON ENGLERT & ASSOC.
1110 TIDWELL ROAD, SUITE A
ALPHARETTA, GA 30004

24 HOUR CONTACT:
JASON ENGLERT
(770) 480-3312

LANDSCAPE DESIGNER:
DOUGLAS C. LYNN, LLC
509 SHARLOT DRIVE
ACWORTH, GA 30102
(404) 414-9347

ENGINEER/SURVEYOR:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920

SITE INFORMATION:

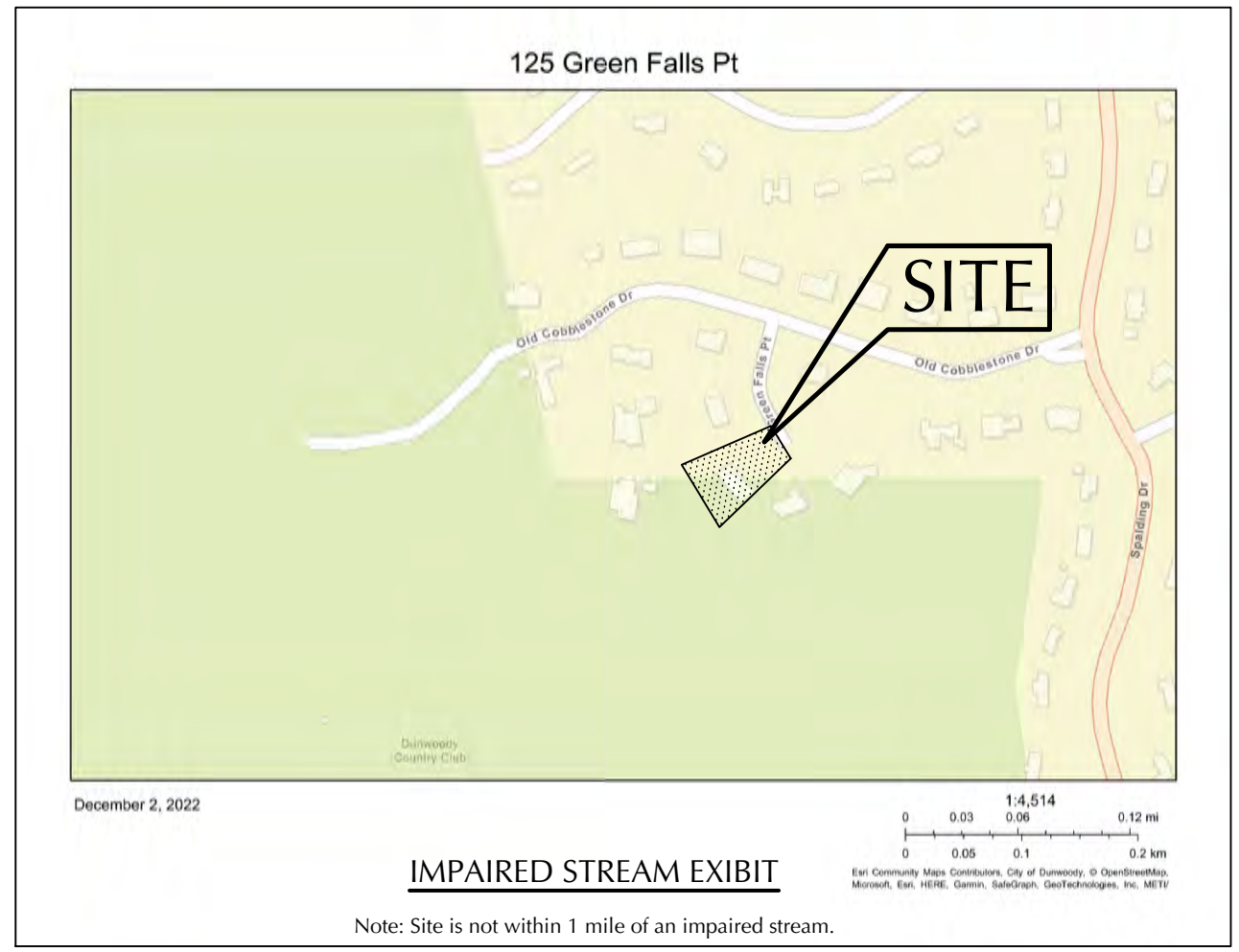
125 GREEN FALLS POINT
TOTAL AREA: 1.18 ACRES
RE-2 REQUIREMENTS
LOT WIDTH: 200' FEET MIN.
MINIMUM LOT AREA: 2 AC.
MINIMUM YARD ADJACENT TO PUBLIC STREET:
FRONT YARD: 60 FEET.
INTERIOR SIDE YARD SETBACKS: 25 FEET.
REAR YARD: 50 FEET.
MAXIMUM LOT COVERAGE: 25%
MINIMUM CANOPY COVERAGE: 35%
MAXIMUM BUILDING HEIGHT: 3 STORIES / 40 FEET

UTILITIES:
GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - AT&T
POWER - GEORGIA POWER

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A.
SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD
INSURANCE RATE MAP #13121C0160G, EFFECTIVE DATE: 09-18-2013

TOPOGRAPHIC SURVEY IS BASED ON FIELD RUN DATE BY GADDY
SURVEYING & DESIGN, INC.; DATED: 9/30/21; DATUM: NAVD '88.

NOTE:
CONTACT THE DEPARTMENT OF COMMUNITY
DEVELOPMENT TO SCHEDULE A PRE-CONSTRUCTION
MEETING PRIOR TO ANY LAND DISTURBANCE.



REVISIONS	DATE	BY	DESCRIPTION
1	8/15/22	MJC	City comments- increase pipe size
2	12/5/22	MJC	Reduce pipe length

GADDY SURVEYING & DESIGN, INC.

1215 Pleasant Hill Road
Lawrenceville, Georgia 30044
Phone - (770) 931-5920
FAX - (770) 931-5903

STORM PIPE REPLACEMENT PLAN FOR:
125 GREEN FALLS POINT
LOT 17
BAILEY ESTATES
(PLAT BOOK 172, PAGE 50)
LAND LOT 342 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS ~ FULTON COUNTY, GEORGIA

DATE	DRAWN	CHECKED
7/20/22	MJC	VFG

SCALE: 1" = 20'
SHEET TITLE

SITE MAP /
EXISTING
CONDITIONS

PROJECT NUMBER
DCL-21-028
1
DRAWING NUMBER



1. CITY OF SANDY SPRINGS PERSONNEL AND/OR AGENTS, SHALL HAVE FREE AND TOTAL ACCESS TO, ACROSS, AND UNDER DRIVEWAYS, THAT WILL BE INSTALLED ON THIS IMPROVED LOT, FOR THE PURPOSES OF INSPECTION, REPAIR, AND/OR MAINTENANCE, AFTER THE CITY SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF, IMPROVEMENTS WITHIN THE DRIVEWAY.
2. PROPOSED DRIVEWAY APRONS(S) MUST BE A MINIMUM OF 10 FEET FROM A CATCH BASIN OR FIRE HYDRANT, AND A MINIMUM OF 5 FEET FROM THE LOT LINE. DRIVEWAY APRONS(S) MUST ALSO BE A MINIMUM OF 25 FEET FROM THE RADIUS OF ANY CURB OR CORNER.
3. PROVIDE PROOF OF EXISTING WATER SERVICE TO THE CITY OF SANDY SPRINGS.
4. IF THIS RESIDENCE IS CONSTRUCTED CLOSER THAN 20 FEET TO ANY OTHER RESIDENTIAL STRUCTURE OR OTHER OUTBUILDING LARGER THAN 300 SF, AUTOMATIC SPRINKLERS SHALL BE REQUIRED IN THE KITCHEN AND FUELED FIRE APPLIANCE PURSUANT TO THE CITY OF SANDY SPRINGS FIRE ORDINANCE 2006-11-86; CHAPTER 15, HEALTH AND PUBLIC SAFETY, WHICH BECAME EFFECTIVE ON NOVEMBER 8, 2006.
5. ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS ONLY BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (THE SIDE AND REAR YARD) OF ANY ACCESSORY STRUCTURE. ACCESSORY STRUCTURES ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.
6. UPON COMPLETION OF SITE IMPROVEMENTS, AN AS-BUILT IS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. NO GRADING IS ALLOWED WITHIN 15' OF THE REAR PROPERTY LINE IN RD. ZONING DISTRICTS.
8. EXISTING WATER AND SEWER CONNECTION ARE TO REMAIN - NO CHANGES TO EXISTING CONNECTIONS ARE PROPOSED.
9. WHERE EXISTING RUNOFF LEASE THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN SHEET FLOW CONDITIONS AFTER DEVELOPMENT.
10. THE CITY OF SANDY SPRINGS SHALL BE ADVISED BY THE SITE DEPARTMENT BEFORE THE APPROVAL OF THIS PERMIT. (NOT APPLICABLE)
11. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFER OR EASEMENTS.
12. WASTE MATERIAL SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY SECTION 404 PERMIT. (NOT APPLICABLE)
13. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS. (NOT APPLICABLE)
14. NO GRADING OR TREE REMOVAL IS PROPOSED WITHIN SIDE SETBACK OR 15 FT. FROM REAR PROPERTY LINE.

BUFFER DISTURBANCE TOTALS	
25' STATE BUFFER:	2,977 SF / 35 LF
50' CITY BUFFER:	1,895 SF
TOTAL:	4,872 SF

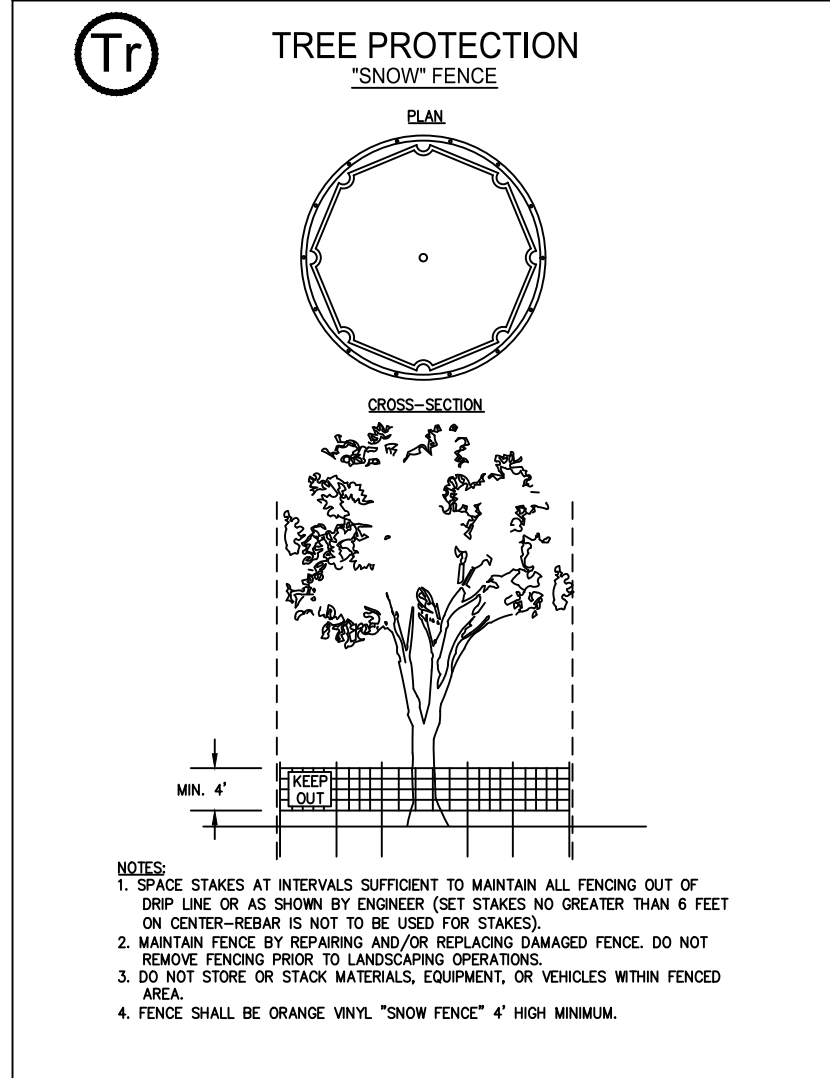
LIMITS OF DISTURBANCE: 12,000 SF = 0.28 AC.

1. ON-SITE OPERATOR, OWNER OR APPLICANT MUST COMPLY WITH ARTICLE VI, CHAPTER 109, TITLED SOIL AND EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRING DEVELOPMENT REGULATIONS. PAY PARTICULAR ATTENTION TO SECTION 109-253(B).
2. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (CUT-OFF TIME FOR NEXT DAY INSPECTION IS 5PM.)
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
4. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
5. MAINTENANCE STATEMENT - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY - BY ON-SITE INSPECTION.
7. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
8. VEGETATIVE PLANS - FOR ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES, INCLUDE SPECIES, PLANTING DATES, SEEDING, FERTILIZER AND MULCHING RATES.
9. SEEDING / MULCHING WILL BE APPLIED ON ALL EXPOSED, DISTURBED AREAS.
10. SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
11. SILT FENCE ALSO INDICATES LIMITS OF DISTURBANCE.
12. THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDING THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO THE EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN A IMMEDIATE "STOP WORK" ORDER. THE STOP WORK ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAIL IS CONSTRUCTED.
13. NO DCKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
14. WASTE MATERIALS SHALL NOT BE DISCARDED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
15. NON EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN 25 OR 50 FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS. REFER TO SUMMARY MINUTES OF SITE MEETING BETWEEN JOH AMBERSSY AND JAMES SANDERS WITH THE CITY OF SANDY SPRINGS AND FRANK GADVO, CIVIL ENGINEER ON NOVEMBER 3, 2021 REGARDING LACK OF BUFFERS DUE TO STABILIZED CHANNEL AND REPAIR PROCEDURES.

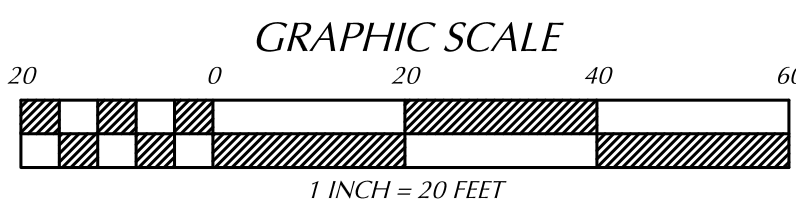
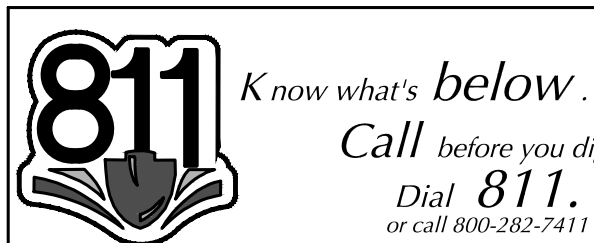
1. INSTALL MODIFIED CONSTRUCTION EXIT, SILT FENCE, AND TREE FENCE
2. INSTALL TEMPORARY ACCESS FILL PER SHEET 3 FOR CONSTRUCTION EQUIPMENT.
3. INSTALL TEMPORARY CREEK PUMP ABOVE PROPOSED LOCATION OF HEADWALL #1, INSTALL APPROXIMATELY 55 LF OF STACKED BOULDER CREEK STABILIZATION.
4. DEMOLISH TIMBER WALL AT INLET HEADWALL.
5. INSTALL TEMPORARY CREEK PUMP ABOVE PROPOSED LOCATION OF HEADWALL #2, INSTALL PIPE #12 STARTING AT DOWNSTREAM LOCATION.
6. INSTALL MODULAR BLOCK GRATING WALL.
7. INSTALL FILL AND FINAL GRADES.
8. RE-CONSTRUCT TIMBER WALL AND SLOPE BELOW END OF DRIVEWAY.
9. INSTALL GRASS SOD & LANDSCAPING. REMOVE BMP'S

ENGINEER/SURVEYOR:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920

LAND LOT 342 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS ~ FULTON COUNTY, GEORGIA

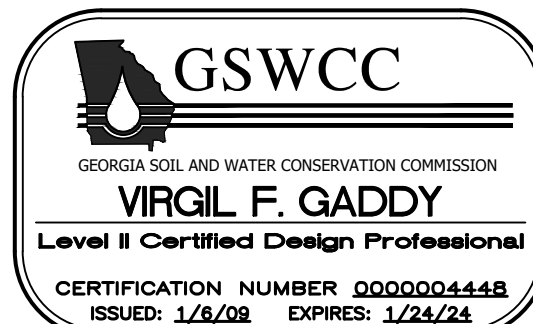


LEGEND	
IPS	IRON PIN SET
RB	REBAR FOUND
CTF	CRIMP TOP FOUND
OTF	OPEN TOP FOUND
JB	JUNCTION BOX
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
R	PROPERTY LINE
CB	CATCH BASIN
HEADWALL	HEADWALL
SSMH	SEWER MANHOLE
-X-	FENCE
L.L.L.	LAND LOT LINE
O.L.L.	ORIGINAL LOT LINE
D.E.	DEGRADED EASMT.
S.E.	SEWER EASMT.
U.E.	UTILITY EASMT.
C.L.	CHAIN LINK
PP	POWER POLE
DI	DROP INLET
L.P.	LIGHT POLE
E	EDGE OF PAVEMENT
CF	CENTERLINE



STORM PIPE REPLACEMENT PLAN

SCALE : 1" = 20'



Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Thursday, Mar 17 2022

EX 24in CMP

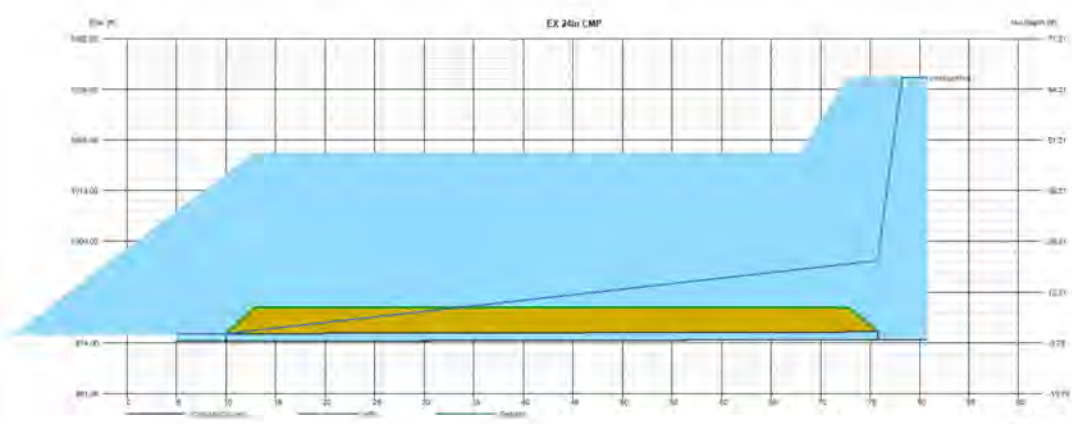
Invert Elev Dn (ft) = 974.35
Pipe Length (ft) = 65.76
Slope (%) = 0.67
Invert Elev Up (ft) = 974.79
Rise (in) = 24.0
Shape = Circular
Span (in) = 24.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Corrugate Metal Pipe
Culvert Entrance = Headwall
Coeff. K,M,c,Y,k = 0.0078, 2, 0.0379, 0.69, 0.5

Calculations
Qmin (cfs) = 116.00
Qmax (cfs) = 133.00
Tailwater Elev (ft) = (dc+D)/2

Highlighted
Qtotal (cfs) = 131.00
Qpipe (cfs) = 130.95
Qovertop (cfs) = 0.05
Veloc Dn (ft/s) = 41.68
Veloc Up (ft/s) = 41.68
HGL Dn (ft) = 976.35
HGL Up (ft) = 995.08
Hw Elev (ft) = 1042.01
Hw/D (ft) = 33.61
Flow Regime = Inlet Control

Embankment
Top Elevation (ft) = 983.00
Top Width (ft) = 60.00
Crest Width (ft) = 30.00

984.5 BASED ON GROUND ELEVATIONS ON OVERTOPPING CONDITIONS



Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Monday, Dec 5 2022

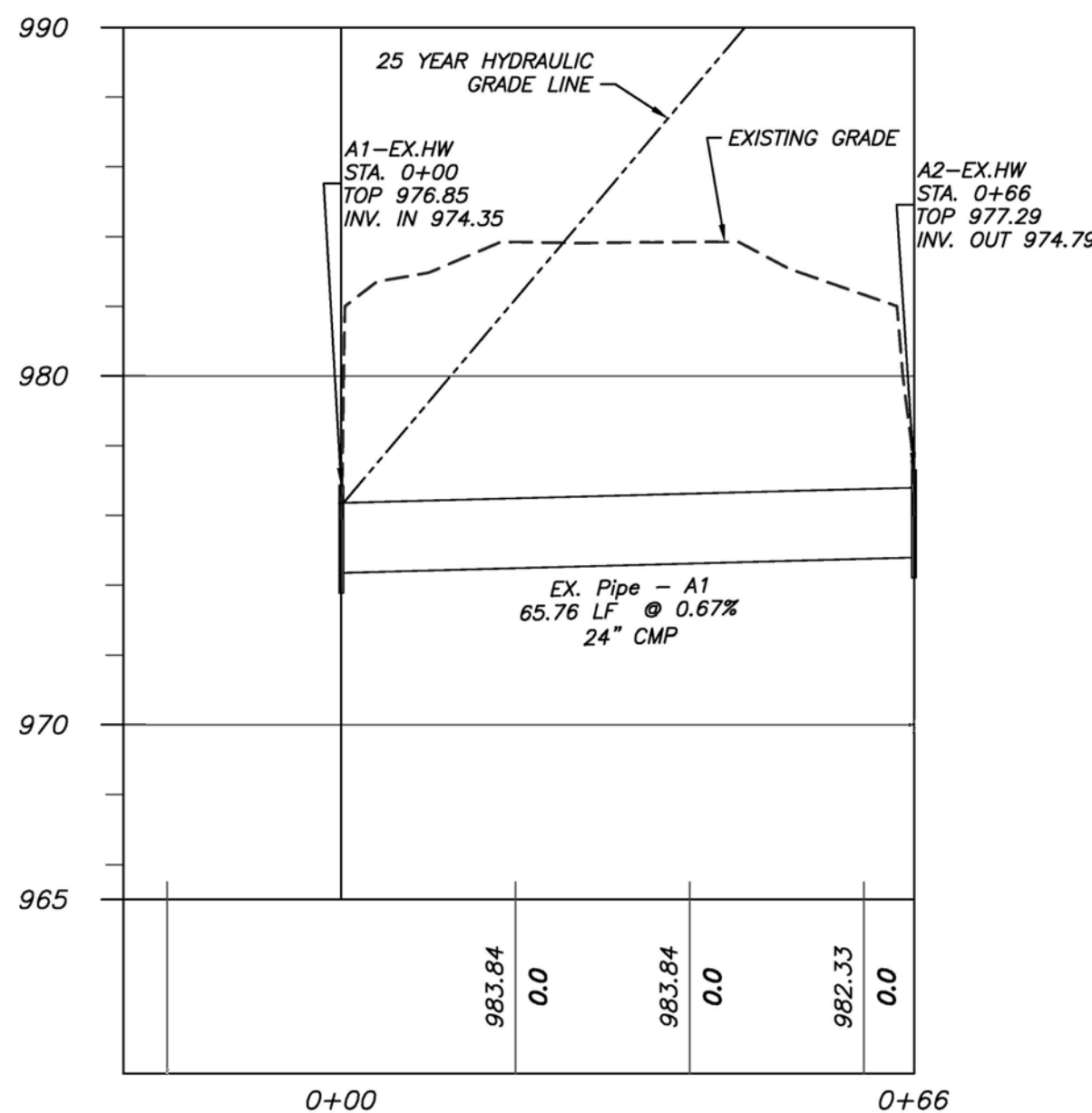
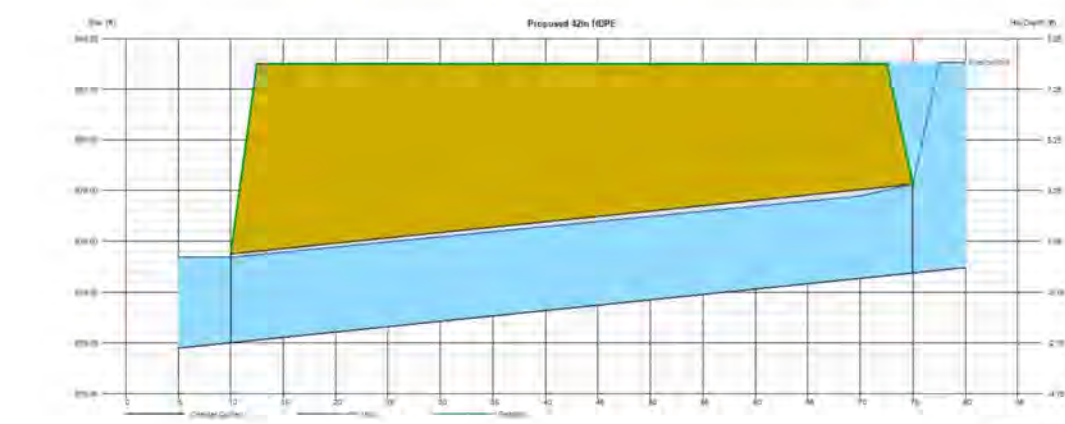
Proposed 42in HDPE

Invert Elev Dn (ft) = 972.00
Pipe Length (ft) = 65.00
Slope (%) = 4.23
Invert Elev Up (ft) = 974.75
Rise (in) = 42.0
Shape = Circular
Span (in) = 42.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Concrete
Culvert Entrance = Square edge w/headwall (C)
Coeff. K,M,c,Y,k = 0.0098, 2, 0.0398, 0.67, 0.5

Calculations
Qmin (cfs) = 70.00
Qmax (cfs) = 135.00
Tailwater Elev (ft) = (dc+D)/2

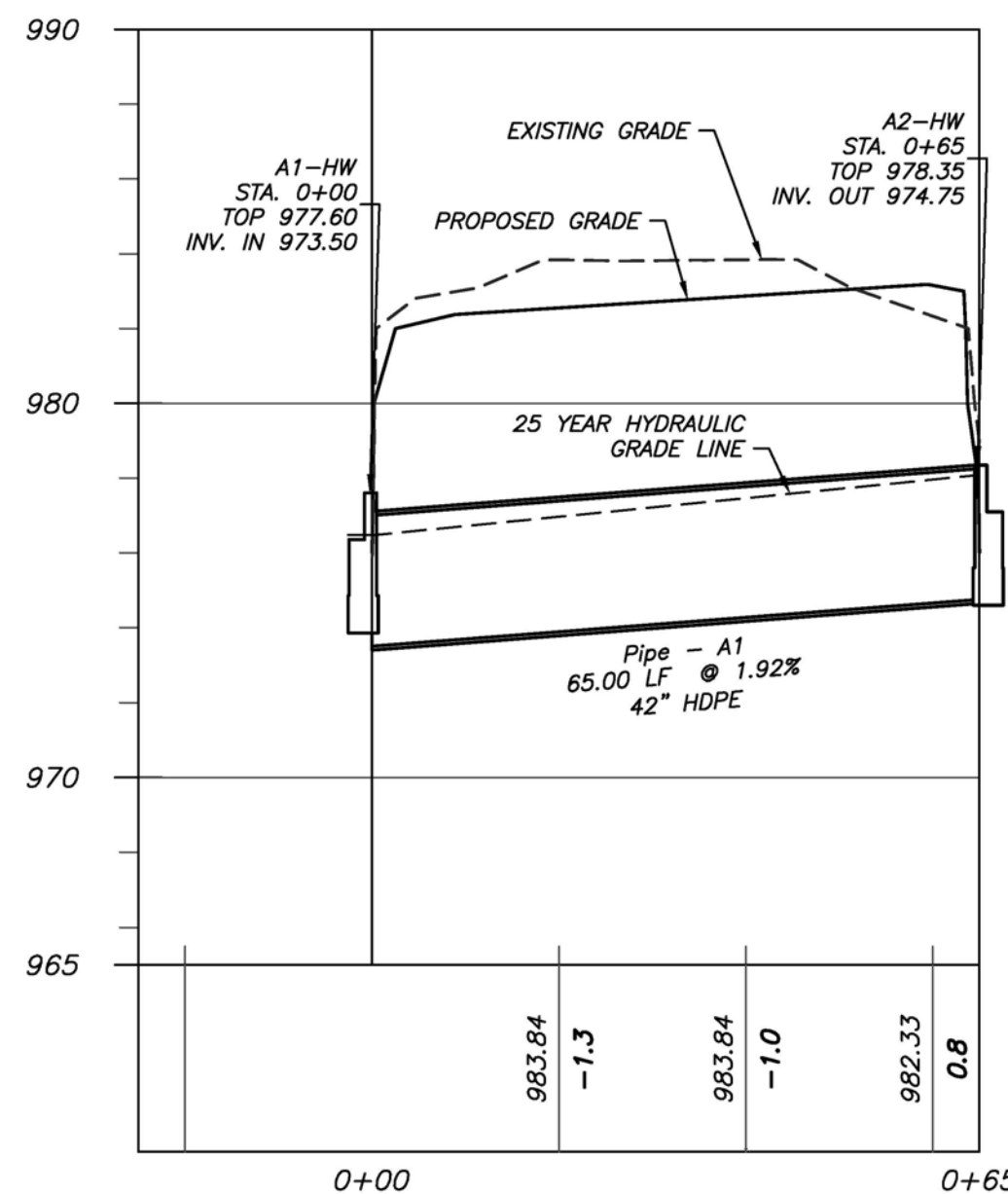
Highlighted
Qtotal (cfs) = 120.00
Qpipe (cfs) = 118.61
Qovertop (cfs) = 1.39
Veloc Dn (ft/s) = 12.48
Veloc Up (ft/s) = 12.76
HGL Dn (ft) = 975.37
HGL Up (ft) = 977.99
Hw Elev (ft) = 983.07
Hw/D (ft) = 2.38
Flow Regime = Inlet Control

Embankment
Top Elevation (ft) = 983.00
Top Width (ft) = 60.00
Crest Width (ft) = 30.00



EXISTING STORM PIPE PROFILE

SCALE : HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'



PROPOSED STORM PIPE PROFILE

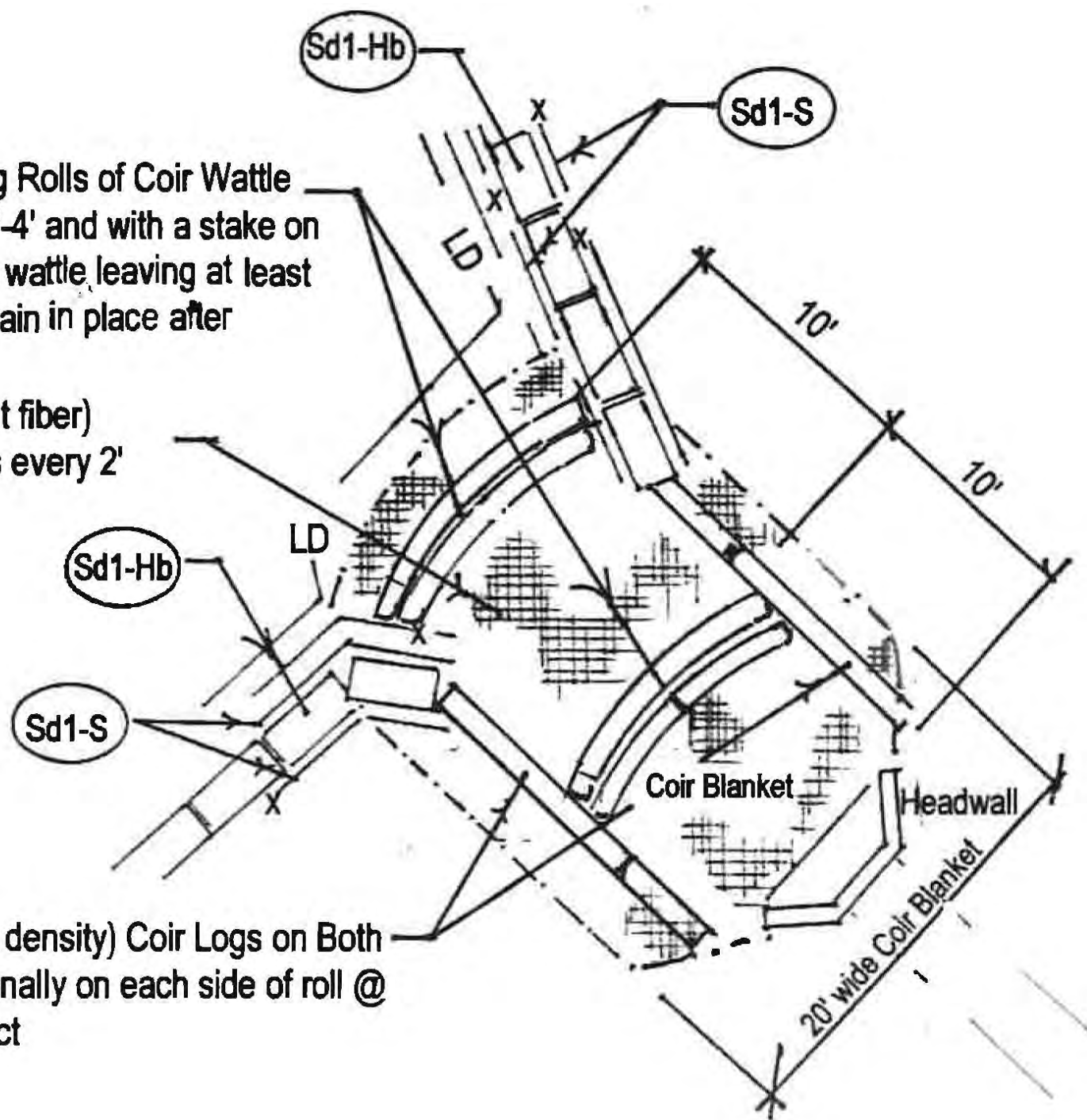
SCALE : HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

PIPE CHART - 25 YEAR STORM EVENT

Pipe ID	Pipe Size (in)	Line Length (ft)	Pipe Slope (%)	Incr. Area (ac)	Total Area (ac)	Runoff Coeff. (C)	Time Conc. (min)	Rainfall Int (in/hr)	Andl Flow (cfs)	Total Flow (cfs)	Capacity Full (cfs)	Veloc (ft/s)	Inv ElevDn (ft)	Inv ElevUp (ft)	HGL Up (ft)	HGL Dn (ft)
EX. Pipe - A1	24	65.76	0.67	41.20	41.20	0.50	12.40	6.47	133.24	133.24	151.14	14.69	974.35	974.79	995.68	976.35
Pipe - A1	42	65.00	1.92	41.20	41.20	0.50	12.40	6.47	133.24	133.24	151.14	14.69	973.50	974.75	978.07	976.48

Two Rows of RoLanka BioD-Watl 90 12" Wide x 15' Long Rolls of Coir Wattle
Secure the wattle using 2" x 2" x 24" oak stakes every 3'-4' and with a stake on each end. Stakes should be driven thru the middle of the wattle, leaving at least 2"-3" of stake extending above the wattle. Wattles to remain in place after Completion of Project

20' x 30' area of RoLanka BioD-Mat 70 Bristle Coir (coconut fiber)
Woven Erosion Control Blanket. Anchor mat with pine pegs every 2' on outside edges



Install RoLanka Bio-D Roll 30L (12" dia x 10' long 7lb s/cu. ft density) Coir Logs on Both sides of Stream. Anchor using 2" x 2" x 36" oak stakes diagonally on each side of roll @ toe. Coir Logs to remain in place after completion of project

RoLanka International, Inc
155 Andrew Drive #100
Stockbridge, Georgia 30281
770-506-8211
rolanka@rolanka.com

Ch Channel Stabilization

Property	Test Method	BioD-Mat™ 70
Weight	ASTM D 3776	23 oz/SY (780 g/sq.m)
Dry tensile strength Machine direction Cross direction	ASTM D 4595	1740 lbs/ft (25.4 kN/m) 1176 lbs/ft (17.2 kN/m)
Wet tensile strength Machine direction Cross direction	ASTM D 4595	1488 lbs/ft (21.7 kN/m) 1032 lbs/ft (15.1 kN/m)
Elongation at failure Wet Machine direction Cross direction	ASTM D 4595	38% 25%
Open area	Calculated	48%
Thickness	ASTM D 1777	0.35 in (9 mm)
Minimum Twine Count MD x CD (per foot)		27 x 18
Recommended slope		> 1:1
Recommended flow		12 fps (3.7 m/s)
Recommended shear stress		4.5 lbs/sq.ft (215 N/sq.m)

Property	BioD-Roll™ 30L	BioD-Roll™ 30H	BioD-Roll™ 40	BioD-Roll™ 50
Diameter	12 inches (30 cm)	12 inches (30 cm)	16 inches (40 cm)	20 inches (50 cm)
Weight	5 lbs./ft. (7.5 kg/m)	7 lbs./ft. (10.4 kg/m)	12.4 lbs./ft. (18.5 kg/m)	19.4 lbs./ft. (28.9 kg/m)
Density	7 lbs./ft³ (112 kg/m³)	9 lbs./ft³ (144 kg/m³)	9 lbs./ft³ (144 kg/m³)	9 lbs./ft³ (144 kg/m³)
Length	10 feet. (3.05 m)	10 feet (3.05 m)	10 feet (3.05 m)	10 feet (3.05 m)
Outer net	90 lbs. (400 N) Bristle coir twine net 2 in. x 2 in.(5 cm x 5 cm) openings	90 lbs. (400 N) Bristle coir twine net 2 in. x 2 in.(5 cm x 5 cm) openings	90 lbs. (400 N) Bristle coir twine net 2 in. x 2 in.(5 cm x 5 cm) openings	90 lbs. (400 N) Bristle coir twine net 2 in. x 2 in.(5 cm x 5 cm) openings
Inner core	Mattress coir	Mattress coir	Mattress coir	Mattress coir

Property	BioD-Watl™ 6	BioD-Watl™ 9	BioD-Watl™ 12
Diameter	6 in (15 cm)	9 in (23 cm)	12 in (30 cm)
Length	15 ft. (4.6 m)	15 ft. (4.6 m)	10 ft. (3 m)
Weight	0.65 lbs./LF (1 kg/m)	1.5 lbs./LF (2.24 kg/m)	3 lbs./LF (4.5 kg/m)
Fiber	Mattress coir fiber	Mattress coir fiber	Mattress coir fiber
Netting	Bristle coir twine 2"x2" (5 cm x 5 cm)	Bristle coir twine 2"x2" (5 cm x 5 cm)	Bristle coir twine 2"x2" (5 cm x 5 cm)
Strength	60 lbs. (267 N)	90 lbs. (400 N)	90 lbs. (400 N)



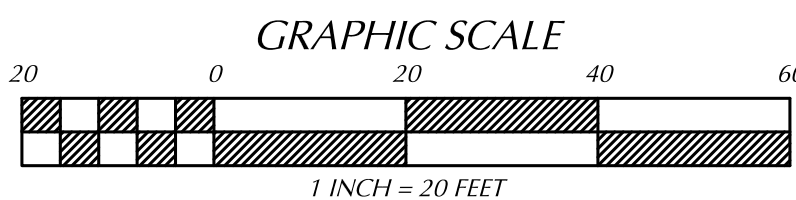
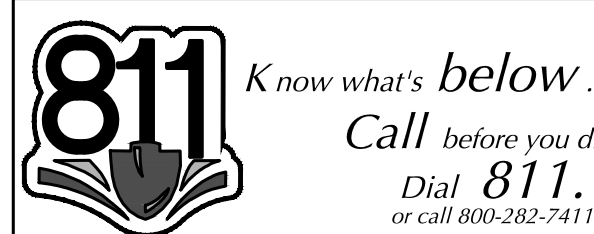
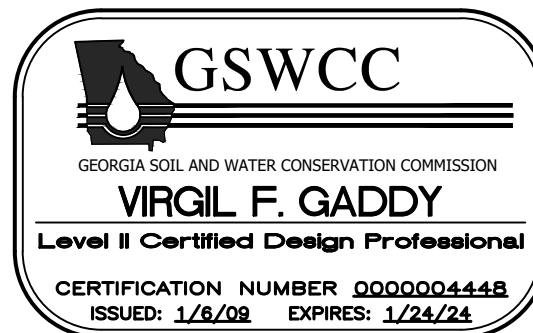
OWNER:
JDL, LLC
125 GREEN FALLS POINT
SANDY SPRINGS, GA 30350

CONTRACTOR:
JASON ENGLERT & ASSOC.
1110 TIDWELL ROAD, SUITE A
ALPHARETTA, GA 30004

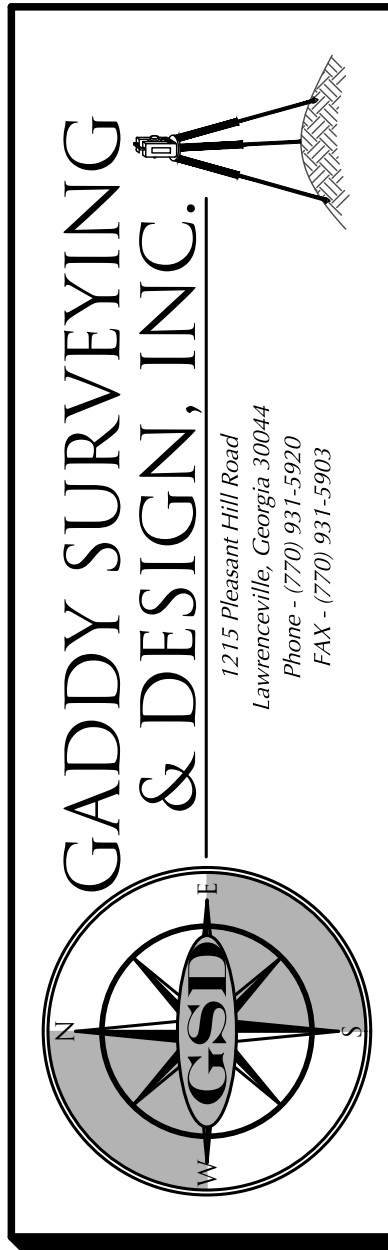
24 HOUR CONTACT:
JASON ENGLERT
(770) 480-3312

LANDSCAPE DESIGNER:
DOUGLAS C. LYNN, LLC
509 SHARLOT DRIVE
ACWORTH, GA 30102
(404) 414-9347

ENGINEER/SURVEYOR:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920



NO.	DATE	BY	DESCRIPTION
1	8/15/22	MJC	City comments- increase pipe size
2	12/5/22	MJC	Reduce pipe length



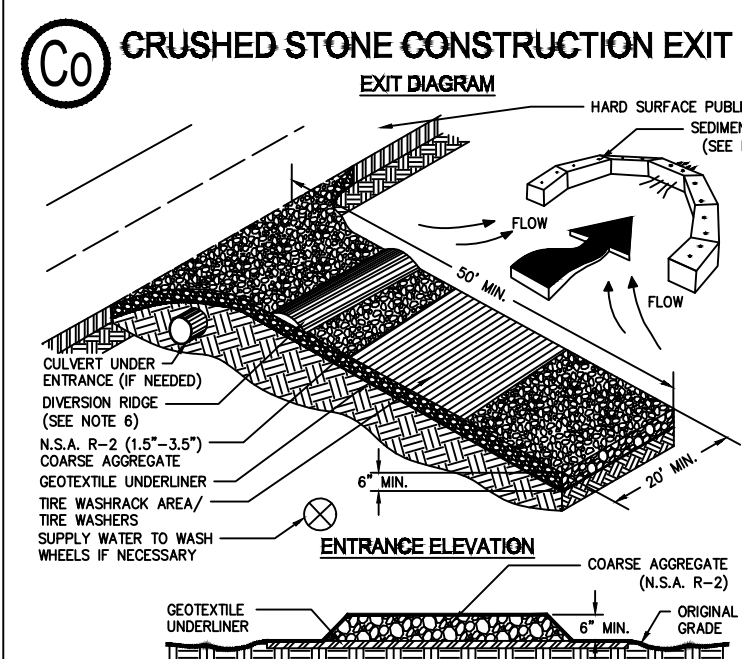
STORM PIPE REPLACEMENT PLAN FOR:
125 GREEN FALLS POINT
LOT 17
BAILEY ESTATES
(PLAT BOOK 172, PAGE 50)
LAND LOT 342 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS ~ FULTON COUNTY, GEORGIA

DATE 7/20/22	DRAWN MJC	CHECKED VFG
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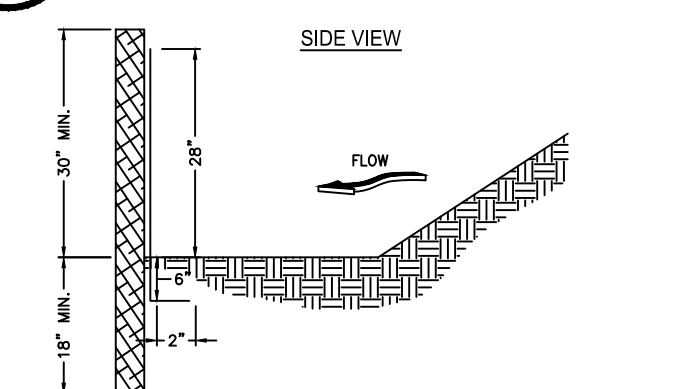
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SHEET TITLE

STORM PIPE PROFILE

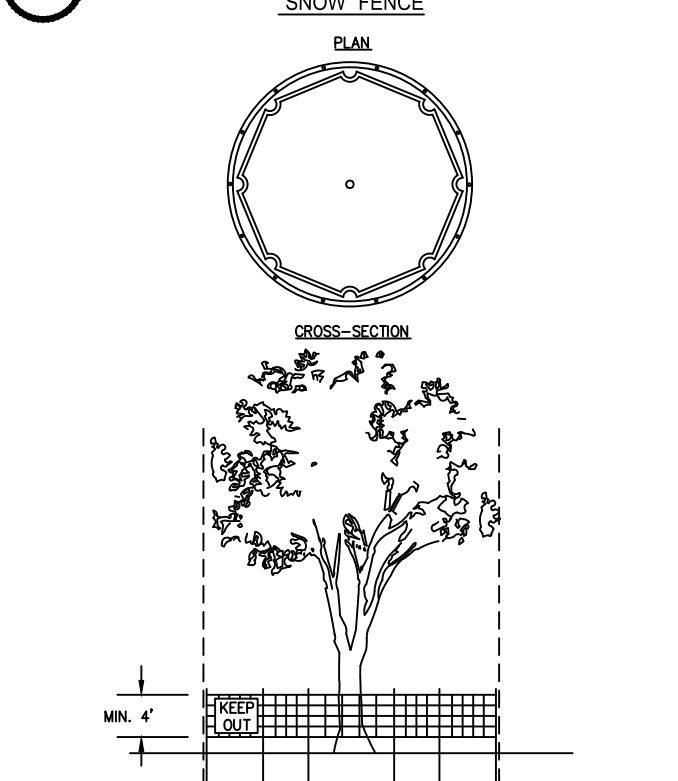
PROJECT NUMBER DCL-21-028
DRAWING NUMBER 3



Silt Fence - Type Sensitive



Tree Protection "Snow Fence"



Mulching Rates

Grassing Schedule
(HYDROSEEDING RATES)

MATERIALS: CHOOSE ONE OF THE FOLLOWING:

1. DRY STRAW OR HAY - APPLY AT A DEPTH OF 2 TO 4 INCHES
2. WOOD WASTE - APPLY AT A DEPTH OF 2 TO 3 INCHES
3. CUTBACK ASPHALT - APPLY AT 1200 GALLONS PER ACRE
4. POLYETHYLENE FILM - SECURE OVER BANKS

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON MAY BE ACCOMPLISHED WITH: STRAW OR HAY 2.5 TONS/ACRE WOOD WASTE 3.0 TONS/ACRE POLYETHYLENE FILM 3.0 TONS/ACRE

NOTE: SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR ADDITIONAL SEED TYPES.

Temporary Vegetation

SPECIES	RATE/1000 S.F.	DATES	TIME	N	P20	K20
WHEAT	2-3 LBS.	10/15-12/15	1 TON/ACRE	60-90	120-180	120-180
WHEAT	2-3 LBS.	1/1-3/1	1 TON/ACRE	60-90	120-180	120-180
WHEAT	2-3 LBS.	1/1-3/1	1 TON/ACRE	60-90	120-180	120-180
WHEAT	2-3 LBS.	1/1-3/1	1 TON/ACRE	60-90	120-180	120-180

Permanent Vegetation

SPECIES	RATE/1000 S.F.	DATES	TIME	N	P20	K20
WHEAT	2-3 LBS.	10/15-12/15	1 TON/ACRE	60-90	120-180	120-180
WHEAT	2-3 LBS.	1/1-3/1	1 TON/ACRE	60-90	120-180	120-180
WHEAT	2-3 LBS.	1/1-3/1	1 TON/ACRE	60-90	120-180	120-180
WHEAT	2-3 LBS.	1/1-3/1	1 TON/ACRE	60-90	120-180	120-180

Sod Planting Requirements

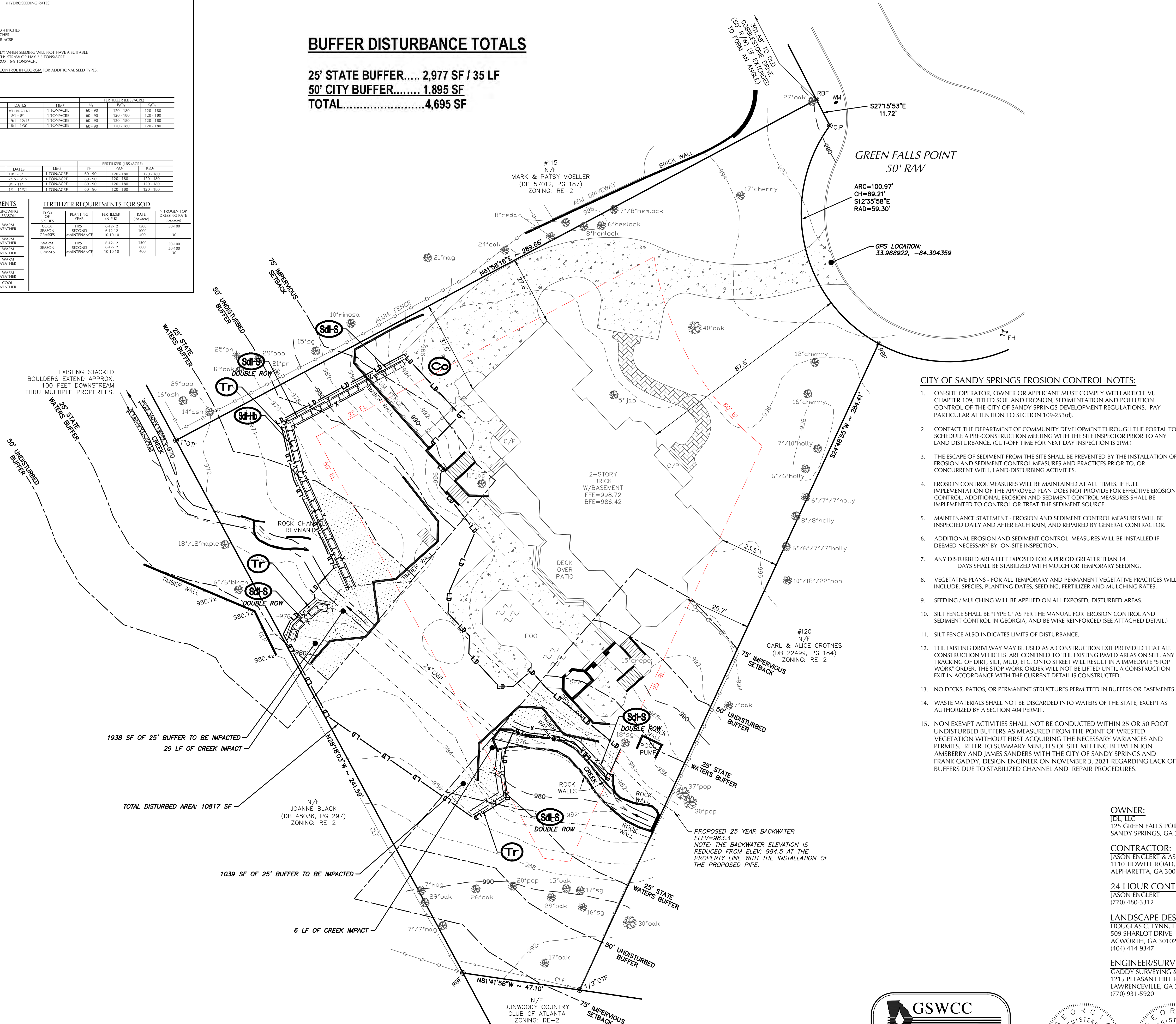
GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON	M.L.P.C.	WARM WEATHER
BERMUDAGRASS	COMMON	M.L.P.C.	WARM WEATHER
BERMUDAGRASS	COMMON	M.L.P.C.	WARM WEATHER
BERMUDAGRASS	COMMON	M.L.P.C.	WARM WEATHER
BERMUDAGRASS	COMMON	M.L.P.C.	WARM WEATHER

Fertilizer Requirements for Sod

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON	M.L.P.C.	WARM WEATHER
BERMUDAGRASS	COMMON	M.L.P.C.	WARM WEATHER
BERMUDAGRASS	COMMON	M.L.P.C.	WARM WEATHER
BERMUDAGRASS	COMMON	M.L.P.C.	WARM WEATHER
BERMUDAGRASS	COMMON	M.L.P.C.	WARM WEATHER

Buffer Disturbance Totals

25' STATE BUFFER..... 2,977 SF / 35 LF
50' CITY BUFFER..... 1,895 SF
TOTAL..... 4,695 SF



CITY OF SANDY SPRINGS EROSION CONTROL NOTES:

1. ON-SITE OPERATOR, OWNER OR APPLICANT MUST COMPLY WITH ARTICLE VI, CHAPTER 109, TITLED SOIL AND EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRINGS DEVELOPMENT REGULATIONS. PAY PARTICULAR ATTENTION TO SECTION 109-253(d).
2. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (CUT-OFF TIME FOR NEXT DAY INSPECTION IS 2PM.)
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
4. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
5. MAINTENANCE STATEMENT - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
7. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
8. VEGETATIVE PLANS - FOR ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES WILL INCLUDE SPECIES, PLANTING DATES, SEEDING, FERTILIZER AND MULCHING RATES.
9. SEEDING / MULCHING WILL BE APPLIED ON ALL EXPOSED, DISTURBED AREAS.
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13. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
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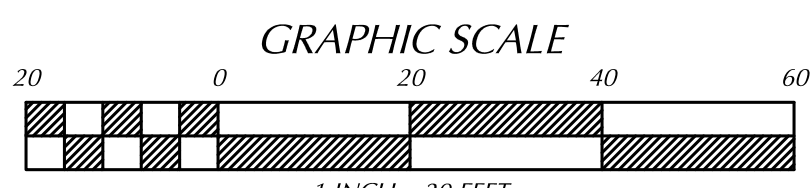
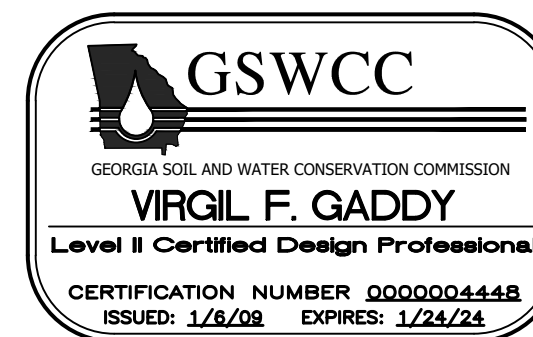
OWNER:
IDL, LLC
125 GREEN FALLS POINT
SANDY SPRINGS, GA 30350

CONTRACTOR:
JASON ENGLERT & ASSOC.
1110 TIDWELL ROAD, SUITE A
ALPHARETTA, GA 30004

24 HOUR CONTACT:
JASON ENGLERT
(770) 480-3312

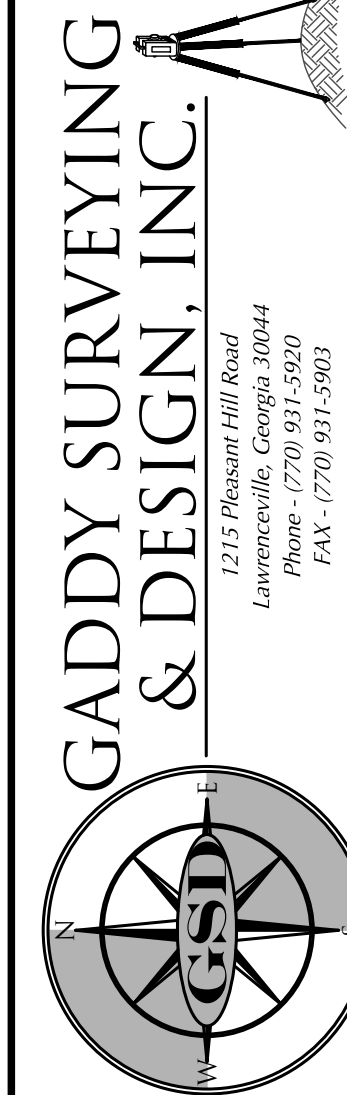
LANDSCAPE DESIGNER:
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509 SHARLOT DRIVE
ACWORTH, GA 30102
(404) 414-9347

ENGINEER/SURVEYOR:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920



EROSION CONTROL - PHASE 1

SCALE: 1" = 30'



STORM PIPE REPLACEMENT PLAN FOR:
125 GREEN FALLS POINT
LOT 17
BAILEY LESTER
(PLAT BOOK 172, PAGE 50)
LAND LOT 342 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS ~ FULTON COUNTY, GEORGIA

DATE: 7/20/22
DRAWN: MJC
CHECKED: VFG
SCALE: 1" = 20'
SHEET TITLE:

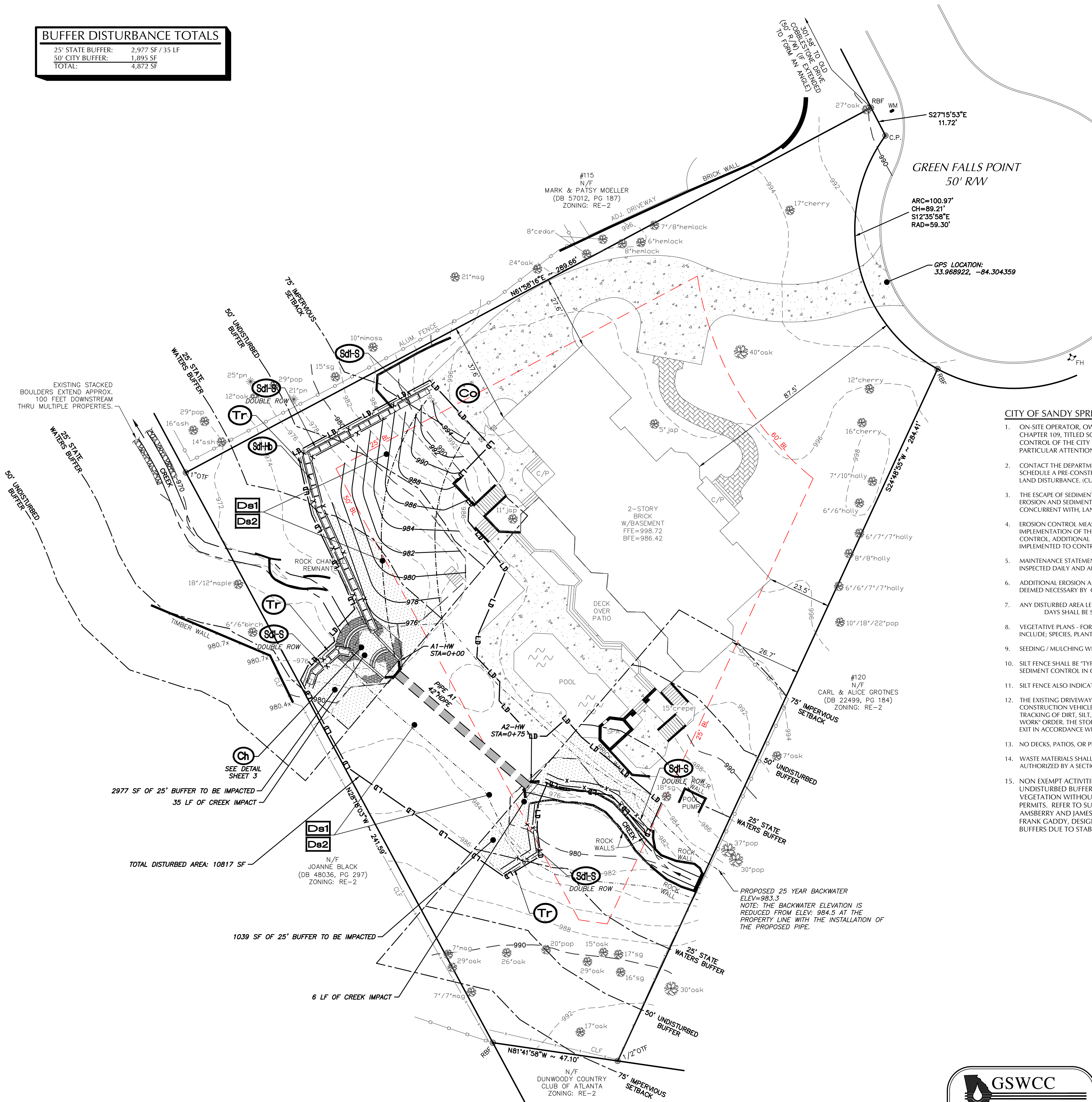
EROSION CONTROL - PHASE 1

PROJECT NUMBER:
DCL-21-028

4
DRAWING NUMBER

BUFFER DISTURBANCE TOTALS

25' STATE BUFFER:	2,977 SF / 35 LF
50' CITY BUFFER:	1,895 SF
TOTAL:	4,872 SF



CITY OF SANDY SPRINGS EROSION CONTROL NOTES:

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OWNER:

JDL, LLC
125 GREEN FALLS POINT
SANDY SPRINGS, GA 30350

CONTRACTOR:

JASON ENGLERT & ASSOC.
1110 TIDWELL ROAD, SUITE A
ALPHARETTA, GA 30004

24 HOUR CONTACT:

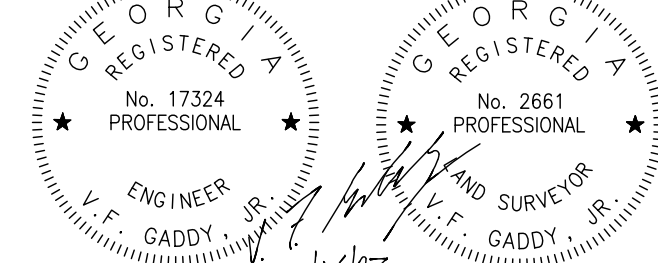
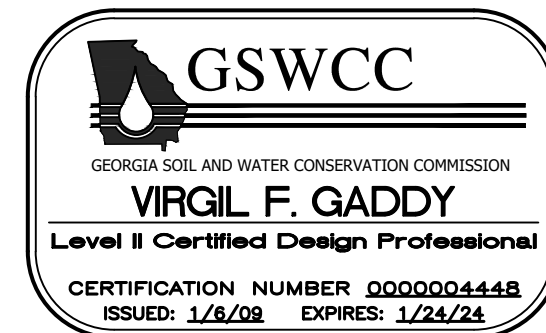
JASON ENGLERT
(770) 480-3312

LANDSCAPE DESIGNER:

DOUGLAS C. LYNN, LLC
509 SHARLOT DRIVE
ACWORTH, GA 30102
(404) 414-9347

ENGINEER/SURVEYOR:

GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920



NO.	DATE	BY	DESCRIPTION
1	8/15/22	MJC	City comments- increase pipe size
2	12/5/22	MJC	Reduce pipe length
3	4/16/23	MJC	Ch detail added

GADDY SURVEYING & DESIGN, INC.

1215 Pleasant Hill Road
Lawrenceville, Georgia 30044
Phone - (770) 931-5920
FAX - (770) 931-5903

STORM PIPE REPLACEMENT PLAN FOR:

125 GREEN FALLS POINT

LOT 17
BAILEY ESTATES
(PLAT BOOK 172, PAGE 50)
LAND LOT 342 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS ~ FULTON COUNTY, GEORGIA

DATE: 7/20/22
DRAWN: MJC
CHECKED: VFG

SCALE: 1" = 20'
SHEET TITLE

EROSION CONTROL - PHASE 2

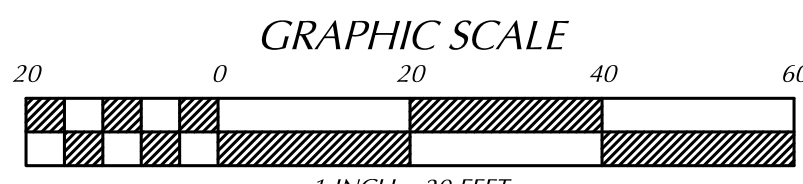
PROJECT NUMBER
DCL-21-028

5

DRAWING NUMBER

811 Know what's below.

Call before you dig.
Dial 811.
or call 800-282-7411

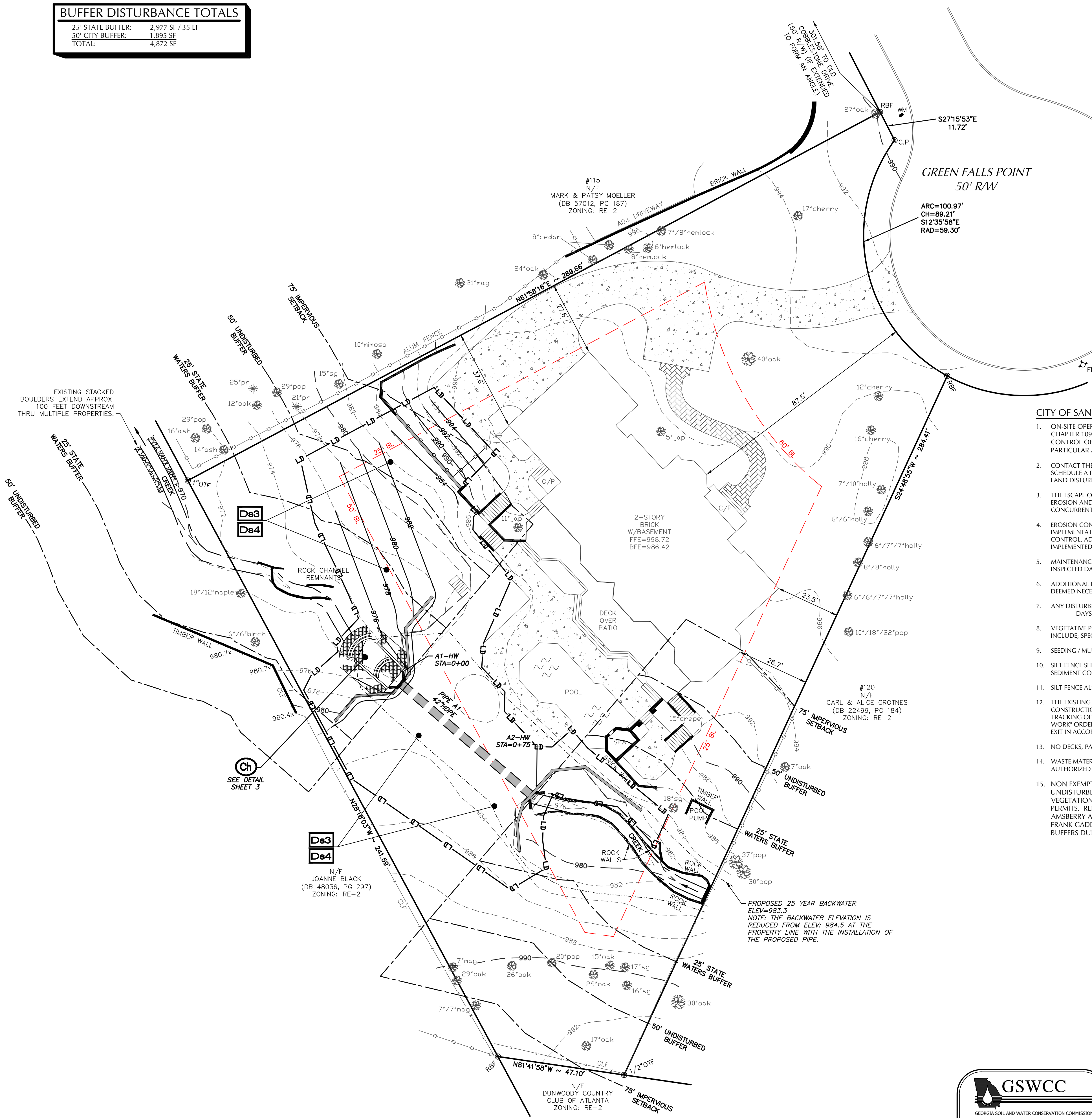


EROSION CONTROL - PHASE 2

SCALE: 1" = 20'

BUFFER DISTURBANCE TOTALS

25' STATE BUFFER: 2,977 SF / 35 LF
50' CITY BUFFER: 1,895 SF
TOTAL: 4,872 SF



CITY OF SANDY SPRINGS EROSION CONTROL NOTES:

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OWNER:

JDL, LLC
125 GREEN FALLS POINT
SANDY SPRINGS, GA 30350

CONTRACTOR:

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24 HOUR CONTACT:

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CRAWFORD, GA 30102
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STORM PIPE REPLACEMENT PLAN FOR:

125 GREEN FALLS POINT

LOT 17
BAILEY ESTATES
(PLAT BOOK 172, PAGE 50)
LAND LOT 342 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS ~ FULTON COUNTY, GEORGIA

DATE: 7/20/22
DRAWN: MJC
CHECKED: VFG

SCALE: 1" = 20'

SHEET TITLE

EROSION CONTROL - PHASE 3

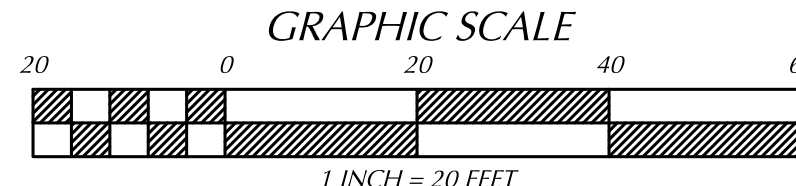
PROJECT NUMBER
DCL-21-028

6

DRAWING NUMBER

- LEGEND**
- IPS IRON PIN SET
 - RBF REBAR FOUND
 - CTF CRIMP TOP FOUND
 - OTF OPEN TOP FOUND
 - JB JUNCTION BOX
 - R/W RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - P.L. PROPERTY LINE
 - C.B. CATCH BASIN
 - H.W. HEADWALL
 - SSWH SEWER MANHOLE
 - X-FENCE
 - L.L. LAND LOT LINE
 - O.L.L. ORIGINAL LOT LINE
 - D.E. DRAINAGE EASMT.
 - S.E. SEWER EASMT.
 - U.E. UTILITY EASMT.
 - CLF CHAIN LINK
 - PP POWER POLE
 - DI DROP INLET
 - LP LIGHT POLE
 - E EDGE OF PAVEMENT
 - C CENTERLINE

811 Know what's below.
Call before you dig.
Dial 811.
or call 800-282-7411



EROSION CONTROL - PHASE 3

SCALE: 1" = 20'

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

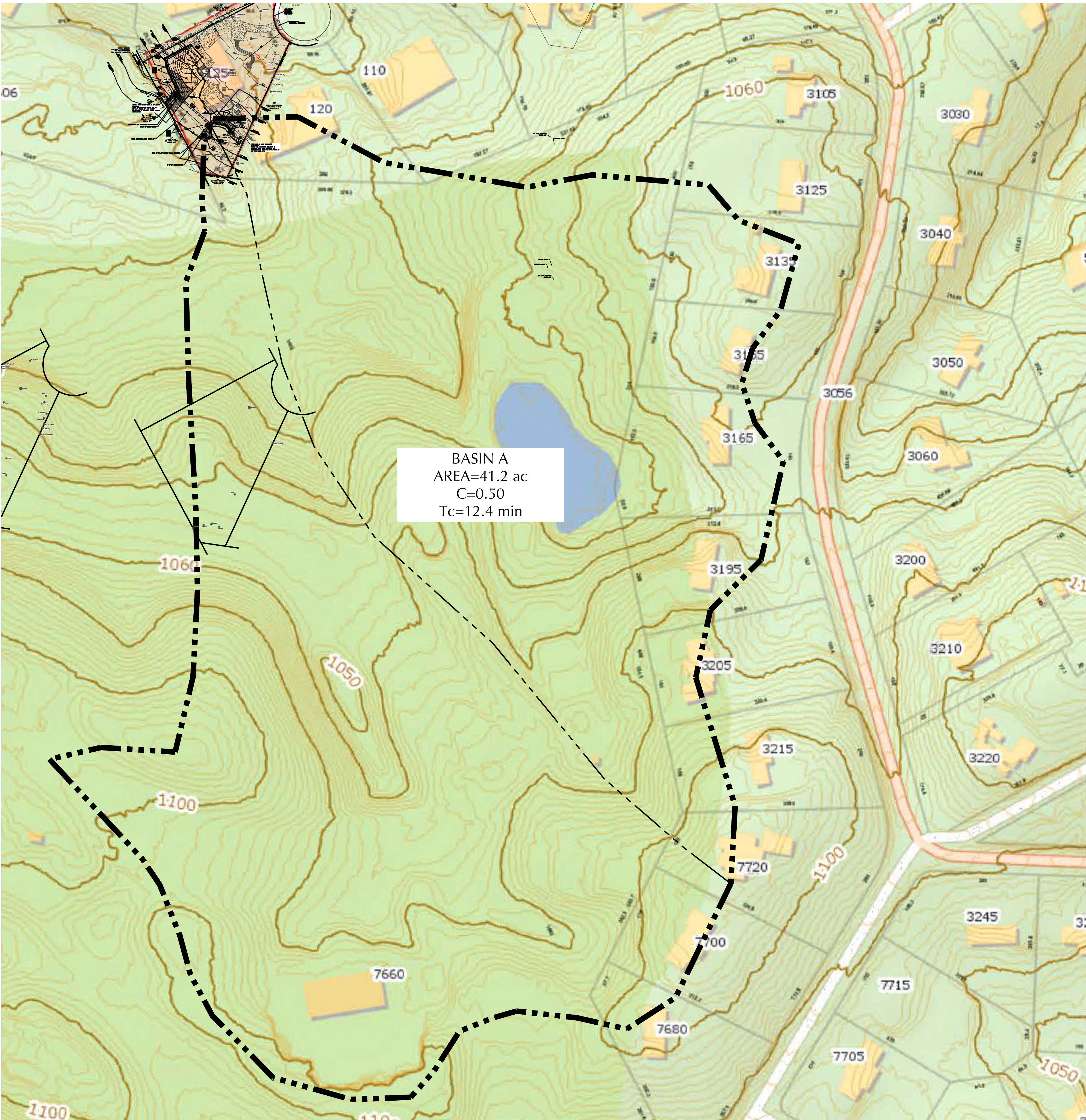
VIRGIL F. GADDY
Level II Certified Design Professional

CERTIFICATION NUMBER 0000004448
ISSUED: 1/8/08 EXPIRES: 1/24/24

REGISTERED PROFESSIONAL
No. 17324
V.F. GADDY, JR.
ENGINEER

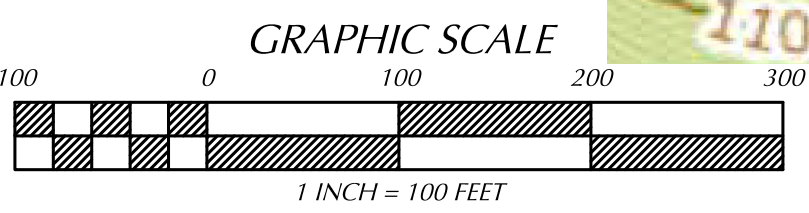
REGISTERED PROFESSIONAL
No. 2661
V.F. GADDY, JR.
SURVEYOR

4/16/23

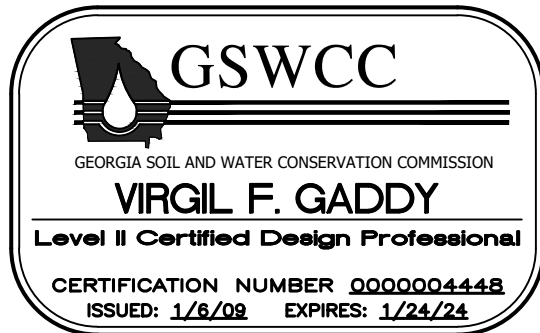


- LEGEND
- IPS IRON PIN SET
 - RBF REBAR FOUND
 - CTF CRIMP TOP FOUND
 - OTF OPEN TOP FOUND
 - JB JUNCTION BOX
 - ROW RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - P.L. PROPERTY LINE
 - C.B. CATCH BASIN
 - H.V. HEADWALL
 - SSAH SEWER MANHOLE
 - X- FENCE
 - L.L. LAND LOT LINE
 - O.L.L. ORIGINAL LOT LINE
 - D.E. DRAINAGE EASMT.
 - S.E. SEWER EASMT.
 - U.E. UTILITY EASMT.
 - C.L. CHAIN LINK
 - PP POWER POLE
 - DI DROP INLET
 - LP LIGHT POLE
 - E EDGE OF PAVEMENT
 - C CENTERLINE

811 Know what's below.
Call before you dig.
Dial 811.
or call 800-282-7411



DRAINAGE BASIN
SCALE : 1" = 100'



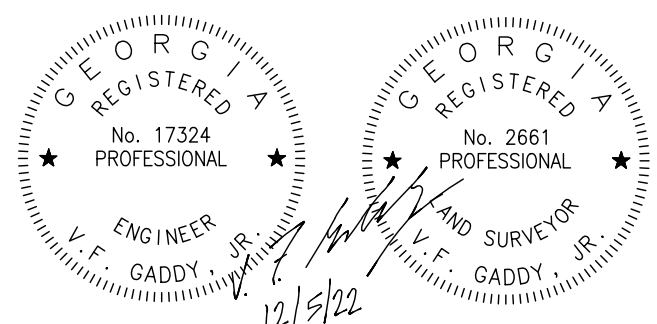
OWNER:
JDL, LLC
125 GREEN FALLS POINT
SANDY SPRINGS, GA 30350

CONTRACTOR:
JASON ENGLERT & ASSOC.
1110 TIDWELL ROAD, SUITE A
ALPHARETTA, GA 30004

24 HOUR CONTACT:
JASON ENGLERT
(770) 480-3312

LANDSCAPE DESIGNER:
DOUGLAS C. LYNN, LLC
509 SHARLOT DRIVE
ACWORTH, GA 30102
(404) 414-9347

ENGINEER/SURVEYOR:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920



REVISIONS		
NO.	DATE	DESCRIPTION
1	8/15/22	MJC City comments- increase pipe size
2	12/5/22	MJC Reduce pipe length

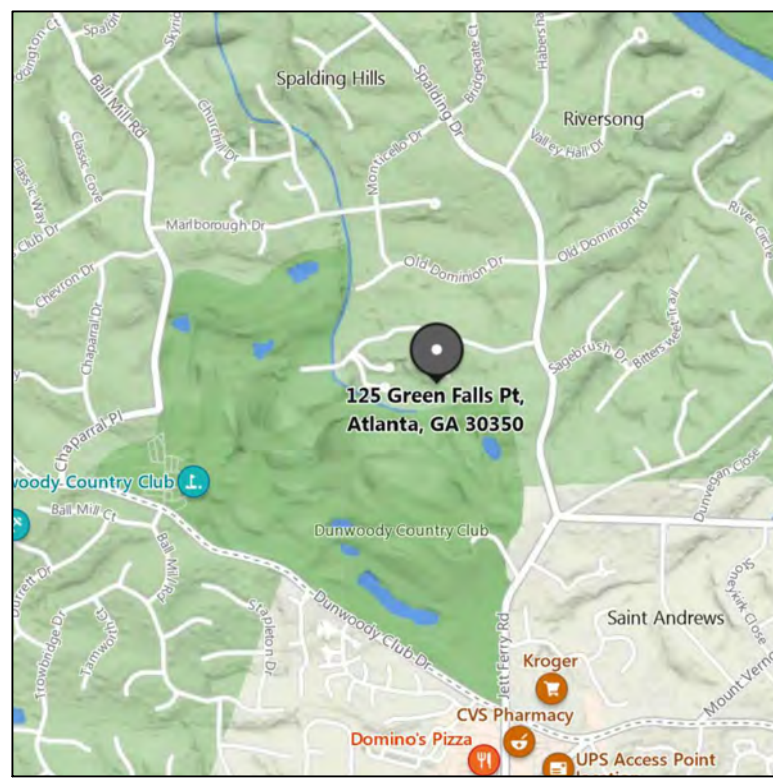
GADDY SURVEYING & DESIGN, INC.

1215 Pleasant Hill Road
Lawrenceville, Georgia 30044
Phone - (770) 931-5920
FAX - (770) 931-5903

STORM PIPE REPLACEMENT PLAN FOR:
125 GREEN FALLS POINT
LOT 17
BAILEY ESTATES
(PLAT BOOK 172, PAGE 50)
LAND LOT 342 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS ~ FULTON COUNTY, GEORGIA

DATE: 7/20/22
DRAWN: MJC
CHECKED: VFG
SCALE: 1" = 100'
SHEET TITLE: DRAINAGE BASIN

PROJECT NUMBER: DCL-21-028
DRAWING NUMBER: 7



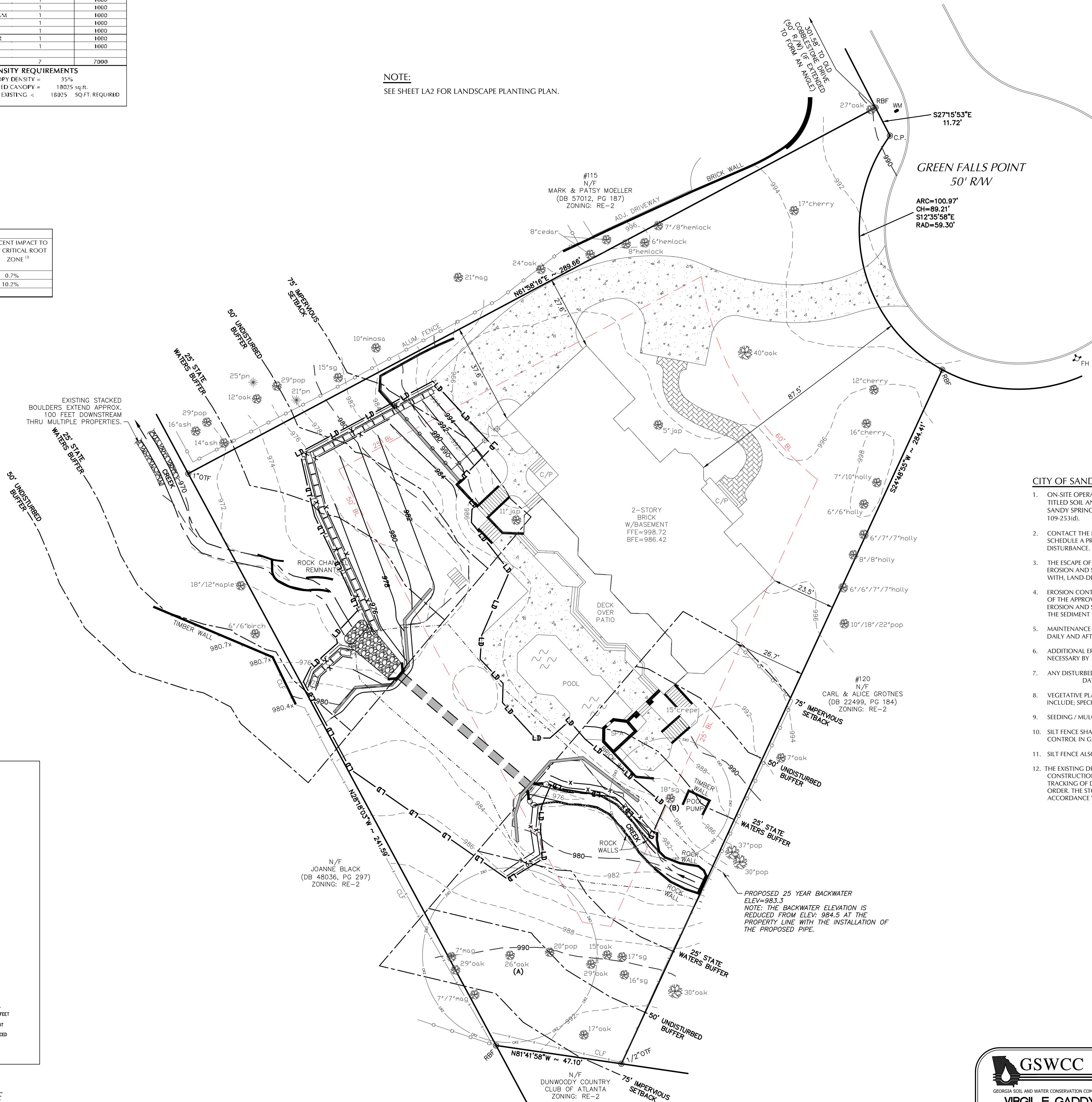
LOCATION MAP

CRITICAL ROOT ZONE IMPACT CALCULATIONS						
LOCATION	SIZE (in.)	TYPE	ROOT ZONE (sq.ft.) (1.25KDBH)	EXISTING IMPACT (1) (sq.ft.)	NET CRITICAL ROOT ZONE (sq.ft.)	PERCENT IMPACT TO NET CRITICAL ROOT ZONE (2)
A	26	Oak	3317	0	3317	0.7%
B	18	Sweetgum	1590	215	1375	10.2%

- (1) DUE TO EXISTING HOUSE OR ROAD
(2) DUE TO PROPOSED CONSTRUCTION
(3) (IMPACT TO NET CRITICAL ROOT ZONE) / (NET CRITICAL ROOT ZONE)

Existing Canopy				
TOTAL LOT AREA = 51501 sq.ft.				
SIZE (in.)	SPECIES	QUANTITY	ASSIGNED CANOPY (sq.ft.)	
40	OAK	1	1000	
20	HOLLY	1	1000	
18	SWEETGUM	1	1000	
29	OAK	1	1000	
26	OAK	1	1000	
20	POPLAR	1	1000	
29	OAK	1	1000	
TOTAL			7	7000
DENSITY REQUIREMENTS				
REQUIRED CANOPY DENSITY = 35%				
REQUIRED CANOPY = 18025 sq.ft.				
7000 SQ.FT. EXISTING < 18025 SQ.FT. REQUIRED				

NOTE:
SEE SHEET LA2 FOR LANDSCAPE PLANTING PLAN.



CITY OF SANDY SPRINGS EROSION CONTROL NOTES:

- ON-SITE OPERATOR, OWNER OR APPLICANT MUST COMPLY WITH ARTICLE VI, CHAPTER 109, TITLED SOIL AND EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRINGS DEVELOPMENT REGULATIONS, PAY PARTICULAR ATTENTION TO SECTION 109-253(d).
- CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (CUT-OFF TIME FOR NEXT DAY INSPECTION IS 2PM.)
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- MAINTENANCE STATEMENT - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- VEGETATIVE PLANS - FOR ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES WILL INCLUDE: SPECIES, PLANTING DATES, SEEDING, FERTILIZER AND MULCHING RATES.
- SEEDING / MULCHING WILL BE APPLIED ON ALL EXPOSED, DISTURBED AREAS.
- SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL.)
- SILT FENCE ALSO INDICATES LIMITS OF DISTURBANCE.
- THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO THE EXISTING PAVED AREAS ON-SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE STOP WORK ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAIL IS CONSTRUCTED.

OWNER:
JDL, LLC
125 GREEN FALLS POINT
SANDY SPRINGS, GA 30350

CONTRACTOR:
JASON ENGLERT & ASSOC.
1110 TIDWELL ROAD, SUITE A
ALPHARETTA, GA 30004

24 HOUR CONTACT:
JASON ENGLERT
(770) 480-3312

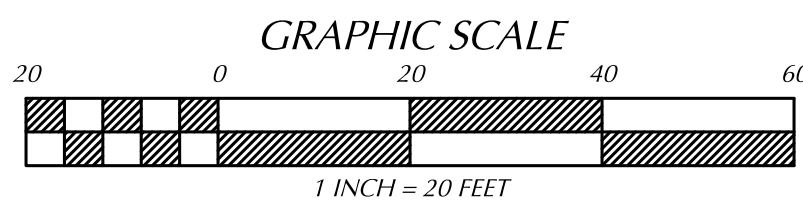
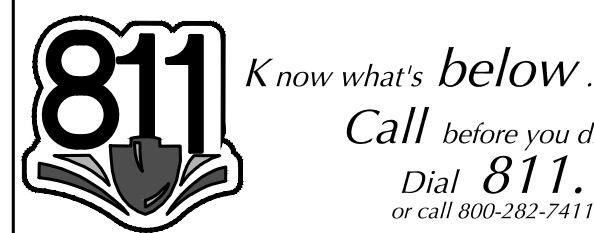
LANDSCAPE DESIGNER:
DOUGLAS C. LYNN, LLC
509 SHARLOT DRIVE
ACWORTH, GA 30102
(404) 414-9347

ENGINEER/SURVEYOR:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920



12/5/22

LEGEND	
IPS	IRON PIN SET
RBF	REBAR FOUND
CTF	CRIMP TOP FOUND
OTF	OPEN TOP FOUND
JB	JUNCTION BOX
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
C	PROPERTY LINE
CB	CATCH BASIN
SSAH	SEWER MANHOLE
X	FENCE
L.L.	LAND LOT LINE
O.L.L.	ORIGINAL LOT LINE
D.E.	DRAINAGE EASMT.
S.E.	SEWER EASMT.
U.E.	UTILITY EASMT.
C.L.	CRAN LINK
PP	POWER POLE
DI	DRAIN INLET
LP	LIGHT POLE
C	EDGE OF PAVEMENT
CL	CENTERLINE



TREE IMPACT PLAN
SCALE: 1" = 20'

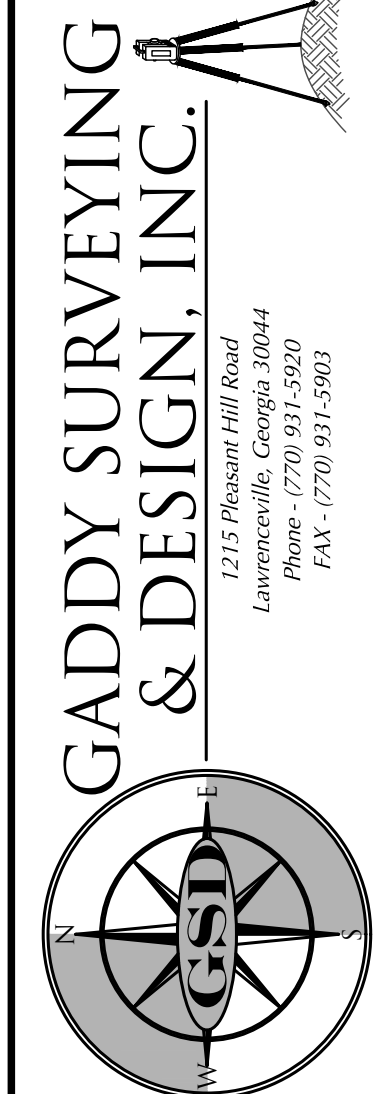
SITE INFORMATION:

125 GREEN FALLS POINT
TOTAL AREA: 1.18 ACRES
RE-2 REQUIREMENTS
LOT WIDTH: 200' FEET MIN.
MINIMUM LOT AREA: 2 AC.
MINIMUM YARD ADJACENT TO PUBLIC STREET: 60 FEET.
FRONT YARD: 25 FEET.
INTERIOR SIDE YARD SETBACKS: 50 FEET.
REAR YARD: 50 FEET.
MAXIMUM LOT COVERAGE: 25%
MINIMUM CANOPY COVERAGE: 35%
MAXIMUM BUILDING HEIGHT: 3 STORIES / 40 FEET

UTILITIES:
GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - AT&T
POWER - GEORGIA POWER

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A.
SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD
INSURANCE RATE MAP #13121C0160G, EFFECTIVE DATE: 09-18-2013

REVISIONS		DESCRIPTION
NO.	DATE	BY
1	8/15/22	MJC
2	12/5/22	MJC



STORM PIPE REPLACEMENT PLAN FOR:
125 GREEN FALLS POINT
LOT 17
BAILEY ESTATES
(PLAT BOOK 172, PAGE 50)
LAND LOT 342 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS ~ FULTON COUNTY, GEORGIA

DATE	DRAWN	CHECKED
7/20/22	MJC	VFG

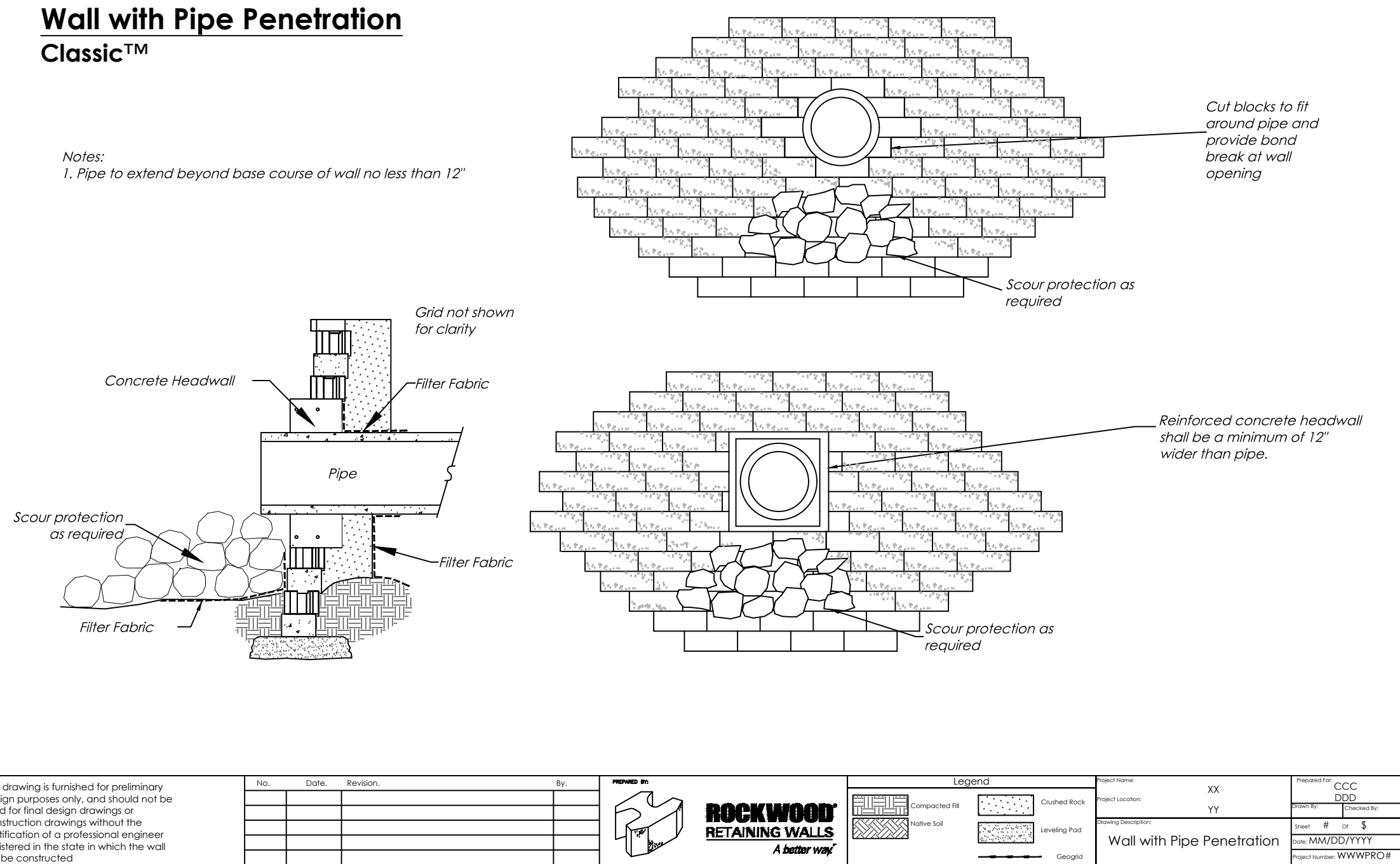
TREE IMPACT
PLAN

PROJECT NUMBER
DCI-21-028

DRAWING NUMBER
8

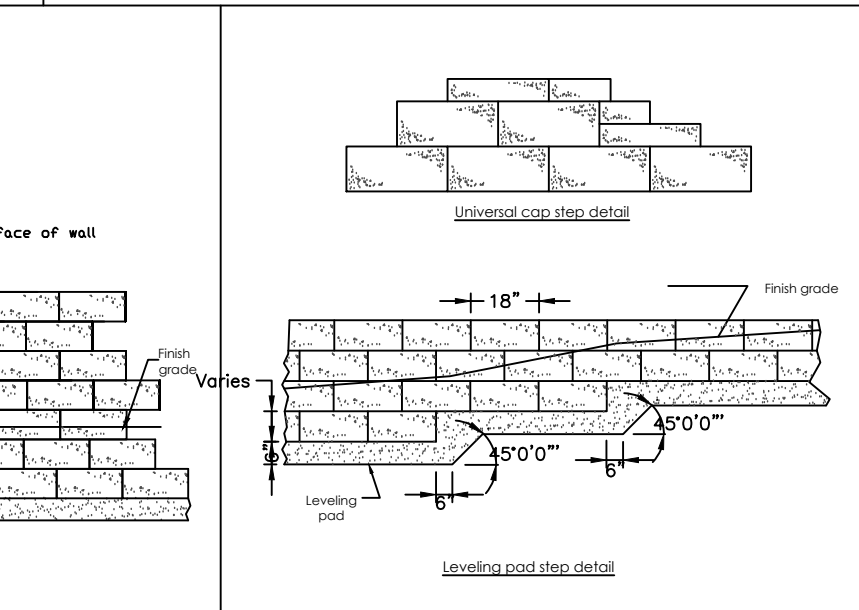
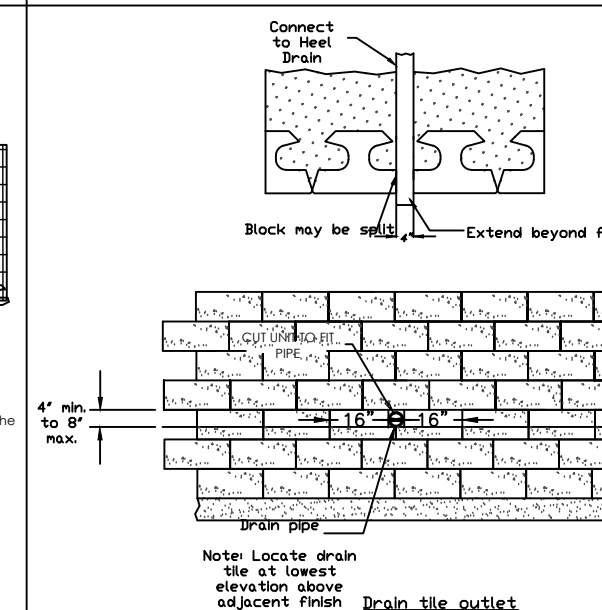
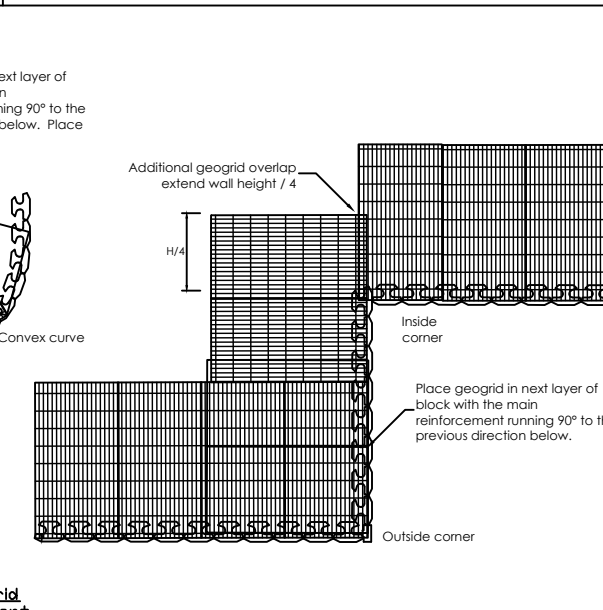
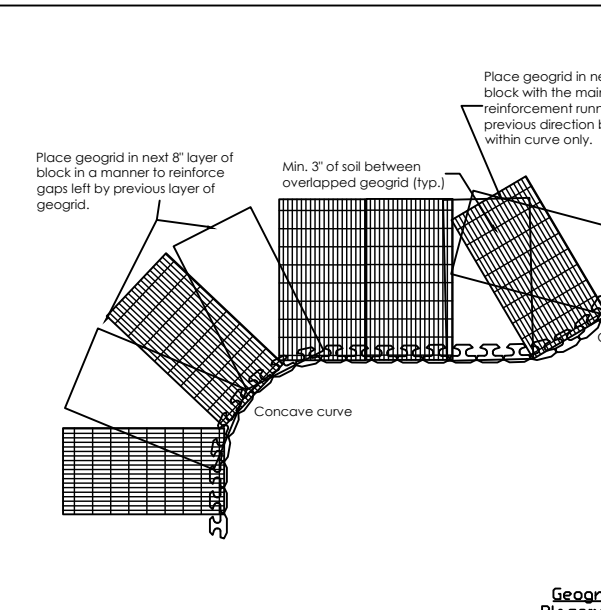
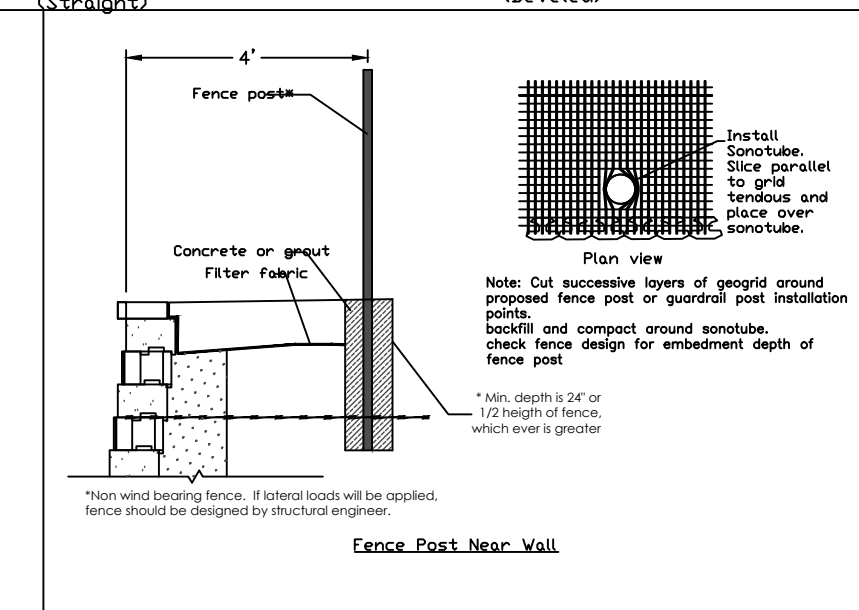
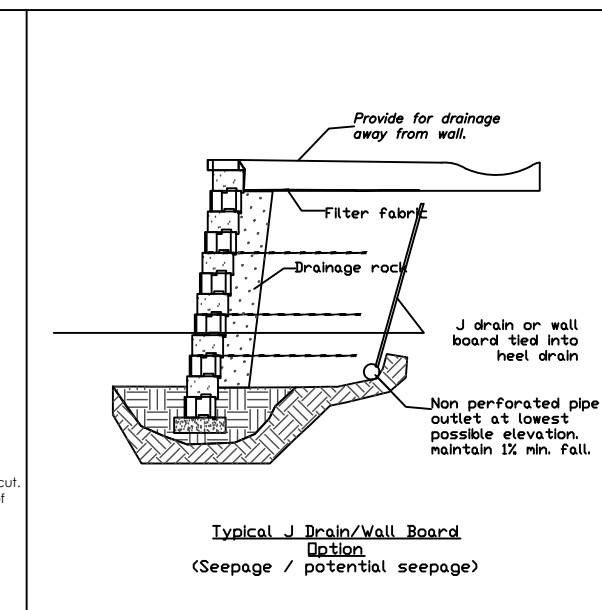
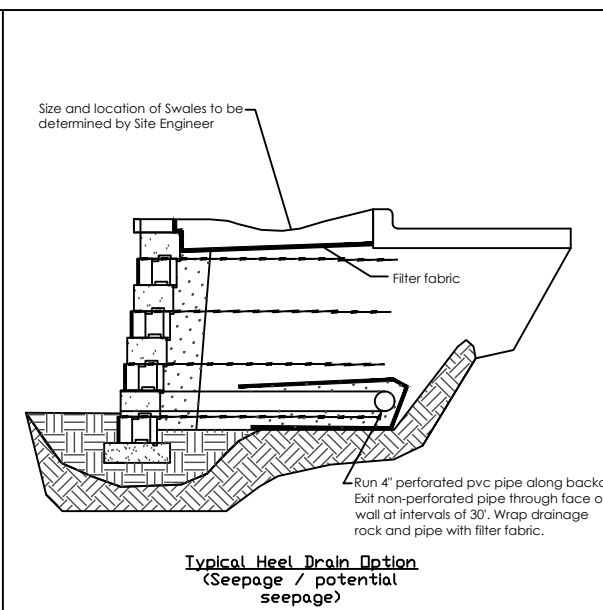
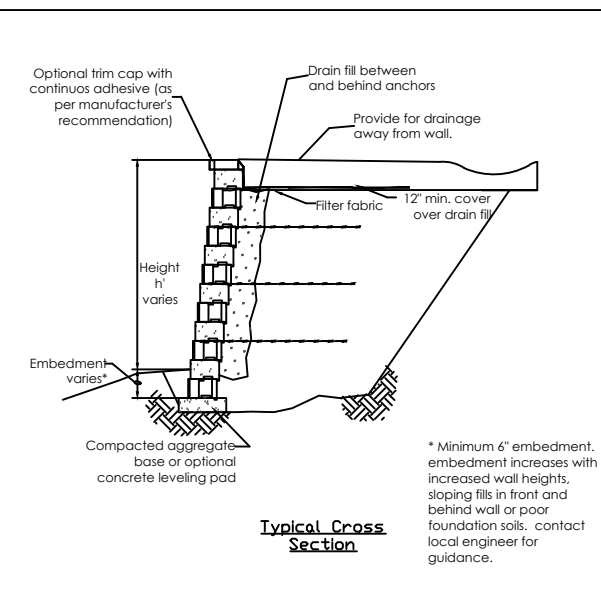
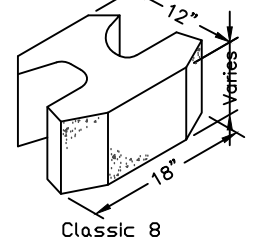
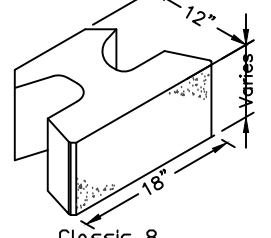
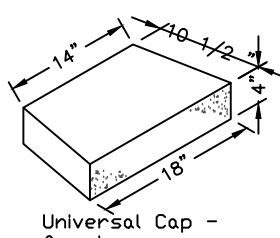
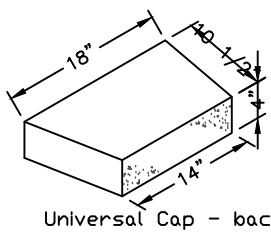
Wall with Pipe Penetration
Classic™

Notes:
1. Pipe to extend beyond base course of wall no less than 12"

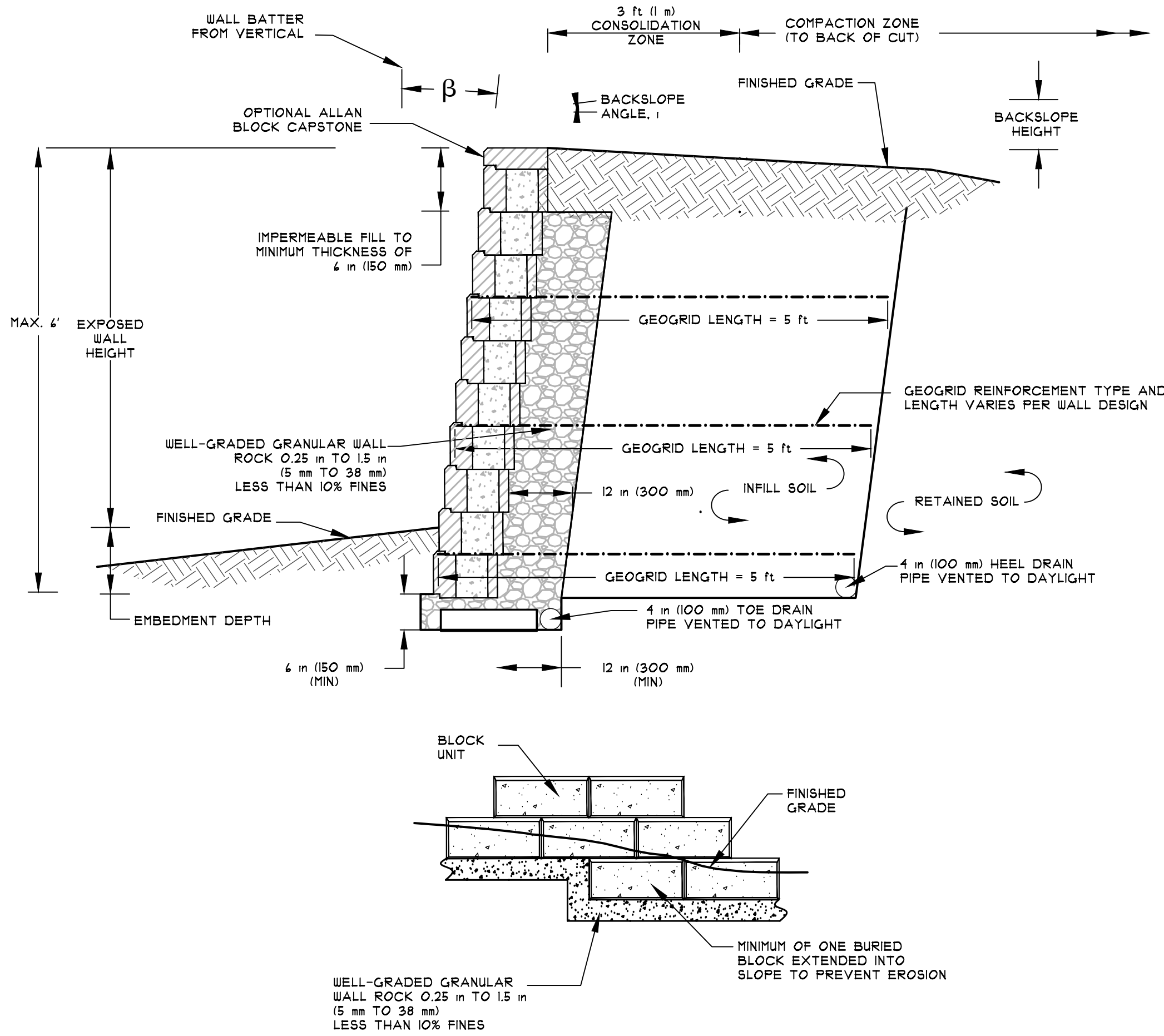


Typical Details
Classic 8

(Dimensions may vary by region)



This drawing is furnished for preliminary design purposes only, and should not be used for final design drawings or construction drawings without the certification of a professional engineer registered in the state in which the wall will be constructed.	No.	Date	Revision	By	Project Name	Project Location	Project Number	Project Name	Project Location	Project Number
					Classic 8 Typical Details					



MAX. 6 FOOT BLOCK WALL DETAILS

N.T.S.

WALL NOTE:

- ALL WALLS OVER 30-INCHES IN HEIGHT MUST PROVIDE A SAFETY RESTRAINT SYSTEM GUARDRAIL PER IBC 1003.2.12. GUARDS AND HANDRAILS SHALL MEET STRENGTH REQUIREMENTS OF IBC 1607.7.1 PER IBC 1003.2.12.2. THE GUARD MUST BE CAPABLE OF PREVENTING:
1. A 2-INCH SPHERE FROM PASSING BETWEEN BOTTOM OF THE GUARD AND TOP OF WALL.
 2. A 4-INCH SPHERE FROM PASSING THRU GUARDRAIL UP TO 34 INCHES ABOVE TOP OF WALL.
 3. A 8-INCH SPHERE FROM PASSING THRU GUARDRAIL ABOVE 34 INCHES FROM TOP OF WALL.
 4. REINFORCED EARTH MODULAR WALL TO BE EARTH TONED. TIMBER WALL TO MATCH EXISTING TIMBER WALL.

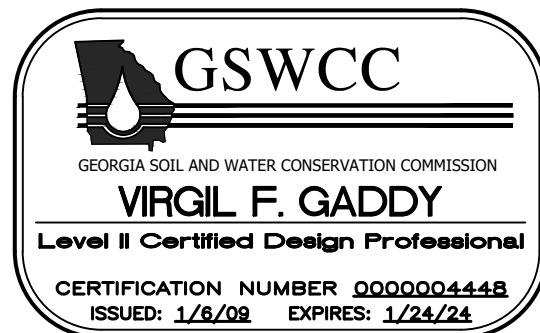
OWNER:
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SANDY SPRINGS, GA 30350

CONTRACTOR:
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ALPHARETTA, GA 30004

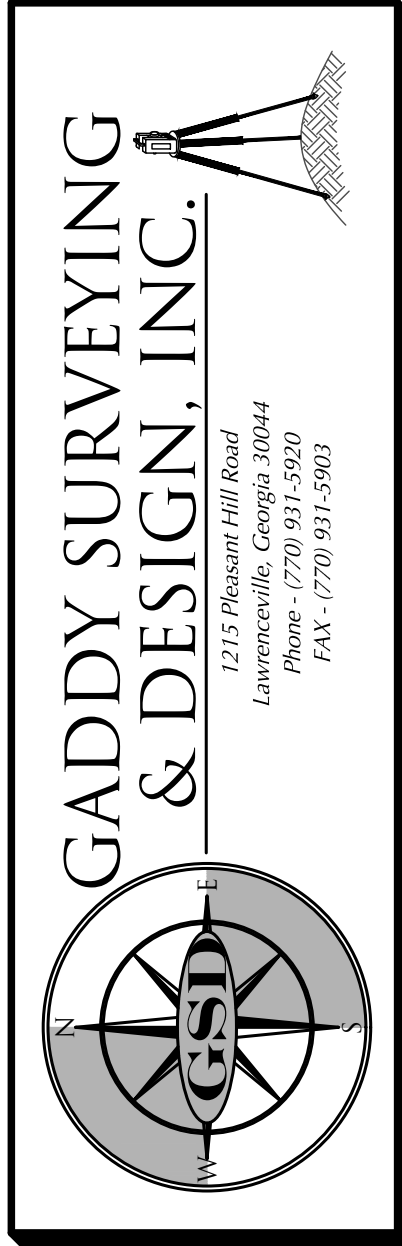
24 HOUR CONTACT:
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LANDSCAPE DESIGNER:
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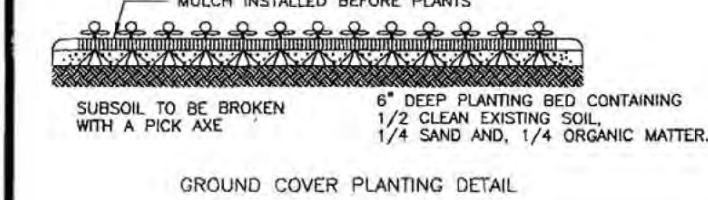
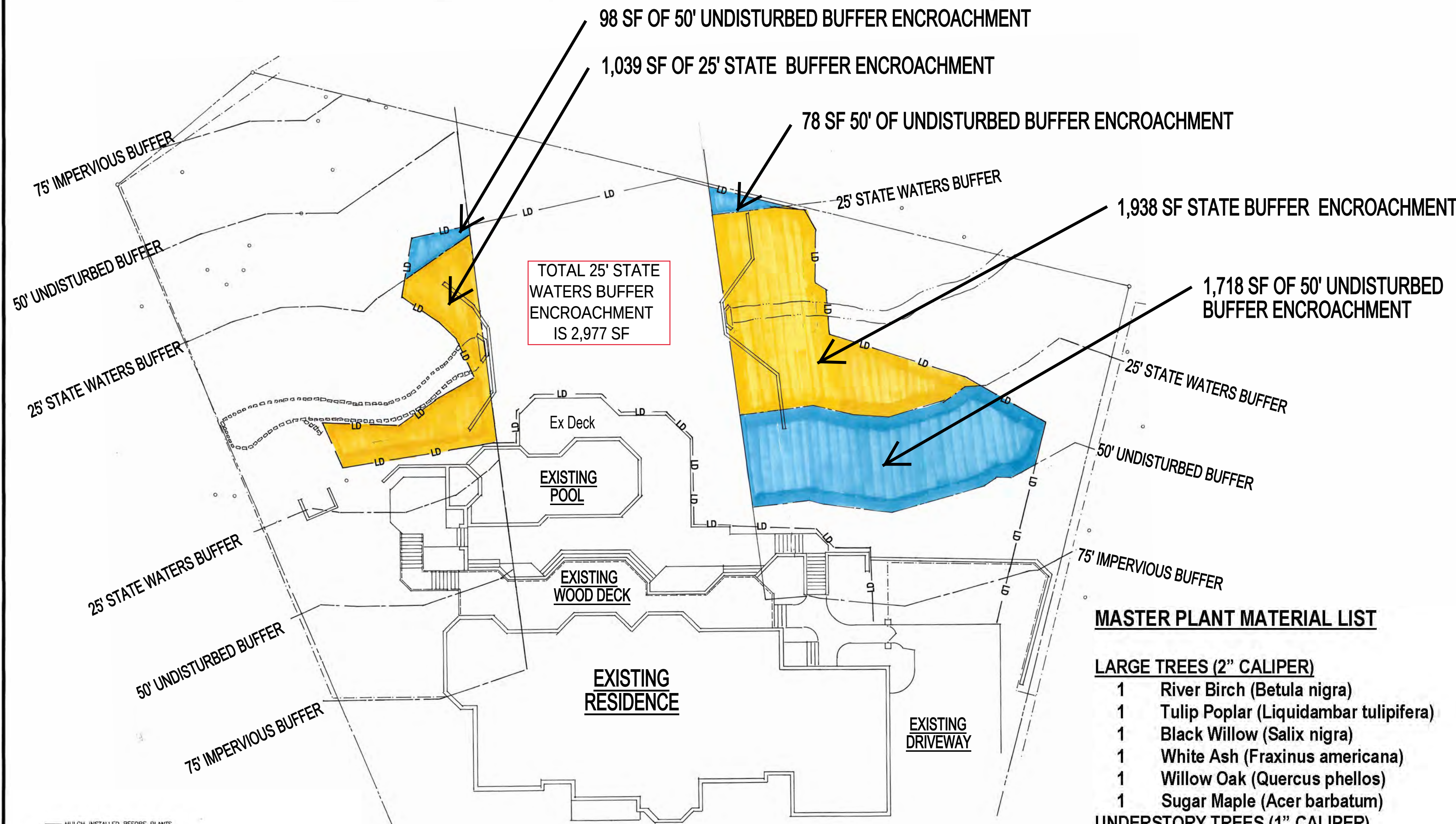
NO.	DATE	BY	DESCRIPTION
1	8/15/22	MJC	City comments- increase pipe size
2	12/5/22	MJC	Reduce pipe length



STORM PIPE REPLACEMENT PLAN FOR:
125 GREEN FALLS POINT
LOT 17
BAILEY ESTATES
(PLAT BOOK 172, PAGE 50)
LAND LOT 342 ~ 6TH DISTRICT
CITY OF SANDY SPRINGS ~ FULTON COUNTY, GEORGIA

DATE	DRAWN	CHECKED
7/20/22	MJC	VFG
SCALE: 1" = 20'		
SHEET TITLE		

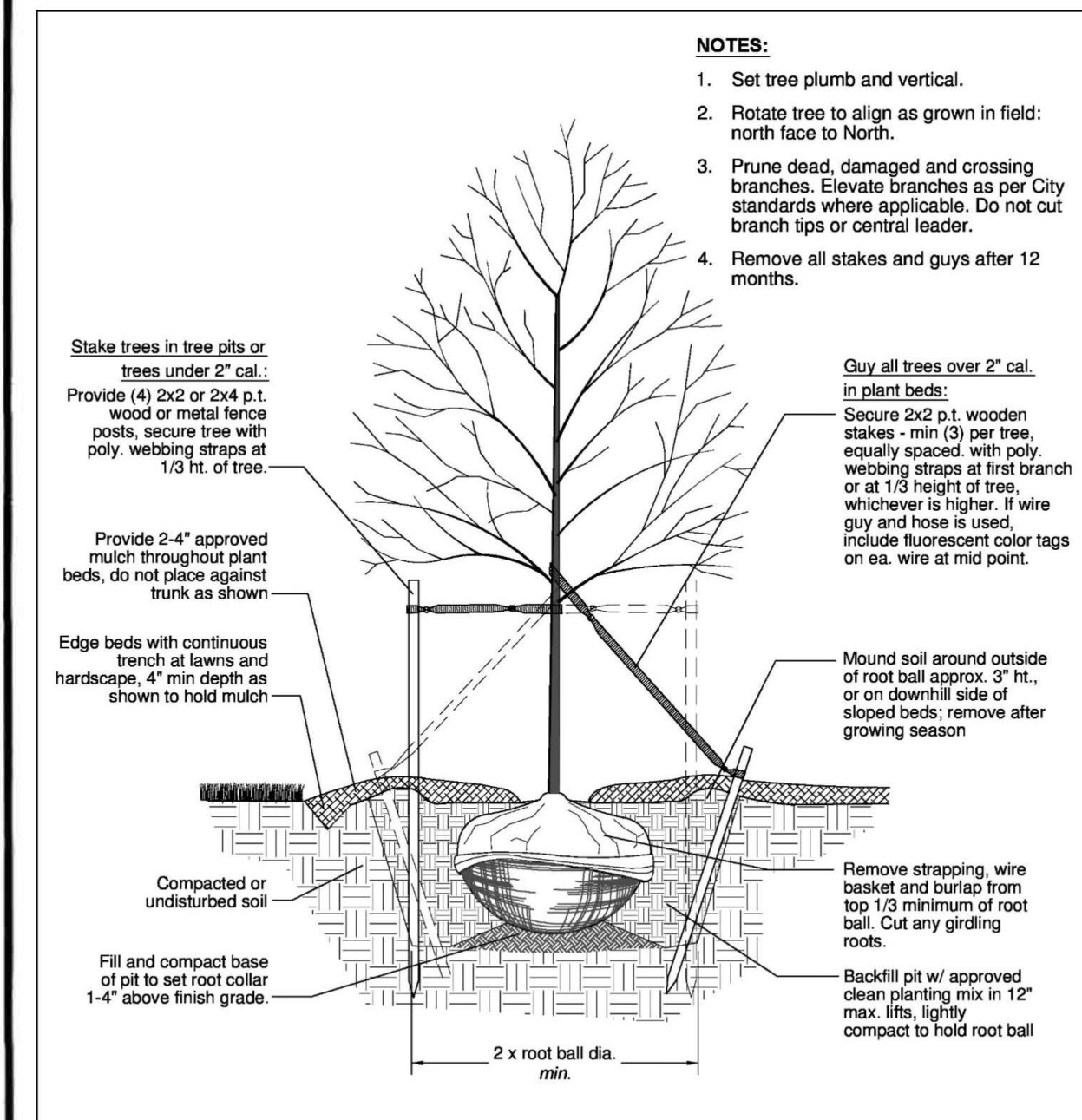
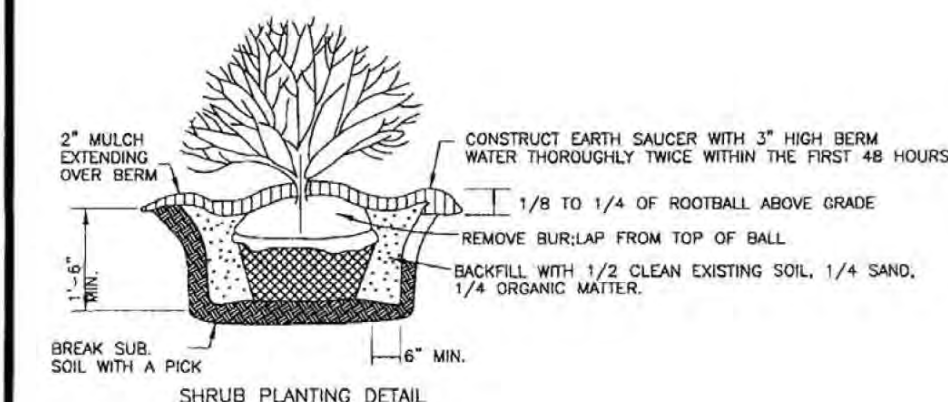
PROJECT NUMBER
DC1-21-028
DRAWING NUMBER
9



PLAN VIEW: BUFFER AREA CALCULATIONS

NO SCALE

- NOTE:**
1. BARE AREAS BETWEEN YOUNG PLANTS MUST BE STABILIZED WITH MULCH
 2. THERE ARE NO INVASIVE SPECIES THAT EXIST ON THIS SITE OR IN THE BUFFER AREAS.



RIPARIAN BUFFER RESTORATION SCHEDULE:

INITIAL TREATMENT:
SPRAY INVASIVE SPECIES WITH ROUND-UP OR GARLON 4. WAIT 2 WEEKS AND REMOVE PLANTS BY HAND ONLY. WAIT AN ADDITIONAL TWO WEEKS AND REPEAT SPRAY. WAIT TWO WEEKS AND REMOVE PLANTS BY HAND. USE HAND EQUIPMENT ONLY.

WHERE EXISTING INVASIVE GROUND COVER VEGETATION HAS BEEN REMOVED, RAKE TOP SOIL BY HAND AND PROVIDE NATIVE SEED MIX (SEE BELOW). WATER IN AND PROVIDE MULCH AS NECESSARY. USE HAND EQUIPMENT ONLY.

YEAR ONE GROWING SEASON:
INSPECT RESTORATION AREA MONTHLY AND SPOT TREAT WITH ROUND-UP OR GARLON 4.

YEAR TWO GROWING SEASON:
INSPECT RESTORATION AREA MONTHLY AND SPOT TREAT WITH ROUND-UP. FOR AREAS WHERE INVASIVE GROUND COVER WAS REMOVED AND REPLANTED WITH NATIVE WOODLAND SEED MIX, OVERSEED AS NECESSARY AREAS WHERE VEGETATION DID NOT TAKE.

YEAR THREE AND SUBSEQUENT GROWING SEASONS:
INSPECT RESTORATION AREA ON A REGULAR BASIS AND SPOT TREAT WITH ROUND-UP. THIS IS TO INSURE RESTORATION WORK IS MAINTAINED AND INVASIVE SPECIES DO NOT RE-ESTABLISH THEMSELVES FROM NEIGHBORING PROPERTIES.

25' STATE BUFFER REVEGETATION CALCULATIONS CHART

AS LISTED IN THE SANDY SPRINGS GA TECHNICAL MANUALS / SECTION 1- LANDSCAPE, TREE & BUFFER SUBMITTAL PLANS & PLANTING STANDARDS

AREA TO BE RESTORED ON 'UPSTREAM' SIDE OF PIPE: 1,039 SF

EACH STRATUM COVERAGE: 1,039 SF X 25% = 260SF

STRATUM	COVERAGE PER PLANT (SF)	NUMBER OF PLANTS
Large Trees (2" Cal)	200	2
Understory Tree (1" Cal)	100	3
Shrubs (3 gal)	25	10
Shrubs (1 gal)	10	26
Groundcover and/or Perennials (1 gal)	5	52
Groundcover and/or Perennials (4" pots)	1	260

25' STATE BUFFER REVEGETATION CALCULATIONS CHART

AS LISTED IN THE SANDY SPRINGS, GA TECHNICAL MANUALS / SECTION 1- LANDSCAPE, TREE & BUFFER SUBMITTAL PLANS & PLANTING STANDARDS

AREA TO BE RESTORED ON 'DOWNSTREAM' SIDE OF PIPE: 1,938SF

EACH STRATUM COVERAGE: 1,938SF X 25% = 485SF

STRATUM	COVERAGE PER PLANT (SF)	NUMBER OF PLANTS
Large Trees (2" Cal)	200	2
Understory Tree (1" Cal)	100	5
Shrubs (3 gal)	25	19
Shrubs (1 gal)	10	48
Groundcover and/or Perennials (1 gal)	5	97
Groundcover and/or Perennials (4" pots)	1	485

50' UNDISTURBED BUFFER REVEGETATION CALCULATIONS CHART

AS LISTED IN THE SANDY SPRINGS, GA TECHNICAL MANUALS / SECTION 1- LANDSCAPE, TREE & BUFFER SUBMITTAL PLANS & PLANTING STANDARDS

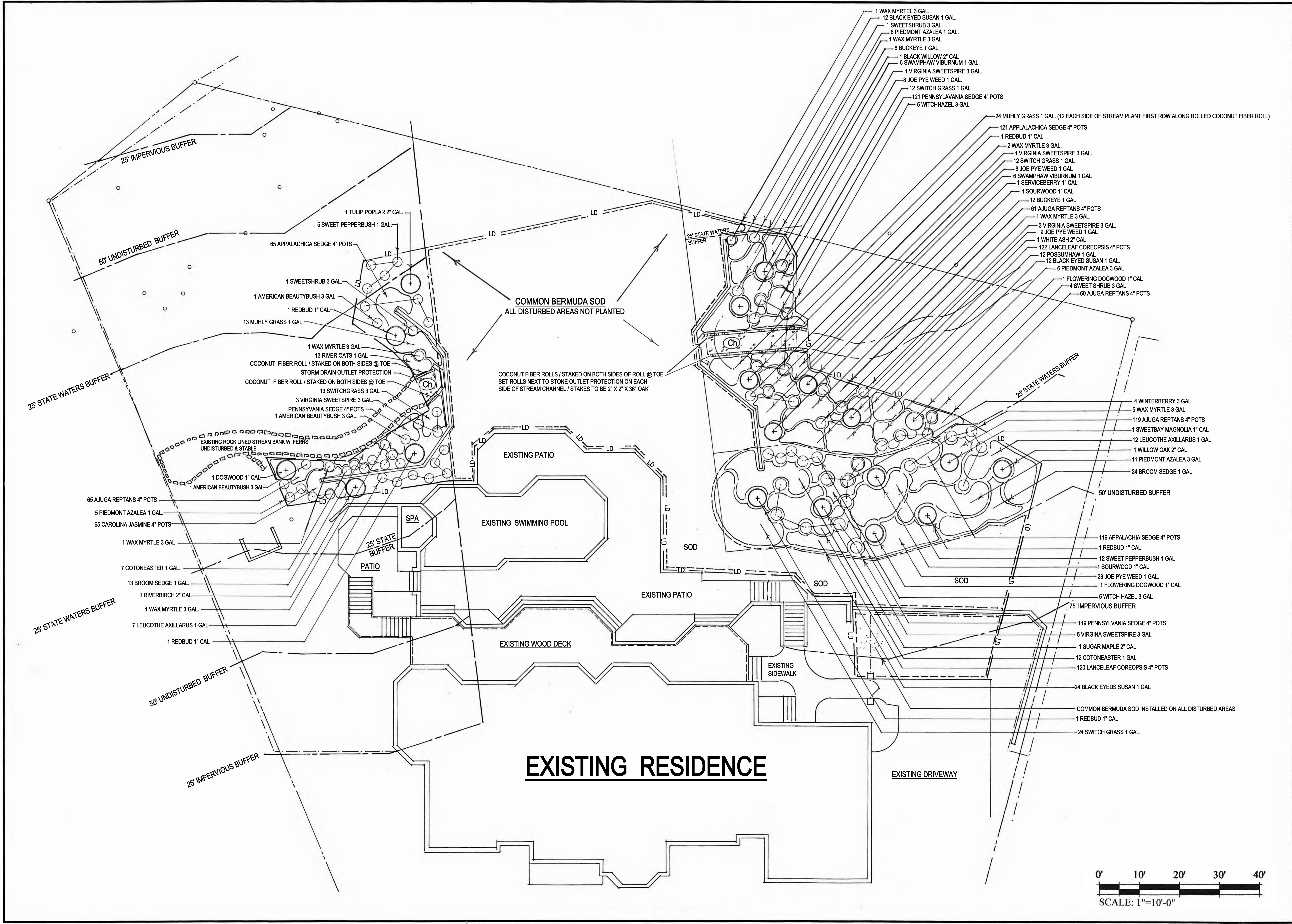
AREATOBE RESTORED : 1,894 SF

EACH STRATUM COVERAGE: 1,894SF X 25% = 474SF

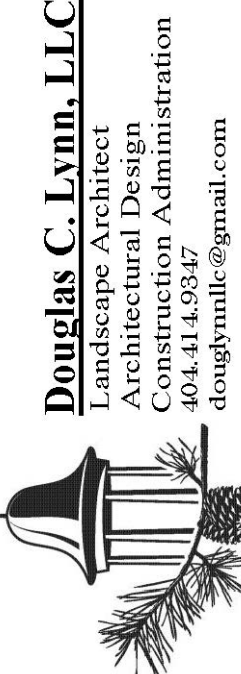
STRATUM	COVERAGE PER PLANT (SF)	NUMBER OF PLANTS
Large Trees (2" Cal)	200	2
Understory Tree (1" Cal)	100	5
Shrubs (3 gal)	25	19
Shrubs (1 gal)	10	47
Groundcover and/or Perennials (1 gal)	5	95
Groundcover and/or Perennials (4" pots)	1	474

Total State & City Buffer Disturbances = 4,695 SF

Total Project Disturbed Acreage =10,817Sf / .25 Acres



REVISIONS	BY



Douglas C. Lynn, LLC
Landscape Architect
Architectural Design
Landscape Administration
404.414.9347
douglaslynnllc@gmail.com

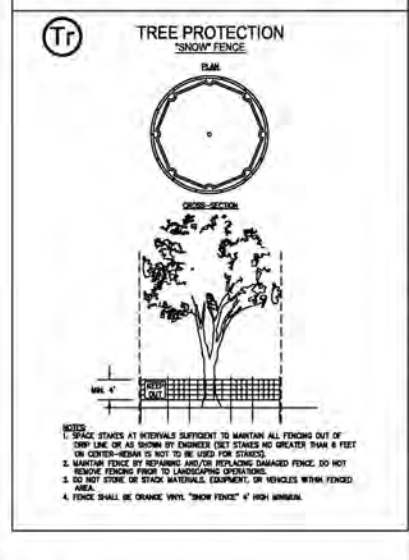
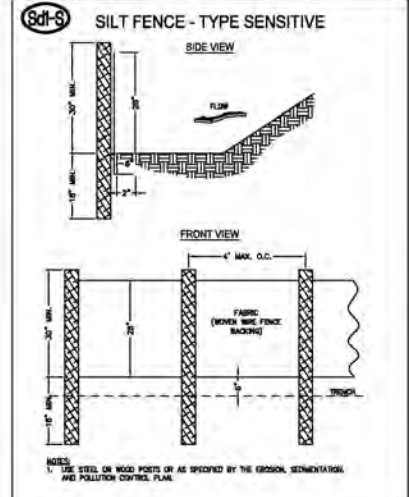
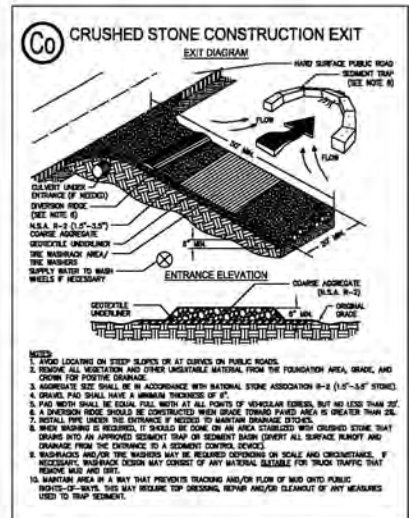


REGISTERED
No. 789
LANDSCAPE ARCHITECT
DOUGLAS C. LYNN

BUFFER REVEGETATION PLAN

125 GREEN FALLS POINT SANDY SPRINGS, GA 30350

Date	1-23-23
Scale	1"=10'-0"
Drawn	DCLYNN
Job	
Sheet	LA2
Of	Sheets



CITY OF SANDY SPRINGS SITE NOTES:

- CITY OF SANDY SPRINGS PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO, ACROSS, AND UNDER DRIVEWAYS, THAT WILL BE INSTALLED ON THIS RECORDED LOT, FOR THE PURPOSES OF INSPECTION, REPAIR, AND/OR CONSTRUCTION, AND SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF, IMPROVEMENTS WITHIN SAID EASEMENT.
- PROPOSED DRIVEWAY APRONS MUST BE A MINIMUM OF 10 FEET FROM A CATCH BASIN OR FIRE HYDRANT, AND A MINIMUM OF 5 FEET FROM THE LOT LINE. DRIVEWAY APRONS MUST ALSO BE A MINIMUM OF 15 FEET FROM THE RADIUS RETURN ON CORNER LOTS.
- PROVIDE PROOF OF EXISTING WATER SERVICE TO THE CITY OF SANDY SPRINGS.
- IF THIS RESIDENCE IS CONSTRUCTED CLOSER THAN 20 FEET TO ANOTHER RESIDENTIAL STRUCTURE OR OTHER OUTBUILDING LARGER THAN 300 SF, AUTOMATIC SPRINKLERS SHALL BE REQUIRED IN THE KITCHEN AND FULL FIRED EQUIPMENT COOKTOP PURSUANT TO THE CITY OF SANDY SPRINGS FIRE ORDINANCE 2006-11-06 CHAPTER 15, HEALTH AND PUBLIC SAFETY, WHICH BECAME EFFECTIVE ON NOVEMBER 8, 2006.
- ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS ONLY BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PATIOS.
- UPON COMPLETION OF SITE IMPROVEMENTS, AN AS-BUILT IS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- NO GRADING IS ALLOWED WITHIN 15' OF THE REAR PROPERTY LINE IN RE-ZONING DISTRICTS.
- EXISTING WATER AND SEWER CONNECTIONS ARE TO REMAIN - NO CHANGES TO EXISTING CONNECTIONS ARE PROPOSED.
- WHERE EXISTING RUNOFF LEASE THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEASE THE SITE IN SHEET FLOW CONDITIONS AFTER DEVELOPMENT.
- LOT COVERAGE MITIGATION MUST BE APPROVED BY THE SITE DEPARTMENT BEFORE THE APPROVAL OF THIS PERMIT. (NOT APPLICABLE)
- NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFER OR EASEMENTS.
- WASTE MATERIAL SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY SECTION 404 PERMIT. (NOT APPLICABLE)
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 35' OR 50' FOOT UNDISTURBED BUFFER AS MEASURED FROM THE POINT OF WRESTLED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS. (NOT APPLICABLE)
- NO GRADING OR TREE REMOVAL IS PROPOSED WITHIN SIDE SETBACK OR 15 FT. FROM REAR PROPERTY LINE.

DIRT STATEMENT	
CUT	25 CY
FILL	050 CY
NET	825 cu. yd. FILL
TOTAL SITE AREA = 1.13 AC.	
LIMITS OF DISTURBANCE = 10,817 sq. ft. (0.25 AC.)	

BUFFER DISTURBANCE TOTALS	
75' STATE BUFFER	2,877 SF / 35 LF
50' CITY BUFFER	1,895 SF
TOTAL	4,772 SF

SITE INFORMATION:	
125 GREEN FALLS POINT	TOTAL AREA: 1.13 ACRES
RE-1 REQUIREMENTS	100' FEET MIN.
MINIMUM LOT AREA	7 AC.
MINIMUM YARD ADJACENT TO PUBLIC STREET	60 FEET
FRONT YARD	60 FEET
INTERIOR SIDE YARD SETBACKS	25 FEET
REAR YARD	50 FEET
MAXIMUM LOT COVERAGE	25%
MINIMUM CANOPY COVERAGE	35%
MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FEET
UTILITIES:	
GAS - ATLANTA GAS LIGHT CO.	
TELEPHONE - AT&T	
POWER - GEORGIA POWER	
THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER FULTON COUNTY FLOOD INSURANCE RATE MAP 17137210160G, EFFECTIVE DATE 09-18-2013	

LIMITS OF DISTURBANCE: 12,000 SF = 0.28 AC.

CITY OF SANDY SPRINGS EROSION CONTROL NOTES:

- ON SITE OPERATOR, OWNER OR APPLICANT MUST COMPLY WITH ARTICLE VI, CHAPTER 108, TITLE 10, SOIL AND EROSION, SEDIMENTATION AND POLLUTION CONTROL, OF THE CITY OF SANDY SPRINGS DEVELOPMENT REGULATIONS. PAY PARTICULAR ATTENTION TO SECTION 109.25(b).
- CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (OUT-OF-TIME FOR FIRST DAY INSPECTION IS 30%).
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- MAINTENANCE STATEMENT - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- VEGETATIVE PLANS - FOR ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES WILL INCLUDE: SPECIES, PLANTING DATES, SEEDING, FERTILIZER AND MULCHING RATES.
- SEEDING / MULCHING WILL BE APPLIED ON ALL EXPOSED, DISTURBED AREAS.
- SEED SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL IN GEORGIA, AND BE RE-SEED REINFORCED (SEE ATTACHED DETAILS).
- SILT FENCE ALSO INDICATES LIMITS OF DISTURBANCE.
- THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO THE EXISTING PAVED AREA ON-SITE, AND TRUCKS OR OTHER VEHICLES, ETC., ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE STOP WORK ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAIL IS CONSTRUCTED.
- NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
- WASTE MATERIALS SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN 75' OR 50' FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTLED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS. REFER TO SUMMARY MINUTES OF SITE MEETING BETWEEN JON AMISBERY AND JAMES SANDERS WITH THE CITY OF SANDY SPRINGS AND FRANK GADDY, DESIGN ENGINEER ON NOVEMBER 3, 2021 REGARDING LACK OF BUFFERS DUE TO STABILIZED CHANNEL AND REPAIR PROJECTS.

CONSTRUCTION SEQUENCE:

- INSTALL MODIFIED CONSTRUCTION EXIT, SILT FENCE, AND TREE FENCE.
- INSTALL TEMPORARY ACCESS DUMP PILE SHEET A FOR CONSTRUCTION EQUIPMENT.
- INSTALL TEMPORARY CREEK PUMP ABOVE PROPOSED LOCATION OF HEADWALL A1. INSTALL APPROXIMATELY 53 LF OF STACKED BOLDER CREEK STABILIZATION.
- DEMOLISH TIMBER WALL AT INLET HEADWALL.
- INSTALL TEMPORARY CREEK PUMP ABOVE PROPOSED LOCATION OF HEADWALL A2. INSTALL PIPE AT STARTING AT DOWNSIDE LOCATION.
- INSTALL MODULAR BLOCK RETAINING WALL.
- INSTALL FILL AND FINAL GRADES.
- RE-CONSTRUCT TIMBER WALL AND SLOPE BELOW END OF DRIVEWAY.
- INSTALL GRASS SOD & LANDSCAPING. REMOVE BMPs.

OWNER:
JBL LLC
125 GREEN FALLS POINT
SANDY SPRINGS, GA 30350

CONTRACTOR:
JASON INGLETT & ASSOC.
1110 FIDELITY ROAD, SUITE A
ALPHARETTA, GA 30004

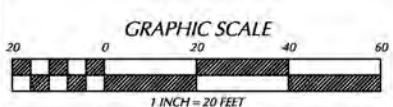
24 HOUR CONTACT:
JASON INGLETT
1770 480-3312

LANDSCAPE DESIGNER:
DOUGLAS C. LYNN, LLC
509 SHARLOT DRIVE
ACWORTH, GA 30102
(404) 414-9347

ENGINEER/SURVEYOR:
GADDY SURVEYING & DESIGN, INC.
1715 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-9920

LEGEND	
MS	IRON PIPE SET (1/2" REBAR)
BR	BRICK FOUND
OT	CONCRETE FOUND
OT	OPEN TOP FOUND
OT	FUNCTION BOX
OT	EIGHT OR WAY BUILDING LINE
OT	PROPERTY LINE
OT	CATCH BASIN
OT	HEADWALL
OT	SEWER MANHOLE
OT	FENCE
OT	LAND LOT LINE
OT	ORIGINAL LOT LINE
OT	DRAINAGE EASMENT
OT	SEWER EASMENT
OT	UTILITY EASMENT
OT	CHARLTON
OT	POWER POLE
OT	DUMP PILE
OT	LIGHT POLE
OT	EDGE OF PAVEMENT
OT	CENTERLINE

811 Know what's below.
Call before you dig.
Dial 811.
or call 800-282-7411



STORM PIPE REPLACEMENT PLAN
1"=40'-0"

GSWCC
GEORGIA SOCIETY OF WATER AND WASTE CONSTRUCTION PROFESSIONALS
VIRGIL F. GADDY
Level II Certified Design Professional
CERTIFICATION NUMBER 0000004448
ISSUED 1/8/24 EXPIRES 1/24/24

REGISTERED
No. 17324
PROFESSIONAL
ENGINEER
V.F. GADDY
4/16/23

REGISTERED
No. 2881
PROFESSIONAL
LAND SURVEYOR
V.F. GADDY
4/16/23

REVISIONS	
NO.	DATE
1	07/22/22
2	12/02/22
3	07/02/23

GADDY SURVEYING & DESIGN, INC.
1215 Pleasant Hill Road
Lawrenceville, Georgia 30044
Phone - (770) 931-9920
Fax - (770) 931-9920

STORM PIPE REPLACEMENT PLAN FOR:
125 GREEN FALLS POINT
LOT 17
BAILEY ESTATES
(PLAT BOOK 172, PAGE 50)
LAND LOT 342 - 6TH DISTRICT
CITY OF SANDY SPRINGS - FULTON COUNTY, GEORGIA

DATE	DRAWN	CHECKED
7/20/22	MC	VFG

STORM PIPE REPLACEMENT PLAN

PROJECT NUMBER
DCI-21-028

2

DRAWING NUMBER

STREAM BUFFER VARIANCE ANALYSIS (SEC 9.2.4) 125 GREEN FALLS POINT

Per my instructions to complete #3-#6, I have addressed each item to the best of my ability listed under 9.2.4 as it pertains to my variance request. As framed many of the items don't address this unusual circumstance.

3. Variances will be considered only in the following cases:

- a. When a property's shape, topography or other physical conditions existing on December 12, 2005 prevents land development unless buffer or setback variance is granted.

Applicant Response: *The Stream buffer setback at that time was 25' with no Additional buffers imposed until 2022 when 'grandfathered' buffers on this property were eliminated for unknown reasons. Development of this property, assuming that there would be no existing structure, under the current 25'/50'/75' buffers would create a hardship because this property is a 'pie' shape, with steep Topography and an ephemeral stream adding to the physical condition in which, under current buffers would render this property unbuildable today*

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

Applicant Response: *The extreme hardship would be the inability to create safe access to get to the pipe and wall location on the property. The 25' buffer variance approved by the Environmental Protection Agency and included in the variance submittal allows for the majority of the pipe and wall replacement. The 50' buffer infringement allows for the safe access of equipment and labor to quickly complete this project and maintain stability to the surrounding environment.*

4. 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

Applicant Response: *The actions (installing a pipe and retaining walls), were believed to have happened in the early 1990's when the house was built. It has also been speculated that this pipe may have been installed before this property was developed.*

5. At a minimum, a variance request must include the following information:

- a. A site map that includes locations of all state waters. Wetlands, floodplain boundaries and other natural features, as determined by field survey.

Applicant Response: *An existing conditions/survey is included in the plan set submitted For this variance*

- b. A description of the shape, size, topography, slope, soils and other physical characteristics of the property

Applicant Response: *The property located @ 125 Green Falls Point Sandy Springs, GA 30350 is sitting off the radius section of a cul de sac in a residential neighborhood and forming a pie shaped lot consisting of 1.18 acres.*

The property is developed and zoned RE-2 consisting of a single family house with a rear daylight basement, driveway with parking, connected wood decks, swimming pool, spa and related patio areas.

The front and right side of house are relatively flat with a 2% slope with a mature oak tree, sodded areas, and foundation planting. The left side of house is gently sloping at 7% with partial sod and shredded hardwood mulch and stepping stone leading to the



View of stream @ property line looking towards the wood walls and pipe



Uphill side of Stream enters our property @ fence



Uphill side of stream wood walls



View of back of house with uphill side of stream on left with ex wood walls



View of wood walls and downhill side of pipe



View of stream looking from downhill side of pipe



View of Downhill side of pipe



View of Downhill side of pipe & wall, repairs will be made to secure outfall area



View of downhill side of pipe & wall



View of uphill side of pipe & wall



View of stream looking from pipe and wall to property line fence



Upstream side of pipe



Upstream side of pipe



Upstream side of pipe



Downstream side of pipe



Downstream side of pipe



Downstream side of pipe



Downstream side of pipe



Downstream side of pipe

Board of Appeals

August 2, 2023



SANDY SPRINGS™
GEORGIA

V23-0014

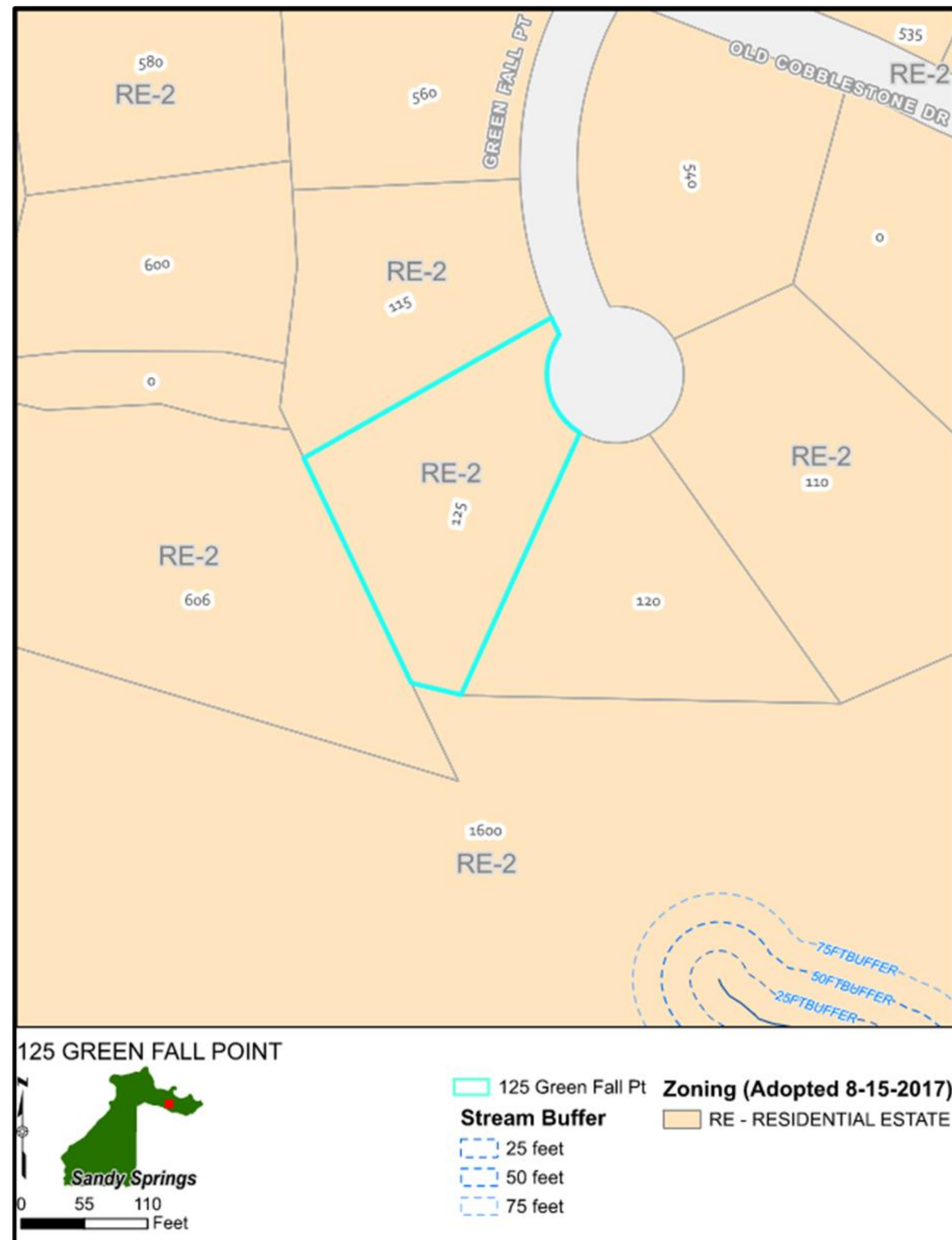
125 Green Fall Point

STAFF RECOMMENDATION:
Approval with Conditions

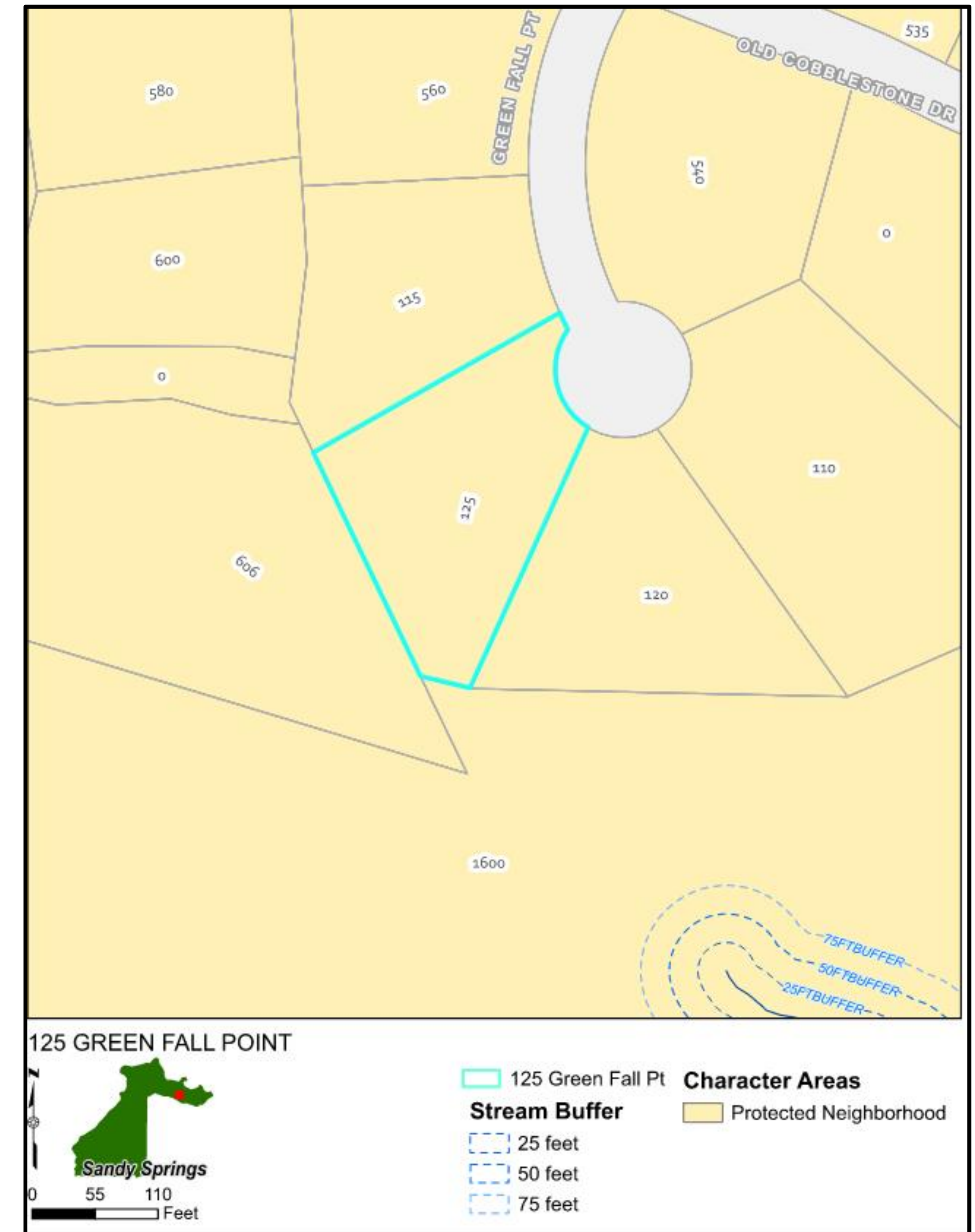
Request

Request for a variance from Division 9.2. to grade into the 50-foot undisturbed natural vegetative buffer and place a wall into the 75-foot impervious surface setback.

Zoning



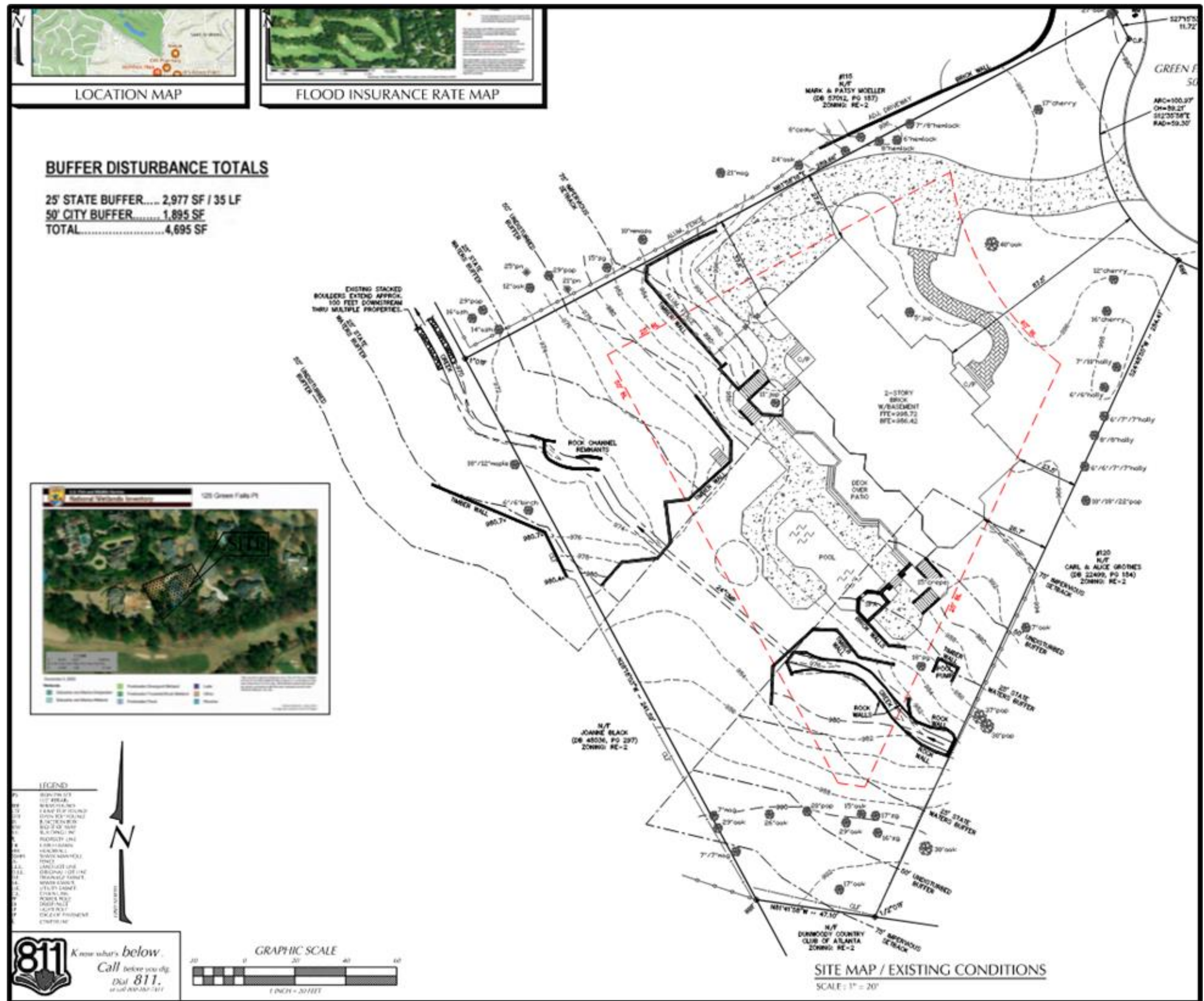
Character Area



Aerial Image



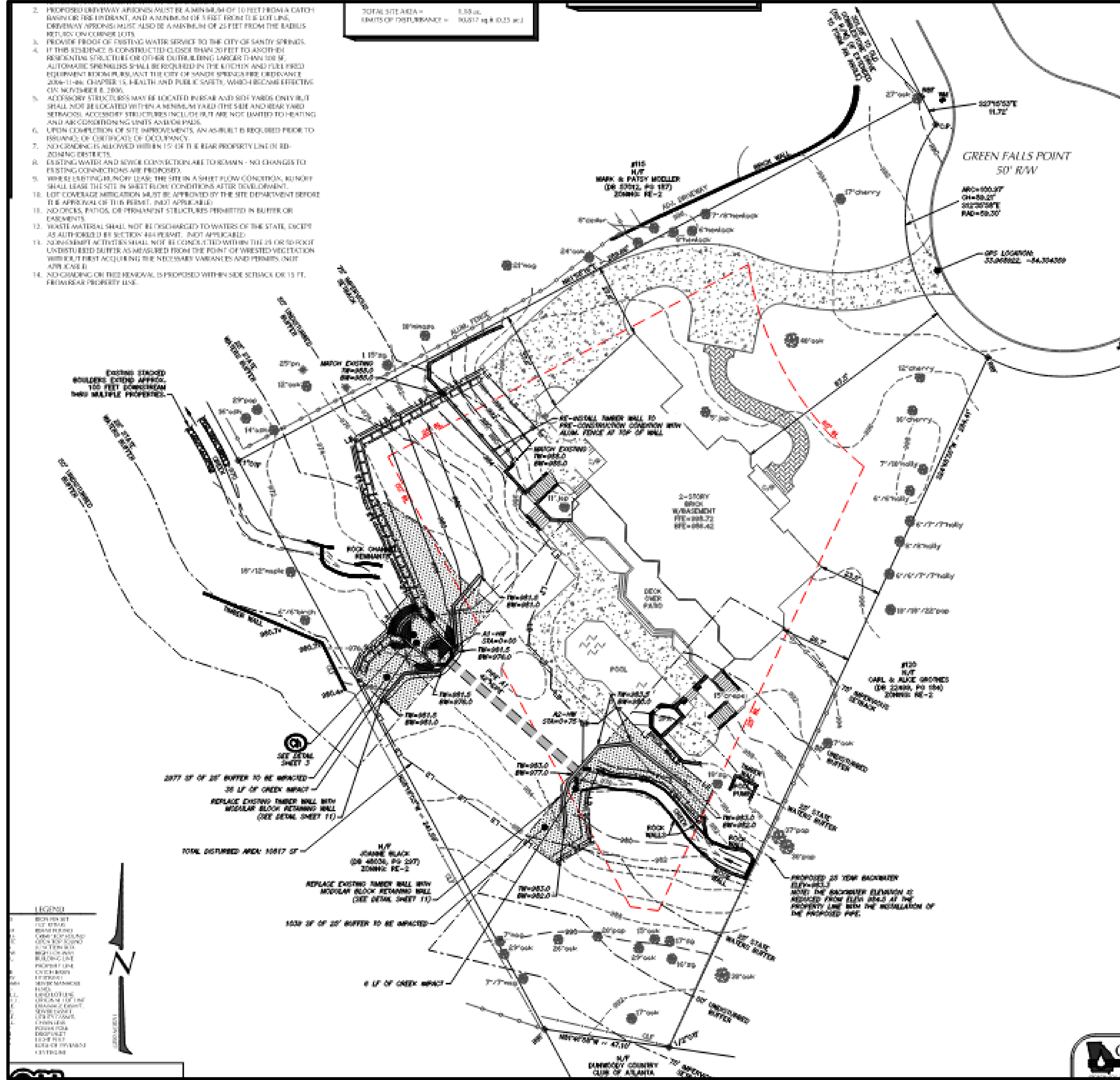
Survey



Site Plan

2. PROPOSED DRIVEWAY APPROXS MUST BE A MINIMUM OF 10 FEET FROM A CATCH BASIN OR FIVE FEET, AND A MINIMUM OF 1 FEET FROM THE LOT LINE. DRIVEWAY APPROXS MUST ALSO BE A MINIMUM OF 25 FEET FROM THE RADIIUS RETURN ON CORNER LOTS.
3. PROVIDING PROOF OF EXISTING WATER SERVICE TO THE CITY OF SANDY SPRINGS. IF THE RESIDENCE IS CONSTRUCTED CLOSER THAN 30 FEET TO ANOTHER EXISTING LOT, LOT OR OTHER EXISTING LARGER THAN 1/4 AC. LOT, THE CITY OF SANDY SPRINGS SHALL BE REQUIRED BY THE UTILITY AND WATER DEPARTMENT TO PROVIDE PROOF OF THE CITY OF SANDY SPRINGS REUSE ORDINANCE 2006-11 AND CHAPTER 15, HEALTH AND PUBLIC SAFETY, WHICH BECAME EFFECTIVE ON NOVEMBER 8, 2006.
4. ACCESSORY STRUCTURES MAY BE LOCATED IN BUFFER AND SIDE YARDS ONLY BUT SHALL NOT BE LOCATED WITHIN A MINIMUM FIVE-FOOT SIDE AND REAR YARD ZONE. ACCESSORY STRUCTURES LOCATED IN BUT ARE NOT LIMITED TO HEATING AND AIR-CONDITIONING UNITS AND/OR PADS.
5. UPON COMPLETION OF SITE IMPROVEMENTS, AN AS-BUILT IS REQUIRED PRIOR TO FINISHING OF CERTIFICATE OF OCCUPANCY.
6. NO GRADING IS ALLOWED WITHIN 15 FEET OF THE REAR PROPERTY LINE IN REZONING DISTRICTS.
7. EXISTING WATER AND SEWER CONNECTIONS ARE TO REMAIN - NO CHANGES TO EXISTING CONNECTIONS ARE PROPOSED.
8. WHERE EXISTING RUNOFF LEAKS THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN SHEET FLOW CONDITIONS AFTER DEVELOPMENT.
9. LOT COVERAGE ALLOCATION MUST BE APPROVED BY THE SITE DEPARTMENT BEFORE IT IS APPLIED TO THE PERMIT. (NOT APPLICABLE)
10. SIGNAGE, FENCES, OR PERMANENT STRUCTURES PROHIBITED IN BUFFER OR CORNERS.
11. WASTE MATERIAL SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY SECTION 44.04.010, (NOT APPLICABLE).
12. NONCOMPLY ACTIVITY SHALL NOT BE CONDUCTED WITHIN THE 25 FEET OR MORE UNDISTURBED BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION SURROUNDING THE FIRST ACROSSING THE NECESSARY VARIANCES AND PERMITS, (NOT APPLICABLE)
13. NO GRADING OR SOIL REMOVAL IS PROPOSED WITHIN SIDE STRACK OR 15 FT. FROM REAR PROPERTY LINE.

TOTAL SITE AREA = 0.38 ac.
LIMITS OF DISTURBANCE = 0.0517 sq. ft. (0.23 ac.)

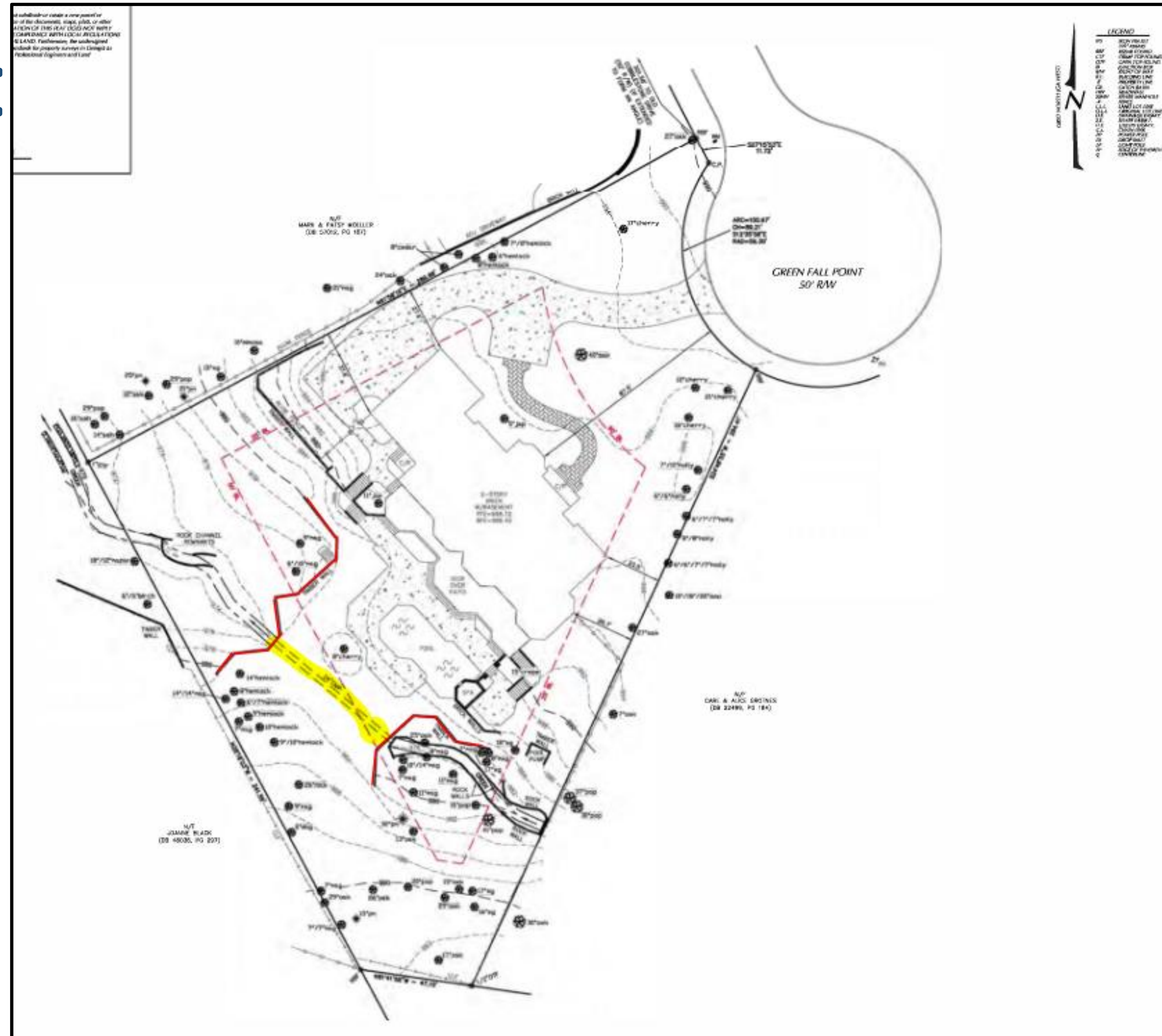


Existing Development

- The 1.20-acre property zoned RE-2 (residential estate – 2 acres minimum), is currently developed with a 2-story brick single-family home with a basement, 3-car garage, a pool, and a rear patio.
- According to the Community Development GIS map, the parcel is rather flat between the primary structure and the front property line, however, in the rear of the property, the elevation is undulating and a stream flow southeast to northwest, dividing the rear yard.
- A pipe was installed in the mid-1990s to channel a portion of the stream. The portion of the stream that flows through the pipe does not have buffer requirements. The portions of the stream before it enters the pipe and where it exits the pipe are subject to the State and City stream buffer requirements. The 30-year-old pipe is now deteriorated and in need of replacement.
- In addition to the pipe replacement, there are existing wood retaining walls on both sides of the pipe headwalls that are showing signs of rot, degradation, and moisture buildup.

Existing Development

- The darker red line illustrates the timber headwalls
- The yellow highlights the current pipe



View of downhill side of pipe





View of the downhill side of the pipe



View looking north from the rear yard

Proposed Development

- The proposal includes grading within the natural undisturbed vegetative buffer to replace a failing pipe system with a larger more effective pipe. The land disturbance activity will encroach into the State and City stream buffers and within 20 feet of the rear lot line.
- The applicant also proposes constructing a wall within the impervious surface setback. The proposal includes improving an existing failing pipe system and replacing existing timber retaining walls with new modular block walls that are currently located within the state and city buffers and the impervious surface setback.
- The plans show that the proposal will be placed approximately in the same location as the failing systems.
- The applicants have received variance approval from Georgia EPD
- The applicant is seeking a variance from Division 9.2. to grade into the 50-foot undisturbed natural vegetative buffer and places a wall into the 75-foot impervious surface setback to replace a deteriorating pipe.

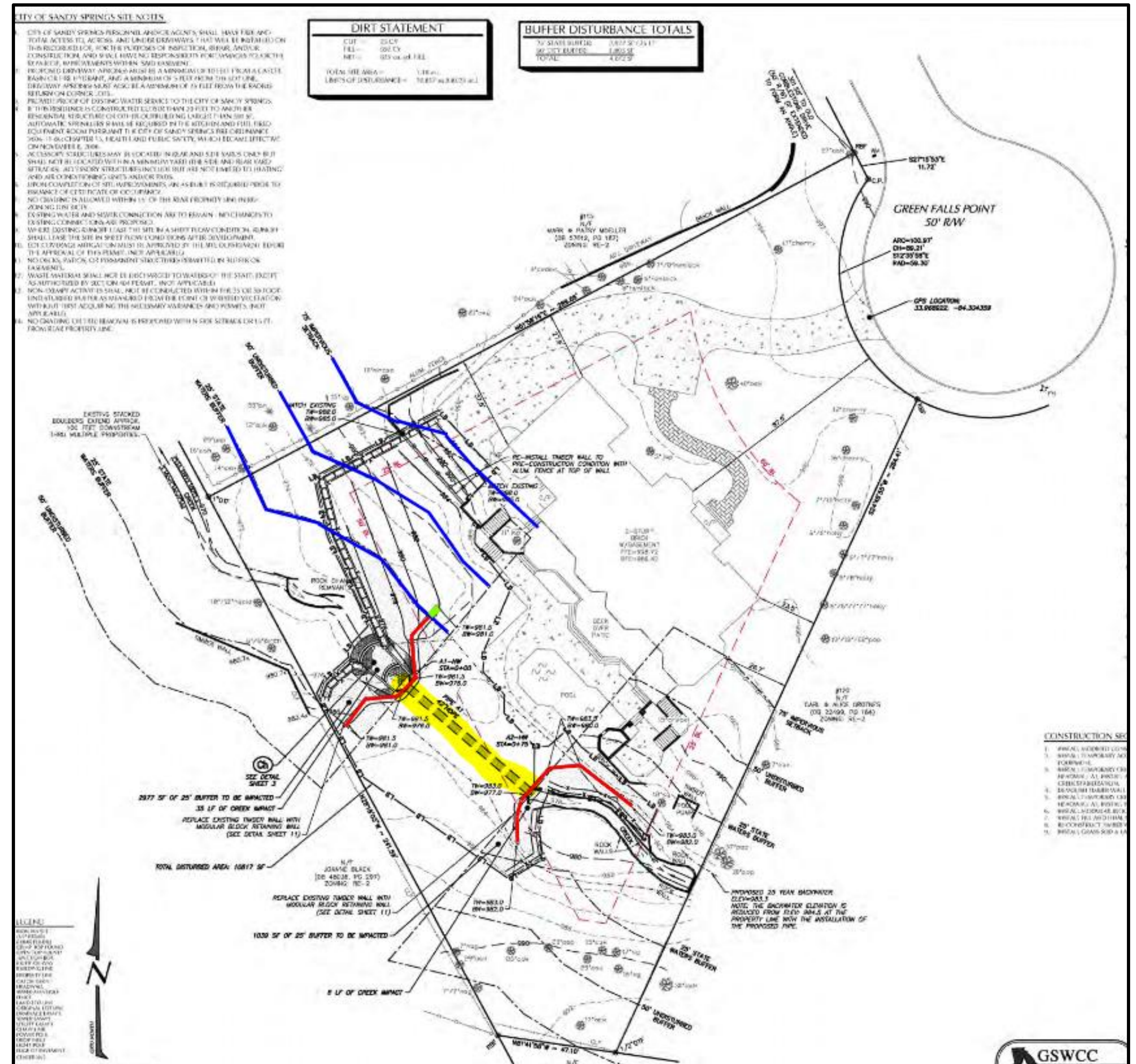
Proposed Development

The blue lines represent the stream buffers and impervious surface setback

the yellow represents the pipe

red line represents the timber headwalls

the green represents the wall encroachment in the City's 50-foot buffer.



V23-0014 Variance Considerations

Variances will only be granted upon showing that

- **The property's shape, topography, or other physical conditions existing on December 12, 2005, prevent land development unless a buffer or setback Variance is granted;**
 - The conditions on the property predate 2005. The pipe was installed in the 1990s and to conduct maintenance on the pipe, a buffer and setback variance is required. Much of the proposed wall on either side of the creek will remain within the State's 25-foot undisturbed buffer. But the small section of approximately 5 linear feet on the northern side of the west wing wall, will be placed in the City's 50-foot undisturbed buffer.
 - **Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create extreme hardship.**
 - Strict adherence to the buffer and setback requirements would create extreme hardship for the applicant and other property owners. Not allowing the buffer encroachment needed to replace the failing pipe system would lead to the complete failure of the pipe, which would likely cause flooding on the subject property and properties upstream. The applicant is also proposing to regrade the area north of the western wall which appears to show a gradual sloping from the backyard to the creek's bank.
 - **a. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and.**
 - Staff believes that the variance request will provide the minimum relief necessary to make reasonable use of the property. It will allow the applicant to maintain their property and prevent devaluation that would result in allowing the system to completely fail. The request is to replace in kind the failing wall with a modular block wall, therefore, minimizing the impact on the area.

Recommendation

- Staff recommends **Approval with Conditions of Variance** V23-0014, Request for a variance from Division 9.2. to grade into the 50-foot undisturbed natural vegetative buffer and place a wall into the 75-foot impervious surface setback with the following conditions.
 - The proposed timber wall adjacent to the staircase in the left rear of the home is changed to a modular or concrete block wall.
 - The applicant's revegetation plan must be approved by the City Arborist and Sustainability Manager.
 - That the project be built substantially similar to the site plan provided as part of their application.
 - Must following all conditions set forth by the EPD Variance.