



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting; October 16, 2019

Case: **V19-0017 – 9072 River Run**

Staff Contact: Madalyn Smith (madalyn.smith@sandyspringsga.gov)

Report Date: September 30, 2019

REQUEST

Applicant requests a Variance from Section 9.2.4.A of the Development Code to allow encroachment into state waters buffers for a riverbank stabilization project.

APPLICANT

Prop. Owner:
Huntcliff River Preserve

Petitioner:
Nutter & Associates, Inc

Representative:
Tony Greco

PROPERTY INFORMATION

Location	9072 River Run
Council District	2; Soteres
Road Frontage	56 feet
Acreage	2.62 acres
Existing Zoning	PK (Park)
Existing Land Use	Subdivision Amenity
Character Area	Conservation Area/Parks
Hydrology	State Waters Chattahoochee River Corridor

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. Application, received September 6, 2019

Plans:

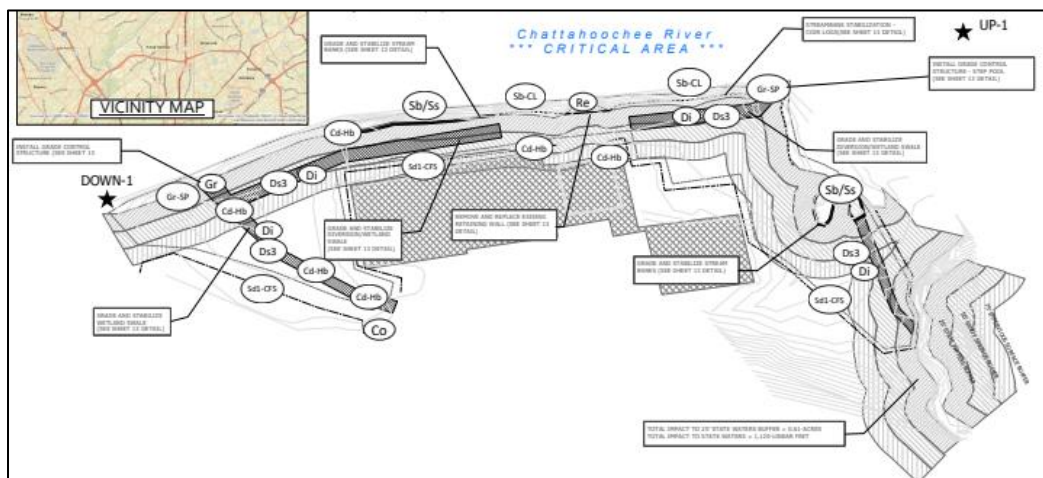
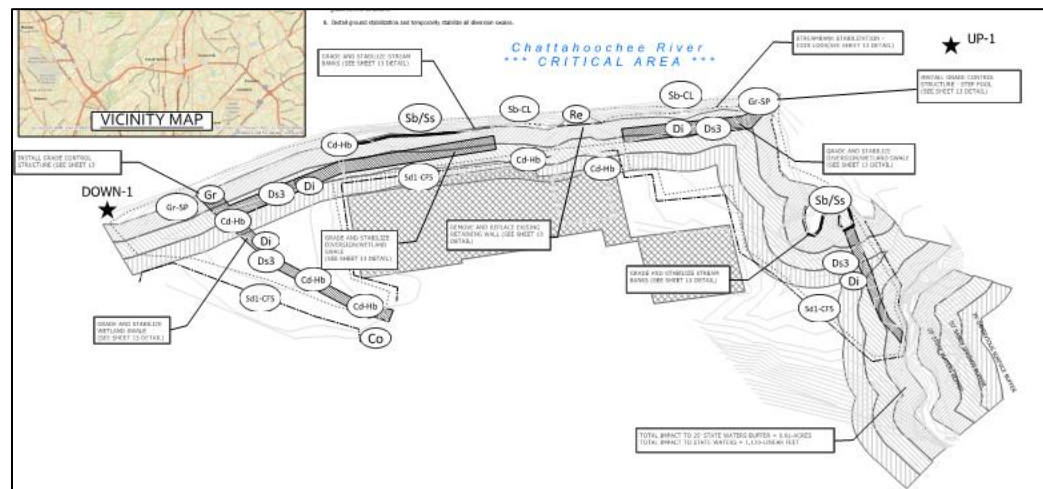
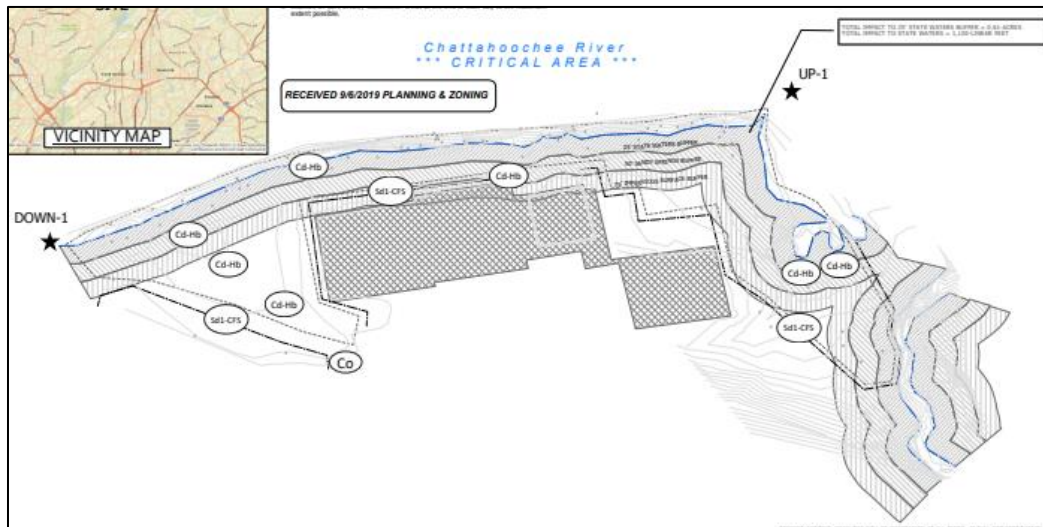
1. "Huntcliff River Club Stream Stabilization Project Erosion, Sediment, and Pollution Control Plans," prepared by Nutter & Associates, signed and sealed by Design Professional Name, Design Professional Certification, dated Month date, year, received Month date, year

SUMMARY & PROPOSED DEVELOPMENT
The applicant is requesting a Variance to allow for encroachment into state waters buffers for a riverbank stabilization project. The subject property, the Huntcliff River Club, is located in the Huntcliff Subdivision at the end of River Run, west of Roswell Road and directly abutting the Chattahoochee River. The site serves as a recreation center for nearby residents and an event venue and is developed with a main clubhouse, two (2) tennis courts, a pool, a horse barn, and pasture. Improvements to the property are constrained by the presence of a state waters buffer and Metropolitan River Protection Act regulations. The applicant proposes to stabilize the eroding riverbank, construct floodwater conveyance swales, improve and expand the riparian buffer along the river, and repair an existing failing retaining wall. The applicant proposes to grade and plant in the required 50' natural vegetative undisturbed buffer and the additional 25' impervious surface setback as shown on the site plan.
RECOMMENDATION
Department of Community Development
Staff recommends APPROVAL of Variance V19-0017.

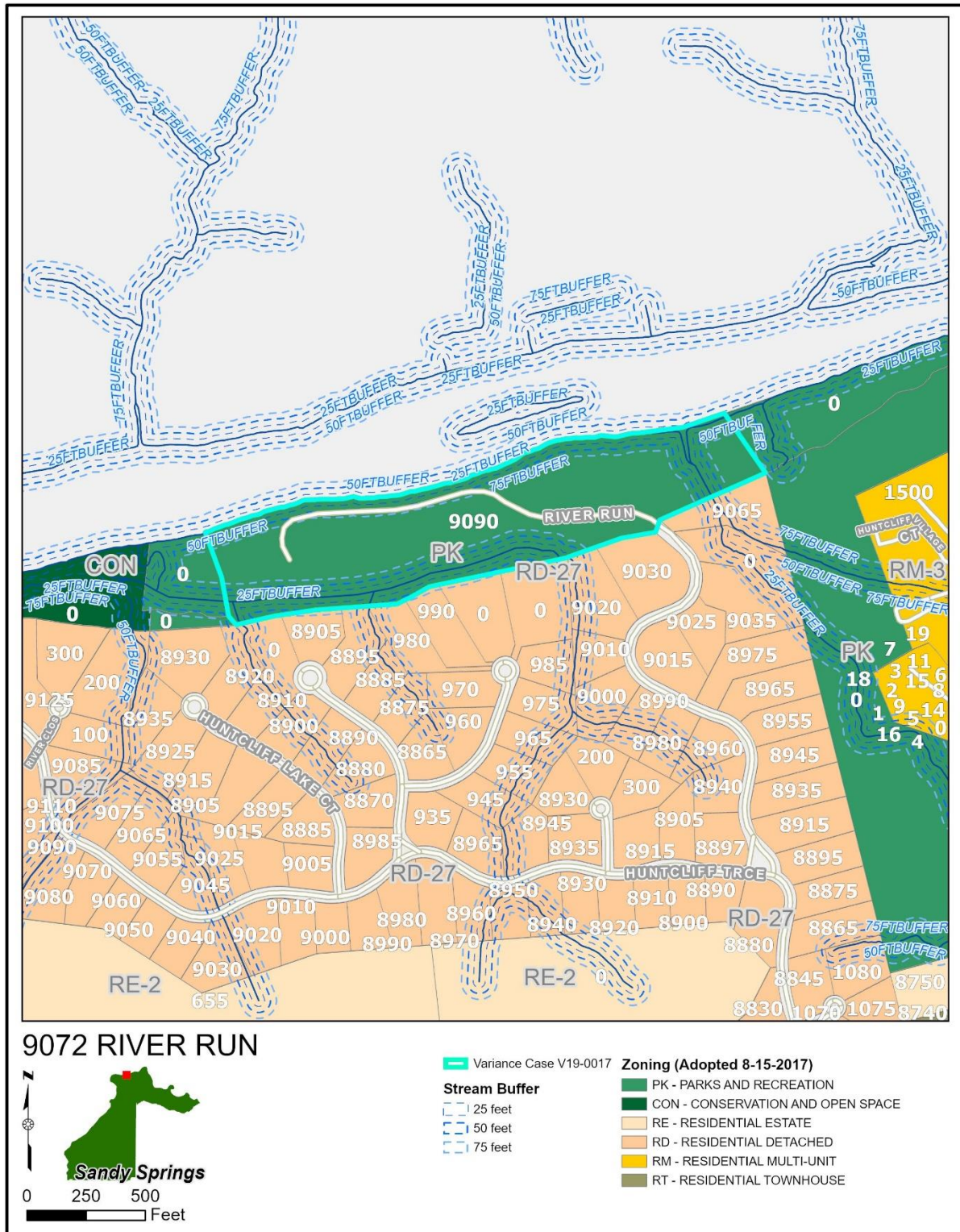
AERIAL IMAGE



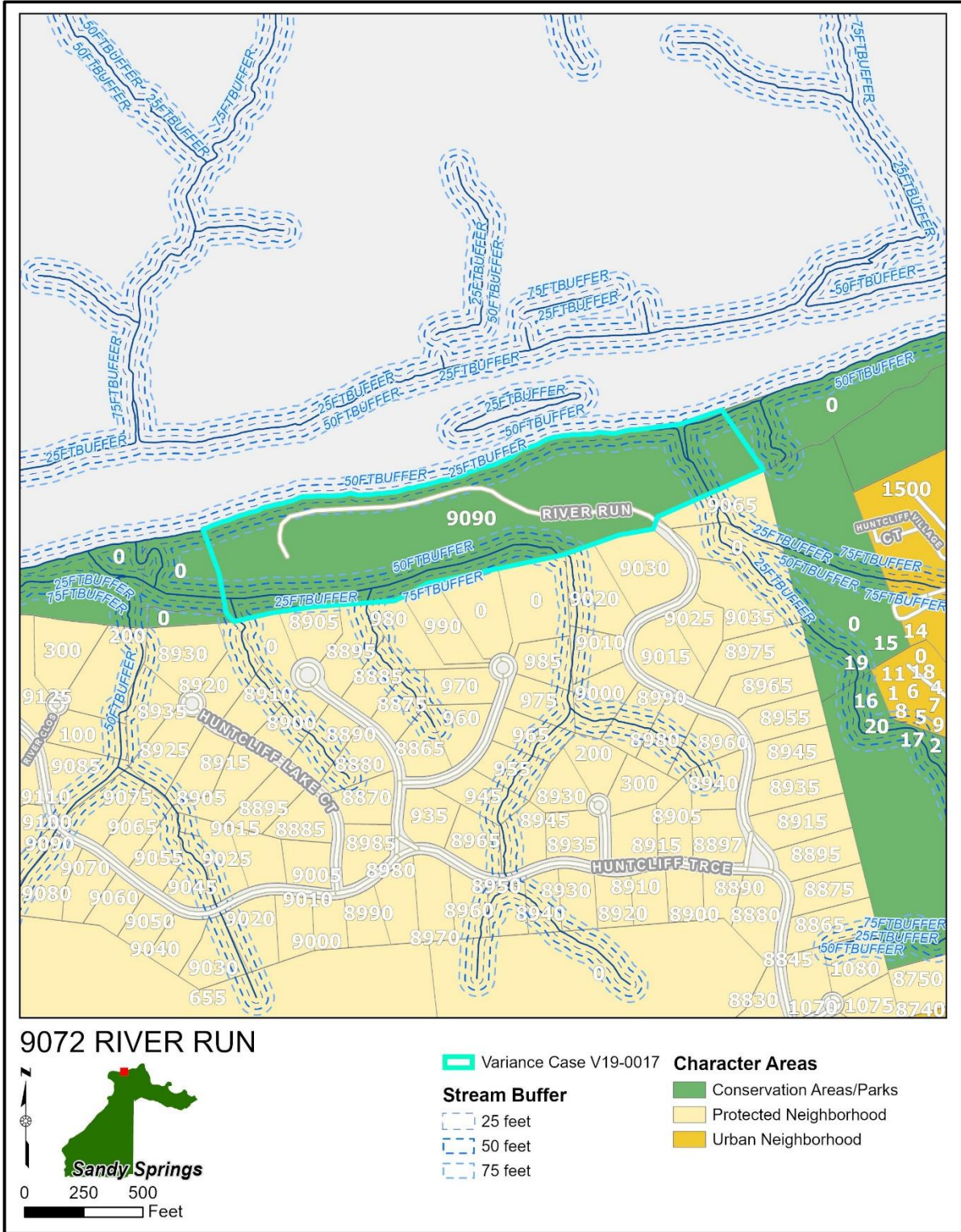
Community Development



ZONING MAP



CHARACTER AREA MAP



VARIANCE CONSIDERATIONS

Stream Buffer Variance considerations, per Section 9.2.4.B of the Development Code:

The following factors will be considered by the BOA in determining whether to issue a Variance:

- a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;*
- b. The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey;*
- c. The location and extent of the proposed buffer or setback intrusion;*
- d. Whether alternative designs are possible which require less intrusion or no intrusion;*
- e. The long-term and water quality impacts of the proposed Variance; and*
- f. Whether issuance of the Variance is at least as protective of natural resources and the environment.*

Findings

The subject property is part of the Huntcliff Subdivision and is currently developed with a clubhouse and accessory subdivision amenities. The existing lot, clubhouse, and accessory structures pre-date the City's Development Code requirements.

Per Section 9.2.4.A., there is to be a natural undisturbed buffer for 50 feet and an additional 25-foot impervious surface setback. Grading and earthmoving within the buffer is not permitted and must be minimized in the setback.

This proposal will require grading and earthmoving as well as the use of heavy machinery. However, despite the temporary intrusions, the riparian buffer will be much larger, the riverbank stabilized, and the area left in better condition as a result of this project.

The following factors will be considered by the BOA in determining whether to issue a Variance:

a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;

The site fronts directly on the Chattahoochee River and is fairly narrow; its river frontage is approximately five (5) times longer than its lot depth. The lot is very flat and is mostly cleared, with the exception of the eastern property line and a very shallow buffer of trees and brush along the river (see Exhibit A below). Restoration and revegetation of this buffer would be a benefit to the Chattahoochee River Corridor.



Exhibit A, looking west along the riverbank.

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

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

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

Please see Exhibit B below. This property is constrained by state waters buffers (shown in green), floodplain (shown in dark blue checks), and the 150 foot Chattahoochee River impervious setback (limits of setback shown in light blue).

The intrusion would be along approximately half the length of the north and northeastern state waters buffers (location of the intrusion outlined in yellow).

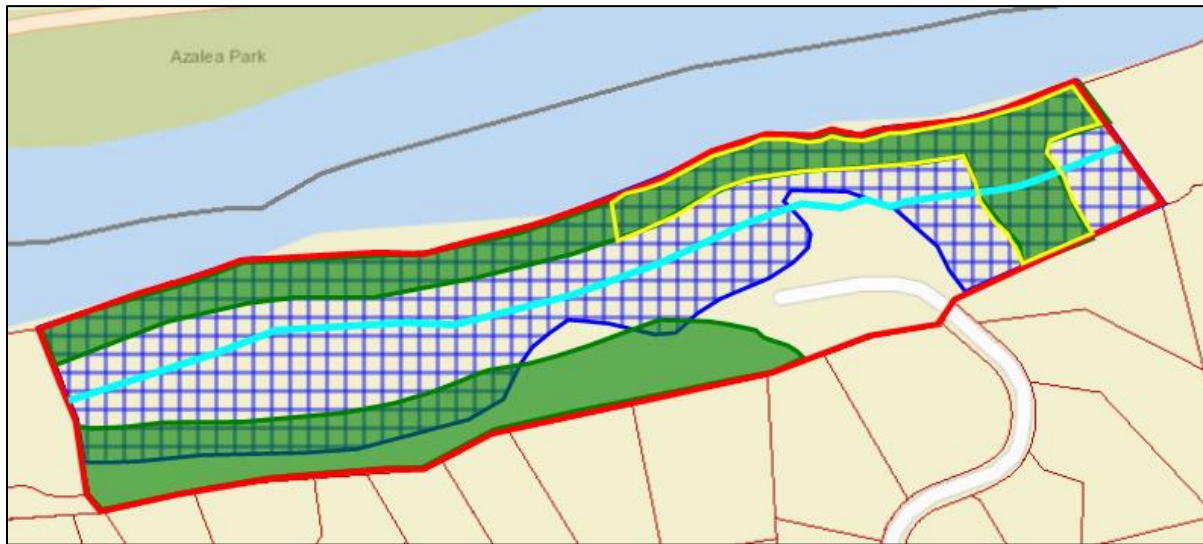


Exhibit B

The effects of these intrusions in the City buffer and impervious surface setback are offset by the restorative nature of the project. As a result of these temporary encroachments, the area would be left in better condition than otherwise.

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

Increasing the riparian buffer along the river is a benefit to water quality. Riparian buffers act as filters for water runoff and provide habitat for wildlife. It is important to revegetate and restore this sensitive ecosystem. The applicant's proposal to stabilize the riverbank would also help reduce erosion. If a Variance is granted, this project, despite the temporary intrusions, will ultimately be *more* protective of the natural resources and environment and have positive long-term effects on water quality.

Overall, staff is in support of the proposal and finds that strict adherence to the minimal buffer and setback requirements would create a hardship by preventing the applicant from conducting restorative activities that would prevent further erosion of the riverbank.

COMMENTS FROM CITY STAFF

Chief Environmental Compliance Officer:

No comment provided

Arborist:

No comment provided

Sustainability Manager:

No comment provided

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DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following a review and based on the findings, Staff recommends **APPROVAL** of the Variance request to encroach into the 50' City natural vegetative undisturbed buffer and additional 25' impervious surface setback for the purpose of completing a river bank stabilization project with the following **CONDITION**:

1. The amount of disturbance in the buffer and setback shall not exceed that shown on pages 6, 7, and 8 of the applicant's plan set, prepared by Nutter & Associates and dated 8/26/19, and submitted September 6, 2019.



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STREAM BUFFER
VARIANCE APPLICATION

Application checklist:

Page No.	Item	Completed/ Included in Submittal
1	Project Information Sheet	☒
2-3	Detailed Process and Instructions	N/A
4-5	Authorization Forms	☒
	Additional Requirements:	
6	Letter of Intent	☒
6	Variance Analysis	☐
6	Chattahoochee River Corridor Certificate	☐ or N/A ☐
7	Stormwater Management Plan	☐ or N/A ☒
7	Georgia Environmental Protection Division Approval	☒ or N/A ☐
7-8	Survey, Site Plan, and Legal Description Checklist	☒
8	Mitigation Plan	☒
9	Fee Schedule	N/A
9	Meeting Schedule	N/A

in process

Provide also:

All documents electronically (CD/DVD, thumb drive, or via email) Note: The Legal Description must be in a Word document	☒
Site plan: One (1) copy on 11" x 17" and two (2) full-scale copies	☒

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

Planner's initials: ms

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Case No.: V19-0017
Planner's initials: ms

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 9072 River Run NE, Sandy Springs, GA 30350	
	Parcel Tax ID: 06 0368 LL0525	
	Total acreage: 2.62 acres	Council district: District 2
	Current zoning: C5	Current use: Commercial/Recreation
	Character area:	

APPLICATION	Detailed request (include Code/Ordinance Section No.):	
	The applicant is seeking a Variance from Section 9.2.4.A.	
	for proposed encroachments within the 50* and 75-foot**	
	of the Chattahoochee River (see attached project	
	description).	
	*50' undisturbed buffer	
** Additional 25' impervious setback		
Petitioner: Nutter & Associates, Inc., Attn: Tony Greco		
[Redacted]		
[Redacted]		
[Redacted]		

OWNER	Property owner: Huntcliff River Preserve, Attn: Mary Bergin	
	Owner's address: 9072 River Run NE, Sandy Springs, GA 30350	
	[Redacted]	
	Signature (authorizing initiation of the process): <u>Mary Bergin</u>	
If the property is under contract and the owner is unavailable to sign, provide a copy of the contract		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date: <u>8/14/19</u>	Anticipated application date: <u>9/16/19</u>
Anticipated BOA date: <u>11/27/19</u> <u>10/16/19</u>	
ADDITIONAL INFORMATION NEEDED:	

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>Huntcliff River Preserve</u>	Sworn and subscribed before me this <u>03</u> day of <u>September</u> 20 <u>19</u> Notary public: <u>Kristina Steems</u> Seal:  Commission expires:
Address: <u>9072 River Run</u>	
City, State, Zip Code: 	
Owner's signature: <u>Mary R. Bogan</u> President Huntcliff Home Assoc.	

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

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

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



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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: Tony Greco
Company name: Nutter & Associates, Inc.
Address:
[Redacted Address]
Agent's signature: <i>Tony Greco</i>
Applicant's signature: <i>Mary Greco</i>

Sworn and subscribed before me this
3 day of September 20 19
Notary/public: <i>Kristina S Teems</i>
Seal:
Commission expires



360 Hawthorne Lane
Athens, Georgia 30606
(O) 706-354-7925
(F) 706-354-7928
www.nutterinc.com

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August 30, 2019

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Sandy Springs
1 Galambos Way
Sandy Springs, Georgia 30328

City of Sandy Springs
Community Development

Subject: Letter of Intent, Stream Buffer Variance (Code Section 9.2.4.A.)

To Whom it May Concern,

On behalf of the Huntcliff Homes Association, Nutter & Associates is pleased to submit this Letter of Intent for a Variance Application to City Code 9.2.4.A. – Stream Buffer for proposed Streambank Stabilization along the Chattahoochee River in Sandy Springs, Georgia.

1. Requested Variance: Stream Buffer 9.2.4.A.

2. Factual Development Details:

The 2.62-acre proposed Huntcliff River Club Streambank Stabilization Project is located adjacent to a community recreation center abutting the Chattahoochee River in Sandy Springs, Fulton County, Georgia. The project proposes to restore and enhance existing riparian buffers, maintained grassed areas, and stormwater quality leaving the site. The project team has actively engaged various stakeholders as a part of the scoping and design of the project. The stakeholders include the U.S. Army Corps of Engineers (USACE), National Park Service (NPS), City of Sandy Springs, Atlanta Regional Commission, Fulton County, and the Chattahoochee River Keeper. The project team is currently, or will be, seeking additional permit authorizations from the USACE, NPS, and Sandy Springs, at a minimum.

3. Factual Property Details:

The current conditions of the project area include managed open areas and narrow, forested buffer areas along existing State Waters that lie adjacent to a mixed use neighborhood recreational area, that include tennis courts, a swimming pool, and a clubhouse. The only infrastructure within the project area is an existing boat dock and associated retaining wall and platform access. Open areas are primarily managed to maintain grassed conditions. The narrow riparian buffers contain mixed age, hardwood dominated canopy trees with sparse understory vegetation. Within the buffers, Chinese privet (*Ligustrum sinense*) is common.

The landscape of the project area is mostly flat as it lies within the floodplain of the Chattahoochee River. The soils of the floodplain are mapped by the NRCS as Cartecay-Toccoa complex which are generally characterized as silt loams with active alluvial deposition associated with flood events. Due to the proximity to the Chattahoochee River, the site is subject to routine flood events which can inundate

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significant portions of the proposed project area. Flood events are most common during the winter and early-spring but growing season floods can occur as a result of high intensity rain events within the watershed. Further, the project site is located downstream of the USACE Buford Dam and upstream of the Georgia Power Morgan Falls dam which significantly influences the hydrology of the river.

4. Mitigation and Restoration Strategy

The overall purpose and objectives of the project involving the proposed impacts to the State Waters buffer are to:

1. Stabilize actively eroding streambanks along the Chattahoochee River using Natural Channel Design principals;
2. Protect existing trees along the Chattahoochee River and within the riparian buffer;
3. Construct floodwater conveyance swales to control and treat floodwater and stormwater within the floodplain;
4. Improve and expand the existing riparian buffer conditions by planting native woody (tree and shrub) and herbaceous (wetland) species; and
5. Repair and replace a failing and existing retaining wall that provides access to a small dock.

In order to restore stability along the banks of the Chattahoochee River and improve riparian habitat conditions, the proposed project will implement streambank stabilization measures within the 50- and 75-foot State Waters Buffers consistent with the Georgia Environmental Protection Division's (GAEPD) *Streambank and Shoreline Stabilization* guidance document. As depicted in the enclosed plans, all stabilization will be conducted using natural materials and principals, including the use of biodegradable coir matting and logs for slope stabilization, grading to decrease bank slopes, and temporary and permanent native vegetation planting. Approximately 65 trees are present within and near the proposed area of land disturbance. While the goal of the project is to maintain and stabilize the existing trees and shrubs, a total of seven trees will be removed as a part of the project as the banks and root zones are compromised as a result of active streambank erosion. All additional trees present will be maintained and protected during stabilization implementation. To replace the removed trees and improve riparian conditions, approximately 150 canopy stems and 75 shrub/mid-canopy containerized stems, in addition to numerous live stakes, will be planted within the 1.06-acre re-vegetation area of the larger project area.

In addition to streambank stabilization, minor grading is proposed within the 50- and 75-foot State Waters Buffers and floodplain of the river to construct stormwater swales with the purpose of conveying and treating water within the floodplain prior to it being discharged into the Chattahoochee River. The stormwater swales have been designed based upon recommendations provided in the Georgia Stormwater Management Manual and were designed to function as a hybrid of a Bioretention Area and Bioslope. The stormwater swales will be permanently vegetated using a native herbaceous seed mix suitable for the hydrologic conditions (periodic inundation and seasonally saturated soils).

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Finally, a long-term maintenance and management plan will be developed to ensure the long-term functionality of the Best Management Practices (BMPs) implemented.

Based upon the proposed design, it is expected that the activities and associated disturbance within the State Waters Buffer will require approximately 30-days to complete. As required in the Erosion, Sedimentation, and Pollution Control Plan, the site will be temporarily and permanently stabilized upon completion of all land disturbing activities. Further and given the proximity to the Chattahoochee River, all disturbed areas will be temporarily stabilized using straw or erosion control matting daily upon completion of work to protect in-stream water quality and prevent sediment mobilization from the site.

In addition to the more traditional streambank stabilization, a small retaining wall (less than 4-feet in height) that services an existing dock will be replaced using natural rock and boulders. The retaining wall is approximately 40-feet in length. The existing footprint of the retaining wall will be maintained and appropriated tied into the streambank stabilization BMPs to ensure project-wide long-term stability.

While the nature and intent of the project does not necessitate mitigation, a Planting Plan has been developed for the project. Following impacts to on-site state water buffers (temporary and permanent) as a result of stream and riparian area restoration and stabilization, all buffers will be restored based upon project-specific design plans consistent with guidance and requirements provided in the GAEPD *Streambank and Shoreline Stabilization and Manual for Erosion and Sedimentation Control in Georgia*. The approximately 1.06-acre planting area will be stabilized by planting native tree, shrub, and herbaceous plant species, as well as through the utilization of biodegradable geotextile erosion control matting.

Common Name	Scientific Name	Wildlife Utilization	Estimated Quantity
<i>Canopy Strata</i>			
River Birch	<i>Betula nigra</i>	Mammals / Birds	25
American sycamore	<i>Platanus occidentalis</i>	Mammals / Birds	25
Red maple	<i>Acer rubrum</i>	Mammals / Birds	25
Tulip poplar	<i>Liriodendron tulipifera</i>	Mammals / Birds	25
Green ash	<i>Fraxinus pennsylvanica</i>	Mammals / Birds	10
Oak species	<i>Quercus sp.</i>	Mammals / Birds	40
<i>Shrub / Mid-canopy Strata</i>			
Silky dogwood	<i>Cornus amomom</i>	Mammals / Birds	25
American hornbeam	<i>Carpinus caroliniana</i>	Mammals / Birds	25
Eastern redbud	<i>Cercis canadensis</i>	Mammals / Birds	25
<i>Live Stakes</i>			
Black willow	<i>Salix nigra</i>	Mammals / Birds	As specified
Tag alder	<i>Alnus serrulata</i>	Mammals / Birds	As specified

The approximately 0.31-acre stormwater swale areas will be permanently stabilized using a native herbaceous seed mix (ERNST Floodplain Mix (ERNMX-154), ERNST Georgia Piedmont Riparian Mix (ERNMX-508), ERNST South Rain Garden Mix (ERNMX-180-2), or equivalent) at a rate of approximately 20 lbs/acre. In areas of anticipated concentrated flow, direct seed application will be supplemented with herbaceous plugs planted on approximately 18-inch centers.

In conjunction with the proposed streambank and floodplain stabilization BMPs, the proposed Buffer Mitigation Plan will enhance the condition and function of the existing buffer within the vicinity of the project.

5. Alternatives

The preferred alternative presented was chosen to maximize the successful implementation and long-term stability of the project while minimizing the use non-native materials, preserving the existing riparian corridor, and ensuring the protection of the aesthetics of the River Corridor.

Following review of the enclosed Variance Application, please feel free to contact me with any questions or comments.

Sincerely,

NUTTER & ASSOCIATES, INC.



Tony Greco, PWS
Principal, Senior Scientist

Attachments

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360 Hawthorne Lane
Athens, Georgia 30606
(O) 706-354-7925
(F) 706-354-7928
www.nutterinc.com

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August 30, 2019

Sandy Springs
1 Galambos Way
Sandy Springs, Georgia 30328

City of Sandy Springs
Community Development

Subject: Variance Analysis, Stream Buffer Variance (Code Section 9.2.4.A.)

1. Description of Property on December 12, 2005

Based upon comparison of historic aerial photography review, the conditions of the property on or before December 12, 2005 are similar to those conditions currently existing on the property (Figure 1). A description of those conditions is provided below.

The historic and current conditions of the project area include managed open areas and narrow, forested buffer areas along existing State Waters that lie adjacent to a mixed use neighborhood recreational area, that include tennis courts, a swimming pool, and a clubhouse. The only infrastructure within the project area is an existing boat dock and associated retaining wall and platform access. Open areas are primarily managed to maintain grassed conditions. The narrow riparian buffers contain mixed age, hardwood dominated canopy trees with sparse understory vegetation. Within the buffers, Chinese privet (*Ligustrum sinense*) is common.

The landscape of the project area is mostly flat as it lies within the floodplain of the Chattahoochee River. The soils of the floodplain are mapped by the NRCS as Cartecay-Toccoa complex which are generally characterized as silt loams with active alluvial deposition associated with flood events. Due to the proximity to the Chattahoochee River, the site is subject to routine flood events which can inundate significant portions of the proposed project area. Flood events are most common during the winter and early-spring but growing season floods can occur as a result of high intensity rain events within the watershed. Further, the project site is located downstream of the USACE Buford Dam and upstream of the Georgia Power Morgan Falls dam which significantly influences the hydrology of the river.

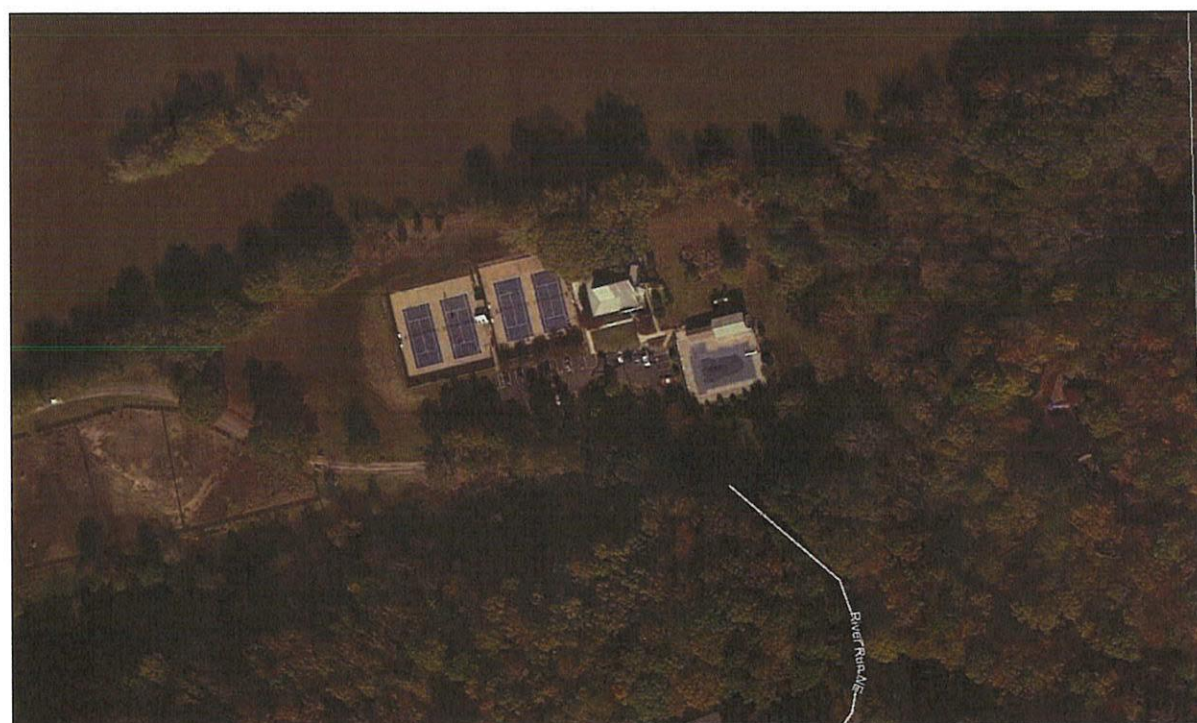


Figure 1. Property conditions as observed from November 2005 and November 2018 aerial photography (data source: Google Earth).

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2. Justification for Buffer Variance

The overall purpose and objectives of the project involving the proposed impacts to the buffer regulated by the City of Sandy Springs are to increase riparian buffer quality through tree planting, decrease sediment loading to the Chattahoochee River from riverbank failure, and maintain existing riparian vegetation. The major components of the project include:

1. Stabilize actively eroding streambanks along the Chattahoochee River using Natural Channel Design principals;
2. Protect existing trees along the Chattahoochee River and within the riparian buffer;
3. Construct floodwater conveyance swales to control and treat floodwater and stormwater within the floodplain;
4. Improve and expand the existing riparian buffer conditions by planting native woody (tree and shrub) and herbaceous (wetland) species; and
5. Repair and replace a failing and existing retaining wall that provides access to a small dock.

In order to restore stability along the banks of the Chattahoochee River and improve riparian habitat conditions, the proposed project will implement streambank stabilization measures within the 50- and 75-foot State Waters Buffers consistent with the Georgia Environmental Protection Division's (GAEPD) *Streambank and Shoreline Stabilization* guidance document. As depicted in the enclosed plans, all stabilization will be conducted using natural materials and principals, including the use of biodegradable coir matting and logs for slope stabilization, grading to decrease bank slopes, and temporary and permanent native vegetation planting. Approximately 65 trees are present within and near the proposed area of land disturbance. While the goal of the project is to maintain and stabilize the existing trees and shrubs, a total of seven trees will be removed as a part of the project as the banks and root zones are compromised as a result of active streambank erosion. All additional trees present will be maintained and protected during stabilization implementation. To replace the removed trees and improve riparian conditions, approximately 150 canopy stems and 75 shrub/mid-canopy containerized stems, in addition to numerous live stakes, will be planted within the 1.06-acre re-vegetation area of the larger project area.

In addition to streambank stabilization, minor grading is proposed within the 50- and 75-foot State Waters Buffers and floodplain of the river to construct stormwater swales with the purpose of conveying and treating water within the floodplain prior to it being discharged into the Chattahoochee River. The stormwater swales have been designed based upon recommendations provided in the Georgia Stormwater Management Manual and were designed to function as a hybrid of a Bioretention Area and Bioslope. The stormwater swales will be permanently vegetated using a native herbaceous seed mix suitable for the hydrologic conditions (periodic inundation and seasonally saturated soils). Finally, a long-term maintenance and management plan will be developed to ensure the long-term functionality of the Best Management Practices (BMPs) implemented.

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Based upon the proposed design, it is expected that the activities and associated disturbance within the State Waters Buffer will require approximately 30-days to complete. As required in the Erosion, Sedimentation, and Pollution Control Plan, the site will be temporarily and permanently stabilized upon completion of all land disturbing activities. Further and given the proximity to the Chattahoochee River, all disturbed areas will be temporarily stabilized using straw or erosion control matting daily upon completion of work to protect in-stream water quality and prevent sediment mobilization from the site.

In addition to the more traditional streambank stabilization, a small retaining wall (less than 4-feet in height) that services an existing dock will be replaced using natural rock and boulders. The retaining wall is approximately 40-feet in length. The existing footprint of the retaining wall will be maintained and appropriated tied into the streambank stabilization BMPs to ensure project-wide long-term stability.

While the nature and intent of the project does not necessitate mitigation, a Planting Plan has been developed for the project. Following impacts to on-site state water buffers (temporary and permanent) as a result of stream and riparian area restoration and stabilization, all buffers will be restored based upon project-specific design plans consistent with guidance and requirements provided in the GAEPD *Streambank and Shoreline Stabilization and Manual for Erosion and Sedimentation Control in Georgia*. The approximately 1.06-acre planting area will be stabilized by planting native tree, shrub, and herbaceous plant species, as well as through the utilization of biodegradable geotextile erosion control matting.

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20 lbs/acre. In areas of anticipated concentrated flow, direct seed application will be supplemented with herbaceous plugs planted on approximately 18-inch centers.

In conjunction with the proposed streambank and floodplain stabilization BMPs, the proposed Buffer Mitigation Plan will enhance the condition and function of the existing buffer within the vicinity of the project.

3. Notes

The site plans submitted in conjunction with the Stream Buffer Variance Application include site specific surveys of:

- a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
- b. The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property – the applicant has secured a Jurisdictional Determination from the U.S. Army Corps of Engineers and a determination on the presence and location of State Waters by the Local Issuing Authority (enclosed); and
- c. The locations and extent of the proposed buffer or setback intrusion.

Further, justification has been provided for additional Variance Application requirements below:

- d. Alternative designs to minimize buffer intrusion are not possible as the intent of the project is to enhance the conditions and quality of the buffer areas;
- e. Based upon the proposed plans, all activities associated with the project (within and adjacent to the buffer areas) will improve water quality conditions within the State Waters (Chattahoochee River) adjacent to the project. Specifically, sediment loading will be reduced through streambank stabilization Best Management Practices (BMPs), storm- and flood-water quality will be increased through the establishment of wetland bioswales and native riparian vegetation establishment, and canopy reestablishment will provide additional shading of the adjacent receiving waters and buffer areas.
- f. The issuance of a Variance will protect the existing natural resources while also enhancing previously modified buffer areas resulting in a net increase in natural resource and environmental condition and quality.

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City of Sandy Springs
Community Development



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
1590 ADAMSON PARKWAY, SUITE 200
MORROW, GEORGIA 30260

September 3, 2019

Regulatory Branch
SAS-2019-00519

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City of Sandy Springs
Community Development

Huntcliff Homes Association
Attention: Ms. Mary Bergin
9072 River Run NE
Sandy Springs, Georgia 30350

Dear Ms. Bergin:

I refer to the Pre-Construction Notification submitted on your behalf by Nutter and Associates, Inc., requesting verification for use of Nationwide Permits (NWP) No. 3 and 13 for impacts to 419 linear feet of stream for installation of coir logs below the ordinary high water mark, 55 linear feet to repair an existing retaining wall, and grading to 2:1 slopes and re-vegetation along 449 linear feet of stream with no proposed impacts below the ordinary high water mark in order to stabilize the stream banks as shown on the attached plans entitled, "Huntcliff River Club, Stream Stabilization Project, Sheet 1-9" prepared by Nutter & Associates, dated April 19, 2019. Details of the proposed work area for each proposed activity are shown on the attachment entitled, "Figure 4: Location of proposed impacts to Waters of the United States, Huntcliff River Club Streambank Stabilization Project." The project site is located at 9072 River Run NE, Sand Springs, Fulton County, Georgia, (latitude: 34.0014, longitude: -84.3589). This project has been assigned number SAS-2019-00519 and it is important that you refer to this number in all communication concerning this matter.

The enclosed exhibit entitled, "Figure 7: Aquatic Resource Delineation Results, Huntcliff River Club Streambank Stabilization Project Area", dated May 9, 2019, identifies the delineation limits of all aquatic resources within the project area. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. This delineation will remain valid for a period of 5-years unless new information warrants revision prior to that date.

We have completed coordination with other federal and state agencies as described in Part C (32)(d) of our NWP Program, published in the January 6, 2017, Federal Register, Vol. 82, No. 4, Pages 1860-2008 (82 FR). The NWPs and Savannah District's Regional Conditions for NWPs can be found on our website at <http://www.sas.usace.army.mil/Missions/Regulatory/Permitting/GeneralPermits/Nationwi>

[dePermits.aspx](#). During our coordination procedure, no adverse comments regarding the proposed work were received.

As a result of our evaluation of your project, we have determined that the proposed activity is authorized as described in Part B of the NWP Program. Your use of this NWP is valid only if:

a. The activity is conducted in accordance with the information submitted and meets the conditions applicable to the NWP, as described at Part C of the NWP Program and the Savannah District's Regional Conditions for NWPs.

b. You shall obtain and comply with all appropriate federal, state, and local authorizations required for this type of activity. A stream buffer variance may be required from the Georgia Department of Natural Resources, Environmental Protection Division (Georgia EPD), as defined in the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Information concerning variances can be obtained at the Georgia EPD's website at www.epd.georgia.gov, or by calling (404) 463-1511.

c. All work conducted under this permit shall be located, outlined, designed, constructed and operated in accordance with the minimal requirements of the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Utilization of plans and specifications contained in the "Manual for Erosion and Sediment Control," (Latest Edition), published by the Georgia Soil and Water Conservation Commission, will aid in achieving compliance with the aforementioned minimal requirements.

d. You shall install and maintain erosion and sediment control measures in upland areas of the project site, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, to minimize the introduction of sediment into and the erosion of streams, wetlands and other waters of the United States. This permit does not authorize installation of check-dams, weirs, riprap, bulkheads or other erosion control measures in streams, wetlands or other waters of the United States. Authorization would be required from the U.S. Army Corps of Engineers prior to installing any erosion control measures in waters of the United States.

e. You shall install and maintain erosion and sediment control measures for all fill material that is authorized to be discharged in streams, wetlands and other waters of the United States, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, and permanently stabilize fill areas at the earliest practicable date.

f. You shall notify the Corps, in writing, at least 10 days in advance of commencement of work authorized by this permit.

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SEP 06 2019

City of Sandy Springs
Community Development

SEP 06 2019

- 3 -

City of Sandy Springs
Community Development

g. You shall fill out and sign the enclosed certification and return it to our office within 30 days of completion of the activity authorized by this permit.

This proposal was reviewed in accordance with Section 7 of the Endangered Species Act. Based on the information we have available, we have determined that the project would have no effect on any threatened or endangered species nor any critical habitat for such species. Authorization of an activity by a NWP does not authorize the "take" of threatened or endangered species. In the absence of separate authorization, both lethal and non-lethal "takes" of protected species are in violation of the Endangered Species Act. See Part (C) of 82 FR for more information.

This verification is valid until the NWP is modified, reissued or revoked. All of the existing NWPs are scheduled to expire on March 18, 2022. It is incumbent upon you to remain informed of changes to the NWPs. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

This authorization should not be construed to mean that any future projects requiring Department of the Army authorization would necessarily be authorized. Any new proposal, whether associated with this project or not, would be evaluated on a case-by-case basis. Any prior approvals would not be a determining factor in making a decision on any future request.

Revisions to your proposal may invalidate this authorization. In the event changes to this project are contemplated, I recommend that you coordinate with us prior to proceeding with the work.

This communication does not relieve you of any obligation or responsibility for complying with the provisions of any other laws or regulations of other federal, state or local authorities. It does not affect your liability for any damages or claims that may arise as a result of the work. It does not convey any property rights, either in real estate or material, or any exclusive privileges. It also does not affect your liability for any interference with existing or proposed federal projects. If the information you have submitted and on which the Corps bases its determination/decision of authorization under the NWP is later found to be in error, this determination may be subject to modification, suspension, or revocation.

A copy of this letter is being provided to the following party: Nutter & Associates, Inc., Attention Mr. Tony Greco, via email at: tgreco@nutterinc.com.

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your

RECEIVED

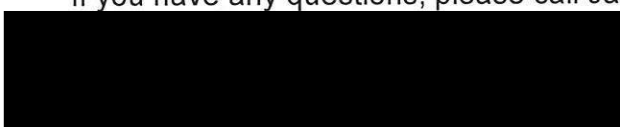
SEP 04 2019

City of Sandy Springs
Community Development

- 4 -

comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please call Jade R. Bilyeu, Regulatory Specialist, at (678)



Sincerely,

SHANNIN.PHILIP
.A.1230078293

Digitally signed by
SHANNIN.PHILIP.A.123007
8293
Date: 2019.09.04 10:42:40
-04'00'

Philip A. Shannin
Team Lead, Piedmont Section

Enclosures

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City of Sandy Springs
Community Development

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City of Sandy Springs
Community Development

PERMIT FILE NUMBER: SAS-2019-00519

LOCATION OF WORK: The project site is located at 9072 River Run NE, Sand Springs, Fulton County, Georgia, (latitude: 34.0014, longitude: -84.3589).

ACRES AND/OR LINEAR FEET OF WATERS OF THE UNITED STATES IMPACTED:
474 linear feet of stream along the Chattahoochee River.

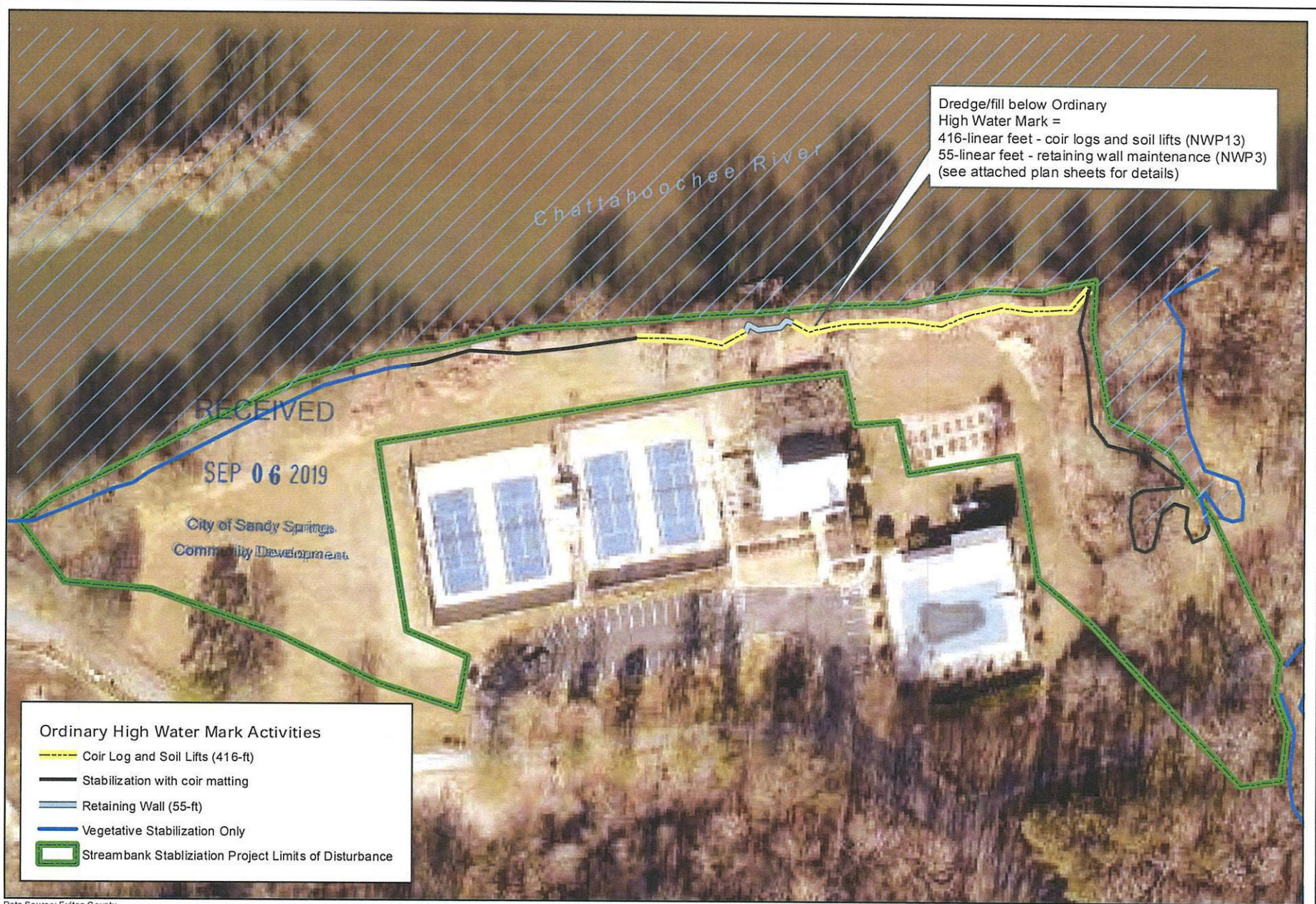
DATE WORK IN WATERS OF UNITED STATES COMPLETED:

DATE MITIGATION COMPLETED OR PURCHASED (include name of bank):
Not applicable.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

Signature of Permittee

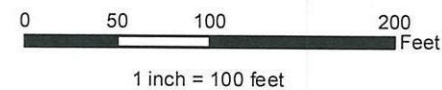
Date _____



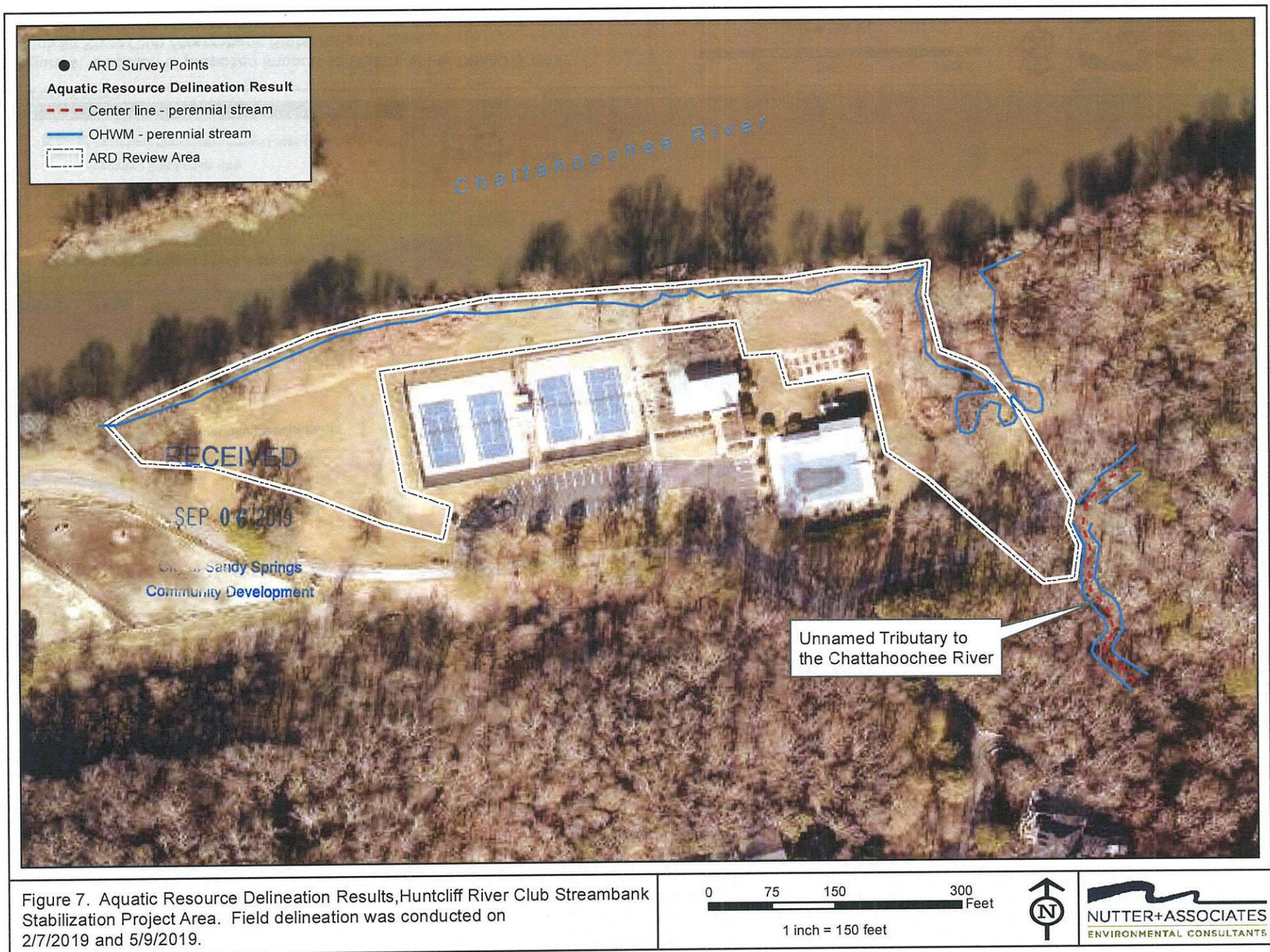
Data Source: Fulton County

Document Path: G:\18\16-143 Huntcliff Streambank Stabilization\GISFILES\EPD_Buffer_Variance_Figs\Fig4_WetUS_Impacts.mxd

Figure 4. Location of proposed impacts to Waters of the United States, Huntcliff River Club Streambank Stabilization Project.



NUTTER+ASSOCIATES
ENVIRONMENTAL CONSULTANTS





ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Watershed Protection Branch

2 Martin Luther King, Jr. Drive
Suite 1152, East Tower
Atlanta, Georgia 30334
404-463-1511

September 5, 2019

Ms. Mary Bergin
Huntcliff Homes Association
9072 River Run NE
Sandy Springs, Georgia 30350

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SEP 06 2019

Re: Request for Variance under Provisions of
O.C.G.A. 12-7-6(b)(15)
Huntcliff River Club Streambank Stabilization and Restoration
Sandy Springs/Fulton County
File: BV-060-19-08

**City of Sandy Springs
Community Development**

Dear Ms. Bergin:

Attached is a copy of the Environmental Protection Division's public notice for the subject project. The purpose of this public notice is to provide interested parties with the opportunity to submit comments about the proposed stream buffer variance. The public has 30 days from the date of publication of the public notice to comment on the proposed stream buffer variance. Written comments should be submitted to:

Program Manager, Nonpoint Source Program
Erosion and Sedimentation Control Unit
2 Martin Luther King Jr. Drive
Suite 1462 East
Atlanta, GA 30334

Site plans are immediately available for review and are available at the following Environmental Protection Division (EPD) office:

EPD Watershed Protection Branch
200 Piedmont Avenue SW
Suite 418 West
Atlanta, GA 30334

The public should contact Ms. Clara Davis at (404) 463-2382 or email clara.davis@dnr.ga.gov to schedule an appointment to review the site plans.

Ms. Mary Bergin
Huntcliff River Club Streambank Stabilization & Restoration, Fulton County
Page 2
September 5, 2019

In accordance with the Georgia Department of Natural Resources (DNR) Rules for Erosion and Sediment Control effective April 20, 2016, the applicant is no longer required to publish a public notice in the legal organ of the county/counties where the buffer disturbance will occur.

Sincerely,

Sophia Grant-Branklyn

Sophia Grant-Branklyn
Environmental Specialist
Erosion and Sedimentation Control Unit

SGB:sgb
Attachment

cc: Tony Greco - Nutter & Associates
Kacy Sable
Honorable Rusty Paul – Mayor, City of Sandy Springs
James Sanders – City of Sandy Springs Chief Environmental Compliance Officer
Anthony Rabern – Wildlife Resources Division, Region I Fisheries Management
Ben Ruzowicz – Georgia Soil and Water Conservation Commission
Greg Walker – Georgia Soil and Water Conservation Commission
Mick Smith – EPD Mountain District

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City of Sandy Springs
Community Development

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

September 5, 2019
Advisory Issue Date

Sandy Springs/Fulton County
City/County

October 7, 2019
Advisory Close Date

BV-060-19-08*
Control Number

Huntcliff River Club Streambank Stabilization and Restoration
(9072 River Run NE, Sandy Springs, Georgia 30350)
Activity

This notice is issued to inform the public of a receipt of an Application for a variance submitted pursuant to a state environmental law. The public is invited to comment during the 30-day period on the proposed activity. Site Plans are available for review and are located in the following EPD office: Watershed Protection Branch

no authority to zone property or determine land use, only those comments addressing environmental issues related to air, water, and land protection will be considered in the application review process. Written comments should be submitted to: Program Manager, NonPoint Source Program, Erosion and Sedimentation Control, 2 MLK Jr., Dr., SW Suite 1462 East, Atlanta, Georgia 30334.

Type of Permit Application: Variance to encroach within the 25-foot State waters buffer.

Applicable Law: Georgia Erosion and Sedimentation Act O.C.G.A. 12-7-1 et seq.

Applicable Rules: Erosion and Sedimentation Control Chapter 391-3-7

Basis under which variance shall be considered {391-3-7.05 (2)(a-k)}: a & b

Description and Location of Proposed Activity:

The proposed streambank stabilization and restoration project involves buffer encroachments necessary to restore and enhance eroding streambanks and improve stormwater quality leaving the site. The eroding streambanks will be graded and stabilized with grade stabilization structures, live stakes and coir logs. Additional buffer disturbance activities include construction of swales for floodwater control, replacement of a failing retaining wall with natural rock and buffer revegetation. The buffers will be revegetated with native multi-trophic riparian vegetation, and the constructed swales will be vegetated with native herbaceous seed mix and plugs. This project will result in 1,120 linear feet (26,584 square feet) of buffer impacts along the Chattahoochee River in the Upper Chattahoochee River Basin.

Name and Address of Permit Applicant:

Ms. Mary Bergin, President
Huntcliff Homes Association
9072 River Run NE
Sandy Springs, Georgia 30350

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City of Sandy Springs
Community Development

Summary of Rules Requirements for Variance Application:

The application for a variance must include an approved Erosion and Sediment Control Plan with control measures based on sound conservation and engineering practices which meet or exceed the standards in the "Manual for Erosion and Sediment Control in Georgia" and which will minimize erosion and deposition of sediments on adjacent lands or into State waters.

For Additional Information Contact:

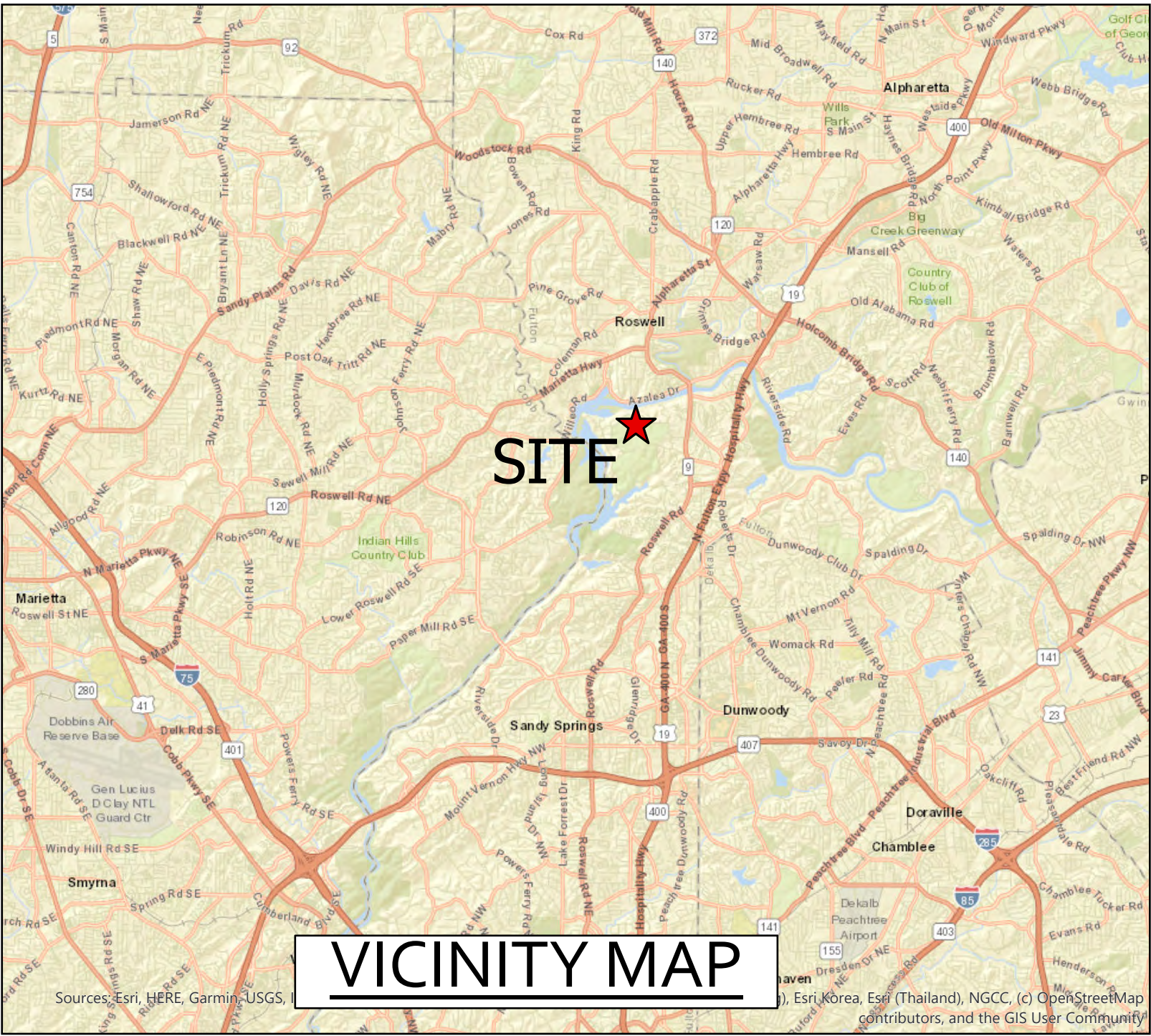
Sophia Grant-Branklyn, Environmental Specialist
EPD, Watershed Protection Branch
NonPoint Source Program
2 MLK, Jr. Dr. S.W., Suite 1462 East
Atlanta, Georgia 30334


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City of Sandy Springs
Community Development

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HUNTCLIFF RIVER CLUB STREAM STABILIZATION PROJECT EROSION, SEDIMENT, AND POLLUTION CONTROL PLANS

DEVELOPMENT REFERENCES:

PRIMARY PERMITTEE:

Huntcliff Homes Association
9072 River Run
Atlanta, Georgia 30350
SITE CONTACT: Tony Greco (706) 206-8980
tgreco@nutterinc.com

SECONDARY PERMITTEE:

NONE

TERTIARY PERMITTEE:

NONE

24 HOUR CONTACT:
TONY GRECO (706) 206-8980

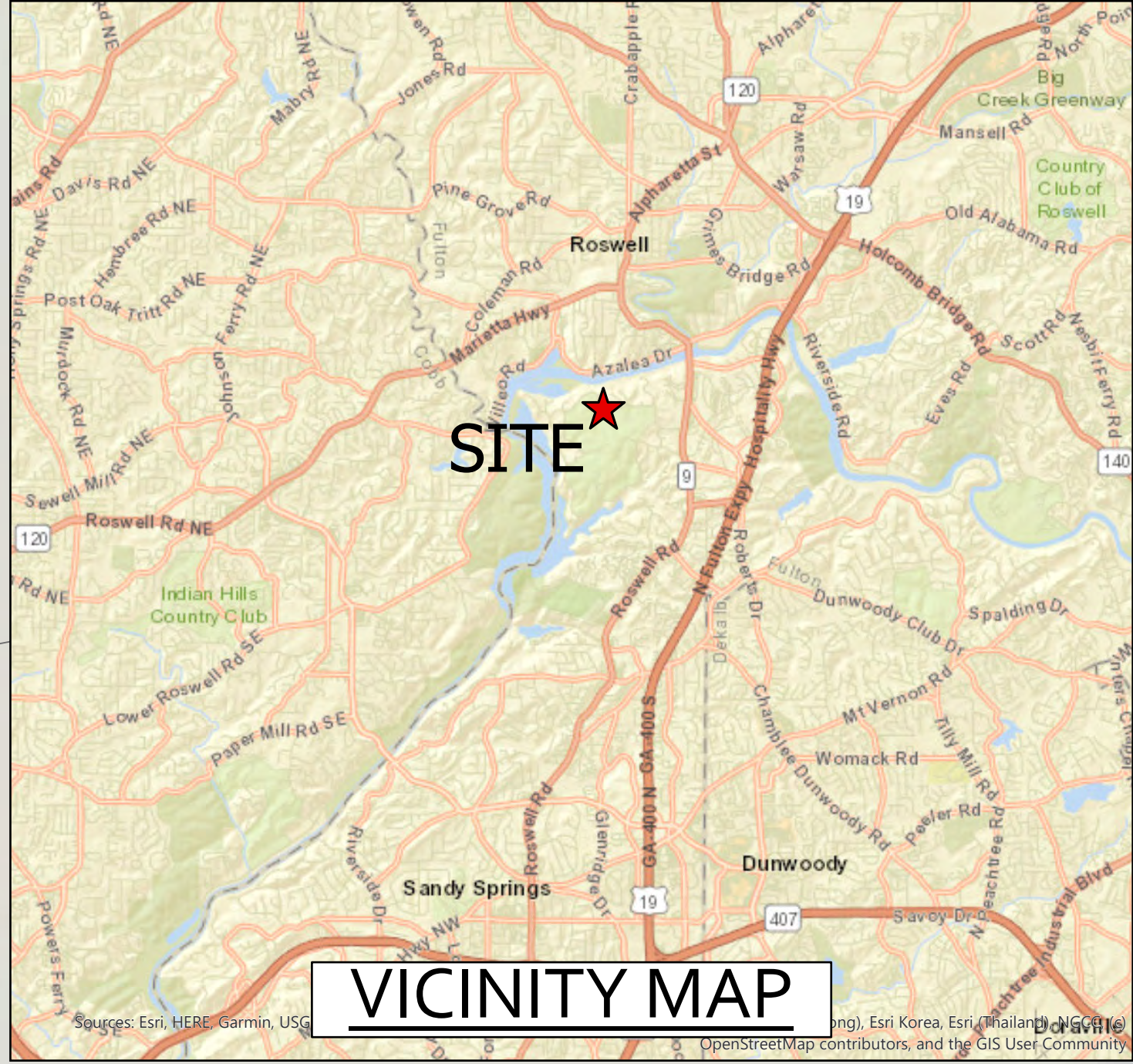
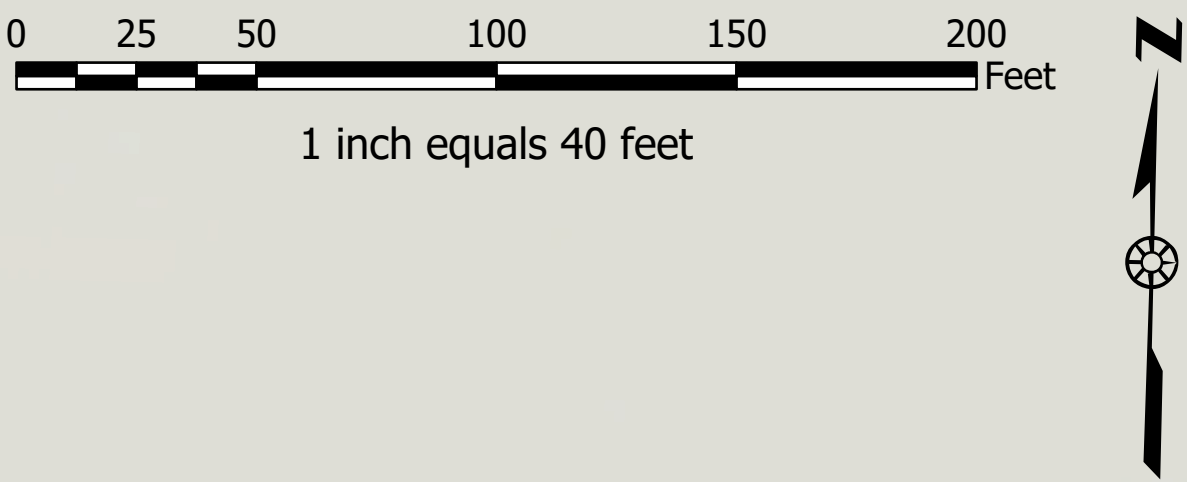
GPS LOCATION OF CONSTRUCTION EXIT:
34.000619, -84.359627

SHEET INDEX

SHEET	
1	COVER SHEET
2	SOIL MAP
3	DRAINAGE BASIN
4	EXISTING TREE MAP
5	EROSION CONTOL - INITIAL PHASE
6	EROSION CONTROL - INTERMEDIATE PHASE
7	EROSION CONTROL - FINAL PHASE
8	GSWCC CHECKLIST
9	GSWCC CHECKLIST
10	BMP DETAILS
11	BMP DETAILS
12	BMP DETAILS AND LOCAL ESPCP REQUIREMENTS
13	BMP DRAWINGS
14	BMP DRAWINGS
15	PLANTING PLAN
16	LDP REQUIREMENTS AND CHECKLIST
17	LDP SITE PLAT
18	SANDY SPRINGS TREE CONSERVATION AND PROTECTION

REVISIONS:					
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Chattahoochee River

W

CaA

GaF

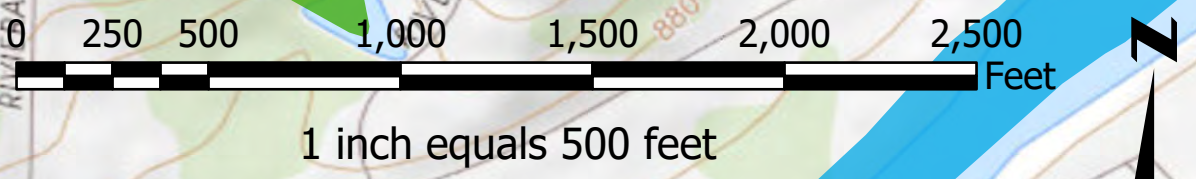
GaF

TOTAL AREA OF PROECT SITE: 6.14 ACRES
APPROXIMATE ACERAGE TO BE DISTURBED: 2.62 ACRES

- Limits of Disturbance (2.62-ac)
NRCS Soil Mapping Unit
- CaA - Cartecay-Toccoa complex, K factor = 0.15
 - GaF - Grover-Mountain Park complex, K factor = 0.10
 - W - Water

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VICINITY MAP

- 2017 National Wetland Inventory
- Palustrine

Riverine

Lacustrine
- Drainage Basin Boundary
- Limits of Disturbance
- 200 ft Delineation Buffer

DRAINAGE BASIN

Huntcliff River Club

Streambank Stabilization Project

Fulton County, Georgia

REVISIONS:



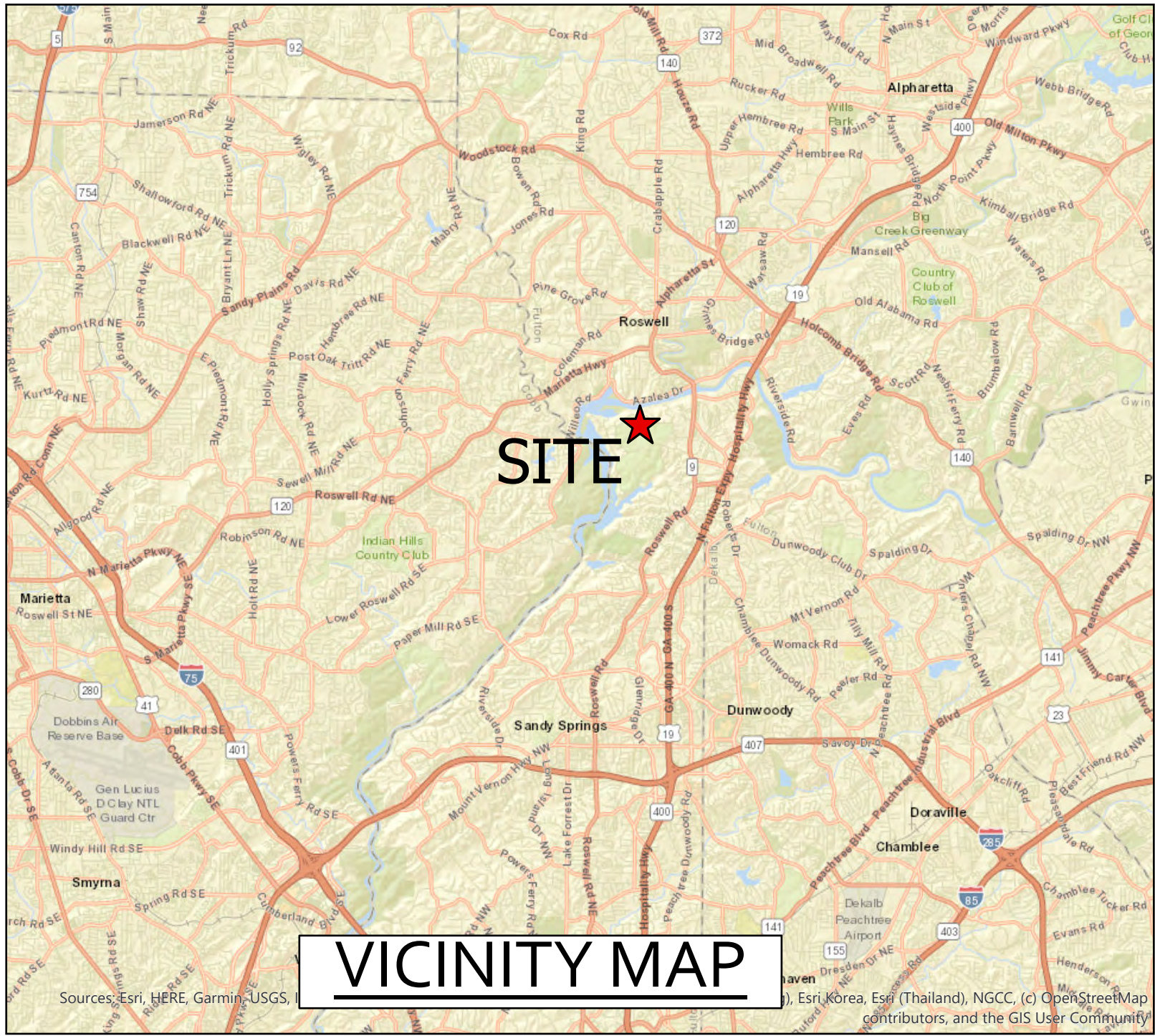
CPESC NO. 6260

GSWCC NO. 12924

EXPIRES: 6/28/2021

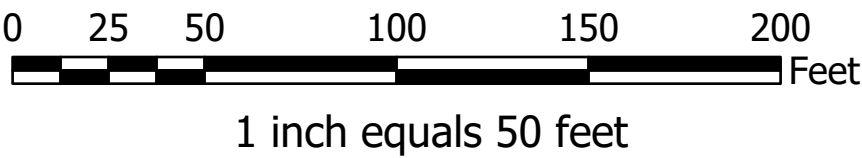
DATE: 8/26/2019

SHEET #



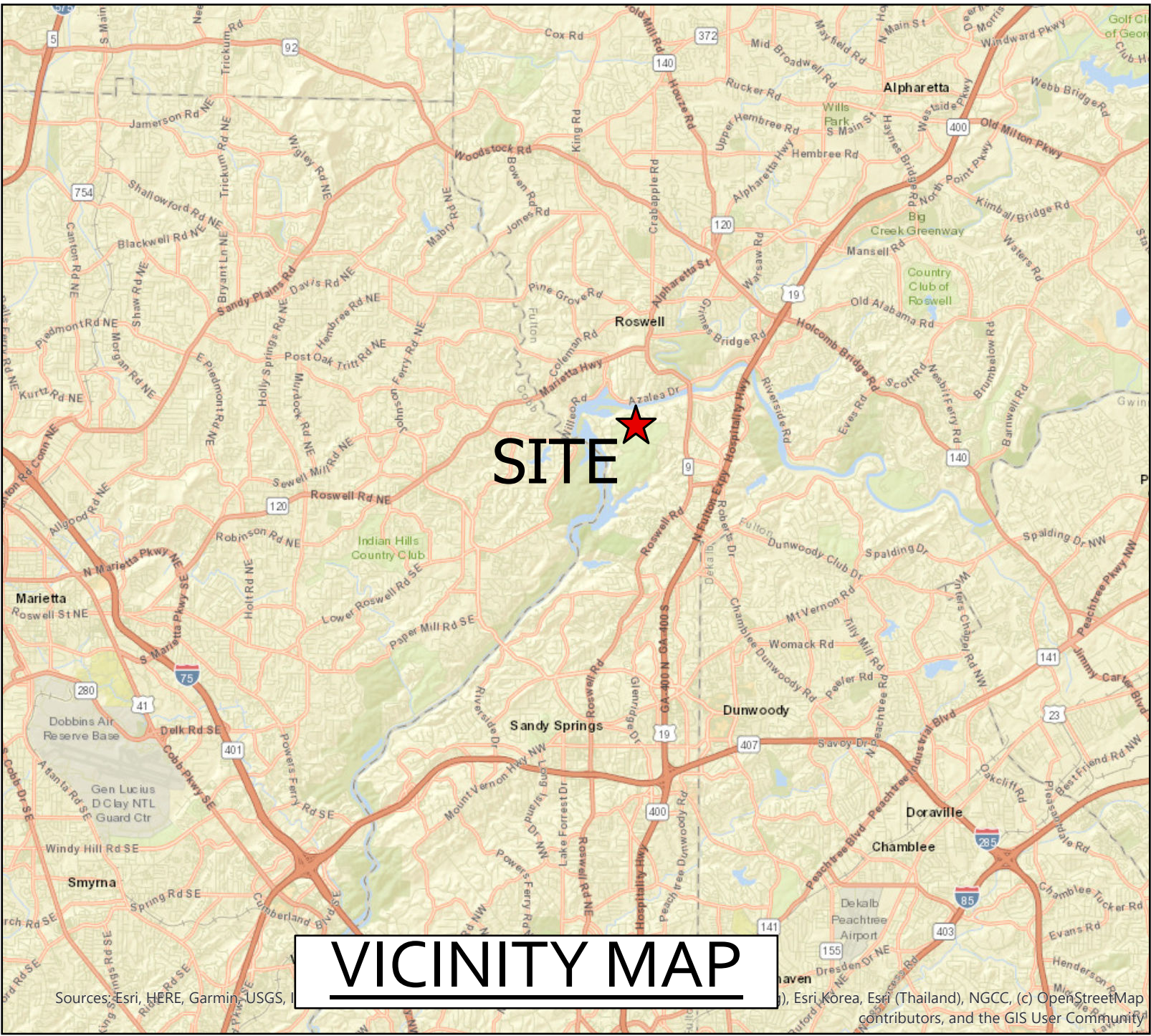
- Existing Trees (DBH-inches)
- 1
 - 2.5
 - 5
 - 7.5
 - 10
- 100-Yr Floodplain Elevation (865-ft)
- State Waters Boundary
- Limits of Disturbance (2.62-ac)
- Site Features
- Huntcliff Recreation Center
 - Impervious Surfaces
- State and Local Stream Buffers
- 25-ft GAEPD State Buffer
 - 50-ft Sandy Springs Buffer
 - 75-ft Impervious Surface Buffer

RECEIVED 9/6/2019 PLANNING & ZONING



Tree ID	Species	DBH (in)	Protected or Removed	Tree ID	Species	DBH (in)	Protected or Removed	Tree ID	Species	DBH (in)	Protected or Removed
0	Quercus nigra	20	Protected	23	Betula nigra	6	Remove	47	Quercus nigra	19	Protected
1	Acer rubrum	8	Protected	24	Quercus nigra	34	Remove	48	Tree group	--	Protected
2	Carpinus caroliniana	10	Protected	25	Betula nigra	9	Protected	49	Quercus nigra	22	Protected
3	Quercus nigra	5	Protected	26	Betula nigra	5	Protected	50	Acer negundo	9	Protected
4	Cornus florida	5	Protected	27	Quercus falcata	4	Protected	51	Mimosa pudica	0	Protected
5	Quercus nigra	30	Protected	28	Quercus falcata	5	Protected	52	Betula nigra	0	Protected
6	Acer rubrum	5	Protected	29	Quercus falcata	5	Protected	53	Prunus serotina	6	Protected
7	Quercus nigra	12	Protected	31	Betula nigra	8	Protected	54	Salix nigra	0	Protected
8	Platanus occidentalis	11	Protected	32	Betula nigra	17	Protected	55	Quercus nigra	14	Protected
9	Betula nigra	6	Protected	33	Quercus nigra	17	Protected	56	Quercus nigra	34	Protected
10	Liriodendron tulipifera	10	Protected	34	Quercus nigra	36	Protected	57	Quercus falcata	38	Protected
11	Quercus falcata	3	Protected	35	Quercus nigra	15	Protected	58	Quercus nigra	32	Protected
12	Ilex sp.	2	Protected	36	Quercus nigra	9	Protected	59	Liriodendron tulipifera	24	Protected
13	Betula nigra	6	Protected	37	Acer rubrum	13	Protected	60	Liriodendron tulipifera	8	Protected
14	Quercus nigra	9	Remove	38	Quercus nigra	16	Protected	61	Quercus nigra	6	Protected
15	Betula nigra	6	Remove	39	Quercus nigra	18	Protected	62	Acer rubrum	18	Protected
16	Ilex sp.	7	Protected	40	Quercus nigra	23	Protected	63	Acer rubrum	10	Protected
17	Ilex sp.	6	Protected	41	Quercus nigra	14	Protected	64	Acer negundo	4	Protected
18	Platanus occidentalis	5	Protected	42	Quercus nigra	28	Protected	65	Liriodendron tulipifera	16	Protected
19	Quercus nigra	3	Protected	43	Quercus nigra	9	Protected	66	Quercus nigra	23	Protected
20	Quercus nigra	19	Remove	44	Quercus nigra	18	Protected	67	Quercus nigra	12	Protected
21	Betula nigra	19	Remove	45	Quercus nigra	15	Protected				
22	Quercus nigra	5	Remove	46	Betula nigra	8	Protected				





*** PHASE ONE
IMPLEMENTATION OF EROSION CONTROL**

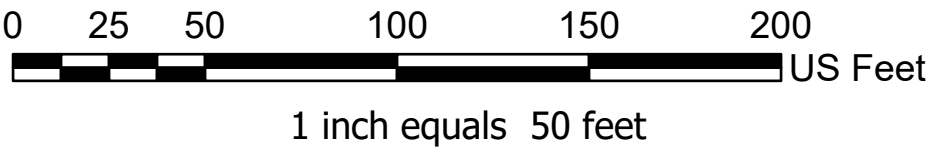
1. Install construction exit.
2. Install sediment barriers and check dams around perimeter and within site to prevent sediment transport to downstream waters.
3. Install tree protection fencing around identified trees and along the bank of the Chattahoochee River.
4. Restoration activities will be constructed subsequently from upstream to downstream in small sections.
5. Stabilize all bare areas / stabilization areas at the end of each day to the maximum extent possible.

Best Management Practice

- Hay bale check dam
- Construction exit
- Double Row Compost filter sock
- Sd1-CFS: Double Row Compost filter sock
- State Waters Boundary
- 1-ft Contour - Existing
- Limits of Disturbance (2.62-ac)

Site Features

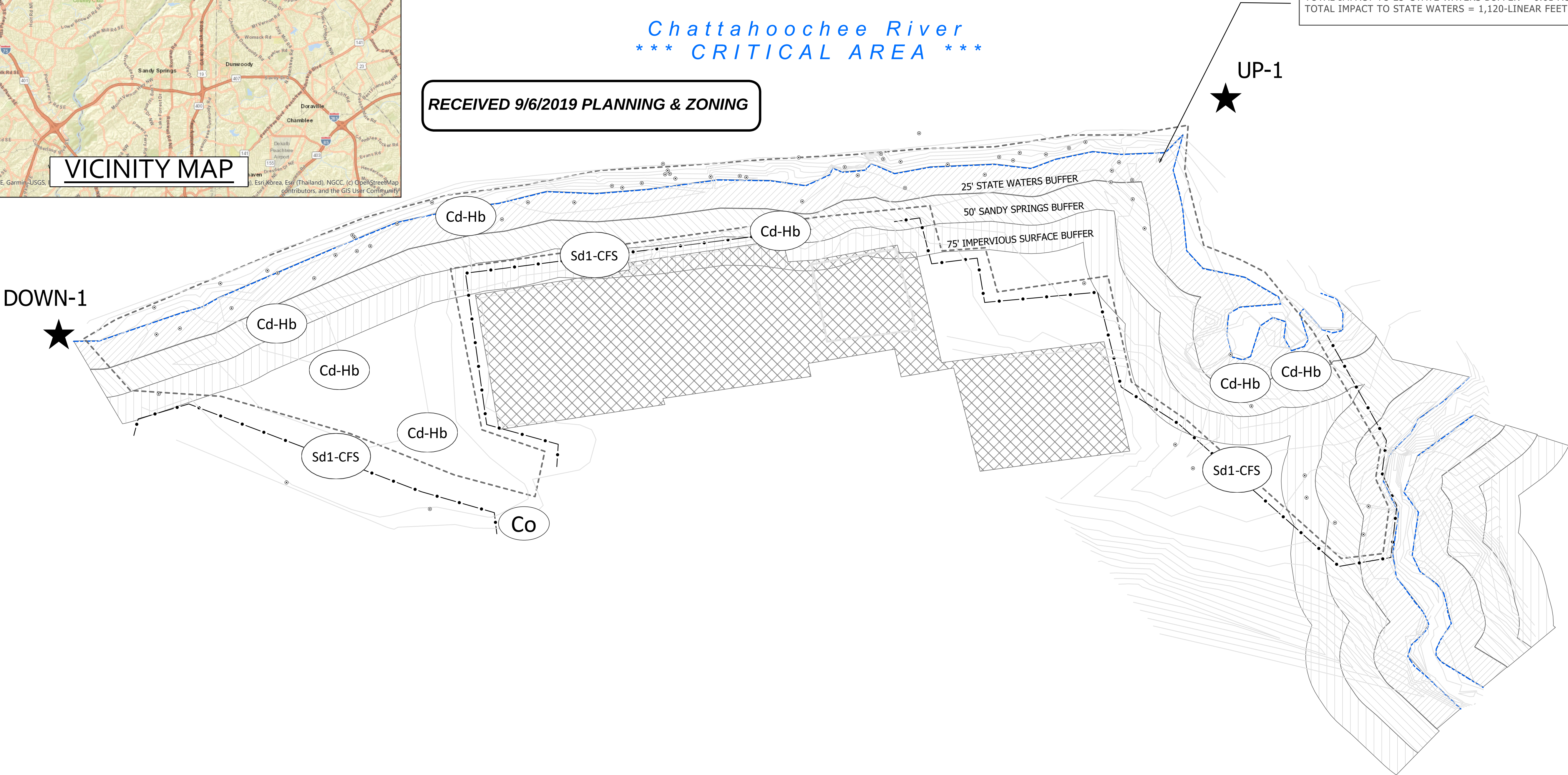
- Huntcliff Recreation Center
- Impervious Surfaces
- State and Local Stream Buffers**
- 25-ft GAEPD State Buffer
- 50-ft Sandy Springs Buffer
- 75-ft Impervious Surface Buffer
- Existing Trees



TOTAL IMPACT TO 25' STATE WATERS BUFFER = 0.61-ACRES
TOTAL IMPACT TO STATE WATERS = 1,120-LINEAR FEET

Chattahoochee River
***** CRITICAL AREA *****

RECEIVED 9/6/2019 PLANNING & ZONING



"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision."

Erin M. Harris

Erin M. Harris, C.P.E.S.C.

**THIS SHEET TO BE USED FOR
EROSION CONTROL MEASURES ONLY**

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.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPRARY SEEDING.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

REVISIONS:



CPESC NO. 6260
GSWCC NO. 12924
EXPIRES: 6/28/2021
DATE: 8/26/2019
SHEET #

5

EROSION CONTROL - INITIAL PHASE
Huntcliff River Club
Streambank Stabilization Project
Fulton County, Georgia

Nutter & Associates
environmental consultants
Phone: (706) 354-7925
Fax: (706) 354-7928
360 Hawthorne Lane
Athens, GA 30606

RECEIVED 9/6/2019 PLANNING & ZONING

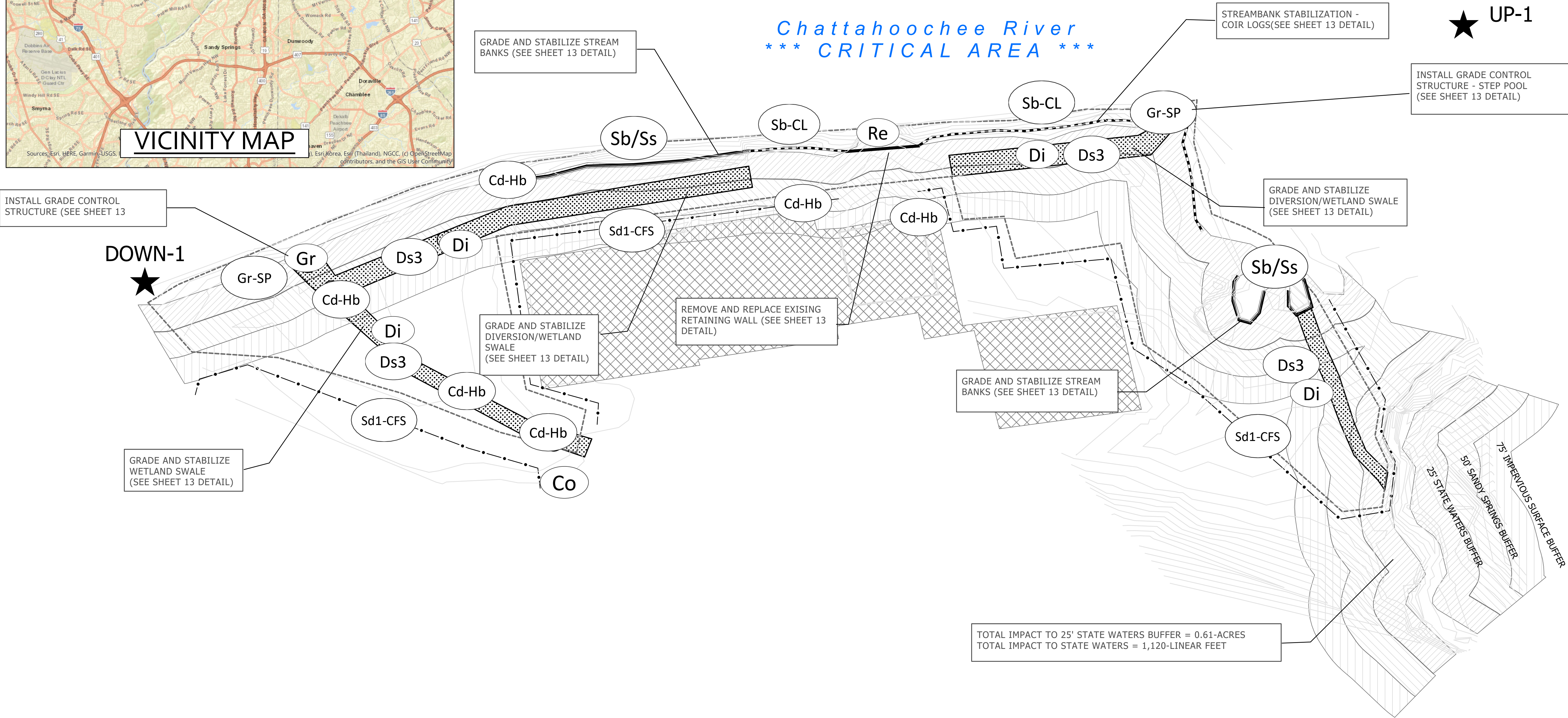
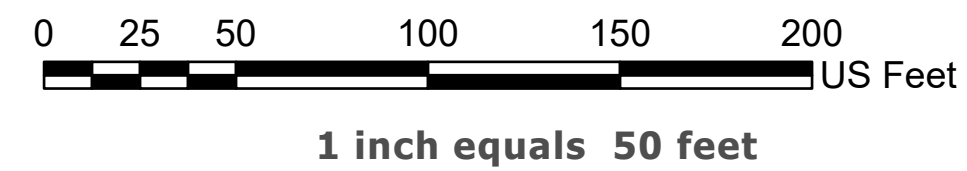


VICINITY MAP

- PHASE TWO
IMPLEMENTATION OF EROSION CONTROL
1. Maintain construction exit, check dams, and sediment barriers.
 2. Restoration activities will be conducted subsequently from upstream to downstream in small sections.
 3. As restoration proceeds, stabilize newly constructed stream banks and channels prior to disturbing additional areas.
 4. Temporarily stabilize newly restored areas.
 5. Install slope stabilization on all disturbed stream banks.
 6. Remove and reinstall existing retaining wall.
 7. Grade all stormwater and flood conveyance diversion swales toward appropriate grade control structure.
 8. Install ground stabilization and temporarily stabilize all diversion swales.

- Best Management Practice
- Cd-Hb Hay bale check dam
 - Co Construction exit
 - Ds3 Disturbed area stabilization
 - Gr Grade stabilization structure
 - Gr-SP Grade stabilization structure - Step-Pool
 - Sd1-CFS Double Row Compost filter sock
 - Sb Streambank and Slope stabilization
 - Sb-CL Streambank stabilization - coir logs
 - Sb/Ss Streambank stabilization and Slope stabilization

- Re: Retaining wall
- Sd1-CFS: Compost filter sock
- Di: Diversion / Wetland Swale
- Site Features
- Huntcliff Recreation Center
 - Impervious Surfaces
- State and Local Stream Buffers
- 25-ft GAEPD State Buffer
 - 50-ft Sandy Springs Buffer
 - 75-ft Impervious Surface Buffer
 - 1-ft Contour - existing
 - Limits of Disturbance (2.62-ac)



"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision."

Erin M. Harris

Erin M. Harris, C.P.E.S.C.

THIS SHEET TO BE USED FOR
EROSION CONTROL MEASURES ONLY

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.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPRARY SEEDING.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

EROSION CONTROL - INTERMEDIATE PHASE

Huntcliff River Club Streambank Stabilization Project

Fulton County, Georgia

REVISIONS:

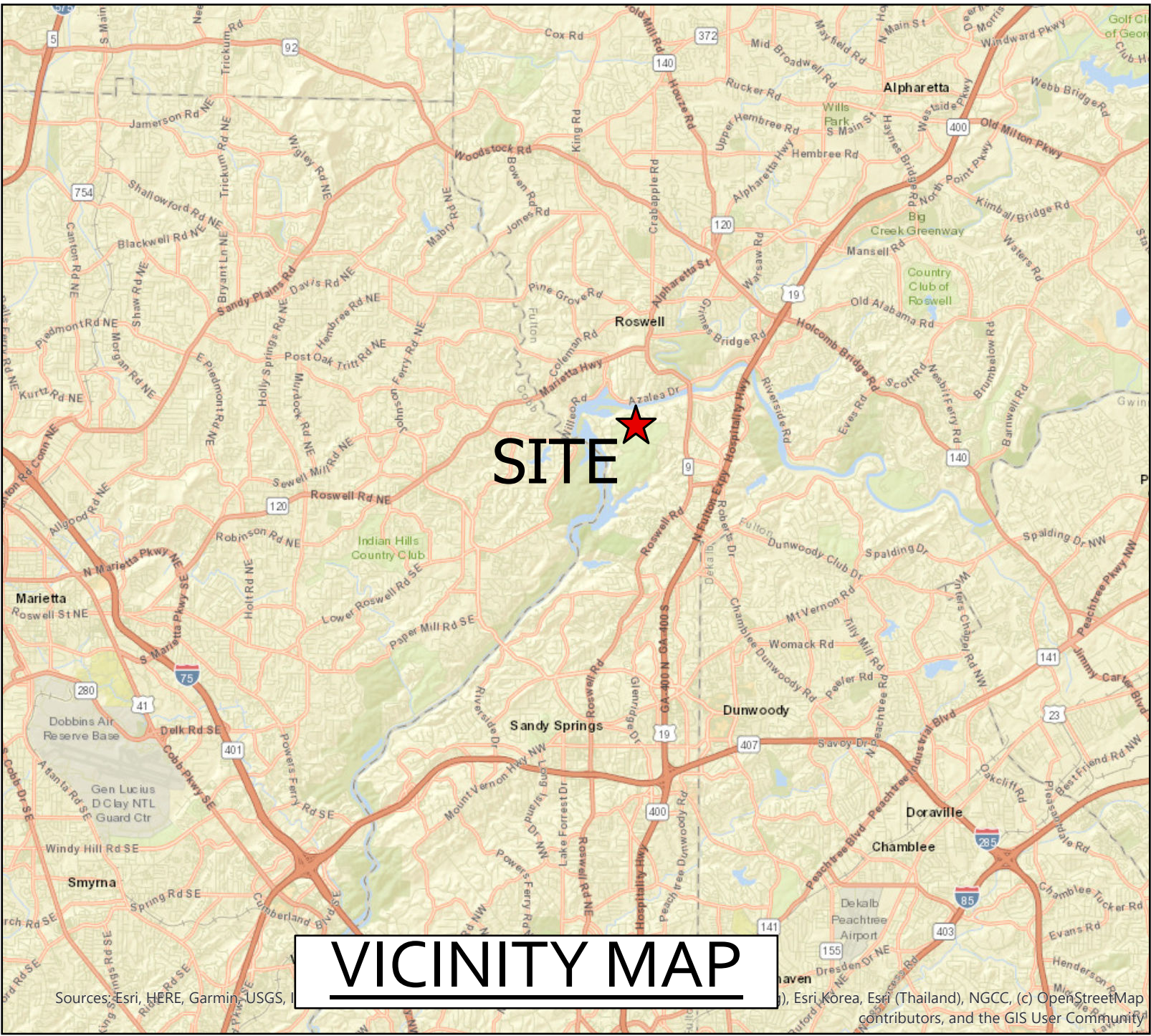


CPESC NO. 6260
GSWCC NO. 12924
EXPIRES: 6/28/2021
DATE: 8/26/2019

SHEET #

6

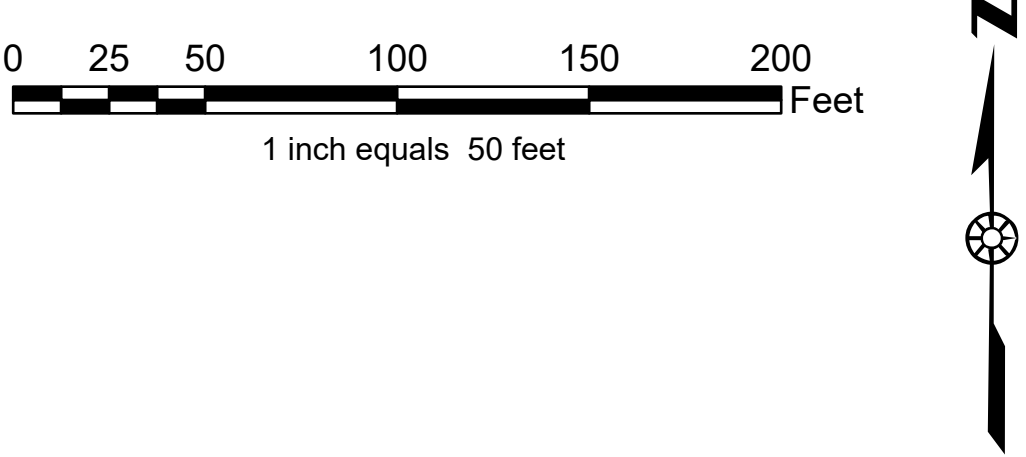
Nutter & Associates
environmental consultants
Phone: (706) 354-7925
Fax: (706) 354-7928
360 Hawthorne Lane
Athens, GA 30606



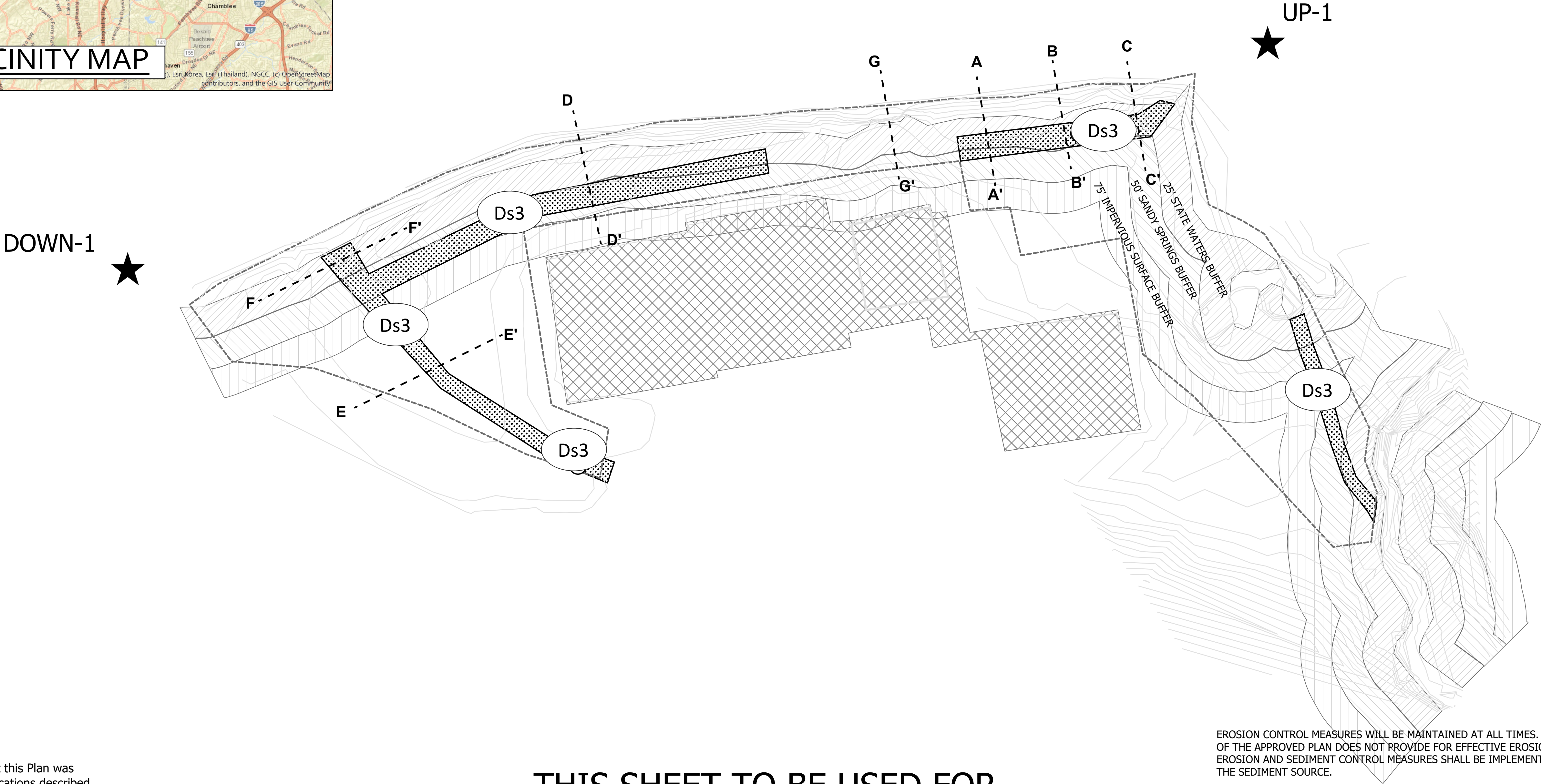
- PHASE THREE
IMPLEMENTATION OF EROSION CONTROL
1. Maintain construction exit, check dams, and sediment barriers.
 2. Complete stream and valley restoration and installation of stream bank stabilization (erosion control matting or blankets). See Sheet 13 for installation details.
 3. Conduct temporary and permanent stabilization measures once major land disturbing activities are complete. See Planting Plan (Sheet 16) for details.
 4. Remove all temporary BMPs once site stabilization is complete.

RECEIVED 9/6/2019 PLANNING & ZONING

- Best Management Practice
- ⊙ Ds3 Disturbed Area Stabilization
 - ▨ Di: Diversion / Wetland Swale
- Site Features
- ⊠ Huntcliff Recreation Center
 - Impervious Surfaces
 - 1-ft Contour - Proposed
- State and Local Stream Buffers
- ▨ 25-ft GAEPD State Buffer
 - ▨ 50-ft Sandy Springs Buffer
 - ▨ 75-ft Impervious Surface Buffer
 - ▨ Limits of Disturbance (2.62-ac)



Chattahoochee River
*** CRITICAL AREA ***



"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision."

Erin M. Harris
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THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

REVISIONS:									
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- #1 APPLICABLE CHECKLIST IS ON PAGE 8
- #2 LEVEL II CERTIFICATION, SIGNATURE, AND SEAL
SEE ALL PAGES
- #3 NOT APPLICABLE (PROJECT IS <50 ACRES)
- #4 NAME AND NUMBER OF 24-HOUR CONTACT
SEE COVER SHEET
- #5 PRIMARY PERMITTEE CONTACT INFORMATION
SEE COVER SHEET
- #6 TOTAL PROJECT SIZE AND DISURBED AREA
TOTAL AREA OF THE SITE: 6.14 ACRES
APPROXIMATE ACREAGE TO BE DISTURBED: 2.62 ACRES
- #7 GPS LOCATION OF THE CONSTRUCTION EXIT
SEE COVER SHEET
- #8 INITIAL AND REVISED DATE ON PLANS
SEE ALL SHEETS
- #9 PROJECT DESCRIPTION

LOCATION
THE HUNTCLIFF RIVER CLUB STREAMBANK STABILIZATION PROJECT IS LOCATED ADJACENT TO A COMMUNITY RECREATIONAL COMPLEX OF THE HUNTCLIFF SUBDIVISION. THE COMPLEX ABUTS THE CHATTAHOOCHEE RIVER. THE SUBDIVISION IS WEST OF GA 400 AND ROSWELL ROAD AND APPROXIMATELY ONE MILE SOUTH OF ROSWELL AND FIVE MILES NORTH OF SANDY SPRINGS IN FULTON COUNTY, GEORGIA.

EXISTING SITE CONDITIONS: THE CURRENT CONDITIONS OF THE PROJECT AREA INCLUDE MANAGED OPEN AREAS AND NARROW, FORESTED BUFFER AREAS ALONG EXISTING STATE WATERS THAT LIE ADJACENT TO A MIXED USE NEIGHBORHOOD RECREATIONAL AREA, THAT INCLUDE TENNIS COURTS, A SWIMMING POOL, AND A CLUBHOUSE. THE ONLY INFRASTRUCTURE WITHIN THE PROJECT AREA IS AN EXISTING BOAT DOCK AND ASSOCIATED RETAINING WALL AND PLATFORM ACCESS. OPEN AREAS ARE PRIMARILY MANAGED TO MAINTAIN GRASSED CONDITIONS. THE NARROW RIPARIAN BUFFERS CONTAIN MIXED AGE, HARDWOOD DOMINATED CANOPY TREES WITH SPARSE UNDERSTORY VEGETATION. WITHIN THE BUFFERS, CHINESE PRIVET (*LIGUSTRUM SINENSE*) IS COMMON.

THE LANDSCAPE OF THE PROJECT AREA IS MOSTLY FLAT AS IT LIES WITHIN THE FLOODPLAIN OF THE CHATTAHOOCHEE RIVER. THE SOILS OF THE FLOODPLAIN ARE MAPPED BY THE NRCS AS CARTECAY-TOCCOA COMPLEX WHICH ARE GENERALLY CHARACTERIZED AS SILT LOAMS WITH ACTIVE ALLUVIAL DEPOSITION ASSOCIATED WITH FLOOD EVENTS. DUE TO THE PROXIMITY TO THE CHATTAHOOCHEE RIVER, THE SITE IS SUBJECT TO ROUTINE FLOOD EVENTS WHICH CAN INUNDATE SIGNIFICANT PORTIONS OF THE PROPOSED PROJECT AREA. FLOOD EVENTS ARE MOST COMMON DURING THE WINTER AND EARLY-SPRING BUT GROWING SEASON FLOODS CAN OCCUR AS A RESULT OF HIGH INTENSITY RAIN EVENTS WITHIN THE WATERSHED. FURTHER, THE PROJECT SITE IS LOCATED DOWNSTREAM OF THE USACE BUFORD DAM AND UPSTREAM OF THE GEORGIA POWER MORGAN FALLS DAM WHICH SIGNIFICANTLY INFLUENCES THE HYDROLOGY OF THE RIVER.

PROPOSED SITE CONDITIONS: THE OVERALL PURPOSE AND OBJECTIVES OF THE PROJECT INVOLVING THE PROPOSED IMPACTS TO THE 25-FOOT STATE WATERS BUFFER ARE TO:

1. STABILIZE ACTIVELY ERODING STREAMBANKS ALONG THE CHATTAHOOCHEE RIVER USING NATURAL CHANNEL DESIGN PRINCIPALS;
2. PROTECT EXISTING TREES ALONG THE CHATTAHOOCHEE RIVER AND WITHIN THE RIPARIAN BUFFER;
3. CONSTRUCT FLOODWATER CONVEYANCE SWALES TO CONTROL AND TREAT FLOODWATER AND STORMWATER WITHIN THE FLOODPLAIN;
4. IMPROVE AND EXPAND THE EXISTING RIPARIAN BUFFER CONDITIONS BY PLANTING NATIVE WOODY (TREE AND SHRUB) AND HERBACEOUS (WETLAND) SPECIES; AND,
5. REPAIR AND REPLACE A FAILING AND EXISTING RETAINING WALL THAT PROVIDES ACCESS TO A SMALL DOCK.

IN ORDER TO RESTORE STABILITY ALONG THE BANKS OF THE CHATTAHOOCHEE RIVER AND IMPROVE RIPARIAN HABITAT CONDITIONS, THE PROPOSED PROJECT WILL IMPLEMENT STREAMBANK STABILIZATION MEASURES WITHIN APPROXIMATELY 26.584 SQUARE FEET (0.61 ACRES) OF THE 25-FOOT STATE WATERS BUFFER CONSISTENT WITH THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION'S (GAEPD) *STREAMBANK AND SHORELINE STABILIZATION* GUIDANCE DOCUMENT. AS DEPICTED IN THE ENCLOSED PLANS, ALL STABILIZATION WILL BE CONDUCTED USING NATURAL MATERIALS AND PRINCIPALS, INCLUDING THE USE OF BIODEGRADABLE COIR MATTING AND LOGS FOR SLOPE STABILIZATION, GRADING TO DECREASE BANK SLOPES, AND TEMPORARY AND PERMANENT NATIVE VEGETATION PLANTING. APPROXIMATELY 65 TREES ARE PRESENT WITHIN AND NEAR THE PROPOSED AREA OF LAND DISTURBANCE. WHILE THE GOAL OF THE PROJECT IS TO MAINTAIN AND STABILIZE THE EXISTING TREES AND SHRUBS, A TOTAL OF SEVEN TREES WILL BE REMOVED AS A PART OF THE PROJECT AS THE BANKS AND ROOT ZONES ARE COMPROMISED AS A RESULT OF ACTIVE STREAMBANK EROSION. ALL ADDITIONAL TREES PRESENT WILL BE MAINTAINED AND PROTECTED DURING STABILIZATION IMPLEMENTATION. TO REPLACE THE REMOVED TREES AND IMPROVE RIPARIAN CONDITIONS, APPROXIMATELY 150 CANOPY STEMS AND 75 SHRUB/MID-CANOPY CONTAINERIZED STEMS, IN ADDITION TO NUMEROUS LIVE STAKES, WILL BE PLANTED WITHIN THE 1.06-ACRE RE-VEGETATION AREA OF THE LARGER PROJECT AREA (SEE SECTION 6 FOR ADDITIONAL DETAILS).

IN PROPOSITION TO STREAMBANK STABILIZATION, MINOR GRADING IS ADDED WITHIN THE 25-FOOT STATE WATERS BUFFER AND FLOODPLAIN OF THE RIVER TO CONSTRUCT STORMWATER SWALES WITH THE PURPOSE OF CONVEYING AND TREATING WATER WITHIN THE FLOODPLAIN PRIOR TO IT BEING DISCHARGED INTO THE CHATTAHOOCHEE RIVER. THE STORMWATER SWALES HAVE BEEN DESIGNED BASED UPON RECOMMENDATIONS PROVIDED IN THE GEORGIA STORMWATER MANAGEMENT MANUAL AND WERE DESIGNED TO FUNCTION AS A HYBRID OF A BIORETENTION AREA AND BIOSLOPE. THE STORMWATER SWALES WILL BE PERMANENTLY VEGETATED USING A NATIVE HERBACEOUS SEED MIX SUITABLE FOR THE HYDROLOGIC CONDITIONS (PERIODIC INUNDATION AND SEASONALLY SATURATED SOILS). FINALLY, A LONG-TERM MAINTENANCE AND MANAGEMENT PLAN WILL BE DEVELOPED TO ENSURE THE LONG-TERM FUNCTIONALITY OF THE BEST MANAGEMENT PRACTICES (BMPs) IMPLEMENTED.

BASED UPON THE PROPOSED DESIGN, IT IS EXPECTED THAT THE ACTIVITIES AND ASSOCIATED DISTURBANCE WITHIN THE STATE WATERS BUFFER WILL REQUIRE APPROXIMATELY 30-DAYS TO COMPLETE. AS REQUIRED IN THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN, THE SITE WILL BE TEMPORARILY AND PERMANENTLY STABILIZED UPON COMPLETION OF ALL LAND DISTURBING ACTIVITIES. FURTHER AND GIVEN THE PROXIMITY TO THE CHATTAHOOCHEE RIVER, ALL DISTURBED AREAS WILL BE TEMPORARILY STABILIZED USING STRAW OR EROSION CONTROL MATTING DAILY UPON COMPLETION OF WORK TO PROTECT IN-STREAM WATER QUALITY AND PREVENT SEDIMENT MOBILIZATION FROM THE SITE.

IN ADDITION TO THE MORE TRADITIONAL STREAMBANK STABILIZATION, A SMALL RETAINING WALL THAT SERVICES AN EXISTING DOCK WILL BE REPLACED USING NATURAL ROCK AND BOULDERS. THE RETAINING WALL IS APPROXIMATELY 40-FEET IN LENGTH. THE EXISTING FOOTPRINT OF THE RETAINING WALL WILL BE MAINTAINED AND APPROPRIATED TIED INTO THE STREAMBANK STABILIZATION BMPs TO ENSURE PROJECT-WIDE LONG-TERM STABILITY.

- #10 VICINITY MAP
SEE PAGES 1 TO 7
- #11 RECEIVING WATERS FOR STORMWATER DISCHARGES
CHATTAHOOCHEE RIVER
- #12 – 15 CERTIFICATION STATEMENTS
AS THE PLAN DESIGNER, I CERTIFY THAT I HAVE VISITED THE SITE PRIOR TO DESIGNING THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENTATION "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL(S) AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

I SHALL INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE AND PERIMETER CONTROL BMPs WITHIN SEVEN (7) DAYS AFTER INSTALLATION.

Erin M. Harris

ERIN M. HARRIS, CPESC

6260
CERTIFICATION NO.

12924
GSWCC LEVEL II CERTIFICATION NO.

6/28/2021
EXPIRATION DATE

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT CERTIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

#16 DESCRIPTION OF BUFFER ENCROACHMENT
APPROXIMATELY 0.61 ACRES OF TEMPORARY DISTURBANCE TO THE EXISTING 25-FT STATE BUFFER WILL OCCUR. THE TEMPORARY DISTURBANCE WILL OCCUR ALONG APPROXIMATELY 1,120 LINEAR FEET OF EXISTING STREAM CHANNEL IN ORDER TO CONDUCT RESTORATION ACTIVITIES. THIS PROJECT REQUIRES AN APPROVED STREAM BUFFER VARIANCE FOR THE GA EPD PRIOR TO THE INITIATION OF LAND DISTURBING ACTIVITIES.

#17 – 21 CERTIFICATION STATEMENTS
AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO 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.

ANY DISTURBED AREA LEFT EXPOSED FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

#22 – 24 NOT APPLICABLE

#25 SPILL MITIGATION PROCEDURES

THE FOLLOWING PROCEDURES ARE NOT INTENDED TO BE COMPREHENSIVE:

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL MITIGATION WILL BE KEPT IN A DESIGNATED STORAGE AREA ON-SITE. MATERIALS AND EQUIPMENT MAY INCLUDE, BUT IS NOT LIMITED TO: ABSORBENT MATERIAL (E.G. CAT LITTER, SAND, SAWDUST), BROOMS, SHOVELS, RAGS, FLOATING BOOMS (CONTAINMENT), PERSONAL PROTECTIVE EQUIPMENT (E.G. GLOVES, GOGGLES), AND THE APPROPRIATE PLASTIC AND METAL CONTAINERS FOR HOLDING SPILLED MATERIAL.

COPIES OF MATERIAL SAFETY DATA SHEETS (MSDSs) FOR ALL MATERIALS STORED OR USED ON-SITE MUST BE AVAILABLE AND EASILY ACCESSIBLE TO ALL ON-SITE PERSONNEL. AN MSDS CONTAINS IMPORTANT INFORMATION ABOUT A MATERIAL THAT MUST BE FOLLOWED WHEN CONDUCTING SPILL OR LEAK MITIGATION PROCEDURES ON THAT MATERIAL. SOME OF THE IMPORTANT INFORMATION CONTAINED IN AN MSDS RELEVANT TO SPILL CLEANUP INCLUDES: THE REQUIRED PERSONAL PROTECTIVE GEAR TO BE WORN BY PERSONNEL, THE TYPES OF EQUIPMENT AND MATERIALS TO USE OR AVOID USING, AND INCOMPATIBLE MATERIALS TO BE REMOVED FROM AREAS AFFECTED BY A SPILL OR LEAK.

ANY SPILLS OR LEAKS OF MATERIALS MUST BE IMMEDIATELY CLEANED. TO SATISFY REQUIREMENTS OF GENERAL NPDES PERMIT NO. GAR 100001, THE SPILL RESPONSE PROCEDURE FOR OILS AND OTHER PETROLEUM PRODUCTS IS INCLUDED BELOW.

THE FOLLOWING GENERAL PROCEDURES SHOULD BE USED IN THE EVENT OF A SPILL OR LEAK OF OILS AND OTHER NONFLAMMABLE PETROLEUM PRODUCTS.

- EXCEPT FOR PERSONS SENSITIVE TO OILS AND NONFLAMMABLE HYDROCARBONS, PERSONAL PROTECTIVE EQUIPMENT (GLOVES, SAFETY GLASSES, AND APRONS) NEED ONLY TO BE WORN BY THOSE ACTUALLY COMING INTO CONTACT WITH THE SPILLED LIQUID.
- USE RAGS, ABSORBENT MATERIALS, ABSORBENT TUBES, OR FLOATING BOOMS TO DIKE AROUND THE SPILL OR TO DIRECT THE SPILL AWAY FROM STORMWATER DRAINS, STREETS, AND STREAMS OR OTHER WATER BODIES.
- USE A WET/DRY VACUUM (IF AVAILABLE) TO REMOVE ANY LIQUID OR ABSORB THE LIQUID WITH LIBERAL AMOUNTS OF OIL ABSORBENT. PLACE ALL FREE LIQUIDS IN A WASTE OIL DRUM, AND PLACE ABSORBENT MATERIAL CONTAMINATED WITH OIL IN ANOTHER LABELED DRUM. DO NOT MIX WATER-SOLUBLE AND NON-WATER-SOLUBLE OILS.
- AFTER A SPILL OR LEAK HAS BEEN CLEANED, PRIOR TO RESUMING OPERATIONS, ALL EQUIPMENT, INCLUDING SHOVELS, VACUUMS, MOPS, PERSONAL PROTECTIVE EQUIPMENT, ETC. MUST BE ADEQUATELY CLEANED IF IT HAS COME INTO CONTACT WITH ANY CHEMICALS OR MATERIALS. THE EQUIPMENT MUST BE CLEANED IN AN APPROPRIATE AREA TO PREVENT THE INTRODUCTION OF THESE MATERIALS TO AREAS THAT MAY COME INTO CONTACT WITH STORMWATER. ALL UNCLEANED EQUIPMENT AND RINSING SOLUTIONS ARE HAZARDOUS WASTES AND MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.

ALL SPILLS OR LEAKS OF HAZARDOUS MATERIALS OR HAZARDOUS WASTES REGARDLESS OF SIZE MUST BE REPORTED TO THE APPROPRIATE LOCAL, STATE, AND/OR FEDERAL REGULATORY AGENCIES.

APPROPRIATE RECORDS REGARDING ANY SPILL OR LEAK EVENT SHALL BE MAINTAINED ON-SITE.

SPILL REPORTING PROCEDURES

IF A SPILL OR LEAK OCCURS THAT CANNOT BE READILY CONTAINED BY ON-SITE PERSONNEL OR IF THE LEAK IS HEADING TOWARDS A STORM DRAIN, SEWER SYSTEM, OR WATER BODY; OR IF THE SPILLED/LEAKED MATERIAL IS CLASSIFIED AS HAZARDOUS, THE LOCAL GOVERNING AUTHORITY SHALL BE NOTIFIED, FOR EMERGENCY ASSISTANCE FROM THE FIRE DEPARTMENT, CONTACT 911. IN ADDITION, WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. 12-14-2, ET SEQ), 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24 HOUR PERIOD, PLEASE NOTIFY THE FOLLOWING:

1. SANDY SPRINGS: 770-206-2066
2. GEORGIA EPD UST OFFICE: 404-362-2687
3. NATIONAL RESPONSE CENTER: 1-800-424-9346

#26 POST CONSTRUCTION STORMWATER POLLUTANTS
THE PROJECT IS A RESTORATION PROJECT AND AS SUCH NO POLLUTANTS IN STORMWATER ARE EXPECTED TO OCCUR FOLLOWING COMPLETION OF CONSTRUCTION OPERATIONS. FURTHER, NO IMPERVIOUS SURFACES ARE LOCATED WITHIN THE PROPOSED RESTORATION. THE PROJECT IS EXPECTED TO REDUCE TURBIDITY BY REHABILITATING AND STABILIZING EROSIONAL AREAS ALONG THE STREAM BANKS, RIPARIAN BUFFERS, ADJACENT FLOODPLAIN, AND AROUND A FAILING RETAINING WALL BY RESTORING A VEGETATED RIPARIAN BUFFER AND STREAM BANK WITH NATIVE HERBACEOUS AND WOODY STEM VEGETATION .

#27 DESCRIPTION OF PRACTICES TO COVER BUILDING MATERIALS
DUE TO THE NATURE OF THE PROJECT, NO BUILDING MATERIALS CONSTRUCTION WASTES, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTES, OR OTHER MATERIALS ARE TO BE STORED OR USED ON THE SITE. A TRASH RECIPITCAL WILL BE LOCATED AT THE CONSTRUCTION EXIT TO ENSURE PROPER LITTER DISPOSAL AND PLASTIC SHEETING WILL BE USED TO COVER LANDSCAPING MATERIALS.

#28 POLLUTION PREVENTION MEASURES
POTENTIAL POLLUTANTS
WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

POTENTIAL POLLUTANTS MAY INCLUDE, BUT ARE NOT LIMITED TO:
PETROLEUM PRODUCTS, PAINT, CONCRETE, DETERGENTS, TAR, CLEANING SOLVENTS, WOOD/MASONRY, ROOFING MATERIALS, METALS STUDS, AND ANY OTHER HAZARDOUS MATERIAL.

HOUSE KEEPING PROGRAM
ALL MATERIALS SHALL BE HANDLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

ALL CONTAINERS OF MATERIALS AND WASTE SHALL BE KEPT CLOSED WHEN NOT IN USE.

ALL CONTAINERS OF MATERIALS AND WASTE SHALL BE ACCUMULATED WITHIN SECONDARY CONTAINMENT STRUCTURES AND BENEATH OVERHEAD COVER WHENEVER POSSIBLE.

ALL MATERIALS MUST BE KEPT IN ORIGINAL CONTAINERS WHENEVER POSSIBLE AND ALL CONTAINERS MUST RETAIN MANUFACTURER'S LABELS. ALL LABELS ON CONTAINERS OF MATERIALS AND WASTE MUST CONTAIN THE APPROPRIATE INFORMATION AS REQUIRED BY THE STATE D.O.T. AND OTHER LOCAL, STATE, OR FEDERAL REGULATORY AGENCIES AS REQUIRED.

ALL CONTAINERS OR MATERIALS AND WASTES MUST BE ROUTINELY INSPECTED FOR LEAKS OR DAMAGE. ANY SPILLS OR LEAKS REGARDLESS OF SIZE, SHALL BE IMMEDIATELY CLEANED.

DRIP PANS SHOULD BE AVAILABLE FOR VEHICLES AND EQUIPMENT TO PREVENT OIL OR OTHER PETROLEUM PRODUCTS FROM SPILLING ONTO THE SOIL OR WATER.

CONSTRUCTION WASTE MUST BE ACCUMULATED IN DESIGNATED AREA(S) ONLY.

THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING HAZARDOUS MATERIALS STORAGE AREAS INCLUDING TANKS AND REFUELING OPERATIONS. CONTRACTOR MUST SHOW LOCATION(S) ON A MAP OF SITE.

ONLY MINIMUM QUANTITIES OF MATERIALS REQUIRED TO COMPLETE A PROJECT SHALL BE ACCUMULATED ON-SITE.

IF ABOVE GROUND STORAGE OF POLLUTANT PRODUCTS EXCEEDS 1,320 GALLONS (INCLUDING CONTAINERS 55 GALLONS OR LARGER), AN SPCC PLAN AT THE STATE LEVEL WILL BE REQUIRED. THIS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR ACTUALLY COMPLETING THE CONSTRUCTION PHASE.

NO HAZARDOUS OR NON-HAZARDOUS MATERIALS OR WASTES SUCH AS, BUT NOT LIMITED TO, SURPLUS CONCRETE, DRUM WASH DISCHARGE, PORTABLE TOILET CONTENTS, RINSE WATER, PAINT, PAINT THINNERS, FERTILIZER, AND PETROLEUM PRODUCTS, MAY BE DISCHARGED TO ANY WATER BODY.

APPROPRIATE MEASURES SHALL BE TAKEN TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT AIRBORNE POLLUTANTS SUCH AS SPRAY PAINT, HERBICIDES, EXCESSIVE ROAD DUST, ETC. FROM ENTERING ANY WATER BODY.

ANY ACCUMULATION, TRANSPORT, AND DISPOSAL OF HAZARDOUS OR NON-HAZARDOUS MATERIALS OR WASTE MUST BE CONDUCTED IN ACCORDANCE WITH REGULATIONS ESTABLISHED BY LOCAL, STATE, AND FEDERAL AGENCIES.

THE PROJECT SITE SHALL BE INSPECTED DAILY FOR LOOSE, FLOATING, AND/OR SUBMERGED GARBAGE. SAID MATERIALS MUST BE CONTAINED AND DISPOSED OF ACCORDING TO LOCAL, STATE, AND/OR FEDERAL REGULATIONS.

#29 APPROXIMATE PROJECT TIMELINE

TASK	MONTH	YEAR
Site preparation and BMP installation	December	2019
Construction initiation	December – January	2019 – 2020
End land disturbing activities	January	2020
Winter temporary stabilization measures	January	2020
Permanent stabilization measures and implementation of planting plan	March – April	2020

#30 INSPECTION AND MAINTENANCE PROCEDURE

INITIAL BMP INSPECTION:
THE LICENSED PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN MUST SCHEDULE AN INITIAL INSPECTION OF THE BMPs. THE INSPECTION MUST OCCUR WITHIN SEVEN DAYS OF THE BEGINNING OF LAND-DISTURBING ACTIVITIES AT THE SITE. ANY DEFICIENCIES NOTED DURING THE INSPECTION MUST BE CORRECTED WITHIN TWO BUSINESS DAYS UNLESS WEATHER-RELATED SITE CONDITIONS MERIT ADDITIONAL TIME. THE PROFESSIONAL CERTIFICATION WILL NOT BE ISSUED UNTIL ANY DEFICIENCIES HAVE BEEN REMEDIATED.

DAILY (ONCE PER DAY):

ALL AREAS WHERE (A) PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT, AND (B) ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF TRACKING SEDIMENT OFF-SITE.

WEEKLY (ONCE EVERY 7 DAYS):

ALL AREAS WHERE (A) DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION, (B) AREAS USED FOR STORAGE OF MATERIALS AND WASTES THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION, AND (C) STRUCTURAL CONTROL MEASURES.

MONTHLY (ONCE PER MONTH):

ALL AREAS THAT HAVE BEEN STABILIZED, EROSION AND SEDIMENT CONTROL MEASURES, AND DISCHARGE LOCATIONS OR POINTS.

RAINFALL (EVERY TIME STORM EVENT PRODUCES AT LEAST 0.5 INCHES OF RAIN IN A 24 HOUR PERIOD):

DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT UNDERGONE STABILIZATION, AREAS USED FOR STORAGE OF MATERIALS AND WASTES THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION, EROSION AND SEDIMENT CONTROL MEASURES, AND DISCHARGE LOCATIONS OR POINTS.

"RAINFALL MEASUREMENT LOG (ONCE PER DAY):

MEASURED VIA A RAIN GAGE OR OTHER RELIABLE SYSTEM AS PART OF THE DAILY SITE INSPECTION.

- THE PRIMARY PERMITTEE IS RESPONSIBLE FOR COORDINATING THE REQUIRED INSPECTION PROGRAM AS DESCRIBED ABOVE PER PART IV (D.a.2) OF THE GENERAL NPDES PERMIT NO. GAR100001 UNTIL A NOTICE OF TERMINATION IS SUBMITTED TO THE EPD. ONLY QUALIFIED PERSONNEL ARE AUTHORIZED TO CONDUCT THE REQUIRED INSPECTIONS. QUALIFIED PERSONNEL MEANS A PERSON WHO HAS SUCCESSFULLY COMPLETED AN EROSION AND SEDIMENT CONTROL SHORT COURSE ELIGIBLE FOR CONTINUING EDUCATION UNITS, OR AN EQUIVALENT COURSE APPROVED BY THE EPD AND THE STATE SOIL AND WATER CONSERVATION COMMISSION.

- IF DEFICIENCIES ARE OBSERVED, CORRECTIVE ACTIONS MUST BE IMPLEMENTED AS SOON AS POSSIBLE AND NO LATER THAN TWO BUSINESS DAYS FOLLOWING THE INSPECTION.

- BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE ES&PC PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

- A REPORT SUMMARIZING THE SCOPE OF EACH INSPECTION AND THE NAME(S) OF PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE ES&PC PLAN AND ACTIONS TAKEN IN ACCORDANCE WITH THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND N.O.T. IS SUBMITTED TO THE EPD. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE ES&PC PLAN AND THIS PERMIT. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH THIS PERMIT.

- THOUGH NOT REQUIRED BY THE PERMIT, TAKING PICTURES OF THE SITE, ESPECIALLY EROSION CONTROL MEASURES AND/OR RECEIVING WATERS BEFORE, DURING, AND AFTER CONSTRUCTION ACTIVITIES WILL SUPPLEMENT WRITTEN DOCUMENTATION OR INSPECTIONS AND CORRECTIVE ACTIONS.

#31 – 33 STORMWATER SAMPLING, ANALYSIS, AND RECORDS

SAMPLING FREQUENCY (PER GENERAL NPDES PERMIT NO. GAR100001): THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). COMPLIANCE SAMPLING SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALLS USING THE MINIMUM GUIDELINES DETAILER BELOW.

SAMPLING REQUIREMENTS

1. REFER TO NPDES PERMIT FOR LOCATION OF (A) ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS.
2. ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136, THE GUIDANCE DOCUMENT TITLES "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT EPA 833-B-92-001", AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY EPD.
3. FOR WATERS SUPPORTING WARM WATER FISHERIES, NEPHELOMETRIC TURBIDITY UNITS (NTU) VALUES AT DOWNSTREAM SAMPLE LOCATIONS SHOULD NOT INCREASE BY MORE THAN 25 NTU'S FROM UPSTREAM LOCATION VALUES.

SAMPLING METHODS

1. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING SAMPLES.
2. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
3. LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
4. MANUAL, AUTOMATIC, OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.
5. SAMPLING AND ANALYSIS OF RECEIVING WATER(S) OR OUTFALL(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

SAMPLING POINTS

1. THERE IS ONE UPSTREAM COMPLIANCE SAMPLE POINT FOR THE PROJECT. THE UPSTREAM COMPLIANCE SAMPLE LOCATION #1 IS LOCATED AT THE UPSTREAM EXTENT OF LAND DISTURBING ACTIVITIES AND LOCATED ON THE CHATTAHOOCHEE RIVER.
2. THE DOWNSTREAM SAMPLE FOR THE RECEIVING WATER WILL BE COLLECTED IMMEDIATELY DOWNSTREAM OF THE RESOTRATION AREA, WHICH IS LOCATED ON THE CHATTAHOOCHEE RIVER.
3. THE SAMPLES WILL BE TAKED FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNEL(S).
4. THE FOLLOWING METHODS MUST BE FOLLOWED FOR MANUAL SAMPLE COLLECTION:

- a) SUBMERGE THE SAMPLE BOTTLE AT THE DESIGNATED SAMPLE POINT.
- b) AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE STORMWATER OUTFALL POINT(S).
- c) HOLD THE SAMPLING CONTAINER SO THAT THE OPENING FACES UPSTREAM.
- d) THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.
- e) ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE 25 NTU STANDARD.

SAMPLING FREQUENCY

1. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, SAMPLES MUST BE TAKEN WITHIN FORTY-FIVE (45) MINUTES OF THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT. IF THE STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL HAS BEGUN AT OR PRIOR TO THE ACCUMULATION; OR, THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL, IF THE DISCHARGE BEGINS AFTER THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT.
2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE, AS DEFINED IN THE NPDES PERMIT, OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.
3. SAMPLING BY THE PERMITTEE WILL OCCUR FOR THE FOLLOWING EVENTS:
 - a) FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS THAT OCCURS AFTER MASS GRADING OPERATIONS HAVE BEEN INITIATED IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION.

- b) IN ADDITION TO (a) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS THAT OCCURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST.
- c) AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (a) AND (b) ABOVE, IF BMPs ARE FOUND TO BE PROPERLY DESIGNED, INSTALLED AND MAINTAINED, NO FURTHER ACTION IS REQUIRED. IF BMPs IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPs ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED.
- d) EXISTING CONSTRUCTION ACTIVITIES THAT HAVE BEEN SAMPLED REQUIRED BY (a) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (b) ABOVE. THE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (b) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (c) ABOVE.

REPORTING

1. THE PRIMARY PERMITTEE MUST SUBMIT A SUMMARY OF THE MONITORING RESULTS TO THE EPD BY THE 15TH DAY OF THE MONTH FOLLOWING THE MONTH IN WHICH SAMPLING OCCURRED.
2. UPON COMPLETION, A COPY OF THE MONITORING REPORT SHALL BE MAILED RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO:

GEORGIA ENVIRONMENTAL PROTECTION DIVISION
MOUNTAIN DISTRICT - ATLANTA SATELLITE OFFICE
4244 INTERNATIONAL PARKWAY, SUITE 114
ATLANTA, GA 30354-3906
PHONE: (404)362-2671

#34 NOT APPLICABLE

#35 DELINEATION OF SAMPLE LOCATIONS

SEE PAGES 4 – 7

#36 BEST MANAGEMENT PRACTICES (BMPs)

1. STRIPPING OF VEGETATION, REGRADING, AND OTHER DEVELOPMENT ACTIVITIES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO MINIMIZE EROSION. EXISTING VEGETATION WILL BE LEFT INTACT, WHERE POSSIBLE, TO HELP MINIMIZE BARE/EXPOSED SOIL.
2. CUT AND FILL OPERATIONS SHALL BE KEPT TO A MINIMUM AND SHALL NOT ENDANGER ADJOINING PROPERTY.
3. DEVELOPMENT PLANS MUST CONFORM TO TOPOGRAPHY AND SOIL TYPE, SO AS TO CREATE THE LOWEST PRACTICAL EROSION POTENTIAL.
4. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED.
5. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION IN THAT PORTION OF THE SITE HAS BEEN TEMPORARILY OR PERMANENTLY CEASED. THE PROTOCOL MUST BE FOLLOWED EXCEPT WHEN:
 - a) SNOW COVER OR OTHER ADVERSE WEATHER CONDITIONS PRECLUDES IMPLEMENTATION OF STABILIZATION MEASURES.
 - b) CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM THE TIME ACTIVITIES CEASED (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITIES IS CEASED IS LESS THAN 21 DAYS).
6. THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSION ELEMENTS SHALL BE KEPT TO A PRACTICABLE MINIMUM.
7. TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
8. PERMANENT VEGETATION AND STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE.
9. TO THE EXTENT NECESSARY, SEDIMENT RUNOFF WATER SHALL BE TRAPPED BY THE USE OF SILT TRAPS OR SIMILAR MEASUREMENTS UNTIL THE DISTURBED AREA IS STABILIZED.

10. ADEQUATE PROVISIONS SHALL BE PROVIDED TO MINIMIZE DAMAGE FROM SUR

#36 **BEST MANAGEMENT PRACTICES (BMPs) CONTINUED**
15. NO CONSTRUCTION ACTIVITIES WILL BE CONDUCTED WITHIN A 50-FOOT BUFFER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, ALONG THE BANKS OF ANY STATE WATERS CLASSIFIED AS "TROUT STREAMS" EXCEPT WHEN APPROVAL IS GRANTED BY THE DIRECTOR FOR ALTERNATIVE BUFFER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A 12-7-6, OR WHERE A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED, HOWEVER, THAT SMALL SPRINGS AND STREAMS CLASSIFIED AS "TROUT STREAMS" WHICH DISCHARGE AN AVERAGE ANNUAL FLOW OF 25 GALLONS PER MINUTE OR LESS SHALL HAVE A 25-FOOT BUFFER OR THEY MAY BE PIPED, AT THE DISCRETION OF THE PERMITTEE, PURSUANT TO THE TERMS OF A RULE PROVIDING FOR A GENERAL VARIANCE PROLOGATED BY THE BOARD OF NATURAL RESOURCES INCLUDING NOTIFICATION OF SUCH TO THE EPD AND THE LOCAL ISSUING AUTHORITY OF THE LOCATION AND THE EXTENT OF THE PIPING AND PRESCRIBED METHODOLOGY FOR MINIMIZING THE IMPACT OF SUCH PIPING AND FOR MEASURING THE VOLUME OF WATER DISCHARGED BY THE STREAM. ANY SUCH PIPE MUST STOP SHORT OF THE DOWN STREAM OF PERMITTEE'S PROPERTY, AND THE PERMITTEE MUST COMPLY WITH THE BUFFER REQUIREMENT FOR ANY ADJACENT TROUT STREAMS.

16. EXCEPT AS PROVIDED BELOW (#17) NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION UNTIL ALL LAND-DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. BETWEEN THE TIME FINAL STABILIZATION OF THE SITE IS ACHIEVED AND UPON THE SUBMITTAL OF A NOTICE OF TERMINATION, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT, AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED.

17. APPROXIMATELY 0.61 ACRES OF DISTURBANCE TO THE EXISTING 25-FT STATE BUFFER WILL OCCUR.

18. VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL FOR THE PURPOSE OF PROVIDING A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G. NO SIGNIFICANT CHANGE IN HYDROLOGICAL REGIME OF THE RECEIVING WATERS).

19. ANY ABOVE GROUND STORAGE TANKS WILL BE SURROUNDED BY A CONTAINMENT STRUCTURE TO RETAIN ANY LEAKS OR SPILLS. THE AREA AROUND THE TANKS MUST BE ENCLOSED BY A DIKE WHICH EXCEEDS THE VOLUME CAPACITY OF THE LARGEST TANK IN THE BERMED AREA BY 10%. THERE SHALL BE A PIPE (2 INCH MINIMUM DIAMETER) WITH A MANUAL GATE VALVE WHICH ALLOWS RAINWATER DISCHARGE WHEN IT IS NEEDED. IN NO CASE SHALL RAINWATER BE ALLOWED TO STAND WITHIN THE CONTAINMENT AREA. IF THE COLLECTED RAINWATER IS POLLUTED WITH DIESEL FUEL, THE WATER SHALL BE PUMPED FROM THE CONTAMINATED STRUCTURE AND DISPOSED OF ACCORDING TO LOCAL, STATE, AND FEDERAL REGULATIONS.

20. WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS WILL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. NO UNAUTHORIZED NON-STORMWATER DISCHARGES SHALL BE RELEASED OFF-SITE. DRUM WASH DISCHARGE, CONCRETE TRUCK WASHOUT, AND RINSEWATERS MUST BE CONTAINED AND REMOVED FROM THE SITE ACCORDING TO LOCAL, STATE, AND FEDERAL REGULATIONS.

21. ENSURE ALL WASTEWATER FROM CONSTRUCTION ACTIVITIES AND/OR CLEANING OPERATIONS ARE DISCHARGED INTO THE SANITARY SEWER SYSTEM, NOT THE STORM WATER SEWER SYSTEM. DO NOT DISCHARGE ANY WASTEWATER INTO THE STORM DRAINS. COLLECT WASTEWATERS FOR PROPER DISPOSAL AND/OR COORDINATE WITH APPROPRIATE SEWER FACILITIES TO ENSURE CLEANING OPERATIONS WOULD NOT AFFECT PLANT OPERATIONS IF WASTEWATERS WERE DISCHARGED INTO SEWER LINES.

22. SANITARY AND SEPTIC WASTES INCLUDE ON-SITE SANITARY FACILITIES; LOCATION OF THESE FACILITIES SHALL BE OUT OF HIGH FLOW AREAS. REGULAR SERVICING BY A QUALIFIED DOMESTIC WASTE HAULER IS REQUIRED.

23. VEHICLES TRACKING OF DIRT, SOILS, AND SEDIMENTS TO OFF-SITE AREAS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL.

24. ALL LEAKS OR SPILLS OF MATERIALS WILL BE MITIGATED ACCORDING TO WRITTEN SPILL RESPONSE PROTOCOL SET FORTH IN THE PLAN.

25. ROUTINE SITE INSPECTIONS OF EROSION CONTROL MEASURES AND BMPs MUST BE CONDUCTED ACCORDING TO THE PROTOCOL SET FORTH IN THE PLAN.

26. ALL PERMITTEES SHALL ENSURE AND DEMONSTRATE THAT THEIR EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN IS IN COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC REGULATIONS.

27. NO CONCRETE WILL BE UTILIZED ON THE PROJECT SITE. THUS NO BMPs FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF VEHICLES IS REQUIRED.

28. A COMMON DEVELOPMENT, COMPOSED OF INDIVIDUAL BUILDING LOTS AND OUT-PARCELS, WILL NOT BE PRESENT ON THE PROJECT SITE. THUS, NO BMPs ARE REQUIRED FOR COMMON DEVELOPMENTS.

37 **GRAPHIC SCALE AND NORTH ARROW**
SEE PAGES 2 TO 7

#38 **EXISTING AND PROPOSED CONTOURS**
SEE PAGES 5 TO 7

#39 – 40 **NOT APPLICABLE**

#41 **DELINEATION OF 25- AND 50-FOOT BUFFERS**
SEE PAGES 4 TO 7

#42 **DELINEATION OF WETLANDS AND STATE WATERS**
SEE PAGE 3

#43 **DELINEATION & ACREAGE OF CONTRIBUTING BASIN**
TOTAL SUB-BASIN DRAINAGE AREA = ± 557.01 ACRES
SEE PAGE 3 FOR DELINEATION

#44 **HYDROLOGY STUDY**
SEE ATTACHED HYDROLOGY STUDY

#45 **PEAK DISCHARGE**
CURRENT CONDITIONS

1. RUNOFF CURVE NUMBER		COVER DESCRIPTION		CURVE NUMBER (CN)	AREA (acres)	PRODUCT OF CN x AREA
SOIL NAME AND HYDROLOGIC SOIL GROUP		(cover type and hydrologic condition)				
Cartecay-Toccoa Complex, D	CN (WEIGHTED) =	OPEN SPACE, GOOD CONDITION	80	2.57	205.6	TOTAL 262 USE CN= 210.5
		IMPERVIOUS	98	0.05	4.9	

2. RUNOFF

FREQUENCY	YEARS	STORM #1	STORM #2	STORM #3
RAINFALL, P (24-HOUR)	INCHES	2	10	100
RUNOFF, Q	INCHES	1.80	2.90	4.98

POST CONSTRUCTION CONDITIONS

1. RUNOFF CURVE NUMBER		COVER DESCRIPTION		CURVE NUMBER (CN)	AREA (acres)	PRODUCT OF CN x AREA
SOIL NAME AND HYDROLOGIC SOIL GROUP		(cover type and hydrologic condition)				
Cartecay-Toccoa Complex, D	CN (WEIGHTED) =	OPEN SPACE, GOOD CONDITION	80	1.36	108.8	TOTAL 26.6 USE CN= 79.7
		FORESTED	77	1.22	93.9	
		IMPERVIOUS	98	0.05	5.0	

2. RUNOFF

FREQUENCY	YEARS	STORM #1	STORM #2	STORM #3
RAINFALL, P (24-HOUR)	INCHES	2	10	100
RUNOFF, Q	INCHES	1.77	2.81	4.87

#46 **STORAGE CALCULATIONS**

STORAGE AREA

TOTAL SUB-BASIN DRAINAGE AREA	± 557.01 ACRES
TOTAL PROJECT AREA	± 2.62
ACRES DISTURBED AREA DRAINAGE	± 2.62

STORAGE REQUIREMENTS PER ACRE

STORAGE REQUIREMENT	67 YD ³ /ACRE
TOTAL REQUIRED STORAGE FOR SITE	175.54 YD ³
STORAGE PROVIDED BY COMPOST FILTER SOCKS (Sd1-CF5)	16.75 YD ³ /100 LINEAR FEET
TOTAL LINEAR FEET RECOMMENDED FOR SITE	1,048 LINEAR FEET
TOTAL LINEAR FEET TO BE INSTALLED (BASED ON DESIGN)	779 LINEAR FEET
TOTAL SITE STORAGE PROVIDED (BASED ON DESIGN)	130 YD ³

SITE SPECIFIC STORAGE REQUIREMENTS AND JUSTIFICATION FOR REDUCED STORAGE
THE OVERALL PURPOSE OF THE PROJECT IS TO STABILIZE ACTIVELY ERODING STREAMBANKS ALONG THE CHATTAHOOCHEE RIVER USING NATURAL CHANNEL DESIGN PRINCIPALS WHILE PROTECTING EXISTING TREES ALONG THE CHATTAHOOCHEE RIVER AND WITHIN THE RIPARIAN BUFFER. FLOODWATER CONVEYANCE SWALES WILL BE CONSTRUCTED TO CONTROL AND TREAT FLOODWATER AND STORMWATER WITHIN THE FLOODPLAIN AND CONSTRUCTION SITE. THE EXISTING PRAIRIAN BUFFER CONDITIONS WILL BE IMPROVED BY PLANTING NATIVE WOODY (TREE AND SHRUB) AND HERBACEOUS (WETLAND) SPECIES. THE RESTORATION PROJECT HAS A NEED TO MINIMIZE IMPACTS TO THE EXISTING SITE VEGETATION AND SOILS. THE INSTALLATION OR CONSTRUCTION OF A TEMPORARY SEDIMENT BASIN, DETENTION POND, AND/OR EXCAVATED SEDIMENT TRAP WOULD RESULT IN UNNECESSARY IMPACTS TO THE EXISTING SOIL AND VEGATION. SITE STORAGE WILL BE PROVIDED USING SEDIMENT BARRIERS SUCH AS COMPOST FILTER SOCKS AND VELOCITY DISSIPATION PRACTICES IN THE FORM OF HAYBALE CHECK DAMS. THE CURRENT CONDITIONS OF THE PROJECT AREA INCLUDE MANAGED OPEN AREAS AND NARROW, FORESTED BUFFER AREAS ALONG EXISTING STATE WATERS WHICH WILL BE LEFT INTACT TO THE MAXIMUM EXTENT POSSIBLE. THE PROJECT WILL NOT RESULT IN AN INCREASE OF IMPERVIOUS AREA AND EXISTING VEGETATION WILL HELP REDUCE THE EXPOSED/BARE SOIL, ACT AS A VEGETATIVE BMP, AND HELP LOWER THE REQUIRED STORAGE FOR THE SITE. IN ADDITION, THE TOPOGRAPHY OF THE SITE IS LEVEL TO NEARLY LEVEL WITH VERY LITTLE VARIATION. THEREFORE, ALTERNATIVE BMP HAVE BEEN CHOSEN TO MEET THE STORAGE REQUIREMENTS AND THE REQUIRED SITE STORAGE HAS BEEN REDUCED.

DOCUMENTATION OF INSPECTIONS

RESULTS OF EACH INSPECTION MUST BE DOCUMENTED AS FOLLOWS:

1. A RAIN GAUGE MUST BE INSTALLED AT THE SITE, AND RAINFALL MEASUREMENTS MUST BE RECORDED EVERY 24 HOURS.
2. ON AN INSPECTION FORM, DESCRIBE ANY DEFICIENCIES IN EROSION CONTROL MEASUREMENTS OR BEST MANAGEMENT PRACTICES, AND RECORD THE CORRECTIVE ACTION(S) THAT WILL BE TAKEN TO RESOLVE THE PROBLEM(S). INSPECTION FORMS CAN BE OBTAINED BY CONTACTING THE EPD AT (404) 675-6240 FOR SAMPLE FORMS.
3. RECORD THE DATE AND TIME THE INSPECTION WAS CONDUCTED, THE NAME AND TITLE OF THE PERSON CONDUCTING THE INSPECTION, AND THE COMPANY THE PERSON REPRESENTS. 4 THE INSPECTOR MUST SIGN AND DATE THE FORM. IN ADDITION, A CORPORATE OFFICER OR DULY AUTHORIZED REPRESENTATIVE OF THE PRIMARY PERMITTEE MUST SIGN THE FOLLOWING CERTIFICATION STATEMENT THAT MUST APPEAR ON THE FORM:

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY THAT THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING INFORMATION, AND INFORMATION SUBMITTED IS, TO MY BEST KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

SITE OPERATOR'S SIGNATURE
TITLE
DATE

AMENDMENTS TO THE ES AND PC PLAN

THE OWNER OR OPERATOR MUST COMMUNICATE WITH THE CERTIFIED DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IF CURRENT BMPs AND EROSION CONTROL MEASURES ARE NOT EFFECTIVELY ELIMINATING OR MINIMIZING THE POLLUTANTS PRESENT IN STORMWATER DISCHARGES AT THE SITE. ANY SIGNIFICANT CHANGES MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL, AND THE ES&PC PLAN MUST BE UPDATED BY THE SAME. AMENDMENTS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON THE HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

A COPY OF THE ENTIRE ES&PC PLAN MUST BE RETAINED ON-SITE OR AT A REASONABLE ALTERNATIVE LOCATION SUCH AS A LOCAL OFFICE. EVERY PERMITTEE ASSOCIATED WITH THE PROJECT MUST BE PROVIDED A COPY OF THE ES&PC PLAN, AND IT IS IMPORTANT THAT THE PRIMARY PERMITTEE OBTAIN WRITTEN ACKNOWLEDGEMENT THAT A COPY OF THE ES&PC PLAN HAS BEEN OBTAINED BY A PERMITTEE(S).

RECEIVED 9/6/2019 PLANNING & ZONING

EROSION CONTROL NOTES:

1. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLAN.
2. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT TO THE SITE.
3. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES, ALL PERIMETER EROSION CONTROL DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION IN ACCORDANCE WITH STANDARDS SET FORTH BY LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING THE CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION IN ANY PHASE SHALL IMMEDIATELY BE REPORTED TO THE DESIGN PROFESSIONAL.
4. ALL NECESSARY MEASURES MUST BE TAKEN TO ENSURE THAT STREETS AND PROPERTIES ADJACENT TO THE PROJECT SITE REMAIN FREE OF MUD AND SILT. SILT FENCES MUST MEET STATE D.O.T. SPECIFICATIONS.
5. ALL FILL SLOPES SHALL HAVE A SILT FENCE AT THE TOE OF THE SLOPE.

6. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS HALF THE HEIGHT OF THE SILT FENCE UTILIZED FOR EROSION CONTROL. THE SILT MUST BE DISPOSED OF ACCORDING TO APPLICABLE STATE AND/OR LOCAL REGULATIONS. ANY SILT STOCKPILED ON-SITE SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING AND WRAPPED IN SILT FENCE AND DISPOSED OF ACCORDINGLY.

7. OUTFALLS SHALL BE EQUIPPED WITH FLARED END SECTIONS AND RIP-RAP.

8. FOR COMMON DRAINAGE LOCATIONS A TEMPORARY (OR PERMANENT) SEDIMENT BASIN PROVIDING AT LEAST 1800 CUBIC FEET (67 CUBIC YARDS) OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROL MEASURES, SHALL BE PROVIDED UNTIL FINAL STABILIZATION OF THE SITE. THE STORAGE CAPACITY REQUIREMENT DOES NOT APPLY TO FLOWS FROM OFF-SITE AREAS AND FLOWS FROM ON-SITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. FOR DRAINAGE LOCATIONS WHERE A SEDIMENT BASIN MEETING THE ACQUIRED CRITERIA IS NOT ATTAINABLE, SEDIMENT TRAPS, SILT FENCES, OR EQUIVALENT SEDIMENT CONTROLS ARE REQUIRED FOR ALL SIDE SLOPE AND DOWN SLOPE BOUNDARIES OF THE CONSTRUCTION AREA. WHEN SEDIMENT FILLS TO A VOLUME OF 22 CUBIC YARDS PER ACRE FOR EACH ACRE OF DRAINAGE AREA, THE SEDIMENT SHALL BE REMOVED TO RESTORE THE ORIGINAL DESIGN FLOW.

9. SEDIMENT STORAGE THROUGH THE USE OF A SEDIMENT BASIN OR ALTERNATIVE BMPs IS NOT REQUIRED DUE TO THE NATURE OF THE PROJECT AND NEED TO MINIMIZE IMPACTS TO HYDRIC SOILS AND RESTORED AREAS. ALTERNATIVE BMPs, INCLUDING NATURAL STREAM CHANNEL DESIGN, EROSION CONTROL MATTING AND BLANKETS, CHECK DAMS, COMPOST FILTERS SOCKS, AND RE-VEGETATION, WILL BE IMPLEMENTED TO PREVENT SEDIMENT TRANSPORT. ADDITIONALLY, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED WHERE POSSIBLE, WHICH HELPS REDUCE THE NEED FOR A TEMPORARY SEDIMENT BASIN.

10. A GA EPD STREAM BUFFER VARIANCE WILL BE ACQUIRED PRIOR TO PERFORMING LAND DISTURBING ACTIVITIES WITHIN THE STATE REQUIRED 25-FOOT VEGETATIVE BUFFER ADJACENT TO ALL STATE WATERS ON-SITE.

11. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION IN THAT PORTION OF THE SITE HAS BEEN TEMPORARILY OR PERMANENTLY CEASED. THE PROTOCOL MUST BE FOLLOWED EXCEPT WHEN: THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXCAVATION SPOIL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC. FROM THE DRAINAGE AREAS SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES; AND, THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE AREAS IMMEDIATELY UPON NOTIFICATION BY THE CITY OR COUNTY INSPECTOR AND/OR THE DESIGN PROFESSIONAL.

12. THE CONSTRUCTION ENTRANCES/EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED.

13. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

14. DUST SUPPRESSION OPERATIONS: PLEASE BE ADVISED THAT THE USE OF MOTOR OIL OR OTHER PETROLEUM OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.

15. CONSTRUCTION ENTRANCES/EXITS AND ALL EROSION CONTROL MEASURES WILL BE CHECKED ROUTINELY ACCORDING TO THE REQUIRED INSPECTION PROGRAM OUTLINED IN THIS PLAN. ANY DEFICIENCIES NOTED WILL BE CORRECTED AS SOON AS POSSIBLE, BUT WITHIN TWO BUSINESS DAYS. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION OF THE ISSUING AUTHORITY.

16. ALL SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL ALL UPSLOPE GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION.

17. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING HALTED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED ACCORDING TO STATE AND/OR LOCAL STANDARDS.

18. COPIES OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT, THIS PLAN AND ALL ASSOCIATED PLAN NOTES SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.

19. ANY DISTURBED AREA LEFT EXPOSED FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

20. ALL CONTRACTORS FOR EROSION SEDIMENTATION AND POLLUTION CONTROL SHALL BE APPROVED BY THE AUTHORITY.

21. NOTIFY THE MONTICELLO PLANNING AND DEVELOPMENT OFFICEAT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES. AN INSPECTOR WILL BE ASSIGNED AND A PRE-CONSTRUCTION MEETING HELD PRIOR TO COMMENCEMENT OF LAND DISTURBANCE.

22. THE CONTRACTOR MUST NOTIFY THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF LAND-DISTURBING ACTIVITIES.

23. STRIPPING OF VEGETATION, REGRADING, AND OTHER DEVELOPMENT ACTIVITIES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO MINIMIZE EROSION.

24. CUT AND FILL OPERATIONS SHALL BE KEPT TO A MINIMUM.

25. DEVELOPMENT PLANS MUST CONFORM TO TOPOGRAPHY AND SOIL TYPE, SO AS TO CREATE THE LOWEST PRACTICABLE EROSION POTENTIAL.

EROSION CONTROL NOTES (CONTINUED):

26. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED.

27. DISTURBED AREAS AND THEIR DURATION OF EXPOSURE TO EROSION ELEMENTS SHALL BE KEPT TO A PRACTICABLE MINIMUM.

28. DISTURBED SOIL SHALL BE STABILIZED AS QUICKLY AS PRACTICABLE.

29. TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.

30. PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE.

31. TO THE EXTENT NECESSARY, SEDIMENT IN RUN-OFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS, OR SIMILAR MEASURES UNTIL THE DISTURBED AREA IS STABILIZED.

32. ADEQUATE PROVISIONS SHALL BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACES OF FILLS.

33. CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY.

34. FILLS SHALL NOT ENCROACH UPON NATURAL WATERCOURSES OR CONSTRUCTED CHANNELS IN A MANNER THAT WOULD ADVERSELY AFFECT OTHER PROPERTY OWNERS.

35. GRADING EQUIPMENT MUST CROSS FLOWING STREAMS BY THE MEANS OF BRIDGES OR CULVERTS, EXCEPT WHEN SUCH METHODS ARE NOT FEASIBLE, PROVIDED IN ANY CASE THAT SUCH CROSSINGS SHALL BE KEPT TO A MINIMUM AND THAT A PROPERLY TEMPORARY STREAM CROSSING IS CONSTRUCTED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

36. PROVISIONS SHALL BE PROVIDED FOR TREATMENT OR CONTROL OF ANY SOURCE OF SEDIMENTS AND ADEQUATE SEDIMENTATION CONTROL FACILITIES TO RETAIN SEDIMENTS ON SITE OR PRECLUDE SEDIMENTATION OF ADJACENT WATERS BEYOND THE LEVELS SPECIFIED IN THIS PERMIT.

37. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 50-FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS (AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION) UNLESS A FORMAL WAIVER HAS BEEN GRANTED BY THE AUTHORITY.

38. WHERE THE AUTHORITY GRANTS A WAIVER, NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 25-FOOT BUFFER STATE BUFFER WITHOUT FULL COMPLIANCE OF STATE REGULATIONS AND OBTAINING A VARIANCE IF APPLICABLE.

39. EXCEPT AS PROVIDED ABOVE, FOR REQUIRED BUFFERS NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION.

40. BETWEEN THE TIME FINAL STABILIZATION OF THE SITE IS ACHIEVED AND UPON THE SUBMITTAL OF A NOTICE OF TERMINATION, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION. A PROTECTIVE VEGETATIVE COVER MUST REMAIN TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY MUST BE LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAMBED.

DUST CONTROL ON DISTURBED AREAS

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF-SITE DAMAGE MAY OCCUR WITHOUT TREATMENT.

METHODS OF TREATMENT

TEMPORARY METHODS:

MULCH
SEE STANDARD Ds1--DISTURBED AREA STABILIZATION (WITH MULCH ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIALS. RESINS SUCH A CURASOL OR TERRATACK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VEGETATIVE COVER

SEE STANDARD Ds2--DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING).

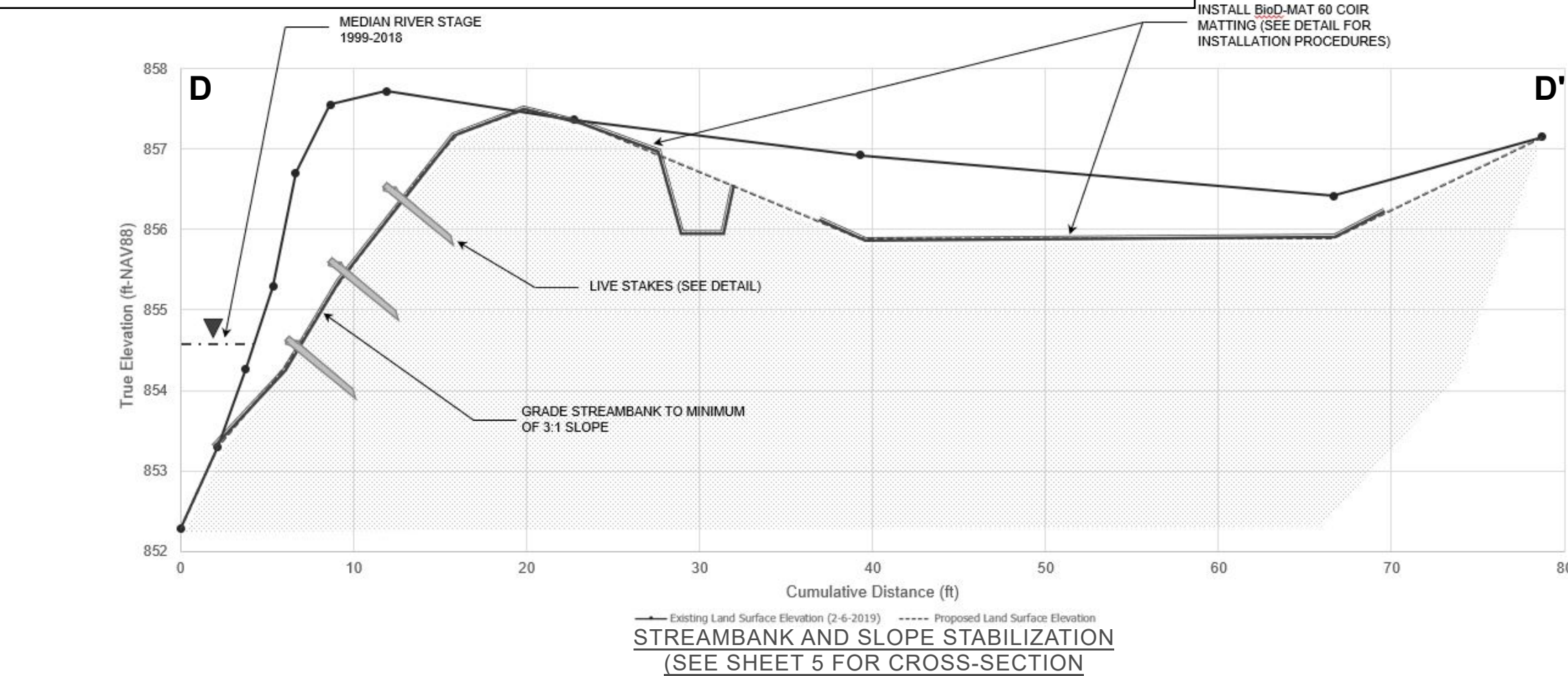
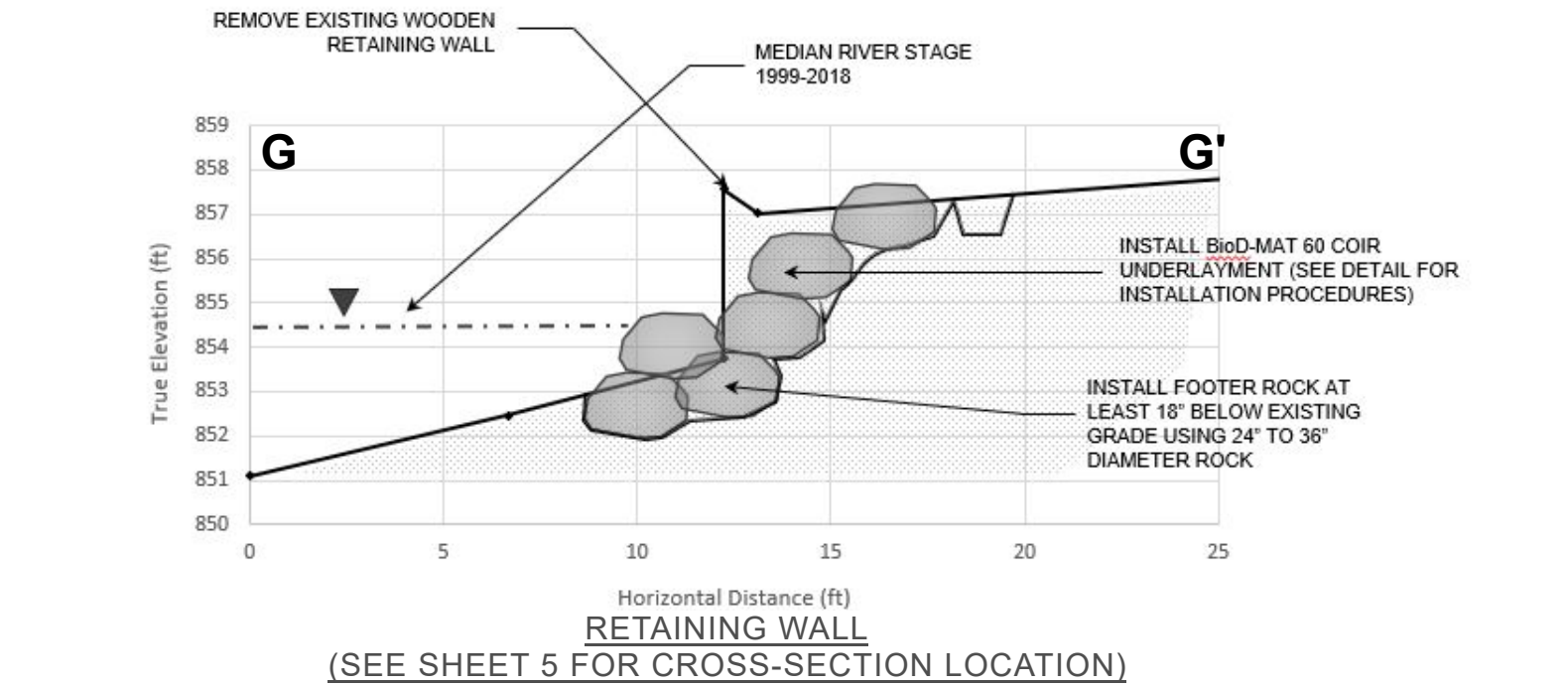
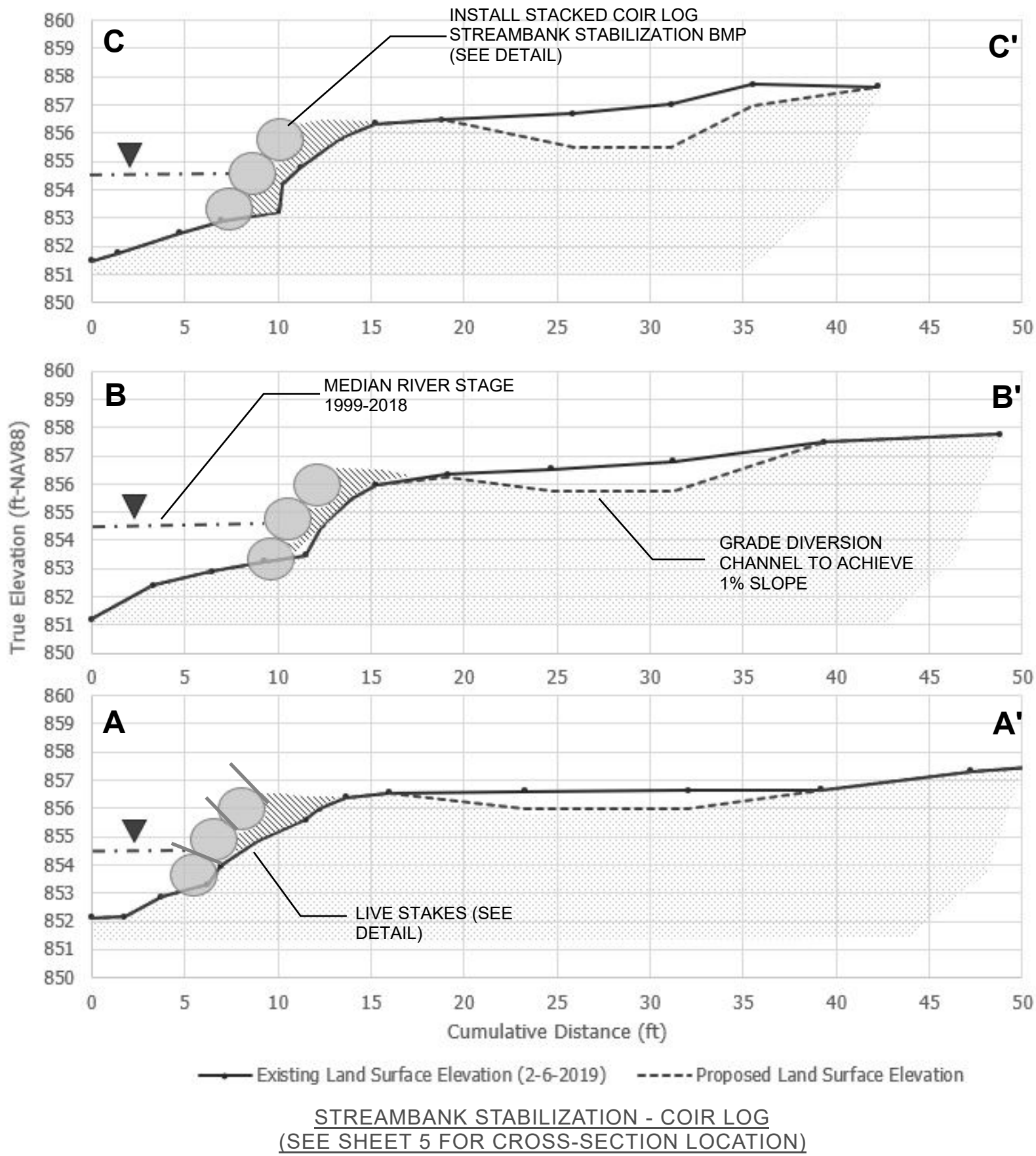
TILLAGE
THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE.

IRRIGATION
THIS IS DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.

PERMANENT METHODS:

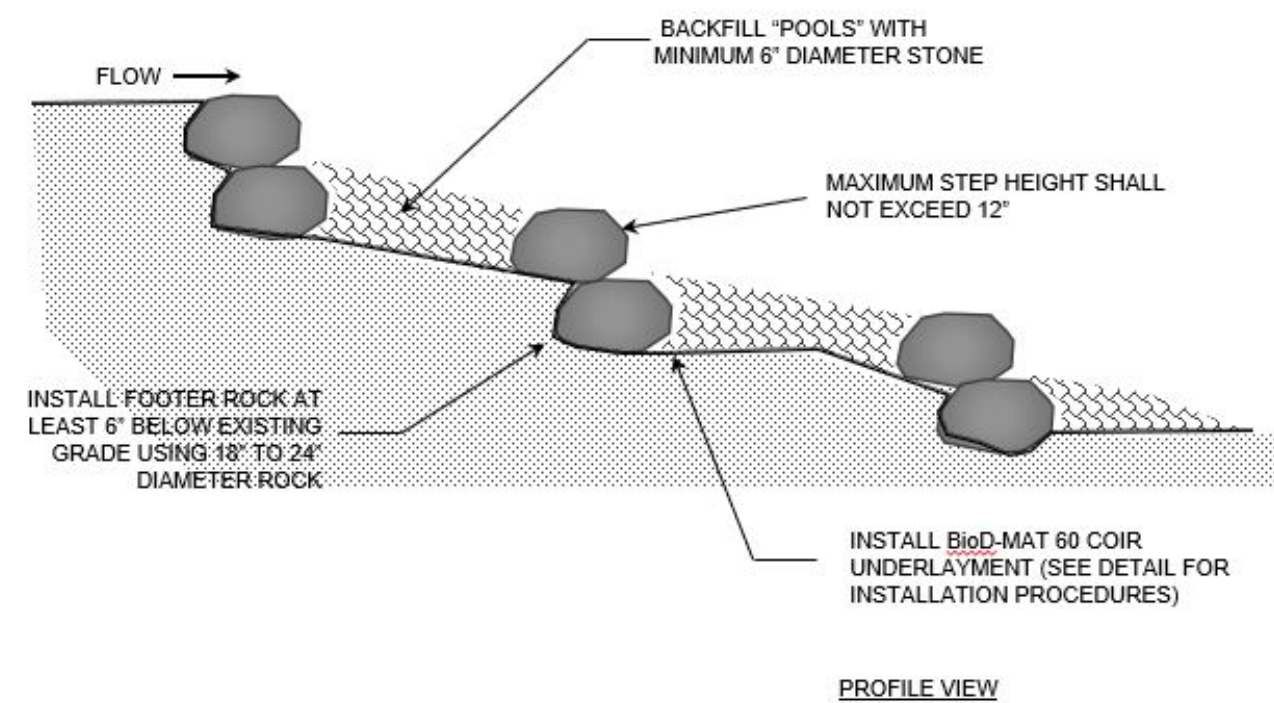
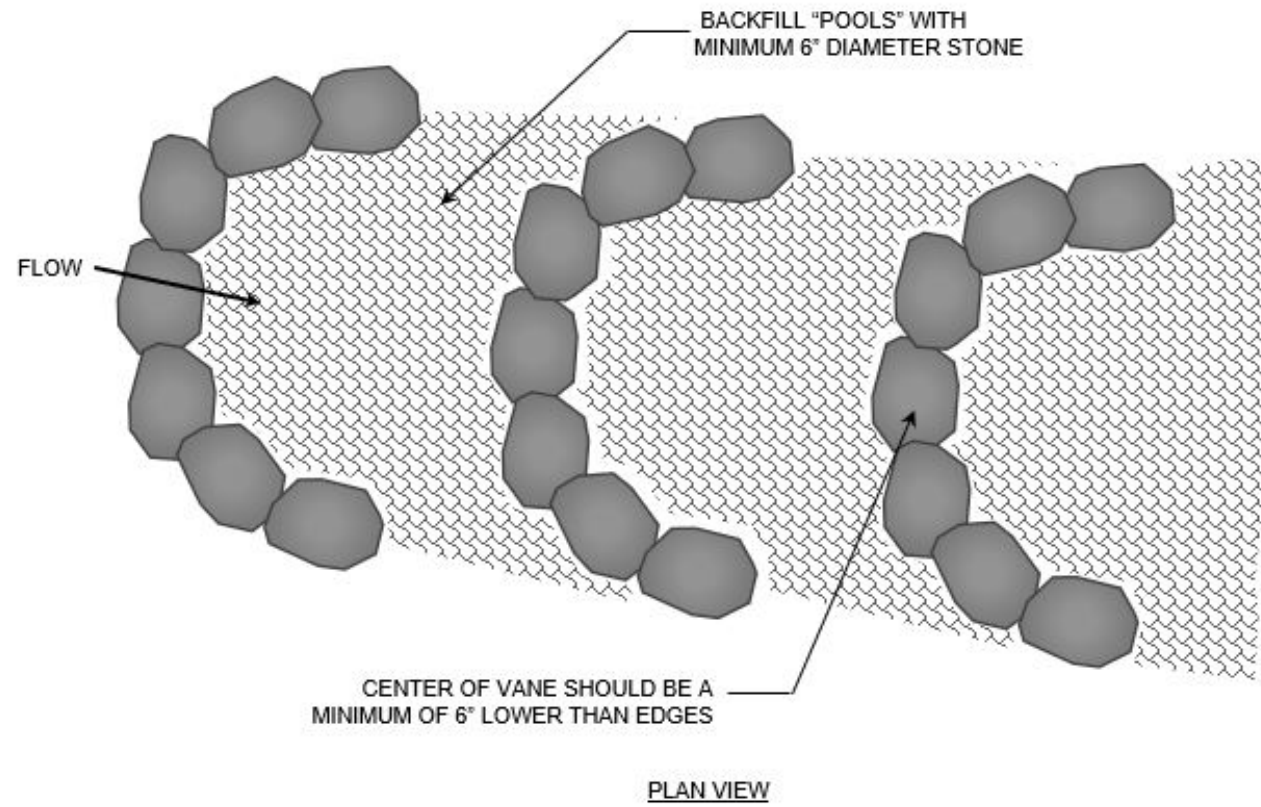
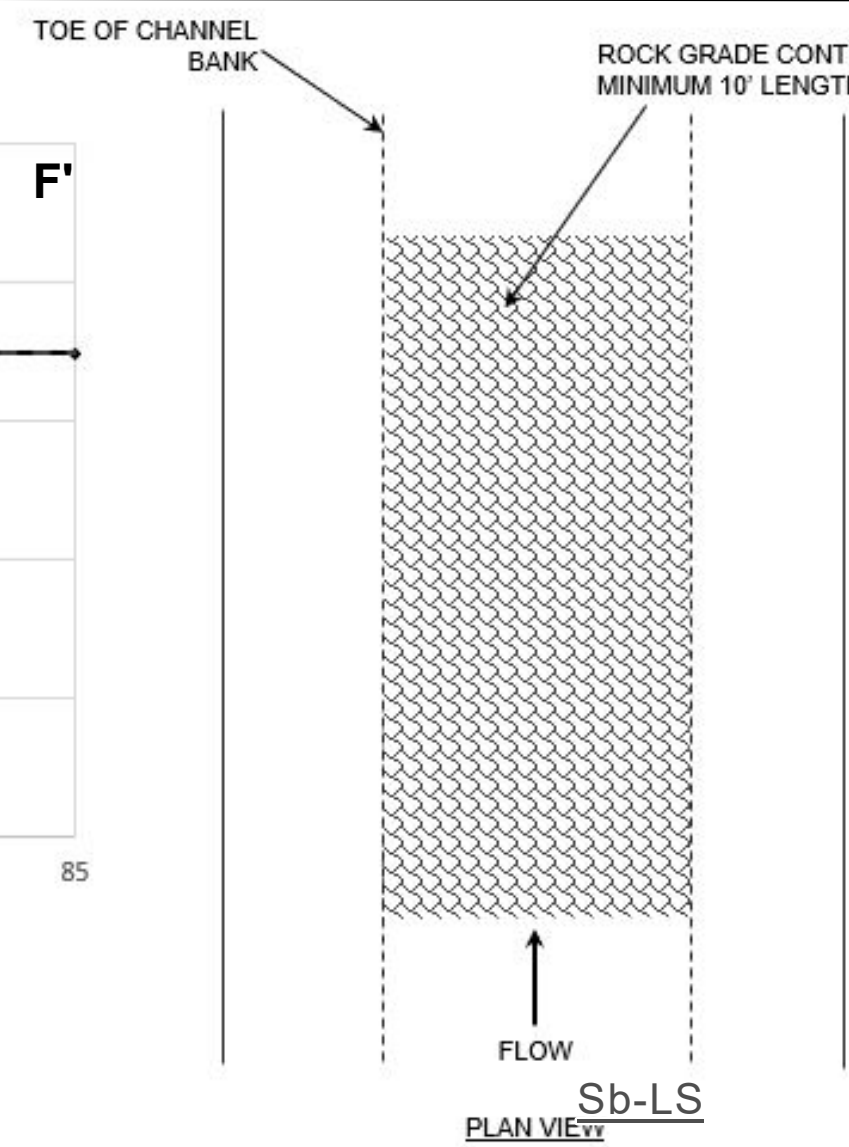
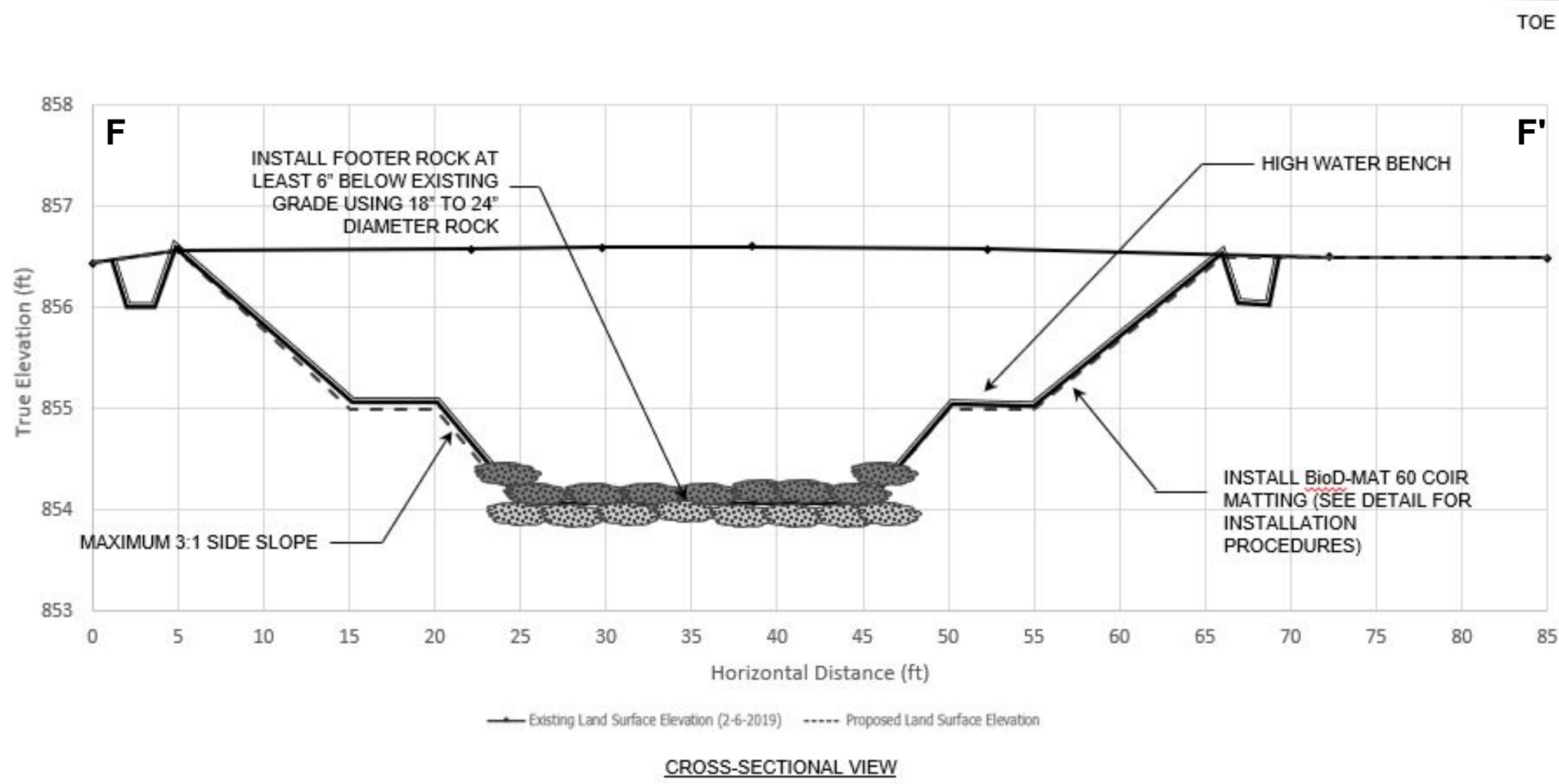
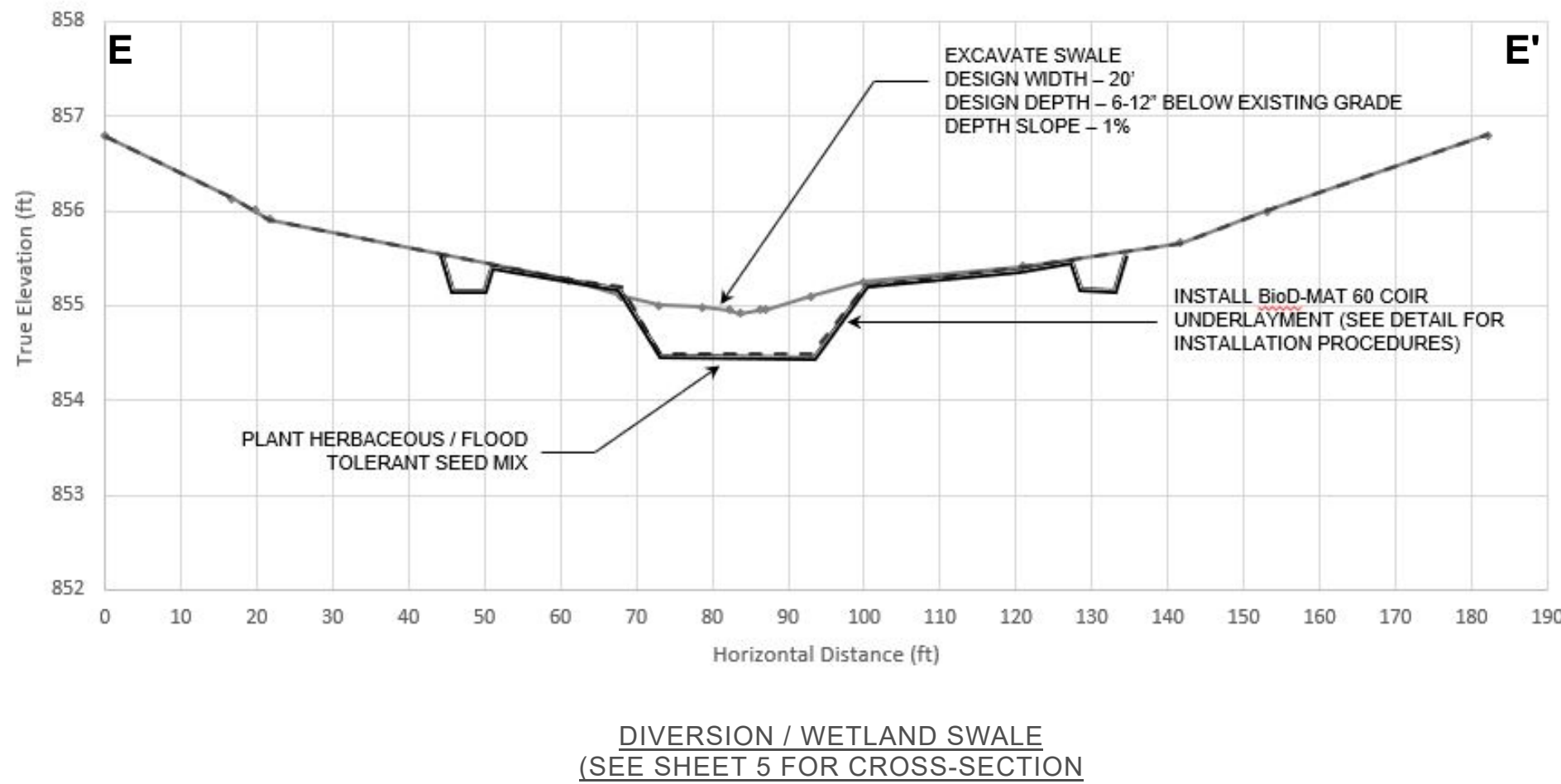
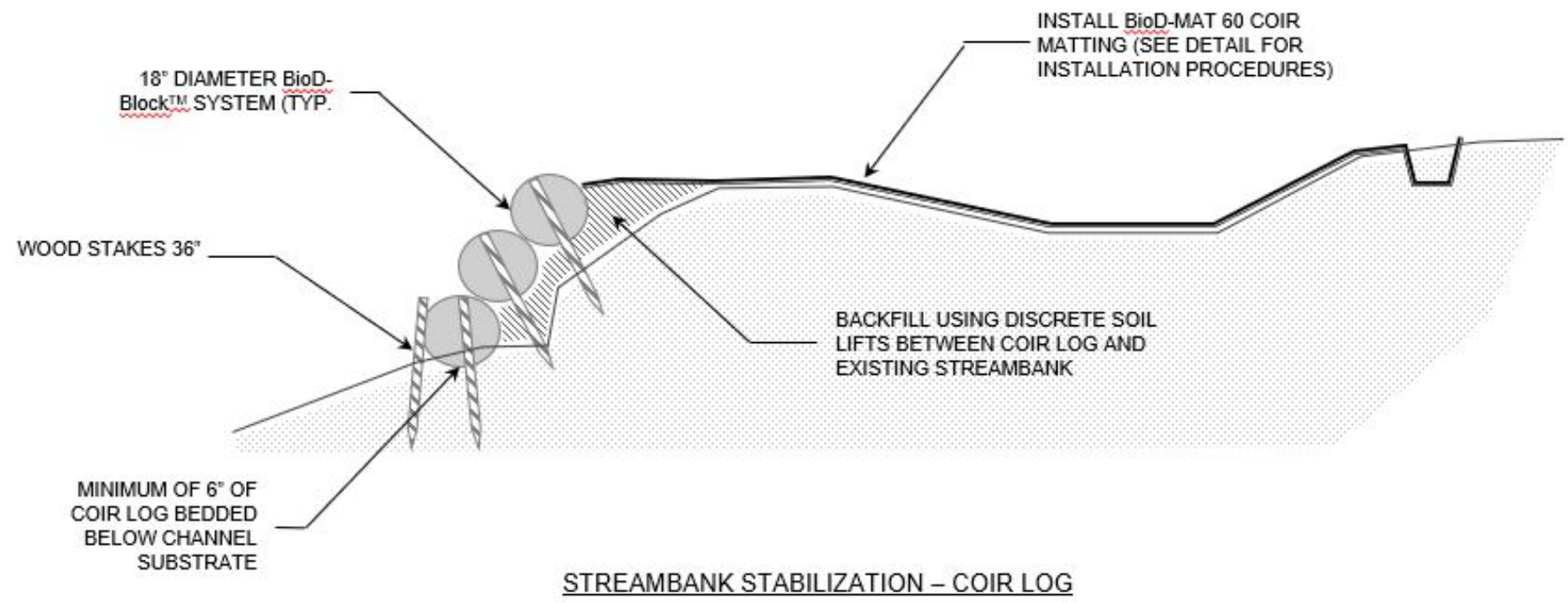
PERMANENT VEGETATIONSEE STANDARD Ds3--DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST		
STAND ALONE CONSTRUCTION PROJECTS		
Project Name: Huntcliff River Club Stabilization		Address: 2801 River Road, Atlanta, GA 30309
City/County: Atlanta, Georgia		Date on Plan: 8/26/2019
Name & email of person filling out checklist: Erin M Harris eharris@nutter.com		
TO BE SHOWN ON ES&PC PLAN		
1	Y	The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission for January 1, 2019 or the year in which the land-disturbing activity was permitted.
2	Y	Level 1 certification number issued by the Commission, signature and seal of the certified design professional.
3	Y	Level 1 certification number shall be no greater than 50 acres any one time without prior written authorization from the EPD District Office. (EPD approves requests greater than 50 acres or more any one time, the Plan must include a list of the BMPs listed in Appendix C of the checklist.)
4	Y	The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
5	Y	Provide the name, address, email address, and phone number of primary permittee.
6	Y	Have seal and disbarred coverage of the project or phase under construction.
7	Y	Provide the GPS location of the construction site on the site. Give the Latitude and Longitude in decimal degrees.
8	Y	At least one of the Plan and the state of Georgia maps made by the Plan including the only only requested the revisions.
9	Y	Description of the nature of construction activity.
10	Y	Provide vicinity map showing 1/4th section surrounding area. Include designation of specific phase, if necessary.
11	Y	Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, wetlands, canals, wetlands, marshlands, etc. which may be affected.
12	Y	Design professional certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part 1 of the plan.
13	Y	Design professional certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to determine compliance as stated on Part 1 of the plan.
14	Y	Clearly state the statement: "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation."
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RECEIVED 9/6/2019 PLANNING & ZONING

- NOTES:
1. INSTALL STAKES ON 3' CENTERS ON EACH SIDE OF ROLL. TOP OF STAKE SHOULD NOT EXTEND ABOVE ROLL.
 2. EXCAVATE A SMALL TRENCH (DEPTH 6") FOR PLACEMENT OF LOWER COIR LOG.
 3. COIR LOGS SHALL BE 10' LONG AND HAVE A DIAMETER OF 18"



"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision."

Erin M. Harris, C.P.E.S.C.

THIS SHEET TO BE USED FOR
EROSION CONTROL MEASURES ONLY

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ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPRARY SEEDING.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

Nutter & Associates
environmental consultants
Phone: (706) 354-7925
Fax: (706) 354-7928
360 Hawthorne Lane
Athens, GA 30606

BMP DRAWINGS
Huntcliff River Club
Streambank Stabilization Project
Fulton County, Georgia

REVISIONS:

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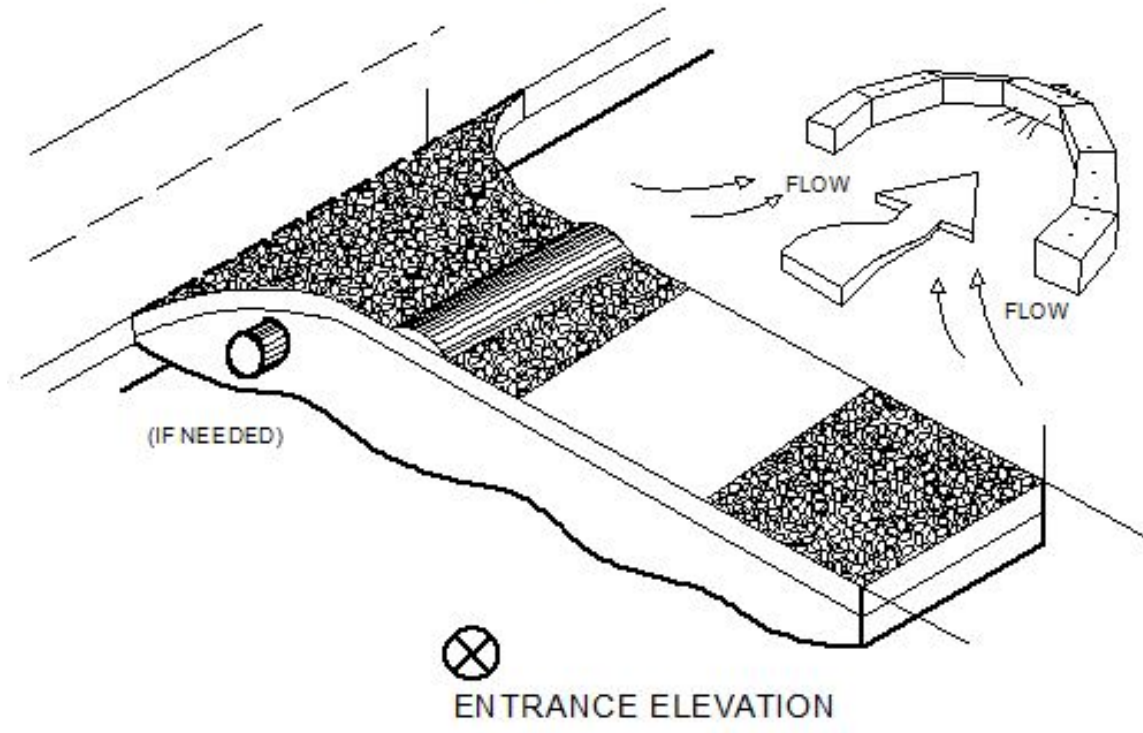


CPESC NO. 6260
GSWCC NO. 12924
EXPIRES: 6/28/2021
DATE: 8/26/2019
SHEET #

13

CRUSHED STONE CONSTRUCTION EXIT

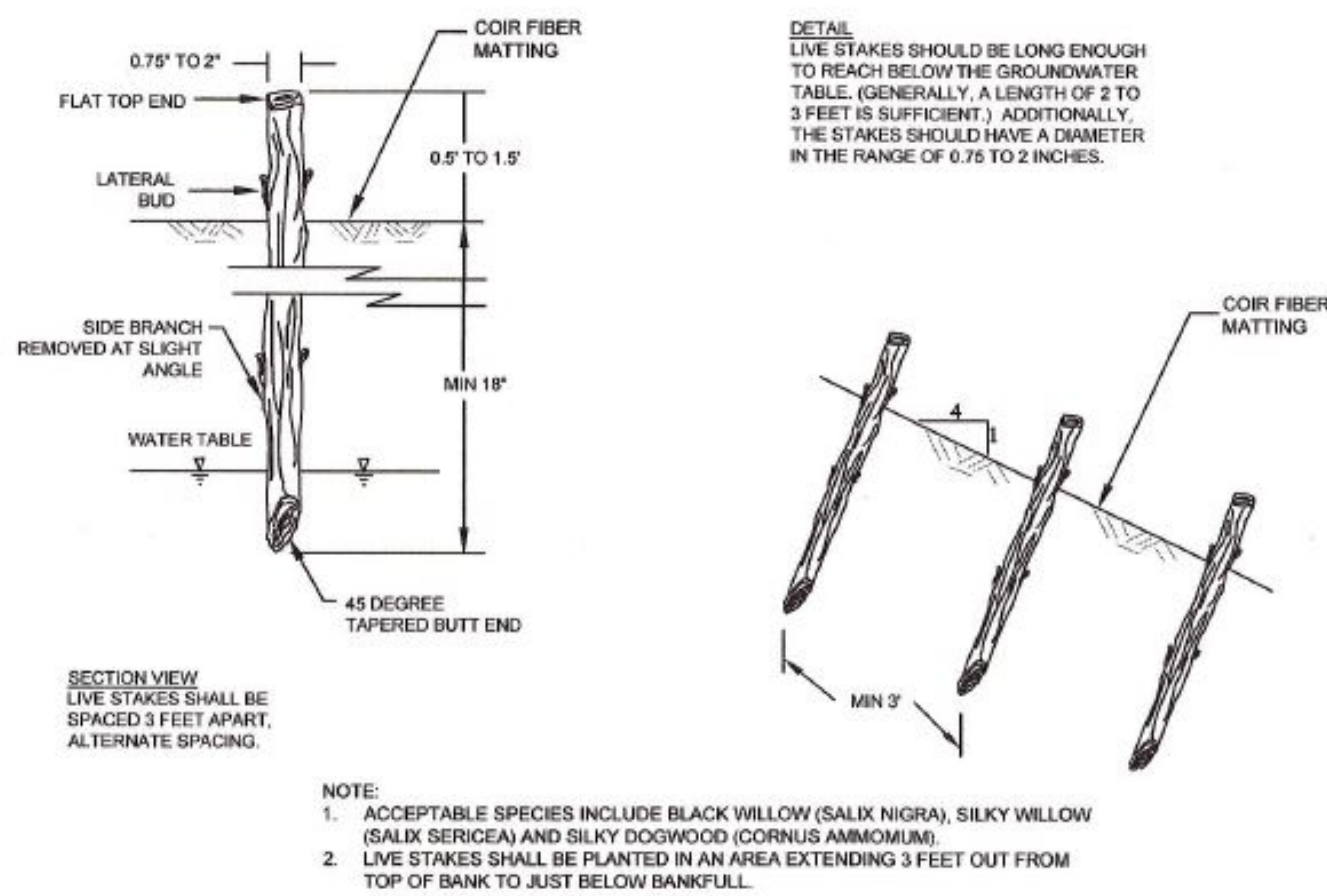
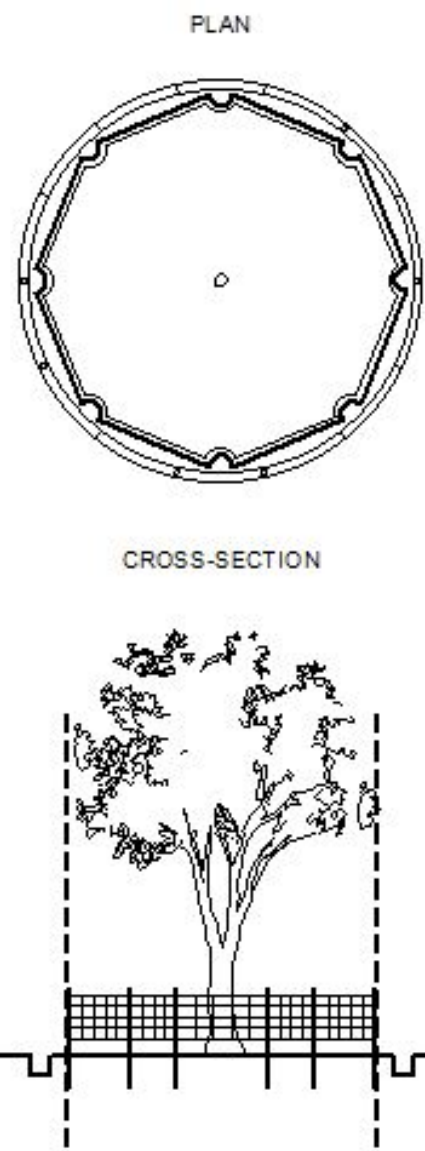
EXIT DIAGRAM



- NOTES
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE.

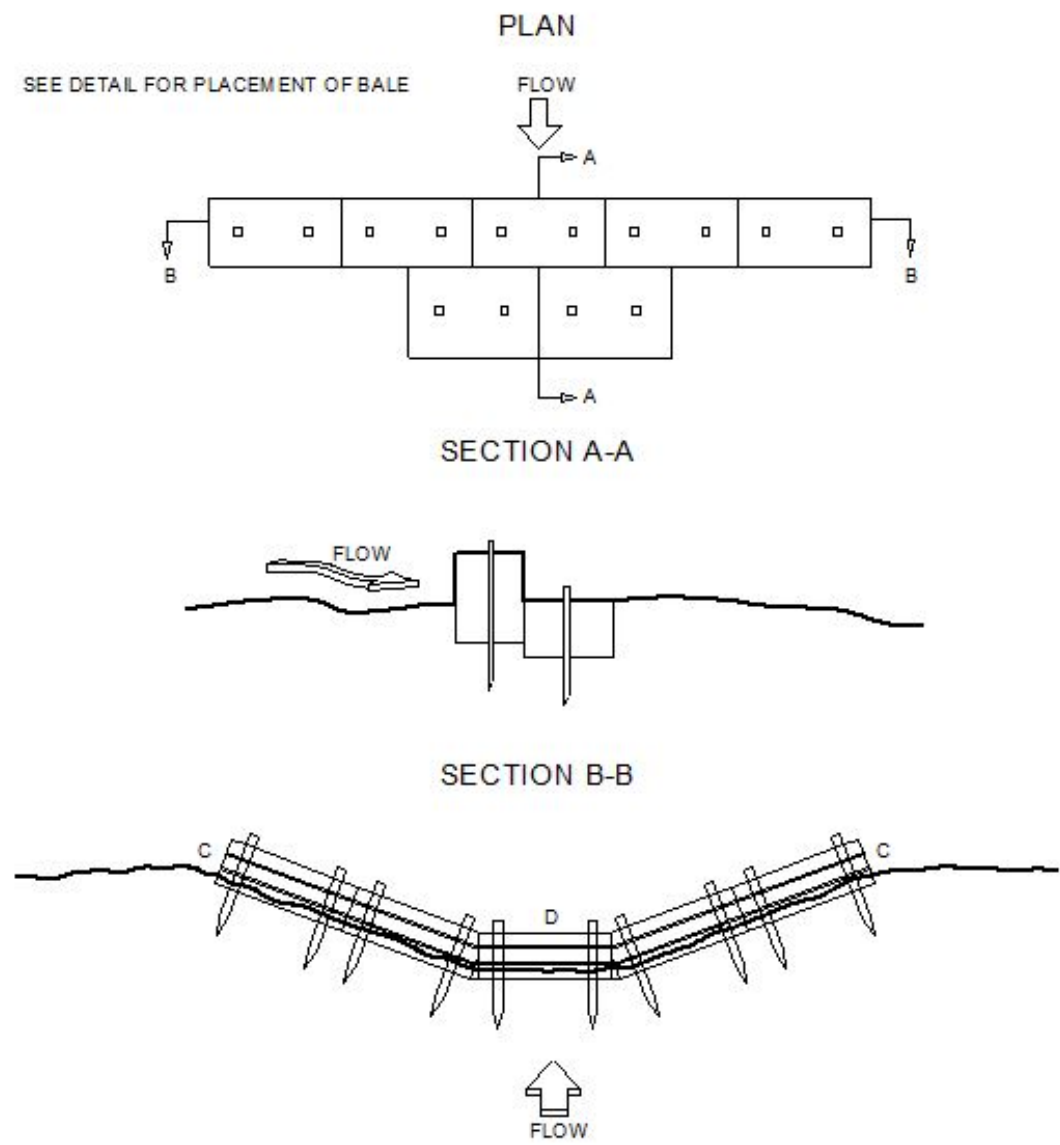
TREE PROTECTION

"SNOW" FENCE



LIVE STAKE
NTS

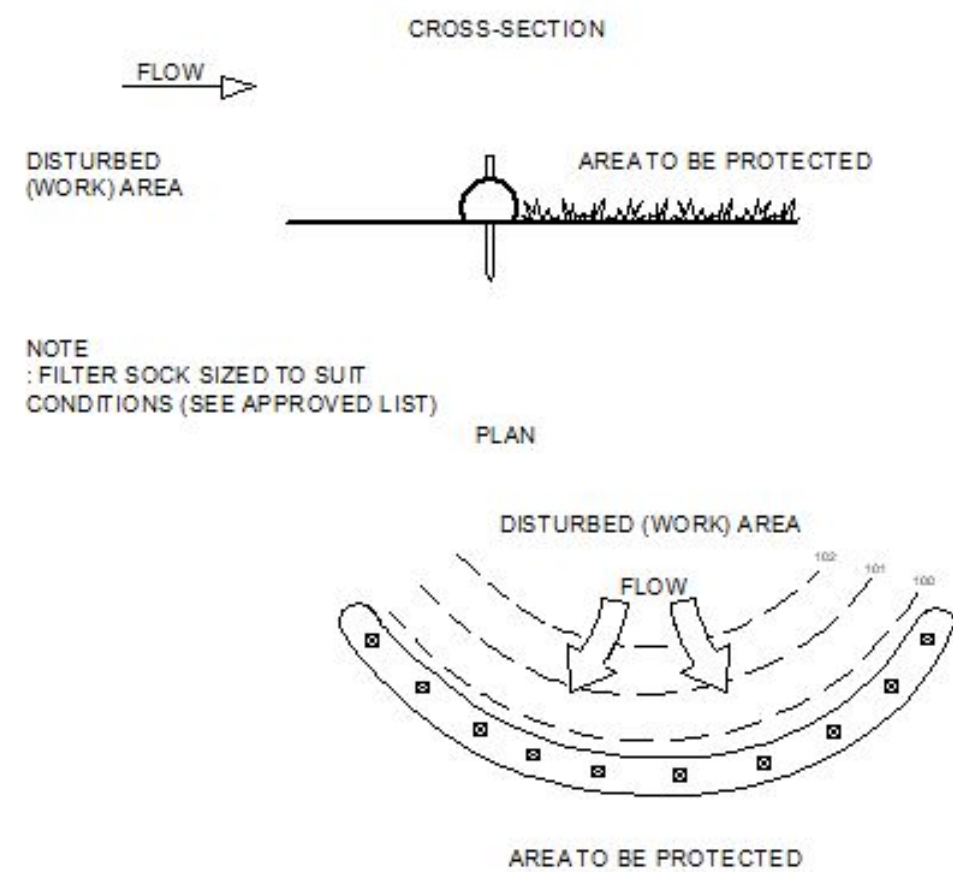
TYPICAL STRAW BALE CHECK DAM



- NOTES
1. BALES SHOULD BE BOUND WITH WIRE OR NYLON STRING AND SHOULD BE PLACED IN ROWS WITH BALE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 2. REMOVE #4 REBAR AFTER STRAW BALES ARE NO LONGER IN PLACE.
 3. POINT C OF SECTION B-B SHOULD ALWAYS BE HIGHER THAN

EROSION AND SEDIMENT CONTROL

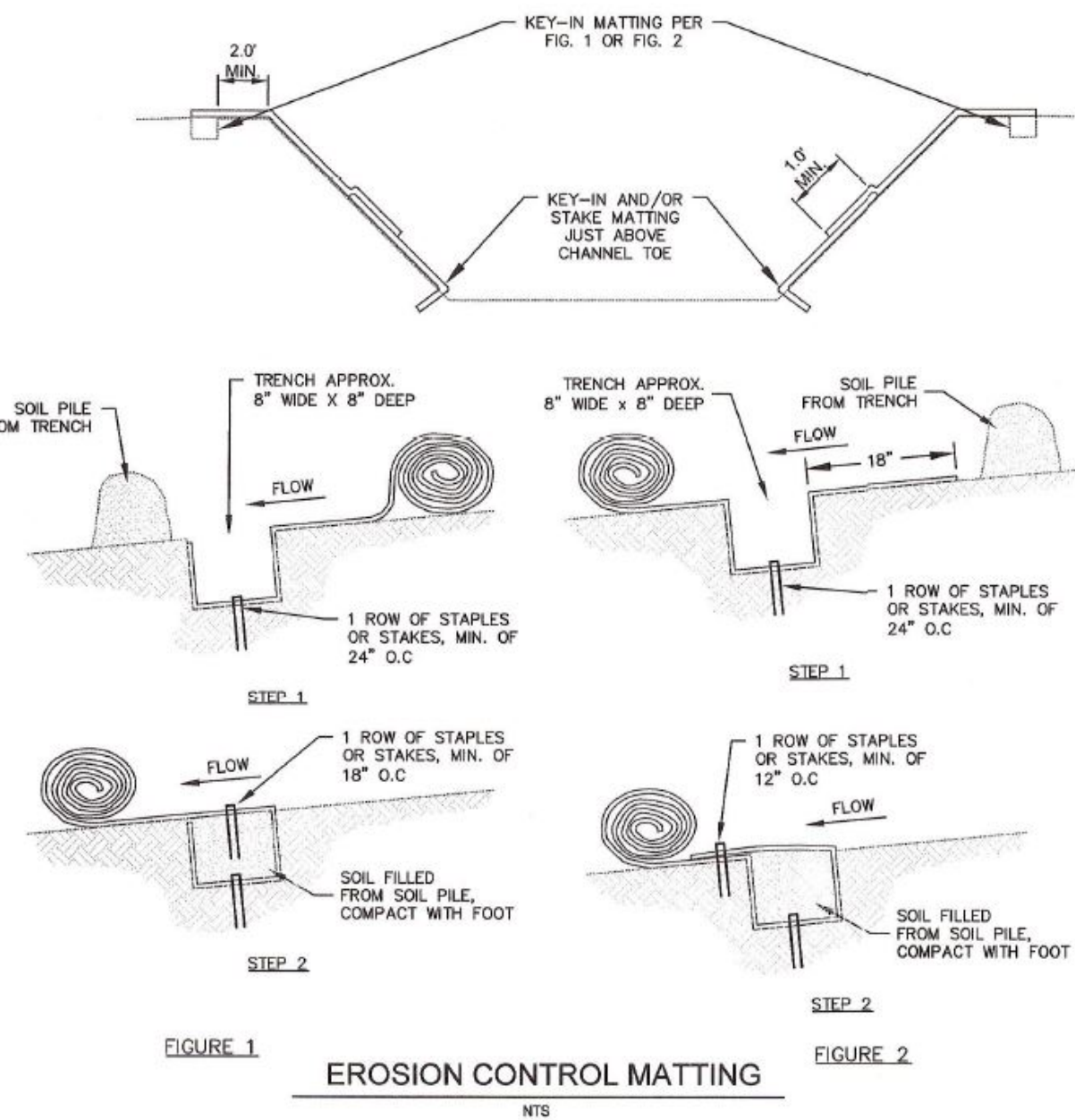
COMPOST FILTER SOCK



NOTE
FILTER SOCK SIZED TO SUIT
CONDITIONS (SEE APPROVED LIST)

- INSTALLATION NOTES:
- SITE PREPARATION
1. GRADE AND COMPACT AREA.
 2. REMOVE ALL ROCKS, CLOS, VEGETATION, AND OBSTRUCTIONS SO THAT MATTING WILL HAVE DIRECT CONTACT WITH THE SOIL.
 3. PREPARE SEEDBED BY LOOSENING 3 TO 4 INCHES OF TOPSOIL ABOVE FINAL GRADE.
 4. TEST SOILS FOR ANY NUTRIENT DEFICIENCIES AND SUBMIT SOIL TEST RESULTS TO THE ENGINEER. APPLY ANY TREATMENT SUCH AS LIME OR FERTILIZERS TO THE SOIL IF NEEDED.
- SEEDING
1. SEE GRADING NOTES ON PLAN AND PROFILE SHEETS AND ON SHEET ESI FOR INFORMATION REGARDING WHAT AREAS ARE TO RECEIVE EROSION CONTROL MATTING.
 2. OVERLAP ADJACENT MATS 3" (IN DIRECTION PARALLEL TO FLOW) AND ANCHOR EVERY 12" ACROSS THE OVERLAP. THE UPSTREAM MAT SHOULD BE PLACED OVER THE DOWNSTREAM MAT.
 3. EDGES SHOULD BE SHINGLED AWAY FROM THE FLOW OF WATER.
 4. LAY MAT LOOSE TO ALLOW CONTACT WITH SOIL. DO NOT STRETCH TIGHT.
 5. ANCHOR MAT USING BIODEGRADABLE STAKES OR PINS.
 6. CUT 8" x 8" TRENCH ALONG TOP OF BANK FOR MAT TERMINATION AS SHOWN IN FIGURES 1 & 2. EXTEND MAT 2 TO 3 FEET PAST TOP OF BANK.
 7. PLACE ADJACENT ROLLS IN THE ANCHOR TRENCH WITH A MINIMUM OF 4" OVERLAP. SECURE WITH BIODEGRADABLE STAKES OR PINS, BACKFILL ANCHOR TRENCH, AND COMPACT SOIL.
 8. STAPLE AT 12" INTERVALS ALONG OVERLAP.
 9. STREAM BANK MATTING TO BE INSTALLED FROM TOE OF BANK TO A MINIMUM OF 2.0' PAST TOP OF BANK. SEE FIGURE 3 FOR TERMINATION AT TOP OF BANK.
 10. IF MORE THAN ROLL IS REQUIRED TO COVER THE CHANNEL FROM THE TOP OF BANK DOWN TO THE TOE, THEN OVERLAP MATTING BY A MINIMUM OF 1'.

- EROSION CONTROL MATTING MUST MEET OR EXCEED THE FOLLOWING REQUIREMENTS:
- 100 % COCONUT FIBER (COIR) TWINE WOVEN INTO A HIGH STRENGTH MATRIX.
 - THICKNESS - 0.35 IN. MINIMUM.
 - TENSILE STRENGTH - 1032 LB/FT MINIMUM.
 - SHEAR STRESS - 4.5 LBS/SQFT
 - FLOW VELOCITY- OBSERVED 12 FT/SEC
 - WEIGHT - 23 OZ/SY
 - OPEN AREA (MEASURED) - 48%
 - SLOPES -UP TO A MAXIMUM OF 1:1



EROSION CONTROL MATTING
NTS

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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.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPRARY SEEDING.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

BMP DRAWINGS

Huntcliff River Club
Streambank Stabilization Project
Fulton County, Georgia

REVISIONS:



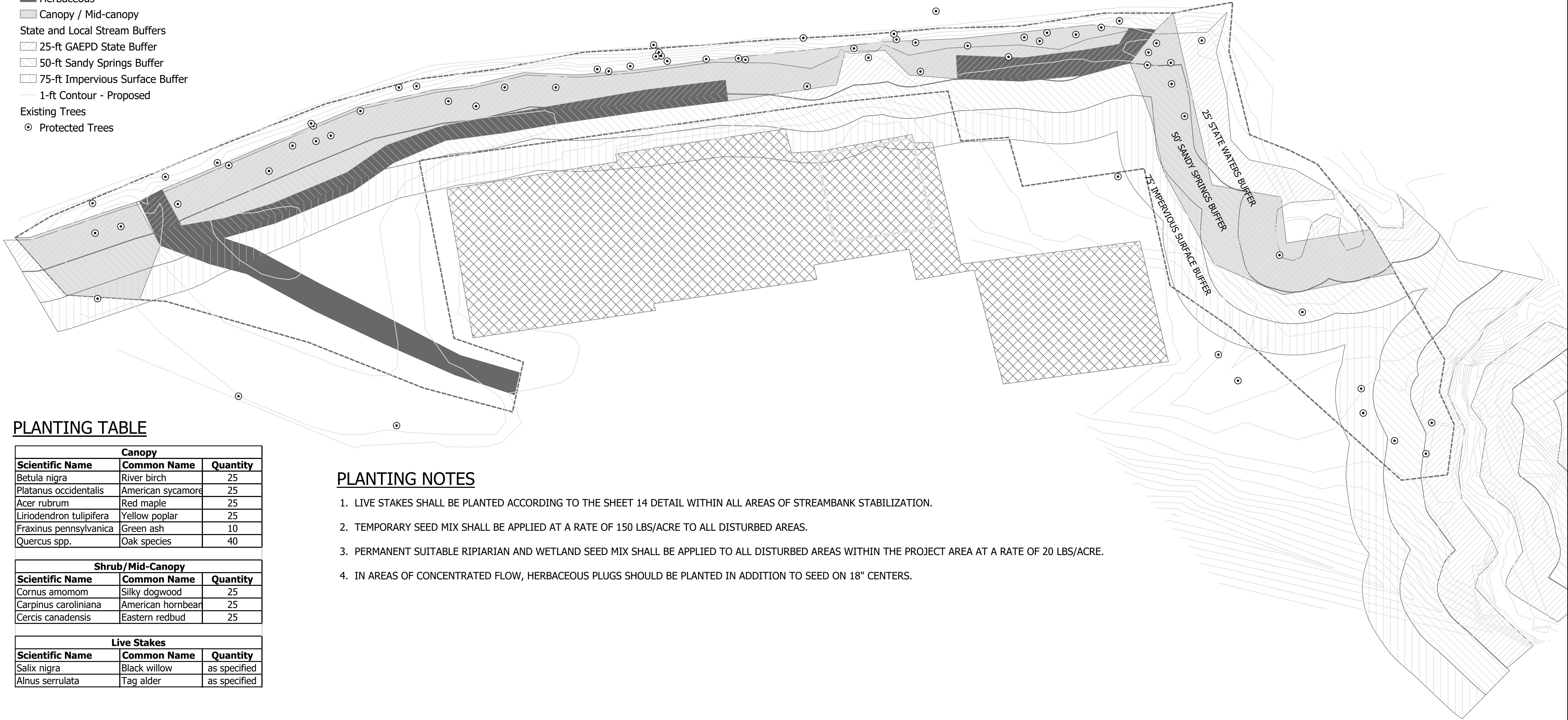
CPESC NO. 6260
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14

Nutter & Associates
environmental consultants
Phone: (706) 354-7925
Fax: (706) 354-7928
360 Hawthorne Lane
Athens, GA 30606

- Site Features
- Huntcliff Recreation Center
 - Impervious Surfaces
 - Limits of Disturbance (2.62-ac)
- Planting Area
- Herbaceous
 - Canopy / Mid-canopy
- State and Local Stream Buffers
- 25-ft GAEPD State Buffer
 - 50-ft Sandy Springs Buffer
 - 75-ft Impervious Surface Buffer
 - 1-ft Contour - Proposed
- Existing Trees
- Protected Trees

RECEIVED 9/6/2019 PLANNING & ZONING



PLANTING TABLE

Canopy		
Scientific Name	Common Name	Quantity
Betula nigra	River birch	25
Platanus occidentalis	American sycamore	25
Acer rubrum	Red maple	25
Liriodendron tulipifera	Yellow poplar	25
Fraxinus pennsylvanica	Green ash	10
Quercus spp.	Oak species	40

Shrub/Mid-Canopy		
Scientific Name	Common Name	Quantity
Cornus amomom	Silky dogwood	25
Carpinus caroliniana	American hornbear	25
Cercis canadensis	Eastern redbud	25

Live Stakes		
Scientific Name	Common Name	Quantity
Salix nigra	Black willow	as specified
Alnus serrulata	Tag alder	as specified

PLANTING NOTES

- LIVE STAKES SHALL BE PLANTED ACCORDING TO THE SHEET 14 DETAIL WITHIN ALL AREAS OF STREAMBANK STABILIZATION.
- TEMPORARY SEED MIX SHALL BE APPLIED AT A RATE OF 150 LBS/ACRE TO ALL DISTURBED AREAS.
- PERMANENT SUITABLE RIPIARIAN AND WETLAND SEED MIX SHALL BE APPLIED TO ALL DISTURBED AREAS WITHIN THE PROJECT AREA AT A RATE OF 20 LBS/ACRE.
- IN AREAS OF CONCENTRATED FLOW, HERBACEOUS PLUGS SHOULD BE PLANTED IN ADDITION TO SEED ON 18" CENTERS.

WETLAND SWALE HERBACEOUS SEED MIX SPECIFICATIONS

- ERNST SEED - FLOODPLAIN MIX (ERNMX-154) - 20 LBS/ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LBS/ACRE
- ERNST SEED - GA PIEDMONT RIPARIAN MIX (ERNMX-508) - 20 LBS/ACRE

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision."

Erin M. Harris, C.P.E.S.C.

THIS SHEET TO BE USED FOR
EROSION CONTROL MEASURES ONLY

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.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPRARY SEEDING.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

REVISIONS:



CPESC NO. 6260
GSWCC NO. 12924
EXPIRES: 6/28/2021
DATE: 8/26/2019
SHEET #

REQUIRED CERTIFICATION STATEMENTS:

ALL REQUIREMENTS OF THE CITY OF SANDY SPRINGS DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A LAND DISTURBANCE PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED CITY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE ORDINANCES, APPROVAL IS HEREBY GRANTED OF THIS SITE PLAN AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER CITY ORDINANCES.

DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT

DATE

1. Note: The City of Sandy Springs assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded plan. The city does not assume the responsibility for the maintenance of pipes in drainage easements beyond the city right-of-way.
2. Note: Stream buffers are to remain in a natural and undisturbed condition.
3. Note: Structures are not allowed in drainage easements.

MAJOR LAND DISTURBANCE CHECKLIST ITEMS:

PLAN REQUIREMENTS

1. PROJECT NAME AND ADDRESS, LAND LOT, DISTRICT, AND ZONING DISTRICT
HUNTCLIFF RIVER CLUB STREAMBANK STABILIZATION PROJECT
LAND LOT 525
DISTRICT 2
ZONING DISTRICT C5

2. OWNER'S NAME AND COMPLETE ADDRESS
HUNTCLIFF RIVER PRESERVE, ATTENTION MARY BERGIN
9072 RIVER RUN NE, SANDY SPRINGS, GA 30350

3. 24-HOUR CONTACT
TONY GRECO, 706-354-7925 OR 706-206-8980

4. DESIGN FIRM CONTACT
TONY GRECO
NUTTER & ASSOCIATES, INC.
360 HAWTHORNE LANE, ATHENS, GA 30606
706-354-7925

5-10. SEE PAGE 17

11. HEIGHT OF PROPOSED BUIDLINGS
NOT APPLICABLE

12. LOCATION OF ZONING BUFFERS, ACCESS EASEMENTS, SEWER EASEMENTS, DRAINAGE EASEMENTS, ETC.
SEE SURVEY ON PG 17

13. LOCATION OF PROPOSED PARKING SPACES
NOT APPLICABLE

- DRAINAGE REQUIREMENTS
CHECKLIST ITEMS 1 – 36 NOT APPLICABLE

- EROSION CONTROL REQUIREMENTS
SEE PAGE 12 FOR ATTACHED CHECKLIST AND REQUIREMENTS

- STORMWATER MANAGEMENT REPORT AND REQUIREMENTS
CHECKLIST ITEMS ARE NOT APPLICABLE BECAUSE NO STORMWATER MANAGEMENT FACILITIES ARE PROPOSED FOR THE SITE

- OTHER HYDROLOGY AND DRAINAGE ITEMS
CHECKLIST ITEMS 1 – 8 ARE NOT APPLICABLE BECAUSE NO STORMWATER MANAGEMENT FACILITIES ARE PROPOSED FOR THE SITE

- INSPECTION AND MAINTENANCE AGREEMENT
CHECKLIST ITEMS 1 – 6 ARE NOT APPLICABLE BECAUSE NO STORMWATER MANAGEMENT FACILITIES ARE PROPOSED FOR THE SITE



MAJOR LAND DISTURBANCE CHECKLIST

Building Permit Number: _____ Submittal Date: _____
Subdivision Name (if any): Huntcliff River Preserve Tax/Parcel ID #: 06 0368 LL525
Parcel Address: 9072 River Run NE, Sandy Springs, GA 30350 Lot #: N/A
Permittee: Tony Greco Signature: _____
Firm: Nutter & Associates, Inc. Phone: 706-354-7925
Address: 360 Hawthorne Lane Athens, GA 30606
Accepted/Denied by: _____

Plan Requirements

- X 1. Project name and address, land lot, district, and zoning district.
X 2. Owner's name and complete address including zip code.
X 3. Name and telephone number of a "24-Hour Contact".
X 4. Design firm name/address/phone, point of contact, and contact phone number.
X 5. North arrow, site acreage, and scale of drawing (1"=10 to T-50').
X 6. Boundary information including bearings and distances along all property lines, and Tie.
N/A 7. Street name and right-of-way width.
N/A 8. Building setback lines (per Sandy Springs Zoning Ordinance) labeled with dimensions to lot lines.
X 9. Locations of all existing structures (including houses, barns, sheds, landscape and retaining walls, sanitary and storm drainage lines and structures, detention ponds and structures, septic tanks and lines, pools, fences, etc.) with distances to lot lines for all above ground structures.
N/A 10. Locations of all proposed structures (including houses, walls, sanitary and storm drainage lines and structures, septic tanks and lines, pools, fences, etc.) Size and type of construction should be called out on the plan with distances to lot lines for all above ground structures.
N/A 11. Height of proposed buildings and square footage of existing and proposed dwelling.
X 12. Location of zoning buffers, access easements, sewer easements, and drainage easements, etc.
N/A 13. Location of all proposed parking spaces. Include calculations, dimensions of spaces and drives, include Handicap spaces and compact, if any.

Drainage Requirements THIS SECTION IS NOT APPLICABLE TO THE PROPOSED PROJECT

Address All Items Marked With an "X"

- ____ 1. Minimum culvert size shall be 18", and maximum velocity shall be 15 ft./sec.
____ 2. Locate catch basins with 600 feet maximum spacing, designed for 10-year storm with a Maximum gutter spread of 8 feet.
____ 3. Show nearest existing catch basin along all roads that receive water from this development.
____ 4. Provide design calculations for all storm drainage pipes. Storm drainage pipes shall be designed for 25-year storm frequency.
____ 5. Culverts beneath roads shall be designed to convey the 100-year storm. Show analysis/effects of 100 year storm.
____ 6. Provide design calculations for all ditches and channels. Ditches and channels shall be designed for 25-year storm frequency.
____ 7. Provide back water effect due to constriction of pipes in ditches or swales. Limit backwater to within the property.

Storm Drainage Plan THIS SECTION IS NOT APPLICABLE TO THE PROPOSED PROJECT

- ____ 8. Show existing and proposed contours, clearly distinguishable.
____ 9. Identify drainage structures as existing or proposed.
____ 10. Show drainage easements drawn with width dimensions specified. Typical D.E. width is 20 ft minimum.
____ 11. Delineate and label any flood zone within the site.
____ 12. Label roadway highpoints on the center line of the roadway.
____ 13. Show the limits of proposed construction to be permitted.
____ 14. Profile all existing/proposed storm pipes above which land disturbance will occur.
____ 15. Reference all storm drainage structures (i.e., catch basins, drop inlets, headwalks, etc.) to Sandy Springs or any other standard (G.D.O.T., etc.) or provide complete detail(s) if not a public standard.
____ 16. Storm drainage structures are not allowed within the radius of a curb.
____ 17. Provide outlet velocity at outlet structures, (i.e. storm drainage profile).
____ 18. Storm drainage structures shall discharge into natural draws or drainage channels/swales.
____ 19. For all permit revisions, submit a letter stating the proposed changes. These changes should be highlighted on all sheets affected.

Storm Drainage Pipe Design THIS SECTION IS NOT APPLICABLE TO THE PROPOSED PROJECT

- ____ 20. 30" maximum cross drain pipe draining through Sandy Springs standard catch basins or drop inlets. When larger diameter is required, provide design and detail of all structures.
____ 21. Storm drain cross section:
A. Minimum pipe cover
1. Storm drains: 18 inches outside roadway, 36 inches within roadway (See standard 600).
2. Berming or trenching is not allowed to achieve minimum or maximum cover.
B. Minimum pipe slopes:
1. Concrete or smooth walled HDPE 0.5%
2. CMP 1.0%
____ 22. All storm crossings under roadways shall be reinforced concrete pipe, class per Standard 573.
____ 23. Storm pipe material types, directional changes, slope changes or transitions are permitted only at drainage structure with surface access (i.e., junction box with manhole, catch basin, etc.) Concrete collars are not acceptable at transitions.

- ____ 24. Show size, material type, class or gauge, percent slope, and length of all pipes.
____ 25. Provide invert elevations and top elevations of drainage structures.
____ 26. Anchor collars are required on storm pipes when the slope is greater than 30%.

Ditches and Swales THIS SECTION IS NOT APPLICABLE TO THE PROPOSED PROJECT

- ____ 28. All proposed swales and ditches shall have cross sections, centerline profiles, flow volumes, and velocities shown on plans.
____ 29. If velocity in ditch is greater than 3 ft./sec., ditch shall be paved with a non-erodible material.

Storm Drain Structures THIS SECTION IS NOT APPLICABLE TO THE PROPOSED PROJECT

- ____ 30. Show drainage area, Q25 and headwater elevation at the inlet of all storm drain structures (include accumulative areas and Q's, and longitudinal system).
____ 31. Indicate the type and Fulton County standard number (or other) for inlet and outlet structures of all pipes.
____ 32. All pre-cast M.H. shall be provided with a minimum of 9 inches clearance on each side of connecting pipe between all cut-outs or penetration.
____ 33. Use online catch basins except for cul-de-sac applications in which one foot offset is required.
____ 34. Show concrete spillway at the end of curb and gutter (as per G.D.O.T. Standard 9013, type III) where applicable.
____ 35. Use concrete flared end sections at driveway crossings within the right-of-way and other Applications adjacent to vehicular traffic (Ref. G.D.O.T. Standard 1120).
____ 36. Professional's seal and signature required on all plans and reports.

Erosion Control Requirements

- X 1. Complete the GSWCC Erosion and Sediment Control Plan Review Checklist and submit with plans. Indicate on the completed checklist if each checklist item is included and on what plan page(s) each item is depicted. Sign and date checklist.
X 2. Add the following notes to the plans:
A. Prior to any other construction, a stabilized construction entrance shall be constructed at each entry to or exit from the site.
B. The construction exits shall be maintained in a condition which will prevent tracking or flow of mud on to public right-of-way. This may require periodic top dressing with stone, as conditions demand, and repair and/or clean-out of any structures used to trap sediment. All materials spilled, dropped, washed, or tracked from vehicle onto public roadway or into storm drain must be removed.
C. Prior to commencing land disturbance activity the limits of land disturbance shall be clearly and accurately demarcated with stakes, ribbons, or other appropriate means. The location and extent of all authorized land disturbance shall occur within the approved limits indicated on the approved plans.
D. Immediately after the establishment of construction entrances/exits, all perimeter erosion control devices and storm water management devices shall be installed prior to any other construction.
E. Owner agrees to provide and maintain off-street parking on the subject property during the entire construction period.
F. The contractor shall furnish and maintain all necessary barricades while roadway frontage improvements are being made.
G. The construction of the site will initiate with the installation of erosion control measures sufficient to control sediment deposits and erosion. All sediment control will be maintained until all up stream ground within the construction area has been completely stabilized with permanent vegetation and all roads/driveways have been paved.
H. Failure to install, operate or maintain all erosion control measures will result in all construction being stopped on the job site until such measures are corrected back to City of Sandy Springs Standards.
I. A copy of the approved land disturbance plan and permit shall be present on the site whenever land disturbance activity is in progress.
J. All sewer easements disturbed must be dressed and grassed to control erosion.

- X 3. Delineate a 50 foot undisturbed natural vegetative buffer, measured horizontally, on both banks of the stream as measured from the point of wrested vegetation in accordance with the Sandy Springs Stream Buffer Protection Ordinance. No septic facilities permitted within the buffer.

- X 4. Delineate a 25 foot impervious setback, measured horizontally, beyond the 50 foot undisturbed natural vegetative buffer, in which all impervious cover is prohibited. Grading, filling, and earthmoving shall be minimized within the setback. (Ref: City of Sandy Springs Stream Buffer Protection Ordinance) No septic facilities permitted within the setback.

- X 5. Site is within 2000 feet of the banks of the Chattahoochee River. Demonstrate compliance with the Metropolitan River Protection Act and the Chattahoochee Corridor Plan.

- N/A 6. Per Sandy Springs Zoning Ordinances 34.4.1.G.7, sitation study may be required.

- X 7. Provide statement on the plans stating whether State Waters are or are not onsite or within 200 feet of the site. If State Waters are within 200 feet of the site depict location of State Waters.

GRADING ONLY PROJECTS

- X 1. Provide a cash surety for the completion of re-vegetation and site stabilization per Worksheet 1 below.

- X 2. Show the following notes:

- A. A performance surety for grading, erosion control, re-vegetation and site stabilization will be required in the amount of \$ 192.57 ____.
B. The surety shall remain in force and be renewable from phase to phase.
C. The Contractor shall provide traffic control by posting signalmen and clean-up crews for the duration of hauling.
D. All traffic control and clean-up crew operations shall conform to the Manual of Uniform Traffic Control Devices.
E. Hauling operations shall not be permitted during peak traffic flow periods: 7--9 am and 4--6 pm.
F. Contractor shall be responsible for repair of any damage to roadway caused by hauling operations. Existing conditions, shall be documented in engineer's biweekly report.

Storm Water Management Report Requirements THIS SECTION IS NOT APPLICABLE TO THE PROPOSED PROJECT

Minimum Submittal Requirements

1. Conceptual Review Approval
2. Stormwater Management Report/Hydrologic Analysis (2 copies).
3. Construction Plans bearing details of all stormwater management facilities and plans and profiles of proposed storm sewer.

Stormwater Management Report Contents

1. Existing Conditions Analysis
A. Provide topographic map of existing conditions. Show the following on the map:
i. Delineate drainage boundaries (including offsite areas draining onto site) and label/ name each drainage area the same as each basin is labeled/named in calculations and tabulations appearing elsewhere in the report.
ii. Indicate acreage of each delineated drainage area.
iii. Indicate CN for each delineated drainage area.
iv. Indicate t_c for each delineated drainage area.
v. Indicate runoff travel path and correlate to calculations determining t_c for each drainage area.
vi. Indicate land cover condition for each drainage area.
B. Provide a summary table of peak rates of runoff from each delineated drainage area for 1, 2, 5, 10, 25, and 100 year storm events. Include in summary table for each drainage area the following data: label/name of drainage area, acreage, CN, t_c , gross rainfall amount for each storm event, and peak flow rate for each storm event (cfs).
C. Provide time of concentration determination calculations for each drainage area.
2. Post Development Conditions Analysis
A. Provide topographic map of developed conditions. Show the following on the map:
i. Delineate drainage boundaries (including offsite areas draining onto site) and label/ name each drainage area the same as each basin is labeled/named in calculations and tabulations appearing elsewhere in the report.
ii. Indicate acreage of each delineated drainage area.
iii. Indicate CN for each delineated drainage area.
iv. Indicate t_c for each delineated drainage area.
v. Indicate runoff travel path and correlate to calculations determining t_c for each drainage area.
vi. Indicate land cover condition for each drainage area.
vii. Delineate and label/name each stormwater management facility.
viii. Indicate all outflow locations for each stormwater management facility.
B. Provide a summary table of peak rates of runoff from each delineated drainage area for 1, 2, 5, 10, 25, and 100 year storm events. Include in summary table for each drainage area the following data: label/name of drainage area, acreage, CN, t_c , gross rainfall amount for each storm event, and peak flow rate for each storm event (cfs).
C. Provide a summary table of developed peak rates of runoff vs. existing peak rates of runoff for each drainage area. Demonstrate no increase in peak rates of runoff for 1, 2, 5, 10, or 25 year events for each drainage area.
D. Provide tabular hydrograph output for drainage area(s) draining to each stormwater management facility for the 1, 2, 5, 10, 25, and 100 year events.
E. Provide tabular hydrograph output for outflow (routing) of each stormwater management facility for the 1, 2, 5, 10, 25, and 100 year events.
F. For any bypass area hydrograph that is combined with a stormwater management facility outflow hydrograph, provide the tabular hydrograph output for the bypass area for the 1, 2, 5, 10, 25, and 100 year events. Provide the tabular hydrograph output for each combined hydrograph.
G. Provide time of concentration determination calculations for each drainage area.
H. For each stormwater management facility provide Stage/Storage/Outflow tabulation and outlet configuration data used for routing for each stormwater management facility.
3. Provide Water Quality Volume (WQv) calculations in accordance with the Georgia Stormwater Management Manual (GSMM).
4. Provide Channel Protection Volume (CPV) calculations in accordance with the Georgia Stormwater Management Manual (GSMM).
5. Provide extended detention orifice sizing calculation.
6. Provide details for outlet control structures/devices for each stormwater management facility on plans and in stormwater management report. Ensure details on plans agree with details in report. Label structures so plans and details in report and on plan can be easily correlated.
7. Post Development Downstream Analysis
A. Provide analysis of downstream conditions at each point or area along project boundary at which runoff will exit the property.
B. Extend analysis of downstream conditions to include all portions of the downstream conveyances between the site and the point where the site area is 10 percent of the total basin area.
C. Compare capacity vs. designed flow for each downstream conveyance between site and 10% point.
8. Minimum Hydrology Design Parameters
A. Existing condition, pervious vegetated areas maximum CN = 55.
B. Existing condition time of concentration determination shall be in accordance with Section 2.1.5.6 in the Georgia Stormwater Management Manual (GSMM). Sheet/Overland flow lengths less than 100 feet used in GSMM equation 2.1.9 shall be justified in stormwater management report. Use of existing time of concentrations greater than calculated in accordance with GSMM 2.1.5.6 is acceptable.
C. Minimum freeboard for above ground earthen stormwater management facility dams is 2 feet.
D. Minimum freeboard for concrete stormwater management containment facility is 1 foot.
9. Other Hydrology and Drainage Items THIS SECTION IS NOT APPLICABLE TO THE PROPOSED PROJECT
1. Show a 20 ft. graded (max 16% slope) and stabilized access easement to all stormwater management facilities from a location of public vehicle access.
2. Provide a 20 ft landscape strip as required by the City Arborist around the exterior of all Detention areas adjacent to and outside the required 10 ft. access easement.
3. Show a six foot high security fence with a 10 ft. access gate outside of the ten foot access easement around each detention pond. Show the location of the access gate.
4. Provide Standard 908 Detail for Earth Fill for Detention Ponds or other detail that meets the minimum standards inherent in standard 908.
5. State the Water Quality Volume, the Channel Protection Volume, the 25-year volume, and the 100-year volume on the plans. State the Water Quality elevation, the Channel Protection elevation, the 25-year elevation and the 100 year elevation on the plans.
6. Eliminate proposed concentrated discharge from site where existing condition is sheet flow.
7. When serving more than three lots, detention ponds shall be located on a separate parcel Where no home can be constructed.
8. Provide design professional seal and signature on plans and report.

Inspection and Maintenance Agreement (Sandy Springs Code of Ordinances Chap. 14, Art. 5, 3.d)

1. An Inspection and Maintenance Agreement for all stormwater management facilities must be approved by the Community Development Department before permitting.
2. State name or official title of person(s) responsible for carrying out inspection and maintenance.
3. Responsibility shall remain with property owner and shall pass to any successor owner.
4. Include schedule for when and how often routine inspection and maintenance will occur.
5. Include plans for annual inspections and include remedies for default.
6. Agreement shall be recorded before final plat approval for residential developments and before certificate of occupancy for other developments.

LAND DISTURBANCE PERMIT REQUIREMENTS

Huntcliff River Club

Streambank Stabilization Project

Fulton County, Georgia

REVISIONS:

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CPESC NO. 6260

GSWCC NO. 12924

EXPIRES: 6/28/2021

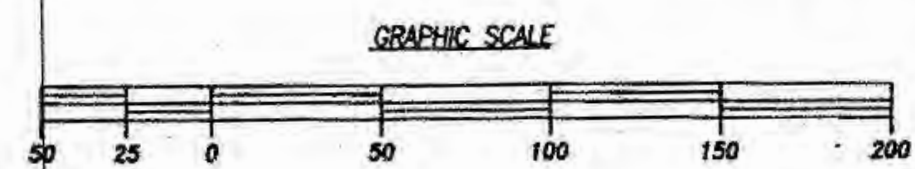
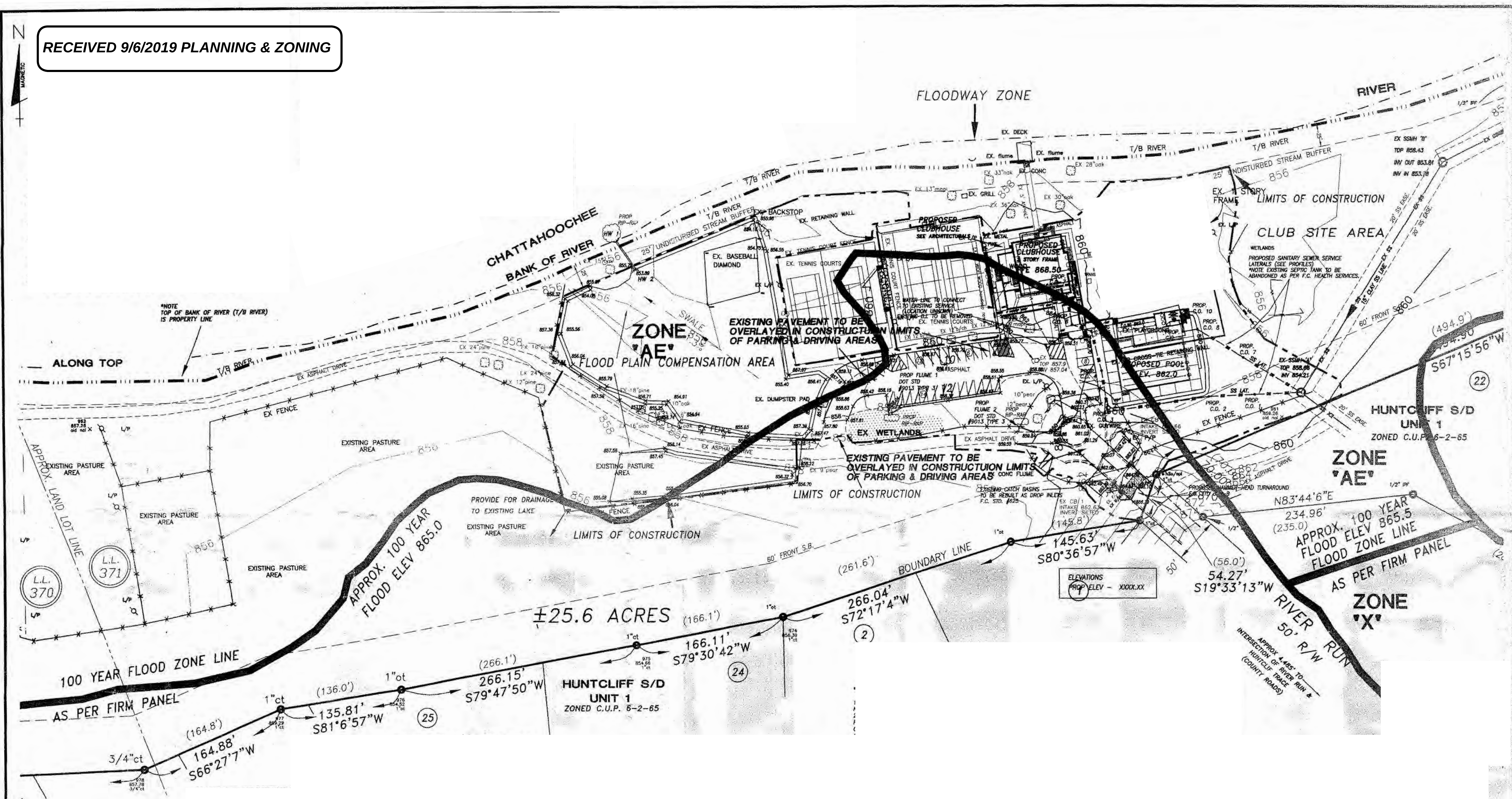
DATE: 8/26/2019

SHEET #

16



RECEIVED 9/6/2019 PLANNING & ZONING



REV.	DATE	DESCRIPTION
1	10/23/01	NEW SITE PLAN
2	11/30/01	COUNTY COMMENTS
3	3/8/02	COUNTY COMMENTS

HUNTCLIFF AMENITIES AREA
LAND LOT 27, 80, 17th DIST. FULTON COUNTY, GEORGIA
LAND LOT 370, 371 6th DIST. FULTON COUNTY, GEORGIA

DRAWN	AS
CHECKED	LCE
DATE	10/4/01
SCALE	1" = 50'

LCE ENGINEERS, INC

Tel. 770 998-5763
SHEET 4
1255 Canton St.
Suite "A"
Roswell, GA 30075

REVISIONS:



CPESC NO. 6260
GSWCC NO. 12924
EXPIRES: 6/28/2021
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SHEET #

SANDY SPRINGS PLANTING STANDARDS

CANOPY COVER REQUIREMENTS

1. COVERAGE AREA OF SITE IS BASED ON CALCULATION OF TREES TO REMAIN AND TREES TO BE PLANTED TO BE NO LESS THAN THE ALLOWANCES LISTED IN THE TREE CONSERVATION ORDINANCE, MOST CURRENT VERSION.
2. CANOPY COVER REQUIREMENTS SHALL BE ESTABLISHED FOR THE PROTECTION OF ALL EXISTING PROTECTED TREES.
3. CANOPY CAN BE DETERMINED BY ACTUAL MEASUREMENT OR BY GENERAL ASSIGNMENT.
- a. ACTUAL MEASUREMENT IS THE MEASURED SQUARE FOOTAGE OF THE CANOPY OF A TREE.
- b. GENERAL ASSIGNMENT ATTRIBUTES SQUARE FOOTAGE BASE ON THE POTENTIAL CANOPY SIZE OF A SPECIES (SMALL, MEDIUM, OR LARGE) AS INDICATED IN THE RECOMMENDED SPECIES LIST
4. TREES PLANTED TO MEET CANOPY COVER STANDARDS MUST BE MAINTAINED IN HEALTHY CONDITION FOR A MINIMUM OF THREE (3) FULL GROWING SEASONS.

CANOPY REQUIREMENT

Site =	114,127 sf (2.62 ac)
Coverage Requirement (RCC) =	39,945 sf (0.917 ac)

PROTECTED TREES

Species	DBH (in)
Quercus nigra	20
Acer rubrum	8
Carpinus caroliniana	10
Quercus nigra	5
Cornus florida	5
Quercus nigra	30
Acer rubrum	5
Quercus nigra	12
Platanus occidentalis	11
Betula nigra	6
Liriodendron tulipifera	10
Quercus falcata	3
Ilex sp.	2
Betula nigra	6
Ilex sp.	7
Ilex sp.	6
Platanus occidentalis	5
Quercus nigra	3
Betula nigra	9
Betula nigra	5
Quercus falcata	4
Quercus falcata	5
Quercus falcata	5
Betula nigra	8
Betula nigra	17
Quercus nigra	17
Quercus nigra	36
Quercus nigra	15
Quercus nigra	9
Acer rubrum	13
Quercus nigra	16
Quercus nigra	19
Quercus nigra	23
Quercus nigra	14
Quercus nigra	28
Quercus nigra	9
Quercus nigra	18
Quercus nigra	15
Betula nigra	8
Quercus nigra	19
Tree group	—
Quercus nigra	22
Acer negundo	9
Prunus serotina	6
Quercus nigra	14
Quercus nigra	34
Quercus falcata	38
Quercus nigra	32
Liriodendron tulipifera	24
Liriodendron tulipifera	8
Quercus nigra	6
Acer rubrum	18
Acer rubrum	10
Acer negundo	4
Liriodendron tulipifera	16
Quercus nigra	23
Quercus nigra	12

57 Total Trees x 1,000 sf = 57,000 sf Existing Canopy to Remain (EC)

LANDMARK REPLACEMENT (>18" dbh)
none

0 Total Trees x 1,000 sf x 1.5 = 0 sf to be replaced (LR)

CANOPY REPLACEMENT (CR)

RCC - EC + LR = CR
39,945 - 57,000 + 0 = -20,055 sf Canopy Replacement Required

REPLACEMENT TREES

225 mixed species (see Planting Plan details)

225 Total Trees x 1,000 sf = 225,000 sf Replaced

BUFFERS ON PRIVATE PROPERTY

1. WHEN LAND USE OF A PROPERTY CHANGES, THE MINIMUM REQUIREMENTS FOR THE NEW USE SHALL BE MET.
2. REQUIRED UNDISTURBED BUFFERS MUST REMAIN UNDISTURBED AND ACTIVELY PROTECTED IN PERPETUITY UNDER THE AUSPICES OF THE TREE CONSERVATION SECTION OF THE DEVELOPMENT CODE.
3. BUFFERS MUST BE REPLANTED WHERE DISTURBED FOR APPROVED ACCESS AND UTILITY CROSSINGS.
4. ALL BUFFER PLANT MATERIALS ARE SUBJECT TO APPROVAL BY THE CITY OF SANDY SPRINGS.
5. THE BUFFERS SHALL BE REPLANTED TO MEET THE FOLLOWING STANDARDS:
- a. TO ACCOMPLISH SCREENING, THE PLANT MATERIALS MUST BE EVERGREEN AND A MINIMUM 5 FEET IN HEIGHT AT TIME OF PLANTING, WITH BRANCHING FULL TO THE GROUND.
- b. THE NUMBER OF PLANTING ROWS FOR TREE REPLACEMENT IN BUFFERS IS DETERMINED BY BUFFER WIDTH AS PROVIDED IN DEVELOPMENT CODE SEC. 8.2.
6. ENCROACHMENT INTO BUFFERS FOR THE CONSTRUCTION OF RETAINING WALLS, FOOTING, OR WALL SUPPORTS IS NOT PERMITTED UNLESS OTHERWISE SPECIFIED IN THE CONDITIONS OF REZONING. ENCROACHMENTS INTO UNDISTURBED BUFFERS SHALL BE REQUESTED THROUGH REZONING OR VARIANCE, AS APPLICABLE. DRAINAGE WITHIN OR THROUGH BUFFERS MAY REQUIRE ADDITIONAL WIDTH TO COMPENSATE FOR DRAINAGE AREA, AND IS SUBJECT TO THE APPROVAL OF THE CITY.
7. NO GRADING IS ALLOWED IN BUFFERS UNLESS PERMISSION IS OBTAINED THROUGH CITY ARBORIST REVIEW AND DIRECTOR APPROVAL.

TREE CONSERVATION AND PROTECTION PLAN (TCPP)

GUIDELINES

1. EVALUATE THE CONSERVATION POTENTIAL OF ALL TREES ON SITE BASED ON THEIR SPECIES, HEALTH, STRUCTURAL CONDITION, AND LOCATION IN RELATION TO SITE MODIFICATIONS AND PROPOSED STRUCTURES AND UTILITIES.
2. DIAGRAM THE APPROXIMATE LOCATION OF THE TREES' CRITICAL ROOT ZONES (CRZ), BASED ON 1.25 FEET OF RADIUS FOR EVERY INCH OF DIAMETER AT BREAST HEIGHT (DBH), OR DRIP-LINE.
3. EVALUATE TREES ON ADJACENT PROPERTIES FOR A FULL RANGE OF POTENTIAL IMPACTS, AND NEGOTIATE MITIGATING ACTIONS WITH THE ADJACENT PROPERTY OWNERS.
4. EITHER MODIFY THE SITE PLAN OR IDENTIFY TREES THAT CANNOT BE PROTECTED TO BE REMOVED. GENERALLY, TREES THAT SUFFER DISTURBANCE TO 25% OF THE CRZ ARE CONSIDERED DESTROYED. VARIABLES INCLUDE THE NATURE OF DISTURBANCE, THE POTENTIAL TO MITIGATE DAMAGE, THE SPECIES OF TREE, ITS CONDITION, AND VIGOR.
5. DISTURBANCE TO THE CRZ INCLUDES CHANGING THE FINISH ELEVATION OF THE SOIL 3" OR GREATER BY CUTTING OR FILLING, COMPACTION BY ACTIVITY OR STORAGE OF MATERIALS, OR ANY CUTTING OR TRENCHING.
6. THE PROTECTION OF CLUMPS OR GROUPINGS OF TREES IS MORE EFFECTIVE THAN INDIVIDUAL TREES.
7. PLAN FOR HOW THE FULL RANGE OF SITE ACTIVITIES COULD POTENTIALLY IMPACT THE TREES. IDENTIFY STAGING AREAS FOR PARKING, MATERIAL STORAGE, CONSTRUCTION DEBRIS, AND CONCRETE WASHOUT.
8. IDENTIFY WAY TO INSURE SUB-CONTRACTOR UNDERSTANDING AND COMPLIANCE WITH THE TREE PROTECTION PLAN.

TCPP IMPLEMENTATION

1. CONDUCT PRE-CONSTRUCTION TREE MAINTENANCE - FERTILIZATION, AND PRUNING REMOVE STRUCTURAL DEFECTS, DEADWOOD, OR TO IMPROVE CLEARANCE FOR EQUIPMENT AND STRUCTURES. EDUCATE ALL WORKERS ON SITE ABOUT TREE PROTECTION TECHNIQUES AND REQUIREMENTS.
2. REQUIREMENTS SHALL BE NOTED ON LANDSCAPE AND TREE PLAN.
3. ESTABLISH A TREE PROTECTION ZONE EQUAL TO THE TREES' CRITICAL ROOT ZONE, (1.25' x 1" CAL DBH), OR AS A MINIMUM ALONG THE LIMITS OF DISTURBANCE.
4. INSTALL TREE PROTECTION FENCING PRIOR TO ANY LAND DISTURBANCE.
5. ACCEPTABLE TREE FENCING INCLUDES THE FOLLOWING:
- a. A MINIMUM 4 FEET HIGH BARRIER, CONSTRUCTED IN A POST AND RAIL CONFIGURATION. A 2-INCH x 4-INCH POST AND A DOUBLE 1-INCH x 4-INCH RAIL ARE RECOMMENDED.
- b. FOUR FOOT ORANGE POLYETHYLENE LAMINAR SAFETY FENCING WITH POSTS SET AT 6 FOOT ON CENTER MAXIMUM.
- c. ANY DEVIATION FROM THE TWO ACCEPTABLE TREE FENCING METHODS LISTED ABOVE MUST BE AUTHORIZED BY THE SANDY ARBORIST.
6. CONSTRUCTION OFFICES, VEHICULAR PARKING, WORKER BREAK SITES, AND MATERIAL STORAGE AND DEBRIS AREA ARE TO BE PLACE OUTSIDE OF THE TREE PROTECTION ZONES.
7. UNDERGROUND AND OVERHEAD UTILITY LINES THAT WOULD REQUIRE TRENCHING OR SEVERE PRUNING OF PROTECTED TREES SHALL BE REROUTED. TUNNELING OR BORING CAN BE USED TO INSTALL UNDERGROUND UTILITIES WITHIN A TREE PROTECTION ZONE. BORING SHALL BE AT LEAST 24 INCHES BENEATH THE SURFACE.
8. WHERE TREE ROOTS MUST BE CUT, MAKE ONLY SHARP, CLEAN CUTS TO PROMOTE ROOT REGENERATION.
9. WHEN CLEARING AND GRADING IS PLANNED IN CLOSE PROXIMITY TO A TREE PROTECTION ZONE, THE LIMIT OF DISTURBANCE SHALL BE DEFINED BY A CLEAN TRENCH CUT TO A DEPTH OF 36 INCHES, TO PREVENT THE SHREDDING AND TEARING OF PROTECTED ROOTS.
10. ROOTS, RETAINING WALLS SHALL BE USED TO MINIMIZE THE IMPACT GRADE CHANGES NEAR OR WITHIN THE CRITICAL ROOT ZONES OF PROTECTED TREES TO MINIMIZE DAMAGE AND TO COUNT FOR CANOPY REQUIREMENTS.
11. MONITOR COMPLIANCE WITH TREE PROTECTION REQUIREMENTS AND TREE HEALTH REGULARLY DURING CONSTRUCTION.
12. FENCING MAY BE REMOVED AT THE END OF THE PROJECT FOR THE INSTALLATION OF LANDSCAPING.

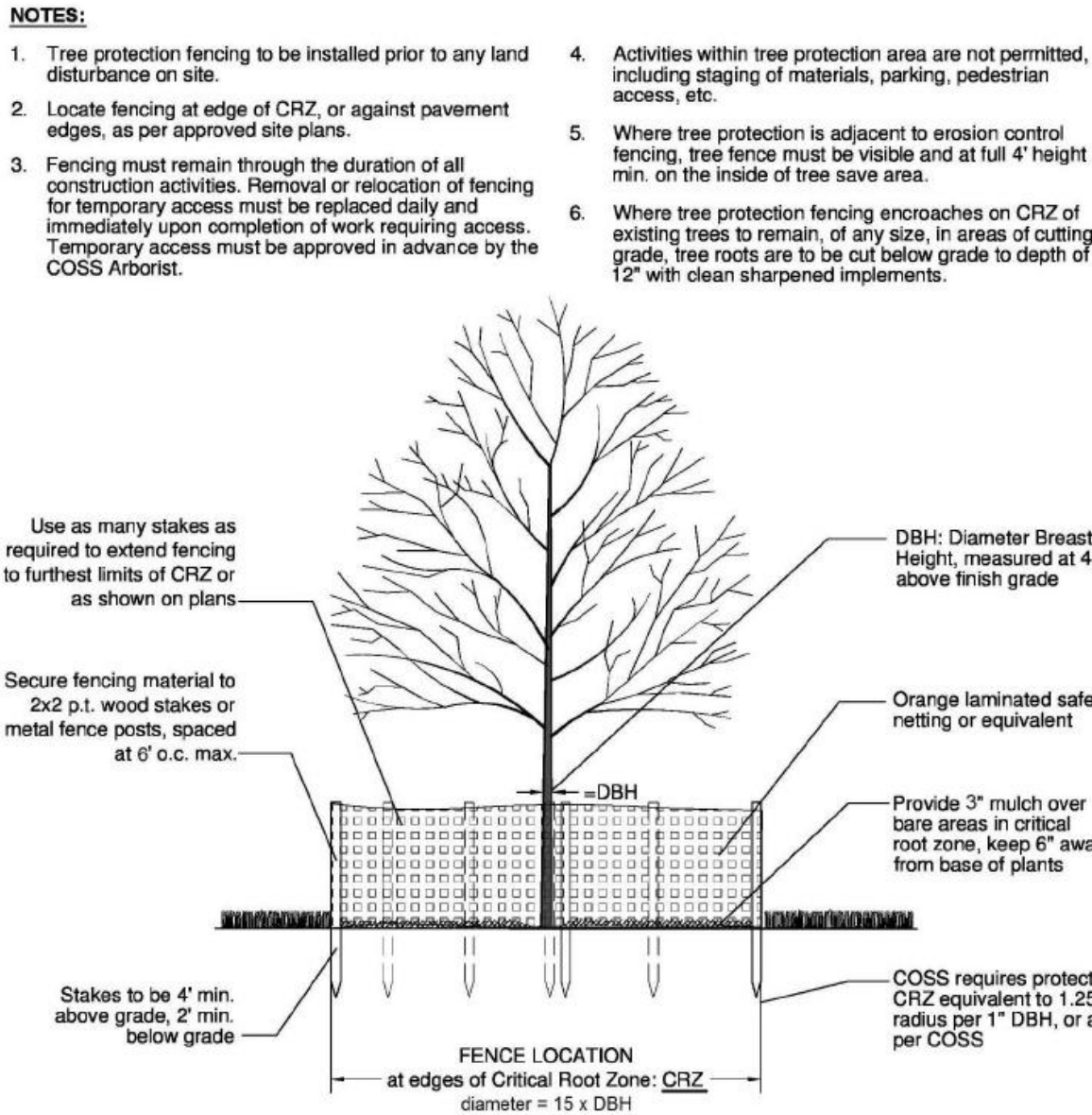
TCPP IMPLEMENTATION

1. CONDUCT PRE-CONSTRUCTION TREE MAINTENANCE - FERTILIZATION, AND PRUNING REMOVE STRUCTURAL DEFECTS, DEADWOOD, OR TO IMPROVE CLEARANCE FOR EQUIPMENT AND STRUCTURES. EDUCATE ALL WORKERS ON SITE ABOUT TREE PROTECTION TECHNIQUES AND REQUIREMENTS.
2. APPLY AT LEAST 1 INCH OF WATER PER WEEK BY DEEP WATERING IN THE ABSENCE OF ADEQUATE RAINFALL.
3. FERTILIZE TREES WITH PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, AND OTHER MACRO- AND MICRO-NUTRIENTS AS INDICATED BY A SOIL TEST, BUT WAIT AT LEAST ONE YEAR TO APPLY ANY NITROGEN. FERTILIZE LIGHTLY WITH NITROGEN AFTER 1 YEAR.
4. INSPECT TREES ANNUALLY FOR AT LEAST 3 AND UP TO 5 YEARS AFTER CONSTRUCTION TO LOOK FOR CHANGES IN CONDITION AND SIGNS OF INSECTS OR DISEASE, AND TO DETERMINE MAINTENANCE NEEDS. MAINTENANCE OF PLANTINGS VISIBLE TO THE PUBLIC STREETS IS REQUIRED AND SUBJECT TO CODE ENFORCEMENT MEASURES.

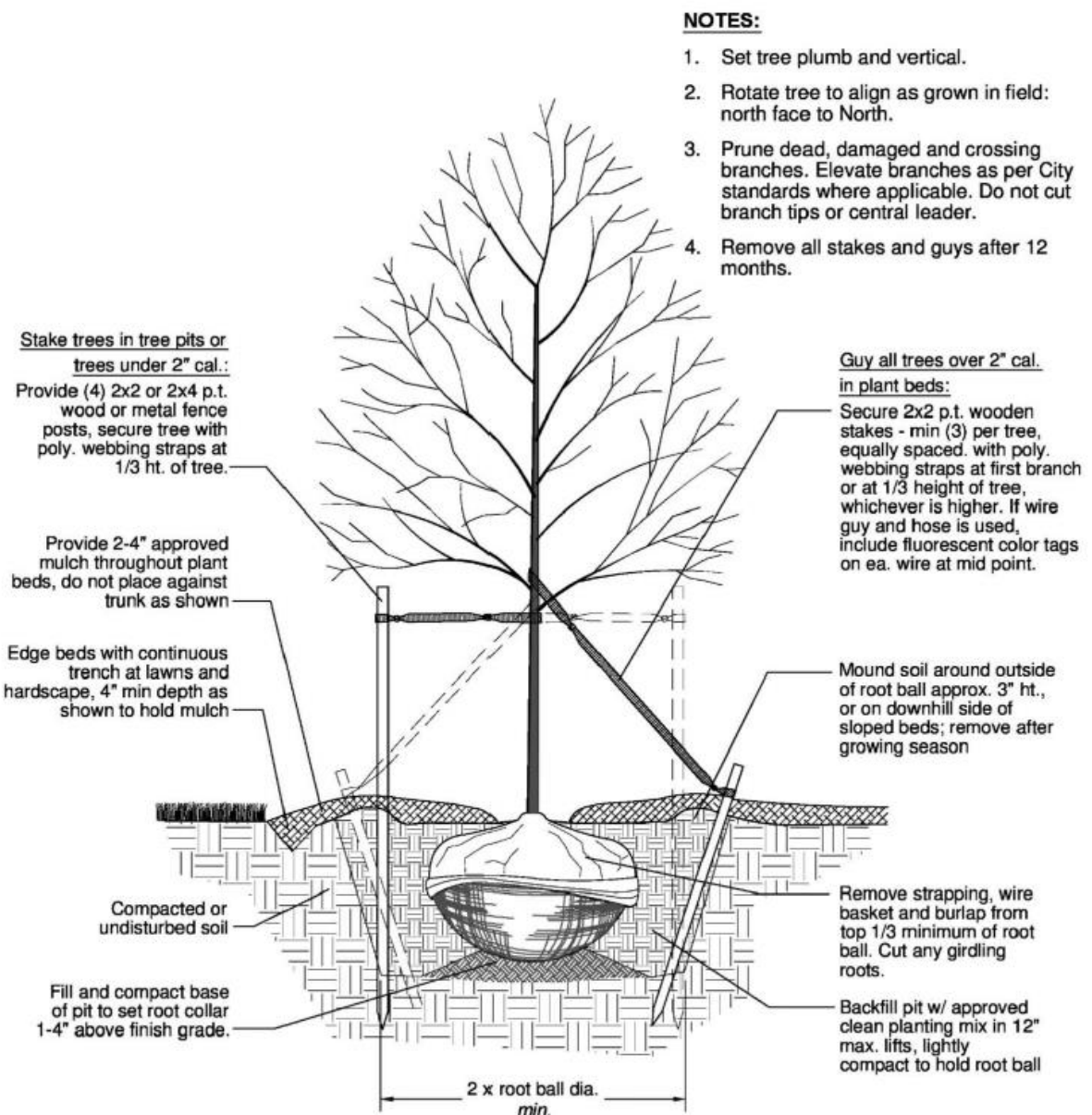
PLANTING STANDARDS

1. PRE-PLANTING CONSIDERATIONS:
- i. ONLY HEALTHY TREES WITH A WELL-DEVELOPED ROOT SYSTEM AND A WELL FORMED TOP, CHARACTERISTIC OF THE SPECIES, SHALL BE PLANTED.
- ii. TREES SPECIES SELECTED FOR PLANTING ARE INCLUDED ON SHEET 16 AND ARE IN CONFORMANCE WITH TABLE 1-3 OF THE SANDY SPRINGS TECHNICAL MANUAL.
- iii. CONTRACTORS MUST CALL 811 FOR UTILITY LOCATION OF UNDERGROUND UTILITIES PRIOR TO DIGGING.
- iv. DECIDUOUS AND EVERGREEN TREES SHALL BE PLANTED BETWEEN THE END OF OCTOBER AND THE END OF FEBRUARY.
2. PLANTING PROCEDURES:
- i. PLANTING HOLES SHALL BE NO LESS THAN TWO (2) TIMES THE WIDTH OF THE ROOT BALL OR BARE ROOTS OF THE TREE BEING PLANTED. A PLANTING HOLE 3 TO 5 TIMES THE WIDTH OF THE ROOT BALL IS RECOMMENDED.
- ii. TREES SHALL NOT BE PLANTED DEEPER THAN THEY WERE IN THEIR FORMER LOCATION OR CONTAINER, AND SHALL BE 1-4" HIGHER THAN THE SURROUNDING FINISH GRADE.
- iii. SPADE COMPACTED BOTTOM AND SIDES OF THE PLANTING HOLE SHALL BE ROUGHED OR SCARIFIED TO ALLOW THE PENETRATION OF DEVELOPING ROOTS.
- iv. WATER DRAINAGE FROM THE BOTTOM OF THE PLANTING HOLE ESSENTIAL FOR ROOT ESTABLISHMENT.
- v. AVOID THE APPLICATION OF SOIL AMENDMENTS OR FERTILIZER AT THE TIME OF PLANTING.
- vi. ALL PLANTS MUST BE WATERED TO SATURATION IMMEDIATELY UPON PLANTING. WHEN PLANTING TREES, IT IS RECOMMENDED THAT TREES BE SET AND THE PIT BACKFILLED HALF WAY, THEN SOAKED TO VERIFY GOOD DRAINAGE, THEN PLANTING COMPLETED, AND WATERED AGAIN TO SATURATION.

TREE FENCING DETAIL



TREE PLANTING DETAIL



Approximate Watering Time to Apply One Inch of Water Across Various Sized Critical Root Zones

Radius of CRZ(ft)	Volume of Water (gals) to Equal 1"	Total Application Time (minutes and hours) at a delivery Rate of 5 Gallons Per					
		5 Sec	15 Sec	30 Sec	45 Sec	60 Sec	
5	37	1 min	2 min	4 min	6 min	7 min	
10	147	3 min	7 min	15 min	22 min	30 min	
15	330	6 min	17 min	33 min	50 min	1 hr	
20	587	10 min	29 min	1 hr	1 hr 30 min	2 hrs	
25	917	15 min	46 min	1 hr 30 min	2 hr 30 min	3 hrs	
30	1,322	22 min	1 hr	2 hrs	3 hr 30 min	4 hrs 30 min	
35	1,799	30 min	1 hr 30 min	3 hrs	4 hr 30 min	6 hrs	
40	2,349	39 min	2 hrs	4 hrs	6 hrs	8 hrs	
45	2,973	50 min	1 hr 30 min	5 hrs	7 hrs 30 min	10 hrs	
50	3,670	1 hr	3 hrs	6 hrs	9 hrs	12 hrs	

SANDY SPRINGS TREE CONSERVATION AND PROTECTION PLAN

Huntcliff River Club
Streambank Stabilization Project
Fulton County, Georgia

REVISIONS:

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CPESC NO. 6260

GSWCC NO. 12924

EXPIRES: 6/28/2021

DATE: 8/26/2019

SHEET #

18

Nutter & Associates
environmental consultants
Phone: (706) 354-7925 360 Hawthorne Lane
Fax: (706) 354-7928 Athens, GA 30606



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT Board of Appeals Meeting; October 16, 2019

Case: **V19-0018 – 9673 Roberts Drive NE**

Staff Contact: Madalyn Smith (madalyn.smith@sandyspringsga.gov)

Report Date: September 27, 2019

REQUEST

Applicant requests a variance from Section 2.2.2 of the Development Code to allow for a 23.9 foot encroachment into the required 60 foot primary street setback for the purpose of constructing a garage.

APPLICANT

Prop. Owners: Derek Lawrie, Catherine Barton Lawrie	Petitioner: Derek Lawrie	Representative: Nathan V. Hendricks
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PROPERTY INFORMATION

Location	9673 Roberts Drive
Council District	1; Paulson
Road Frontage	149.7 feet on Roberts Drive
Acreage	1.53 acres
Existing Zoning	RE-1
Existing Land Use	Single-Family Residence
Character Area	Protected Neighborhood
Hydrology	State Waters Chattahoochee River Corridor
Required Setbacks	Front: 60' Side: 15' Rear: 40'
Lot Coverage	Maximum: 25% Existing: 13% Proposed: 17%

SUMMARY & PROPOSED DEVELOPMENT

The applicant is requesting one Variance to allow for encroachment into the required 60 foot front setback for the construction of a side entry garage / home addition.

The subject property is located in the Shore Meadows Subdivision along Roberts Drive, east of the intersection of Roberts Drive NE and Roswell Road, and directly abutting the Chattahoochee River. The site is currently developed with a 2,130 SF home and attached one (1) car garage (and 1,066 SF finished basement). The existing home was constructed in 1963 and meets the City's required front, side, and rear setbacks; however, over half of the existing house is located within the City and State stream buffers and City impervious surface setback. Approximately 85% of the lot is technically unbuildable due to the presence of the stream buffers and setbacks, the Chattahoochee River setback, and City property line setbacks.

The applicant is proposing a two-story addition in the front with a two-car garage on the first floor and living space on the second. The applicant also proposes to convert the existing front-facing one-car garage to living space and reconfigure the driveway. The proposed addition would encroach 23.9 feet (~675 SF) into the required 60-foot setback.

RECOMMENDATION

Department of Community Development

Staff recommends DENIAL of Variance V19-0018.

AERIAL IMAGE



IMAGE 1

SITE PLAN

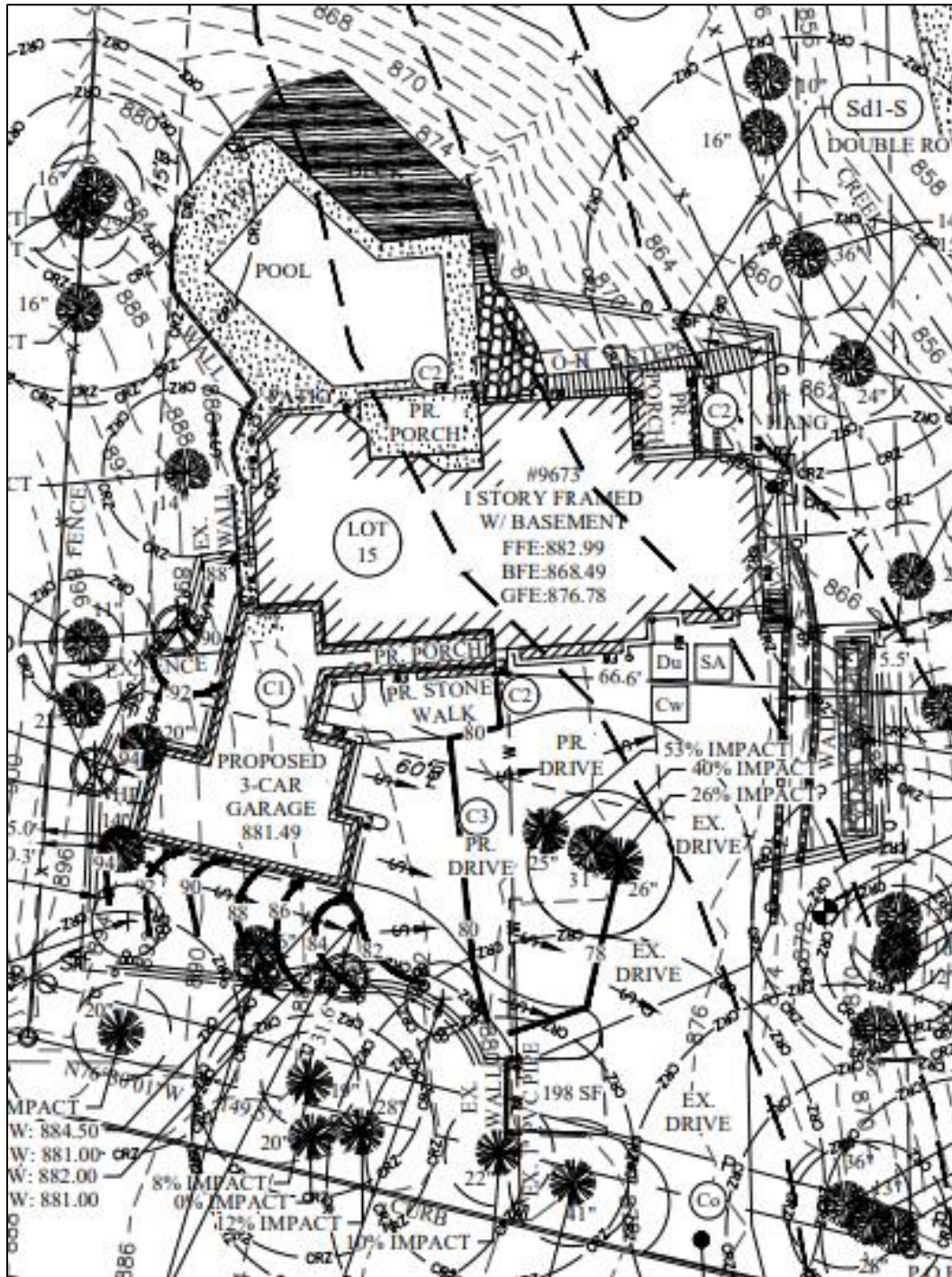
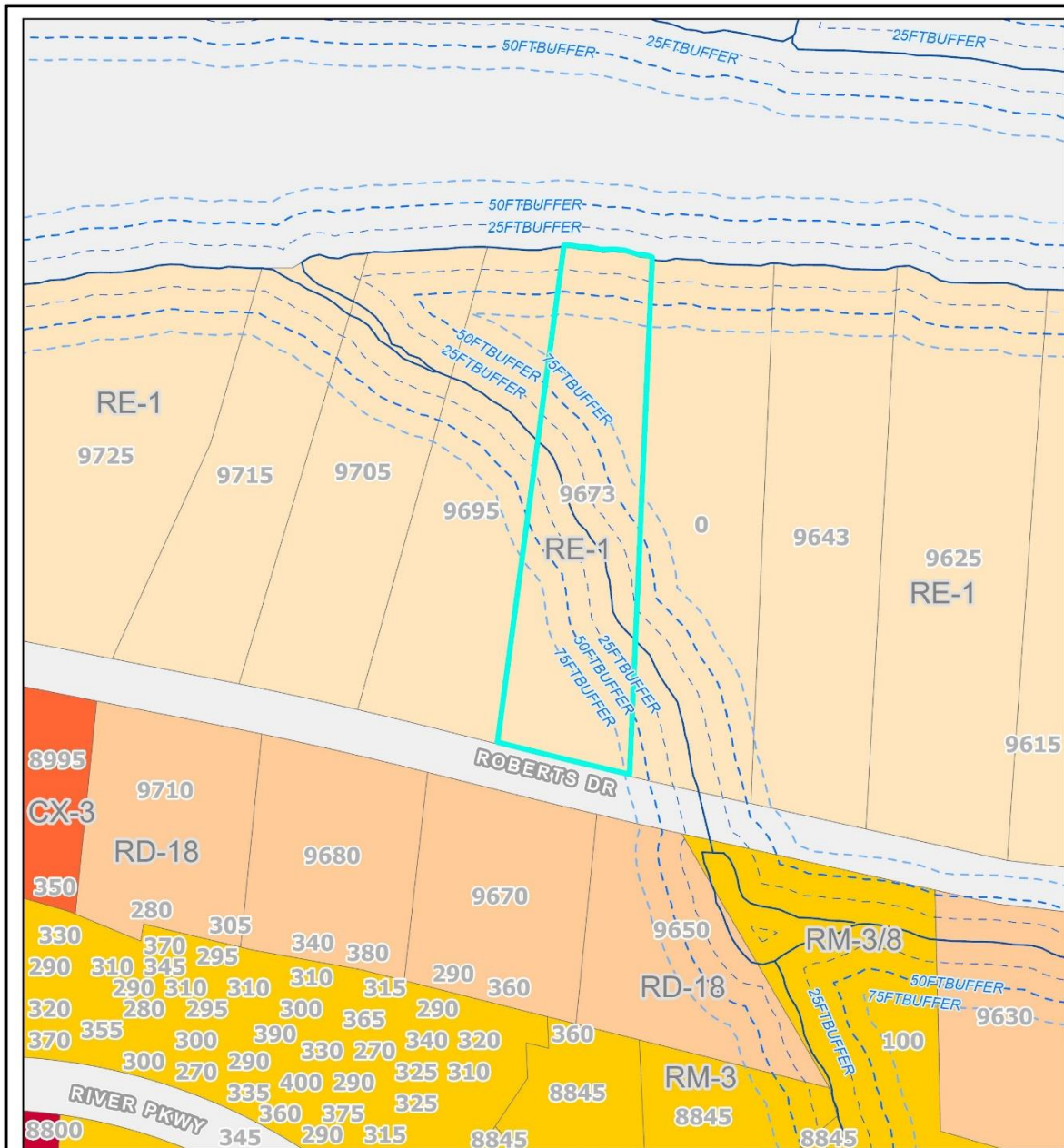
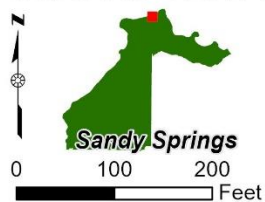


IMAGE 2

ZONING MAP



9673 ROBERTS DR



Variance Case: V19-0018

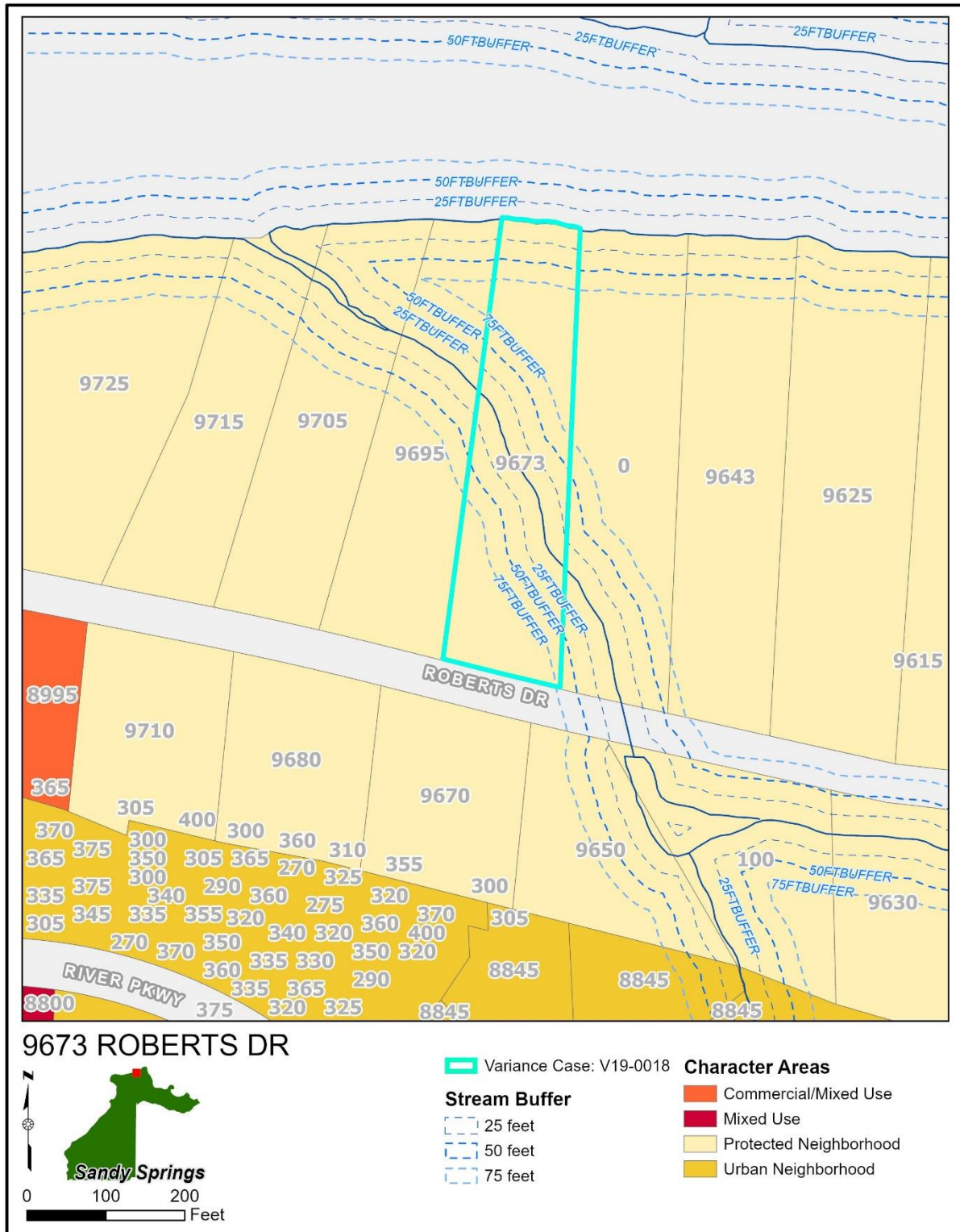
Stream Buffer

- 25 feet
- 50 feet
- 75 feet

Zoning (Adopted 8-15-2017)

- CX - COMMERCIAL MIXED USE
- SX - SHOPFRONT MIXED USE
- RE - RESIDENTIAL ESTATE
- RD - RESIDENTIAL DETACHED
- RM - RESIDENTIAL MULTI-UNIT

CHARACTER AREA MAP



VARIANCE CONSIDERATIONS

Per Section 11.6.2.G. of the Development Code,

1. *Variances will only be granted upon showing that:*
 - a) *The application of this Development Code would create an unnecessary hardship, and not merely an inconvenience to the applicant; or*
 - b) *There are extraordinary and exceptional conditions due to the size, shape, or topography, which are specific to the subject property and not generally found in similar properties;*
2. *Further, the application must demonstrate that:*
 - a) *Such conditions are not the result of action or inaction of the current property owner; and*
 - b) *The variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and*
 - 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.*

Findings

The subject lot is part of the Shore Meadows subdivision and is currently developed with a single unit detached house with an attached one car garage. The existing lot, house, and accessory structures pre-date the City's Development Code requirements.

The Code states in Section 6.1.2 that building setbacks apply to both principal, and accessory buildings, and structures except where the Code explicitly states otherwise. The applicant proposes to construct an attached garage and addition to the front of the existing house. The proposed structure would encroach 23.9 feet into the required front setback.

1. Variances will only be granted upon showing that:

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

The overall topography of the lot is such that its highest point is in the southwest corner of the lot (at Roberts Drive NE) and the lot slopes down to the northeast corner (at the Chattahoochee River). It drops most significantly from the front, west property line to the east side (right side) of the home and to the north side (rear), where the home has a day-lighted basement.

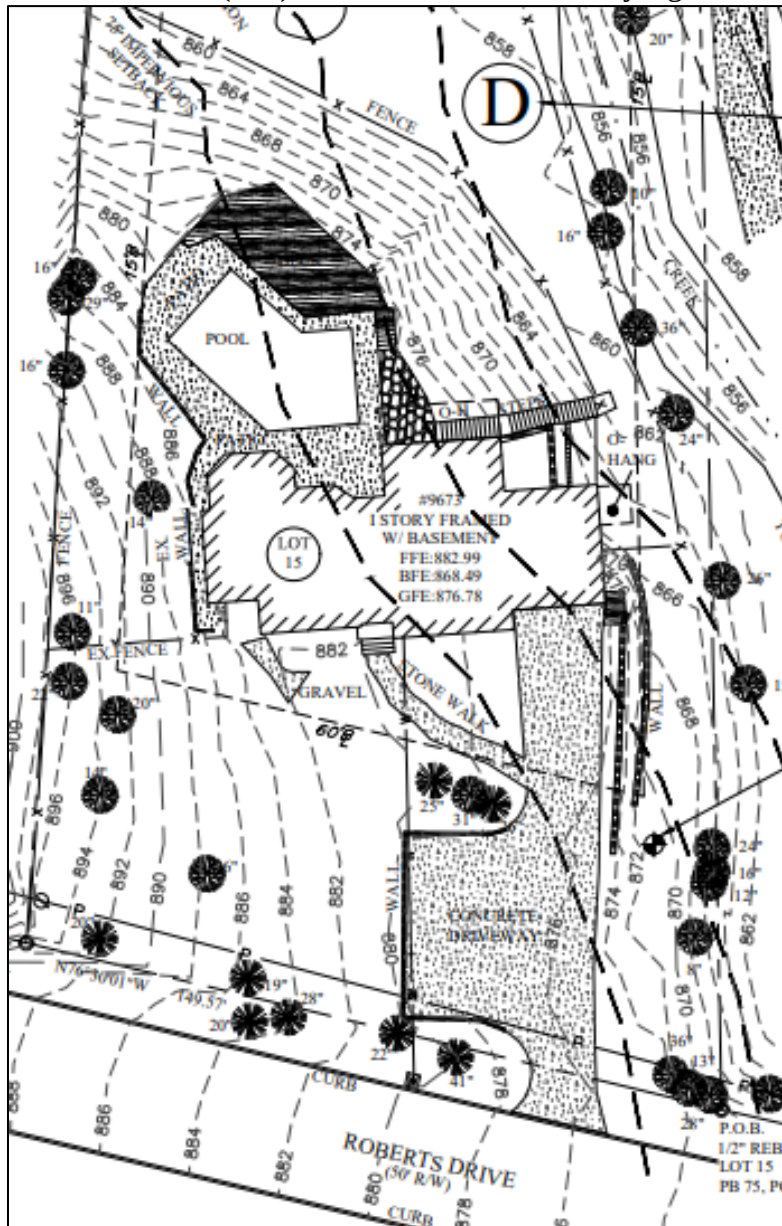


Exhibit A, survey showing front half of the subject lot



IMAGE 3, east side of the home



IMAGE 4, slope at the east side of the home



IMAGE 5, slope from the west side property line to the driveway



IMAGE 6, Rear of the home

The lot also has significant environmental constraints due to the presence of a stream, floodplain, and the Chattahoochee River. Please refer to the map below for an illustration of the environmental constraints (blue: stream buffer, yellow: floodplain, green: impervious surface setback).



Exhibit B

Properties with challenging topography and hydrology are common in Sandy Springs, but because the hydrological constraints alone render almost 33,000 SF of the 66,781 SF lot unbuildable, Staff finds the site conditions to be extraordinary.

2. Further, the application must demonstrate that:

a) Such conditions are not the result of action or inaction of the current property owner

The conditions are due to the action of the property owner—the homeowners moved into this home in 2016. The topographical and hydrological constraints existed at the time of purchase.

b) The variance request would provide the minimum relief necessary to make possible the reasonable use of the property

The applicant proposes a new structure that would be a minimum of 36.1 feet from the front property line, where a 60 foot setback is required. Please refer to the proposed site plan below (encroachment is highlighted in yellow and front property line is shown in red):

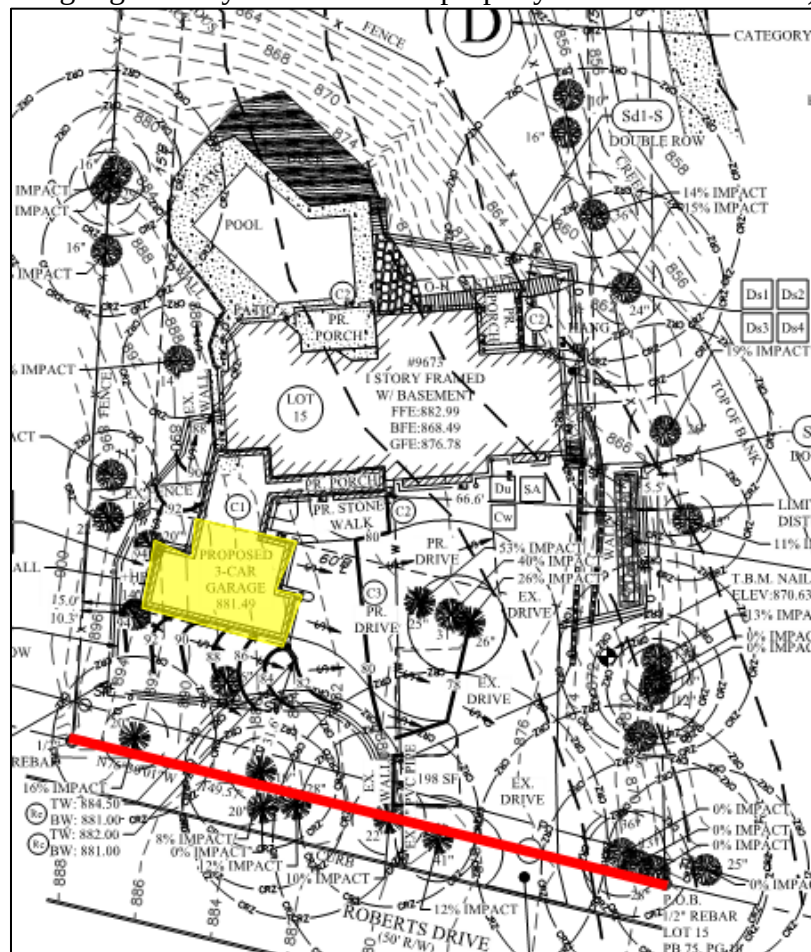


Exhibit C

The applicant revised the plans several times after discussing parameters with Staff. Ultimately, the applicant reduced the size of the addition and encroachment in the setback by ten (10) feet.

While the applicant attempted to minimize the encroachment shown on previous plans by approximately ten (10) feet, the request is still extensive. Because there is an existing single-family home and areas within the buildable area for expansion, Staff does not find this proposal to be the minimum relief necessary to make reasonable use of the property. Please refer to the survey below with the buildable area shown in blue:

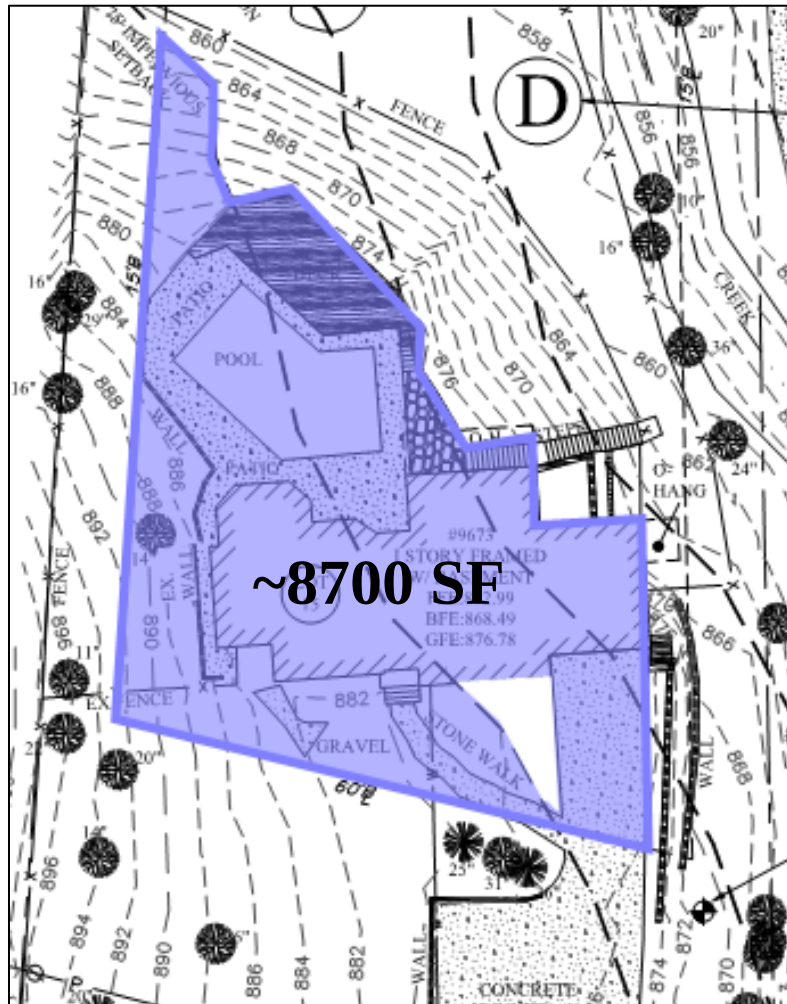


Exhibit D

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.

Homes along this portion of Roberts Drive NE are well screened by vegetation and therefore go mostly unnoticed from public view. If the current screening is maintained, Staff does not see any detriment to the public good, safety, and welfare.

The intent of the Development Code, per Section 1.1.5, as it is applicable to this residential neighborhood, is to:

- Conserve land and resources
- Promote the tree canopy
- Provide 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
- Promote quality landscape and design

Due to the topographical and hydrological constraints on the property, much of the lot is effectively conserved. Staff finds that, with proper mitigation of any tree canopy loss and maintenance of existing vegetative screening, this proposal meets the intent of the Development Code.

Overall, while the proposal does not necessarily constitute any detriment, it is Staff's belief it does not meet the criteria for the minimum relief necessary. For this reason, Staff recommends denial.

COMMENTS FROM OTHER PARTIES

Correspondence Received:

One (1) public comment was received in opposition by the applicant's neighbor.

COMMENTS FROM CITY STAFF

Arborist:

1. Critical root zones are not represented as the standard 1.25' per 1" DBH (diameter.) They are represented at 1' per 1". This needs to be updated and will change all the levels of impact to surrounding trees. Any tree impacted over 25% is considered lost and does not count for canopy and will require recompense and/or mitigation if it is a Protected Tree or Setback Tree.

2. There are mitigation trees listed for Landmark Tree removal and for their disturbance in the side setback (P&Z.) They should be using large canopy shade trees from Section 1 of our Technical Manual to satisfy these requirements. The American Elms are categorized as large canopy trees, but the Dogwoods are not.

Sustainability Manager:

While the buildable area of the lot is limited by environmental constraints, there does not appear to be a compelling hardship to add a garage. The house was built in 1963 according to Tax Records and seems to have provided functional living space for over 55 years. The house is over 2,000 sq.ft. and has a finished basement, providing ample room for a family of 3.

Staff Architect:

Where they're proposing to put the addition looks like about the only rational place they have and it doesn't look as if it would negatively impact the character of the street.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review and based on the findings, Staff recommends **DENIAL** of Variance request V19-0018 from Section 2.2.2 of the Development Code to encroach a maximum of 23.9 feet into the required front setback for the construction of a garage and addition.

Should the Board of Appeals choose to approve the request, Staff recommends the following conditions:

1. To allow the construction of a garage and addition subject to the footprint shown on the site plan, prepared by Boundary Zone, Inc. and dated 8-16-19, submitted to staff on September 9, 2019.
2. A 25-foot vegetative buffer be provided along the front property line between the southwest corner of the lot and the existing driveway. The buffer shall be planted according to the following standards:
 - a. At least eight (8) evergreen trees planted in two (2) staggered rows (full to the ground and at least 6-feet tall at time of planting), per 100 linear feet of buffer.
 - b. At least 25 shrubs a minimum of (3) feet in height at time of planting per 100 linear feet of buffer.
 - c. Preservation of existing vegetation shall be considered to count towards the buffer requirements at the discretion of the Director.

VARIANCE APPLICATION RESPONSES TO Section 11.6.2 Standards for
Variance Application Pertaining to 9673 Roberts Drive Property:

1. The Property is burdened by extraordinary and exceptional conditions of topography with elevation of the Property being at approximately 882 feet sloping in a northerly direction to approximately 860 feet at the northerly rear portion of the Property as it borders the Chattahoochee and being an approximate 22 foot drop. The Property is further burdened by a stream crossing the southeast corner of the Property to the east of the area intended for the new construction to the existing residence to occur. With these constraints, the buildable area of the Property is thereby restricted.
2. By virtue of the fact that the existing Concrete Driveway area is being reduced with a resulting Pad area presently proposed at 198 square feet and being less than the 200 square feet required under Article 6.5 of the Sandy Springs Development Code with no area of the stream bank being proposed to be encoached upon there is demonstration of conservation of the land and natural resources.
3. While there are certain trees proposed to be displaced as shown on the Site Plan with appropriate replacement and/or compensation being made, the result shall be a preservation and enhancement of the tree canopy in this residential area.
4. As a result of the proposed improvement of the replacement of the existing garage with a new garage and bedroom and bath, confirmation is made as to the reinvestment in this established neighborhood that preserves and reinforces its unique characteristics.
5. Promoting development along transit corridors with a view towards mixed-use is not applicable.
6. The Site Plan and accompanying elevations demonstrate standards for compatible transitions of use, building scale and height between existing and new development.
7. As above referenced the Site Plan and accompanying elevations provide 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.
8. The rework of the driveway and turnaround area provide parking and access standards that appropriately balance pedestrian and vehicular needs and result in safe pedestrian environments of the highest quality.
9. The quality of the landscaping proposed by the Applicant and the building design evidenced by the elevations advance the function and beauty of Sandy Springs.

10. The Site Plan and elevations which shall serve as the basis for the Building Permit to be submitted provide clear regulations and processes that shall result in what in predictable, efficient and coordinated development review.
11. Given that the allowable area for maximum lot coverage is 25% and the Applicant is proposing 17% there is evidenced conservation of land, energy, and natural resources.
12. Promoting diverse housing options is not applicable.
13. Providing standards for interconnected streets and development patterns is not applicable.

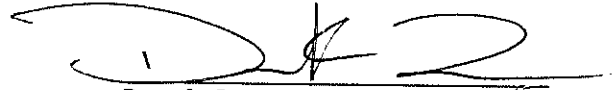
LETTER OF INTENT

The subject property contains approximately 1.533 acres and is located on the northerly side of Roberts Drive and is commonly known as 9673 Roberts Drive, Sandy Springs, Georgia 30350 (the "Property"). The Property is zoned to the RE-1 Classification.

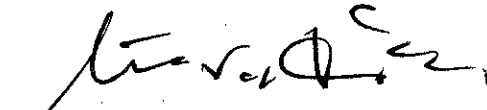
The front yard setback required under the RE-1 Classification is 60 feet and the Applicant files this Variance Application to request that the front yard setback be encroached upon by 31.6 feet for the purpose of adding an addition to the existing residence located upon the Property. The Owners of the Property purchased the Property in December, 2016 and in anticipation of having a family, the Owners began planning the renovation of their home in January of 2019. In February of 2019 their son was born thus accelerating the need for more room. Applicant and his wife, the Owners of the Property, once realizing the the constraint of the 60 foot front yard setback and the further constraint of the stream crossing the southeast corner of the Property and the drop in topography of some 22 feet from the front of the Property to the rear of the Property, recognized the need for a Variance Application after having gone through numerous iterations of designs for an addition to the existing residence.

It is to be noted from a review of the Survey filed with the Application and the Site Plan for the addition to the existing residence, the existing residence has a garage located at the southeast corner of the structure with the garage doors facing Roberts Drive. After numerous iterations of the Site Plan for the addition, the Applicant and his wife felt that the addition would be least objectionable if made perpendicular to Roberts Drive so as to have the garage doors no longer visible from Roberts Drive. The total area of the addition of the garage on the first floor and bedroom and bath above to accommodate their arrival of their child is 1,220 square feet. Further to be noted is the rework of the existing Concrete Driveway and turnaround area which have been reduced in total. This Variance request is not the result of action or inaction by the Owners, other than having a child, and the Site Plan for the addition provides the minimum relief necessary to make possible the reasonable use of the Property and will result in development that is consistent with the general intent of the Development Code, the Comprehensive Plan policies and not be detrimental to the public good, safety and welfare and thus is entirely appropriate and the appropriateness of this Application and the constitutional assertions of the Applicant are more particularly set forth on Exhibit "A" which is attached hereto and by reference thereto made a part hereof.

Now, therefore, the Applicant requests that this Variance Application be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.



Derek Lawrie
Applicant



Nathan V. Hendricks III
Attorney for the Applicant

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

Exhibit "A"

APPROPRIATENESS OF APPLICATION

AND

CONSTITUTIONAL ASSERTIONS

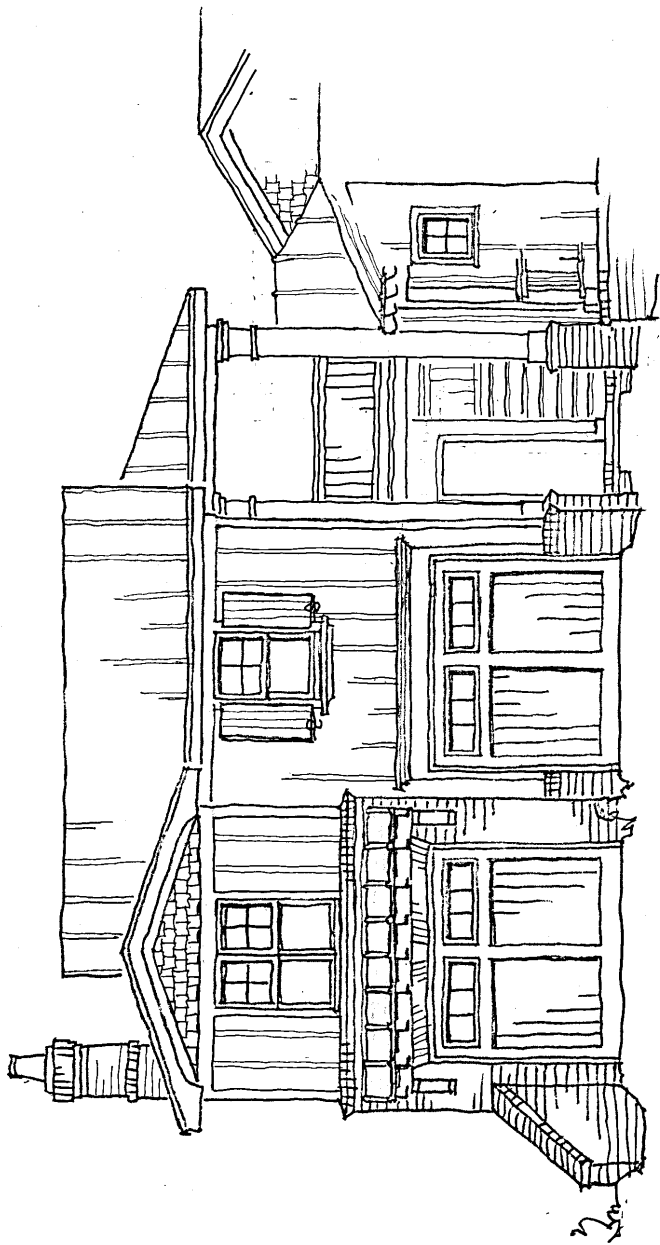
The refusal to approve the Variance requested will result in a taking of the Appellant's valuable property rights in violation of the just compensation clause of the Constitution of Georgia 1983, Article 1, Section 3, Paragraph 1 and the just compensation clause of the Fifth Amendment to the United States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

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

front garage elevation

SC: 1/4" = 1'-0"

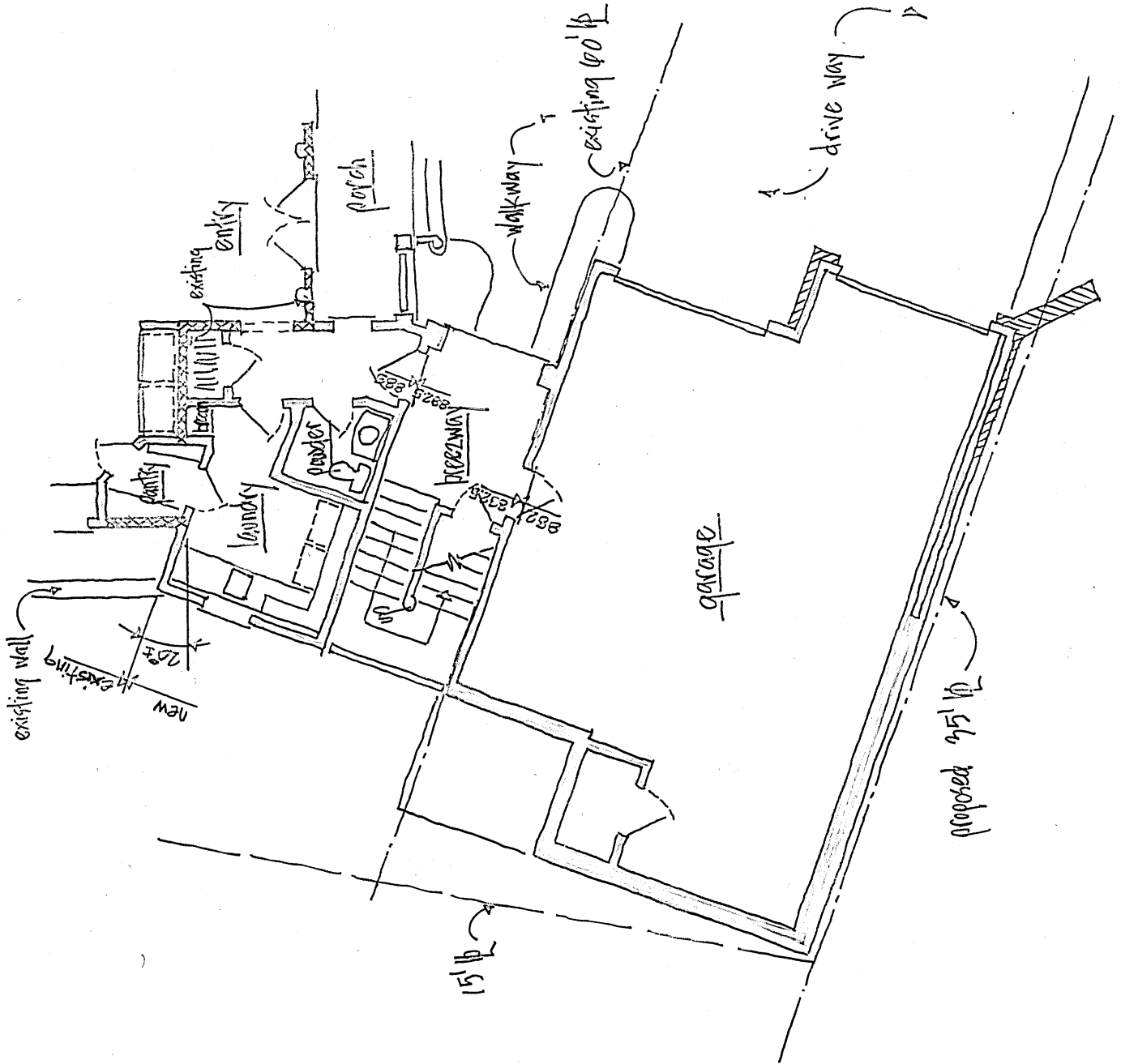
Sheet 4 of 4



garage & utility plan

SC: 1/4" = 1'-0"

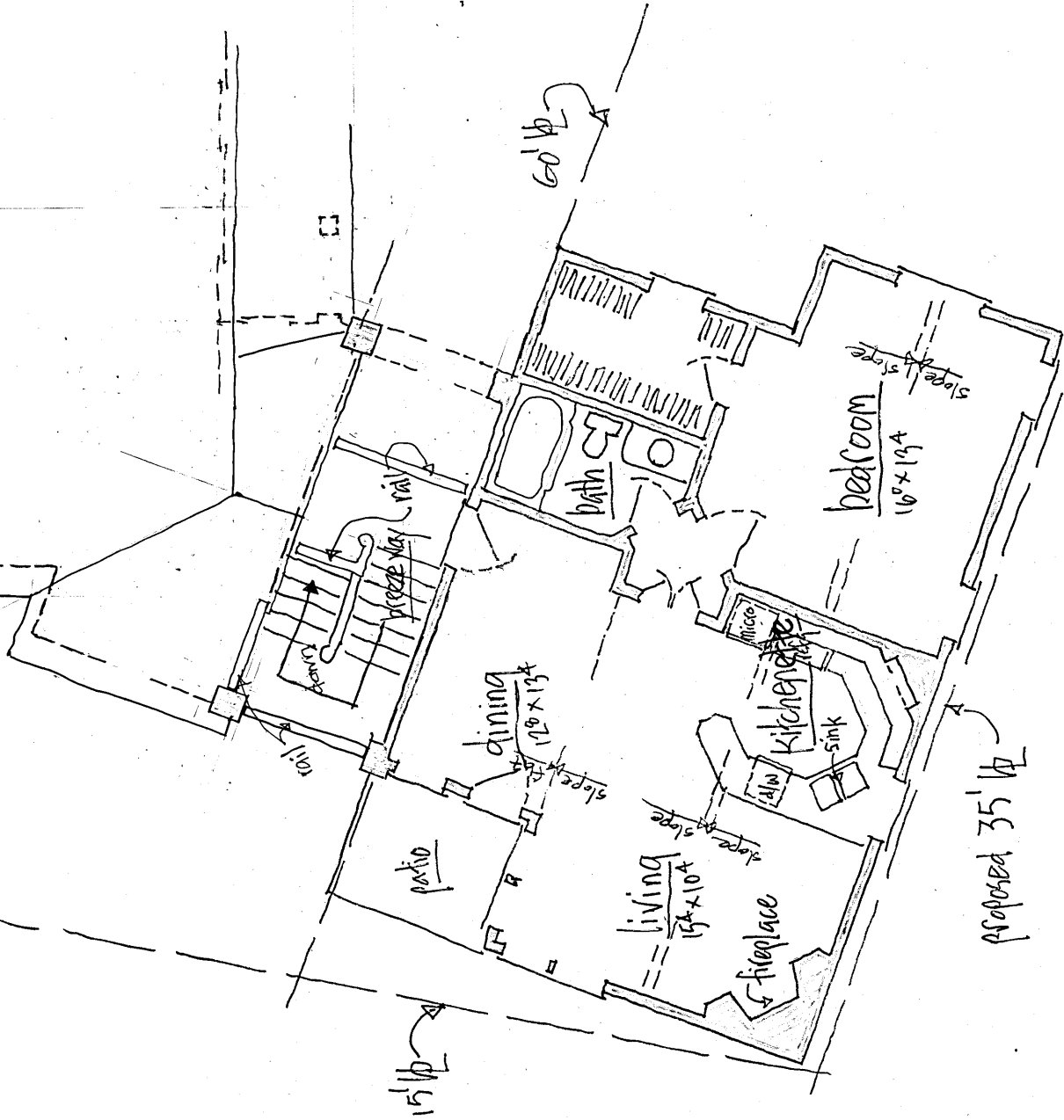
2 of 4



garage upper level plan

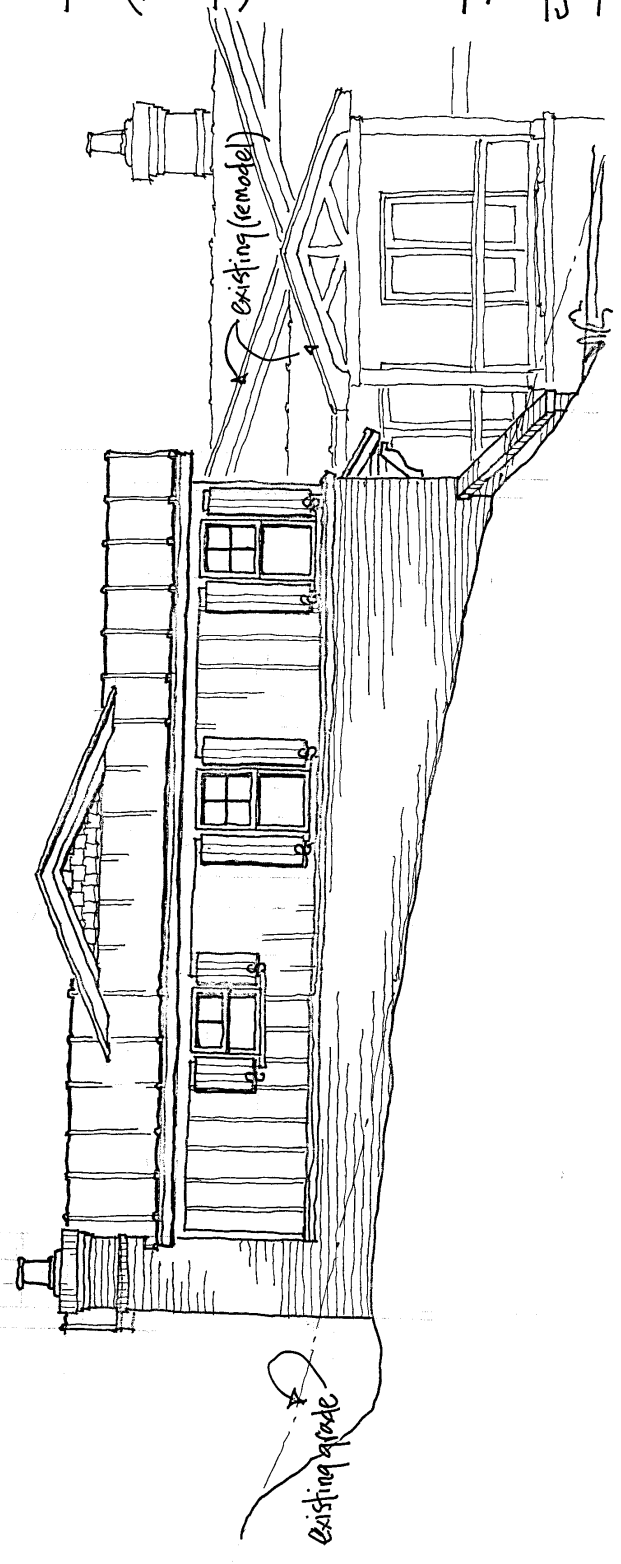
5/8" = 1'-0"

3 of 4

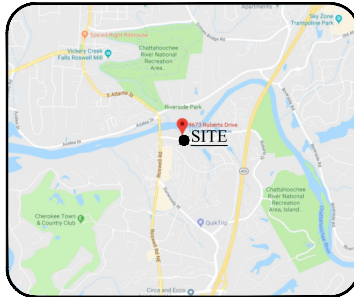


3/4" = 1'-0"

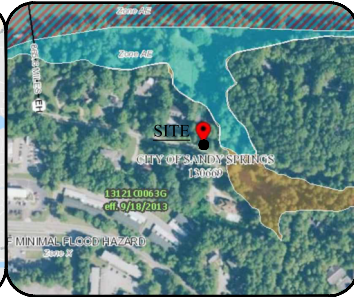
left side garage (street) elevation



existing grade



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBERS) 131210154G FOR UNINCORPORATED FULTON COUNTY, GEORGIA. (USE SEPTEMBER 18, 2013 MAP).

ZONING: RE-1

RE-1 SETBACKS AS PER PLAT

FRONT: 60 FT PRIMARY/ 30' SECONDARY
STREET SIDE: 30 FT
INTERIOR SIDE: 15 FT
REAR: 40 FT
BUILDING HEIGHT: 40 FT
MAXIMUM COVERAGE: 25%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK INFORMATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER

DEREK LAWRIE
9673 ROBERTS DR.
SANDY SPRINGS, GA. 30350

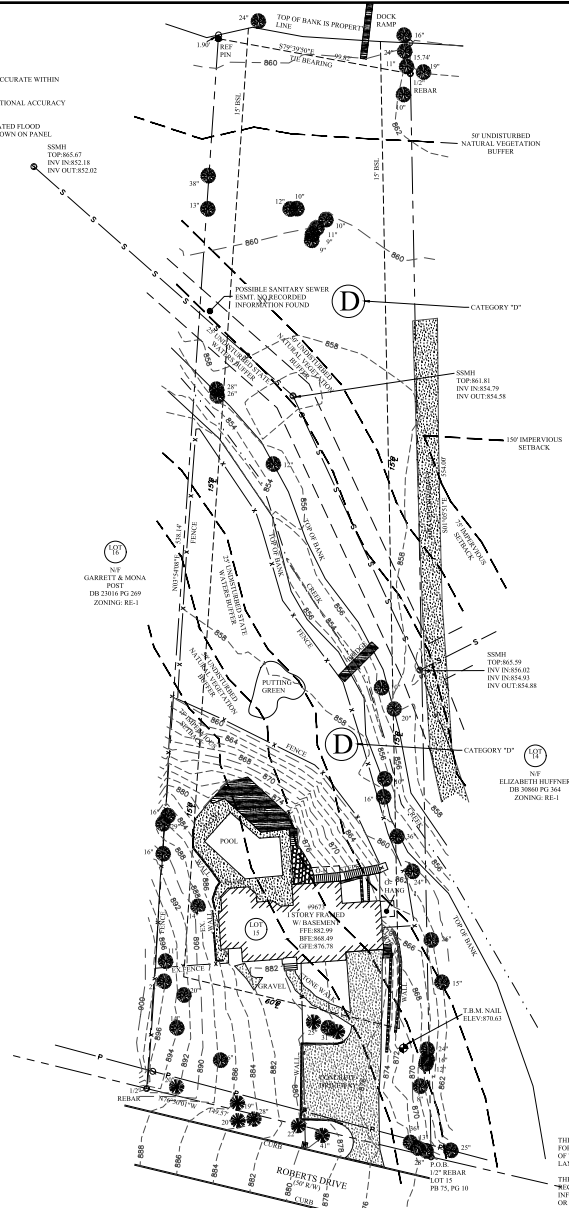
BUILDER /

24 HR. EMERGENCY CONTACT

DEREK LAWRIE
9673 ROBERTS DR.
SANDY SPRINGS, GA 30350
770-827-4153

GENERAL NOTES:

- TOTAL AREA 1.533 ACRES (66,781 SQUARE FEET)
- BOUNDARY REFERENCE: DB 5706, PG 284, PLAT 75, BOOK 10
- FIELDWORK PERFORMED ON 05/06/2019
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,271 FEET
- THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 960 BOMBIC TOTAL STATION. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 6.02 FEET.
- FLOOD HAZARD STATEMENT.
- THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF CITY OF SANDY SPRINGS AS SHOWN ON PANEL 131210154G.
- PROJECT NARRATIVE:
SITE LOCATION:
9673 ROBERTS DR.
SANDY SPRINGS, GA. 30350
- CONSTRUCTION OF AN ADDITION
SEE ARCHITECTURAL PLANS FOR MORE DETAIL
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM.
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREAKS OR DRAINAGE SCALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-2 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 14-6-01).

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EXISTING CONDITIONS SURVEY

PREPARED FOR: DEREK LAWRIE,
LOT 15, UNIT 1, SHORE MEADOWS S/D
LANDS OF THE DISTRICT,
9673 ROBERTS DR.,
SANDY SPRINGS, GA. 30350
DATE 05/24/2019



PROJECT

2069601

SHEET

1 OF 5

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. ENCUMBRANCES AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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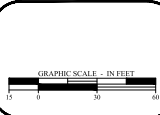
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TOTAL AREA: 1.533 ACRES (66,781 SQUARE FEET)

BOUNDARY REFERENCE: DB 5706, PG 284, PLAT 75, BOOK 10
FIELDWORK PERFORMED ON 05/06/2019

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,271 FEET

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 960 BOMBIC TOTAL STATION



LEGEND

- PROPERTY CORNER FOUND (AS NOTED)
- 12" REBAR WITH CAP SET 15" DEEP
- 16" MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER METER
- YARD DRAIN
- 36" VENT
- TELEPHONE BOX
- WATER LINE
- AC UNIT
- LIGHT POLE
- GY WIRE
- HANDHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- SILT FENCE
- TREE PROTECTION
- BOX BALES
- FLOW WELL LINE
- NOV NOW OR FORMERLY
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- CUTLINE
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE (TYP.)
- LAND LOT
- CONC. CONCRETE
- EDGE OF PAVEMENT
- CONTOUR LINE
- P.F.F. FINISH FLOOR ELEVATION
- B.F.F. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- G.E. GROUND ELEVATION
- TOP OF WALL ELEVATION
- 170 (100) TOP OF FOOTER ELEVATION
- 170 (100) BOTTOM OF WALL ELEVATION
- 170 (100) TOP OF SILL FENCE
- 170 (100) DRAINAGE ARROW

TREE LEGEND

- HARDWOOD TREE
- TO BE REMOVED



NEWARK: (770) 271-4772
404 SATELLITE BLVD, SUITE 200
NEWARK, GEORGIA 30061

ATLANTA: (404) 861-0100
1100 PANTHER ST., SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW: (404) 798-4993
875 COMB LACE BLVD, SUITE 100
KENNESAW, GEORGIA 30144



NOTE: PUBLIC STREET INTERSECTIONS SHALL BE ASPHALT

IN DRIVEWAY GRADES SHOWN ABOVE ARE INTENDED FOR RESIDENTIAL DRIVEWAYS WHERE GRADES ARE NOT FEASIBLE. GRADES FOR COMMERCIAL DRIVEWAYS OR FOR TRUCKS NOT BE GREATER THAN 1% UNLESS SPECIFIED OTHERWISE.

DATE	REVISIONS	DATE	REVISIONS
8/2/08	REV		

DES/DRN/CHRG: REB
 APPROVED: REB
 (DATE): 12-2-08

FULTON COUNTY PUBLIC WORKS 141 PRYOR ST. ATLANTA, GA. 30303 404-612-7400 FAX: 404-224-0498	DRAWING NO. MAIN 304
--	--------------------------------

GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699



SHEET
5 OF 5

SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GEORGIA 30024

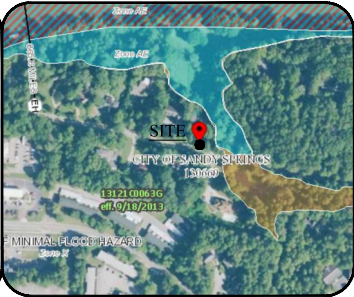
ATLANTA (404) 446-8189
1100 PEACHTREE ST, SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 730-4393
975 COBB PLACE BLVD, SUITE 101
KENNESAW, GEORGIA 30144

ALTERNATIVE DESIGN



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBERS [312] C0154G FOR UNINCORPORATED FULTON COUNTY, GEORGIA. (USE SEPTEMBER 18, 2013 MAP).

ZONING: RE-1

RE-1 SETBACKS
AS PER PLAT

FRONT: 60 FT PRIMARY/30' SECONDARY
STREET SIDE: 30 FT
INTERIOR SIDE: 15 FT
REAR: 40 FT
BUILDING HEIGHT: 40 FT
MAXIMUM COVERAGE: 25%

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OWNER

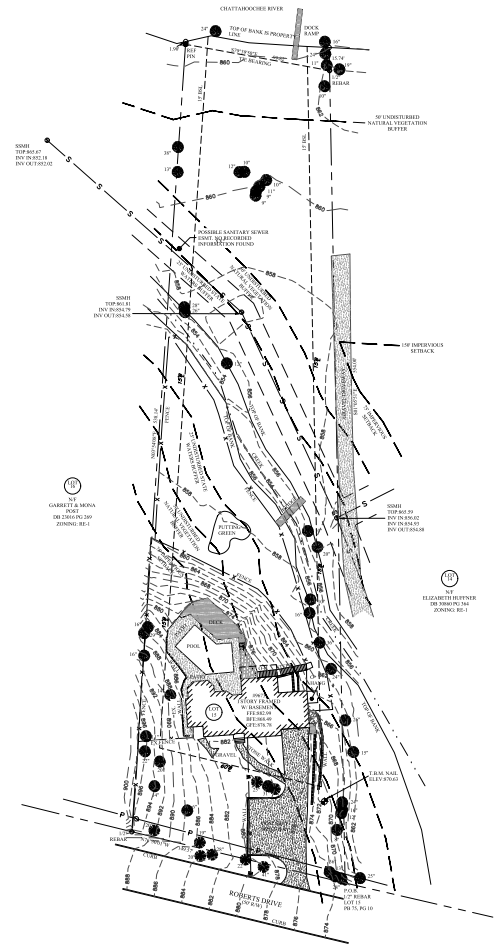
DEREK LAWRIE
9673 ROBERTS DR.
SANDY SPRINGS, GA. 30350

BUILDER /
24 HR. EMERGENCY CONTACT

DEREK LAWRIE
9673 ROBERTS DR.
SANDY SPRINGS, GA. 30350
770-827-4153

GENERAL NOTES:

- TOTAL AREA: 1.533 ACRES (66,781 SQUARE FEET)
- BOUNDARY REFERENCE: DB 5786, PG. 284, PLAT 75, BOOK 10
- FIELDWORK PERFORMED ON 05/06/2019
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,271 FEET
- THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 9601 ROBOTIC TOTAL STATION
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET
- FLOOD HAZARD STATEMENT
- THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF CITY OF SANDY SPRINGS AS SHOWN ON PANEL #1312C0154G FOR UNINCORPORATED FULTON COUNTY, GEORGIA (USE SEPTEMBER 18, 2013 MAP)
- CONSTRUCTION OF AN ADDITION
SEE ARCHITECTURAL PLANS FOR MORE DETAIL
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREAKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE



EXISTING CONDITIONS SURVEY

PREPARED FOR: DEREK LAWRIE,
LOT 15, UNIT 1, SHORE MEADOWS SID
LANDS TRACT,
9673 ROBERTS DR.,
SANDY SPRINGS, GA. 30350
DATE: 05/24/2019



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-2 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 14-6-01).

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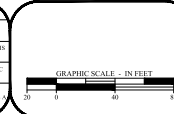
TOTAL AREA: 1.533 ACRES (66,781 SQUARE FEET)

BOUNDARY REFERENCE: DB 5786, PG. 284, PLAT 75, BOOK 10
FIELDWORK PERFORMED ON 05/06/2019

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THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 9601 ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET



LEGEND

- | | | | |
|--|--------------------------------|--|--------------------------------|
| | PROPERTY CORNER FOUND AS NOTED | | BAY BALES |
| | 1/2\"/> | | FLOW WELL LINE |
| | LIGHT POLE | | SEWER LINE |
| | FIRE HYDRANT | | RIGHT-OF-WAY |
| | WATER METER | | BUILDING SETBACK LINE |
| | WATER VALVE | | C&G |
| | POWER POLE | | CRITICAL ROOT ZONE |
| | YARD DRAINS | | STRUCTURAL ROOF PLATE (S.R.P.) |
| | CABLE BOX | | GAS VALVE |
| | TELEPHONE BOX | | TREE PROTECTION |
| | TELEPHONE LINE | | LAND LOT |
| | GAS LINE | | CONC. CONCRETE |
| | GAS VALVE | | EDGE OF PAVEMENT |
| | TREE PROTECTION | | CONTROL LINE |
| | BAY BALES | | FINISH FLOOR ELEVATION |
| | FLOW WELL LINE | | BASEMENT FLOOR ELEVATION |
| | SEWER LINE | | GROUND ELEVATION |
| | RIGHT-OF-WAY | | SURFACE ELEVATION |
| | BUILDING SETBACK LINE | | TOP OF WALL ELEVATION |
| | C&G | | BOTTOM OF WALL ELEVATION |
| | CRITICAL ROOT ZONE | | DRAINAGE ARROW |
| | STRUCTURAL ROOF PLATE (S.R.P.) | | TREE LEGEND |
| | GAS VALVE | | HARDWOOD TREE |
| | TREE PROTECTION | | PINE TREE |
| | BAY BALES | | TO BE REMOVED |



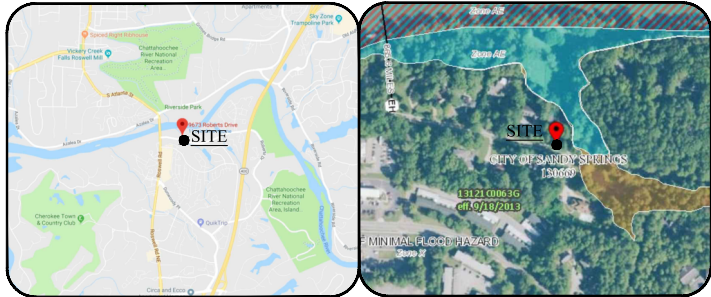
NEWARK: (770) 271-4772
424 SATELLITE BLVD, SUITE 200
NEWARK, GEORGIA 30067

ATLANTA: (404) 880-0100
1100 PINEBRIER ST., SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW: (678) 706-0903
975 COMB LANE, SUITE 100
KENNESAW, GEORGIA 30144

PROJECT
2069601

SHEET
1 OF 3



Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

ALTERNATIVE DESIGN

ZONING: RE-1

RE-1 SETBACKS

FRONT: 10 FT PRIMARY; 30' SECONDARY
STREET SIDE: 30 FT
REAR: 40 FT
INTERIOR SIDE: 15 FT
REAR: 40 FT
MAXIMUM HEIGHT: 40 FT
MAXIMUM COVERAGE: 75%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSIONS REGARDING THE ZONING AND SETBACK, DETERMINATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER

DEREK LAWRIE
9673 ROBERTS DR.
SANDY SPRINGS, GA. 30350

BUILDER / 24 HR. EMERGENCY CONTACT

DEREK LAWRIE
9673 ROBERTS DR.
SANDY SPRINGS, GA. 30350
770-827-4153

NOTES

- CONTRACTOR SHALL NOT INSTALL ANY NEW UNDERGROUND UTILITY LINES WITHIN THE TREE SAVE AREA WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE CITY ARBORIST.
- DO NOT TRIM OR TRIM THE SILT FENCE WITH THE Drip Line of ANY TREES. ANY REMOVAL OF BRANCHES WITHIN THE CRITICAL ROOT ZONE OF THE TREES WILL BE DONE BY HAND. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
- ANY TRIMMING OF DIRT, SILT, MED. ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.

SITE NOTES:

- ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF SAND SPRING AND FULTON COUNTY.
- CONSTRUCTION EXIST PAV. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. #448 SIZE #1. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD SURVEYING.
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND DETERMINE THE PROPERTY.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAD 83 DATUM.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PLANT MARKING BY OTI.
- NO GRADING TO BE CONDUCTED TO THE RIGHT OF WAY. NEED QUALIFIED CONTRACTOR PERMIT.
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
- DEMOLITION AND/OR TRIMMING OF FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
- DEGRADATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

ARBORIST'S OFFICE MUST BE NOTIFIED ANY NEW UTILITY LINES ARE TO BE INSTALLED

USE EXISTING WATER, SEWER, AND GAS CONNECTIONS

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

DISBURSED AREA: 10,480 SQ. FT. (0.24 ACRES)

LEGEND

PROPERTY OWNER (FUNDAS) (NOTES)

THIS MAP OR PLAT HAS BEEN CALLED FOR FOR CLOSURE AND IS PENDING TO BE ACCURATE WITHIN ONE FOOT IN 100 FEET

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET

GRAPHIC SCALE - IN FEET

LEGEND

PROPERTY OWNER (FUNDAS) (NOTES)

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GRAPHIC SCALE - IN FEET

LEGEND

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GRAPHIC SCALE - IN FEET

LEGEND

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GRAPHIC SCALE - IN FEET

LEGEND

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GRAPHIC SCALE - IN FEET

LEGEND

PROPERTY OWNER (FUNDAS) (NOTES)

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GRAPHIC SCALE - IN FEET

LEGEND

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GRAPHIC SCALE - IN FEET

LEGEND

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GRAPHIC SCALE - IN FEET

LEGEND

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GRAPHIC SCALE - IN FEET

LEGEND

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THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET

GRAPHIC SCALE - IN FEET

LEGEND

PROPERTY OWNER (FUNDAS) (NOTES)

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GRAPHIC SCALE - IN FEET

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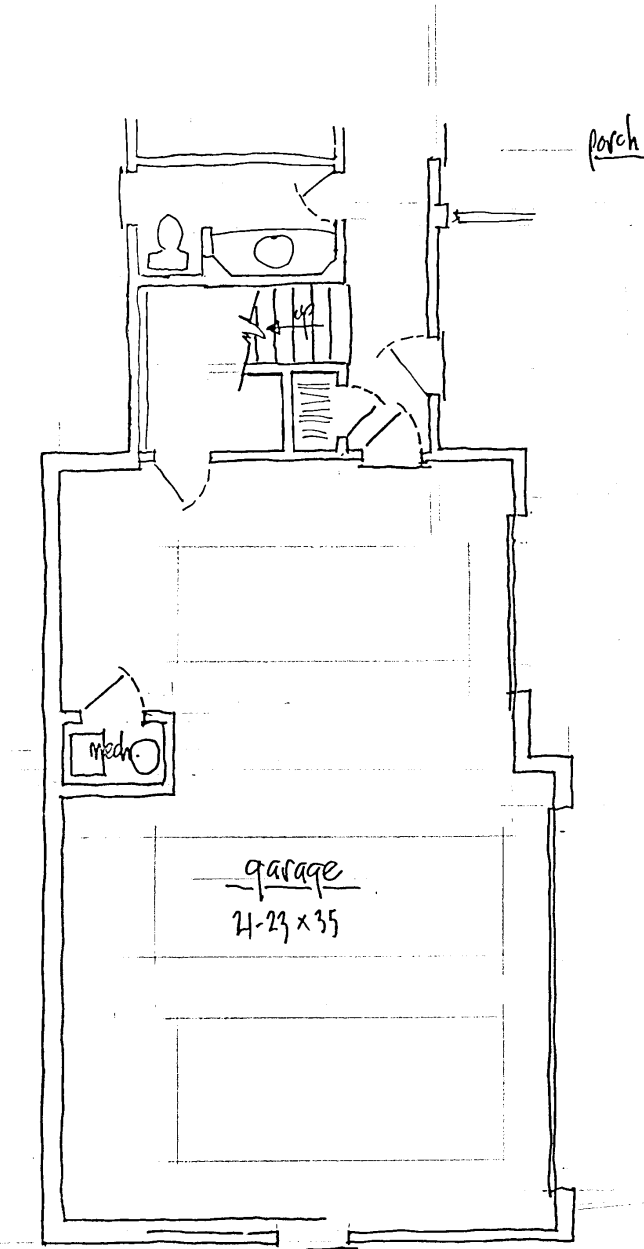
garage elevation

4/19

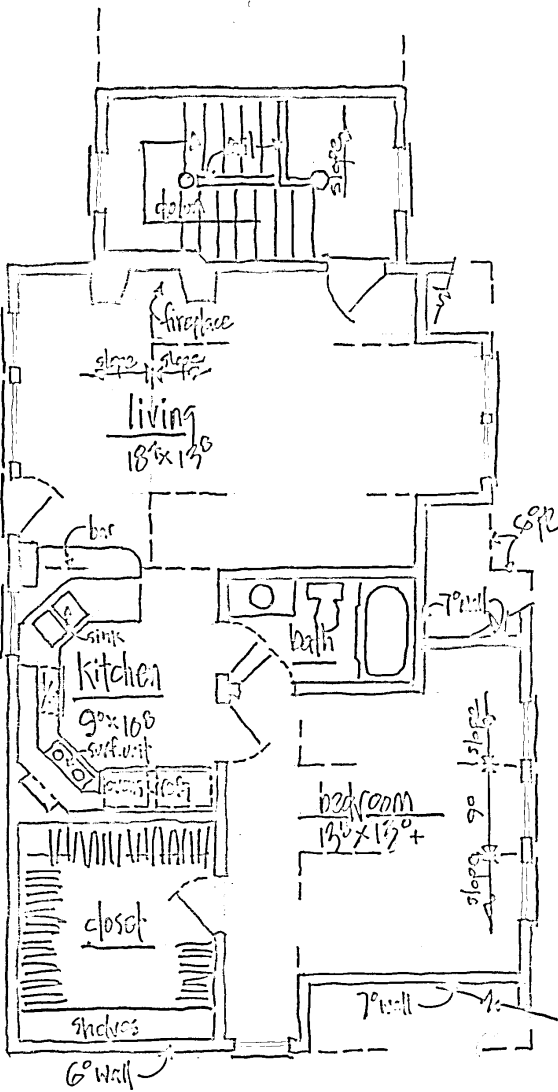
60:1/4" = 1'-0"

19822

1 of 3



Garage plan
4/19
50'-1/4" = 1'-0"
19822
2 of 3



upper garage plan 4/19 22'-1/4" = 1'-0" 19802

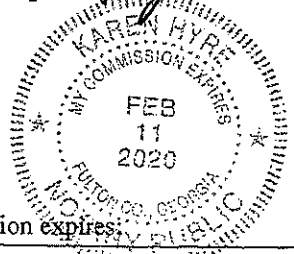


SANDY SPRINGS

GEORGIA

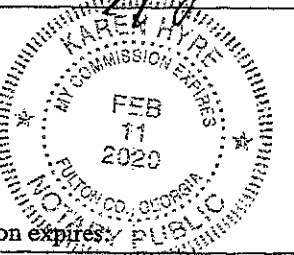
AUTHORIZATION FORM - PART I

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>Catherine Barton Lawrie</u>	Sworn and subscribed before me this <u>3rd</u> day of <u>September</u> 20 <u>19</u>
Address: <u>9673 Roberts Drive</u>	
City, State, Zip Code: <u>Sandy Springs, Georgia 30350</u>	
[Redacted]	
Owner's signature: <u>[Signature]</u> Catherine Barton Lawrie	Notary public: <u>[Signature]</u> al: <u>[Signature]</u>
 Commission expires: _____	

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

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

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or	
☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or	
☐ He/she has an estate of years which permits the applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name: <u>Derek Lawrie</u>	Sworn and subscribed before me this <u>3rd</u> day of <u>September</u> 20 <u>19</u>
Company name: <u>N/A</u>	
Address: <u>9673 Roberts Drive</u>	
City, State, Zip Code: <u>Sandy Springs, Georgia 30350</u>	Notary public: <u>[Signature]</u>
[Redacted]	
Applicant's signature: <u>[Signature]</u> Derek Lawrie	Seal: <u>[Signature]</u>
 Commission expires: _____	

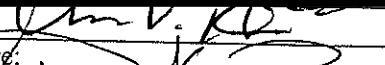
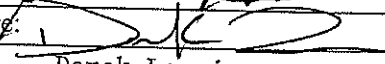


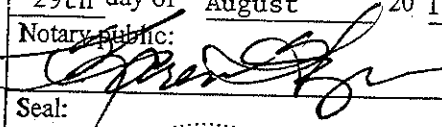
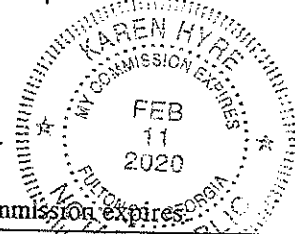
SANDY SPRINGS

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:	Nathan V. Hendricks III
Company name:	SAME
Address:	6085 Lake Forrest Drive Suite 200
City, State, Zip Code:	Sandy Springs, Georgia 30328
Agent's signature	
Applicant's signature:	
	Derek Lawrie

Sworn and subscribed before me this	
29th day of	August 20 19
Notary public:	
Seal:	
Commission expires	

LEGAL DESCRIPTION:

9673 ROBERTS DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 367, OF THE 6TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING PARTICULARLY DESCRIBED AS LOT 15, UNIT 1 OF SHORE MEADOWS SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (1/2" REBAR) LOCATED AT THE SOUTHWESTERLY CORNER OF LOT 15, UNIT 1 OF SHORE MEADOWS SUBDIVISION PER PLAT BOOK 75, PAGE 10, FULTON COUNTY RECORDS WITH THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ROBERTS DRIVE (50' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE OF ROBERTS DRIVE NORTH 76 DEGREES 30 MINUTES 01 SECONDS WEST A DISTANCE OF 149.57 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 03 DEGREES 54 MINUTES 08 SECONDS EAST A DISTANCE OF 538.14 FEET TO AN IRON PIN SET (1/2" REBAR), SAID POINT BEING DESIGNATED AS POINT "A"; THENCE NORTH 03 DEGREES 54 MINUTES 08 SECONDS EAST A DISTANCE OF 1.90 FEET TO A POINT LOCATED AT THE TOP OF THE SOUTHERLY BANK OF THE CHATTAHOOCHE RIVER; THENCE ALONG SAID TOP OF BANK AND THE MEANDERINGS THEREOF 98.7 FEET MORE OR LESS TO A POINT; THENCE LEAVING SAID TOP OF BANK SOUTH 01 DEGREES 05 MINUTES 51 SECONDS EAST A DISTANCE OF 15.74 FEET TO AN IRON PIN SET (1/2" REBAR), SAID POINT BEING DESIGNATED AS POINT "B", SAID POINT "A" TO POINT "B" BEING SUBTENDED BY A TIE BEARING SOUTH 79 DEGREES 39 MINUTES 50 SECONDS EAST A DISTANCE OF 99.82 FEET; THENCE SOUTH 01 DEGREES 05 MINUTES 51 SECONDS EAST A DISTANCE OF 554.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING (1.533 ACRES 66,782 SQUARE FEET MORE OR LESS),